



**Common Council Chambers**  
8040 S. 6<sup>TH</sup> Street  
Oak Creek, WI 53154  
(414) 766-7000

Daniel Bukiewicz - Mayor  
Steven Kurkowski – 1<sup>st</sup> District  
Greg Loreck – 2<sup>nd</sup> District  
Richard Duchniak – 3<sup>rd</sup> District  
Lisa Marshall – 4<sup>th</sup> District  
Kenneth Gehl – 5<sup>th</sup> District  
Chris Guzikowski – 6<sup>th</sup> District

## COMMON COUNCIL MEETING AGENDA

SEPTEMBER 6, 2022

7:00 P.M.

### The City's Vision

*Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.*

1. Call Meeting to Order / Roll Call
2. Pledge of Allegiance
3. Approval of Minutes: 8/16/22

### Recognition

4. **Resolution:** Consider Resolution No. 12352-090622, a Resolution of Commendation to Anna M. Waarvik, retiring Executive Fire Assistant (by Committee of the Whole).
5. **Resolution:** Consider Resolution No. 12353-090622, a Resolution in Recognition of Curt Witynski and Gail Sumi, retiring Deputy Director and Communications Director of the League of Wisconsin Municipalities (by Committee of the Whole).

### Public Hearings (beginning at 7:00 p.m.)

*Citizen input, comments and suggestions are requested on the specific item(s) identified below. Action by the Council may occur at the same meeting if so included in the agenda.*

6. **Rezone:** Consider a request submitted by Anil Yepuri to rezone to Rd-1, Two-Family Residential at 9102, 9120, and 9140 S. 27<sup>th</sup> St. (6<sup>th</sup> District).
7. **Ordinance:** Consider Ordinance No. 3051, approving a rezone of the properties at 9102, 9120, and 9140 S. 27<sup>th</sup> St. from B-4, Highway Business and Rs-2, Single-Family Residential to Rd-1, Two-Family Residential (6<sup>th</sup> District).
8. **Resolution:** Consider Resolution No. 12345-071922, approving a Certified Survey Map submitted by Anil Yepuri for the properties at 9102, 9120 and 9140 S. 27<sup>th</sup> St. (held 7/19/22, 8/16/22) (6<sup>th</sup> District).
9. **Rezone & Conditional Use:** Consider a request submitted by Abdul Jawad, United Auto Leasing dba Prestige Motors, to rezone the property at 150 W. Ryan Rd., from B-3, Office & Professional Business to B-4, Highway Business (NO CHANGE to the FW, Floodway or FF, Flood Fringe districts), with a Conditional Use Permit for vehicle sales (wholesale) (3<sup>rd</sup> District).

Visit our website at [www.oakcreekwi.org](http://www.oakcreekwi.org) for the agenda and accompanying common council reports.  
This meeting will be live streamed on the City of Oak Creek YouTube page via <http://ocwi.org/livestream>.

10. **Ordinance:** Consider Ordinance No. 3052, to rezone the property at 150 W. Ryan Rd., from B-3, Office & Professional Business to B-4, Highway Business (NO CHANGE to the FW, Floodway or FF, Flood Fringe Districts) with a Conditional Use Permit for vehicle sales (wholesale) (3<sup>rd</sup> District).

## New Business

11. **Informational:** Annual Tax Increment District (TID) Review Presentation.

## FIRE

12. **Motion:** Consider a motion to award the construction services contract for the Fire Station 3 Dorm Remodel project to J. H. Hassinger, Inc., for a fee of \$196,544. (Project No. 22009) (1<sup>st</sup> District).

## PUBLIC WORKS & UTILITY

13. **Motion:** Consider a motion to approve the project award for the S. Howell Avenue Water Relay to A.W. Oakes and Son in the amount of \$2,474,645, and amend the 2022 Capital Improvement Budget by \$850,000 (2<sup>nd</sup>, 3<sup>rd</sup> and 6<sup>th</sup> Districts).
14. **Resolution:** Consider Resolution 12354-090622, approving the T-Mobile First Amendment to the Sycamore Water Tower Agreement (Tax Key No. 715-0169-000) (2<sup>nd</sup> District).

## LICENSE COMMITTEE

15. **Motion:** Consider a motion to approve the various license requests as listed on the 9/6/22 License Committee Report (by Committee of the Whole).

## VENDOR SUMMARY

16. **Motion:** Consider a motion to approve the August 30, 2022 Vendor Summary Report in the amount of \$955,415.19 (by Committee of the Whole).

## MISCELLANEOUS

17. **Motion:** Consider a motion to convene into closed session pursuant to Wisconsin State Statutes Section 19.85(1)(e), to discuss the following:
  - (a) Consider a Purchase and Sale Agreement between the City of Oak Creek and Ryan Business Park, LLC for the property located at 9514 South 13<sup>th</sup> Street.
  - (b) Consider a possible bid for the purchase of state-owned surplus land located at 6706 South 27<sup>th</sup> Street.
18. **Motion:** Consider a motion to reconvene into open session.
19. **Motion:** Consider a motion to take action, if required.

## **Adjournment.**

### Public Notice

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 414-766-7000, by fax at 414-766-7976, or by mail at 8040 S. 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

**RESOLUTION 12352-090622**

**RESOLUTION OF COMMENDATION  
TO ANNA M. WAARVIK**

WHEREAS, Anna M. Waarvik began her employment with the City of Oak Creek on October 7, 1991 as an Inspection Secretary in the Inspection Department; and

WHEREAS, Anna M. Waarvik became the Fire Secretary on January 4, 1999 for the Fire Department; and

WHEREAS, Anna M. Waarvik retired from her position as an Executive Fire Assistant on September 2, 2022 after a total of 30 years and 10 months of dedicated full-time service to the City of Oak Creek; and

WHEREAS, during her years of service, Anna M. Waarvik has performed her duties admirably, serving the citizens of Oak Creek with dedication and enthusiasm; and

WHEREAS, Anna M. Waarvik often served as the department's main point of contact with the public and other city departments, providing the necessary information and support with excellent customer service skills; and

WHEREAS, in addition to her clerical duties, Anna M. Waarvik also served as a dispatcher for the department, including as department dispatcher during the 2003 Tax Day Fire, one of the largest fire events in the history of the city; and

WHEREAS, Anna M. Waarvik continuously searched for ways to improve the administrative functions of the department, establishing many processes that have improved the efficiency of department operations; and

WHEREAS, Anna M. Waarvik implemented the department's scheduling software, establishing rules and procedures used within the software to create and track the daily schedule of the department's personnel; and

WHEREAS, Anna M. Waarvik provided administrative support to the department's inspection program, assisting with the implementation of records management software for inspection records, the daily tracking of inspection activities, and the development of a process for the maintenance of emergency contact information; and

WHEREAS, Anna M. Waarvik served in a leadership capacity for several communications projects; including as department website creator and editor, and designer of the department's annual report; and

WHEREAS, Anna M. Waarvik was integral in the continued development of the Executive Fire Assistant position, helping to establish the current job description and aiding with the selection of the department's next Executive Fire Assistant; and

NOW, THEREFORE, BE IT RESOLVED that the City's best wishes for good health and happiness be extended to Anna M. Waarvik and her family in her retirement years.

BE IT FURTHER RESOLVED that this resolution be spread upon the minutes of this meeting and that the City Clerk is hereby directed to transmit a suitable copy thereof to Anna M. Waarvik.

Passed and adopted this 6<sup>th</sup> day of September 2022.

\_\_\_\_\_  
President, Common Council

\_\_\_\_\_  
Mayor, City of Oak Creek

ATTEST:

\_\_\_\_\_  
City Clerk

Vote: Ayes \_\_\_\_\_ Noes \_\_\_\_\_

RESOLUTION 12353-090622

RESOLUTION IN RECOGNITION  
OF  
CURT WITYNSKI AND GAIL SUMI

WHEREAS, since 1987, Curt Witynski has been providing leadership, guidance, and advocacy to benefit the cities and villages of Wisconsin; and

WHEREAS, since 2011, Gail Sumi has given voice to, and enlightened and informed Wisconsin's local leaders through her direction and coordination of the League of Wisconsin Municipalities' multiple channels of communication, including editing and production of *The Municipality*; and

WHEREAS, Mr. Witynski and Ms. Sumi have been thought leaders and trusted advisors for local officials, both elected and appointed; and

WHEREAS, Curt Witynski and Gail Sumi have contributed in countless ways to the prosperity and success of local government in Wisconsin; and

WHEREAS, in addition to their tireless efforts on behalf of municipal government, Curt Witynski and Gail Sumi have been role models for thousands of local leaders; and

WHEREAS, Mr. Witynski and Ms. Sumi will be retiring from daily service to local government at the end of calendar year 2022,

NOW, THEREFORE, BE IT RESOLVED, that the City of Oak Creek expresses its profound gratitude to Curt Witynski and Gail Sumi for their service; and

BE IT FURTHER RESOLVED that the Mayor and Common Council of the City of Oak Creek congratulates them both on their careers of leadership and wishes them well in future endeavors.

Passed and adopted this 6<sup>th</sup> day of September 2022.

\_\_\_\_\_  
President, Common Council

\_\_\_\_\_  
Mayor, City of Oak Creek

ATTEST:

\_\_\_\_\_  
City Clerk

Vote: Ayes \_\_\_\_\_ Noes \_\_\_\_\_

6

TO BE PUBLISHED AUGUST 17 AND AUGUST 24, 2022

OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING  
BEFORE THE OAK CREEK COMMON COUNCIL**

**PURPOSE:**

The purpose of this public hearing is to consider a request submitted by Anil Yepuri to rezone to Rd-1, Two-Family Residential at 9102, 9120, and 9140 S. 27<sup>th</sup> St.

**Hearing Date:** September 6, 2022

**Time:** 7:00 PM

**Place:** Oak Creek Civic Center (City Hall)  
8040 South 6<sup>th</sup> Street  
Oak Creek, WI 53154  
Common Council Chambers

**Applicant(s):** Anil Yepuri

**Property Owner(s):** Rajani Yepuri

**Property Location(s):** 9102, 9120, and 9140 S. 27<sup>th</sup> St.

**Tax Key(s):** 878-9999-000, 878-9998-000, 878-9997-000

**Legal Description:**

9102 S. 27<sup>th</sup> ST.

COM. 9.02' S OF NW COR OF SW 1/4 SEC 19-5-22 TH E 1764.85' S 123.53' W 1764.85' TH N 123.41' TO BEG. EXC. THE W 80' 4.77 AC.

9120 S. 27<sup>th</sup> ST.

COM 132.43 FT. S. OF NW COR OF SW1/4 SEC. 19-5-22 TH E. 1764.85 FT. S. 123.53 FT. W. 1764.85 FT. TH N. 123.41 FT. TO BEG. CONT. 5 ACS.

9140 S. 27<sup>th</sup> ST.

COM 255.84' S OF NW COR. OF SW1/4 SEC 19- 5-22. TH. S 123.41'E 1764.85'N 123.53' W 1764.85' TO BEG. EXC. W 80' 5 ACS.

The Common Council has scheduled other public hearings for September 6, 2022 at 7:00 PM. This hearing may begin at 7:00 PM or as soon as possible following the conclusion of other public hearings.

Any person(s) with questions regarding the proposed change may call the Department of Community Development at (414) 766-7000, during regular business hours.

Date of Notice: August 9, 2022  
 CITY OF OAK CREEK COMMON COUNCIL  
 By: Daniel J. Bukiewicz, Mayor

**PUBLIC NOTICE**

PLEASE NOTE: Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 414-766-7000, or by writing City Hall, 8040 South 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.

## COMMON COUNCIL REPORT

- Item:** Rezone - 9102, 9120, and 9140 S. 27<sup>th</sup> St.
- Recommendation:** That the Council adopts Ordinance 3051, an ordinance to approve a rezone of the properties at 9102, 9120, and 9140 S. 27<sup>th</sup> St from B-4, Highway Business and Rs-2, Single-Family Residential to Rd-1, Two-Family Residential. (6<sup>th</sup> Aldermanic District)
- Fiscal Impact:** Approval would allow Two-Family or Single Family Attached residential housing for these properties, dependent upon other reviews. Future development of the properties with residential buildings would yield positive fiscal impact in terms of assessed value, permit and review fees, and impact fees. These properties are located within TID 7; however, no financial assistance has been requested.
- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
  - Thoughtful Development and Prosperous Economy
  - Safe, Welcoming, and Engaged Community
  - Inspired, Aligned, and Proactive City Leadership
  - Financial Stability
  - Quality Infrastructure, Amenities, and Services
  - Not Applicable

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**Background:** The Applicant is requesting approval to rezone the properties at 9102, 9120, and 9140 S. 27<sup>th</sup> St. from B-4, Highway Business and Rs-2, Single-Family Residential to Rd-1, Two-Family Residential.

The Applicant has previously requested a Comprehensive Plan Amendment that was denied by the Plan Commission on January 11, 2022. The applicant has since revised the proposal. The proposed use of the property is consistent with the Rd-1 purpose statement of the Rd-1 Residential Districts and maintains the future intent of the Land Use Plan in the Comprehensive Plan, City of Oak Creek (adopted March 3, 2020, last amended March 1, 2022) for single-family attached residential development. Per the narrative and concept plans provided by the Applicant, the intended use of the property is for single-family attached residential (e.g., townhomes). A total of thirty-six (36) single-family attached units are shown on the concept plans. Consideration of the proposed rezoning does not constitute an endorsement of any concept plans provided. A Planned Unit Development and other reviews before the Plan Commission and/or Common Council will be required for any future development.

Currently a single-family residence exists on the northern parcel, while the two (2) parcels to the south are undeveloped. Parcels in the immediate area are zoned Rm-1 to the south, Rs-3 to the north, and Rs-2 to the northeast and east. The City of Franklin is directly west. The Land Use Plan in the Comprehensive Plan, City of Oak Creek (Adopted March 3, 2020, last amended March 1, 2022) identifies the area for Single-Family Attached development. The Rd-1 Residential District “is intended to provide for two-family residential development at densities not exceeding 5.8 dwelling units per net acre.”

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Additional details, plans, and narrative are included in your packets for review. The Plan Commission recommended Common Council approval at the July 12, 2022 Plan Commission meeting.

Should the Council agree that rezoning the properties at 9102, 9120, and 9140 S. 27<sup>th</sup> St. from B-4, Highway Business and Rs-2, Single-Family Residential to Rd-1, Two-Family Residential is appropriate, a motion recommending approval is provided above.

**Options/Alternatives:** Council has the discretion to modify the proposed Conditions and Restrictions as part of the approval of the Conditional Use Permit Amendment, or deny the permit amendment request.

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Prepared and Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Approved:



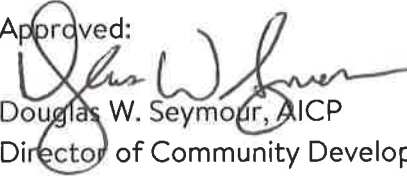
Jack Kovnesky  
Zoning Administrator/Planner

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator / Comptroller

Approved:



Douglas W. Seymour, AICP  
Director of Community Development

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Attachments:

Ord. 3051

Location Map

Hearing Notice

Proposed CSM (4 pages)

Narrative

Concept Plan

Plan Commission Minutes



ORDINANCE NO. 3051

By: \_\_\_\_\_

AN ORDINANCE TO REZONE THE PROPERTIES AT 9102, 9120, AND 9140 S. 27<sup>TH</sup> ST. FROM B-4, HIGHWAY BUSINESS AND RS-2, SINGLE-FAMILY RESIDENTIAL TO RD-1, TWO-FAMILY RESIDENTIAL

(6<sup>th</sup> Aldermanic District)

WHEREAS, ANIL YEPURI, have applied for rezoning portions of the properties at 9102, 9120, AND 9140 S. 27<sup>TH</sup> ST.

WHEREAS, the properties are more precisely described as follows:

9102 S. 27<sup>th</sup> St. – COM. 9.02' S OF NW COR OF SW 1/4 SEC 19-5-22 TH E 1764.85' S 123.53' W 1764.85' TH N 123.41' TO BEG. EXC. THE W 80' 4.77 AC.

9120 S. 27<sup>th</sup> St. – COM 132.43 FT. S. OF NW COR OF SW1/4 SEC. 19-5-22 TH E. 1764.85 FT. S. 123.53 FT. W. 1764.85 FT. TH N. 123.41 FT. TO BEG. CONT. 5 ACS.

9140 S. 27<sup>th</sup> St. – COM 255.84' S OF NW COR. OF SW1/4 SEC 19- 5-22. TH. S 123.41'E 1764.85'N 123.53' W 1764.85' TO BEG. EXC. W 80' 5 ACS.

WHEREAS, the Plan Commission reviewed the application and recommended that the rezoning requests be approved; and

WHEREAS, the Common Council held a public hearing on said application on September 6, 2022 at which time all interested parties appeared and were heard; and

WHEREAS, following said public hearing and with the favorable recommendation of the Plan Commission, the Common Council is of the opinion that the best interests of the City would be served if the rezoning was approved for the lands hereinabove described.

NOW, THEREFORE, the Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION 1: To promote the general welfare, public safety and general planning within the City of Oak Creek, the lands hereinabove described at 9102, 9120, and 9140 S. 27<sup>th</sup> St. are hereby rezoned from B-4, Highway Business and Rs-2, Single-Family Residential to Rd-1, Two-Family Residential and the Zoning Map of Chapter 17 of the Municipal Code is amended to reflect the rezoning.

SECTION 2: All ordinances or parts of ordinances and Zoning District Maps made a part of Chapter 17 of the Municipal Code of the City of Oak Creek in conflict herewith are hereby repealed.

SECTION 3: The several sections of this ordinance are declared to be severable. If any section shall be declared, by a decision of a court of competent jurisdiction, to be invalid, such decision shall not affect the validity of other provisions of this ordinance.

SECTION 4: The rezoning shall take place contemporaneously with the enactment of this ordinance, and shall take effect immediately upon its passage and publication.

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
President, Common Council

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor

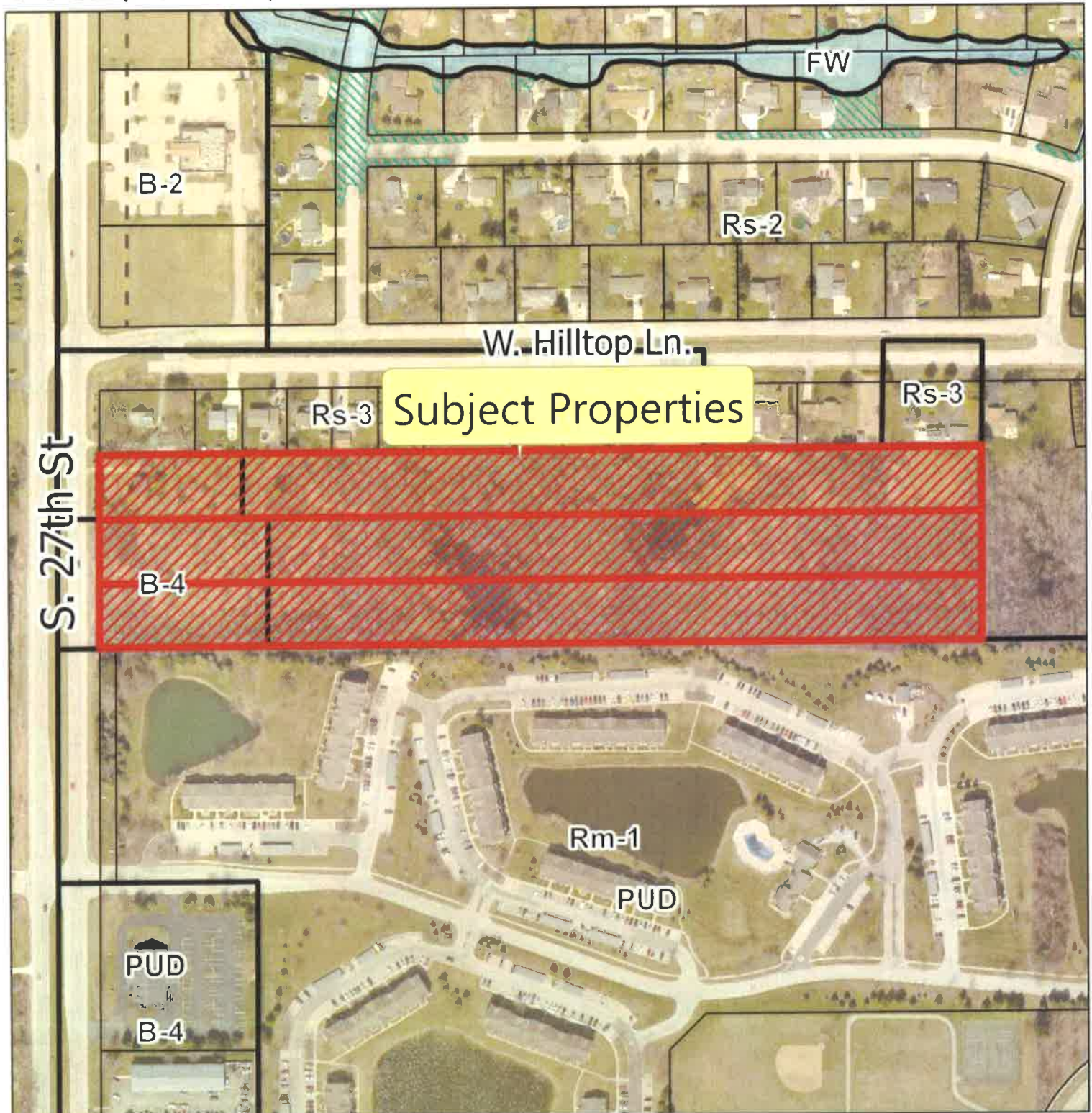
ATTEST:

\_\_\_\_\_  
City Clerk

VOTE:      Ayes \_\_\_\_\_      Noes \_\_\_\_\_

# Location Map

## 9102, 9120, & 9140 S. 27th St.



*This map is not a survey of the actual boundary of the property this map depicts*

### Legend

- Zoning
- Flood Fringe
- Official Street Map
- Floodway
- Parcels
- Subject Properties



TO BE PUBLISHED AUGUST 17 AND AUGUST 24, 2022

OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING  
BEFORE THE OAK CREEK COMMON COUNCIL**

**PURPOSE:**

The purpose of this public hearing is to consider a request submitted by Anil Yepuri to rezone to Rd-1, Two-Family Residential at 9102, 9120, and 9140 S. 27<sup>th</sup> St.

**Hearing Date:** September 6, 2022  
**Time:** 7:00 PM  
**Place:** Oak Creek Civic Center (City Hall)  
8040 South 6<sup>th</sup> Street  
Oak Creek, WI 53154  
Common Council Chambers  
**Applicant(s):** Anil Yepuri  
**Property Owner(s):** Rajani Yepuri  
**Property Location(s):** 9102, 9120, and 9140 S. 27<sup>th</sup> St.  
**Tax Key(s):** 878-9999-000, 878-9998-000, 878-9997-000

**Legal Description:**

9102 S. 27<sup>th</sup> ST.

COM. 9.02' S OF NW COR OF SW 1/4 SEC 19-5-22 TH E 1764.85' S 123.53' W 1764.85' TH N 123.41' TO BEG. EXC. THE W 80' 4.77 AC.

9120 S. 27<sup>th</sup> ST.

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Any person(s) with questions regarding the proposed change may call the Department of Community Development at (414) 766-7000, during regular business hours.

Date of Notice: August 9, 2022  
CITY OF OAK CREEK COMMON COUNCIL  
By: Daniel J. Bukiewicz, Mayor

**PUBLIC NOTICE**

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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

NORTHEAST CORNER  
SOUTHWEST 1/4  
SECTION 19-5-22  
N. 327,486.65  
E. 2,520,059.54



250' 0' 250'

SCALE 1" = 250'

RECORDING DATA

**NOTES:**

WETLAND DELINEATION CONDUCTED ON 07-22-2020 & 07-29-2020 BY MR. DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC.

PURPOSED ZONING OF LOT:  
Rs-3 (SINGLE FAMILY RESIDENTIAL DISTRICT).

OWNER/LAND SPLITTER: ANIL YEPURI  
ADDRESS: 420 WOODLAND CHASE LANE  
VERNON HILLS, IL 60061

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19-5-22 IS ASSUMED TO BEAR N 89°18'11" E.

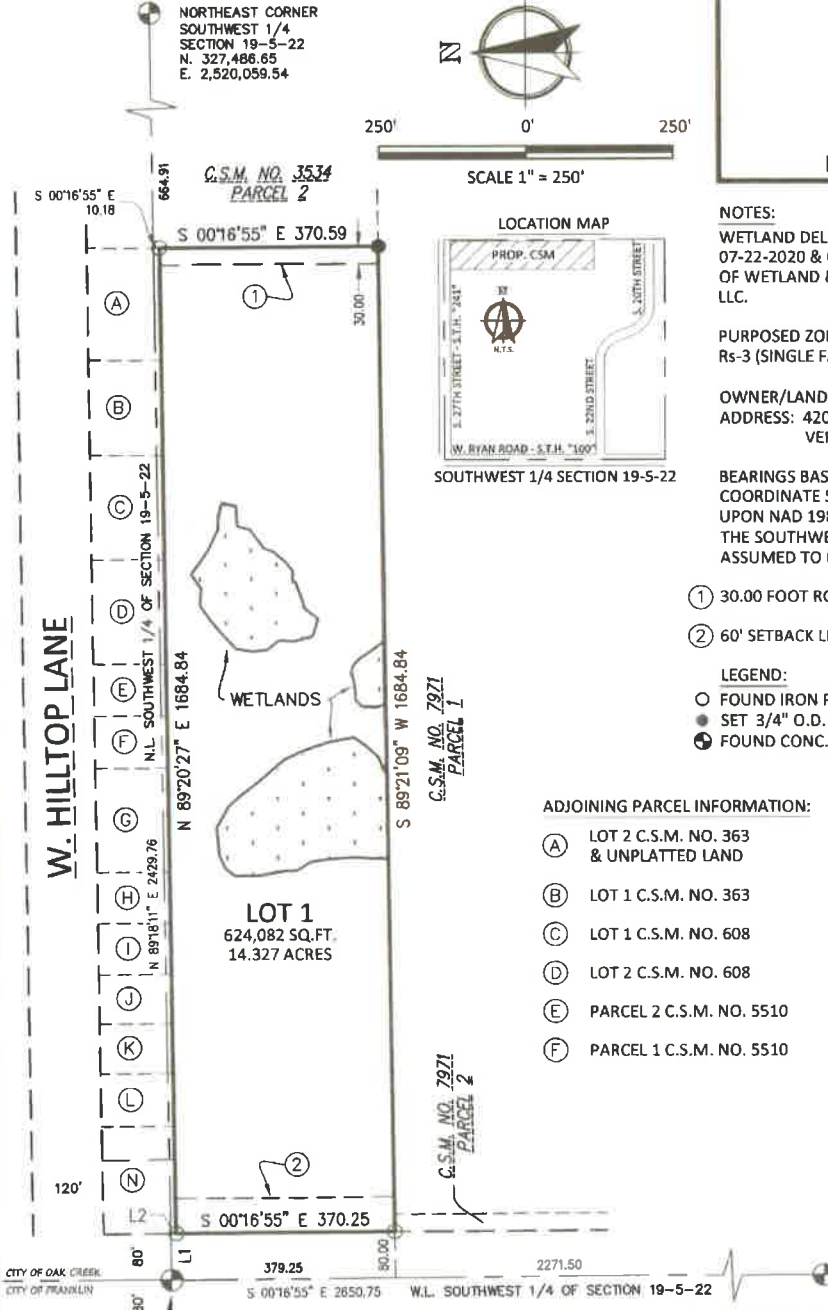
- ① 30.00 FOOT ROAD RESERVATION
- ② 60' SETBACK LINE (SEE PAGE 2 FOR DETAILS)

**LEGEND:**

- FOUND IRON PIPE
- SET 3/4" O.D. REBAR - 1.50 LBS. / LIN. FT.
- FOUND CONC. MON. W / BRASS CAP

**ADJOINING PARCEL INFORMATION:**

- |   |                              |
|---|------------------------------|
| (A) LOT 2 C.S.M. NO. 363 & UNPLATTED LAND | (G) LOT 3 C.S.M. NO. 369     |
| (B) LOT 1 C.S.M. NO. 363                  | (H) LOT 2 C.S.M. NO. 5898    |
| (C) LOT 1 C.S.M. NO. 608                  | (I) LOT 1 C.S.M. NO. 5898    |
| (D) LOT 2 C.S.M. NO. 608                  | (J) PARCEL 2 C.S.M. NO. 3490 |
| (E) PARCEL 2 C.S.M. NO. 5510              | (K) PARCEL 1 C.S.M. NO. 3490 |
| (F) PARCEL 1 C.S.M. NO. 5510              | (L) PARCEL 2 C.S.M. NO. 3391 |
|   | (N) PARCEL 1 C.S.M. NO. 3391 |



SOUTHWEST 1/4 SECTION 19-5-22

NORTHWEST CORNER  
SOUTHWEST 1/4  
SECTION 19-5-22  
N. 327,457.10  
E. 2,517,630.10

SOUTHWEST CORNER  
SOUTHWEST 1/4  
SECTION 19-5-22  
N. 324,808.52  
E. 2,517,643.14

S. 27TH STREET - S.T.H. "241"

**mb Nielsen Madsen + Barber**  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd, Suite 200, Racine, WI 53406  
(262)534-5588 | www.nmb-sc.net  
This instrument was drafted by Mark R. Madsen June 14, 2022

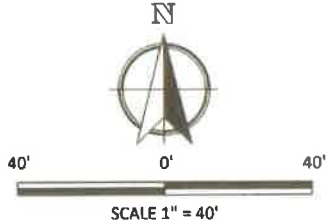
Line Table		
LINE	DISTANCE	BEARING
L1	80.00	N89° 18' 11"E
L2	9.07	S00° 16' 55"E

WISCONSIN  
MARK R. MADSEN  
32311  
RACINE, WI  
LAND SURVEYOR  
6-14-2022  
SHEET 1 OF 4  
2009.0045.03 CSM.dwg

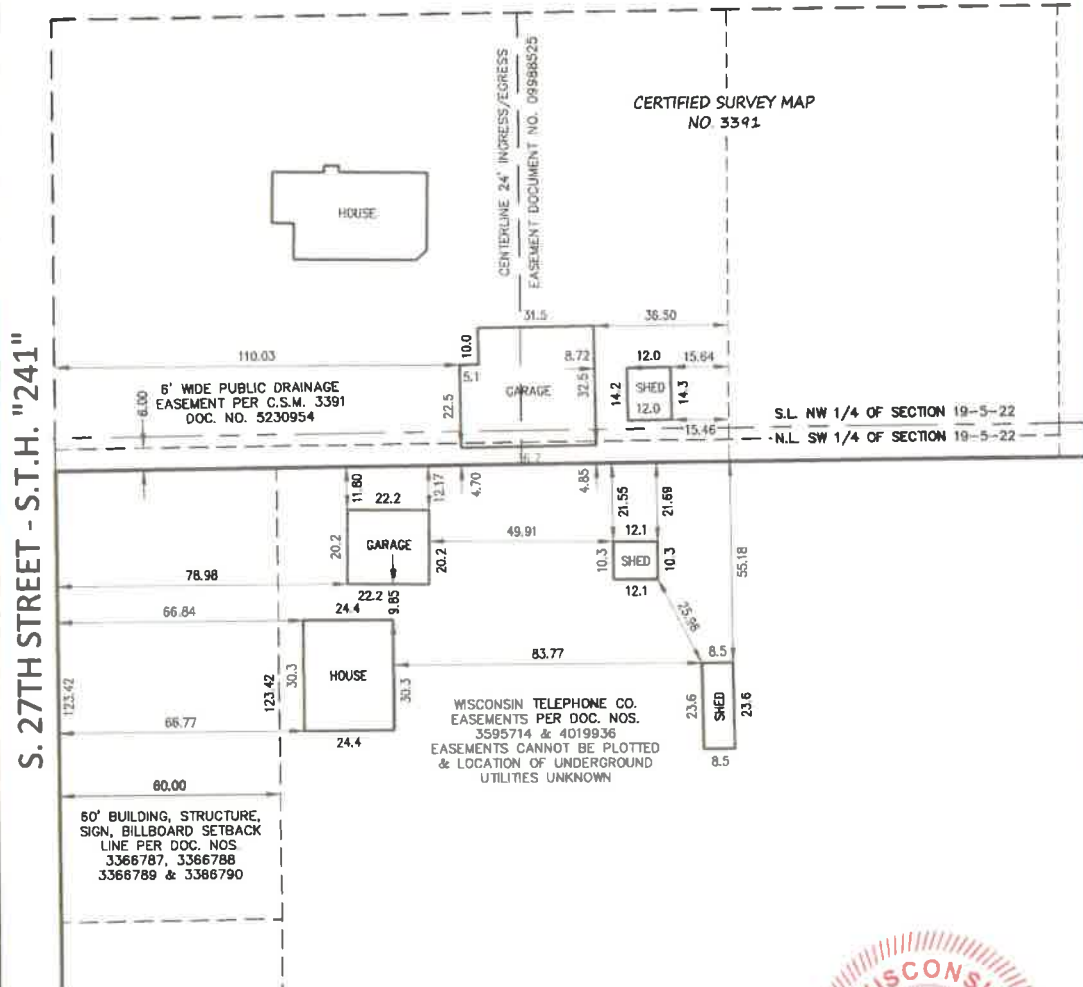
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

**EXISTING BUILDINGS, EASEMENTS & COVENANTS**



**W. HILLTOP LANE**





Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS

June 14, 2022

RE: S 27<sup>th</sup> Single-Family Attached Development  
CSM / Rezoning Petition Request Narrative  
Tax Key Numbers: 8789997000, 8789998000  
& 8789999000

Anil Yepuri, owner of the above-described properties, is proposing a single-family attached residential "condominium" development on S 27<sup>th</sup> Street, just South of W Hilltop Lane. The parcels on which the development will occur are identified as Tax Key Numbers 8789997000, 8789998000, and 8789999000.

