



PLAN COMMISSION

October 11, 2022

6:00 P.M.

Common Council Chambers

8040 S. 6th St.
Oak Creek, WI 53154
(414) 766-7000

Daniel Bukiewicz - Chair
Dawn Carrillo
Chaucey Chandler
Donald Oldani
Chris Guzikowski
Ashley Kiepczynski
Gregory Loreck
Fred Siepert
Christine Hanna
Matt Sullivan - ex-officio
Kari Papelbon - ex-officio

The City's Vision

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

Find more information on agenda items at oakcreek.zoninghub.com.

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – September 27, 2022
4. Significant Common Council Actions - NONE
5. Board of Housing and Zoning Appeals Actions
6. Quarterly Parks & Recreation Commission Actions – Next report December 13, 2022
7. Public Hearing
 - a. SIGN APPEAL – Hold a public hearing on a proposed sign appeal submitted by Jon Brooks, Discover Church/Oak Creek Assembly of God, that would allow the applicant to one (1) 68.4” x 213” (101.12 sq. ft.) wall sign on the west elevation and one (1) 68.4” x 213” (101.12 sq. ft.) wall sign on the east elevation of the existing building, and one (1) 58.56 sq. ft. monument sign on the east side of the property at 7311 S. 13th St.. (Tax Key No. 763-9024-000; *1st Aldermanic District*).
ZoningHub: <https://s.zoninghub.com/TL1ISVOOS8>; Twitter @OakCreekPC#OCPCDiscover
8. New Business
 - a. SIGN APPEAL - Consider a request for a sign appeal submitted by Jon Brooks, Discover Church/Oak Creek Assembly of God, that would allow the applicant to one (1) 68.4” x 213” (101.12 sq. ft.) wall sign on the west elevation and one (1) 68.4” x 213” (101.12 sq. ft.) wall sign on the east elevation of the existing building, and one (1) 58.56 sq. ft. monument sign on the east side of the property at 7311 S. 13th St.. (Tax Key No. 763-9024-000; *1st Aldermanic District*).
ZoningHub: <https://s.zoninghub.com/TL1ISVOOS8>; Twitter @OakCreekPC#OCPCDiscover

- b. PLAN REVIEW – Review site, landscaping, and related plans submitted by Chad Gillenwater, Independence Corrugated, for an expansion of the existing parking lot on the property at 525 W. Marquette Ave. (Tax Key No. 765-9011-000; *1st Aldermanic District*).
ZoningHub: <https://s.zoninghub.com/9445UZKP8E>; Twitter @OakCreekPC#OCPCIndepCorr
- c. REZONE - Review a request submitted by Milwaukee County Parks to rezone the property at 1709 W. Drexel Ave. to P-1, Park District (Tax Key No. 811-9994-000; *2nd Aldermanic District*).
ZoningHub: <https://s.zoninghub.com/M1KHR1UKLZ>; Twitter @OakCreekPC#OCPCMkeCtyPark
- d. CANCELLATION OF MEETING - The Plan Commission will vote on a motion to cancel either the November 22, 2022 or the December 27, 2022 meeting.

Announcements & Adjournment.

Dated this 6th day of October, 2022
Posted 10/6/2022 dj

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 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6th 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 be in attendance at 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.

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, SEPTEMBER 27, 2022**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Carrillo, Commissioner Kiepczynski, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert, and Commissioner Chandler. Commissioner Hanna and Alderman Loreck were excused. Also present: Kari Papelbon, Senior Planner, and Assistant Fire Chief Havey.

Minutes of the September 13, 2022 meeting

Commissioner Siepert moved to approve the minutes of the September 13, 2022, meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW
OAKVIEW INDUSTRIAL PROPERTY V, LLC
10303 S. OAKVIEW PKWY
TAX KEY NO. 955-1033-000**

Senior Planner Papelbon provided an overview of a proposed Master Sign Plan for the multi-tenant industrial building at 10303 S. Oakview Pkwy (see staff report for details).

Mayor Bukiewicz thanked the applicant for taking the neighbor's concerns into consideration and working with staff.

Alderman Guzikowski moved that the Plan Commission approves the Master Sign Plan submitted by Oakview Industrial Property V, LLC for the multi-tenant industrial building located at 10303 S. Oakview Pkwy. with the following conditions:

1. That all previous conditions of the approved site plan review and all relevant Code and Conditional Use Permit requirements remain in effect.
2. That landscape plans for the monument sign are submitted and approved by the Department of Community Development.
3. That permits are issued for all 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.

Commissioner Oldani seconded. On roll call: all voted aye. Motion carried.

**CONDITIONS AND RESTRICTIONS
BRADFORD REAL ESTATE COMPANIES
150 W. FOREST HILL AVE.
TAX KEY NO. 813-9019-000**

Senior Planner Papelbon provided an overview of the draft Conditions and Restrictions as part of a request for a Conditional Use Permit for a proposed outdoor recreation facility/private playground on the property at 150 W. Forest Hill Ave. (Lot 1 of proposed CSM) (see staff report for details).

Gary Wendt, Bradford Real Estate Companies, 106 Barrington Commons Court, Suite 726, Barrington, Illinois, stated the applicant is proposing 41 parking spaces. Mr. Wendt referenced the operational information from The Learning Experience (TLE) and stated TLE has 23 staff members, based on licensing. Mr. Wendt also explained there will be drop off parking with a 30-minute time limit. Mr. Wendt continued by explaining TLE's information indicates that in the morning drop off takes about five (5) minutes and in the evening, pickup takes about eight (8) minutes. Mr. Wendt stated based on that information in the evening there would be 23 cars coming in during a 30-minute period. Mr. Wendt also stated dividing the 23 cars by 8 minutes would mean on average there would be about four (4) parking spaces needed. Mr. Wendt stated there are ten (10) spaces dedicated to short term parking and believes the proposal meets Code.

Commissioner Chandler asked Senior Planner Papelbon to restate where the 46 spaces came from versus the 41 spaces proposed by the applicant. Senior Planner Papelbon explained that during staff's review of the materials there would be 23 employees on site at any given time and 23 potential drop offs on average. Senior Planner Papelbon also stated she understands the City is trying to reduce parking where it is unnecessary, however staff wants to make sure that people will not be parking illegally, on the grass, or on the private street with no parking. Senior Planner Papelbon stated that staff erred on the side of caution and decided 23 employees plus 23 vehicles dropping off or picking up would be 46 parking stalls. Senior Planner Papelbon also stated if the Plan Commission disagrees with that interpretation, they are free to change that condition in the Conditions and Restrictions.

Commissioner Siepert stated he agreed with staff recommendations and thinks 46 spaces would be adequate. Commissioner Siepert continued and stated there could be other activities at the facility and people will need a place to park if they come to visit.

Commissioner Oldani asked if the details would be more on the plans that come after this item. Senior Planner Papelbon stated anything regarding site specifics would be at site and building plan review.

Alderman Guzikowski stated he agreed with staff on the 46 count for parking.

Assistant Fire Chief Havey stated the Fire Department agrees with staff because access in emergencies is crucial. Assistant Fire Chief Havey also stated the Fire Department sees a need to make sure there is no extra congestion in the space that is allowed for the fire vehicles to get in.

Mayor Bukiewicz mentioned snow removal and trash pickup. Mayor Bukiewicz also stated he thinks more is better in this case.

Mayor Bukiewicz made comments that were not audible.

Mayor Bukiewicz stated he supports the 46 spaces as well.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for an outdoor recreation facility/playground on a portion of the property at 150 W. Forest Hill Ave. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**REZONE/CONDITIONAL USE PERMIT
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 at 8355 S. Howell Ave. from B-2, Community Business to B-4, Highway Business, with a Conditional Use Permit for a service station (see staff report for details).

Dustin Salter, Excel Engineering, 100 Camelot Drive, Fond du Lac, explained after receiving an unfavorable decision from the Plan Commission earlier in the summer of 2022 Excel Engineering approached Guggenheim to discuss what could be done. Mr. Salter stated Guggenheim is still very interested in moving forward with the development at the Howell Avenue site. Mr. Salter also stated the applicant feels like they have addressed most of the concerns of the Commissioners and the public with some of the provided data and the amended application.

Ann Lampe, 8436 South Howell Avenue:

"I'm actually disappointed that this came back up because it's not amended. It's not amended, there isn't a change, it's the same use, it's the same property, it's the same business, which we did not want there. Art Baumann, or whatever his name is, does not live on Howell Avenue, we live on Howell Avenue, and we know what that traffic is. We also know that you have what was Master Lock, a beautiful building on the corner. You have the very nice professional building in the back of this property, you have a very nice-looking restaurant next to it and in between that you want to put a Jiffy Lube. We all live with the zoning around us and most residents in Oak Creek live with the same zoning around them that they live in because they live in neighborhoods. Those of us who don't live in neighborhoods are subjected to a variety of zoning. When we moved in, it was the Kinney property across the street, and it was a residential property. When they wanted to put the professional business in, we thought that that was okay, that didn't impact us, we could live with that, and we didn't object to that. When they wanted to put Master Lock in, we thought that was a good use of that property and we didn't object to that. When DiCarlo's wanted to expand their building, we thought, "Great, that's good for the City," and we didn't object to that. If you are going to do a rezoning there should be a compelling reason because the people who live around that rezoning live with the implication of every new permitted use, every conditional use you're giving it and you're taking it from a B-2 to something with many more permitted uses. There's no guarantee that Jiffy Lube will stay, something else could move in with that same zoning and now we're living with that. I think it's a disservice to the Commission that this was brought back. You deliberate before you make decisions and you decided this was not the use for this property. Because it was not the answer the property owner wanted it comes back? That's a disservice to you and it's disturbing to those of us who are impacted by this. So, I ask that you say no, we stated no, we're going to say no again because there is a better use for that and if you give it to Jiffy Lube you can't get something else that fits better in there because you've given it away."

Commissioner Oldani stated he did not look at the minutes from the previous meeting that covered this item, but he thinks one of the things he stated at that meeting was he did not want to see it rezoned from B-2 and does not see any reason why in the current meeting he would say anything different. Commissioner Oldani also stated that between B-1 and B-2 there is a long list of things that can go in there. Commissioner Oldani stated the business that goes in there should

complement the children's hospital and the restaurant around the site. Commissioner Oldani reiterated he is not willing to vote yes to rezone the property for an oil change place. Commissioner Oldani stated to keep the property B-2.

Commissioner Siefert stated he agrees with Commissioner Oldani and the City needs to maintain consistency along Howell Avenue. Commissioner Siefert also stated he does not think this proposed business will help the situation.

Commissioner Chandler asked the applicant what is new or different based on the prior feedback.

Mr. Salter explained that from a site layout standpoint and the user there is no difference from the previous application other than working to address some of the concerns with the building elevations and the architecture. The applicant is trying to address the concerns that came up at the previous meeting. Mr. Salter continued by stating traffic was one of the main talking points last time and the applicant has shown it is a minimal point. Mr. Salter also stated from an operational standpoint the business would be servicing about three (3) to four (4) cars an hour. Mr. Salter stated all light fixtures on the site will be down shielded in compliance with City Code. Mr. Salter stated the applicant is willing to work with staff on any recommendations. Mr. Salter stated the reason for the amended application is to clarify some of the main points brought up last time.

Alderman Guzikowski stated he would not be in support of the rezone.

Commissioner Carrillo stated she does not think this is the proper place for the proposed business.

Mayor Bukiewicz stated the traffic will not be hugely impacted by the private drive. Mayor Bukiewicz also stated regarding the light, he has a lot of faith in the City's current Code and corrective measures. Mayor Bukiewicz agreed with Commissioner Oldani if a property is being rezoned it should be for a better use if possible.

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 (October 11, 2022). Commissioner Oldani seconded. On roll call: all voted no. Motion denied.

**CERTIFIED SURVEY MAP
BRIOHN BUILDING CORPORATION
7300 S 13TH ST & 7433 S. 10TH ST.
TAX KEY NOS. 764-9011-000 & 764-9075-000**

Senior Planner Papelbon provided an overview of a Certified Survey Map request to divide and reconfigure the properties at 7300 S. 13th St. and 7433 S. 10th St. (see staff report for details).

Caitlin LaJoie, 3885 North Brookfield Road, Brookfield, explained Briohn has worked with closely with another developer to figure out a site plan that works. Ms. LaJoie stated although the irregular lot lines may not be common, the proposal is still a use that is approved by the Code and the Zone. Ms. LaJoie also stated that the wetlands are not developable, and it does not impact either negatively.

Daniel Daily, 7463 South 13th Street:

"I have a concern of having it rezoned because I can't even get out of my yard now with everything that goes on, on 13th. They just rebuilt the whole road, took a good portion of my yard, which I couldn't stop them. They're going to have to do it again, they're not going to be able to handle the traffic of a business being in there. So, if you rezone it for business and they can put these businesses in, it's only going to get worse. They're talking about Howell Avenue having a lot of traffic, you ought to live on 13th Street right now, between the church, the movie theatre, the bus company, you can't even get in and out of your yards as it is, so putting another business in there isn't going to help anything."

Mayor Bukiewicz inquired if the property is zoned M-1. Senior Planner Papelbon confirmed it is zoned M-1 and stated this item is for a Certified Survey Map to divide the property. Senior Planner Papelbon continued by stating the portion that will be in a subsequent review is the portion that will be acquired from the proposed Lot 3 is currently zoned B-3, which will become part of the rest of the lot that is currently zoned M-1.

Mayor Bukiewicz explained the proposal is not rezoning the whole property because the property is setup to be an extension of the 10th Avenue Business Park.

Mr. Daily,

"Well, I'm just doing my concerns about 13th Street and what it's going to do to it."

Mayor Bukiewicz made comments that were not audible.

Mayor Bukiewicz explained that once a business or building is proposed then there would possibly be a traffic impact analysis. Commissioner Kiepczynski stated that is correct and this is a county highway, the applicant would be expected to work with Milwaukee County and get their input on the proposals.

Mayor Bukiewicz agreed the lot lines are a little irregular. Mayor Bukiewicz stated he thinks it is workable and staff can work through it.

Commissioner Oldani moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Caitlin LaJoie, Briohn Building Corporation, for the properties at 7300 S. 13th St. and 7433 S. 10th St. be approved with the following conditions:

1. That an easement and Stormwater Management Agreement between Lots 1 and 2 are created and recorded for the access, use, and maintenance of the proposed stormwater pond.
2. 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: all voted aye. Motion carried.

**CONDITIONAL USE PERMIT AMENDMENT
BRIOHN BUILDING CORPORATION
7433 S. 10TH ST.
TAX KEY NO. 764-9075-000**

Senior Planner Papelbon provided an overview of a Conditional Use Permit Amendment request to exclude a portion of the property at 7433 S. 10th St. (Lot 2 of the CSM in the previous agenda item) (see staff report for details).

Commissioner Chandler asked the applicant to confirm that the current CUP includes Lots 1, 2 and 3. Ms. LaJoie stated it contains Lots 1 and 2, which is the current Go Riteway boundaries.

Commissioner Chandler asked to confirm the CUP only covers Lots 1 and 2. Ms. LaJoie confirmed that is correct. Commissioner Chandler asked to confirm that the request is to remove Lot 2. Ms. LaJoie stated that is correct.

Commissioner Chandler asked the applicant to provide more information as to why the applicant is requesting to remove Lot 2. Ms. LaJoie explained that the CUP is very specific to Go Riteway's use, and the proposed use will not meet that Conditional Use.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit Amendment removing a portion of the property at 7433 S. 10th St. (Lot 2 of a CSM to be recorded) after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**REZONE
BRIOHN BUILDING CORPORATION
7300 S. 13TH ST
TAX KEY NO. 764-9011-000**

Senior Planner Papelbon provided an overview of a request to rezone a portion of the property at 7300 S. 13th St. (to become part of Lot 2 of the CSM in the previous agenda item) from B-3, Office and Professional Business to M-1, Manufacturing (see staff report for details).

Commissioner Chandler asked Senior Planner Papelbon if the majority of the property is already zoned M-1. Senior Planner Papelbon confirmed that is correct.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that a portion of the property at 7300 S. 13th St. be rezoned from B-3, Business (Office) and Professional Business to M-1, Manufacturing after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**ZONING TEXT AMENDMENT
CITY OF OAK CREEK**

Senior Planner Papelbon provides an overview of a proposal for amendments to Articles 3, 4, 5, 6, 7, and 10 of Chapter 17 – Zoning and Sign Ordinance to clarify and update various sections (see staff report for details).

Article 3

- Mayor Bukiewicz clarified that currently the only B-6 district in the City is the area around Ikea.
- Mayor Bukiewicz asked to clarify that if an animal shelter opened in an LM-1 District it would require a Conditional Use Permit. Senior Planner Papelbon confirmed that is correct.
- Mayor Bukiewicz asked Senior Planner Papelbon to provide the definition of equipment rental. Senior Planner Papelbon stated there is a definition of Equipment Sales and Rental proposed in Article 10. Senior Planner Papelbon read the definition: "The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new or used commercial, industrial, or agricultural equipment, including, but not limited to cranes, tractors, bulldozers, graders, excavators, and other heavy equipment / machinery, as an ancillary use of a zoning lot, and any warranty repair work and other repair service conducted as an accessory use."
- Mayor Bukiewicz asked Senior Planner Papelbon if a contractor's shop/office be appropriate in LM-1 with a Conditional Use. Senior Planner Papelbon stated that could be problematic if they are allowed a Contractor's Shop up front, but not a Contractor's Yard later.
- Mayor Bukiewicz stated it would be helpful for contractors that need storage, but not the yard.
- *Mayor Bukiewicz made comments that were not audible.*
- Senior Planner Papelbon read the definition of Contractor's Shop/Office: "An establishment used for the indoor repair, maintenance, or storage of a contractor's vehicles, equipment, or materials, and may include the contractor's business office. Does not include outdoor storage."
- Commissioner Oldani asked if funeral home/crematorium would be added. Senior Planner Papelbon stated she believes that was covered by another category.

Article 4

Sec. 17.0402(a)(7)

- Mayor Bukiewicz asked if the prohibition of commercial slaughterhouses and animal processing would include butcher shops that take in game animals yearly.
- Commissioner Carrillo stated there are farmers within the City limits that are thinking about raising chickens, which would be federally mandated. Commissioner Carrillo asked if the federal mandates would make it a commercial operation. Senior Planner Papelbon stated no, federal regulations do not automatically make it commercial.

- Senior Planner Papelbon stated she would need to look into the processing of game animals, and see what clarification or distinctions can be made.
- Mayor Bukiewicz suggested taking a closer look at processing game animals.
- *Mayor Bukiewicz made comments that were not audible.*
- Mayor Bukiewicz inquired if a fish farm would be included in the prohibition of commercial slaughterhouses & animal processing facilities. Senior Planner Papelbon stated she believes fish farms are under aquaculture.

Sec. 17.0403(b)(7)(b), Sec. 17.0403(c)(9)(b), Sec. 17.0403(d)(2)(b) & Sec. 17.0403(e)(1)(b)

- Commissioner Chandler inquired if vinyl siding would be allowed on the whole property. Senior Planner Papelbon clarified that the upper floors could use vinyl siding, but not on the first floor. Senior Planner Papelbon read Sec. 17.0403(b)(7)(b) and stated that language is also used for multifamily complexes.
- Commissioner Chandler asked to confirm if vinyl is used on the ground floor, then it could be used on all levels. Senior Planner Papelbon stated that such was not correct, and read Sec. 17.0403(b)(7)(a). Senior Planner Papelbon clarified that it is only the upper floors that would be allowed to have vinyl siding, but the upper floors are not required to have vinyl siding.
- Commissioner Oldani asked to confirm vinyl siding cannot be used on the ground floor, but can be used on the upper floors. Senior Planner Papelbon confirmed that is correct.
- Commissioner Oldani asked if this would change any current proposals such as the development by Lakeshore Commons. Senior Planner Papelbon stated anything by Lakeshore Commons is governed by an existing PUD.
- Commissioner Oldani stated he does not really have an opinion, but thinks some people have strong opinions about it. Mayor Bukiewicz agreed with Commissioner Oldani.
- Mayor Bukiewicz asked how staff felt about this item. Senior Planner Papelbon stated staff is just presenting it for Plan Commission consideration and has no opinion.
- Commissioner Oldani asked what prompted staff to add this item. Senior Planner Papelbon stated a proposal had been received that included the use of vinyl siding. Staff is not for or against - it was added to see if Plan Commission would like to consider vinyl as acceptable. Senior Planner Papelbon stated that the Plan Commission will receive applications that present vinyl in some portion on multifamily residential buildings.
- Mayor Bukiewicz stated he strives for consistency.
- *Mayor Bukiewicz made comments that were not audible.*
- Mayor Bukiewicz stated to be fair to all the developers we should try (*inaudible*).

- Senior Planner Papelbon stated there is one more caveat that staff would like Plan Commission to consider. As currently written, a building could have all upper floors of a multifamily/multistory building as EIFS. In the previous Code, EIFS was allowed as a maximum ascent material of 25% of the façade.
- Mayor Bukiewicz stated that the EIFS worries him a little bit.
- *Mayor Bukiewicz made comments that were not audible.*
- Mayor Bukiewicz expressed concerns regarding the quality of product, installation, the look. He stated that he does not want to judge anybody's product per se, but it is a pretty big departure from the previous Code.
- Commissioner Oldani asked if previous proposals could have a certain percentage of vinyl on the second floor. Senior Planner Papelbon stated she believes multifamily residential buildings, under the previous Zoning Code, were required to have a minimum of 65% brick, masonry, and maybe glass of the visible perimeter of any façade, but vinyl was not allowed for multifamily. Senior Planner Papelbon also stated there was language built into the Code that stated the Plan Commission can modify that percentage, and has the approval authority for what buildings are approved. There were proposals that did not meet the 65% rule that were approved by Plan Commission based on allowances for other materials.
- Commissioner Oldani stated he quickly formed an opinion, and explained the City had excluded vinyl siding for a reason. Commissioner Oldani expressed concerns about having siding on these buildings five (5) years down the road, and asked members of the Plan Commission to consider why these items were left out in the first place. Mayor Bukiewicz explained that, in some cases, the products were not available when the Code was written.
- Senior Planner Papelbon stated fiber cement, thin brick, thin stone - none of those materials were allowed under the previous Zoning Code; however, there were often considerations made for utilizing something that was not a standard. There were materials standards that were presented in 2008, but that did not foresee fiber cement products, for example.
- Commissioner Carrillo stated the vinyl siding is not the same as the vinyl siding ten (10) years ago. Vinyl siding in five (5) years could look like a whole different product.
- Senior Planner Papelbon explained the other consideration is if there is a distinction between single family product and the multifamily product.
- Commissioner Oldani expressed concerns over the limitless designs available in vinyl.
- Mayor Bukiewicz stated the item regarding vinyl siding will need to be revisited. Senior Planner Papelbon stated that, at this time, vinyl siding will not be recommended for any residential building. She cautioned that EIFS is already in the Code.
- Commissioner Chandler asked Senior Planner Papelbon if EIFS is allowed on all types of buildings. Senior Planner Papelbon stated EIFS can be used on the upper floors per the

current Code. Commissioner Chandler asked if there is percentage. Senior Planner Papelbon stated that there was not.

- Commissioner Chandler inquired if EIFS should be treated like the vinyl, and have the same focus area. Senior Planner Papelbon clarified that EIFS is currently allowed in the Code, so the Plan Commission would need to ask for it to be stricken.

Sec. 17.0414(d)

- Mayor Bukiewicz asked to confirm that the square footage of an accessory structure cannot exceed 100 square feet, and used the example of sheds. Senior Planner Papelbon clarified that a shed is an accessory building, not an accessory structure.
- Mayor Bukiewicz asked if a deck is considered an accessory structure. Senior Planner Papelbon stated no, a deck is different from an accessory structure.

Article 5

Sec. 17.0507

- Commissioner Kiepczynski clarified that the proposed easement allowances are similar to how the Engineering Department was handling fences in easements before the Zoning Code adoption earlier in 2022.
- *Commissioner Kiepczynski made comments that were not audible.*

Sec. 17.0511(a)(1)

- Commissioner Chandler inquired if the City has certain Codes in place that state the interior side or a side of building could not be 100% concrete, but had to be broken up by windows or something else. Senior Planner Papelbon clarified that it would be at the Plan Commission's discretion, requiring a $\frac{3}{4}$ majority approval. Code currently requires brick or fiber cement or some other material on the side, interior side and rear. As proposed, allowing concrete up to 100% of the interior side or rear elevation does not necessarily mean that the Plan Commission is going to approve of a blank wall because that is actually still prohibited. If the Plan Commission wanted to have an approval for a concrete tip-up wall and still have recesses, projections, windows, painting, etc., the proposed Code would allow such with the $\frac{3}{4}$ majority approval. In the current Code, it states that textured concrete of any percentage is allowed, but non-textured is limited to a maximum of 50%.
- Commissioner Chandler requested Senior Planner Papelbon to go through the 100% rule again. Senior Planner Papelbon provided an example of an applicant in a Manufacturing Zoning District wishing to utilize a concrete tip-up wall that is painted. The proposed changes would allow the Plan Commission to approve that plan. Otherwise, the applicant would have to break that up, and would only be allowed to use half of the façade as concrete. The applicant would need to figure out how to integrate brick, stone, fiber cement, etc. on an interior or a rear side. Senior Planner Papelbon stated most rears of manufacturing are loading docks. The proposed changes would allow the Plan Commission to approve up to 100% on the interior side and the rear elevations.

- Commissioner Chandler inquired why the Plan Commission would want to do that. Senior Planner Papelbon stated the Plan Commission has approved it in the past. Mayor Bukiewicz explained if there is a building in an industrial park that is backing up to the woods or a wall that the general public is never going to see the Plan Commission could approve it.

Mayor Bukiewicz moved that the Plan Commission recommends to the Common Council that Articles 3, 4, 5, 6, 7, and 10 of Chapter 17 – Zoning and Sign Ordinance of the Municipal Code be amended as proposed after a public hearing, with the language pertaining to animal processing facilities under Sec. 17.0402(a)(7) and vinyl siding on residential buildings in Sec. 17.0404(b)(7)(b), (c)(9)(b), and (e)(1)(b) excluded. Commissioner Siepert seconded. On roll call: all 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 8:14 pm.

ATTEST:

Kari Papelbon, Plan Commission Secretary

10-6-22

Date



Board of Zoning Appeals Actions

September 26, 2022

ITEM: 5

DATE: October 11, 2022

- **APPROVED** – Case No. 22-0001, a request by David Markowski, 3711 E. Puetz Rd. (4th Aldermanic District), for a variance from Sec. 17.0507(6), which states:

“Fences are permitted, upon the issuance of a building permit, in the side and rear yards of lots in single-family districts but shall not exceed a height of six (6) feet, and shall not extend into the front yard or street-facing side yard. No fence shall be located closer than two (2) feet to any alley right-of-way line nor be located within any easements.”

The appellant requested relief from the above Code Section to allow the reconstruction of a fence within an existing Public Utility and Drainage easement. The Board of Zoning Appeals upheld the appeal and granted the variance.

A handwritten signature in black ink that reads "Kari Papelbon".

Kari Papelbon, CFM, AICP
Senior Planner



PLAN COMMISSION REPORT

Proposal: Sign Appeal

Description: Request for variances allowing the applicant to install one (1) wall sign on the west elevation, one (1) wall sign on the east elevation, and one (1) monument sign at 7311 S. 13th St.