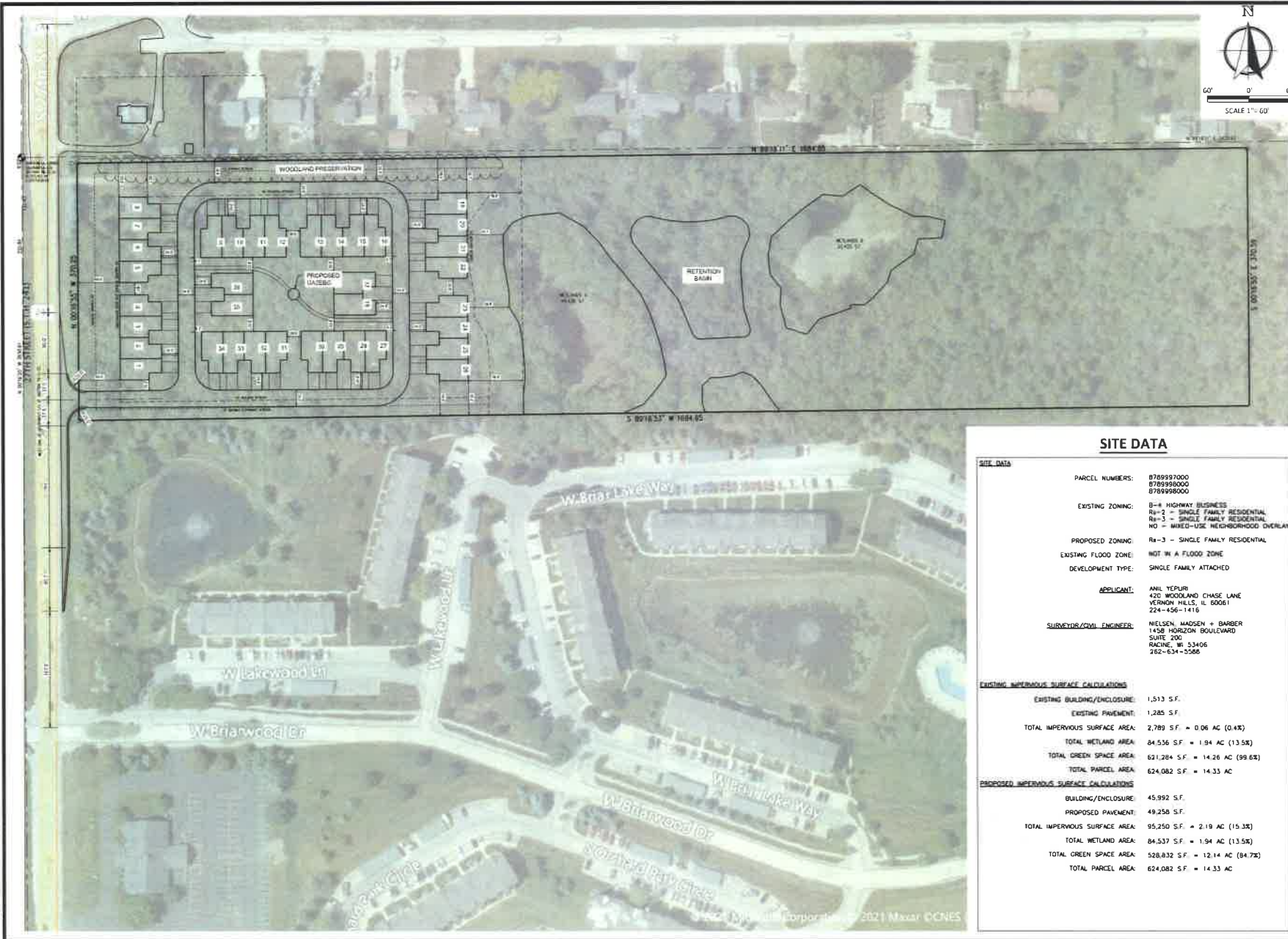
A preliminary conceptual plan for the development consisting of ten buildings totaling thirty-six (36) units is attached for reference. The proposed development meets the Single-Family Attached land use classification identified for these properties per the City's recently approved Comprehensive Plan. A certified survey map is proposed to combine the three parcels into a single lot. The development will be served by a 24'-wide private roadway with access off S 27<sup>th</sup> Street.

The three parcels are currently zoned B-4 Highway Business along the S 27<sup>th</sup> Street frontage and Rs-2 & Rs-3 Single Family Residential for the remainder of the land. The parcels are proposed to be rezoned to Rs-3 Single-Family Residential. A Planned Unit Development (PUD) overlay will eventually be applied for once the preliminary engineering is complete.

Each unit will have a two-car garage with space for two additional vehicles to park in the driveway. A mailbox kiosk will be provided along with associated parking. Trash collection will be privately contracted with dumpsters located within an enclosure.







**mb**  
 Nielsen Madsen + Barber  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 1458 HORIZON BOULEVARD, SUITE 200, RACINE, WI 53406  
 TEL: (262)941-5588 WWW.NMBSB.COM

**S 27TH STREET SINGLE FAMILY ATTACHED DEVELOPMENT**  
 FOR CONCEPT PLAN  
 ANIL YEPURI  
 CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

**SITE DATA**

**PARCEL NUMBERS:** 8789997000  
 8789998000  
 8789999000

**EXISTING ZONING:** B-4 HIGHWAY BUSINESS  
 R-2 = SINGLE FAMILY RESIDENTIAL  
 R-3 = SINGLE FAMILY RESIDENTIAL  
 NO = MIXED-USE NEIGHBORHOOD OVERLAY

**PROPOSED ZONING:** R-3 - SINGLE FAMILY RESIDENTIAL

**EXISTING FLOOD ZONE:** NOT IN A FLOOD ZONE

**DEVELOPMENT TYPE:** SINGLE FAMILY ATTACHED

**APPLICANT:** ANIL YEPURI  
 420 WOODLAND CHASE LANE  
 VERNON HILLS, IL 60061  
 224-456-1416

**SURVEYOR/CIVIL ENGINEER:** NIELSEN, MADSEN + BARBER  
 1458 HORIZON BOULEVARD  
 SUITE 200  
 RACINE, WI 53406  
 262-634-5588

**EXISTING IMPERVIOUS SURFACE CALCULATIONS**

EXISTING BUILDING/ENCLOSURE:	1,513 S.F.
EXISTING PAVEMENT:	1,285 S.F.
<b>TOTAL IMPERVIOUS SURFACE AREA:</b>	<b>2,798 S.F. = 0.06 AC (0.4%)</b>
TOTAL WETLAND AREA:	84,536 S.F. = 1.94 AC (13.5%)
TOTAL GREEN SPACE AREA:	621,284 S.F. = 14.26 AC (99.6%)
TOTAL PARCEL AREA:	624,082 S.F. = 14.33 AC

**PROPOSED IMPERVIOUS SURFACE CALCULATIONS**

BUILDING/ENCLOSURE:	45,992 S.F.
PROPOSED PAVEMENT:	49,250 S.F.
<b>TOTAL IMPERVIOUS SURFACE AREA:</b>	<b>95,250 S.F. = 2.19 AC (15.3%)</b>
TOTAL WETLAND AREA:	84,537 S.F. = 1.94 AC (13.5%)
TOTAL GREEN SPACE AREA:	528,832 S.F. = 12.14 AC (84.7%)
TOTAL PARCEL AREA:	624,082 S.F. = 14.33 AC

NO.	DATE	BY	REVISION

PREP: MGR  
 DRAFTER: SLS  
 DATE: 08-14-2021  
 CHECKED: JMS  
 DATE: 08-14-2021

2009.0045.03



**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, JULY 12, 2022**

Mayor Bukiewicz called the meeting to order at 6:01 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert. Commissioner Chandler was excused. Also present: Kari Papelbon, Senior Planner; Jack Kovnesky, Zoning Administrator; and Mike Havey, Assistant Fire Chief.

**Minutes of the June 14, 2022 meeting**

Commissioner Siepert moved to approve the minutes of the June 14, 2022, meeting with improvements [corrections]. Alderman Guzikowski seconded. On roll call: Commissioner Hanna, Commissioner Carrillo, and Commissioner Oldani abstained; all others voted aye. Motion carried.

**Minutes of the June 28, 2022 meeting**

Commissioner Oldani moved to approve the minutes of the June 28, 2022, meeting. Commissioner Siepert seconded. On roll call: Alderman Loreck and Commissioner Hanna abstained; all others voted aye. Motion carried.

**PUBLIC HEARING  
BRAD MCCLAIN, UW CREDIT UNION  
7902 S. MAIN ST.  
TAX KEY NO. 813-9049-000**

Senior Planner Papelbon provided an overview of the proposed sign appeal that would allow the applicant to install numerous signs in addition to the permitted signs (see staff report for details).

No public comments were made.

**SIGN APPEAL  
BRAD MCCLAIN, UW CREDIT UNION  
7902 S. MAIN ST.  
TAX KEY NO. 813-9049-000**

Senior Planner Papelbon provided an overview of the proposed sign appeal that would allow the applicant to install numerous signs in addition to the permitted signs (see staff report for details).

Commissioner Hanna asked about the maintenance of the sign lights, to ensure all proposed signs will be continuously lit and clean.

Kevin Carreiro, Adrenaline Agency, 195 New Hampshire Ave. Suite 115 Portsmouth, NH 03801, explained the light fixtures are LED, and will be automatically controlled through the building management systems. The UW Credit Union branches do an excellent job at maintenance.

Cheryl Weisensel, UW Credit Union, 3500 University Ave. Madison, WI 53705, stated there are programs in place branch maintenance: bi-annual washes, surveillance via security cameras, and facility work orders are methods used continuously.



Commissioner Kiepczynski requested the applicant be cognizant of the placement of the proposed monument sign on W. Town Square Way, regarding site distance and height for safe vehicle traffic.

Alderman Loreck commented the ITM signage seems excessive, and asked if there are ITMs in different locations. Ms. Weisensel stated that the Bay View location has them, but the signage has not been completed yet. Alderman Loreck asked if the Bay View location will have the same signage as what was presented to the Plan Commission, to which Ms. Weisensel answered in the affirmative.

Commissioner Siepert commented the proposed "Here For Every You" tagline sign above each ATM machine seemed excessive. Mr. Carreiro explained the tagline message is typically located inside each branch, and as the ATM technology is replacing teller and drive-through functions, the same messaging is being replicated for members who choose to use the ITM option. Senior Planner Papelbon reminded the Commission that sign content is not regulated.

Mayor Bukiewicz asked if there will be an issue with the street numbers on the fin of the southern monument sign being red in color. Assistant Fire Chief Havey answered in the negative if the numbers are either illuminated or reflective. Mayor Bukiewicz then asked if the sign is either illuminated or reflective. Mr. Carreiro answered in the negative, and requested to change the design to show white numbers on a darker background. Senior Planner Papelbon stated further coordination can be done between staff and the applicant to decide a color scheme to ensure safety and uniformity throughout Drexel Town Square.

Alderman Loreck moved that the Plan Commission approves sign variances allowing the installation of the following on the property at 7902 S. Main Street:

#### North Elevation

- One (1) primary logo with channel letters wall sign measuring 5'-0" x 12'-4 ¾" (62.16 sf)

#### East Elevation

- One (1) primary logo with channel letters wall sign measuring 5'-7 ¼" x 5'-7 ⅛" (31.35 sf)
- One (1) ATM logo wall sign measuring 8 ½" x 31 ¾" (1.87 sf)
- One (1) tagline letter wall sign measuring 7 ¾" x 80 ⅜" (4.32 sf)
- One (1) channel letter sign on the red entry element measuring 8 ¼" x 72" (4.12 sf)
- One (1) wall mounted flag/blade sign measuring 19" x 42 ¼" (5.57 sf)

#### West Elevation

- One (1) primary logo wall sign measuring 5'-7 ⅜" x 5'-7 ⅛" (31.4 sf)

#### Ground Monument

- One (1) secondary ground monument sign measuring 2'-11 ¼" x 7'-0" (20.56 sf) on the south

#### ITM Canopies

- Three (3) button wall signs measuring 2'-5" x 2'-5" (5.84 sf) on the north sides of the ITM canopies
- Three (3) tagline letter wall signs measuring 7 ¾" x 80 ⅜" (4.32 sf) on the east sides of the ITM canopies

- Three (3) ITM logo wall signs measuring 8 1/2" x 31 3/4" (1.87 sf) on the east sides of the ITM canopies
- Three (3) button wall signs measuring 2'-5" x 2'-5" (5.84 sf) on the south sides of the ITM canopies
- Three (3) logo wall signs measuring 7'-9" x 7'-0" (54.25 sf) on the west sides of the ITM canopies

Commissioner Hanna seconded. On roll call: Commissioner Siepert voted no; all others voted aye. Motion carried.

**PLAN REVIEW**  
**MATT KOHLS, GLOBAL SCHOOLWEAR**  
**200 W. OAKVIEW PKWY.**  
**TAX KEY NO. 955-1045-000**

Senior Planner Papelbon provided an overview of the site and building plans (see staff report for details) and provided the following updated information: a permit from the WI DNR had been received for wetland fill for 591 square feet on the south side of the property, the pavement has been reduced to avoid wetland impacts to the north and west, the building footprint has been slightly altered to allow for elevation changes, landscaping has been added outside of the screen wall on the south side of the building (yet to be determined to meet Code requirements), architectural elements have been added to the east and south elevations, color changes have been added to the west and north elevation.

Commissioner Siepert asked if the WI DNR has approved the proposed wetland fill. Senior Planner Papelbon answered in the affirmative, explaining the applicant will not fill on the west side of the property - only 591 square feet on the south side, and the permit to do so from the WI DNR was received earlier in the day.

Commissioner Hanna shared her concern over filling any amount of wetland.

Mayor Bukiewicz expressed his appreciation for the work done by the applicant and City staff to ensure all requirements were met.

Commissioner Oldani asked if item six (6) of the Conditions needed to be decided on before a motion is made. Mayor Bukiewicz answered in the affirmative, and asked the applicant if a screen wall height can meet the minimum lowest standard of 13 feet to maintain consistency. The applicant agreed.

Senior Planner Papelbon then clarified item four (4) of the Conditions. As the percentages presented regarded exterior building materials exceed 50% on some the of elevations, staff would prefer the Condition to be read as: "That the elevations are revised to incorporate materials percentages excluding glazing" to ensure all materials will be approved.

Commissioner Oldani moved that the Plan Commission approves site and building plans submitted by Matt Kohls, Global Schoolwear, for the property at 200 W. Oakview Parkway with the following conditions:

1. That all relevant Code requirements remain in effect.

2. That all approvals and/or permits from the Wisconsin Department of Natural Resources (DNR) are submitted to the Engineering Department and Department of Community Development prior to submission of permit applications.
3. That all grading, drainage, utility, and stormwater management plans are approved prior to submission of permit applications.
4. That the elevations are revised to incorporate materials percentages excluding glazing.
5. That the north and west elevations incorporate color and/or materials changes and windows. Non-textured concrete panels may be utilized as the primary building material on the west and north elevations. Any modifications to the exterior of the building, including additions, shall meet the Code requirements effective at the time of application.
6. That plans are revised to increase the height of the loading dock screen wall to a minimum height of 13 feet as measured from grade.
7. That the plans are revised to include a non-combustible and Code-compliant material for the trash enclosure gate (chain link prohibited).
8. That the landscape plans are revised in conformance with Plan Commission and staff comments and Code requirements.
9. That the plans are revised to include locations and screening for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
10. That all light sources are shielded and directed downward, and that the color temperature of the fixtures are limited to a maximum of 5,000 Kelvins.
11. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Commissioner Siepert seconded. On roll call: Commissioner Hanna voted no; all others voted aye. Motion carried.

**SIGN PLAN REVIEW**  
**BRAD MCCLAIN, UW CREDIT UNION**  
**7902 S. MAIN ST.**  
**TAX KEY NO. 813-9049-000**

Senior Planner Papelbon provided an overview of a sign plan for the proposed financial institution with drive-through facilities (see staff report for details).

Commissioner Oldani agreed with staff that the height clearance information shown on the proposed clearance bar to the south of the ITMs could be incorporated into the ITM canopies themselves, and asked if the clearance bar is included in the language of the Conditions. Senior Planner Papelbon answered that Plan Commission can create a Condition to incorporate a clearance bar.

Commissioner Carrillo asked for the applicant's feedback regarding the clearance bar. Mr. Carreiro answered that plans can be modified, and explained the intent of the bar is to create an impact with a vehicle that is too tall for the ITM canopy to alert the driver before reaching the

canopies, therefore protecting the investment of the canopy structures.

Further discussion amongst the Plan Commission and applicant ensued regarding clearance bar structures, heights, and locations.

Ann Lampe, 8436 S. Howell Ave.:

*"Can you combine the light pole with the clearance pole?"*

Mayor Bukiewicz answered in the negative. Commissioner Oldani asked if Ms. Lampe meant to suspend the signage between the light poles.

Ms. Lampe:

*"Yeah. Put something between the light poles. Like I said, I walked in the middle, so I don't know where the light poles are going but...but can you just like a – how tall are the light poles?"*

Senior Planner Papelbon responded "15 feet."

Ms. Lampe:

*"So, could you just put a thing off the light pole that says clearance ten (10) feet six (6) inches?"*

Mayor Bukiewicz pointed out that if the suggested configuration were to be hit by a vehicle, then two (2) light poles may go down and there would be no light.

Ms. Lampe:

*"No, 'cause they could put the same swinging bar they talked about on the clearance pole."*

Mayor Bukiewicz explained the light pole would not be able to support the suggestion.

Further discussion ensued amongst the Plan Commission and applicant regarding the functionality of a clearance bar on the property with Condition suggestions made by Senior Planner Papelbon.

Commissioner Oldani moved that the Plan Commission approves the Master Sign Plan submitted by PJ Thieren, UW Credit Union, for the UW Credit Union property located at 7902 S. Main St. with the following conditions:

1. That all relevant Code and Conditional Use Permit requirements remain in effect.
2. That the monument sign base and address fins meet the requirements of the DTSMUPDD (e.g., brick color and mix, approved perforated fin color, address numbers as dark green or black).

3. That permits are issued for signs prior to installation.
4. That all detailed, revised, and finalized plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.
5. That (1) clearance bar is approved.

Alderman Guzikowski seconded. On roll call: Commissioner Siepert voted no; all others voted aye. Motion carried.

**REZONE/CONDITIONAL USE PERMIT  
RAY PARKER, GUGGENHEIM DEVELOPMENT SERVICES, LLC  
8355 S. HOWELL AVE  
TAX KEY NO. 828-9030-000**

Senior Planner Papelbon provided an overview of a request to rezone the property to B-4, Highway Business with a Conditional Use Permit for a service station (see staff report for details).

Judith Salchow, 8366 S. Howell Ave.:

*"Good evening. I live directly across the street from this planned business. And, I just don't think that, in the area that it's in, that it's a good fit. I mean, there's all professional buildings there. And the traffic; the lane that - that you know, makes the approach there, is the lane that comes from Forest Hill and there's hardly a month that goes by that there isn't an accident there. Where the Fire Department and the Police have to come and, you know, people are hurt, cars are - are banged up and it just doesn't seem like a good fit. It seems that there's Honeywell on the corner, the Children's Hospital clinic is in the back, there's a lot of traffic during the day going in and out of that clinic. With, you know, parents and children. I just don't understand how that would fit in there. With people - the more traffic that comes from people that would be using that business. And the lighting at night, I'm wondering what - is there going to be a lot of lighting in that parking lot at night? Adding already to the existing lighting on Howell Avenue that my house is probably the closest to Howell Avenue of all the homes that are across the street from that property. And it's very difficult to - as it is, with the lights just from Howell Avenue. The hours, it seems like the hours are fine. I was worried that it would be a business that would be, you know, open until ten (10) - 11 o'clock at night. Well, that isn't the case, thank goodness. The garbage sounds like it would take - you know, it's gonna be taken care of. Especially including any kind of oil and rags and things like that. But you would not believe what blows into our properties across Howell Avenue from just those existing buildings that are there now. From the Honeywell building, the dumpsters when DiCarlo's was in business, and people going up and down Howell Avenue they - they throw everything that you could possibly imagine out of their car windows that lands in our grass. So - but my biggest - and the other thing is within walking distance of our house, there's a - Woodman's has an oil change place, I believe Kuhn's has oil changes in their repair department in the back, they do oil changes, there's an oil change place in front of Kohl's. So, why do we need another one on Howell Avenue, right there at that particular location? Yeah, I just don't - you know, I just don't think it's a good fit there because those are all professional buildings there. I mean, DiCarlo's isn't there right now but, something I'm sure eventually will go into that building that will suit that building's, you know, abilities. But, as far as I'm concerned, I just - I just don't see that it is a good fit."*



Commissioner Siefert asked if a traffic study would be needed for this location. Senior Planner Papelbon explained that a Traffic Impact Analysis would not be needed based on the traffic counts and the driveway already being designed for the property to be developed. But, if required, a traffic study could be included within the Conditions and Restrictions of the Conditional Use Permit.

Commissioner Oldani stated his lack of support for the project as well as his concern over the traffic pattern on Howell Avenue directly in front of this property and the abrupt ending to the right-most lane going south. Senior Planner Papelbon stated Commissioner Oldani's concern can be brought up in the upcoming conversation staff will have with WisDOT.

Ms. Salchow:

*"The other thing with that is – the other thing with that lane is that people making a U-turn on Forest Hill, off of Howell, to go south. All of us that live over there, if we wanna go south, we – from my driveway, I have to watch for traffic constantly to try to scoot into that lane to be able to go south on Howell Avenue. And I only do it if – if it's during that high traffic period times because there's no way you can do it in the morning or rush hour in the afternoon. But that too creates a problem trying to get turned around to go south there, with that lane, with all the oncoming traffic and people don't watch from Forest Hill that are making a turn to go south on – on Howell Avenue. And that's what causes the accidents. There's just not enough room there for manipulation for a lot of traffic that's coming and going."*

Mayor Bukiewicz explained that the State would have to be contacted regarding the traffic and lane issues presented, and agreed with the concerns.

Ms. Salchow:

*"Whenever I hear the sirens coming from Centennial or from Sixth Street I'm always wondering, 'oh, are they out there on – on, you know, Howell and Forest Home again, or Forest Hill, for an accident.' So, I just had to remark about that."*

Ms. Lampe:

*"And then Judy gets to listen to my dog howl whenever the sirens go by. We too are on the southern end of this property, across the street. If you don't like the use, it actually is in your power to say no to the rezoning. It's not allowed in the – in the B-2 zoning."*

Mayor Bukiewicz confirmed the statement.

Ms. Lampe:

*"Yes, exactly so – he [Commissioner Oldani] said he doesn't like it but, well you can do something about that. But my question is – the future use of this site because eventually it, you know, everyone's driving electric cars they're not gonna be going to Jiffy Lube. So, can you – can they put in charging stations, is the gasoline an absolute separate conditional use?"*

Mayor Bukiewicz stated the proposed project does not have gasoline onsite, which Senior Planner Papelbon confirmed.

Ms. Lampe:

*"Right. (inaudible) What about the charging stations? Is that allowed under that?"*

Mayor Bukiewicz explained that if all cars were electric in the future, the Zoning Code would have to be updated, and a project to put charging stations into this property would still have to be presented to the Plan Commission for approval.

Ms. Lampe:

*"Okay. What about – so it's not – because it's not written anywhere, it's just not. Okay, what about carwash?"*

Senior Planner Papelbon answered that a car wash would have to be a separate request.

Ms. Lampe:

*"So that is not under a service station?"*

Senior Planner Papelbon responding in the negative.

Ms. Lampe:

*"Okay. And we too deal with the traffic. We know we live on Howell Avenue, but I agree Judy, it's – it's crazy. Making that U-turn and if you have people now queuing on Howell Avenue to get into that, it's gonna be worse, so."*

Alderman Guzikowski also asked for the next communication with WisDOT to include the presented issues with Howell Avenue. Senior Planner Papelbon explained the next communication is already scheduled for July 26, 2022, and staff is willing to send the plans to WisDOT before that day, for WisDOT's review.

Alderman Loreck stated his agreement with Ms. Salchow that the use doesn't fit with the neighboring buildings; however, he stated that he also understands the use does fit within the City's Comprehensive Plan. Alderman Loreck then asked for examples of the type of businesses that could go into a B-2 district. Senior Planner Papelbon explained the difference between B-2 and B-4 districts.

Alderman Loreck then asked the applicant if the location would provide state emissions testing.

Dustin Salter, Excel Engineering, 100 Camelot Dr., Fond Du Lac, WI 54935, answered in the negative, and stated a full Traffic Impact Analysis of the property would likely not be needed.

Mayor Bukiewicz expressed understanding for both the residents and the applicant.

Commissioner Oldani stated his support for keeping the property in the B-2 district.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the property at 8355 S. Howell Ave. be rezoned from B-2, Community Business to B-4, Highway Business, with a Conditional Use Permit for a service station, after a public hearing and

subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (July 26, 2022).

Commissioner Siefert seconded. On roll call: Commissioner Oldani, Commissioner Hanna, Alderman Loreck, and Mayor Bukiewicz voted no; all others voted aye. Motion denied.

**REZONE**

**ANIL YEPURI**

**9102, 9120, AND 9140 S. 27<sup>TH</sup> ST.**

**TAX KEY NOS. 878-9999-000, 878-9998-000, 878-9997-000**

Zoning Administrator Kovnesky provided an overview of a request to rezone the properties to Rd-1, Two-Family Residential (see staff report for details).

Mark Eberle, Nielsen Madsen & Barber, 1458 Horizon Blvd., Suite 200, Racine, WI 53406, stated he would be available to answer any questions.

Alderman Loreck stated his support for the conceptual development plan presented.

Alderman Guzikowski asked for confirmation that the new district would be residential only. Zoning Administrator Kovnesky answered in the affirmative.

Alderman Guzikowski asked how the site would be accessed. Zoning Administrator Kovnesky explained that access would be gained from 27<sup>th</sup> Street, on the south end of the parcel.

Alderman Guzikowski asked if the Fire Department would need more than one (1) access road. Senior Planner Papelbon explained that emergency access would be reviewed further if the project were to move forward, but no comments had been made from the Fire Department about the conceptual development plan.

Commissioner Siefert stated his agreement with Alderman Loreck that the concept plan is an improvement from the previous concept plans presented at earlier meetings.

Mayor Bukiewicz asked how the 27<sup>th</sup> Street Overlay district affects the project. Senior Planner Papelbon explained the overlay districts for the City have been absorbed into the base district requirements with the new Zoning Code.

Alfred Placek, 2401 W. Hilltop Ln.:

*"So, the road directly north of this – this plan. First question, is this – is this rental units or is this condominiums that would be sold to owners?"*

Mayor Bukiewicz explained the presented plan is conceptual on the zoning. Senior Planner Papelbon confirmed the agenda item is about zoning the properties.

Mr. Placek:

*"Ok, so that's no – has nothing to do. Alright and this is now, currently zoned commercial along 27<sup>th</sup> street and this would be changing it to two- family – 'cause I saw in the sheet that was sent out, it said single-family residential. And so that has changed from when the mailer went out? It's now two-family?"*

Zoning Administrator Kovnesky explained that the applicant is intending for townhomes to occupy the property. Senior Planner Papelbon explained that upon discussions with staff, the applicant changed to zoning district request to the Rd – 1 district, which would be the best fit for the property.

Mr. Placek:

*“And it’s – is the zoning changing for the whole 1,200 foot deep parcel or just for this front usage? Because the three (3) strips go back like, 1,200 feet.”*

Zoning Administrator Kovnesky explained the next agenda item would determine that answer.

Mr. Placek:

*“So all 1,200 feet going back to almost 20<sup>th</sup> street would be considered that.”*

Zoning Administrator Kovnesky answered in the affirmative, stating that the eastern half of the lot is wetlands.

Mr. Placek:

*“I know, that’s where I live. It’s – it’s very difficult, when it rains that place just turns into a swamp. I can’t imagine, and my concern is the drainage and what would happen to the houses along there if you started filling all that in and pushing all that back.”*

Mayor Bukiewicz confirmed Zoning Administrator Kovnesky’s statement that the entire area will be rezoned to residential.

Mr. Placek:

*“So the whole thing would, okay. Alright, and in the past discussion, and maybe you remember this – maybe you don’t but, you had stated that connecting any of this property to Hilltop Lane was, was something that, that would not ever happen. Correct? Because the traffic on Hilltop Lane, once it was opened up to Tanglewood is horrible and we have drag racing and (inaudible) you’re familiar with our road and the dual levels and, yeah. It’s, it’s – no more (inaudible) we can’t have any more traffic in that area.”*

Mayor Bukiewicz stated that he is not familiar with the connection points in the area.

Mr. Placek:

*“And I don’t – I don’t either. Thank you for your time.”*

Alderman Guzikowski stated his support for the project if it was single-family residential. However, as the district would be changing to two-family residential, his thoughts have changed.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the properties at 9102, 9120, and 9140 S. 27<sup>th</sup> St. be rezoned from B-4, Highway Business and Rs-2, Single-Family Residential to Rd-1, Two-Family Residential after a public hearing.

Alderman Loreck seconded. On roll call: Alderman Guzikowski voted no; all others voted aye. Motion carried.

**MINOR LAND DIVISION**

**ANIL YEPURI**

**9102, 9120, AND 9140 S. 27<sup>TH</sup> ST.**

**TAX KEY NOS. 878-9999-000, 878-9998-000, 878-9997-000**

Zoning Administrator Kovnesky provided an overview of a certified survey map combining the properties (see staff report for details).

Mayor Bukiewicz asked if, once combined, the undeveloped western half of the property would be included in the green space requirements for the development on the east side. Senior Planner Papelbon answered in the affirmative, and explained that the new Code does not include wetlands in the required density calculations. Any development on the rezoned property would need to come before Plan Commission for review and approval.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the Certified Survey Map, submitted by Anil Yepuri, for the properties at 9102, 9120, and 9140 S. 27<sup>th</sup> St. be approved with the following conditions:

1. That the Certified Survey Map is revised to remove the road reservation prior to recording.
2. That the Certified Survey Map is revised to include the required fifteen (15) foot setbacks to the wetlands prior to recording.
3. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Commissioner Siepert seconded. On roll call: Alderman Guzikowski voted no; all others voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 8:09 pm.

ATTEST:

  
\_\_\_\_\_  
Karl Papelbon, Plan Commission Secretary

7-26-22  
\_\_\_\_\_  
Date

## COMMON COUNCIL REPORT

**Item:** Minor Land Divison (Certified Survey Map) - 9102, 9120, and 9140 S. 27<sup>th</sup> St.

**Recommendation:** That the Council adopts Resolution No. 12345-071922, a resolution approving a Certified Survey Map submitted by Anil Yepuri for the properties at 9102, 9120, and 9140 S. 27<sup>th</sup> St. (6<sup>th</sup> Aldermanic District)

**Fiscal Impact:** The proposal is to combine the the properties for the purpose of future single-family attached residential. Future development will yield positive fiscal impact in terms of assessed value, permit fees, and impact fees. This property is part of TID No. 7.

**Critical Success Factor(s):**

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

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**Background:** The Applicant is requesting approval of a Certified Survey Map (CSM) combining and the properties at 9102, 9120, and 9140 S. 27<sup>th</sup> St. This proposal is in conjunction to a request to rezone the parcels that will be reviewed separately by the Council.

Following consolidation, the parcel will be 14.77 acres in size and meets all dimensional requirements for the existing zoning districts, B-4, Highway Business and Rs-2, Single-Family Residential. Additionally, proposed Lot 1 meets all dimensional requirements for the proposed rezone of the parcel to Rd-1, Two-family residential.

Wetlands have been delineated and are shown on the map. However, the required fifteen (15) foot setbacks from the wetlands are not shown on the map. A thirty (30) foot-wide road reservation is also shown on the map on the eastern edge of proposed Lot 1. However, the road reservation shown on the map is not on the subject parcels. Per Certified Survey Map No. 3534, the road reservation is to the east of the subject parcels. This has been attached for Council's reference. Woodland areas that are identified on the northern portion of proposed Lot 1 are to be preserved. After consolidation, the Lot is anticipated for future development of two-family residential. This will require a rezone and additional reviews including but not limited to a Planned Unit Development.

The Plan Commission reviewed this request during their July 12, 2022 meeting, and recommended approval subject to the following conditions:

- 
1. That the Certified Survey Map is revised to remove the road reservation prior to recording.
  2. That the Certified Survey Map is revised to include the required fifteen (15) foot setbacks to the wetlands prior to recording.
  3. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

**Options/Alternatives:** Council has the discretion to approve the Certified Survey Map with conditions, modify the conditions, or deny the request.

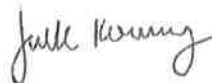
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Prepared and Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Approved:



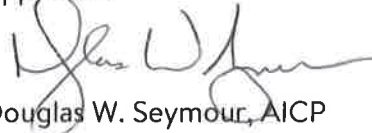
Jack Kovnesky  
Zoning Administrator/Planner

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator / Comptroller

Approved:



Douglas W. Seymour, AICP  
Director of Community Development

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Attachments:

Res. 12345-071922

Location Map

Proposed CSM (4 pages)

Narrative

CSM No. 3534

Concept Plan

RESOLUTION NO. 12345-071922

BY: \_\_\_\_\_

A RESOLUTION APPROVING A CERTIFIED SURVEY MAP FOR  
ANIL YEPURI

9102, 9120, AND 9140 S. 27<sup>th</sup> St.  
(6<sup>th</sup> Aldermanic District)

WHEREAS, ANIL YEPURI , hereinafter referred to as the subdivider, has submitted a certified survey map in compliance with all statutory requirements; and

WHEREAS, the subdivider has complied with all of the applicable ordinances and resolutions of the City of Oak Creek, and

WHEREAS, the Plan Commission has recommended that this certified survey map be approved, subject to the following conditions:

- 1. That the Certified Survey Map is revised to remove the road reservation prior to recording.
- 2. That the Certified Survey Map is revised to include the required fifteen (15) foot setbacks to the wetland prior to recording.
- 3. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

NOW, THEREFORE, BE IT RESOLVED that this certified survey map, in the City of Oak Creek, Wisconsin, is hereby approved by the Common Council subject to the following conditions:

- 1. That the Certified Survey Map is revised to remove the road reservation prior to recording.
- 2. That the Certified Survey Map is revised to include the required fifteen (15) foot setbacks to the wetland prior to recording.
- 3. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 19<sup>th</sup> day of JULY, 2022.

Passed and adopted this 19<sup>th</sup> day of July, 2022.

\_\_\_\_\_  
President, Common Council

Approved this 19<sup>th</sup> day of July, 2022.

\_\_\_\_\_  
Mayor

ATTEST:

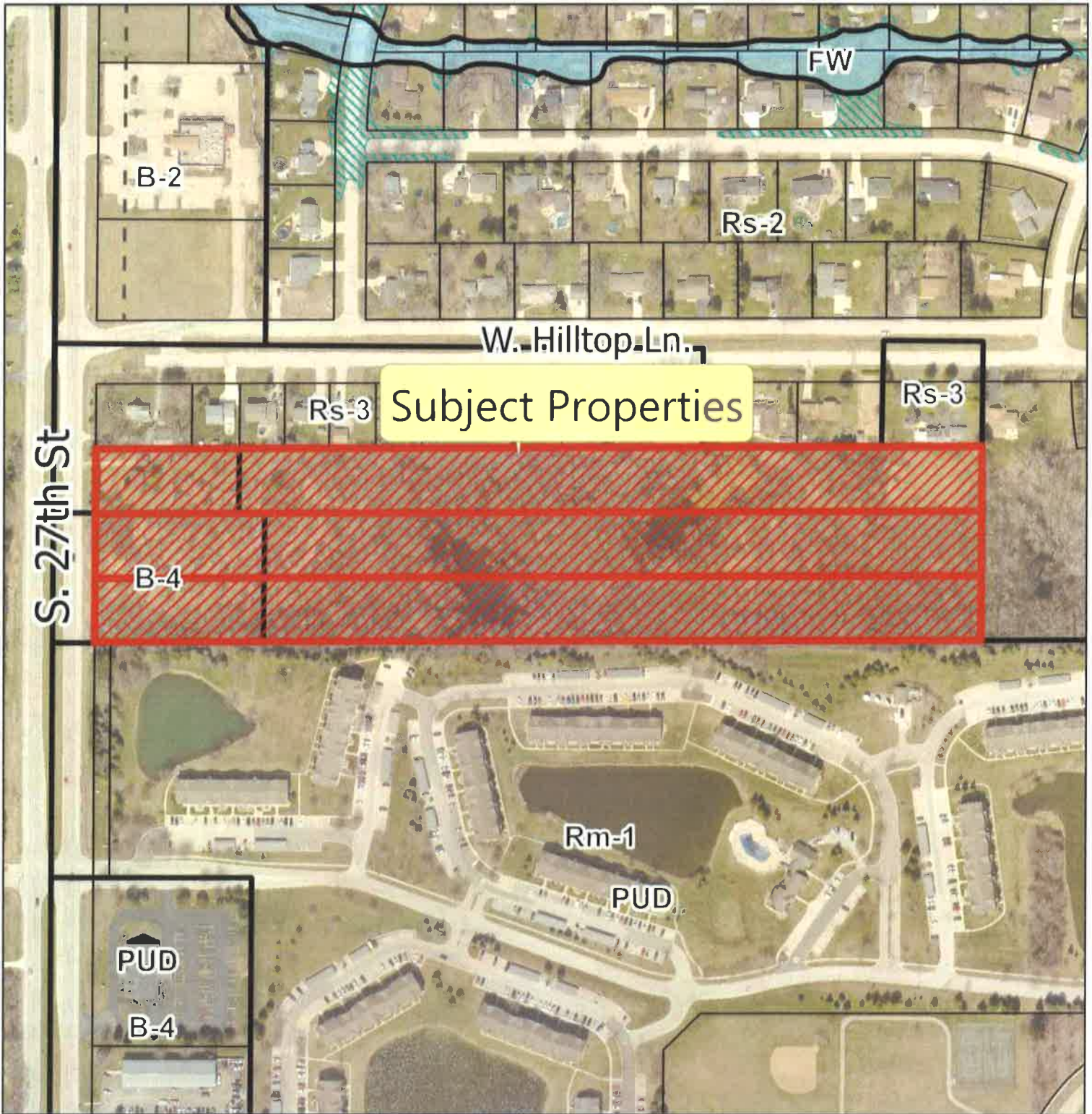
\_\_\_\_\_  
City Clerk

VOTE: Ayes \_\_\_\_ Noes \_\_\_\_



# Location Map

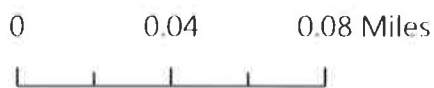
## 9102, 9120, & 9140 S. 27th St.



This map is not a survey of the actual boundary of the property this map depicts



Community Development



### Legend

- Zoning
- Official Street Map
- Floodway
- Flood Fringe
- Parcels
- Subject Properties

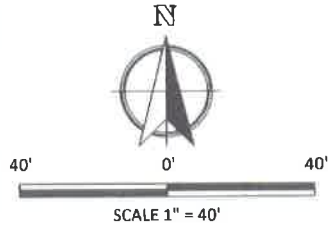




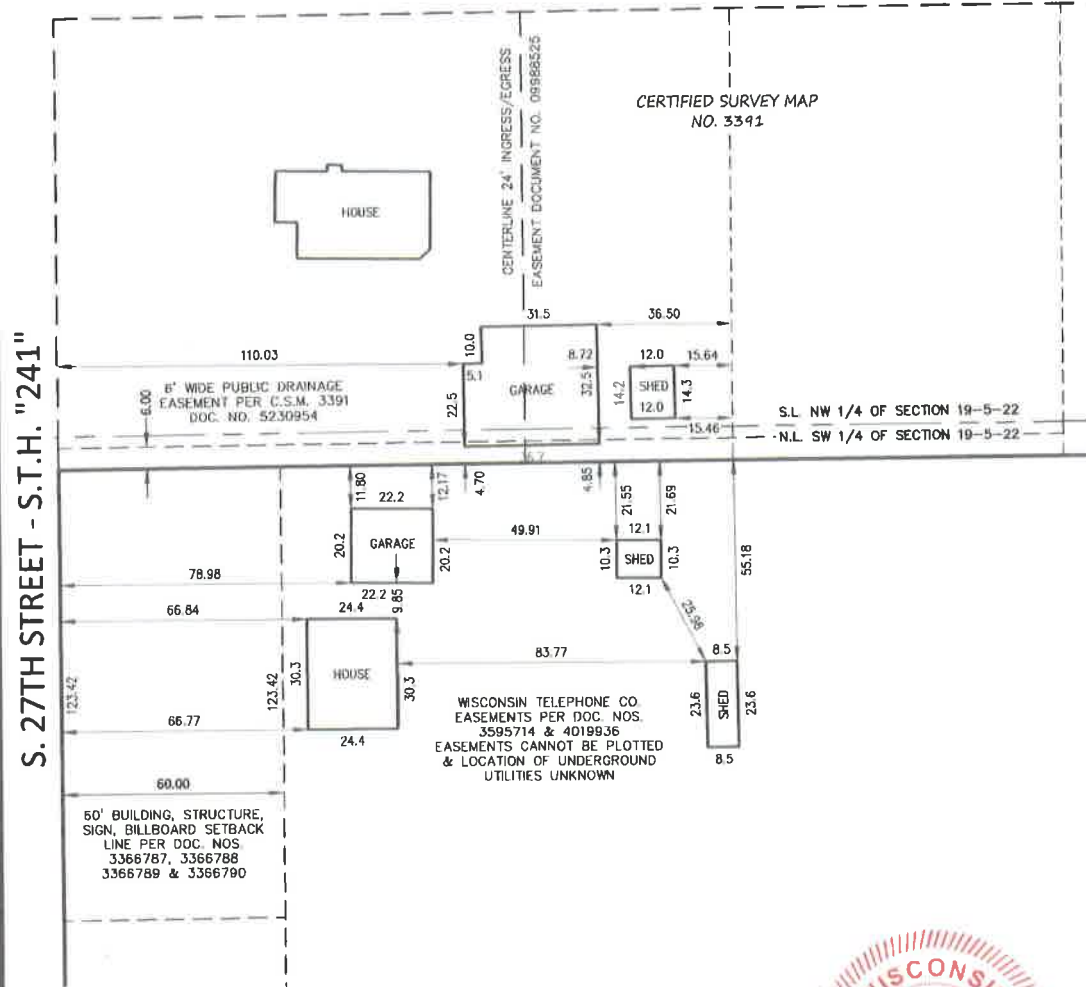
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

**EXISTING BUILDINGS, EASEMENTS & COVENANTS**



**W. HILLTOP LANE**



**S. 27TH STREET - S.T.H. "241"**



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify:

That I have prepared this Certified Survey Map at the direction of Anil Yepuri, Owner; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as:

Part of the Northwest 1/4 and part of the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 5 North, Range 22 East of the Fourth Principal Meridian; more particularly bounded and described as follows: Commencing at the Northwest corner of the Southwest 1/4 of said Section 19; thence N89°18'11"E, 80.00 feet along the North line of the Southwest 1/4 of said Section 19 to a point on the East right-of-way line of South 27th Street - State Trunk Highway "241" (S.T.H. "241"), thence S00°16'55"E, 9.07 feet parallel with the West line of the Southwest 1/4 of said Section 19 and along the East right-of-way line of said South 27th Street - S.T.H. "241" to the point of beginning of this description; thence N89°20'27"E, 1684.84 feet; thence S00°16'55"E, 370.59 feet parallel with the West line of the Southwest 1/4 of said Section 19; thence S89°21'09"W, 1684.84 feet to a point on the East right-of-way line of said South 27th Street - S.T.H. "241"; thence N00°16'55"W, 370.25 feet parallel with the West line of the Southwest 1/4 of said Section 19 and along the East right-of-way line of said South 27th Street - S.T.H. "241" to the point of beginning of this description. Said land being in the City of Oak Creek, County of Milwaukee, State of Wisconsin. Subject to a 30.00 foot wide road reservation over the Easterly 30.00 feet thereof.

Containing 624,082 square feet or 14.327 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter 14 of the City of Oak Creek, Municipal Codes, Land Division and Platting Ordinance, in surveying, dividing, and mapping the same.

June 14, 2022



Mark R. Madsen, P.E., P.L.S. (S-2271)  
Nielsen Madsen & Barber, S.C.  
1458 Horizon Blvd. Suite 200  
Racine, WI 53406  
(262) 634-5588



Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI 53406  
(262)634-5588 | www.nmbc.net

This Instrument was drafted by Mark R. Madsen June 14, 2022

SHEET 3 OF 4  
2009.0045.03 CSM.dwg

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

**OWNERS' CERTIFICATE**

Anil Yepuri, as Owner, hereby certifies that he has caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. He also does further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: City of Oak Creek.

\_\_\_\_\_  
Anil Yepuri

\_\_\_\_\_  
Date

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, Anil Yepuri, to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Commission Expiration

\_\_\_\_\_  
SEAL

**CITY OF OAK CREEK PLAN COMMISSION APPROVAL**

APPROVED as a Certified Survey Map by the Plan Commission of the City of Oak Creek, on \_\_\_\_\_, 2022

\_\_\_\_\_  
Daniel Bukiewicz, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Attested By:

\_\_\_\_\_  
Date

**CITY'S RESOLUTION**

RESOLVED that this Certified Survey Map located in the City of Oak Creek, is hereby approved by the Common Council of the City of Oak Creek, on \_\_\_\_\_, 2022, by Resolution No. \_\_\_\_\_

\_\_\_\_\_  
Daniel Bukiewicz, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Catherine A. Roeske, City Clerk

\_\_\_\_\_  
Date





Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS

June 14, 2022

RE: S 27<sup>th</sup> Single-Family Attached Development  
CSM / Rezoning Petition Request Narrative  
Tax Key Numbers: 8789997000, 8789998000  
& 8789999000

Anil Yepuri, owner of the above-described properties, is proposing a single-family attached residential "condominium" development on S 27<sup>th</sup> Street, just South of W Hilltop Lane. The parcels on which the development will occur are identified as Tax Key Numbers 8789997000, 8789998000, and 8789999000.

A preliminary conceptual plan for the development consisting of ten buildings totaling thirty-six (36) units is attached for reference. The proposed development meets the Single-Family Attached land use classification identified for these properties per the City's recently approved Comprehensive Plan. A certified survey map is proposed to combine the three parcels into a single lot. The development will be served by a 24'-wide private roadway with access off S 27<sup>th</sup> Street.

The three parcels are currently zoned B-4 Highway Business along the S 27<sup>th</sup> Street frontage and Rs-2 & Rs-3 Single Family Residential for the remainder of the land. The parcels are proposed to be rezoned to Rs-3 Single-Family Residential. A Planned Unit Development (PUD) overlay will eventually be applied for once the preliminary engineering is complete.

Each unit will have a two-car garage with space for two additional vehicles to park in the driveway. A mailbox kiosk will be provided along with associated parking. Trash collection will be privately contracted with dumpsters located within an enclosure.



5278690

REGISTER'S OFFICE  
Milwaukee County, WI  
RECORDED AT 11:05 PM

DEC 2 1978  
REEL 1171 IMAGE 961 to 964 Inc  
REGISTER  
OF DEEDS

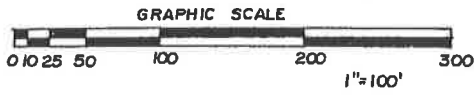
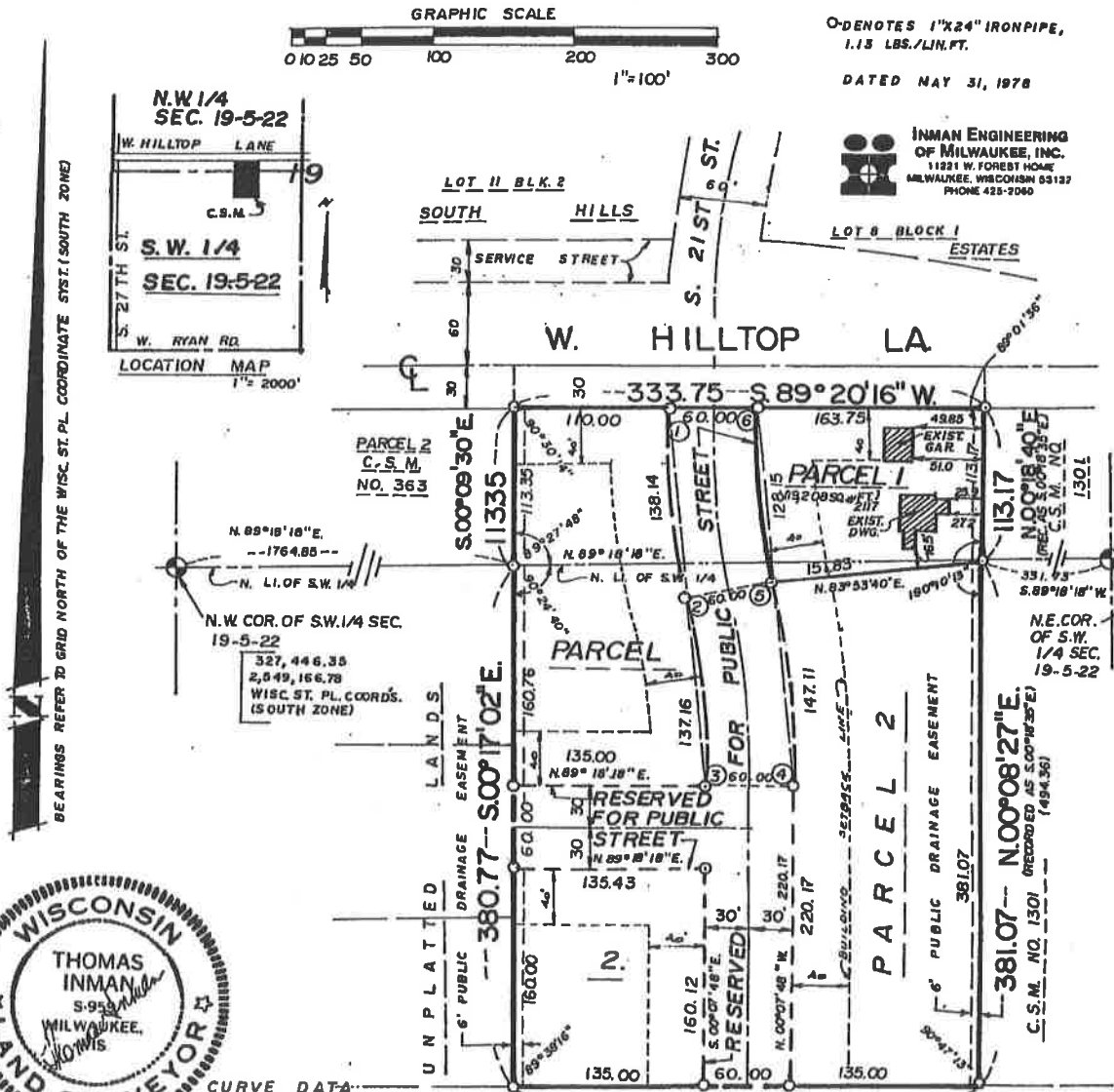
DOC # 5278690 #  
RECORD 5.00  
B CASH B 5.00

CERTIFIED SURVEY MAP NO. 3534

OF A PART OF THE N.W. 1/4 AND S.W. 1/4 OF SECTION 19,  
T. 5 N., R. 22 E., IN THE  
CITY OF OAK CREEK, MILWAUKEE COUNTY, WISC.

#22279 C001 R01 T12:04

DOC 21 78



○ DENOTES 1"X24" IRONPIPE,  
1.13 LBS./LIN.FT.  
DATED MAY 31, 1978

INMAN ENGINEERING  
OF MILWAUKEE, INC.  
11221 W. FOREST HOME  
MILWAUKEE, WISCONSIN 53132  
PHONE 423-3000



CURVE DATA:

CURVE	RADIUS	CHORD	DELTA	BEARING
①-②	829.81	137.98	09°32'17"	N. 05°26'51" W.
②-③	826.78	137.00	09°30'18"	N. 05°26'51" W.
④-⑤	886.78	146.94	09°30'18"	N. 05°26'51" W.
⑤-⑥	768.81	128.00	09°36'16"	N. 05°26'51" W.

5.00

CERTIFIED SURVEY MAP NO.  
 OF A PART OF THE N.W. 1/4 AND S.W. 1/4 OF  
 SECTION 19, TOWN 5 NORTH, RANGE 22 EAST, IN THE  
 CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
 MILWAUKEE COUNTY) SS I, THOMAS D. INMAN, do hereby certify  
 THAT I have surveyed, divided and mapped a part of the N.W. 1/4  
 and S.W. 1/4 of Section 19, Town 5 North, Range 22 East, in the  
 City of Oak Creek, Milwaukee County, Wisconsin, bounded and  
 described as follows:

COMMENCING at a concrete Monument with a brass cap marking  
 the location of the N.W. corner of the S.W. 1/4 of Section 19;  
 thence N. 89°18'18" E., along the North line of the S.W. 1/4 of  
 Section 19, 1,764.85 feet to the point of beginning of the parcel  
 to be described; thence S. 00°17'02" E., 380.77 feet to a point;  
 thence N. 89°21'14" E., 330.00 feet to a point; thence N. 00°08'  
 27" E., 381.07 feet to a point, said point being on the north  
 line of the S.W. 1/4 of Section 19; thence N. 00°18'40" E.,  
 113.17 feet to the South right-of-way line of W. Hilltop Lane;  
 thence S. 89°20'16" W., along said south right-of-way line,  
 333.75 feet to a point; thence S. 00°09'30" E., 113.35 feet to  
 the point of beginning.

RESERVING THEREFROM those portions shown on this map within  
 said description for future street purposes.

THAT I have made this survey, land division and map by the direc-  
 tion of BURTON S. GROSS, and NANCY C. GROSS, his wife, owners of  
 said land.

THAT such map is a correct representation of all the exterior  
 boundaries of the land surveyed, and the land division thereof  
 made.

THAT I have fully complied with the provisions of Chapter 236 of  
 the Wisconsin Statutes and Chapter 18 of the Municipal Code of  
 the City of Oak Creek in surveying, dividing and mapping the same.



*Thomas Inman*  
 THOMAS D. INMAN, RLS-959

OWNERS' CERTIFICATE

AS OWNERS, we hereby certify that we have caused the land  
 described above to be surveyed, divided and mapped as represented  
 on this map in accordance with the requirements of Chapter 18 of  
 the municipal Code of the City of Oak Creek.

WITNESS the hand and seal of said owners this 22nd day of  
 June, 1978.

In the presence of:

*Kathleen Gericke*  
 Kathleen Gericke

*Burton S. Gross*  
 BURTON S. GROSS

*Nancy C. Gross*  
 NANCY C. GROSS



CERTIFIED SURVEY MAP NO.  
OF A PART OF THE N.W. 1/4 AND S.W. 1/4 OF  
SECTION 19, TOWN 5 NORTH, RANGE 22 EAST, IN THE  
CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS PERSONALLY came before me this 22nd  
day of June, 1978, the above named BURTON S. GROSS,  
and NANCY C. GROSS, his wife, to me known to be the persons  
who executed the foregoing instrument and acknowledged the same.

*Vivian M. Abramczyk*  
Vivian M. Abramczyk  
Notary Public, Milwaukee Co. Wis.

My Commission Expires 10-25-81

CONSENT OF MORTGAGEE

SOUTH MILWAUKEE MARINE BANK, a corporation duly organized  
and existing under and by virtue of the laws of the State of  
Wisconsin, mortgagee of the above described land, does hereby  
consent to the surveying, dividing, and mapping of the land  
described on this plat and does hereby consent to the above  
certificate of BURTON S. GROSS and NANCY C. GROSS, his wife,  
owners.

IN WITNESS WHEREOF, the said SOUTH MILWAUKEE MARINE BANK,  
has caused these presents to be signed by John R. Franks,  
its President, and countersigned by Michael J. Falbo, its  
~~Secretary~~ Cashier at South Milwaukee Wisconsin, and its corporate  
seal to be hereunto affixed this 22nd day of June, 1978.

In the presence of:

*Kathleen R. Gericke*

Kathleen R. Gericke

*Thomas J. Marciniak*

Thomas J. Marciniak

SOUTH MILWAUKEE MARINE BANK

*John R. Franks*

John R. Franks President  
Countersigned:

*Michael J. Falbo*

Michael J. Falbo ~~Secretary~~  
Cashier

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS PERSONALLY came before me this 22nd day  
of June, 1978, John R. Franks President  
and Michael J. Falbo, ~~Secretary~~ Cashier of the above named corp-  
oration, to me known to be the persons who executed the foregoing  
instrument and to me known to be such President and Secretary of  
said corporation and acknowledged that they executed the fore-  
going instrument as such officers as the deed of said corporation,  
by its authority.



*Vivian M. Abramczyk*  
Vivian M. Abramczyk  
Notary Public, Milwaukee Co. Wisc.

My Commission Expires October 25, 1981

Sheet 3 of 4  
Job #4958

CERTIFIED SURVEY MAP NO.  
OF A PART OF THE N.W. 1/4 NAD S.W. 1/4 OF  
SECTION 19, TOWN 5 NORTH, RANGE 22 EAST, IN THE  
CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of Oak  
Creek on this 19<sup>th</sup> day of July, 1978.

Donald W. Hermann  
DONALD W. HERMANN, Mayor

Fredrick G. Fairbanks  
FREDRICK G. FAIRBANKS, SECRETARY

COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of Oak Creek,  
on this 3<sup>rd</sup> day of October, 1978, by Resolution No.  
4454-080178.

Donald W. Hermann  
DONALD W. HERMANN, Mayor

La Vern C. Gutknecht  
LA VERN C. GUTKNECHT, City Clerk



This instrument was drafted by:  
THOMAS D. INMAN

Sheet 4 of 4  
Job #4958





**mb**  
 Nielsen Madsen + Barber  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 1458 HORIZON BLVD., SUITE 200, RACINE, WI 53406  
 TEL: (262)634-5588 WEBSITE: WWW.NMBCONET

**S 27TH STREET SINGLE FAMILY ATTACHED DEVELOPMENT CONCEPT PLAN**  
 FOR  
**ANIL YEPURI**  
 CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

**SITE DATA**

**PARCEL NUMBERS:** 878697000  
 878696000  
 878695000

**EXISTING ZONING:** R<sub>4</sub>-4 - HIGHWAY BUSINESS  
 R<sub>2</sub>-2 - SINGLE FAMILY RESIDENTIAL  
 R<sub>1</sub>-1 - SINGLE FAMILY RESIDENTIAL  
 ND - MIXED-USE NEIGHBORHOOD OVERLAY

**PROPOSED ZONING:** R<sub>2</sub>-3 - SINGLE FAMILY RESIDENTIAL

**EXISTING FLOOD ZONE:** NOT IN A FLOOD ZONE

**DEVELOPMENT TYPE:** SINGLE FAMILY ATTACHED

**APPLICANT:** ANIL YEPURI  
 420 WOODLAND CHASE LANE  
 VERNON HILLS, IL 60061  
 224-456-1410

**SURVEYOR/CIVIL ENGINEER:** NIELSEN MADSEN + BARBER  
 1458 HORIZON BOULEVARD  
 SUITE 200  
 RACINE, WI 53406  
 262-634-5588

**EXISTING IMPERVIOUS SURFACE CALCULATIONS**

EXISTING BUILDING/ENCLOSURE:	1,513 S.F.
EXISTING PAVEMENT:	1,285 S.F.
<b>TOTAL IMPERVIOUS SURFACE AREA:</b>	<b>2,798 S.F. = 0.06 AC (0.4%)</b>
TOTAL WETLAND AREA:	84,536 S.F. = 1.94 AC (13.5%)
TOTAL GREEN SPACE AREA:	821,284 S.F. = 14.26 AC (59.6%)
<b>TOTAL PARCEL AREA:</b>	<b>624,082 S.F. = 14.33 AC</b>

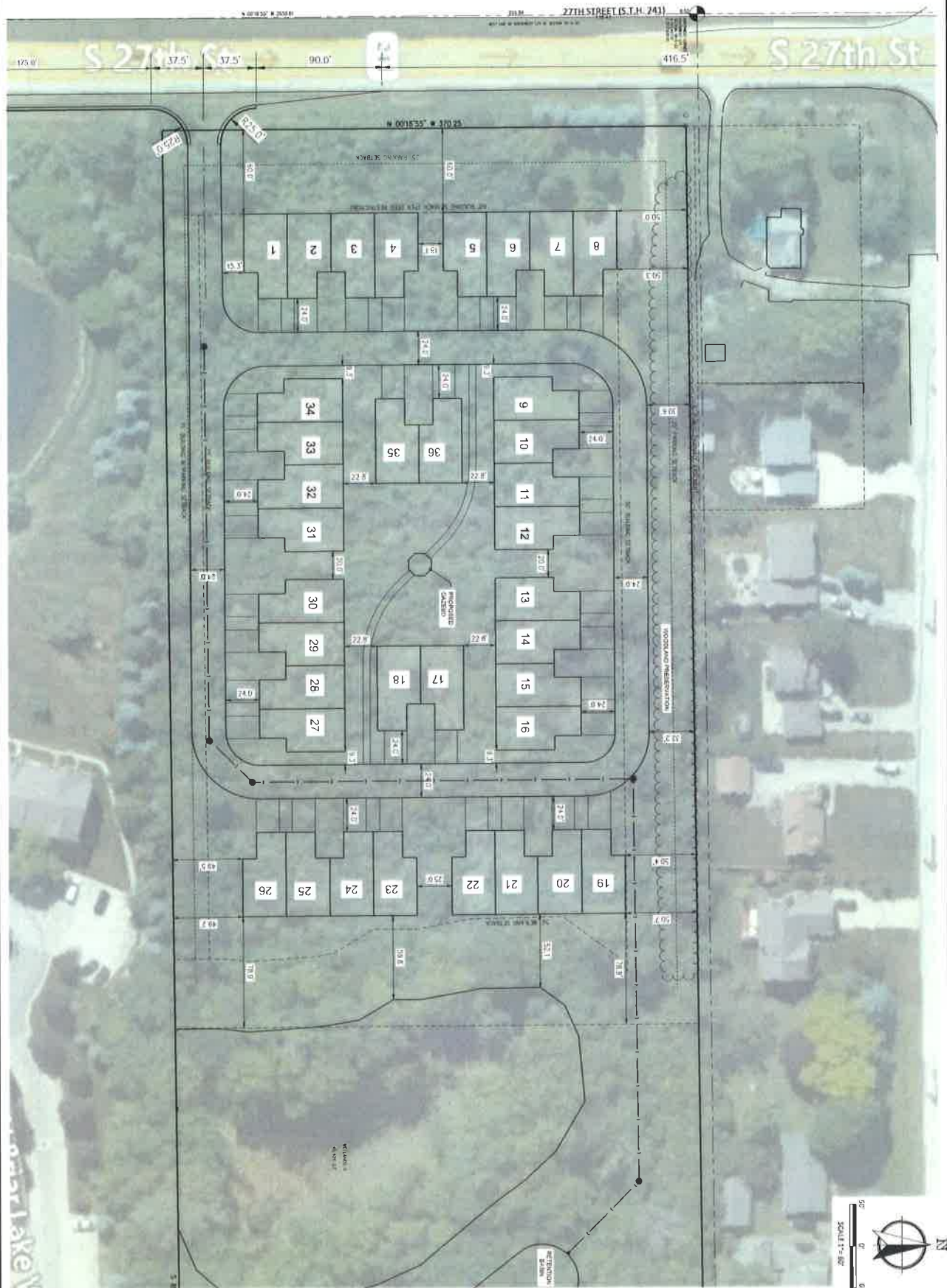
**PROPOSED IMPERVIOUS SURFACE CALCULATIONS**

BUILDING/ENCLOSURE:	45,992 S.F.
PROPOSED PAVEMENT:	49,258 S.F.
<b>TOTAL IMPERVIOUS SURFACE AREA:</b>	<b>95,250 S.F. = 2.19 AC (15.2%)</b>
TOTAL WETLAND AREA:	84,537 S.F. = 1.94 AC (13.5%)
TOTAL GREEN SPACE AREA:	528,832 S.F. = 12.14 AC (84.7%)
<b>TOTAL PARCEL AREA:</b>	<b>624,082 S.F. = 14.33 AC</b>

NO.	DATE

PROJ MGR: \_\_\_\_\_  
 DRAFTER: \_\_\_\_\_  
 DATE: 06-16-2022  
 CHECKED: \_\_\_\_\_  
 DATE: 06-16-2022





NO.	REVISION	DATE	BY

PROJECT NO.	2009.0045.03
DATE	06/11/09
SCALE	AS SHOWN
DESIGNED BY	ANIL YEPURI
CHECKED BY	ANIL YEPURI
DATE	06/11/09

**S 27TH STREET SINGLE FAMILY  
 ATTACHED DEVELOPMENT**  
 ENLARGED CONCEPT PLAN  
 FOR  
**ANIL YEPURI**  
 CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

Nielsen Madsen + Barber  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 1358 Marlow Blvd. Suite 200, Racine, WI 53406  
 Tele: (262)614-5588 Website: www.nmbvc.net



TO BE PUBLISHED AUGUST 3 & 10, 2022

OFFICIAL NOTICE

**NOTICE OF PUBLIC HEARING  
BEFORE THE OAK CREEK COMMON COUNCIL**

**PURPOSE:**

The purpose of this public hearing is to consider a request submitted by Abdul Jawad, United Auto Leasing, dba Prestige Motors, to rezone the property at 150 W. Ryan Rd. from B-3, Office & Professional Business to B-4, Highway Business (NO CHANGE to the FW, Floodway or FF, Flood Fringe districts), with a Conditional Use Permit for vehicle sales (wholesale).