Applicant(s): Jon Brooks, Discover Church

Address(es): 7311 S. 13th St. (1st Aldermanic District)

Suggested Motion: Staff does not provide a suggested motion for a sign appeal.

Owner(s): OAK CREEK ASSEMBLY OF GOD, INC

Tax Key(s): 763-9024-000

Lot Size(s): 31.006 ac

Current Zoning District(s): I-1, Institutional FW, Floodway

Overlay District(s): FF, Flood Fringe

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Public/Semi Public

Background: The appellant is requesting variances from Section 17.0604(a)(4) to install one (1) 68.4” x 213” (101.12 sq. ft.) wall sign on the west elevation and one (1) 68.4” x 213” (101.12 sq. ft.) wall sign on the east elevation, and with variances from Section 17.0604(b)(1)(2), Section 17.0604(b)(2)(2), Section 17.0604(b)(5) and Section 17.0604(b)(6) to install one (1) 58.56 sq. ft. monument sign located near the northeast access to the property.

Per Code Section 17.0604(a)(4): “A maximum of one primary sign shall be permitted per lot frontage of a single-tenant building.” The proposed locations for the one (1) 68.4” x 213” (101.12 sq. ft) back-lit channel letter wall sign on the west elevation and the one (1) 68.4” x 213” (101.12 sq. ft.) back-lit channel letter wall sign on the east elevation do not have street frontage. The proposed signs meet the remaining sign code requirements. The proposed wall signs are to replace the existing wall signs on the building. The existing

wall signs did not require a variance and were included as part of the Plan Review for the building addition approved by Plan Commission on March 23, 2010.

The appellant is requesting variances from the following code sections for the one (1) monument sign:

- Section 17.0604(b)(1)(2): *The maximum permitted sign area of single-tenant monument signs in the B-4, B-6, Lm-1, M-1, and I-1 Districts shall not exceed fifty (50) square feet.*
- Section 17.0604(b)(2)(2): *The maximum permitted height of single-tenant monument signs in the B-4, B-6, Lm-1, M-1, and I-1 Districts shall not exceed eight (8) feet.*
- Section 17.0604(b)(5): *Single-tenant monument signs shall be located a minimum of ten (10) feet from all property lines, rights-of-way, and ten (10) feet outside of utility easements; shall not block points of ingress or egress; or be placed in any sidewalk, pedestrian walkway, vision clearance triangle, floodplain, or wetland.*
- Section 17.0604(b)(6): *The base of single-tenant monument signs, including all structural components, shall extend horizontally from the sign face a minimum of ten (10) percent and a maximum of twenty-five (25) percent of the width of the sign face. The base of single-tenant monument signs shall be constructed from traditional, time and weather tested materials and techniques including masonry, stone, or similar high-quality materials in keeping with the materials and design of the principal building of the lot.*

The monument sign as proposed does not meet sign code requirements. As proposed the sign area is 58.56 square feet, which exceeds the permitted sign area for single-tenant monument signs in the I-1 District. The proposed height of the monument sign is 10.25 feet, which exceeds the maximum permitted height of single-tenant monument signs in the I-1 district. The proposed location of the monument sign is directly adjacent to a public utility easement and is not a minimum of ten (10) feet outside of that easement. Per the narrative, the proposed monument sign is to be in the location of the existing monument sign on the property. The appellant intends to utilize existing base of the monument sign as well. However, the base of the proposed monument sign does not extend horizontally a minimum of ten (10) percent of the width of the sign face which is a requirement per Code.

In deliberation of a variance, the Plan Commission may consider the following:

- location of the proposed sign
- height
- overall size
- appearance
- number
- location of other signs in the vicinity of the proposed sign
- any other factor the Plan Commission deems appropriate, excluding content

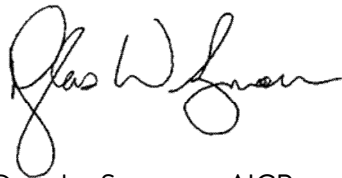
Staff does not make recommendations regarding sign appeals. However, decisions to approve a sign variance must be made utilizing the following criteria:

1. There shall be no public harm and there shall be a public benefit.
2. Variance considerations shall include determinations as to conformance to Section 17.0607, General Sign Regulations (see attached).

Motion for consideration: That the Plan Commission approves the sign variances allowing for the installation of one (1) 68.4” x 213” (101.12 sq. ft.) wall sign on the west elevation and one (1) 68.4” x 213” (101.12 sq. ft.) wall sign on the east elevation, and one (1) 58.56 sq. ft. monument sign on the property at 7311 S. 13th St.

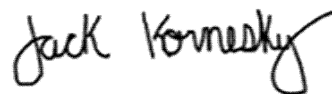
Options/Alternatives: If the variances are not granted, the tenant will be limited to the one (1) 145 square-foot wall sign on the east elevation, the one (1) 145 square-foot wall sign on the west elevation, and a monument sign of not more than eight (8) feet in height and fifty (50) square feet.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Jack Kovnesky
Zoning Administrator/Planner

Attachments:

Location Map

Public Hearing Notice

Google Street View Image of Existing Monument Sign

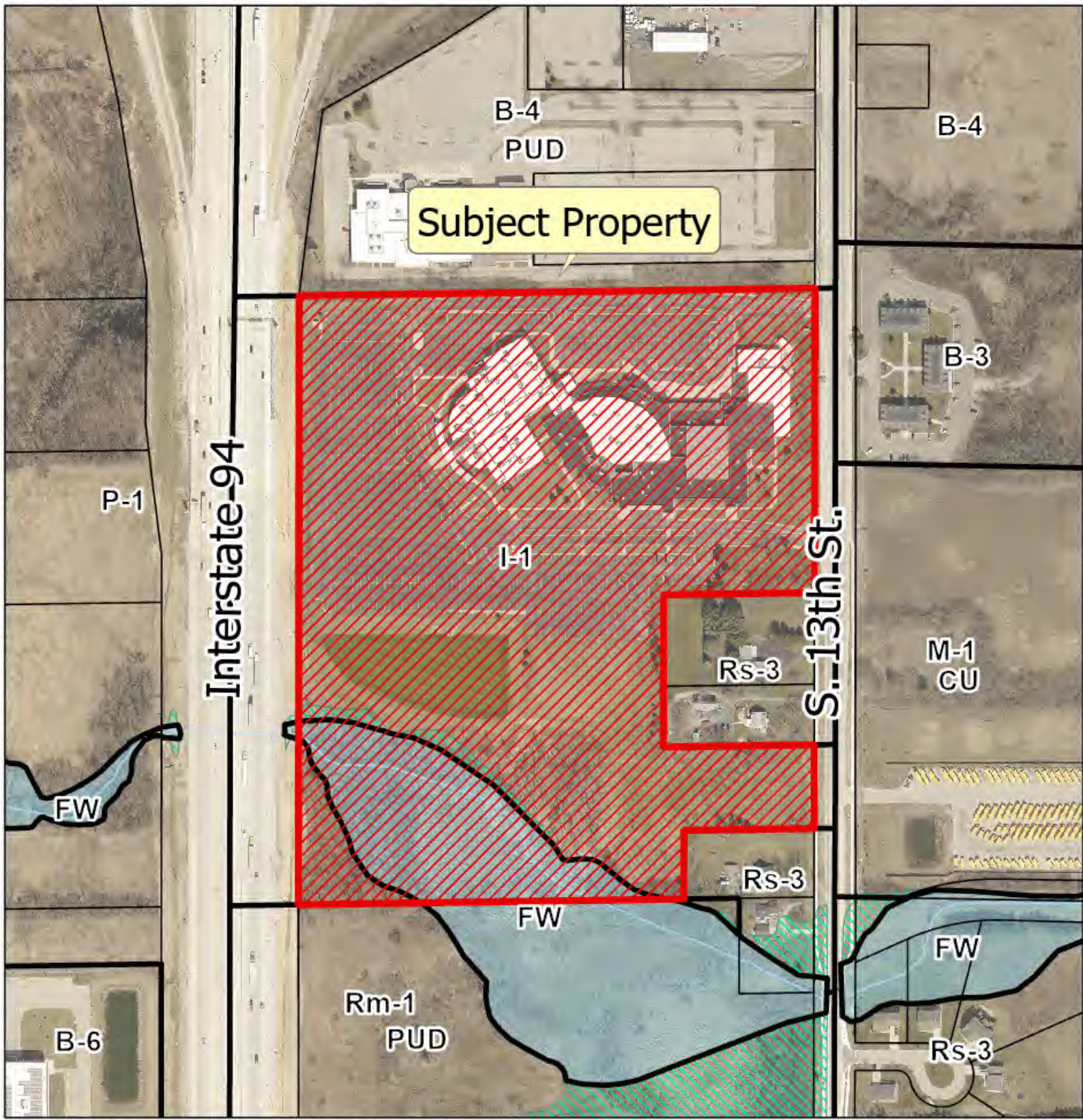
Sign Graphics

Narrative

March 23, 2010 Plan Commission Minutes

Location Map

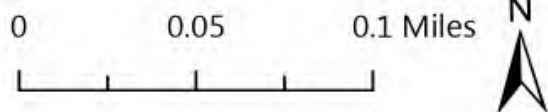
7311 S. 13th St.



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
- 7311 S. 13th St.



Publish September 21, 2022

**CITY OF OAK CREEK
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

IMPORTANT NOTICE

A public hearing for a sign appeal will be held:

Date:

October 11, 2022

Time:

6:00 p.m.

Place:

Common Council Chambers

Appellant:

Jon Brooks, Discover Church/Oak Creek Assembly of God

Tax Key No.

763-9024-000

Property location:

7311 S. 13th St.

To Request:

Variances from Section 17.0604(a)(4), Section 17.0604(b)(1)(2), Section 17.0604(b)(2)(2), Section 17.0604(b)(5), and Section 17.0604(b)(6)

If granted, the variances would allow the applicant to install the following signs:

West Elevation:

One (1) 68.4" x 213" (101.12 sq. ft.) wall sign

East Elevation:

One (1) 68.4" x 213" (101.12 sq. ft.) wall sign

Monument Sign:

One (1) 58.56 sq. ft. monument sign

Zoning of Property:

I-1, Institutional

All interested persons wishing to be heard are invited to be present.

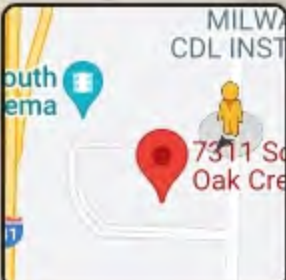
Dated this 12th day of September, 2022.

PLAN COMMISSION
CITY OF OAK CREEK, WISCONSIN
/s/ Mayor Dan Bukiewicz, Chairman

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 8040 South 6th 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 be in attendance at 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.





Discover CHURCH

DISCOVER CHURCH/MONUMENT SIGN



CONTACT INFO

kelly@gomkesign.com

262.372.4030

milwaukeesigncompany.net

DISCOVER CHURCH/MONUMENT AND WALL SIGNS



LOCATION:



DIMENSIONS Wall

AREA
213"(W)x68.4"(H)
101.2 SQ FT
DISTANCE FROM GROUND 339"

AREA:

Dimensions Monument:
144"(W) x 123"(H) 123 SQ FT

- A** - West Side Wall Sign
- B** - North Side Wall Sign
- C** - East Monument Sign

CONTRACTOR:
KELLY HANAWAY
kelly@gomkesign.com
262.372.4030
milwaukeeesigncompany.net

CUSTOMER:
Discover Church
7311 South 13th Street,
Oak Creek, WI, USA

DESCRIPTION:
Back-lit channel letter stud-
mounted with spacer.
Monument with Channel Letters and EMC



INSPECTED AND LABELED IN
ACCORDANCE WITH UL STANDARD
FOR ELECTRIC SIGNS INSTALLED
USING UL LISTED PARTS AND
METHODS OF INSTALLATION.

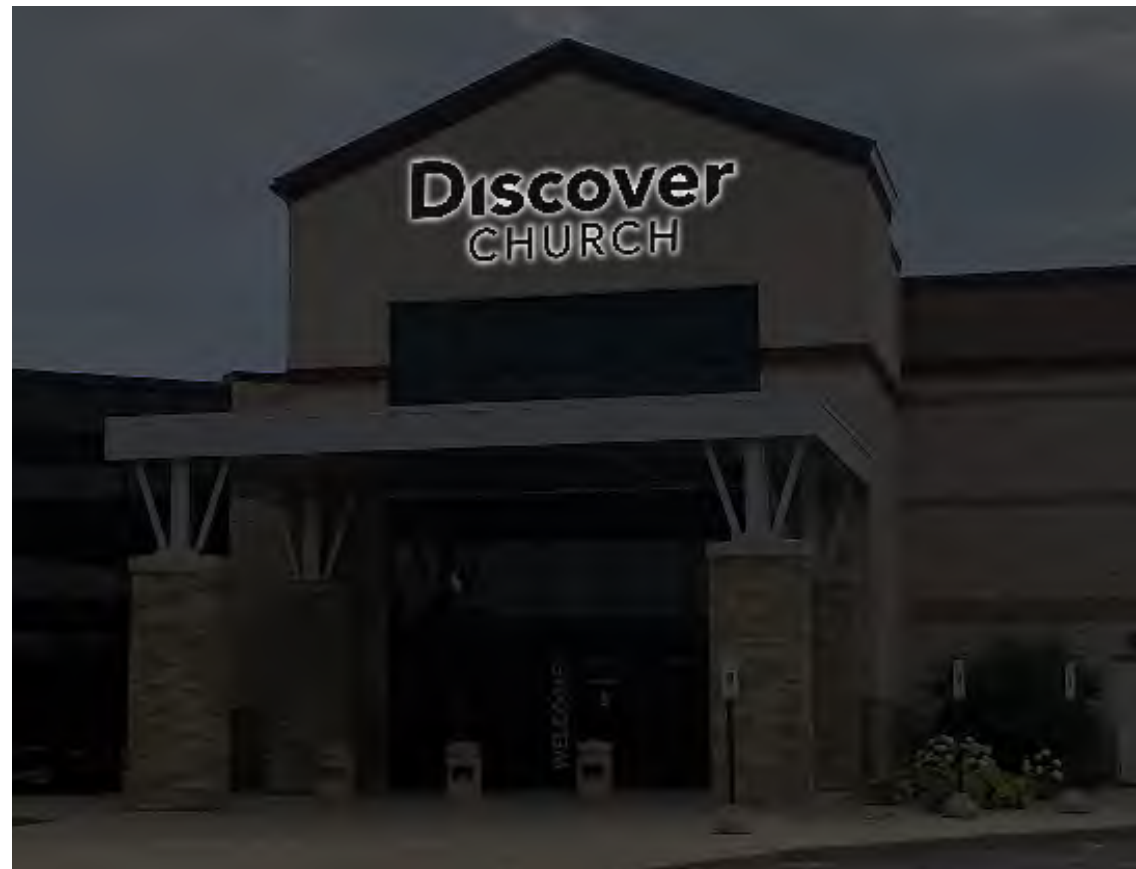


DISCOVER CHURCH/CHANNEL LETTERS SIGN 1_OVERVIEW

SIGN PLACEMENT



NIGHT VIEW



LOCATION:



DIMENSIONS

AREA
213"(W)x68.4"(H)
101.2 SQ FT
DISTANCE FROM GROUND
339"

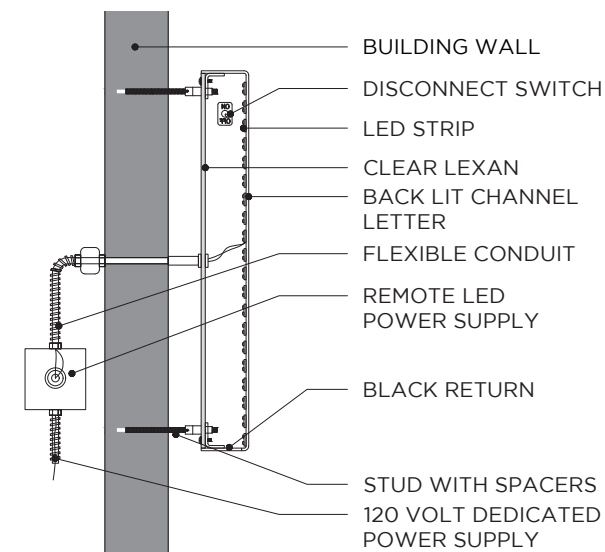
COLORS



MEASUREMENTS



SECTION



BEFORE



CONTRACTOR:
KELLY HANAWAY
kelly@gomkesign.com
262.372.4030
milwaukeeesigncompany.net

CUSTOMER:
Discover Church
7311 South 13th Street,
Oak Creek, WI, USA

DESCRIPTION:
Back-lit channel letter stud-mounted
with spacer.



INSPECTED AND LABELED IN
ACCORDANCE WITH UL STANDARD
FOR ELECTRIC SIGNS INSTALLED
USING UL LISTED PARTS AND
METHODS OF INSTALATION.



SIGN 2_OVERVIEW

SIGN PLACEMENT



NIGHT VIEW



LOCATION:



DIMENSIONS

AREA
213"(W)x68.4"(H)
101.2 SQ FT
DISTANCE FROM GROUND
339"

COLORS

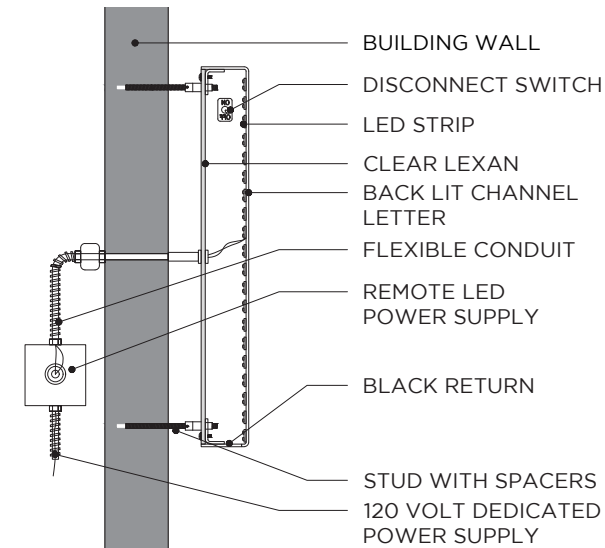


Black

MEASUREMENTS



SECTION



BEFORE



CONTRACTOR:
KELLY HANAWAY
kelly@gomkesign.com
262.372.4030
milwaukeeesigncompany.net

CUSTOMER:
Discover Church
7311 South 13th Street,
Oak Creek, WI, USA

DESCRIPTION:
Back-lit channel letter stud-mounted with spacer.
Monument with Channel Letters and EMC



INSPECTED AND LABELED IN ACCORDANCE WITH UL STANDARD FOR ELECTRIC SIGNS INSTALLED USING UL LISTED PARTS AND METHODS OF INSTALATION.



**DISCOVER CHURCH/MONUMENT SIGN
OPTION #1D_FRONT VIEW**

BY DAY



BY NIGHT



ORDER NUMBER: 2947

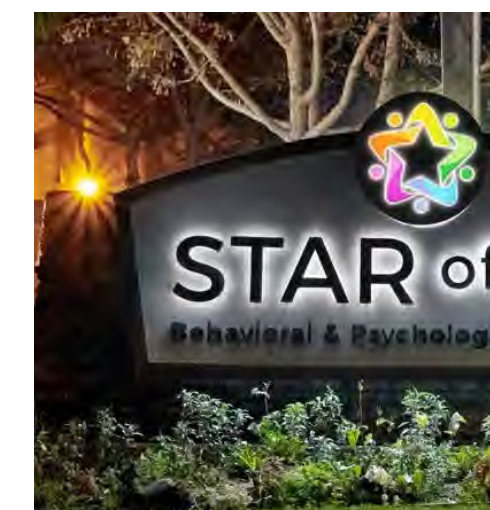
DESCRIPTION:

Aluminum Monument Sign, double-sided, with channel letters application and push-through acrylic; faux stone application. Electronic Messaging Center

AREA:

TOTAL AREA :
144"(W) x 123"(H)
123 SQ FT

EXAMPLE:



CONTACT INFO:

kelly@gomkesign.com
262.372.4030
milwaukeesigncompany.net

**DISCOVER CHURCH/MONUMENT SIGN
OPTION #1D_OVERVIEW**

PERSPECTIVE DAY



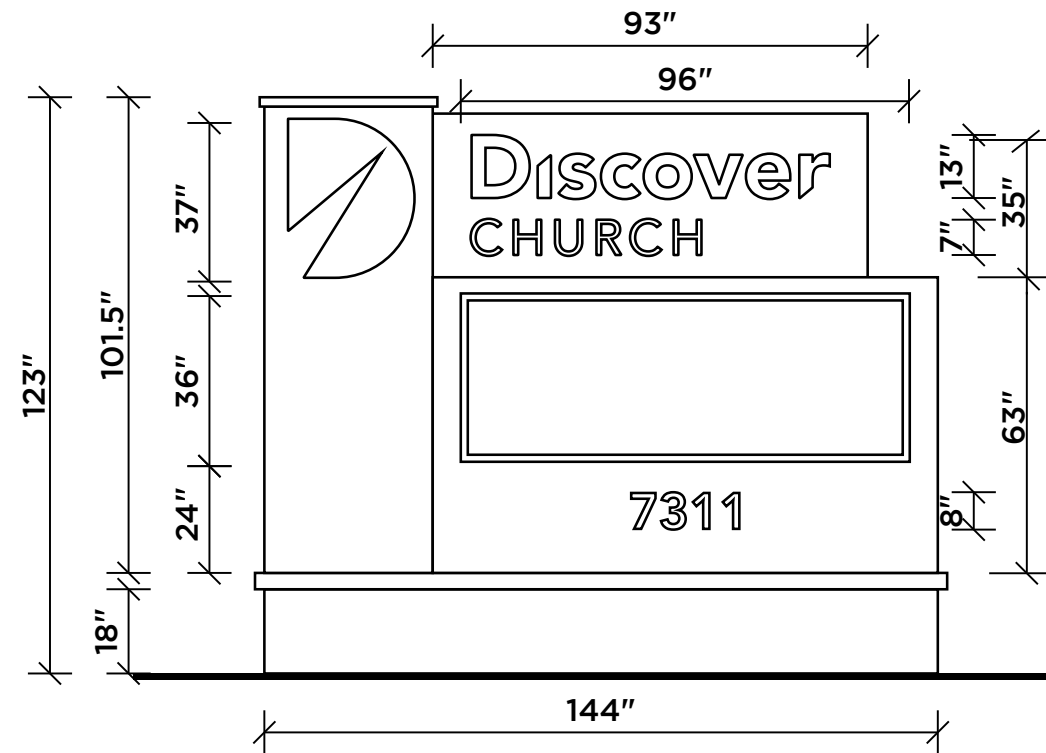
PERSPECTIVE NIGHT



FRONT VIEW



MEASUREMENTS



ORDER NUMBER: 2947

Aluminum Monument Sign, double-sided, with channel letters application and push-through acrylic; faux stone application.

AREA:

TOTAL AREA :
144"(W) x 123"(H)
123 SQ FT

EXAMPLE:



CONTACT INFO:

kelly@gomkesign.com
262.372.4030
milwaukeesigncompany.net

THANK YOU!

Request for variance to City of Oak Creek, Zoning & Sign Ordinance – March 23, 2022 specification. Two signs for consideration at Discover Church/Oak Creek Assembly of God.

Wall Signs

Illuminated wall signs to replace existing illuminated signs at same location on building and of similar size and construction. Oak Creek Assembly of God is rebranding under Discover Church and new business signage is desired to be consistent with current signage and utilized as entry locations for parishioners and visitors in large parking lot area.

Ground Sign

Rebranded monument sign proposed in location of existing monument sign including a rebranding of panels, illumination of lettering for evening view and upgrading of electronic messaging system (EMC) to latest technology and features for message communication to community.

Applicant

Discover Church/Oak Creek Assembly of God
7311 South 13th Street
Oak Creek, Wisconsin 53154

Zoning

The property is zoned I-1, Industrial district

General Project Proposal

Wall Signs – Remove existing, Assembly of God, Halo Lit, stud mounted signs (approx. square footage 135) and replace with Discover CHURCH, Halo Lit, stud mounted signs (square footage 101.2).

Location

West Elevation: One (1) 68.4" x 213" (101.12 sq. ft) wall sign
North Elevation: One (1) 68.4" x 213" (101.12 sq. ft) wall sign

Permit Denial:

Article 6, section 17.064(a)(4) -

A maximum of one primary wall sign shall be permitted per lot frontage of a single-tenant building

Variance Request:

Exception to Article 6, section 17.064(a)(4) to allow replacement of existing Assembly of God wall sign with similar Discover Church signage.

Case for Variance Request:

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner (not just a mere inconvenience), if the strict letter of the zoning regulation were to be carried out;

Signs of this size and location are utilized as directional and wayfinding signs. A facility of over 200,000 square feet that has many entry points and a very large parking lot. Clients are accustomed to using the dimensional letter signs as indicators of activities and events whose location is communicated through the use of this signage.

2. That the purpose of the variance is not based exclusively upon a desire to make more money out of the property
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
4. That the proposed variance will not:
 1. Impair an adequate supply of light and air to adjacent property;
 2. Substantially increase the hazard from fire or other dangers to said property or adjacent property;
 3. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Town/City;
 4. Diminish or impair property values within the neighborhood;
 5. Unduly increase traffic congestion in the public streets and highways;
 6. Create a nuisance; or
 7. Result in an increase in public expenditures.
5. That the variance requesting is the minimum variance that will make possible the reasonable use of the land, building or structure.

Monument Sign – Modify the existing, Assembly of God, monument structure with EMC (approx. square footage 110) with rebranded, Discover CHURCH monument with EMC (square footage 123). Plan is to use the existing base and create Discover CHURCH branding and install an new EMC (8W x 3H)

Location

South Elevation: One (1) 144W x 123H monument structure

Permit Denial:

Article 6, section 17.064(b)

Section 17.064(b)(1)(2)

One (1) monument sign not to exceed 50 square feet per side is allowed in the I-1, Institutional District per Code. A maximum of 50% of the total allowed square footage of the sign may include EMC (up to a max. 50 sf). EMC cannot incorporate flashing designs.

Section 17.064(b)(2)(2)

The maximum allowed height for a monument sign is eight (8) feet.

Section 17.064(b)(1)(5)

Since this is a complete replacement of the sign utilizing existing support structures, it will not meet the requirements to be located at least 10 feet from all utility easements (there is a 10-foot-wide utility easement along the east property line).

Section 17.064(b)(1)(6)

The base of single-tenant monument signs, including all structural components, shall extend horizontally from the sign face a minimum of ten (10) percent and a maximum of twenty-five (25) percent of the width of the sign face.

Variance Request:

Exception to Article 6, sections 17.064(b)(1)(2), 17.064(b)(2)(2), 17.064(b)(1)(5), 17.064(b)(1)(6), to allow modifications of existing Assembly of God monument sign with a newly branded, more aesthetically pleasing Discover Church monument.

Case for Variance Request:

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner (not just a mere inconvenience), if the strict letter of the zoning regulation were to be carried out;

A utility box was installed after the original monument was installed. This utility box is at a height that obscures visibility to the monument from 13th street. The height of the monument and corresponding square footage increase to accommodate the height necessary to keep the EMC above the viewing angle attribute to the variance request for the following articles.