**Hearing Date:** September 6, 2022

**Time:** 7:00 PM

**Place:** Oak Creek Civic Center (City Hall)  
8040 South 6<sup>th</sup> Street  
Oak Creek, WI 53154  
Common Council Chambers

**Applicant(s):** Abdul Jawad, United Auto Leasing, dba Prestige Motors

**Property Owner(s):** United Auto Leasing

**Property Location(s):** 150 W. Ryan Rd.

**Tax Key(s):** 875-9004-002

**Legal Description:**

CSM NO. 4456 PARCEL 1 & THE E 65 FT OF PARCEL 2 SE 1/4 SEC 20-5-22 EXC SOUTH 5 FT CONV TO STATE OF WI DOT FOR ST IN DOC NO 10287757.

The Common Council has scheduled other public hearings for September 6, 2022 at 7:00 PM. This hearing may begin at 7:00 PM or as soon as possible following the conclusion of other public hearings.

Any person(s) with questions regarding the proposed change may call the Department of Community Development at (414) 766-7000, during regular business hours.

Date of Notice: July 27, 2022  
CITY OF OAK CREEK COMMON COUNCIL  
By: Daniel J. Bukiewicz, Mayor

**PUBLIC NOTICE**

PLEASE NOTE: Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, or by writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.

## COMMON COUNCIL REPORT

**Item:** Rezone and Conditional Use Permit – 150 W. Ryan Rd. - Abdul Jawad, United Auto Leasing, dba Prestige Motors

**Recommendation:** That the Council considers Ordinance 3052, an ordinance to rezone the property at 150 W. Ryan Rd. from B-3, Office & Professional Business to B-4, Highway Business (NO CHANGE to the FW, Floodway or FF, Flood Fringe Districts), with a Conditional Use Permit for vehicle sales (wholesale). (3rd Aldermanic District)

**Fiscal Impact:** Approval would allow for the use of an existing vacant commercial building (former financial institution) and lot for vehicle sales. Further reviews by the Plan Commission for any site, building, landscaping/screening, lighting, and signage modifications will be required, along with associated permits. Fees for such reviews and permits would yield positive financial impacts. This property is not currently part of a TID.

**Critical Success Factor(s):**

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

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**Background:** The Applicant is requesting that the property at 150 W. Ryan Rd. be rezoned from B-3, Office & Professional Business to B-4, Highway Business, with a Conditional Use Permit for vehicle sales (wholesale). Both vehicle sales and wholesale uses are Conditional Uses in the B-4, Highway Business district. The Land Use Plan within the Comprehensive Plan identifies this parcel as appropriate for future commercial (re)development outside of floodplain and floodway areas.

Per the submitted narrative, the proposal includes online wholesale of vehicles, with limited in-person transactions at the site. Deliveries are anticipated once per week, although the narrative does not specify whether the deliveries would be during the proposed office hours or after hours. Up to four (4) employees are anticipated onsite at any given time, and office hours between 8:00 AM and 6:00 PM Monday through Saturday are by appointment.

This proposal was presented for initial feedback during a non-binding consultation with the Plan Commission at their January 11, 2022 meeting. Comments and concerns in the staff report for that consultation included the following:

- The location does not appear to be appropriate for an auto dealership, nor would staff be in a position to recommend approval of such a use, especially given the limited information provided. This is a property that does not currently meet minimum requirements for pavement setbacks and sign setbacks.
  - o Staff still have concerns that an auto dealership of any kind in this location is not appropriate given the existing configuration of the lot, lack of turning movements to indicate safe and adequate circulation



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both onsite and from Ryan Rd., the surrounding neighborhood uses, and the location on a State Highway (HWY 100/Ryan Rd.) without WisDOT comments on access.

- o A revised conceptual site plan indicates that the existing sign would be removed and replaced with landscaping. No details for the proposed landscaping in that area have been submitted, and the plans still show asphalt up to the property line in the location of the former second driveway access (removed during the Ryan Road reconstruction project completed in 2015).

- The existing sign would need to be removed and a new monument sign located in conformance with setback requirements.

- o A revised conceptual site plan indicates that the existing monument sign will be relocated onsite to conform to minimum required setbacks. No additional details for the proposed sign have been submitted.

- Landscaping, including for parking lots and vehicle display area screening, will be required. A transition area is required between this property and the property to the east. Parking stalls would likely be lost to meet the transition landscape area requirements.

- o Although a revised conceptual site plan indicates that the existing parking stalls along the east property line would be removed and landscaping installed, there are no details regarding the width of the landscape transition area (min. required = 10 feet per Code). There is no indication from the submitted plan or the narrative

- How the vehicles sold online will be delivered to the site.
- When the vehicles sold online or any inventory acquired will be delivered to the site.
- How many vehicles sold online or inventory acquired will be delivered to the site per week or per delivery.

- Whether and where the vehicles sold online or inventory acquired will be stored onsite.

- If vehicles are to be stored onsite, the maximum length of time they will be onsite.

- All proposed exterior light fixtures must be shielded, cutoff fixtures directed downward.

- o No information has been provided regarding the existing or proposed light fixtures.

- Although the submitted narrative states that the existing dumpsters would remain in the current location, an enclosure located in conformance with setbacks will be required.

- o The revised conceptual plan indicates that the trash enclosure would be located at the northwest corner of the parking lot; however, no details have been provided regarding the size, materials, or landscaping for the enclosure.

After careful consideration at the June 14, 2022 meeting, and without the benefit of a representative at the meeting to answer questions, the Plan Commission unanimously voted against recommending approval to the Common Council for the following reasons:

- Concerns for traffic and site circulation - lack of turning movements to indicate safe and adequate circulation both onsite and from Ryan Rd., and the location on a State Highway (HWY 100/Ryan Rd.) without WisDOT comments on access.

- No information regarding

- o How the vehicles sold online will be delivered to the site.

- 
- o When the vehicles sold online or any inventory acquired will be delivered to the site.
  - o How many vehicles sold online or inventory acquired will be delivered to the site per week or per delivery.
  - o Whether and where the vehicles sold online or inventory acquired will be stored onsite.
  - o If vehicles are to be stored onsite, the maximum length of time they will be onsite.
  - No information regarding whether the use would include auto repair. Autobody repair requires a Conditional Use Permit in the B-4, Highway Business district. Should the Conditional Use Permit be recommended for approval, the Conditions and Restrictions will include prohibitions on vehicle repairs, storage of junk or unlicensed vehicles, storage of equipment, and related.

The Applicant has requested Common Council consideration of the proposal without the Plan Commission's recommendation of approval. They have offered the following information in support of their request:

- "We will comply with all City zoning and construction codes and ordinances when we submit the full construction plans."
- "Detailed plans addressing the exterior detailed lighting fixture, the sign, the trash enclosure and more detailed landscaping plans will be submitted once we receive an initial approval from the City Council."
- "We will provide full construction plans (architectural, structural and civil plans) once we have the initial OK from the City. However, we believe the attached plans are sufficient to address your concerns and to provide enough initial information on how we want to proceed and operate this project."
- No auto repairs or detailing will be conducted onsite.
- Vehicles sold online will be driven to the site from the reconditioning shop.
- Vehicles sold online / inventory acquired will be delivered to the site "upon customer arrival to the site to pick up the car."
- The number of vehicles sold online or inventory acquired will be delivered to the site based on purchases. For example, if one (1) vehicle sold in a day, that one (1) vehicle would be delivered to the site that day.
- In response to the question of whether and where the vehicles sold online or inventory acquired will be stored onsite: "Maximum number of cars (allowed by the city) will be stored in the back of the building with a few cars on display in the front of the building."
- The maximum length of time vehicles would be stored onsite would be 90 days, as those not sold in 90 days will be taken back to auction for sale.

The plans that were included in the email with the information above have not been substantially revised from what was reviewed by the Plan Commission at the June 14, 2022 meeting such that they still do not meet Code requirements for issuance of a Conditional Use Permit. The requested B-4, Highway Business zoning substantially conforms to the adopted Comprehensive Plan, which identifies the property as Commercial as previously stated. However, the information presented by the Applicant for the proposed Conditional Use for automobile sales does not instill confidence that this use will ultimately reflect community standards as stated in Goal 1: Objective 2 of the Economic Development Framework in the adopted Comprehensive Plan. Therefore, due to the outstanding aforementioned questions and concerns for the proposal, staff cannot support the request.

**Options/Alternatives:** Council has the discretion to approve or not approve the proposed rezone and/or Conditional Use Permit request. Below are two (2) options for consideration:

1. Concurrence with Staff - Should the Council concur with staff and not support the proposal, the suggested motion would be for denial citing specific reasons upon which the denial was based.

Per Section 17.0804(e)(3) of the Municipal Code: A conditional use permit may be granted upon finding in the review of the application that all applicable use specific provisions per Article 4 of [this] Zoning Ordinance as well as the following criteria are met. A negative finding of fact on any of the following criteria shall require a negative vote on the application as a whole.

o Section 17.0804(e)(3)(a) - The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.

> As stated in the above report, staff and the Plan Commission were unable to determine from the information presented by the Applicant whether the proposed use would meet this Code Section. Concerns remain regarding the existing configuration of the lot, lack of turning movements to indicate safe and adequate circulation both onsite and from Ryan Rd., impact to the surrounding neighborhood uses, and the location on a State Highway (HWY 100/Ryan Rd.) absent WisDOT comments on access.

o Section 17.0804(e)(3)(b) - The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

> As stated in the above report, staff and the Plan Commission were unable to determine from the information presented by the Applicant whether the proposed use would meet this Code Section. Concerns remain regarding whether the proposal would have negative impacts to surrounding properties, particularly with regard to access and deliveries of vehicles to the site. It remains unclear during what hours deliveries of vehicles would occur, whether the delivery of vehicles could safely access the site in its current configuration, and whether there are potential impacts to State Highway 100/Ryan Rd. Section 17.0502(c)(2) of the Municipal Code states: "All loading areas shall be located on the private lot and shall not be located within, or so as to interfere with, any public right-of-way, off-street parking area, or pedestrian circulation area."

o Section 17.0804(e)(3)(c) - Adequate utilities, access roads, drainage, parking supply, internal circulation improvements, including but not limited to vehicular, pedestrian, bicycle, and other necessary site improvements have been or are being provided.

> As stated in the above report, staff and the Plan Commission were unable to determine from the information presented by the Applicant whether the proposed use would meet this Code Section. It remains unclear whether the existing and proposed layout would be adequate for internal circulation for delivery vehicles, and whether there are potential impacts to the pedestrian sidewalk and State Highway 100/Ryan Rd. No loading areas have been identified in the proposed concept plan, nor have turning movements been provided to indicate that deliveries of vehicles could be made safely to the site in accordance with the Code Sections below.

▪ Section 17.0502(c)(2) of the Municipal Code states: "All loading areas shall be located on the private lot and shall not be located within, or so as to interfere with, any public right-of-way, off-street parking area, or pedestrian circulation area."

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▪ Section 17.0502(d) of the Municipal Code states: "Adequate space for standing, turning, loading, and unloading services shall be provided in a manner that does not interfere with required off-street parking areas, pedestrian circulation areas, and with the public use of streets or alleys."

▪ Section 17.0502(e) of the Municipal Code states: "Each loading berth shall be located so as to facilitate access to a public street or alley and shall not interfere with other vehicular or pedestrian traffic and shall not interfere with the function of parking areas. In no instance shall loading areas rely on backing movements into public rights-of-way."

o Section 17.0804(e)(3)(d) - Measures have been or will be taken to provide adequate ingress and egress and designed to minimize traffic congestion and to ensure public safety and adequate traffic flow, both on-site and on the public streets.

> As stated in the above report, staff and the Plan Commission were unable to determine from the information presented by the Applicant whether the proposed use would meet this Code Section. No loading areas have been identified in the proposed concept plan, nor have turning movements been provided to indicate that deliveries of vehicles could be made safely to the site in accordance with the aforementioned Code Sections, nor have any review comments on the proposal been received from WisDOT regarding impacts to State Highway 100/Ryan Rd.

Section 17.0804(e)(3)(e) - The conditional use conforms to all applicable regulations of the district in which it is located.

> As stated in the above report, staff and the Plan Commission were unable to determine from the information presented by the Applicant whether the proposed use would meet this Code Section. The site plan, although not required to be finalized as part of a Conditional Use Permit review, has not provided sufficient details to indicate compliance with aforementioned Code Sections.

2. Approval - Should the Council determine that the proposed request for both the Rezone and Conditional Use Permit is acceptable, the suggested motion would be to approve Ordinance 3052, an ordinance to rezone the property at 150 W. Ryan Rd. from B-3, Office & Professional Business to B-4, Highway Business (NO CHANGE to the FW, Floodway or FF, Flood Fringe Districts), with a Conditional Use Permit for vehicle sales (wholesale).

The approval of the rezone and Conditional Use Permit would allow for the redevelopment/reuse of an existing, vacant building and property. Denial would result in the property remaining in its present condition.

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



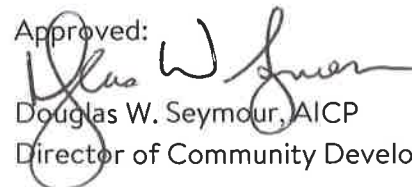
Kari Papelbon, CFM, AICP  
Senior Planner

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator / Comptroller

Approved:



Douglas W. Seymour, AICP  
Director of Community Development

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Attachments:

Ord. 3052

Location Map

Project Narrative & Email Dated 8-26-22 (2 pages)

Concept Site Plan and Elevation (2 pages)

Plan Commission Meeting Minutes (June 14, 2022)

ORDINANCE NO. 3052

By: \_\_\_\_\_

AN ORDINANCE TO REZONE THE PROPERTY AT 150 W. RYAN RD. FROM B-3, OFFICE & PROFESSIONAL BUSINESS TO B-4, HIGHWAY BUSINESS (NO CHANGE TO THE FW, FLOODWAY OR FF, FLOOD FRINGE DISTRICTS), WITH A CONDITIONAL USE PERMIT FOR VEHICLE SALES (WHOLESALE)

(3<sup>rd</sup> Aldermanic District)

WHEREAS, ABDUL JAWAD, UNITED AUTO LEASING (DBA PRESTIGE MOTORS), has applied for rezoning the property at 150 W. Ryan Rd. from B-3, Office & Professional Business to B-4, Highway Business (NO CHANGE to the FW, Floodway or FF, Flood Fringe Districts), with a Conditional Use Permit for vehicle sales (wholesale);

WHEREAS, the property is more precisely described as follows:

CSM NO. 4456 PARCEL 1 & THE E 65 FT OF PARCEL 2 SE 1/4 SEC 20-5-22 EXC SOUTH 5 FT CONV TO STATE OF WI DOT FOR ST IN DOC NO 10287757.

WHEREAS, the Plan Commission reviewed the application at their June 14, 2022 meeting and has recommended that the Conditional Use not be approved; and

WHEREAS, the Common Council held a public hearing on said application on September 6, 2022 at which time all interested parties appeared and were heard; and

WHEREAS, following said public hearing, the Common Council is of the opinion that the best interests of the City would be served if the B-4, Highway Business (NO CHANGE to the FW, Floodway or FF, Flood Fringe Districts) rezoning and Conditional Use Permit were approved for the lands hereinabove described, subject, however, to the imposition of certain conditions and restrictions on the design, construction, location and operation of the Conditional Use.

NOW, THEREFORE, the Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION 1: To promote the general welfare, public safety and general planning within the City of Oak Creek, the lands hereinabove described are hereby rezoned to B-4, Highway Business (NO CHANGE to the FW, Floodway or FF, Flood Fringe Districts), and the Zoning Map of Chapter 17 of the Municipal Code is amended to reflect the rezoning.

SECTION 2: The Common Council directs the Plan Commission to prepare and approve conditions and restrictions consistent with the use for vehicle sales (wholesale) and consistent with past practices of the City, and upon review of the conditions and restrictions by the Plan Commission this ordinance shall be further reviewed by the Common Council for the purpose of incorporating the conditions and restrictions.

SECTION 3: All ordinances or parts of ordinances and Zoning District Maps made a part of Chapter 17 of the Municipal Code of the City of Oak Creek in conflict herewith are hereby repealed.

SECTION 4: The several sections of this ordinance are declared to be severable. If any section shall be declared, by a decision of a court of competent jurisdiction, to be invalid, such decision shall not affect the validity of other provisions of this ordinance.

SECTION 5: This ordinance shall take effect and be in force after its passage and publication.

Passed and adopted this 6th day of September, 2022.

\_\_\_\_\_  
President, Common Council

Approved this 6th day of September, 2022.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

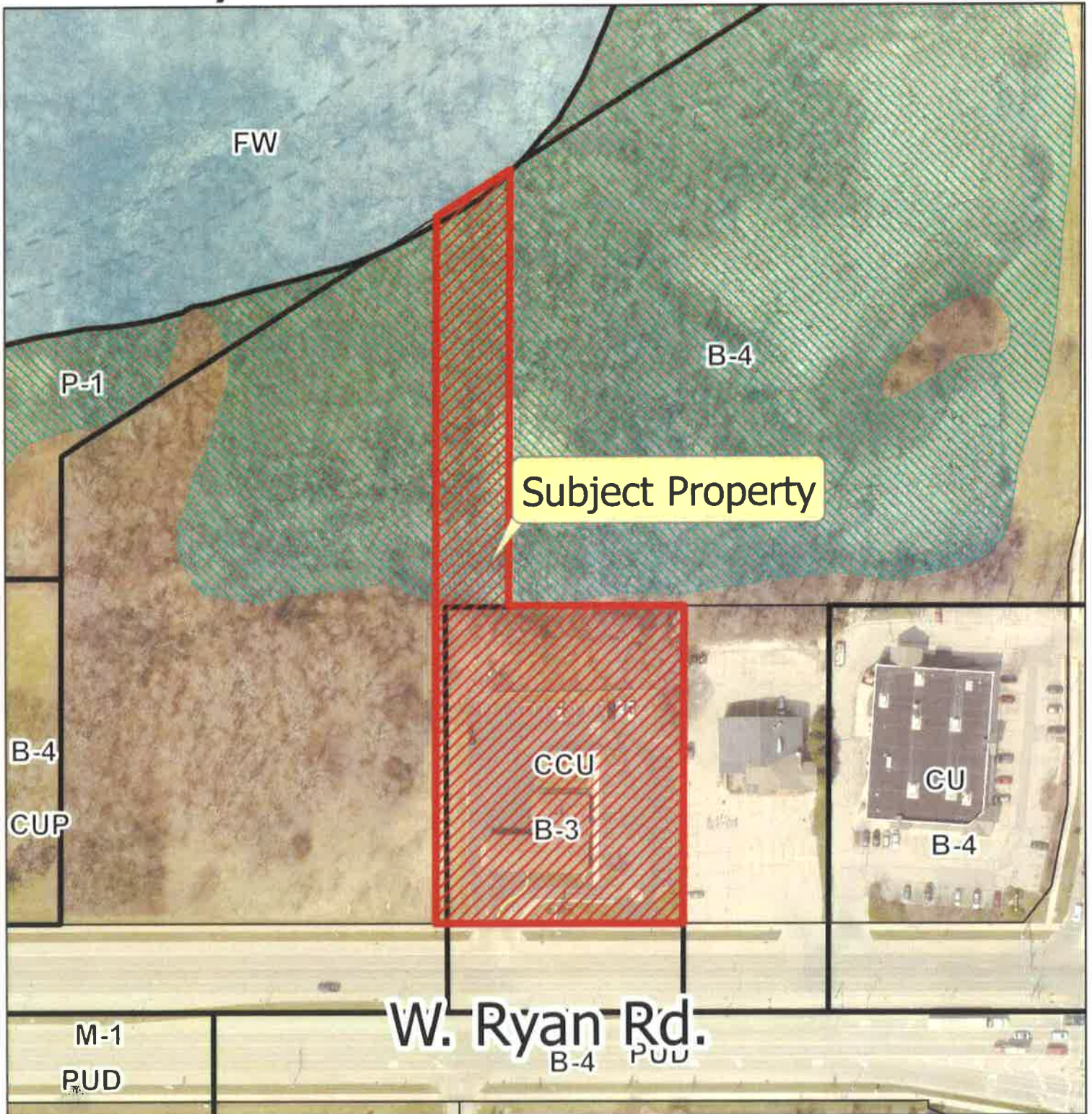
VOTE: Ayes \_\_\_\_\_ Noes \_\_\_\_\_

DRAFT









# Location Map

## 150 W. Ryan Rd.



*This map is not a survey of the actual boundary of the property this map depicts*

### Legend

-  Zoning
-  Official Street Map
-  Floodway
-  Flood Fringe
-  Parcels
-  150 W. Ryan Rd.



Community Development



# ETn ENGINEERING

ARCHITECTURE. CIVIL ENGINEERING. CONSTRUCTION MANAGEMENT

[emadnadi@etnengineering.com](mailto:emadnadi@etnengineering.com)

2504 W Bridge Street, Milwaukee WI 53221

414. 324.4129

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Tuesday, June 7, 2022

Subject: Application is for rezoning from B-3 to B-4 and Conditional Use Permit for a car dealership for the property located at 150 W Ryan Rd.

The subject property owned by United Auto Leasing, dba Prestige Motors, is zoned B-3, Office, and Professional Business.

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- Proposal: Is to convert the current business operated as credit union to online auto wholesale dealership. The sale transactions are proposed to be commenced online. This minimizes the in-person traffic to the business.
- Plan and hours of operation:
  - By appointment Monday – Saturday: 8:00 AM – 6:00 PM
  - Sunday: Closed
- Frequency of deliveries to site: Once per week
- Number of employees (total and per shift): 4 employees
- In person sale transactions are limited. Most sales are proposed to be online.
- Interior alterations are very limited. Exterior alteration to the covered drive through area which includes removing the concrete islands and enclose area by new matching walls. A new storefront facing the southern wall of the building is proposed.
- The existing dumpster area to remain as shown on the plan with a new trash enclosure. The details of the trash enclosure will be submitted when the building permit plans are submitted.
- A pavement strip along the east line of the property will be removed and replaced with landscaping to create a transition area per table 17.0505(b)(4)(b). The current transition area is approximately 8 feet wide.
- The existing signage will be relocated to meet the zoning setback of the property. A new location is shown on the plan at 10' min from the front lot line. The structural and architectural details of the new signage will be provided when the building permit application is submitted.



## Kari Papelbon

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**From:** emad nadi <emadnadi@etnengineering.com>  
**Sent:** Friday, August 26, 2022 3:04 PM  
**To:** Kari Papelbon  
**Cc:** jawadmotors@gmail.com; Jack Kovnesky; Rich Duchniak; Dream House Realities; Ron Isslleb; Mahmoud Saed; Mohamad Khalek; Doug Seymour  
**Subject:** Re: [EXTERNAL] Re: Oak Creek Plan Commission Action

Good morning Kari

I am responding to your email dated July 25th. It is my understanding that the hearing date is **September 6, 2022 . But no time was provided. .**

Attached you can see an updated plan addressing your concerns as described in the Plan Commission Report: It is my understanding that we are submitting conceptual plans at this point. We will comply with all City zoning and construction codes and ordinances when we submit the full construction plans .

Detailed plans addressing the exterior detailed lighting fixture, the sign , the trash enclosure and more detailed landscaping plans will be submitted once we receive an initial approval from the City Council. We will provide full construction plans ( architectural, structural and civil plans) once we have the initial OK from the City. However, we believe the attached plans are sufficient to address your concerns and to provide enough initial information on how we want to proceed and operate this project.

As far as the other concerns , please see the answers as received from the owner ( Below)

**No auto repairs or detailing will be conducted onsite**

- ♣ How the vehicles sold online will be delivered to the site.
  - Will be driven to the site from the reconditioning shop.
- ♣ when the vehicles sold online or any inventory acquired will be delivered to the site.
  - Upon customer arrival to the site to pick up the car
- ♣ how many vehicles sold online or inventory acquired will be delivered to the site per week or per delivery.
  - Based on purchases. Example, if one car sold that day then one car will be delivered to the site that day.
- ♣ whether and where the vehicles sold online or inventory acquired will be stored onsite.
  - Maximum number of cars (allowed by the city) will be stored in the back of the building with a few cars on display in the front of the building.
- ♣ if vehicles are to be stored onsite, the maximum length of time they will be onsite
  - If cars not sold in 90 days then it will be taken back to the auction to be sold there

On Mon, Jul 25, 2022 at 11:55 AM Kari Papelbon <[kpapelbon@oakcreekwi.gov](mailto:kpapelbon@oakcreekwi.gov)> wrote:

Thank you for confirming your availability for a **September 6, 2022 hearing date**. We will prepare notice for that shortly. Any items that you wish to submit in support of your request must be received by email no later than **Friday, August 26 before 4:00 PM**. You may email those items directly to me and they will be made part of the staff report. Information and plans addressing the concerns included in the staff report and raised by the Plan Commission as part of the June 14, 2022 review would be appreciated. Please see the attached for reference.

If you have additional questions, do not hesitate to email me.





**EXCERPTED MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, JUNE 14, 2022**

Mayor Bukiewicz called the meeting to order at 6:01 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Kiepczynski, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Also present: Kari Papelbon, Senior Planner, and Mike Havey, Assistant Fire Chief. Commissioner Carrillo and Commissioner Oldani were excused.

**REZONE/CONDITIONAL USE PERMIT  
BY ABDUL JAWAD, UNITED AUTO LEASING DBA PRESTIGE MOTORS  
150 W. RYAN RD.  
TAX KEY NO. 875-9004-002**

Senior Planner Papelbon provided an overview of a request to rezone the property to B-4, Highway Business with a Conditional Use Permit for vehicle sales on the property (see staff report for details). She stated that staff do not support approval of the request as there are too many concerns and unanswered questions regarding the location/site, monument sign, landscaping, and operational details of the development.

Commissioner Chandler asked what the Applicant's feedback has been to staff's concerns. Senior Planner Papelbon stated there has been no communication with the Applicant since the staff report was written.

Commissioner Siefert asked if the Applicant currently owns the property. Senior Planner Papelbon answered in the affirmative.

Alderman Guzikowski voiced his concern about this project not representing Oak Creek well, stating the project does not have his support.

Alderman Loreck stated that he supported staff's concerns over the lack of information about the operation.

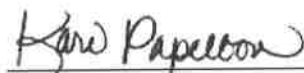
Commissioner Hanna stated the location would not be suitable for this type of business, and does not support the project.

Mayor Bukiewicz also voiced his support for the staff's concerns.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the property at 150 W. Ryan Rd. be rezoned from B-3, Office & Profession Business to B-4, Highway Business (NO CHANGE to the FW, Floodway or FF, Flood Fringe districts), with a Conditional Use Permit for vehicle sales (wholesale), after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission's review at the next meeting (June 28, 2022).

Commissioner Hanna seconded. Roll call: all voted no. Motion denied.

ATTEST:



Kari Papelbon, Plan Commission Secretary

6-28-22

Date



**COMMON COUNCIL REPORT**

**Item:** Annual Tax Increment District (TID) Review Presentation

**Recommendation:** N/A

**Fiscal Impact:** N/A

**Critical Success Factor(s):**

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

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**Background:** The Common Council has requested an annual report from the City Administrator's Office outlining the status of all Tax Increment Districts (TIDs). The attached presentation not only provides the present financial conditions of the City's TIDs, but also serves as a brief TIF education to the public. Further, this presentation demonstrates the Common Council and Administration's commitment to financial transparency, as espoused in the City's Strategic Action Plan, regarding our use and administration of TIDs (and other financial matters).

**Options/Alternatives:** N/A

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared and Fiscal Review:



Maxwell Gaggin, MPA  
Assistant City Administrator / Comptroller

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Attachments: Annual Tax Increment District (TID) Presentation



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# Annual Tax Increment District (TID) Review

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September 6, 2022

# Presentation Outline

- Overview/Understanding of Tax Increment Financing (TIF)
- The 12% Test
- Status of Oak Creek's TIDs
- Questions & Answers

# TIF v. TID

- TIF (Tax Increment Financing)
  - An economic development tool available for municipalities to expand its property tax base, where the development would not occur without public assistance
- TID (Tax Increment District)
  - The contiguous geographical area within a municipality identified for development using TIF
  - A TID consists of whole units of property assessed for general property tax purposes not including railroad right of ways, rivers or highways, or wetlands

# TIDs by the Numbers

- As of April 16, 2022, Wisconsin has 1,371 active TIDs
- There are 125 active TIDs in Milwaukee County
  - EVERY city has at least 1 TID
  - Two villages – Bayside and Fox Point – do not have a TID
- As of January 1, 2022, the equalized value of all active TIDs in Wisconsin was \$47.0 billion
- The **ONLY** meaningful tool available to Wisconsin municipalities to engage in economic development

# Common Misconceptions

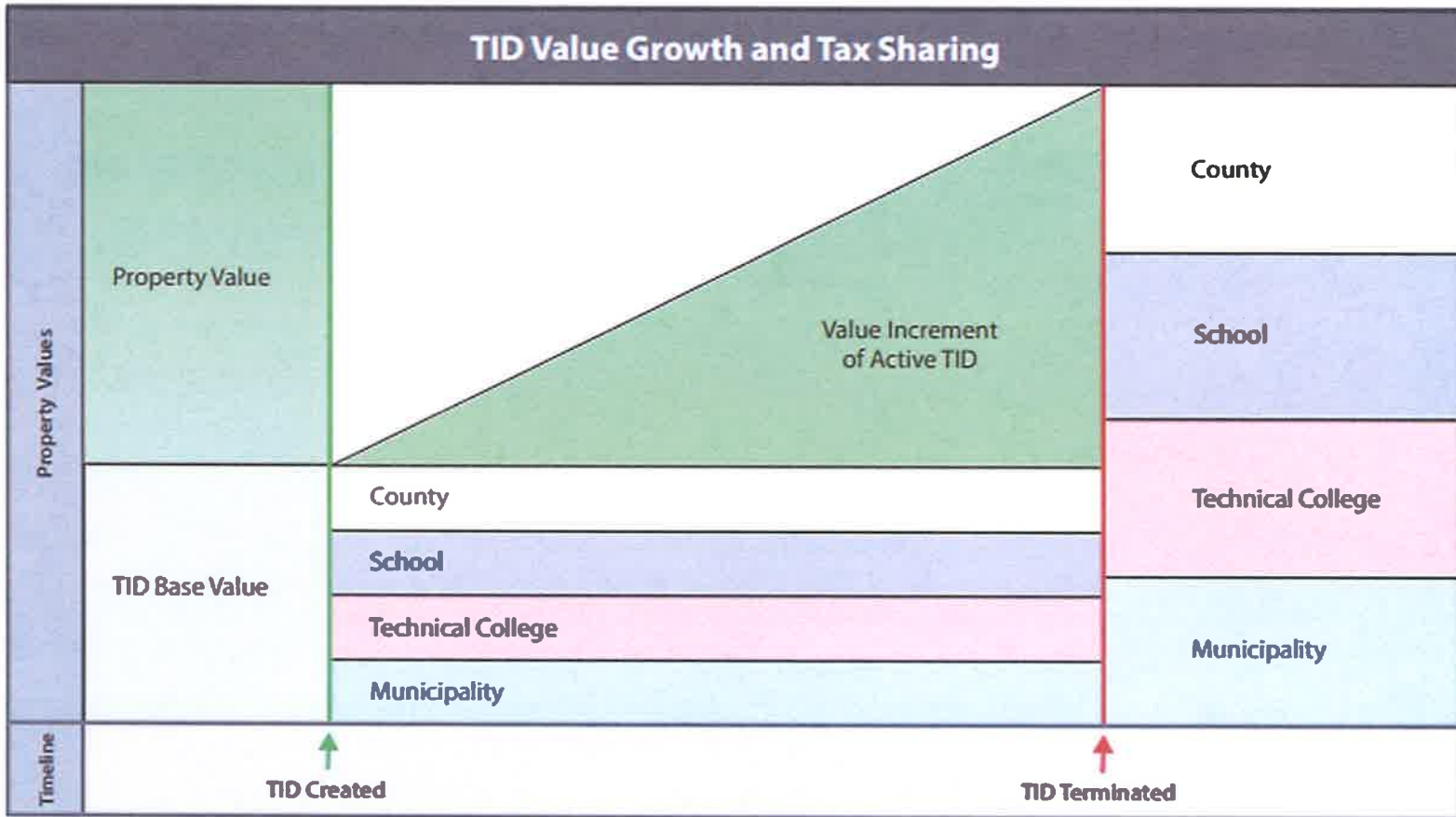
1. Creating TIDs will increase taxes
2. A Developer's "get-rich-quick-scheme"
3. Developer's do not pay their taxes; the City gives out "free money"
4. General taxpayers of the City are negative impacted financially by a TID



# TIF: Understanding the Financing Mechanism

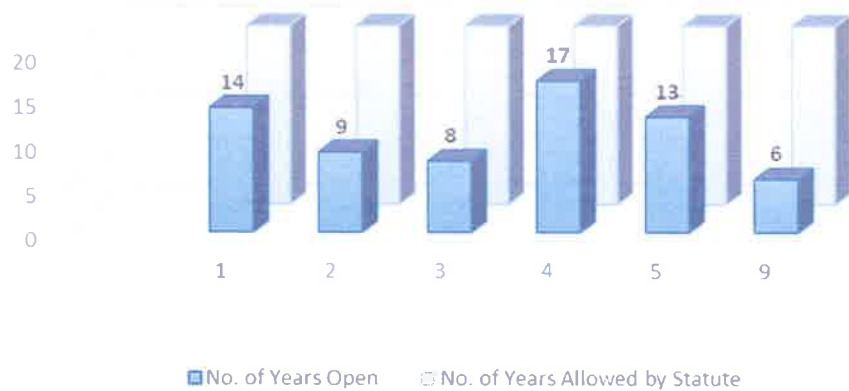
- Base value = the equalized value of the real and personal property located within the TID as of the valuation date
- Increment value = the difference in equalized value between the base value and the current value of the TID
- Ex: on a \$15,000,000 property, full tax revenue is \$317,705. The City's portion it keeps for City operations/finances is \$91,789.
- If this property was in a TID, the TID keeps the full tax revenue vs. just the City portion of taxes to repay TID expenses
- When the TID "terminates" all taxing jurisdictions get the higher tax revenues generated by development in the TID

## TID Value Growth and Tax Sharing



# History of Early TID Closure & New Tax Base Generated

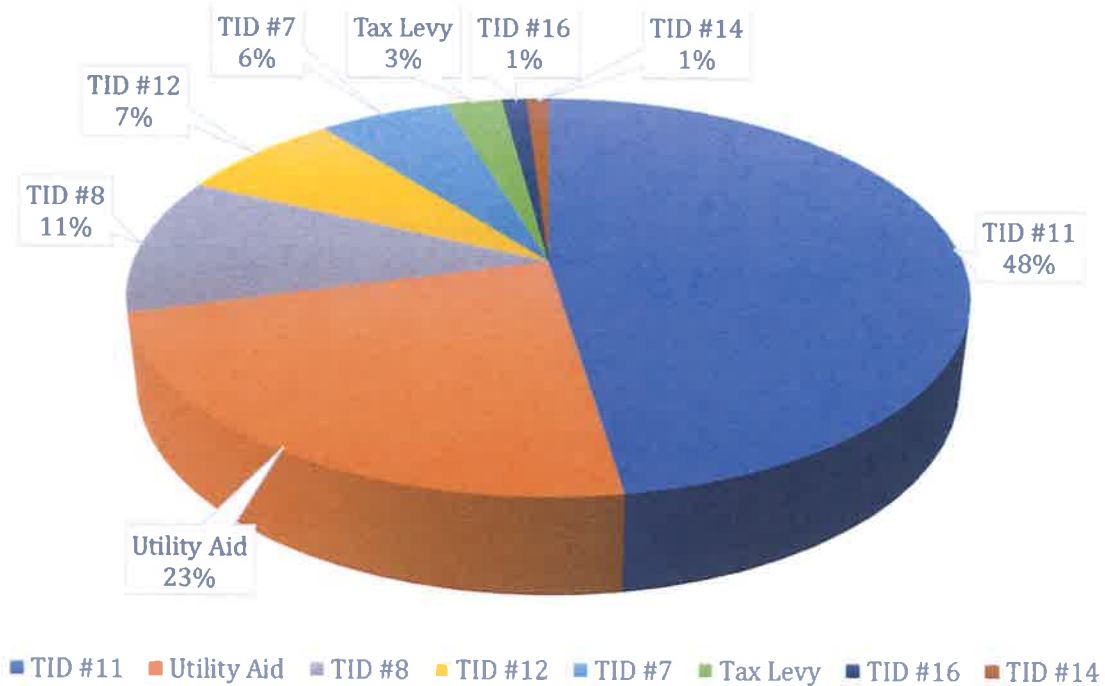
Early Closure



Value Generated



# G.O. Debt by Funding Source



# 12% Test Calculation

- The equalized value of the new or amended TID, plus the value increment of all existing TIDs cannot exceed 12% of the total equalized value within the municipality

Impact: City cannot create a new TID or add territory to an existing TID until it meets the 12% test again.

<b>City Equalized Value (1/1/22)</b>	<b>\$5,226,696,500</b>
<b>12% of City Equalized Value</b>	<b>\$627,203,580</b>
<b>TID No.</b>	<b>1/1/22 Increment</b>
TID #6	\$16,467,400
TID #7	\$116,797,600
TID #8	\$128,966,800
TID #10	\$21,750,500
TID #11	\$220,327,200
TID #12	\$84,286,900
TID #13	\$4,979,500
TID #14	\$8,102,500
TID #15	\$5,533,800
TID #16	\$182,682,300
<b>TOTAL</b>	<b>\$789,894,500</b>



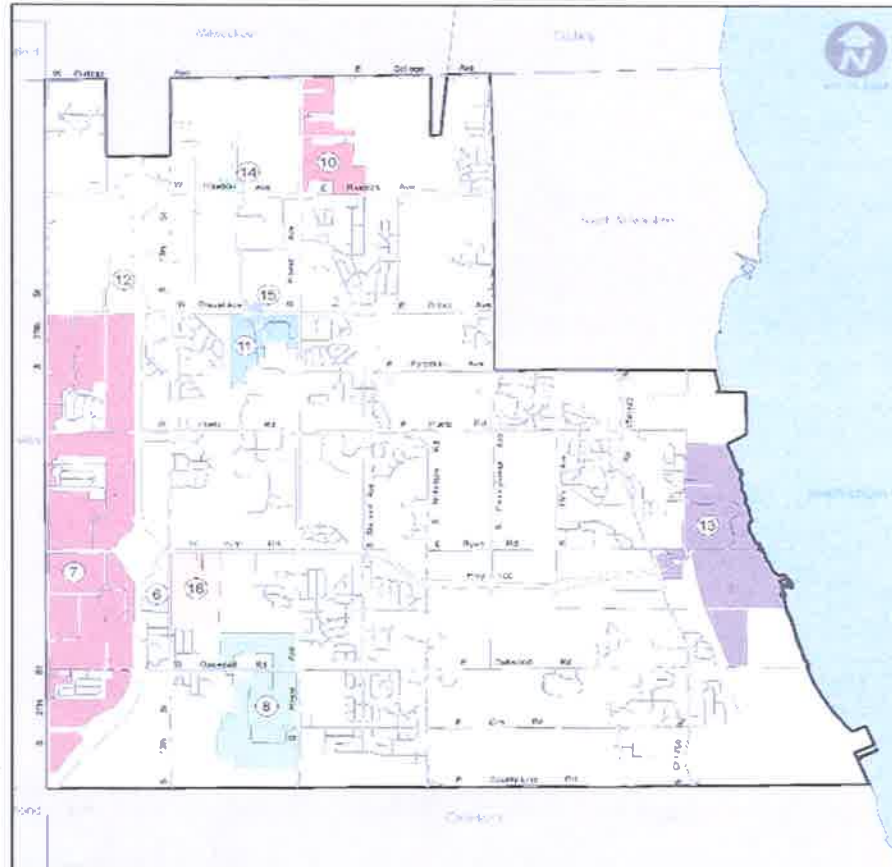
# Status of Oak Creek's TIDs





**OAKCREEK**  
— WISCONSIN —

## Active Tax Increment Districts



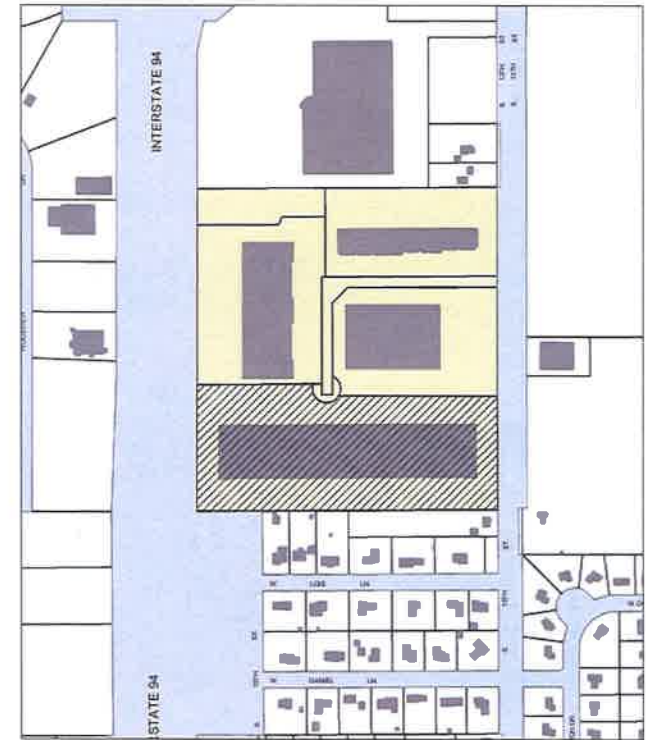
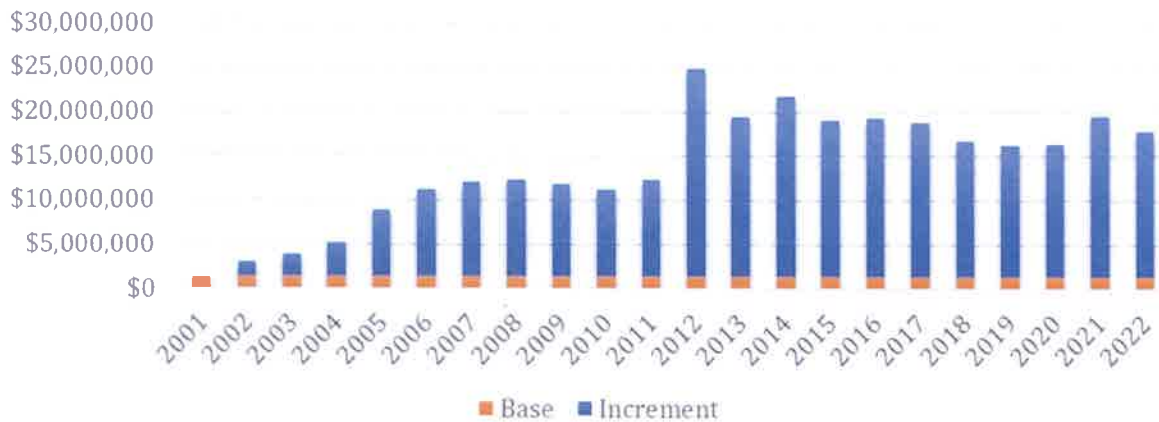
**OAKCREEK**  
— WISCONSIN —

# Changes in TID Values

TID #	1/1/2021	1/1/2022	Difference	% Difference
6	\$ 19,648,900	\$ 17,884,600	\$ (1,764,300)	-9.0%
7	250,633,500	281,850,700	31,217,200	12.5%
8	126,197,100	152,023,400	25,826,300	20.5%
10	41,146,500	40,974,200	(172,300)	-0.4%
11	196,816,100	233,189,100	36,373,000	18.5%
12	60,003,700	88,025,100	28,021,400	46.7%
13	5,469,300	9,683,000	4,213,700	77.0%
14	9,559,200	8,743,800	(815,400)	-8.5%
15	6,374,800	7,433,700	1,058,900	16.6%
16	178,620,300	184,231,500	5,611,200	3.1%
<b>TOTAL</b>	<b>\$ 894,469,400</b>	<b>\$ 1,024,039,100</b>	<b>\$ 129,569,700</b>	<b>14.5%</b>

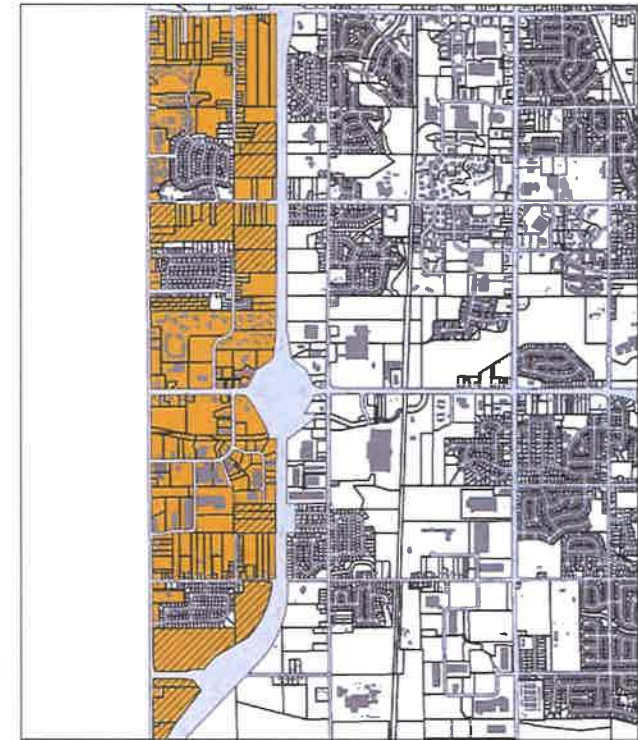
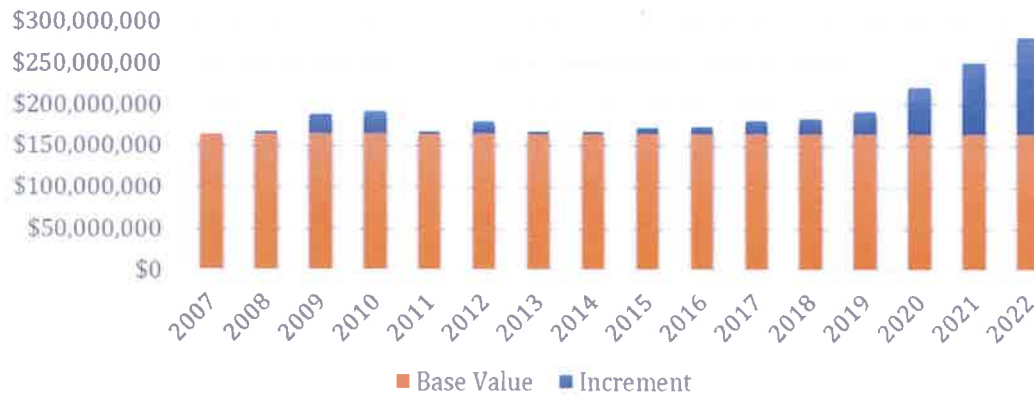
# TID No. 6 – Creekside Corporate Park

- Creation Date = 10/17/2000
- Termination Date = 10/17/2023
- Type = Industrial
- Remaining acres = 11.4
- Increment (1/1/2022) = \$16,467,400
- Fund Balance (12/31/2021) = \$8,035
- Outstanding G.O. Debt = \$0
- Active FDAs = None



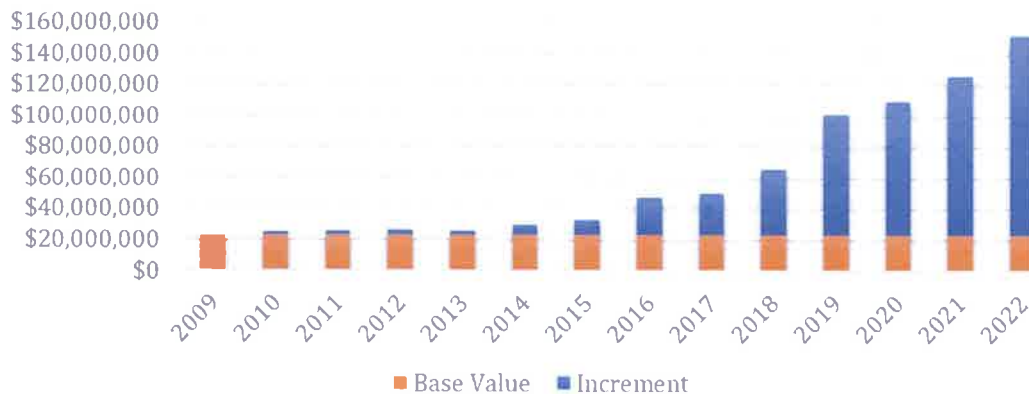
# TID No. 7 – 27<sup>th</sup> Street Corridor

- Creation Date = 4/17/2007
- Termination Date = 4/17/2027
- Type = Mixed Use
- Remaining acres = 270
- Increment (1/1/2022) = \$116,797,600
- Fund Balance (12/31/2021) = \$69,843
- Outstanding G.O. Debt = \$5,300,000
- Active FDAs = One
  - Liberty Trust (PAYGO)



# TID No. 8 – Oakview Business Park

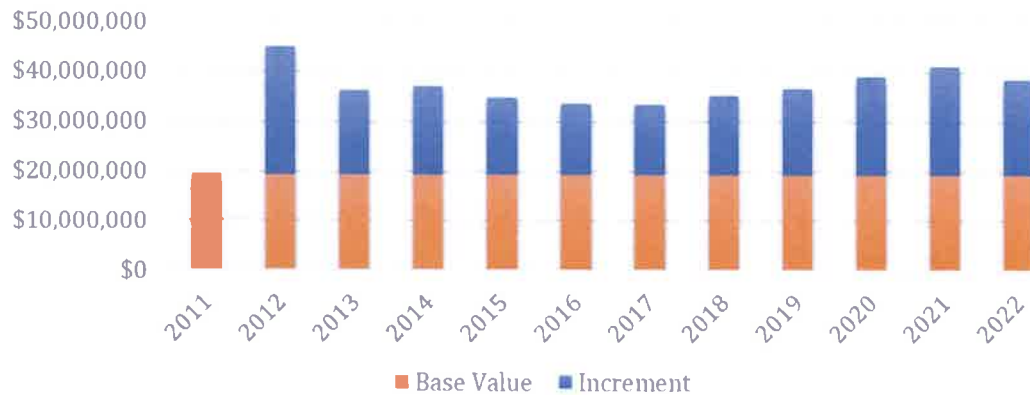
- Creation Date = 1/1/2009
- Termination Date = 1/1/2029
- Type = Mixed Use
- Remaining acres = 47.8
- Increment (1/1/2022) = \$128,966,800
- Fund Balance (12/31/2021) = \$1,636,726
- Outstanding G.O. Debt = \$9,890,000
- Active FDAs = Two
  - Stella & Chewy's (PAYGO)





# TID No. 10 – Master Lock

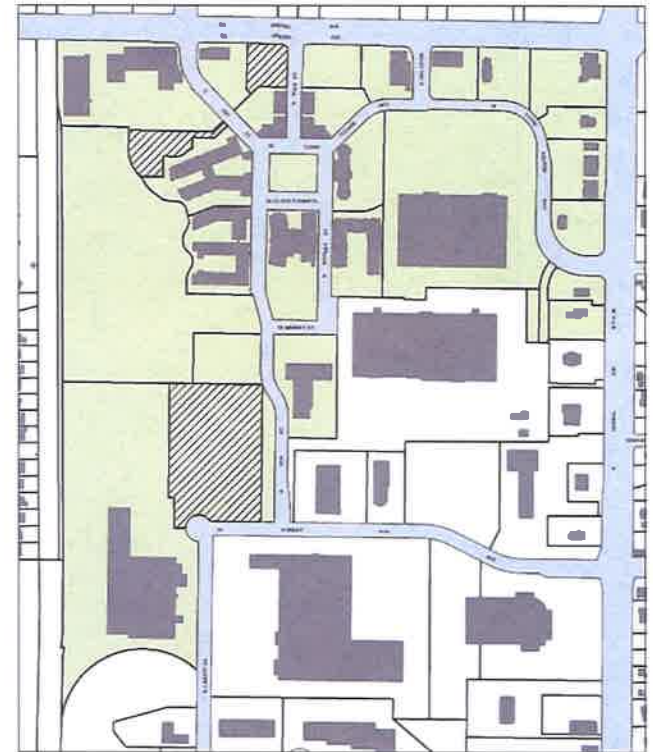
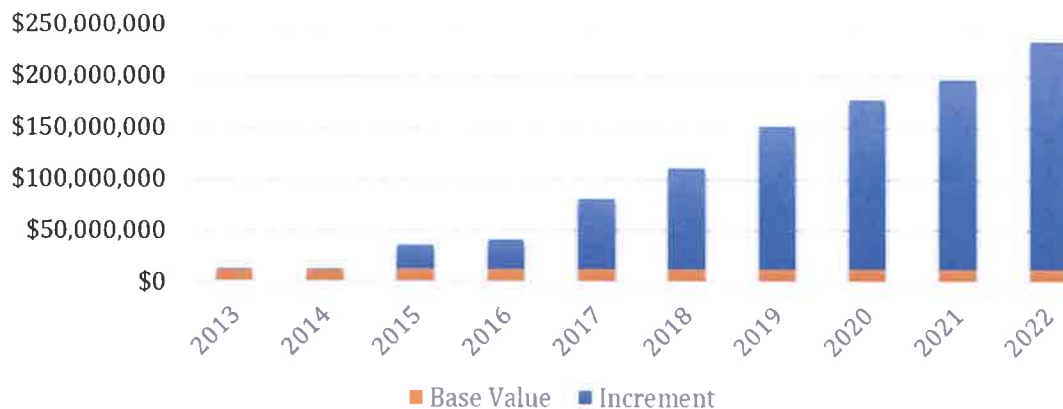
- Creation Date = 9/7/2010
- Termination Date = 9/7/2030
- Type = Mixed Use
- Remaining acres = 28
- Increment (1/1/2022) = \$21,750,500
- Fund Balance (12/31/2021) = \$30,024
- Outstanding G.O. Debt = \$0
- Active FDAs = One
  - Master Lock (PAYGO)





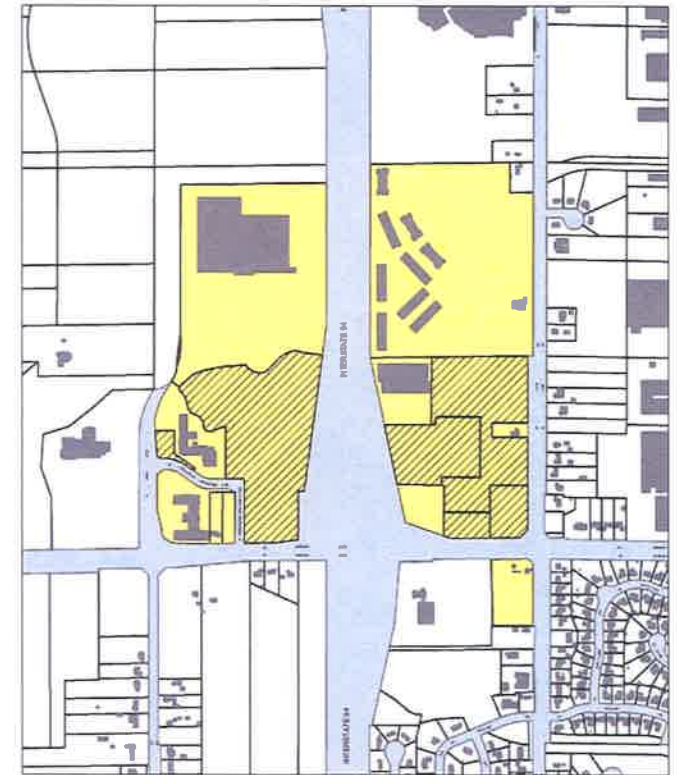
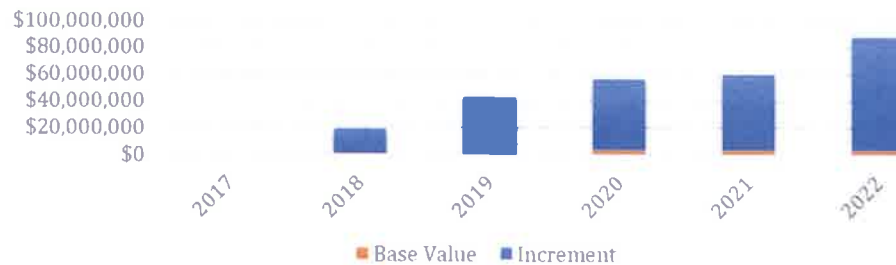
# TID No. 11 – Drexel Town Square

- Creation Date = 4/3/2012
- Termination Date = 4/3/2032
- Type = Mixed Use
- Remaining acres = 9.6
- Increment (1/1/2022) = \$220,327,200
- Fund Balance (12/31/2021) = \$1,880,657
- Outstanding G.O. Debt = \$42,230,000
- Active FDAs = Seven



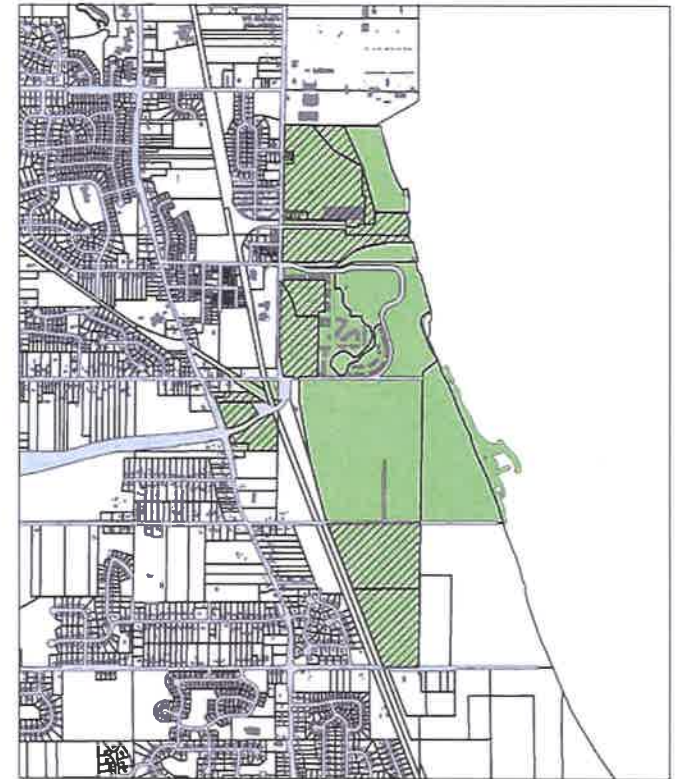
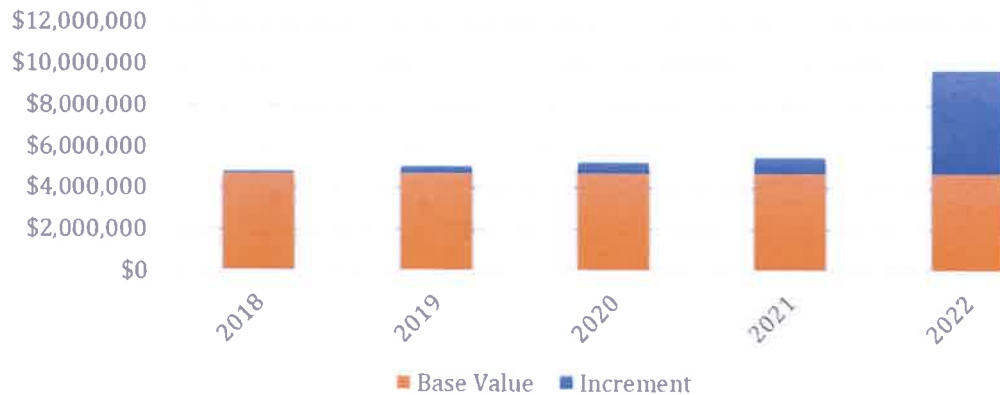
# TID No. 12 – IKEA

- Creation Date = 7/20/2016
- Termination Date = 7/20/2036
- Type = Mixed Use
- Remaining acres = 38.4
- Increment (1/1/2022) = \$84,286,900
- Fund Balance (12/31/2021) = \$550,445
- Outstanding G.O. Debt = \$6,600,000
- Active FDAs = Four
  - IKEA (PAYGO)
  - Highgate (PAYGO)
  - Stand Rock Hospitality (Upfront + PAYGO)
  - Walden OC, LLC (PAYGO)



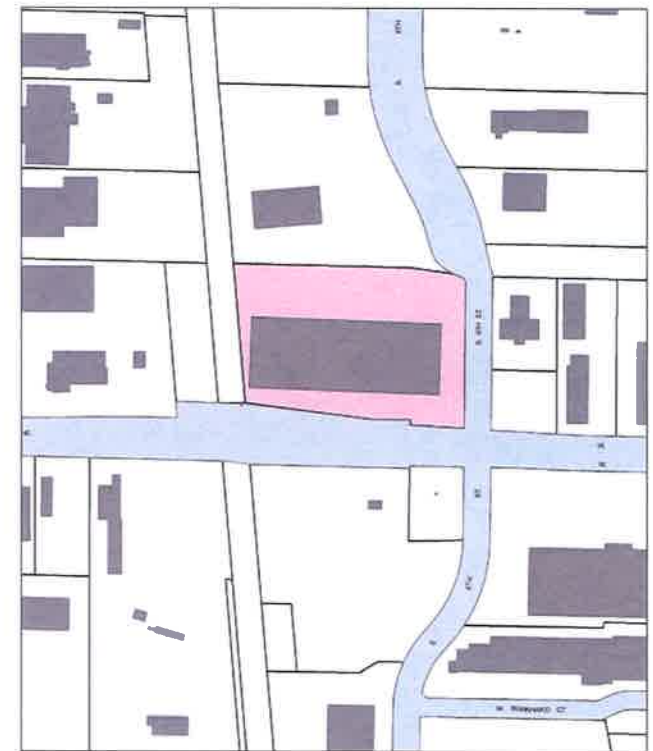
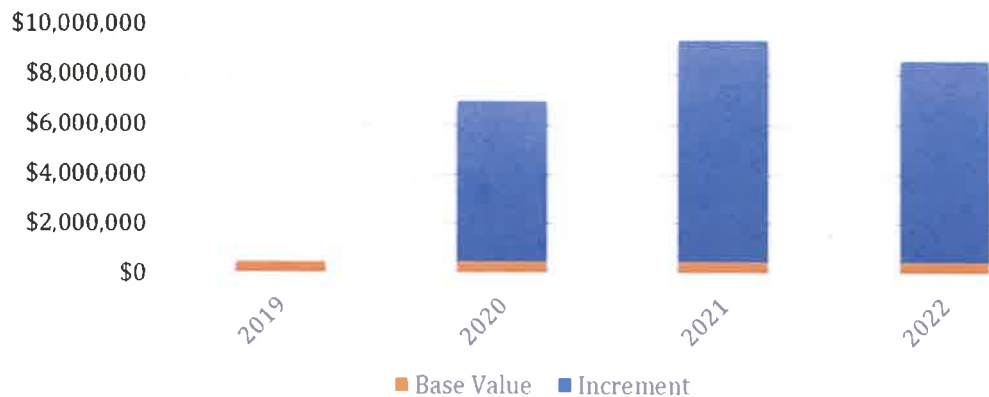
# TID No. 13 – Lakefront

- Creation Date = 5/16/2017
- Termination Date = 5/16/2044
- Type = Blighted
- Remaining acres = 206
- Increment (1/1/2022) = \$4,979,500
- Fund Balance (12/31/2021) = \$1,240,234
- Outstanding G.O. Debt = \$0
- Active FDAs = One
  - F Street Group (Upfront + PAYGO)



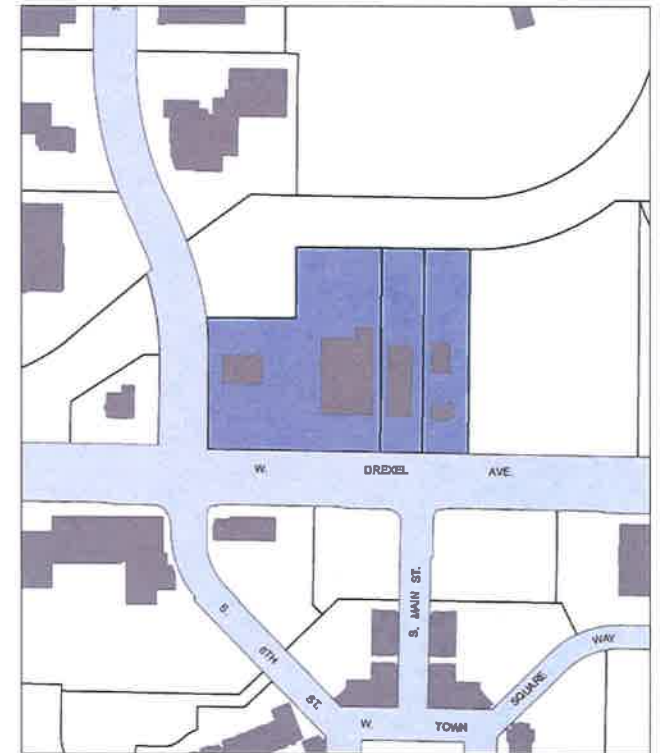
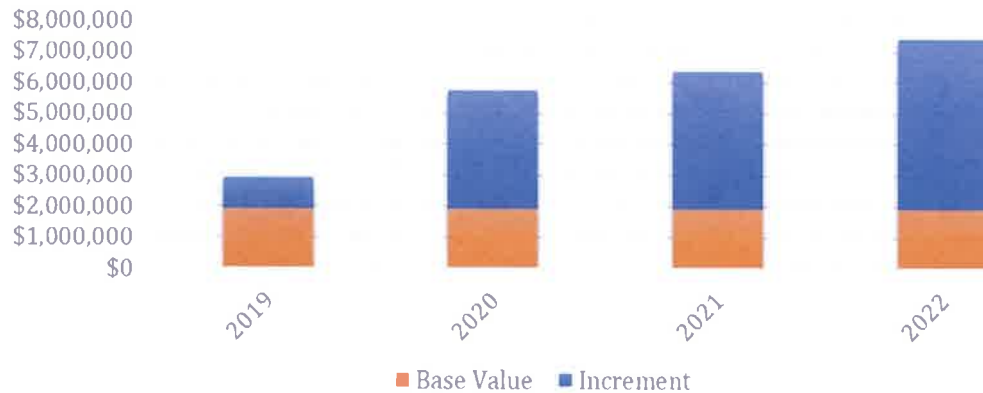
# TID No. 14 – 6<sup>th</sup> St. & Rawson Ave.