Section 17.064(b)(1)(2)

*One (1) monument sign not to exceed 50 square feet per side is allowed in the I-1, Institutional District per Code. A maximum of 50% of the total allowed square footage of the sign may include EMC (up to a max. 50 sf). EMC cannot incorporate flashing designs. **Request 123sqft (all structure members increase as the height increases therefore the overall square footage increases)***

Section 17.064(b)(2)(2)

*The maximum allowed height for a monument sign is eight (8) feet. **Request 10.25" of height to have new structure viewable over utility box.***

Section 17.064(b)(1)(5)

*Since this is a complete replacement of the sign utilizing existing support structures, it will not meet the requirements to be located at least 10 feet from all utility easements (there is a 10-foot-wide utility easement along the east property line). **Request variance waiver as footings for existing structure were in place prior to utility easement establishment.***

Section 17.064(b)(1)(6)

*The base of single-tenant monument signs, including all structural components, shall extend horizontally from the sign face a minimum of ten (10) percent and a maximum of twenty-five (25) percent of the width of the sign face. **Request variance to use existing footings and concrete structure to upgrade monument to new specifications. Width of monument is 12", width of base is 35" yielding 11.5" of horizontal extension on each side. Requirement of 10% would yield 14.4" of horizontal extension on each side.***

2. That the purpose of the variance is not based exclusively upon a desire to make more money out of the property
3. That the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
4. That the proposed variance will not:
 1. Impair an adequate supply of light and air to adjacent property;
 2. Substantially increase the hazard from fire or other dangers to said property or adjacent property;
 3. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Town/City;
 4. Diminish or impair property values within the neighborhood;
 5. Unduly increase traffic congestion in the public streets and highways;
 6. Create a nuisance; or
 7. Result in an increase in public expenditures.
5. That the variance requesting is the minimum variance that will make possible the reasonable use of the land, building or structure.

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 23, 2010

Mayor Bolender called the meeting to order at 7:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Cassista, Commissioner Siira, Commissioner Bukiewicz, Mayor Bolender, Commissioner Scaffidi, Commissioner Correll and Commissioner Nowak. Also present Jeff Fortin, Planner, Peter Wagner Zoning Administrator, and Steve Jendusa, Oak Creek Fire Department.

Commissioner Dickmann moved to approve the minutes of the February 23, 2010, Plan Commission meeting. Commissioner Bukiewicz seconds. Roll call, all voted aye with the exception of Commissioner Correll who abstained. The minutes were approved as presented.

Significant Common Council Actions

No comments or concerns from the Commission.

**Sign Appeal Hearing – America’s Best Contacts & Eyeglasses
8661 S. Howell Avenue
Tax Key No.: 829-9009**

Mr. Wagner explained to the Commission the applicant was requesting a variance from Oak Creek Municipal Code Section 17.0706(j)(2) which states that in multi tenant buildings, each tenant is permitted one wall sign. In August 2005, the Plan Commission approved plans for façade improvements with the condition that only one wall sign per tenant is allowed. If granted, the variance would allow America’s Best to install an additional 49.3 square foot wall sign on the south elevation of the building.

Mayor Bolender opened the public hearing for comments from the floor.

Mr. Brent Forte, America’s Best, explained the sign variance request and showed the Commission some photographs of the proposed signs. He explained how the sign would help with traffic safety.

After calling three times Mayor Bolender closed the public hearing.

Commissioner Bukiewicz questioned if the variance was allowed would it create precedence in Oak Creek to provide this signage for other stores. Mr. Wagner explained there were currently other stores with a second wall sign within the City because they were corner tenants. The Plan Commission typically takes the opportunity when a building is built to figure whether or not the second sign would be a fit to the architectural design of the building.

Commissioner Cassista commented if the sign was approved for the south end of the building then the Petco could potentially come back and request a sign for the north end of the building. Mr. Wagner stated they could potentially come back to the Commission.

Commissioner Nowak agreed that the precedent was already set and most of them were for special considerations. There is a visibility problem for America's Best that Petco does not have.

Commissioner Correll agreed with Commissioner Nowak that there was a visibility problem but expressed concern for future development on the south end of the strip mall. Mr. Fortin confirmed they show it on the site plan and they could add additional tenant space in the future.

Commissioner Dickmann commented generally they do allow an additional sign for end businesses.

Commissioner Scaffidi also agreed the end businesses should receive special consideration if they side front a road.

Mayor Bolender also agreed it had visibility problems from the businesses directly on Howell Avenue and the additional signs would benefit the business.

Sign Appeal – America's Best Contacts & Eyeglasses
8661 S. Howell Avenue
Tax Key No.: 829-9009

Commissioner Bukiewicz moved that the Plan Commission approve the sign appeal submitted by America's Best to allow for one additional America's Best wall sign on the south elevation for their tenant space at 8661 S. Howell Avenue.

Commissioner Scaffidi seconds. Roll call, all voted aye. The motion to approve carries.

Plan Review – Erv's Mug Addition
130 W. Ryan Road
Tax Key No.: 875-9001

Mr. Fortin explained at the March 9, 2010 meeting the Plan Commission reviewed site and building plans for Erv's Mug located at 130 W. Ryan Road. The original plans showed that the exterior would be finished with cement fiber siding. At the meeting Erv's informed the Plan Commission that they had changed the materials to metal siding. The Plan Commission took a vote on the proposed Erv's Mug building addition and remodeling. Because of the materials being proposed and the reduction of greenspace to below 20 percent, a $\frac{3}{4}$ majority vote was needed for approval. Because they did not get a $\frac{3}{4}$ majority they are returning to the Plan Commission.

Commissioner Johnston expressed concern for the length of the parking stalls and explained typically they like them to be bigger than 18' or cars rear ends hang out into the drive aisle. Ms. Baerwald explained the cars could hang over in the front because it would only be grass in front of the parking spaces and to the east the grass area is not included in the space.

Mr. Fortin explained to the Commission as the applicant passed around material samples

that a $\frac{3}{4}$ majority vote was necessary to approve the metal as an exterior material. Mr. Baerwald explained they were proposing to use the same material that was on the original building.

Commissioner Siira commented the general appearance of the addition looks great. The Commission has viewed the cement board siding as acceptable to meeting the masonry requirement but the metal siding could set a precedent for future projects. The appearance is not a concern only the code requirements and setting a precedent.

Commissioner Dickmann stated if there was metal siding existing and they would be adding additional metal the only precedent would be allowing them to continue to use the material that is on the existing building. Commissioner Siira commented it was a fairly sizable addition. It comes down to the proportion of the addition versus the size of the existing building.

Commissioner Bukiewicz commented there was not a difference in preventing bugs by using either material so that was not really an argument. He also questioned if they were trying to match the existing or replacing it with the proposed material. Ms. Baerwald stated they would be tearing off the existing siding and they have attempted to not completely change the look of the old building. Commissioner Bukiewicz commented if they were doing a complete tear off there would not be an extension of the original material and they do not meet the code. He suggested they continue the brick belt on to the western end of the building to meet the 75% requirement. Ms. Baerwald stated it would be covered with the deck and it would not be seen. The cement fiber is more expensive and if required to use it they would not go forward with the addition.

Mayor Bolender requested clarification on the problem with the deck and the stone. Mr. Baerwald explained by adding stone to the west it would be completely covered by the deck and would be a waste to put additional stone to the west. You can't see that area from the street. Mr. Baerwald also expressed concern for bugs that would eat at the cement fiber versus the steel siding. The addition is making the entire building safer for ADA standards and fire safety. To stop the addition due to the steel siding is ridiculous. Commissioner Bukiewicz agreed the addition was an improvement on the safety issues but they are the law and when you put on an addition you must comply with the law. They would like to work with them to try and meet City Codes also. The steel siding isn't the issue it is the amount that covers the building that is the issue.

Commissioner Nowak questioned if the whole building was currently metal siding. Ms. Baerwald stated it was on the whole building at this time and they were planning on doing a complete tear off and replacement with the addition of the stone veneer and additional glass. Commissioner Nowak questioned if wasn't done with the steel siding if it would be cost prohibitive to move forward with the addition. Ms. Baerwald confirmed that was the case because the fiber board was not an acceptable material and brick was too expensive. Commissioner Nowak stated because they currently have steel siding and are going to replacing it with a better quality material that will look better and last longer he does not have a problem with the siding.

Commissioner Scaffidi agrees that the stone being applied further to the west would not accomplish anything and it would be a financial hardship for the owner. The finished

product will look much nicer than what is currently in place and it would be an asset for the City.

Commissioner Johnston questioned the material that would be used on the gable ends for the cedar shakes. Ms. Baerwald stated it was not cedar but would be the steel siding to look like cedar shakes.

Mr. Fortin suggested adding some additional stone veneer to the front to create a focal point to help meet the Code requirements. Commissioner Siira felt it would look okay but was not sure of the cost implications of the additional stone.

Commissioner Correll questioned if they have approved steel siding on any commercial building other than an addition to a metal building. Mr. Fortin could recollect a church outbuilding that was hidden behind the church and also KEI was allowed to add a salt storage shed that was also hidden in the back and not visible from the street.

Mayor Bolender commented looking at the project and if you can't see it from the street there is no point. To put the additional stone veneer seems to divide the building and stone behind the deck serves no purpose. The steel siding on the building makes sense to him. He questioned the type of steel siding that was acceptable by the Code. Mr. Fortin explained steel siding of any kind was not allowed in the Code as an acceptable material. Mayor Bolender does not see a problem with the steel siding for this building. The new clean look of the building would be a good thing and to do that with a different material would make it cost prohibitive.

Mr. Fortin reminded the Plan Commission if they would like to move forward with the steel siding it would need a minimum of seven votes for approval.

Commissioner Dickmann does not agree with the additional stone veneer on the front to create a focal point but does not have a problem with the steel siding.

Commissioner Siira questioned if the cement board siding was not an acceptable material and they would not use it how did it end up on the original plans. Ms. Baerwald explained the architect added it without fully informing the applicant of what the product was and the drawbacks of the product.

Commissioner Nowak moved that the Plan Commission approve the site and building plans for Erv's Mug, located at 130 W. Ryan Road with the metal siding as specified and the following conditions:

1. That all building and fire codes are met.
2. That the final site grading plans are approved by the Engineering Department prior to the issuance of building permits.
3. That the angle parking west of the building is reviewed.
4. That the applicant adds additional landscaping plantings near W. Ryan Road and near the front of the building to make up for the loss of greenspace.

Commissioner Scaffidi seconds. Roll call, Dickmann; aye, Johnston; aye, Cassista; aye, Bukiewicz; nay, Bolender; aye, Scaffidi; aye, Correll; aye, Nowak; aye and Siira; nay. The

motion to approve carries with a ¾ majority vote.

**Plan Review – Oak Creek Assembly of God Building Addition
7311, 7377, 7421, and 7471 S. 13th Street
Tax Key No.: 763-9002-001, 763-9011, 763-9009, 763-9001, & 763-9004**

Mr. Fortin explained to the Commission the applicant was requesting approval of a 54,631 square foot addition to their existing building. Once completed the total building area will be 173,865 square feet. The addition will be onto the west elevation of the building and will face Interstate 94.

Mr. Adam Jelen gave a brief presentation to the Commission regarding the addition to the Oak Creek Assembly of God.

Mayor Bolender questioned if the addition would be used everyday or just after services. Senior Pastor Jerry Brooks explained the usage of the facility would not be every day. It was scheduled for Sunday services concurrent with what is going on during the service. It would also be used on Wednesday evenings which would be a much small participation. Mayor Bolender questioned the number of children on any given Sunday. Pastor Brooks stated currently there are about 400 children on a Sunday. Mayor Bolender questioned if it would be a drop-off situation where the parents left the children and then came back later to pick them up. Pastor Brooks stated it could happen but it is not the normal thing. They are a family church and encourage family participation. There should not be any impact on the traffic for 13th Street.

Commissioner Siira questioned if they were comfortable with the amount of parking that would be left after the addition. Mr. Jelen explained the goal during design was to minimize the impact to the local community and they feel there is adequate parking. By slowing the traffic and a better flow overall on the campus it works as one integrated facility. This project would evenly distribute the parking around the entire perimeter of the site. Commissioner Siira explained the ideal situation with any addition would be to increase the parking but he realizes it is not possible he just wants to be sure there is adequate parking. Pastor Brooks explained the parking that was being displaced by the addition would be added in another area and there may be a net gain of parking in the end.

Commissioner Johnston pointed out they are improving the stormwater for the facility with this addition getting it up to standard codes. The parking is being adjusted to the south so they are not really losing any parking just shifting it on the site.

Commissioner Bukiewicz expressed concern for the traffic on 13th Street and suggested encouraging members to turn right out of the facility if possible.

Commissioner Siira questioned the types of material being used for the addition. Mr. Jelen explained it would be primarily a masonry façade combined with aluminum and glass with stone at the base. Commissioner Siira commented there was some indication on the plans that some of the high bay areas were EIFS material which is acceptable, he was just looking for clarification. Mr. Jelen stated that was correct it was integrating with the existing façade on 13th Street. There is some EIFS in those locations to match up with the existing.

Commissioner Cassista commented this was a very nice facility and this was an exciting development.

Commissioner Dickmann questioned if there is more than one entrance to the building that would help with the flow of the traffic. Mr. Jelen showed the Commission how traffic could flow through the site on the screen.

Commissioner Scaffidi moved that the Plan Commission approve the site, building, signage and landscaping plans for the Oak Creek Assembly of God building addition, subject to the following conditions:

1. All building and fire codes are met.
2. That the lighting plan is approved by the Electrical Inspector prior to the issuance of building permits.
3. That the final site grading, drainage, and stormwater management plans are approved by the Engineering Department.
4. That the final utility plans are approved by the Water & Sewer Utility.
5. That the final landscaping plans are approved by the City Forester and Department of Community Development prior to the issuance of building permits.
6. That the certified survey map combining the Assembly of God owned parcels is approved by the City and recorded with Milwaukee County prior to the issuance of occupancy permits for this project.

Commissioner Dickmann seconds. Roll call, all voted aye. The motion to approve carries.