- Creation Date = 4/13/2018
- Termination Date = 4/13/2046
- Type = Blighted
- Remaining acres = 0
- Increment (1/1/2022) = \$8,102,500
- Fund Balance (12/31/2021) = \$53,992
- Outstanding G.O. Debt = \$900,000
- Active FDAs = One
  - HSA Rawson (Upfront + PAYGO)



# TID No. 15 – Drexel Ave. & 6<sup>th</sup> St.

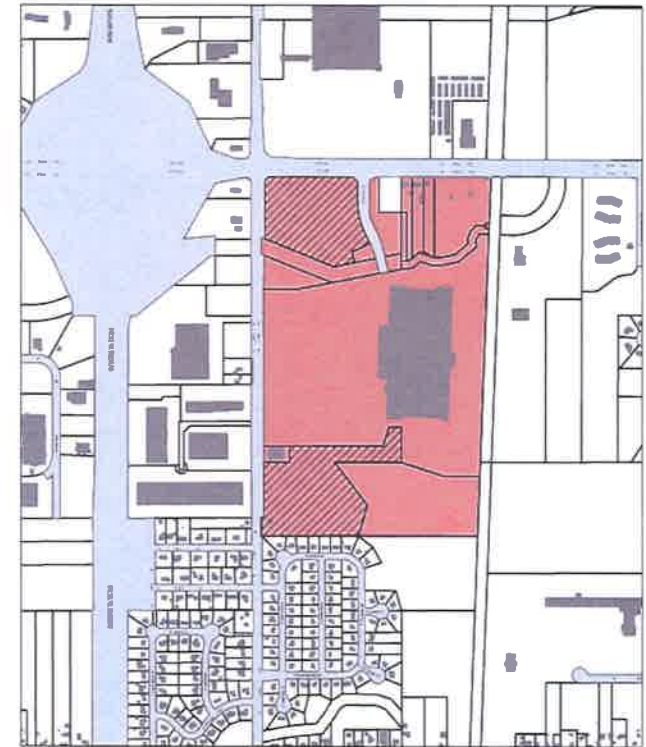
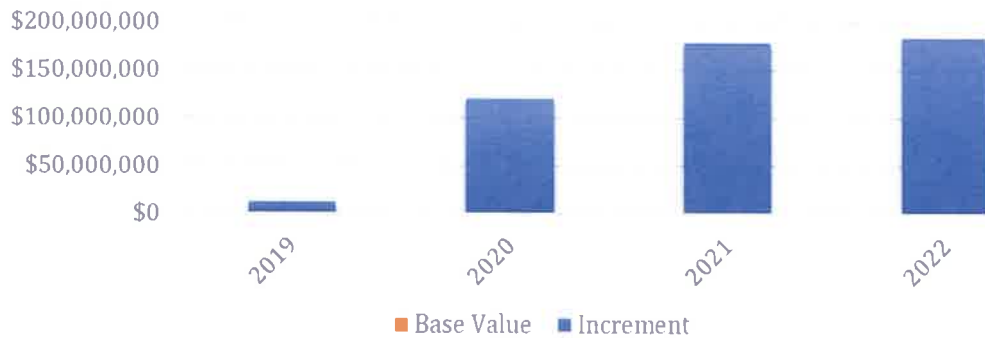
- Creation Date = 4/13/2018
- Termination Date = 4/13/2046
- Type = Blighted
- Remaining acres = 0
- Increment (1/1/2022) = \$5,533,800
- Fund Balance (12/31/2021) = \$(12,475)
- Outstanding G.O. Debt = \$0
- Active FDAs = One
  - I-Kenosha (PAYGO)





# TID No. 16 – Ryan Business Park

- Creation Date = 8/21/2018
- Termination Date = 8/21/2038
- Type = Mixed Use
- Remaining acres = 30.6
- Increment (1/1/2022) = \$182,682,300
- Fund Balance (12/31/2021) = \$552,860
- Outstanding G.O. Debt = \$995,000
- Active FDAs = Two
  - Ryan Business Park LLC (Upfront)
  - Commerce 94 Project (PAYGO)





# Q & A



## COMMON COUNCIL REPORT

**Item:** Fire Station 3 Dorm Remodel Construction Services

**Recommendation:** That the Common Council considers a motion to award the construction services contract for the Fire Station 3 dorm remodel project to J.H. Hassinger, Inc. for a fee of \$196,544.00. (Project #22009) (1<sup>st</sup> Aldermanic District)

**Fiscal Impact:** Payment for this project would come from the \$100,000 in funding reserved in CIP #22009, The additional amount necessary for this project will be supplemented with American Rescue Plan funds.

**Critical Success Factor(s):**

- Vibrant and Diverse Cultural Opportunities
- Thoughtful Development and Prosperous Economy
- Safe, Welcoming, and Engaged Community
- Inspired, Aligned, and Proactive City Leadership
- Financial Stability
- Quality Infrastructure, Amenities, and Services
- Not Applicable

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**Background:** Fire Station #3 was built in 2000. The existing open-concept dorm space (912.5 square feet) was the typical layout found in stations built during that era and provides sleeping areas for 7 personnel, with each space separated by partitions and lockers. The existing partitions do not reach to the ceiling which exposes staff to hazards associated with infectious diseases such as COVID-19. More importantly, as the Department staff becomes more diverse, the partitions do not provide the necessary privacy to support a safe and comfortable work environment. The proposed build-out of individual dorm rooms will address both of these deficiencies.

The Engineering Department advertised and requested proposals be submitted for the construction services for the dorm remodel. Two sealed bids were received and publicly opened at City Hall on August 5, 2022:

Firm 1: J.H. Hassinger, Inc. - \$196,544.00

Firm 2: W Sackerson Construction Company, Inc. - \$231,879.00

The recommendation is to award construction services to J.H. Hassinger, Inc. for its technical capabilities and its lump sum fee of \$196,544.00.

The lowest bid is \$96,544.00 more than the amount allocated for this project in the 2022 CIP, however, it is staff's recommendation that the contract still be awarded to J.H. Hassinger, Inc. for their bid price. Many capital projects are experiencing cost overages at this time as labor, materials, and mobilization costs continue to rise. The additional funding necessary to complete this project will come from American Rescue Plan funding.

Options/Alternatives: To not proceed with the project would mean that dorm space would remain in the existing, unsatisfactory condition.

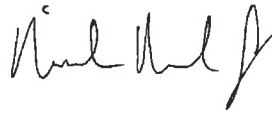
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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Michael A. Kressuk, Jr  
Fire Chief

Fiscal Review:



Maxwell Gaggin, MPA  
Assistant City Administrator / Comptroller

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Attachments: None



### COMMON COUNCIL REPORT


- Item:** Project Approval for the S. Howell Avenue Water Relay Project and Capital Improvement Budget Amendment
- Recommendation:** That the Council consider a motion to approve the project award for the S. Howell Avenue Water Relay to A.W. Oakes and Son in the amount of \$2,474,645.00 and amend the 2022 Capital Improvement Budget by \$850,000.
- Fiscal Impact:** The project was budgeted \$1,900,000 in 2021 and an additional \$850,000 will be required to be added to the 2022 Capital Improvement Budget to fund the project.
- Critical Success Factor(s):**
  - Vibrant and Diverse Cultural Opportunities
  - Thoughtful Development and Prosperous Economy
  - Safe, Welcoming, and Engaged Community
  - Inspired, Aligned, and Proactive City Leadership
  - Financial Stability
  - Quality Infrastructure, Amenities, and Services
  - Not Applicable

**Background:** The project includes directional boring approximately 3,400 LF of 12" water main in S. Howell Avenue from E. Groveland Avenue to 525 feet north of E Susan Drive. This project will relay the existing 1956 cast iron water main. We have had roughly 40 breaks on this section of main over the years. The proposed alignment will run in the curb lane of Howell Avenue. This will be helpful in the future to be outside of the travel lane. The current main is in the left lane of the northbound traffic. This is a high priority main for replacement per the Water Master Plan. The completion of this project will leave the Utility with roughly 1,100 LF of cast iron main prior to 1960 in service. This will be a challenging project with multiple phases and night work to help with traffic control. This project was postponed from 2022 construction due to the road work along W. Drexel Avenue. WisDOT plans on repaving Howell Avenue in 2026.

Contractor	Bid
A.W. Oakes	\$2,474,645.00
IHC Construction	\$2,582,748.00
Globe Contractors	\$2,897,865.00
Mid City	\$3,570,350.00
MJ Construction	\$4,942,033.00

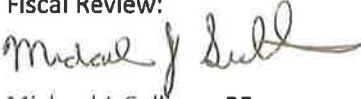
**Options/Alternatives:** The Council could not award the project and the Utility can continue to repair the main as needed.

Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Fiscal Review:



Michael J. Sullivan, PE  
General Manager

Prepared:



Brian L. Johnston, PE  
Utility Engineer

Approved:



Michael J. Sullivan, PE  
General Manager

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# COMMON COUNCIL REPORT

**Item:** T-Mobile First Amendment to Sycamore Water Tower Lease Agreement

**Recommendation:** That the Common Council adopts Resolution No. 12354-090622, a resolution approving the T-Mobile First Amendment to the Sycamore Water Tower Agreement. (Tax Key No. 715-0169-000)(2<sup>nd</sup> Aldermanic District)

**Fiscal Impact:** The lease will provide \$58,500 per year plus to the Utility

- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
  - Thoughtful Development and Prosperous Economy
  - Safe, Welcoming, and Engaged Community
  - Inspired, Aligned, and Proactive City Leadership
  - Financial Stability
  - Quality Infrastructure, Amenities, and Services
  - Not Applicable

**Background:** T-Mobile currently has cellular equipment on the shaft of the Sycamore water tower. The current lease from March 21, 1997 expired in March of this year. The new lease will run for 15 years with 3 five-year renewal terms. The lease includes a 4% annual escalator to the lease amount. T-Mobile is looking to upgrade the cellular equipment on the site as well. The plans for the upgrade will be approved after the lease is executed.

**Options/Alternatives:** The Council could not renew the lease and the cellular equipment would be removed from the tower. This would lose revenue from the tower space rental.

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

Brian L. Johnston, PE  
Utility Engineer

Fiscal Review:

Michael J. Sullivan, PE  
General Manager

Approved:

Michael J. Sullivan, PE  
General Manager



RESOLUTION NO. 12354-090622

BY: \_\_\_\_\_

RESOLUTION FOR APPROVAL OF THE FIRST AMENDMENT TO THE SYCAMORE  
WATER TOWER LEASE AGREEMENT

(TAX KEY NO. 715-0169-000)

(2<sup>ND</sup> ALDERMANIC DISTRICT)

WHEREAS, Sprint Spectrum L.P. (T-Mobile) is requesting the first amendment to the Sycamore water tower lease agreement and;

WHEREAS, the current lease dated March 21, 1997 expired in March of this year and;

WHEREAS, the T-Mobile desires to upgrade the existing cellular equipment on the Sycamore Tower and;

NOW, THEREFORE BE IT RESOLVED by the Mayor and the Common Council of the City of Oak Creek that the first amendment to the Sycamore water tower lease agreement be granted and the Mayor and City Clerk are hereby authorized to execute the same.

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to record the document in the office of the Register of Deeds in and for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Oak Creek held this 6<sup>th</sup> day of September, 2022.

Passed and adopted this 6<sup>th</sup> day of September, 2022.

\_\_\_\_\_  
President, Common Council

Approved this 6<sup>th</sup> day of September, 2022.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

VOTE: Ayes \_\_\_\_\_ Noes \_\_\_\_\_

## FIRST AMENDMENT TO WATER TOWER LEASE AGREEMENT

THIS AMENDMENT TO WATER TOWER LEASE AGREEMENT ("Amendment") is made and entered into by and between the City of Oak Creek ("Oak Creek"), and Sprint Spectrum L.P. ("SSLP").

### Recitals

The parties hereto recite, declare and agree as follows:

A. Oak Creek and SSLP (or as applicable, their respective predecessors in interest) entered into a WATER TOWER LEASE AGREEMENT dated March 21, 1997 (including any prior amendments, the "Lease"), with respect to tower located at 2611 West Sycamore Avenue, Oak Creek, Tax Key Number 715-0169.

B. Oak Creek and SSLP desire to enter into this Amendment in order to modify and amend certain provisions of the Lease.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Oak Creek and SSLP covenant and agree as follows:

1. Effective as of \_\_\_\_\_, 20\_\_, (a) Oak Creek and SSLP agree to reinstate the original WATER TOWER LEASE AGREEMENT which expired on March 20<sup>th</sup> 2022. Both parties agree that all terms and conditions set forth in the WATER TOWER LEASE AGREEMENT shall remain in full force and effect except as provided by this amendment agreement. (b) The initial term of this agreement shall be for fifteen (15) years with three (3) five (5) year renewal terms. (c) SSLP will have the right to modify its Antenna Facilities as described and depicted on Exhibit A-1, which is attached hereto and by this reference incorporated herein, and Oak Creek hereby consents to and approves of the modifications described and depicted on Exhibit A in all respects, and (d) the Rent that SSLP pays Oak Creek will be increased to a total of fifty eight thousand, five hundred Dollars (\$58,500.00) per year with a four percent (4%) annual escalator.

2. The parties' hereby agree that Exhibit A of the Lease Agreement is replaced with Exhibit A-1 attached hereto and made a part hereof. All references to Exhibit A in the Lease Agreement, shall hereinafter refer to Exhibit A-1. SSLP, upon execution of this agreement, is permitted to do all work necessary to prepare, maintain, expand, and install SSLP's proposed additional equipment within the Premises, all as more fully described and depicted in Exhibit A-1. SSLP shall have the right to install up to a maximum of Fourteen Thousand Five Hundred square inches (14,500 sq. inches) of aggregate surface area and up to One Thousand Five Hundred pounds (1,500 lbs.) of weight (excluding the mount) to install transmit and receive antennas and associated hardware to be located within a Ten (10) foot contiguous vertical envelope centered on approximately the fifty four foot (54') RAD center level of the Tower ("Maximum Equipment Loading"). SSLP may substitute the number and size of antennas at any time during this Agreement as long as SSLP (i) stays at approximately the fifty four foot (54') RAD center level, (ii) does not use any additional Tower capacity or otherwise increase the aggregate weight or aggregate surface area (aggregate surface area shall be calculated by multiplying the two largest dimensions of length, width and depth) in excess of the Maximum Equipment Loading, as specified herein, on the Tower, (iii) does not increase the space outside the ten (10) foot contiguous vertical envelope occupied by SSLP's equipment which is described on Exhibit A-1 attached hereto, and (iv) complies with all the other terms of this Lease Agreement (i.e., interference). SSLP shall have the right to install up to Three (3) flexible cable lines between the antennas and communications equipment, to be

anchored and installed on the Tower in accordance with good and accepted engineering practices, including without limitation the right to run such lines and other cables within the line space. SSLP shall be responsible for the costs of all structural modifications to the Tower, or other approvals, to support the Maximum Equipment Loading. SSLP may install less than the Maximum Equipment Loading on the Tower, and, at a later date(s) install the remainder of SSLP's equipment up to the Maximum Equipment Loading with no increase in the rent; provided, however, that, any time SSLP desires to add equipment on the Tower in addition to the equipment shown on Exhibit A-1, Tenant will be solely responsible and required to pay for any structural analysis, and shall be responsible for any resulting upgrades and/or Tower modifications, including the costs of other approvals, required to support SSLP's equipment up to the Maximum Equipment Loading.

3. The terms and conditions of the Lease are incorporated herein by this reference, and capitalized terms used in this Amendment shall have the same meanings such terms are given in the Lease. Except as specifically set forth herein, this Amendment shall in no way modify, alter or amend the remaining terms of the Lease, all of which are ratified by the parties and shall remain in full force and effect. To the extent there is any conflict between the terms and conditions of the Lease and this Amendment, the terms and conditions of this Amendment will govern and control.

4. Oak Creek represents and warrants to SSLP that the consent or approval of no third party, including, without limitation, a lender, is required with respect to the execution of this Amendment, or if any such third party consent or approval is required, Oak Creek has obtained any and all such consents or approvals.

5. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute a single instrument. Signed facsimile and electronic copies of this Amendment shall legally bind the parties to the same extent as original documents.

IN WITNESS WHEREOF, the parties have executed this Amendment effective as of the date of execution by the last party to sign.

**City of Oak Creek**

**Sprint Spectrum L.P.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_





Site # MI.84112A  
Market: Milwaukee

## Exhibit A-1







SITE NAME: ML84112A  
 SITE NUMBER: ML84112A / ML03XC433  
 SITE ADDRESS: 2611 W SYCAMORE AVE.  
 OAK CREEK, WI 53154  
 SITE TYPE: WATER TOWER



**FULLERTON**  
 ENGINEERS & ARCHITECTS  
 1101 E WOODFIELD ROAD SUITE 500  
 SCHWABERG ILLINOIS 60173  
 TEL 847 926-6100  
 FAX 847 926-6111  
 www.fullerton-engineering.com

PROJECT INFORMATION	SCOPE OF WORK	APPLICABLE BUILDING CODES AND STANDARDS																																																																																																																																																																																																									
<p>PROJECT NO: V 26112A            PROJECT NAME: WATER TOWER            LOCATION: 2611 W SYCAMORE AVE, OAK CREEK, WI 53154            CLIENT: T-MOBILE            CONTACT: 2611 W SYCAMORE AVE, OAK CREEK, WI 53154            PHONE: 414 763 5244</p>	<p>SCOPE OF WORK: WATER TOWER CONSTRUCTION AND INSTALLATION OF ANTENNAS AND RELATED EQUIPMENT.</p>	<p>APPLICABLE BUILDING CODES AND STANDARDS: WISCONSIN COMMERCIAL BUILDING CODE, 2015 INTERNATIONAL BUILDING CODE, ELECTRICAL CODE 2017 NATIONAL ELECTRICAL CODE.</p>	<p>ML84112A</p>																																																																																																																																																																																																								
<p>PROJECT CONSULTANTS</p>	<p>SITE LOCATION MAP</p> 	<p>DRAWING INDEX</p> <table border="1"> <tr><td>1.0</td><td>GENERAL NOTES</td></tr> <tr><td>2.0</td><td>EQUIPMENT PLANS</td></tr> <tr><td>3.0</td><td>WATER TOWER</td></tr> <tr><td>4.0</td><td>ANTENNA MOUNTING AND WIND BRACING</td></tr> <tr><td>5.0</td><td>ELECTRICAL</td></tr> <tr><td>6.0</td><td>FOUNDATION</td></tr> <tr><td>7.0</td><td>CONCRETE</td></tr> <tr><td>8.0</td><td>STEEL</td></tr> <tr><td>9.0</td><td>MECHANICAL</td></tr> <tr><td>10.0</td><td>PLUMBING</td></tr> <tr><td>11.0</td><td>PAINT</td></tr> <tr><td>12.0</td><td>FINISHES</td></tr> <tr><td>13.0</td><td>LANDSCAPE</td></tr> <tr><td>14.0</td><td>ACCESS</td></tr> <tr><td>15.0</td><td>UTILITIES</td></tr> <tr><td>16.0</td><td>ENVIRONMENTAL</td></tr> <tr><td>17.0</td><td>HAZARDOUS MATERIALS</td></tr> <tr><td>18.0</td><td>ARCHITECTURAL</td></tr> <tr><td>19.0</td><td>MECHANICAL</td></tr> <tr><td>20.0</td><td>ELECTRICAL</td></tr> <tr><td>21.0</td><td>PLUMBING</td></tr> 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1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL LAWS, REGULATIONS AND RULES SET FORTH BY FEDERAL, STATE AND LOCAL AUTHORITIES WITH JURISDICTION OVER THE PROJECT. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER THE LAW, ORDINANCE, REGULATION OR RULE IS MENTIONED IN THESE SPECIFICATIONS.
2. ALL WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS, PROJECT SPECIFICATIONS, AND THE CONSTRUCTION CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL FULFILL ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND STATE LAW AS DEFINED IN THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. THE CONTRACTOR SHALL HAVE AND MAINTAIN A VALID CONTRACTOR'S LICENSE FOR THE LOCATION IN WHICH THE WORK IS TO BE PERFORMED FOR JURISDICTIONS THAT LICENSE INDIVIDUAL TRADES. THE TRADESMAN ON SUBCONTRACTOR PERFORMING THESE TRADES SHALL BE LICENSED.
6. THE CONTRACTOR SHALL PROVIDE BY NECESSARY ARRANGEMENTS OF ALL WORKERS ON THE TOWER TO THE OWNER OR THE PROJECT MANAGER UPON REQUEST.
7. THE CONTRACTOR SHALL BE EXPERIENCED IN THE PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY AND THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED.
8. PRIOR TO THE SUBMISSION OF THE BID, THE CONTRACTOR SHALL VISIT THE JOB SITE, VERIFY ALL DIMENSIONS, POTENTIAL SAFETY HAZARDS, AND BECOME FAMILIAR WITH THE FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER AND STRUCTURAL ENGINEERING.
9. DO NOT SCALE DIMENSIONS. USE DIMENSIONS.
10. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE NOTED.
11. ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE DRAWINGS. ANY AND ALL SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PROJECT MANAGER AND THE ENGINEER OF RECORD PRIOR TO PROCUREMENT.
12. ALL MEANS AND METHODS OF CONSTRUCTION DEALING WITH TOWER CONSTRUCTION AND SAFETY, STEEL ERECTION, EXCAVATIONS, SCAFFOLDING, FORMWORK, AND WORK IN CONFINED SPACES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
13. THE CONTRACTOR SHALL PROVIDE SUFFICIENT TEMPORARY BRACING AND/OR SHORING OF ALL STRUCTURAL AND NON-STRUCTURAL ELEMENTS DURING CONSTRUCTION UNTIL ALL STRUCTURAL ELEMENTS HAVE BEEN PROPERLY INSTALLED.
14. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER IF ANY WIRELESS CARRIER DOWNTIME WILL BE REQUIRED FOR THE PROJECT. DO NOT PERFORM ANY WORK ON THE TOWER UNTIL ALL NECESSARY DOWNTIME HAS BEEN APPROVED.
15. WORK IS TO BE CONTAINED TO THE SITE COMPOUND AREA ONLY. ANY OUTSIDE OR ADJACENT PROPERTY NEEDED FOR ACCESS OR TO COMPLETE THE WORK SHALL BE COORDINATED WITH THE PROJECT MANAGER PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL COORDINATE SITE ACCESS AND SECURITY WITH THE PROPERTY OWNER AND THE PROJECT MANAGER PRIOR TO CONSTRUCTION.
17. THE CONTRACTOR SHALL MAKE NECESSARY PROMISONS TO PROTECT EXISTING SITE CONDITIONS AND UPON COMPLETION OF WORK REPAIR BACK TO ORIGINAL CONDITIONS ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE CLEAN, HAZARD FREE AND REMOVE ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION SUBJECT TO APPROVAL BY THE PROPERTY OWNER AND THE PROJECT MANAGER.
19. THE CONTRACTOR SHALL PROVIDE ON-SITE TRASH RECEPTACLES FOR COLLECTION OF NON-TOXIC DEBRIS. ALL TRASH SHALL BE COLLECTED ON A DAILY BASIS.
20. ALL TOXIC AND ENVIRONMENTALLY HAZARDOUS SUBSTANCES SHALL BE USED AND DISPOSED OF IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. UNDER NO CIRCUMSTANCES SHALL RINSING OR DUMPING OF THESE SUBSTANCES OCCUR ON-SITE.
21. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS NECESSARY FOR CONSTRUCTION.
22. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE UNSUITABLE OR NONCONFORMING MATERIALS SHALL BE REPORTED TO THE PROJECT MANAGER AND ENGINEER, WHO SHALL REQUIRE APPROVAL PRIOR TO PERFORMING ANY REWORK OR CORRECTIVE ACTION.
23. THE PROJECT MANAGER MAY RETAIN THE SERVICES OF A TESTING LABORATORY TO PERFORM QUALITY ASSURANCE TESTING ON VARIOUS PORTIONS OF THE CONTRACTOR'S WORK. WHEN REQUESTED, THE CONTRACTOR SHALL INFORM THE TESTING LABORATORY AND ASSIST THEM IN COMPLETING THE TESTS.
24. THE CONTRACTOR SHALL MAINTAIN AND SUPPLY THE PROJECT MANAGER WITH AS-BUILT PLANS UPON COMPLETION OF THE PROJECT.

**WELDING REQUIREMENTS**

- A. FABRICATE STEEL MEMBERS IN ACCORDANCE WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) CODE OF STANDARD PRACTICE.
- B. ALL WELDING SHALL BE CONTROLLED BY AN AMERICAN WELDING SOCIETY (AWS)-CERTIFIED WELDER. PROVIDE COPIES OF CERTIFICATION TO OWNER BEFORE STARTING WORK.
- C. COMPLY WITH AWS CODE FOR PROCEDURES OF MANUAL SHIELD METAL ARC WELDING. APPEARANCE AND QUALITY OF WELD MADE, AND METHOD OF CONNECTING WELDING WORK.

**PAINT PREPARATION AND COATING REQUIREMENTS**

WHERE NEW STEEL IS PROVIDED OR DAMAGE TO EXISTING EXTERIOR COATINGS OCCURS, REPAIRS SHOULD INCLUDE: 200-PSI COMMERCIAL BLAST OR 50-PSI-SP11 POWER TOOL CLEANING SURFACE PREPARATION TO BASIC METAL SURFACE PREPARATION. THE COATING SYSTEMS FOR ALL NEW AND REPAIRED EXTERIOR STEEL IS SHOWN IN THE FOLLOWING:

- A. PRIME COAT: ENAMEL CHEMUNOLD SERIES 125, 4.0 MILS DRY FILM THICKNESS (DFT)
- B. INTERMEDIATE COAT: ENAMEL SERIES 73 (COLOR: BILPHUM), 3.0 MILS DFT
- C. FINISH COAT: ENAMEL SERIES 5708 HYDROFLON (COLOR: DARK GREEN BLUE), 3.0 MILS DFT

THE COATING SYSTEMS FOR ALL NEW AND REPAIRED INTERIOR DRY STEEL IS SHOWN IN THE FOLLOWING:

- A. PRIME COAT: ENAMEL CHEMUNOLD SERIES 125, 4.0 MILS DFT
- B. FINISH COAT: ENAMEL SERIES 5740 (COLOR: TONK WHITE), 3.0 MILS DFT. CASING REQUIREMENTS.

**CASING REQUIREMENTS**

- A. ALL UNUSED CABLES SHALL BE REMOVED FROM THE TOWER.
- B. ANY SURPLUS LENGTH ON CABLES SHALL BE FOUND IN A CLEAN MANNER.