**Certified Survey Map – Tri-City Bank (formerly Therese Wallschlaeger)
9905 S. Shepard Avenue
Tax Key No: 923-9005-001**

This item was not discussed at the Plan Commission meeting. It was withdrawn by staff prior to the meeting because of issues with liens on the property.

**Rezone/Conditional Use Permit – Aqua Salon & Spa
8750 S. Howell Avenue
Tax Key No.: 860-9996**

Mr. Fortin explained to the Commission the applicant was requesting that it be rezoned from B-2, Community Business to B-4, Highway Business with a conditional use for licensed massage therapy. The rezoning and conditional use permit is to allow for a potential tenant, Aqua Salon & Spa, to offer licensed massage therapy services as part of their spa. There will be no exterior modifications to the site or building, with the likely exception of signs.

Mr. Arden Degner, 8540 S. Pennsylvania Avenue expressed concern for the spa being a drive through massage shop.

Commissioner Scaffidi explained Mr. Degner was miss informed and this proposal was for a hair styling, makeup, manicure and pedicure shop that also included massage as a part of the spa experience and felt it was a proper business for the site.

Commissioner Correll felt the business was overdue in the City and had no problems with the proposal.

Commissioner Bukiewicz questioned how much of the business was massage. Ms. Annette Fluegel explained it was an Avada concept salon and spa which was a well known product. It would be a smaller upscale boutique salon and spa. There would be six hair stations, one esthetician room, one massage therapy room and one nail area with pedicures and manicures. Everyone that will be working will be licensed through the State. Commissioner Bukiewicz questioned if this was Ms. Fluegel's first spa. Ms. Fluegel stated this was the first and she was working on a second spa in Kenosha.

Commissioner Siira questioned what was going to happen to the drive through window. Ms. Fluegel stated there was never a window put in. Commissioner Fortin explained the window was approved but never installed.

Commissioner Nowak moved that the Plan Commission recommend to the Common Council that the property at 8750 S. Howell Avenue be rezoned from B-2, Community Business to B-4, Highway Business with a conditional use for licensed massage therapy, subject to conditions and restrictions that will be prepared for the Plan Commission at their next meeting.

Commissioner Siira seconds. Roll call, all voted aye. The motion to approve carries.

**Planned Unit Development Amendment – Syner g Hotel Development
239 & 325 E. College Avenue and 6440, 6460 & 6448 S. Howell Avenue
Tax Key Nos.: 719-9995, 719-9007, 719-9002-001, 719-9987-002, & 719-9986**

Mayor Bolender directed the item held until the applicant could attend the meeting to field questions.

Commissioner Correll moved to adjourn. Commissioner Scaffidi seconds. Roll call, all voted aye. The meeting was adjourned at 8:23 p.m.



PLAN COMMISSION REPORT

Proposal:	Plan Review – Parking Lot Addition
Description:	Site, landscaping, and related plan review for a proposed addition to the existing parking lot.
Applicant(s):	Chad Gillenwater, Independence Corrugated
Address(es):	525 W. Marquette Ave. (1 st Aldermanic District)
Suggested Motion:	<p>That the Plan Commission approves site and related plans submitted by Chad Gillenwater, Independence Corrugated, for the property at 525 W. Marquette Ave. with the following conditions:</p> <ol style="list-style-type: none">1. That all relevant Code requirements remain in effect.2. That all plans are revised to be consistent within and among all pages.3. That the plans are revised to include details for the asphalt removal and vegetative restoration on the east, including removal of the gravel subbase.4. That the plans are revised to identify all existing and proposed parking stalls. Existing stalls to be removed for restoration purposes shall be labeled.5. That the plans are revised to note current Zoning Code requirements.6. That the plans are revised to include locations and screening for any new mechanical equipment, transformers, and utilities (if applicable).7. That the landscape plans are revised to meet Code requirements for parking lot screening.8. That a Green Infrastructure Permit is coordinated with the Engineering Department and issued prior to issuance of permits for the project.9. 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.10. That all revised plans are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

Owner(s): STAG INDUSTRIAL HOLDINGS, LLC C/O STAG OAK CREEK

Tax Key(s): 765-9011-000

Lot Size(s): 6.279 ac

Current Zoning District(s): M-1, Manufacturing

Overlay District(s): N/A

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Plan: Industrial

Background:

The Applicant is requesting site, landscaping, and related plan approval of an addition to the existing parking lot on the property at 525 W. Marquette Ave. As proposed, it appears that the proposed parking lot meets all required setbacks and dimensional standards. However, there are several areas that require revision:

- Civil plans and landscape plans do not match, particularly for the proposed landscape “islands” at the corners of the proposed parking lot (see below for additional comments).
- In order to maintain required green space, several areas of existing asphalt along the east side of the building are proposed to be removed, restored with topsoil, and sodded. These are areas of current disused parking stalls, although the plans do not call for the elimination of all stalls on this portion of the property. Revised plans must include details for the asphalt removal and vegetative restoration, including removal of the gravel subbase.
- Although the site plan indicates that there are 64 existing parking stalls, only 12 are included in the calculations for removal (east side). The plans do not identify where the existing stalls to remain are located. Revised plans must include this information. Minimum parking requirements for warehouse operations are calculated at one (1) stall for every 1,500 square feet. Based solely on gross area of the building, 75 parking stalls would be required onsite.
- The site plan incorrectly cites the landscape island requirements based on the previous Zoning Code. The requirement is no longer based on a percentage of paved area.
- Landscape plans provided include vegetation and trees; however, the requirement for screening is “[o]ne (1) shrub or native grasses, the height of which shall not be less than three (3) feet nor greater than five (5) feet, shall be planted for every three (3) feet of landscape area length, spaced to adequately screen vehicle bumpers.” Based on the number of parking stalls proposed facing the public right-of-way, a minimum of 51 shrub/native grasses at least three (3) feet in height are required. The plans show 17 plants meeting the minimum 3-foot-tall requirement along the west side of the parking lot, and seven (7) plants meeting the minimum 3-foot-tall requirement along the north. While staff recognizes that these are not the only plants proposed, those that are proposed to be installed at 18-24 inches in height do not meet the minimum Code requirement for parking lot screening.

- The islands at the corners should be identified in terms of square footage on the civil plans, which currently have the incorrect square footages listed for two (2) of the islands. Sec. 17.0505(b)(2)(e)(1) of the Zoning Code states: “Parking lot islands shall be a minimum nine feet wide by 18 feet long and shall have a minimum soil depth of 36 inches.”

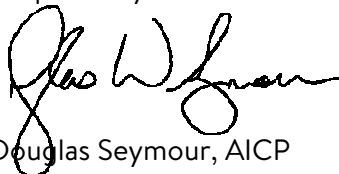
Due to the nature of the proposal, a Green Infrastructure Permit will be required. The process for such must be coordinated with the Engineering Department as stated in the conditions of approval for Plan Commission consideration.

Preliminary lighting plans have been submitted for the two (2) proposed poles in the parking lot. All fixtures are required to be full cutoff fixtures directed downward, shielded, and limited to a maximum temperature of 5,000 Kelvins. It appears that the proposed fixtures meet these requirements, which have been included as conditions of approval for Plan Commission consideration.

With the above in mind, and recognizing that City staff will continue to work with the Applicant and their consultants on outstanding issues, staff has provided a suggested motion for approval with conditions above for Plan Commission consideration.

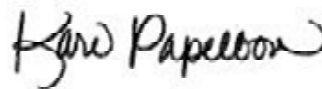
Options/Alternatives: The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

Location Map

Narrative (1 page)

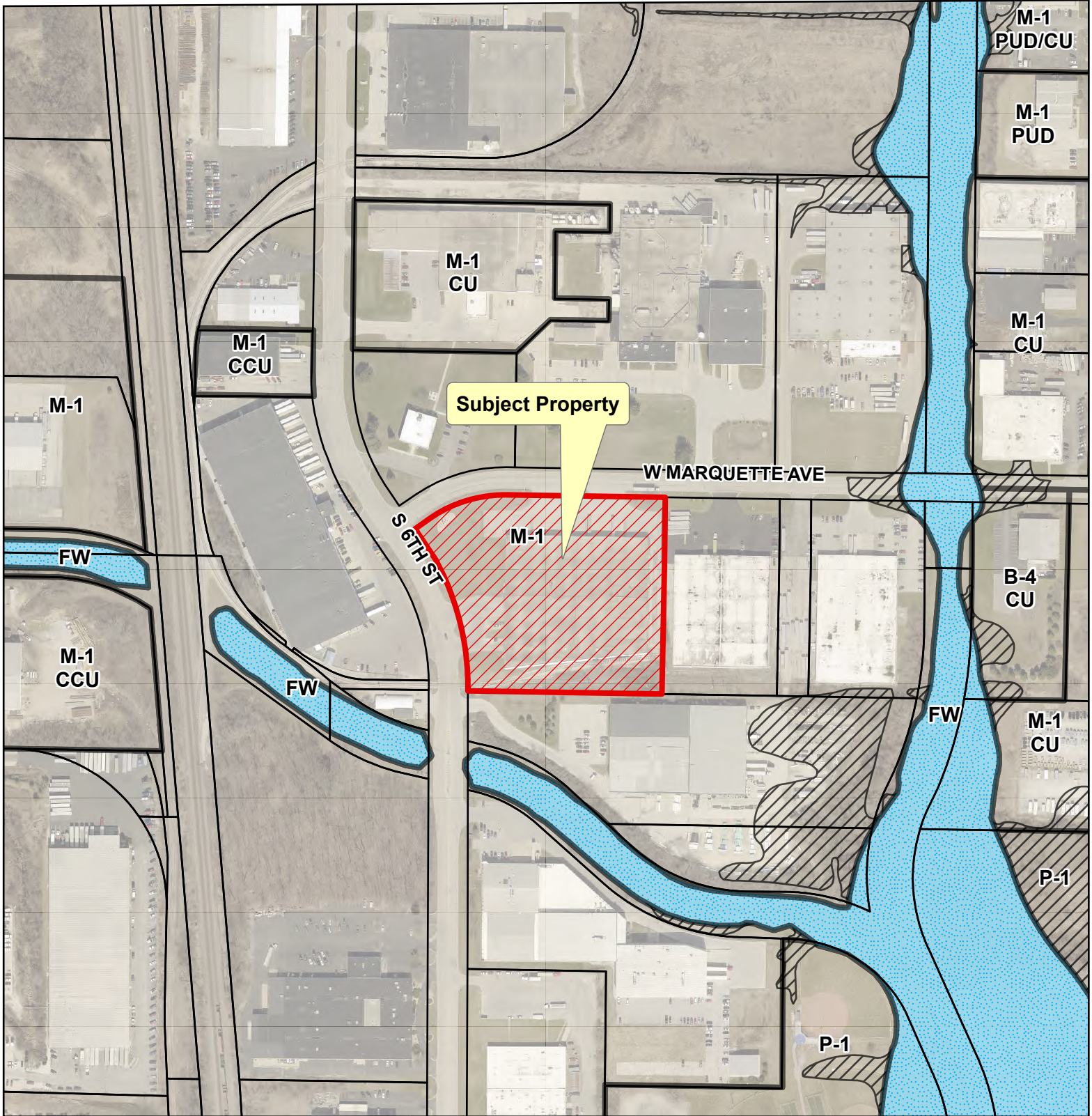
Plans

 Civil (5 pages)

 Landscape and Lighting (5 pages)

LOCATION MAP

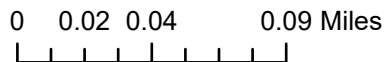
525 W. Marquette Ave.



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

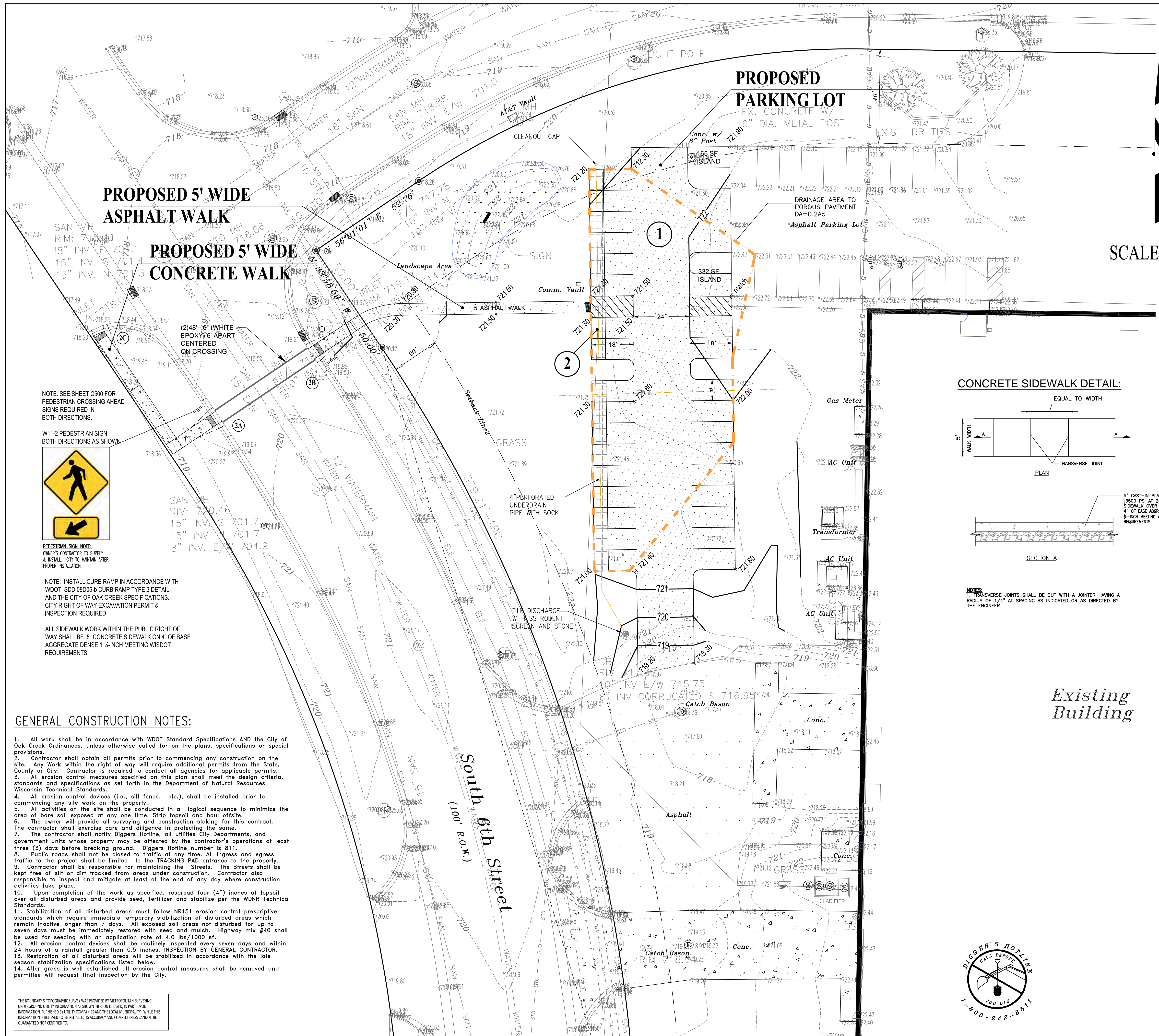


Community Development

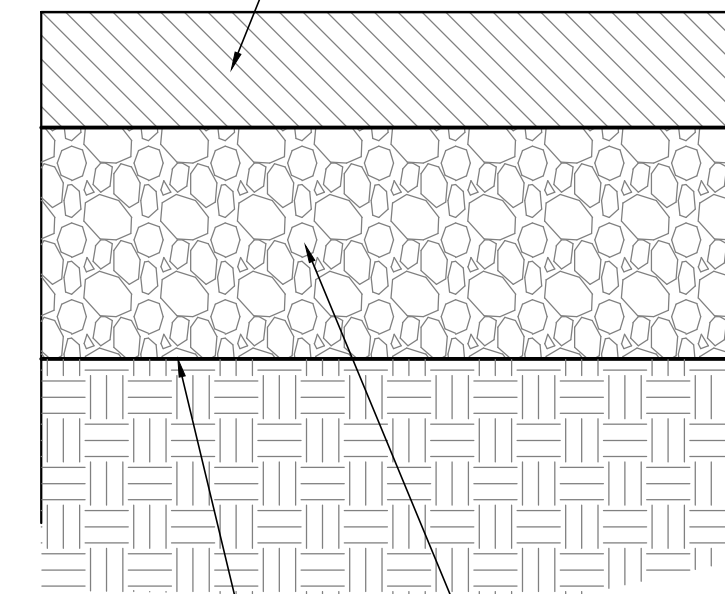


Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- 525 W. Marquette Ave.



STANDARD DUTY PAVEMENT:
2" ASPHALT SURFACE COURSE
2" ASPHALT BASE COURSE



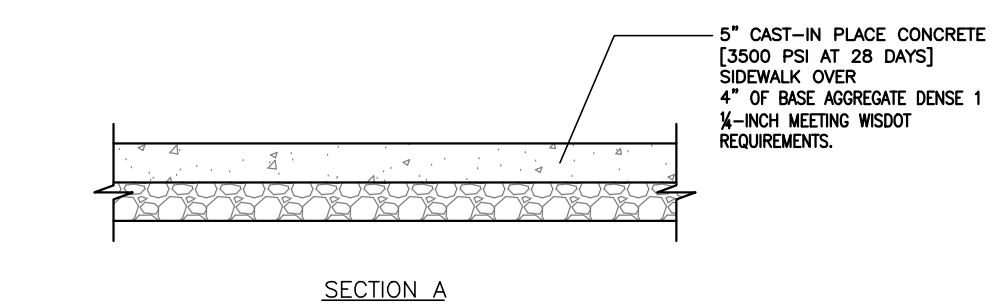
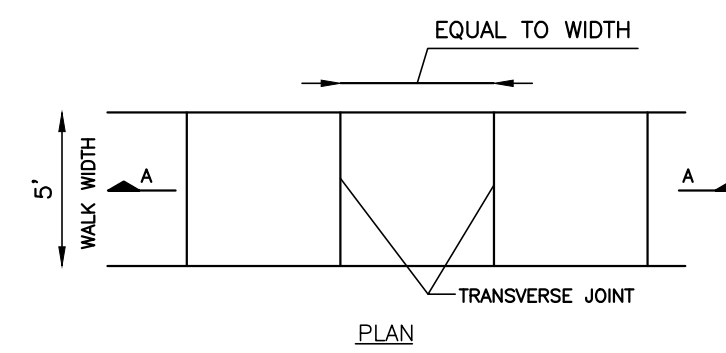
8" CRUSHED AGGREGATE BASE COURSE
COMPACTED BASE

STANDARD DUTY PAVEMENT

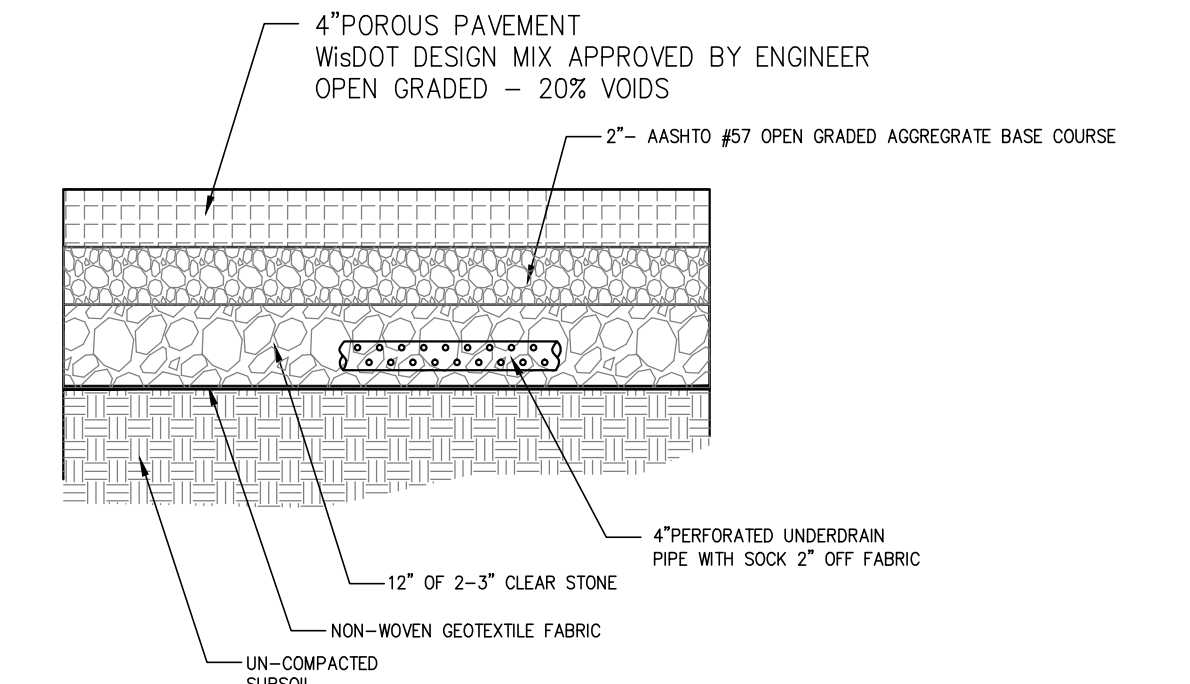
1

ASPHALT WALK PAVEMENT:
3" ASPHALT SURFACE COURSE
6" AGGREGATE BASE COURSE

CONCRETE SIDEWALK DETAIL:



NOTES:
1. TRANSVERSE JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AT SPACING AS INDICATED OR AS DIRECTED BY THE ENGINEER.



2

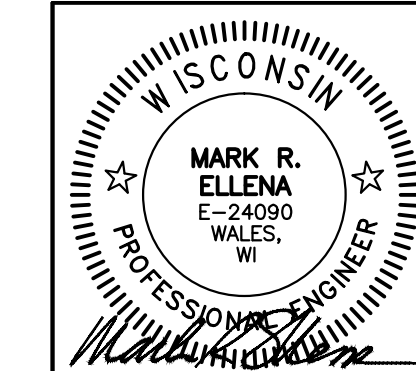
PERMEABLE PAVEMENT DETAIL

NOTE:
SEE LANDSCAPE AND LIGHTING PLANS FOR APPLICABLE CONSTRUCTION DETAILS.

GENERAL CONSTRUCTION NOTES:

- All work shall be in accordance with WDOT Standard Specifications AND the City of Oak Creek Ordinances, unless otherwise called for on the plans, specifications or special provisions.
- Contractor shall obtain all permits prior to commencing any construction on the site. Any Work within the right of way will require additional permits from the State, County or City. Contractor is required to contact all agencies for applicable permits.
- All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth in the Department of Natural Resources Wisconsin Technical Standards.
- All erosion control devices (i.e., silt fence, etc.), shall be installed prior to commencing any site work on the property.
- All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time. Strip topsoil and haul offsite.
- The owner will provide all surveying and construction staking for this contract. The contractor shall exercise care and diligence in protecting the same.
- The contractor shall notify Diggers Hotline, all utilities City Departments, and government units whose property may be affected by the contractor's operations at least three (3) days before breaking ground. Diggers Hotline number is 811.
- Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the TRACKING PAD entrance to the property.
- Contractor shall be responsible for maintaining the Streets. The Streets shall be kept free of silt or dirt tracked from areas under construction. Contractor also responsible to inspect and mitigate at least at the end of any day where construction activities take place.
- Upon completion of the work as specified, respread four (4") inches of topsoil over all disturbed areas and provide seed, fertilizer and stabilize per the WDMR Technical Standards.
- Stabilization of all disturbed areas must follow NR151 erosion control prescriptive standards which require immediate temporary stabilization of disturbed areas which remain inactive longer than 7 days. All exposed soil areas not disturbed for up to seven days must be immediately restored with seed and mulch. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sq. ft.
- All erosion control devices shall be routinely inspected every seven days and within 24 hours of a rainfall greater than 0.5 inches. INSPECTION BY GENERAL CONTRACTOR.
- Restoration of all disturbed areas will be stabilized in accordance with the late season stabilization specifications listed below.
- After grass is well established all erosion control measures shall be removed and permittee will request final inspection by the City.

THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY METROPOLITAN SURVEYING. UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.



EELC
ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT

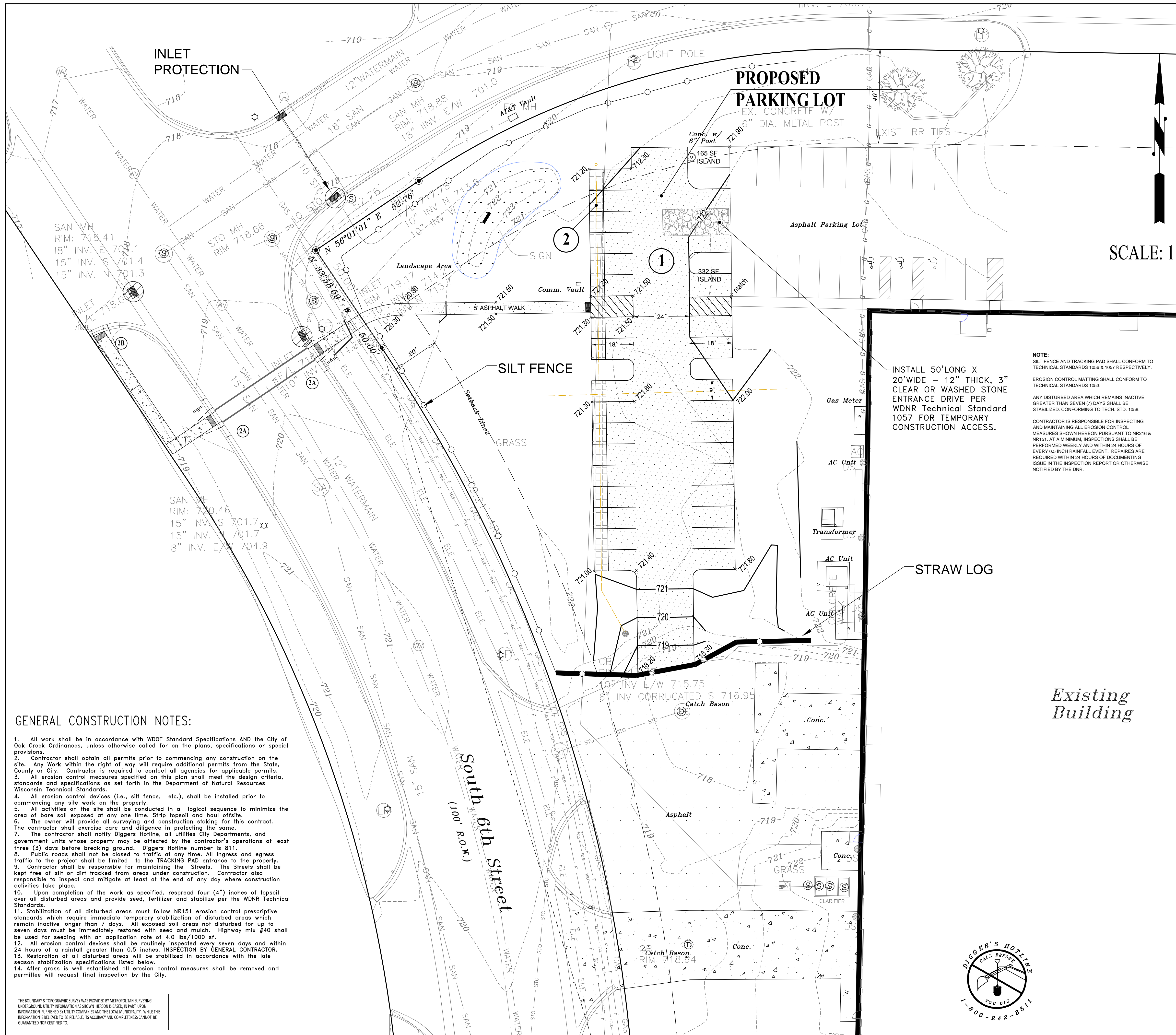
Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
Phone: 262-719-6183 • Email: m.ellena@eeceng.com