ABBREVIATIONS	SYMBOLS
<p>1. 1/2" DIA. STEEL PLATE</p> <p>2. 1/4" DIA. STEEL PLATE</p> <p>3. 1/8" DIA. STEEL PLATE</p> <p>4. 1/4" DIA. STEEL PLATE</p> <p>5. 1/2" DIA. STEEL PLATE</p> <p>6. 3/4" DIA. STEEL PLATE</p> <p>7. 1" DIA. STEEL PLATE</p> <p>8. 1 1/2" DIA. STEEL PLATE</p> <p>9. 2" DIA. STEEL PLATE</p> <p>10. 3" DIA. STEEL PLATE</p> <p>11. 4" DIA. STEEL PLATE</p> <p>12. 6" DIA. STEEL PLATE</p> <p>13. 8" DIA. STEEL PLATE</p> <p>14. 10" DIA. STEEL PLATE</p> <p>15. 12" DIA. STEEL PLATE</p> <p>16. 14" DIA. STEEL PLATE</p> <p>17. 16" DIA. STEEL PLATE</p> <p>18. 18" DIA. STEEL PLATE</p> <p>19. 20" DIA. STEEL PLATE</p> <p>20. 22" DIA. STEEL PLATE</p> <p>21. 24" DIA. STEEL PLATE</p> <p>22. 26" DIA. STEEL PLATE</p> <p>23. 28" DIA. STEEL PLATE</p> <p>24. 30" DIA. STEEL PLATE</p> <p>25. 32" DIA. STEEL PLATE</p> <p>26. 34" DIA. STEEL PLATE</p> <p>27. 36" DIA. STEEL PLATE</p> <p>28. 38" DIA. STEEL PLATE</p> <p>29. 40" DIA. STEEL PLATE</p> <p>30. 42" DIA. STEEL PLATE</p> <p>31. 44" DIA. STEEL PLATE</p> <p>32. 46" DIA. STEEL PLATE</p> <p>33. 48" DIA. STEEL PLATE</p> <p>34. 50" DIA. STEEL PLATE</p> <p>35. 52" DIA. STEEL PLATE</p> <p>36. 54" DIA. STEEL PLATE</p> <p>37. 56" DIA. STEEL PLATE</p> <p>38. 58" DIA. STEEL PLATE</p> <p>39. 60" DIA. STEEL PLATE</p> <p>40. 62" DIA. STEEL PLATE</p> <p>41. 64" DIA. STEEL PLATE</p> <p>42. 66" DIA. STEEL PLATE</p> <p>43. 68" DIA. STEEL PLATE</p> <p>44. 70" DIA. STEEL PLATE</p> <p>45. 72" DIA. STEEL PLATE</p> <p>46. 74" DIA. STEEL PLATE</p> <p>47. 76" DIA. STEEL PLATE</p> <p>48. 78" DIA. STEEL PLATE</p> <p>49. 80" DIA. STEEL PLATE</p> <p>50. 82" DIA. STEEL PLATE</p> <p>51. 84" DIA. STEEL PLATE</p> <p>52. 86" DIA. STEEL PLATE</p> <p>53. 88" DIA. STEEL PLATE</p> <p>54. 90" DIA. STEEL PLATE</p> <p>55. 92" DIA. STEEL PLATE</p> <p>56. 94" DIA. STEEL PLATE</p> <p>57. 96" DIA. STEEL PLATE</p> <p>58. 98" DIA. STEEL PLATE</p> <p>59. 100" DIA. STEEL PLATE</p>	<p>1. 1/2" DIA. STEEL PLATE</p> <p>2. 1/4" DIA. STEEL PLATE</p> <p>3. 1/8" DIA. STEEL PLATE</p> <p>4. 1/4" DIA. STEEL PLATE</p> <p>5. 1/2" DIA. STEEL PLATE</p> <p>6. 3/4" DIA. STEEL PLATE</p> <p>7. 1" DIA. STEEL PLATE</p> <p>8. 1 1/2" DIA. STEEL PLATE</p> <p>9. 2" DIA. STEEL PLATE</p> <p>10. 3" DIA. STEEL PLATE</p> <p>11. 4" DIA. STEEL PLATE</p> <p>12. 6" DIA. STEEL PLATE</p> <p>13. 8" DIA. STEEL PLATE</p> <p>14. 10" DIA. STEEL PLATE</p> <p>15. 12" DIA. STEEL PLATE</p> <p>16. 14" DIA. STEEL PLATE</p> <p>17. 16" DIA. STEEL PLATE</p> <p>18. 18" DIA. STEEL PLATE</p> <p>19. 20" DIA. STEEL PLATE</p> <p>20. 22" DIA. STEEL PLATE</p> <p>21. 24" DIA. STEEL PLATE</p> <p>22. 26" DIA. STEEL PLATE</p> <p>23. 28" DIA. STEEL PLATE</p> <p>24. 30" DIA. STEEL PLATE</p> <p>25. 32" DIA. STEEL PLATE</p> <p>26. 34" DIA. STEEL PLATE</p> <p>27. 36" DIA. STEEL PLATE</p> <p>28. 38" DIA. STEEL PLATE</p> <p>29. 40" DIA. STEEL PLATE</p> <p>30. 42" DIA. STEEL PLATE</p> <p>31. 44" DIA. STEEL PLATE</p> <p>32. 46" DIA. STEEL PLATE</p> <p>33. 48" DIA. STEEL PLATE</p> <p>34. 50" DIA. STEEL PLATE</p> <p>35. 52" DIA. STEEL PLATE</p> <p>36. 54" DIA. STEEL PLATE</p> <p>37. 56" DIA. STEEL PLATE</p> <p>38. 58" DIA. STEEL PLATE</p> <p>39. 60" DIA. STEEL PLATE</p> <p>40. 62" DIA. STEEL PLATE</p> <p>41. 64" DIA. STEEL PLATE</p> <p>42. 66" DIA. STEEL PLATE</p> <p>43. 68" DIA. STEEL PLATE</p> <p>44. 70" DIA. STEEL PLATE</p> <p>45. 72" DIA. STEEL PLATE</p> <p>46. 74" DIA. STEEL PLATE</p> <p>47. 76" DIA. STEEL PLATE</p> <p>48. 78" DIA. STEEL PLATE</p> <p>49. 80" DIA. STEEL PLATE</p> <p>50. 82" DIA. STEEL PLATE</p> <p>51. 84" DIA. STEEL PLATE</p> <p>52. 86" DIA. STEEL PLATE</p> <p>53. 88" DIA. STEEL PLATE</p> <p>54. 90" DIA. STEEL PLATE</p> <p>55. 92" DIA. STEEL PLATE</p> <p>56. 94" DIA. STEEL PLATE</p> <p>57. 96" DIA. STEEL PLATE</p> <p>58. 98" DIA. STEEL PLATE</p> <p>59. 100" DIA. STEEL PLATE</p>

GENERAL NOTES	LEGEND
1	2



100 F WOODFIELD ROAD SUITE 500  
SCHAUMBURG, ILLINOIS 60197  
TEL: 630.258.5000  
COW: 312011  
www.fullertonengineering.com

**FULLERTON**  
ENGINEERING



MLB4112A

MLB4112A /  
ML03XC433

2411 BIRCHWOOD AVE  
TROY, MI 48068

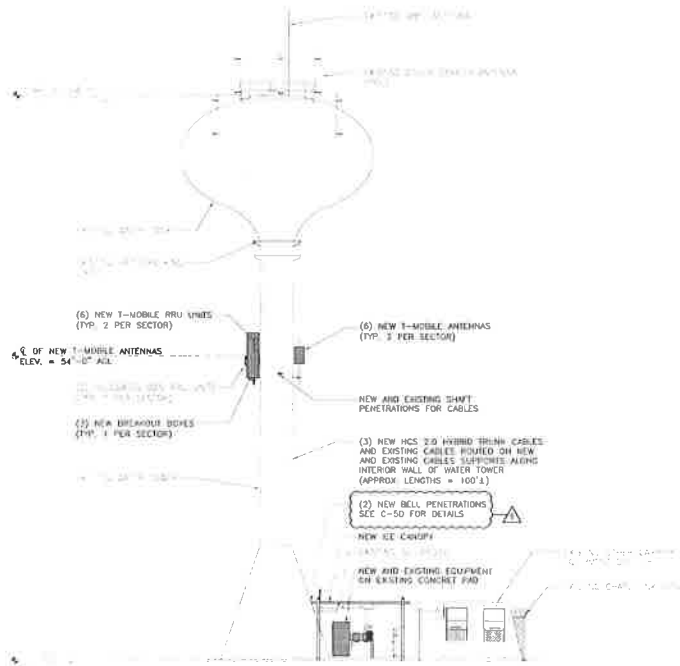
GENERAL NOTES

**N-1**





**NOTES:**  
 1. CALCULATIONS FOR THE STRUCTURE AND ANTENNA MOUNTS WERE PREPARED BY FULLERTON AND THOSE CALCULATIONS CARRY THE LOADS ON THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT.  
 2. CABLES NOT SHOWN FOR CLARITY.



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 ENGINEERING & DESIGN

1100 F. WOODFIELD ROAD, SUITE 500  
 SCHUMBERG, ILLINOIS 60173  
 TEL: 815-908-6400  
 CCLAL: 307611  
 www.FullertonEngineering.com

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/11/11
2	REVISED PER COMMENTS	08/11/11
3	REVISED PER COMMENTS	08/11/11
4	REVISED PER COMMENTS	08/11/11
5	REVISED PER COMMENTS	08/11/11



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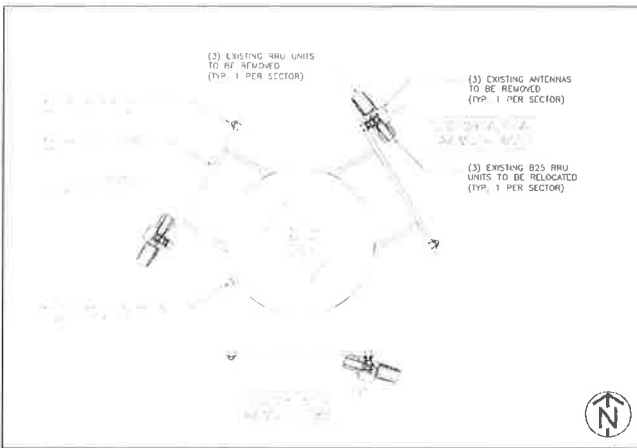
2611 W. SYCAMORE AVE  
 DANA POINT, CA 92629

SITE ELEVATION

C-3

ELEVATION

1

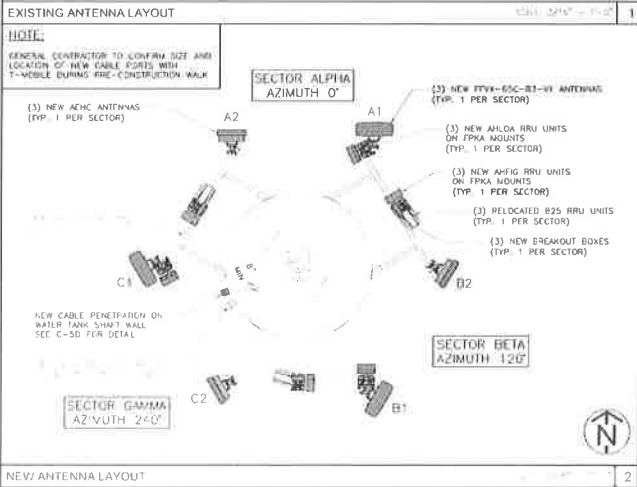


ANTENNA SCHEDULE						
SECTOR	ALPHA		BETA		GAMMA	
	A1	A2	B1	B2	G1	G2
ANTENNA POSITION	L600 + N600 + L700 + L1900 + C1900 + G1900 + L2100	L2500 + N2500	L600 + N600 + L700 + C1900 + G1900 + L2100	L2500 + N2500	L600 + N600 + L700 + L1500 + C1500 + G1900 + L2100	L2500 + N2500
AZIMUTH	0°	0°	120°	120°	240°	240°
RAD CENTER (MILES)	54'	54'	54'	54'	54'	54'
ANTENNA MODEL	CONUSCOPE - FFV4-65C-R3-M	NOBIA - AEMC BAND 41	CONUSCOPE - FFV4-65C-R3-M	NOBIA - AEMC BAND 41	CONUSCOPE - FFV4-65C-R3-M	NOBIA - AEMC BAND 41
RRU MODEL	(1) AML0A, (1) AM10G AND (1) B25		(1) AML0A, (1) AM10G AND (1) B25		(1) AML0A, (1) AM10G AND (1) B25	
HYBRID TRUNK LENGTH	100' ± HYBRID CABLE		100' ± HYBRID CABLE		100' ± HYBRID CABLE	
HYBRID JUMPER LENGTH	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"
RF JUMPER LENGTH	15'-0"		15'-0"		15'-0"	

**T-Mobile**

1100 E. WOODFIELD ROAD, SUITE 300  
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TEL: 630-928-8300  
CONS: 1-800-877-8272  
www.fullertonenergy.com

**FULLERTON**  
ELECTRICAL SERVICES



ANTENNA TABLE

### Coax Color Coding

- Antennas will be labeled (back of antenna view) Right to left 1 - X ports
- Coax/Jumper lines will be identified by sector color and by number of bands around the coax/jumper

Sector A	Red
Sector B	Blue
Sector C	Blue
Sector D	Yellow
Sector E	White
Sector F	Green
LMU	Red/White Sector Color Bands
Fiber ID	Blue
Unused Coax	Blue
Microwave	Orange
PWE T-1's + GPS	ID w/Label Maker
Downlink cable	

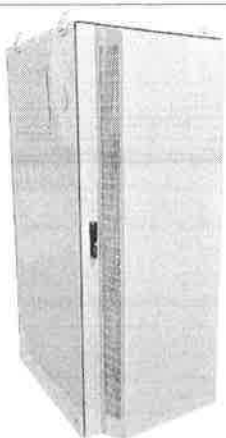
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ANTENNA LAYOUT AND COLOR CODING

**C-4**





## HP-Large 3 Power Cabinet

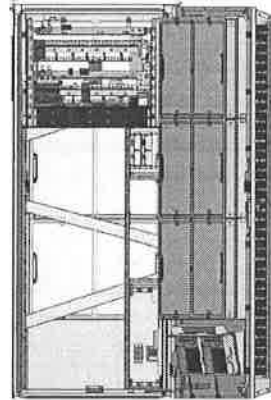
### Product Features

- Compact design for equipment, power and battery
- 600A bus bar with individual 200A breakers per string
- 48VDC high-voltage battery
- 100% DC back-up protection
- 48VDC battery cabinet
- 12VDC 5 string battery cabinet
- 48VDC 1 string battery cabinet
- 12VDC equipment and battery cabinet
- Designed to OR-487 specification

### Specifications

Model	HP-Large 3 Power Cabinet
Description	HP-Large 3 Power Cabinet
Dimensions (HxWxD)	66" H x 18" W x 36" D (with 1/2" clearance)
Weight	850 lbs (without equipment)
Material	Steel
Finish	Primer, epoxy powder coat
Accessories	12VDC 5 string battery cabinet, 48VDC 1 string battery cabinet, 12VDC equipment and battery cabinet, 48VDC 1 string battery cabinet

Category	Description
Mounting	Standard 19" rack mounting
Dimensions	66" H x 18" W x 36" D (with 1/2" clearance)
Weight	850 lbs (without equipment)
Material	Steel
Finish	Primer, epoxy powder coat
Accessories	12VDC 5 string battery cabinet, 48VDC 1 string battery cabinet, 12VDC equipment and battery cabinet, 48VDC 1 string battery cabinet



Front Door Open

T-Mobile

THE BIG WALL  
REPAIR CENTER

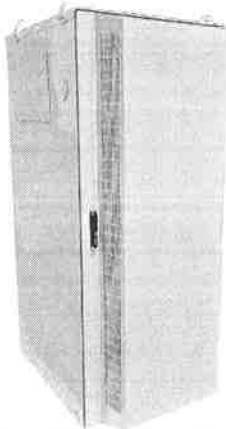
FULLERTON

1100 E WOODFIELD ROAD, SUITE 500  
SCHLAUBURG, ILLINOIS 60155  
TEL: 847.964.4000  
CELL: 312.911.1111  
www.fullertonrepair.com

Product	Quantity	Unit
HP-Large 3 Power Cabinet	1	Each
12VDC 5 string battery cabinet	1	Each
48VDC 1 string battery cabinet	1	Each
12VDC equipment and battery cabinet	1	Each
48VDC 1 string battery cabinet	1	Each

### SITE SUPPORT CABINET

MODEL NO. 1



## Large Battery 3 Cabinet LBJ Site Support Enclosure

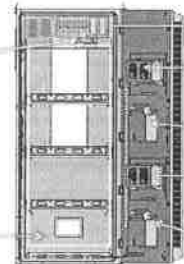
### Product Feature

- Direct air cooling solution with optional Core Filter
- Supports four strings of 48V VRLA batteries up to 210Ah
- 600A bus bar with individual 200A breakers per string
- Bulk Input / Output with ability to daisy-chain cabinets
- Connection kit includes cables with connectors
- Rear hatch access
- Connection assistance information on back panel
- Powder coated high-gloss finish
- Designed to meet GR-487

### Specifications

Model	Large Battery 3 Cabinet
Construction	Manufactured enclosure
Dimensions (W x H x D)	31.5" W x 72" H x 36" D (with 1/2" clearance)
Weight (without equipment)	650 lbs
Material	Steel
Finish	Primer, epoxy powder coat
Accessories	48V VRLA battery cabinet, 12VDC equipment and battery cabinet, 48V VRLA battery cabinet
Cooling	Direct air cooling with optional Core Filter
Door lock	1-point locking with 1/2" key
Door latch	4-point latch
Door latch	4-point latch
Standard configuration	48V VRLA battery cabinet, 12VDC equipment and battery cabinet, 48V VRLA battery cabinet

Fan Control Board Module



Battery space (4 string)

DC PDU Module

Fan Module

AC Heater

Fan Module

AC Heater



ML84112A

ML84112A / ML03XC433

3011 W. BIRCHMOUNT AVE.  
CHICAGO, IL 60604

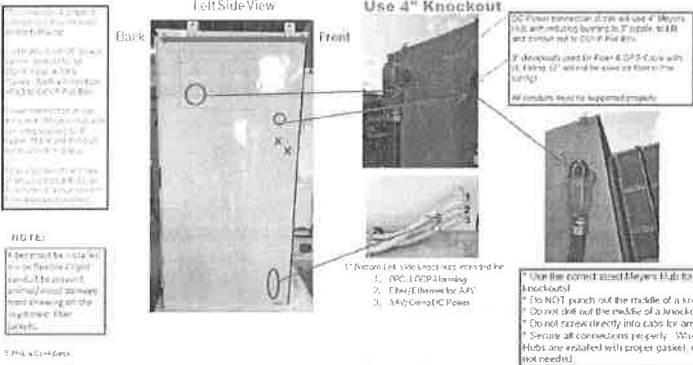
### EQUIPMENT DETAILS

C-5

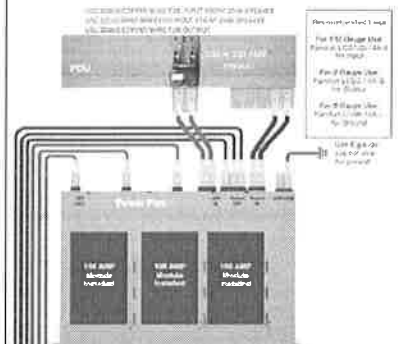
### BATTERY CABINET DETAIL

MODEL NO. 2

LEFT SIDE Power / Fiber KNOCK OUT ASSIGNMENTS - *Chicago Approved Alternatives*

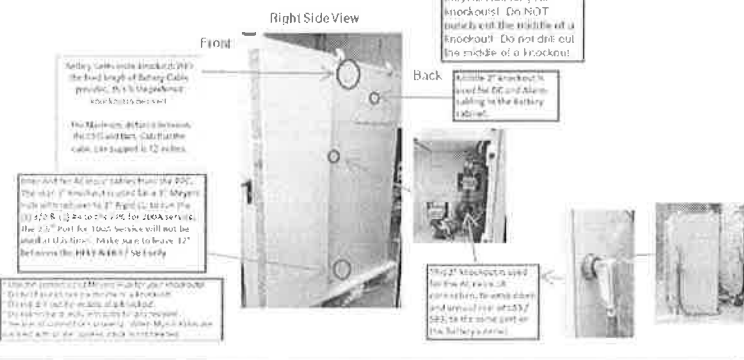


**NOTES:**  
 1. VOLTAGE BOOSTERS WILL BE CONFIGURED FOR SINGLE MODEL OPERATION  
 2. OC TO INSTALL (1) 200A CB BREAKER WITH (2) SETS OF 282 AAG TO FEED THE VOLTAGE BOOSTER. PROVIDE TWO TO ONE TERMINAL ADAPTER AS REQUIRED FOR CIRCUIT BREAKER WIRING.



KNOCKOUT RIGHT SIDE DETAIL

RIGHT SIDE KNOCK OUT ASSIGNMENT



KNOCKOUT LEFT SIDE DETAIL

VOLTAGE BOOSTER DETAIL



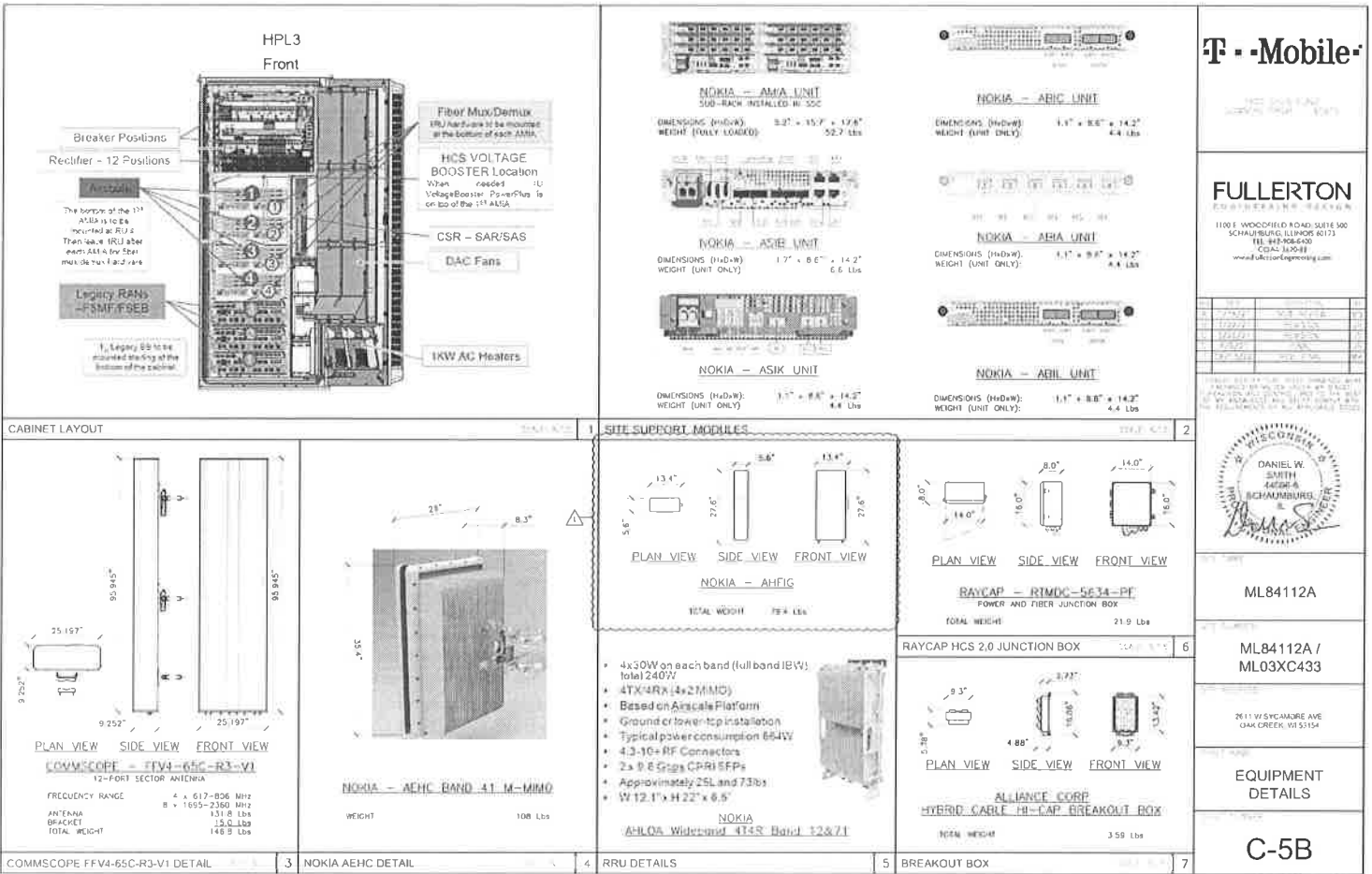
1100 WOODFIELD ROAD, SUITE 100  
 SCHLAUBURG, ILLINOIS 60155  
 TEL: 815.954.4000  
 FAX: 815.954.4010  
 WWW.FULLERTONTELECOM.COM

Part No.	Description	Qty
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ML84112A  
 ML84112A / ML03XC433  
 1111 W 57th Street Ave  
 Oak Creek, WI 53154  
**EQUIPMENT DETAILS**

**C-5A**



T-Mobile

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SCHAEFFER, ILLINOIS 60173  
TEL: 815-908-6100  
CSAC 3005H  
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**FULLERTON**  
COMMERCIAL DESIGN

11/23/12	REV 001	1/1
11/23/12	REV 002	1/1
11/23/12	REV 003	1/1
11/23/12	REV 004	1/1
11/23/12	REV 005	1/1



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2611 W SYCAMORE AVE  
OAK CREEK, WI 53154

EQUIPMENT DETAILS

C-5B

**HYBRID JUMPER CABLE GENERAL SPECIFICATIONS**

OUTER DIAMETER: 0.72"  
 WEIGHT: 0.34 LB/FT  
 SHORT TOWER TOP: 20'-250'  
 LONG ROOF TOP: 20'-250'

NOKIA - FSMT UNIT

CHARACTERISTICS	ALLIANCE	COMMSCOPE	RHS
OUTER DIAM.	0.72"	0.72"	1.157
WEIGHT	0.34 LB/FT	0.34 LB/FT	13.2 LB/100 FT
MIN. BEND RAD.	7.5 FT	7.5 FT	2.3 FT
DC CONDUCTORS	1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252	1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252	1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252
ANNOY	1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252	1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252	1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252
CONDUCTOR TYPE	35	35	35
SINGLE-MODE FIBERS	35	35	35
FIBER TERMINATION	C, F, H, J, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZV, ZW, ZX, ZY, ZZ		

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HYBRID HCS 2.0 CABLE DETAIL SCALE: N/A 1 HYBRID JUMPER CABLE DETAIL SCALE: N/A 2 SITE SUPPORT MODULES SCALE: N/A 3 NOT USED SCALE: N/A 4

**SAMSUNG RRU 1900**

DIMENSIONS (WxHxD)  
 WEIGHT  
 MODEL: RRU-194

**TABLE 20-3**  
 HYBRID CABLE COLOR CODING

POSITION	Color	FREQUENCY BAND	SECTION	HYBRID BAND
1	RED	1.9	NO TAP	NO TAP
2	ORANGE	2.1	NO TAP	NO TAP
3	YELLOW	2.3	NO TAP	NO TAP
4	GREEN	2.5	NO TAP	NO TAP
5	CYAN	2.7	NO TAP	NO TAP
6	BLUE	2.9	NO TAP	NO TAP
7	INDIGO	3.1	NO TAP	NO TAP
8	VIOLET	3.3	NO TAP	NO TAP
9	PURPLE	3.5	NO TAP	NO TAP
10	PINK	3.7	NO TAP	NO TAP
11	WHITE	3.9	NO TAP	NO TAP

**TABLE 20-4**  
 HYBRID CABLE COLOR CODING

FREQUENCY BAND	Color	FREQUENCY BAND	Color
1.9	RED	2.1	ORANGE
2.3	YELLOW	2.5	GREEN
2.7	CYAN	2.9	BLUE
3.1	INDIGO	3.3	VIOLET
3.5	PURPLE	3.7	PINK
3.9	WHITE		

NOTES:  
 1. HYBRID CABLE WILL BE MARKED IN A SOLAR MARKING AS CABLE COLOR CODING IS NOT REQUIRED IN NOTICE 20-3 THE MARKING OF THE HYBRID CABLE WILL NOT BE MARKED WITH THE FREQUENCY CODE OF THE HYBRID CABLE BUT ALL FREQUENCIES THE MARKING OF THE HYBRID CABLE WILL BE MARKED TO INDICATE THE SECTION IT BELONGS TO. THE INDIVIDUAL POWER PANS AND FIBER CABLE SHALL BE LABELED WITH ORANGE COLOR BAND SECTION. THE CABLE IS MARKED (DETERMINED BY TERMINATING BAND) THE FREQUENCY/BAND IS BAND (AND DISTINGUISHED BY TERMINATING BAND AND) FREQUENCY/BAND (SEE FIGURES 20-3, 20-4 AND 20-5) TO ACCOMMODATE THE MARKING NUMBER OF COLOR BANDS. BAND WIDTH AND SPACING CAN BE PROPORTIONALLY REDUCED FROM THE STANDING OCCUPY IN NOTE 2-3 AS SHOWN IN FIGURE 20-3. ALL CABLES SHALL BE MARKED AT THE TOP AND BOTTOM WITH COLORED TAPE, OR COLORED HEAT SHRINK TUBING.  
 2. COLORED TAPE (2, 1/4 AND 1/2 IN) MAY BE OBTAINED FROM CONSUMA ELECTRONIC BY SHREVEPORT, LA 70130. SHEET PREFERRED.  
 3. THE FIRST COLOR BAND SHALL BE 1/4 IN FROM THE WEATHERPROOFING AT THE END OF THE CABLE AND THERE SHALL BE 1/4 IN SPACES BETWEEN EACH COLOR BAND FOR FREEDOM AND 1/2 IN SPACES FOR JUNCTIONS.  
 4. THE CABLE COLOR CODE SHALL BE APPLIED IN ACCORDANCE TO TABLE 20-3. TABLE 20-4 SECTIONS ARE EASILY DETERMINED BY APPLYING THE FREQUENCY BAND/COLOR CODE TABLE 20-4. MUST BE APPLIED FOR THE SPECIFIC FREQUENCY BAND/RADIO IN USE ON A GIVEN LINE.  
 5. A 3 IN GAP SHALL SEPARATE THE CABLE COLOR CODE FROM THE FREQUENCY BAND CODE. THE GAP SHALL BE 1/4 IN SPACING. THE 3 IN GAP SHALL BE 1/4 IN SPACING. THE 3 IN GAP SHALL BE 1/4 IN SPACING. THE 3 IN GAP SHALL BE 1/4 IN SPACING. THE 3 IN GAP SHALL BE 1/4 IN SPACING. THE 3 IN GAP SHALL BE 1/4 IN SPACING.  
 6. EACH SECTION SHALL BE APPLIED TO EACH SECTION WITH NO SPACES. THE COLOR BANDS SHALL BE 1/4 IN FOR BANDS. WRAP COLORED TAPE A MINIMUM OF 3 INES AROUND THE CABLE AND KEEP THE TAPE AT THE SAME AREA AS MUCH AS POSSIBLE. THIS WILL ALLOW REVISIONS TO THE LINE AND OR DISCONNECTS TO BE APPLIED.

MLB4112A

MLB4112A / ML03XC433

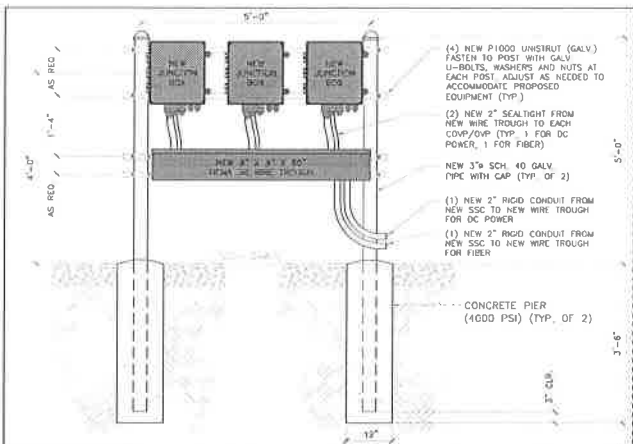
EQUIPMENT DETAILS

C-5C

**EXISTING RRU 1900**

**EXISTING CABLE DETAIL**

**EXISTING COLOR CODING** 7



### IC-1012-B

Ice Canopy, 10 ft x 12 ft, four 13 ft 4 in burial pipes

**Product Classification**  
 Product Type: Ice canopies and shields

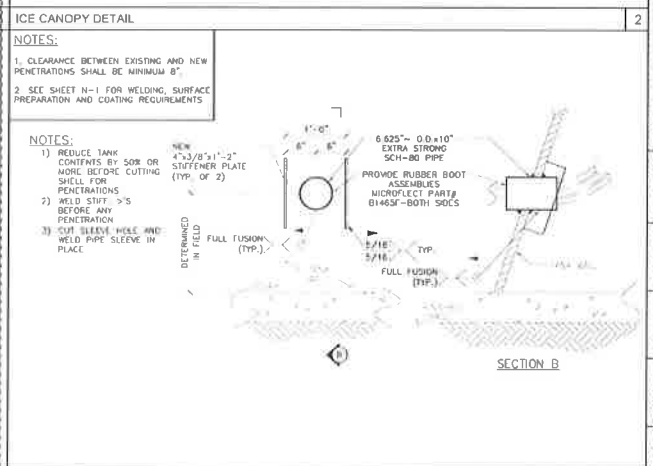
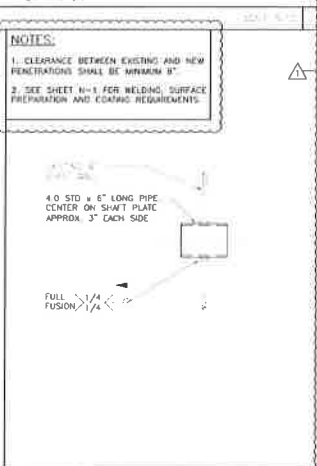
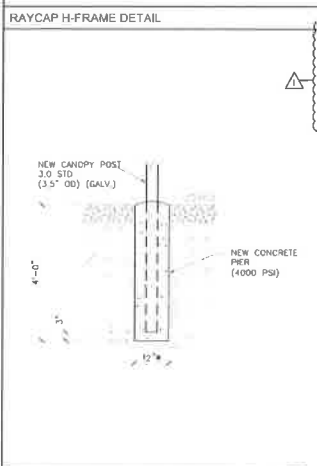
**General Specifications**  
 Pipe quantity: 4

**Dimensions**  
 Height: 4064 mm | 160 in  
 Width: 3048 mm | 120 in  
 Length: 3.657.6 mm | 144 in  
 Pipe Length: 4064 mm | 160 in

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NOTES:  
 1. CLEARANCE BETWEEN EXISTING AND NEW PENETRATIONS SHALL BE MINIMUM 8".  
 2. SEE SHEET N-1 FOR WELDING, SURFACE PREPARATION AND COATING REQUIREMENTS.

NOTES:  
 1) REDUCE TANK CONTIGUOUS BY 50% OR MORE BEFORE CUTTING SHELL FOR PENETRATIONS  
 2) WELD STIFF > 1/8" BEFORE ANY PENETRATION  
 3) CUT SLEEVE HOLE AND WELD PIPE SLEEVE IN PLACE

6.625" - 0.0" x 10" EXTRA STRONG SCH-80 PIPE  
 PROVIDE RUBBER BOOT ASSEMBLIES MICROFLEX PART# B1465F-BOTH SIDES  
 5/16" TYP.  
 FULL FUSION (TYP.)

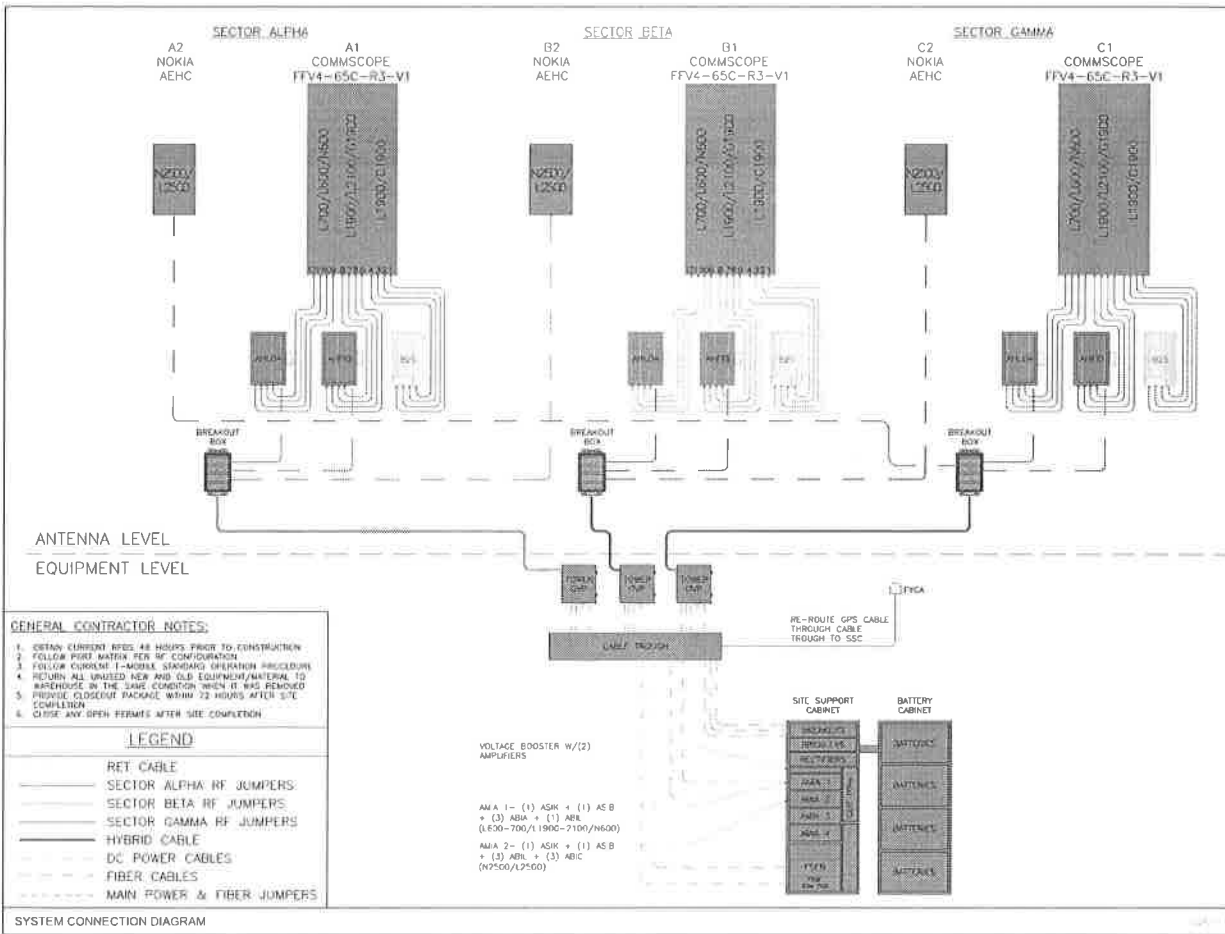
SECTION B

ML84112A  
 ML84112A / ML03XC433

2011 WHEATON AVE  
 OAK LAUREL, ILLINOIS

SITE DETAILS

C-5D



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NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/11/11
2	ISSUED FOR CONSTRUCTION	08/11/11
3	ISSUED FOR AS-BUILT	08/11/11
4	ISSUED FOR RECORD	08/11/11



ML84112A

ML84112A / ML03XC433

311 WESTLAKE AVE  
LAHAIN, HI 96741

RF PLUMBING DIAGRAM

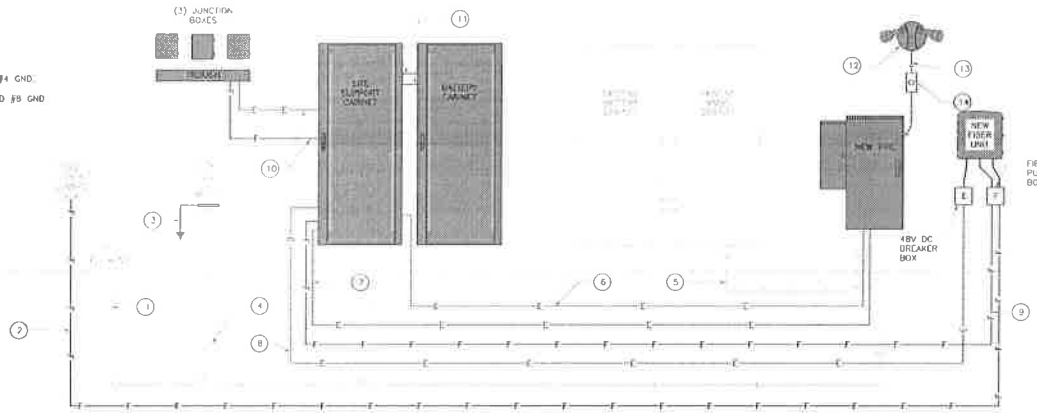
C-6





SYMBOL LEGEND:

- ① EXISTING ELECTRICAL SERVICE
- ② NEW FIBER SERVICE
- ③ EXISTING #4 SERVICE GROUND
- ④ EXISTING 2" CONDUIT W/ (3) #3/0 AND #4 GND.
- ⑤ EXISTING 1-1/2" CONDUIT W/ (3) #3 AND #8 GND
- ⑥ NEW 2" CONDUIT W/ (2) 3/0, (1) #4 NEUTRAL WIRES AND 3/0 GND.
- ⑦ NEW 1" RIGID CONDUIT WITH 1 PAIR OF BLDEN 275 USA #10 AWG
- ⑧ NEW 1" RIGID CONDUIT W/ DC CABLE(S)
- ⑨ NEW 1" RIGID CONDUIT W/ FIBER CABLE(S) AND CAT-6 TELCO CABLE
- ⑩ NEW 2" CONDUITS, (1) FOR FIBER, (2) FOR DC POWER
- ⑪ NEW 4" CONDUITS W (4) 4/0 AWG, (2) 12 AWG AND (3) ETHERNET CABLES
- ⑫ NEW LIGHTS
- ⑬ NEW 3/4" CONDUIT W/ (2) #12 AND (1) #12 GROUND WIRC
- ⑭ NEW 1-HOUR TWIST TOWER SWITCH



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ONE LINE DIAGRAM

SITE: ML84112A  
 VOLTAGE: 120/240 Vac  
 PHASE: 1  
 WIRE: 3W  
 BUSS RATING: 200  
 MAIN BREAKER: 200

PANEL NAME: PPC  
 PANEL STATUS: NEW  
 ENCLOSURE TYPE: NEMA 3R  
 MOUNT: SURFACE  
 AIC: 65kA

PANEL POSITIONS: 3A

Total kVA	33.38
Total AMPS	139.08

CKT	LOAD DESCRIPTION	BREAKER AMPS	BREAKER POLES	BREAKER STATUS	SERVICE LOAD	Phase A		Phase B		USAGE FACTOR	SERVICE LOAD	BREAKER STATUS	BREAKER POLES	BREAKER AMPS	LOAD DESCRIPTION	CMT
						USAGE FACTOR	Phase A (VA)	Phase B (VA)	150 BSA							
1	MMBS	100	2	ON	6144	1	6144	4875	1	4875	ON	1	200	HPLS	2	
3	SURGE ARRESTOR (1PH)	60	2	ON	25	1	25	4875	1	4875					4	
7					25	1	4875	25	1	4875					6	
11	BBU	15	2	ON	200	1	360	500	1.25	480	ON	1	20	LIGHTS	10	
13					200	1	200	180	1	180	ON	1	20	FAN	12	
15							0	0						RECEPTACLE	14	
17							0	0							16	
19							0	0							18	
21							0	0							20	
23							0	0			OFF	2	100	FUTURE	22	
							0	0							24	

PANEL SCHEDULE



ML84112A

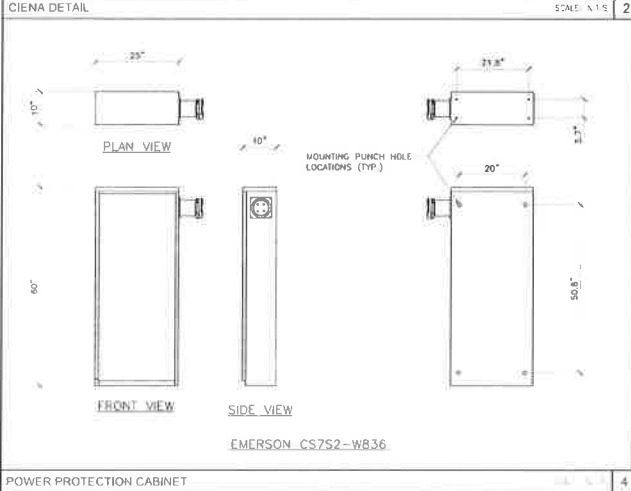
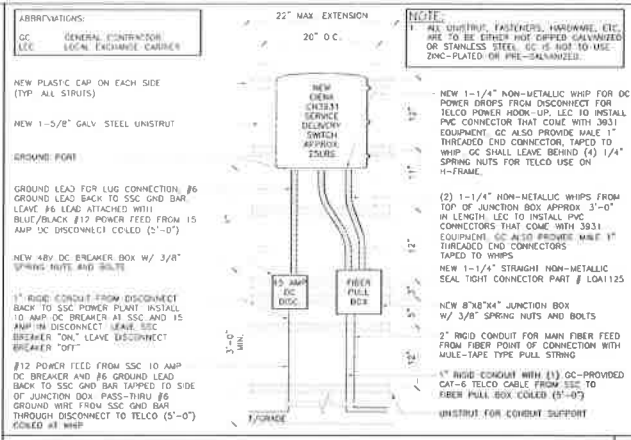
ML84112A / ML03XC433

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DANA & REEFER, ILLINOIS

ONE-LINE DIAGRAM AND PANEL SCHEDULE

E-2

- THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND OSHA REQUIREMENTS.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS AND TRANSPORTATION FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY PERMIT AND INSPECTION FEES, AND BE RESPONSIBLE FOR SCHEDULING INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION.
- MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, IEEE, NEMA AND NFPA.
- ALL MATERIALS SHALL BE WELL LISTED.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT.
- MATERIALS SHALL MEET WITH APPROVAL OF THE AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATIONS, TEST, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND STARTING CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
- THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF THE TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY CONTRACTOR.
- UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUND TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO THE PROJECT MANAGER.
- ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO THE PROJECT MANAGER AT JOB COMPLETION.
- POST-INSTALLATION, ANY WORK MATERIAL OR EQUIPMENT FOUND TO BE FAULTY SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
- PROVIDE THE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS-INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
- ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT DRAINED PLASTIC LABELS NOTING USE FUNCTION.
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULL BOX, J-BOX, SWITCH BOX, ETC.
- ALL CONDUIT INSTALLED SHALL BE SURFACE MOUNTED ON DIRECT BURIAL UNLESS OTHERWISE NOTED.
- ALL CONDUIT SHALL HAVE A PULL WIRE OR ROPE.
- ALL CONDUCTORS SHALL BE COPPER.
- ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED TO MATCH ORIGINAL RATING.
- BOX OR RIMMED CABLE IS NOT PERMITTED.
- ALL ELECTRICAL/FIBER ENCLOSURES, JUNCTION BOXES, CONDUIT KNOCKOUTS, RACKWAYS ETC. SHALL BE RODENT-PROOF.
- CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNBARRICADED CONDITION.



- ABBREVIATIONS:  
 CC GENERAL CONTRACTOR  
 LEC LOCAL EXCHANGE CARRIER
- NOTE:  
 1. ALL WIRETRIVE, FASTENERS, HARDWARE, ETC. ARE TO BE EITHER HOT-DIPPED GALVANIZED OR STAINLESS STEEL. CC IS NOT TO USE ZINC-PLATED OR PRE-GALVANIZED.
- NEW 1-1/4" NON-METALLIC WHIP FOR DC POWER DROPS FROM DISCONNECT FOR TELCO POWER HOOK-UP. LEC TO INSTALL PVC CONNECTOR THAT COME WITH 3931 EQUIPMENT. CC ALSO PROVIDE HALF 1" THREADED END CONNECTOR, TAPED TO WHIP. CC SHALL LEAVE BEHIND (4) 1/4" SPRING NUTS FOR TELCO USE ON H-FRAME.
- (2) 1-1/4" NON-METALLIC WHIPS FROM TOP OF JUNCTION BOX APPROX 3'-0" IN LENGTH. LEC TO INSTALL PVC CONNECTORS THAT COME WITH 3931 EQUIPMENT. CC ALSO PROVIDE HALF 1" THREADED END CONNECTORS TAPED TO WHIPS.
- NEW 1-1/4" STRAIGHT NON-METALLIC SEAL TIGHT CONNECTOR PART # L0A1125 W/ 3/8" SPRING NUTS AND BOLTS.
- 2" RIGID CONDUIT FOR MAIN FIBER FEED FROM FIBER POINT OF CONNECTION WITH MALE-TAPE TYPE PULL STRING.
- 1" RIGID CONDUIT WITH (1) CC-PROVIDED CAT-6 TELCO CABLE FROM SSC TO FIBER PULL BOX CODED (5'-0") UNSTRUT FOR CONDUIT SUPPORT.
- SCALE: A:1.5
- 2 NOT USED
- 3
- 4 NOT USED
- 5

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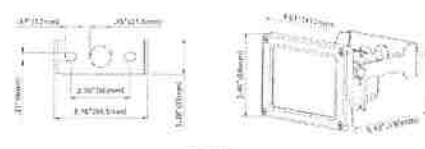
ML84112A

ML84112A / ML03XC433

26 FIELD ELEC. WORK PER. 6044-ET-0001-0001

UTILITY DETAILS

E-3



- (1) SIGMA TWO GANG CLEAR COVER, EXTRA DUTY WITH LOCKABLE ENCLOSURE.
- (1) INTERNATIC 60 MINUTE MECHANICAL TIMER, FF2MFC.
- (1) CAST ALUMINUM, 2 GANG WEATHERPROOF FS BOX, NO LUGS, DEEP BOX. APPLETON FS-2-75A OR HUBBELL-KILLARK 2FS-1.
- USE BACK OF GANG BOX FOR ENTRY INTO PPC, SEAL FLUSH AGAINST PPC WITH GASKETING MATERIAL, AND/OR SEAL EXTERIOR PERIMETER WITH SILICONE BEAD TO PREVENT WATER INTRUSION.
- (1) GFCI 15 AMP, LEVITON W759-T, 2-POLE, 3-WIRE, 15 AMP, 125 VOLT, 5-15R NEMA, WALL BOX MOUNT, LIGHT ALMOND, HEAVY DUTY, COMMERCIAL GRADE. NOTE: NO RESIDENTIAL GRADE GFCI ALLOWED.
- (2) OUTDOOR FLOOD LIGHTS, RATED INITIAL LUMENS >1,260 EACH FLOOD.
- TYPICAL INSTALLATION, REGARDLESS OF PPC STYLE OR TYPE OR EXISTING OUTLETS.
- LIGHT TIMER ON 15A CIRCUIT, LIGHT CONTROLLED BY COUNTDOWN TIMER, GFCI ON SEPARATE 15A CIRCUIT.
- IF PPC HAS EXISTING INTERIOR MOUNTED GFCI, IT TOO SHALL BE WIRED FOR SERVICE.
- EQUIVALENT MEETING SERVICE REQUIREMENTS, OR BETTER, EQUIPMENT MAY BE SUBSTITUTED AND INSTALLED WITH PRIOR T-MOBILE PM OR CM APPROVAL.

NOT USED MAXLITE LED EXTERIOR FLOOD LIGHT DETAIL (TYP. OF 2)



TIMER SWITCH

- (1) INTERNATIC 60 MINUTE MECHANICAL TIMER, FF2MFC OR APPROVED EQUIV.
- LIGHT TIMER ON 15A CIRCUIT, LIGHT CONTROLLED BY COUNTDOWN TIMER, GFCI ON SEPARATE 15A CIRCUIT.
- EQUIVALENT MEETING SERVICE REQUIREMENTS, OR BETTER, EQUIPMENT MAY BE SUBSTITUTED AND INSTALLED WITH PRIOR T-MOBILE PM OR CM APPROVAL.



15A GFCI-OUTLET

- (1) GFCI 15 AMP, LEVITON W759-T, 2-POLE, 3-WIRE, 15 AMP, 125 VOLT, 5-15R NEMA, WALL BOX MOUNT, LIGHT ALMOND, HEAVY DUTY, COMMERCIAL GRADE.
- NOTE: NO RESIDENTIAL GRADE GFCI ALLOWED.
- GFCI ON SEPARATE 15A CIRCUIT.
- IF PPC HAS EXISTING INTERIOR MOUNTED GFCI, IT TOO SHALL BE WIRED FOR SERVICE.
- EQUIVALENT MEETING SERVICE REQUIREMENTS, OR BETTER, EQUIPMENT MAY BE SUBSTITUTED AND INSTALLED WITH PRIOR T-MOBILE PM OR CM APPROVAL.



CAST ALUMINUM 2 GANG WEATHERPROOF FS BOX

- (1) CAST ALUMINUM, 2 GANG WEATHERPROOF FS BOX, NO LUGS, DEEP BOX. APPLETON FS-2-75A OR HUBBELL-KILLARK 2FS-1.
- USE BACK OF GANG BOX FOR ENTRY INTO PPC, SEAL FLUSH AGAINST PPC WITH GASKETING MATERIAL, AND/OR SEAL EXTERIOR PERIMETER WITH SILICONE BEAD TO PREVENT WATER INTRUSION.
- TYPICAL INSTALLATION, REGARDLESS OF PPC STYLE OR TYPE OR EXISTING OUTLETS.
- EQUIVALENT MEETING SERVICE REQUIREMENTS, OR BETTER, EQUIPMENT MAY BE SUBSTITUTED AND INSTALLED WITH PRIOR T-MOBILE PM OR CM APPROVAL.



2 GANG WATERPROOF COVER

- (1) SIGMA TWO GANG CLEAR COVER, EXTRA DUTY WITH LOCKABLE ENCLOSURE.
- EQUIVALENT MEETING SERVICE REQUIREMENTS, OR BETTER, EQUIPMENT MAY BE SUBSTITUTED AND INSTALLED WITH PRIOR T-MOBILE PM OR CM APPROVAL.

TIMER SWITCH DETAIL LOCKABLE ENCLOSURE



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2011 WEST GENE AVE  
 DANVILLE, CA 94526

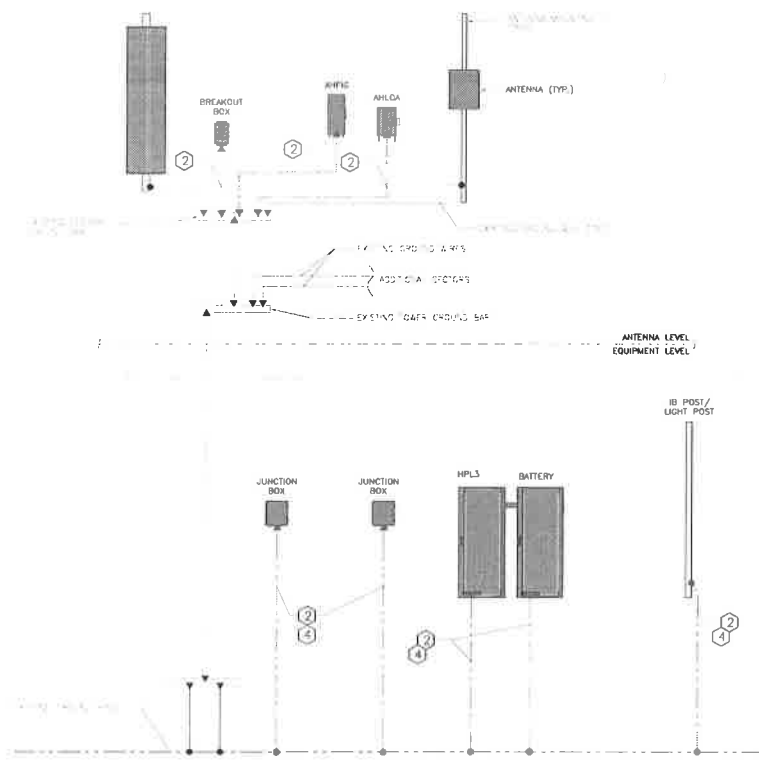
UTILITY DETAILS

E-4

**GROUNDING NOTES:**

1. INSTALL 2 GROUND BARS AT THE BOTTOM OF THE TOWER (EVEN WITH SHORT ICE BRIDGE RUNS) ONE GROUND BAR AT THE TOWER, AND ON AT THE PLATFORM.
2. T-MOBILE IS EQUIPPING THE HOME RUN CABLES WIRE FROM THE TOP BUS BAR TO THE BOTTOM BUS BAR ON TOWER SITES. ROOFTOPS ARE STILL REQUIRED TO HAVE SECTORS GROUND AND #2 INSULATED GROUND WIRE FROM SECTOR GROUNDS TO MAIN BUS BARS AND BUILDING STEEL.
3. REMOVE INSULATORS (CHERRIES) FROM THE BUS BARS AND GROUND TO TOWER, TOP AND BOTTOM ON TOWER SITES ONLY.
4. ALL EXPOSED GROUNDS TO BE DRESSED WITH SEAL TIGHT.
5. ALL ICE BRIDGE POST ARE TO BE GROUNDED WITH #2 SOLID AND DRESSED IN SEAL TIGHT.
6. (2) OF THE (4) PLATFORM POST NEED TO BE GROUNDED DIAGONALLY.
7. BOTTOM BUS BAR TO HAVE TWO #2 GROUND LEADS DRESSED IN WITH SEAL TIGHT.

**TYPICAL ANTENNA SECTOR**



**GROUNDING LEGEND**

- EXOTHERMIC CONNECTION
- ▲ MECHANICAL CONNECTION
- INTERNAL EQUIPMENT GROUND BAR
- ▬ EXTERNAL GROUND BAR
- ① #2 AWG STRANDED INSULATED COPPER GROUND WIRE
- ② #6 AWG STRANDED INSULATED COPPER GROUND WIRE
- ③ #2 SOLID TINNED BARE COPPER GROUND WIRE
- ④ 1/2" FLEXIBLE SEAL/TIGHT CONDUIT W/SILICON SEALANT AT EACH END

TYPICAL RISER GROUNDING DIAGRAM

**T-Mobile**

**FULLERTON**

1100 S WOODCHURCH ROAD, SUITE 100  
 SCHLAUBURG, ILLINOIS 61173  
 TEL: 815.706.4400  
 CELL: 312.661.1111  
 www.t-mobile.com



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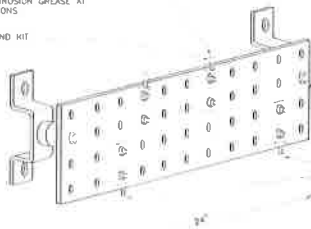
ML84112A / ML03XC433

201 W SYCAMORE AVE  
 CHAN O REF: FA 03134

**GROUNDING DIAGRAM**

**G-1**

#2 AWG STRANDED W/LONG  
BARREL COMPRESSION LUGS  
NOTE: CONTRACTOR TO USE  
ANTI-CORROSION GREASE AT  
CONNECTIONS



NEW 4"x24"x1/2" THICK COPPER GROUND BAR,  
1-MOBILE CONSTRUCTION MANAGER TO VERIFY  
EXACT LOCATION AND INSTALLATION IN FIELD

REFER TO GROUND RISER  
SCHEMATIC FOR CONNECTIONS

NOTES:

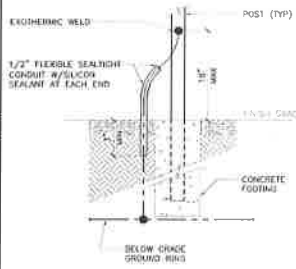
1. CONTRACTOR SHALL UTILIZE LUGGED HOLES PROVIDED. NO DRILLING OF THE BAR WILL BE PERMITTED.
2. ALL HARDWARE SHALL BE 18-8 STAINLESS STEEL INCLUDING BELLEVILLE. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
3. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL. COAT ALL SURFACES WITH KOPR-SHIELD.

TYPICAL GROUNDING BAR DETAIL

SCALE: N 1:5 1

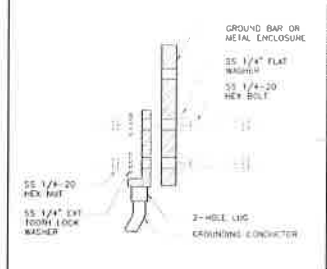
NOT USED 3

NOT USED 4



18 POST/POLE GROUNDING DETAIL

SCALE: N 1:5 5



LUG BOLT CONNECTION

**T-Mobile**

**FULLERTON**  
1100 E. WOODBINE LANE, SUITE 500  
SCHMIDTBERG BLVD 6173  
TEL: 847-958-8100  
COC: 32941  
www.fullertonengineering.com

DANIEL W. SMITH  
4406 R  
SCHMIDTBERG  
ILL.

ML84112A

ML84112A / ML03XC433

711 W/ CHANGE ARE  
LINK: 847-958-8100

GROUNDING  
DETAILS

**G-2**

**COMMON COUNCIL REPORT****Item:** License Committee Report**Recommendation:** That the Common Council grant the various license requests as listed on the 9/6/2022 License Committee Report.**Fiscal Impact:** License fees in the amount of \$750.00 were collected.**Critical Success Factor(s):**  
 Vibrant and Diverse Cultural Opportunities  
 Thoughtful Development and Prosperous Economy  
 Safe, Welcoming, and Engaged Community  
 Inspired, Aligned, and Proactive City Leadership  
 Financial Stability  
 Quality Infrastructure, Amenities, and Services  
 Not Applicable

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**Background:**

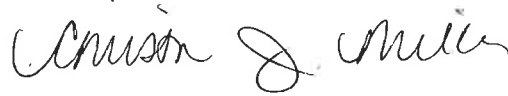
- Grant an Operator's license to (favorable background reports received):
  - \* Alexzandro C. Ortiz (Kwik Trip)
  - \* Eleanor V. Bomberg (Walgreens)
  - \* Noah C. Leflore (South Shore Cinema)
  - \* Mohammad Husson (Mobil)
  - \* Makayla A. Chambliss (Buffalo Wild Wings)
  - \* Amarri G. Watson (Kwik Trip)
  - \* Susan M. Kobs (Community Center)
- Grant a Temporary Class B Beer license to Roland Komorowski, Agent, St. Matthew Parish, 8303 S. Chicago Rd., for a Feast Day Picnic scheduled for September 11, 2022.
- Grant a Temporary Class B Wine license to Roland Komorowski, Agent, St. Matthew Parish, 8303 S. Chicago Rd., for a Wine Tasting event scheduled for October 15, 2022.

**Options/Alternatives:** None

Respectfully submitted:

Andrew J. Vickers, MPA  
City Administrator

Prepared:

Christa J. Miller CMC/WCMC  
Deputy City Clerk

Fiscal Review:

Maxwell Gagín, MPA  
Assistant City Administrator / Comptroller

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Attachments: none





## COMMON COUNCIL REPORT

**Item:** Vendor Summary Report

**Recommendation:** That the Common Council approve the August 30, 2022 Vendor Summary Report in the total of \$955,415.19.

**Fiscal Impact:** Total claims paid of \$955,415.19.

- Critical Success Factor(s):**
- Vibrant and Diverse Cultural Opportunities
  - Thoughtful Development and Prosperous Economy
  - Safe, Welcoming, and Engaged Community
  - Inspired, Aligned, and Proactive City Leadership
  - Financial Stability
  - Quality Infrastructure, Amenities, and Services
  - Not Applicable

**Background:** Of note are the following payments:

1. \$154,737.00 to APA 9141, LLC (pg #3) for BD Bond refund.
2. \$44,813.50 to Baycom, Inc. (pgs #4 & 5) for radio service agreement and maintenance, in-car video system replacements. Project #22019.
3. \$134,300.92 to Bestco UA (pg #5) for August and September retiree insurance.
4. \$60,490.96 to E. H. Wolf & Sons, Inc. (pg #8) for fuel inventory.
5. \$108,245.97 to Edgerton Contractors, Inc. (pg #8) for work on former Peter Cooper site.
6. \$100,978.42 to GFL Environmental (pg #9) for August trash and recycling.
7. \$7,900.00 to Godfrey & Kahn S.C. (pg #9 & 10) for legal services regarding F Street, bluff, and redevelopment of lakefront site.
8. \$5,159.65 to Hein Electric Supply Co. (pg #10) for supplies for building & grounds maintenance and street lighting, Project #17024.
9. \$13,408.33 to Kansas City Life Insurance Co. (pgs #11 & 12) for September disability insurance.
10. \$5,120.00 to Professional Service Industries (pg #15) for semi-annual monitoring of Drexel landfill.
11. \$11,662.00 to R.A. Smith (pg #16) for construction management of Lakeshore Commons Storm and Roadway.
12. \$33,408.33 to Ramboll US Consulting Inc. (pg #16) for professional services related to Lakeshore Commons.
13. \$13,616.45 to Reliant Fire Apparatus, Inc. (pg #16) for FD vehicle maintenance.
14. \$7,229.58 to Securian Financial Group, Inc. (pg #17 ) for September employee life insurance.

- 
15. \$14,993.00 to Visionary Light Shows, LLC (pg #20) for Drexel Town Square holiday light show.
  16. \$7,271.50 to WDATCP - DFRS (pg #20) for agent reimbursement.
  17. \$38,014.99 to WE Energies (pgs #1, 2, 20) for street lighting, electricity & natural gas.
  18. \$81,211.53 to WI Dept. of Transportation (pg #21) for design services relating to West Drexel Ave. Project #21017.
  19. \$6,001.03 to Zoll Medical Corp. (pgs #21 & 22) for medical supplies.

**Options/Alternatives:** None

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Respectfully submitted:



Andrew J. Vickers, MPA  
City Administrator

Prepared:



Rory T. Vircks  
Staff Accountant

Fiscal Review:



Maxwell Gagin, MPA  
Assistant City Administrator/Comptroller

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Attachments: 8/30/2022 Invoice GL Distribution Report