Independence Corrugated Parking Lot Addition
CITY OF OAK CREEK, WISCONSIN

PAVING & DRAINAGE PLAN

SCALE: 1"=20'	DATE: 09-09-22	REV: 10-04-22
DESIGNED BY: MRE, PE	CHECKED BY:	
APPROVED BY:	DATE	C100





CONSTRUCTION PHASING SEQUENCING:

- THE GENERAL CONTRACTOR MUST OBTAIN ALL APPLICABLE LOCAL & STATE PERMITS PRIOR TO PROCEEDING WITH THE FOLLOWING CONSTRUCTION SEQUENCE AS REQUIRED BY THE CITY OF OAK CREEK:
1. INSTALL SILT FENCE, INLET PROTECTION AND STRAW LOGS [OCT 1, 2022]
 2. REMOVE TOPSOIL IN THE SUBJECT CONSTRUCTION AREA AND USE TO CONSTRUCT STREET LANDSCAPE AREA. HAUL ALL EXCESS OFFSITE. [OCT 15, 2022]
 3. CONSTRUCT PROPOSED PAVEMENT, WALKWAY AND PUBLIC HG IMPROVEMENTS. STABILIZE ANY DISTURBED AREAS AS REQUIRED WITH EROSION CONTROL MATTING. [NOV 1, 2022]
 4. FOLLOWING FINAL INSPECTION BY THE CITY AND FULL SITE STABILIZATION; REMOVE ALL TEMPORARY EROSION CONTROL MEASURES, INCLUDING THE TRACKING PAD. [NOV 15, 2022]

GENERAL NOTES:
 DPW ENGINEERING INSPECTION IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY/ EASEMENT, INCLUDING UTILITY ABANDONMENT WORK. CONTRACTOR TO OBTAIN STREET EXCAVATION PERMIT FROM THE CITY PRIOR TO STARTING WORK.

SCALE: 1"=20'

Late Season Stabilization
 The objective is to stabilize the site with 70% vegetative coverage of all pervious disturbed areas before the end of the growing season. After November 15, no land disturbing activity is permitted outside of active building envelopes, and all other disturbed areas must be stabilized by November 15 per the following schedule.

- a. Permanent Vegetation (before September 15):**
 - i. Seeding: Prepare seedbed and sow seeds per the rates and mixes of Wisconsin Department of Transportation (WisDOT) Roadway Standard Section 630.
 - ii. Erosion Control: Immediately apply mulch, erosion control matting, or other permanent stabilization BMPs as specified in the approved erosion control plans and per DNR technical standards.
 - iii. Maintenance: Inspect all seeded areas weekly. Ensure adequate water is provided until full vegetative cover is obtained, and repair any erosion problems, wash outs, etc.
- b. Temporary Vegetation (September 15 - October 15):**
 - i. Seeding: The above noted seeding mix must include a minimum of 2 lbs. per 1,000 sq. ft. of a temporary cover (i.e. winter wheat or annual rye grass for fall plantings) per Section 630.
 - ii. Erosion Control: Immediately apply mulch, erosion control matting, or other stabilization BMPs as specified below, following DNR technical standards. The approved plans may be more restrictive.
 - iii. Maintenance: Inspect all seeded areas weekly. Ensure adequate water is provided until full temporary cover is obtained, and repair any erosion problems, wash outs, etc.
- c. Dormant Seeding (October 15 - November 15):**
 - i. Seeding Rate: Same seed mix as subsection (b) (including temporary cover crop) except the rates for perennial species must applied at 1.5 x WisDOT section 630 rates (apply rates of 3-5 lbs./1000 sq.ft.).
 - ii. Erosion Control:
 - i. Channel Flow (roadside swales, etc.) and Backslopes: Apply Type A soil stabilizer and staked PAL Class 3 Type A erosion matting over the entire channel and all backslopes.
 - ii. Other Areas: Apply Type A Soil Stabilizer from the WisDOT Product Acceptability List to all other disturbed areas that remain exposed.
 - iii. Infalls/Outfalls: Install sod pads (2 rolls) at all culvert outfalls, and other high-erosion locations in accordance with DNR standards.
 - iii. Maintenance: Inspect all seeded areas weekly. Ensure adequate water is provided until full temporary cover is obtained, and repair any erosion problems, wash outs, etc.

INSTALL 50' LONG X 20' WIDE - 12" THICK, 3" CLEAR OR WASHED STONE ENTRANCE DRIVE PER WDNR Technical Standard 1057 FOR TEMPORARY CONSTRUCTION ACCESS.

NOTE:
 SILT FENCE AND TRACKING PAD SHALL CONFORM TO TECHNICAL STANDARDS 1056 & 1057 RESPECTIVELY.
 EROSION CONTROL MATTING SHALL CONFORM TO TECHNICAL STANDARDS 1053.
 ANY DISTURBED AREA WHICH REMAINS INACTIVE GREATER THAN SEVEN (7) DAYS SHALL BE STABILIZED, CONFORMING TO TECH. STD. 1059.
 CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES SHOWN HEREON PURSUANT TO NR216 & NR161. AT A MINIMUM, INSPECTIONS SHALL BE PERFORMED WEEKLY AND WITHIN 24 HOURS OF EVERY 0.5 INCH RAINFALL EVENT. REPAIRS ARE REQUIRED WITHIN 24 HOURS OF DOCUMENTING ISSUE IN THE INSPECTION REPORT OR OTHERWISE NOTIFIED BY THE DNR.

STRAW LOG


Existing Building

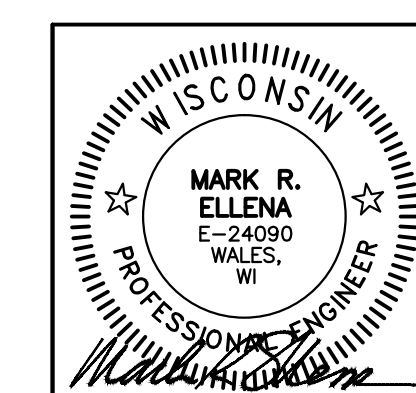
GENERAL CONSTRUCTION NOTES:

1. All work shall be in accordance with WDOT Standard Specifications AND the City of Oak Creek Ordinances, unless otherwise called for on the plans, specifications or special provisions.
2. Contractor shall obtain all permits prior to commencing any construction on the site. Any Work within the right of way will require additional permits from the State, County or City. Contractor is required to contact all agencies for applicable permits.
3. All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth in the Department of Natural Resources Wisconsin Technical Standards.
4. All erosion control devices (i.e., silt fence, etc.), shall be installed prior to commencing any site work on the property.
5. All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time. Strip topsoil and haul offsite.
6. The owner will provide all surveying and construction staking for this contract. The contractor shall exercise care and diligence in protecting the same.
7. The contractor shall notify Diggers Hotline, all utilities City Departments, and government units whose property may be affected by the contractor's operations at least three (3) days before breaking ground. Diggers Hotline number is 811.
8. Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the TRACKING PAD entrance to the property.
9. Contractor shall be responsible for maintaining the Streets. The Streets shall be kept free of silt or dirt tracked from areas under construction. Contractor also responsible to inspect and mitigate at least at the end of any day where construction activities take place.
10. Upon completion of the work as specified, respread four (4") inches of topsoil over all disturbed areas and provide seed, fertilizer and stabilize per the WDNR Technical Standards.
11. Stabilization of all disturbed areas must follow NR151 erosion control prescriptive standards which require immediate temporary stabilization of disturbed areas which remain inactive longer than 7 days. All exposed soil areas not disturbed for up to seven days must be immediately restored with seed and mulch. Highway mix #40 shall be used for seeding with an application rate of 4.0 lbs/1000 sq. ft.
12. All erosion control devices shall be routinely inspected every seven days and within 24 hours of a rainfall greater than 0.5 inches. INSPECTION BY GENERAL CONTRACTOR.
13. Restoration of all disturbed areas will be stabilized in accordance with the late season stabilization specifications listed below.
14. After grass is well established all erosion control measures shall be removed and permittee will request final inspection by the City.

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NOTE:
 SEE LANDSCAPE AND LIGHTING PLANS FOR APPLICABLE CONSTRUCTION DETAILS.

 ELLENA ENGINEERING CONSULTANTS, LLC SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122 Phone: 262-719-6183 • Email: mellen@eeceng.com		
Independence Corrugated Parking Lot Addition CITY OF OAK CREEK, WISCONSIN		
EROSION CONTROL PLAN		
SCALE: 1"=20'	DATE: 09-09-22	REV: 10-04-22
DESIGNED BY: MRE, PE	CHECKED BY:	
APPROVED BY:	C200	
CITY ENGINEER	DATE	



PROPOSED GREEN INFRASTRUCTURE:

THE DETENTION VOLUME REQUIRED FOR THIS SITE WILL BE MET USING POROUS PAVEMENT AS SHOWN ON THE PLAN. THIS PROPOSED GREEN INFRASTRUCTURE SYSTEM EXCEEDS THE REQUIRED UNIT DETENTION VOLUME OF THE PROPOSED IMPERVIOUS SURFACES ON THE PROPERTY.

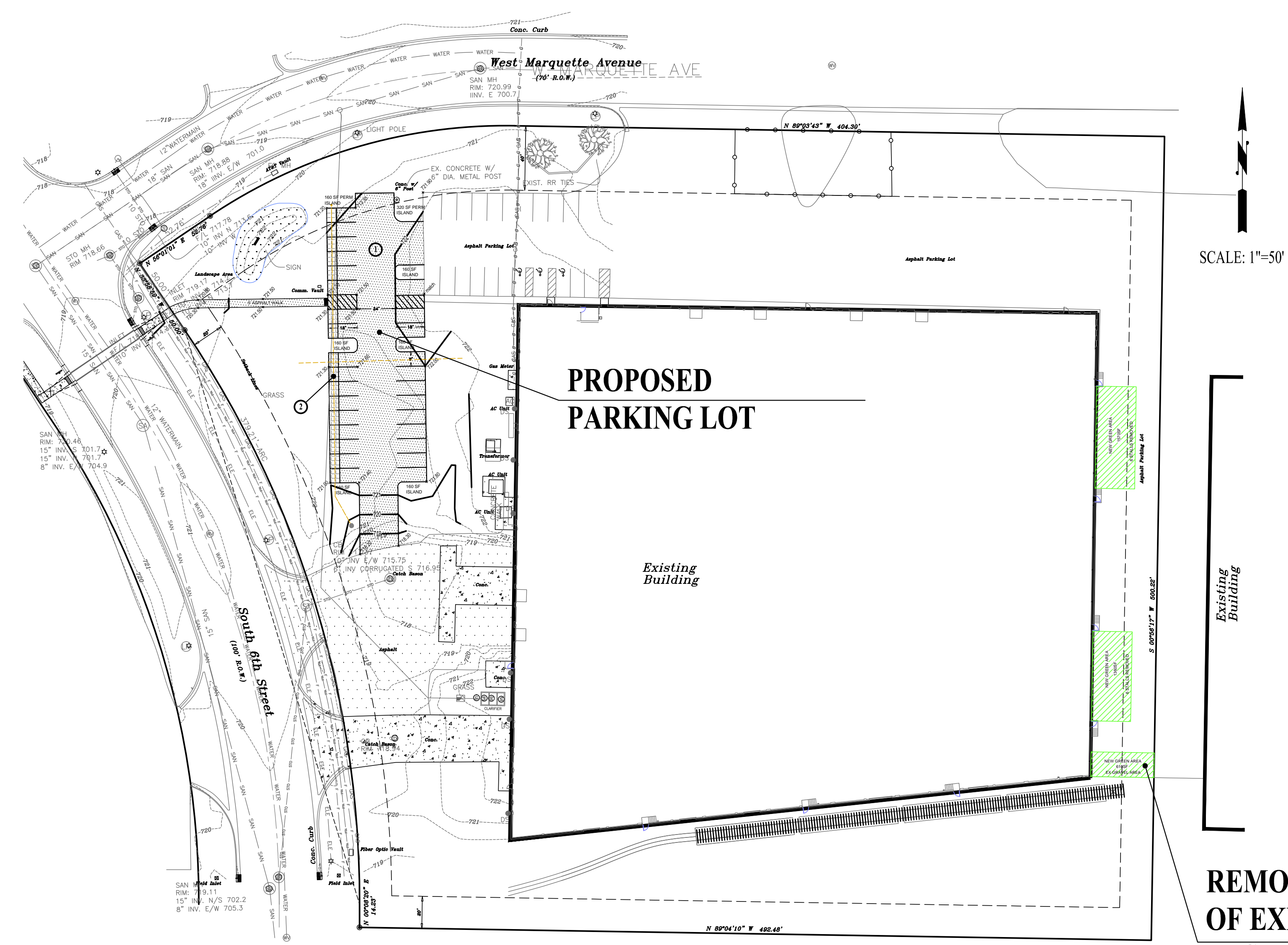
GREEN INFRASTRUCTURE CALCULATIONS:

PROPOSED IMPERVIOUS		
AREA	SQUARE FEET	
PARKING LOT + WALK - REMOVAL AREA:	8,116	
DETENTION VOLUME REQUIRED (GALLONS)	2,530	
(1/2" RAIN X TOTAL AREA = 337 CUBIC FEET)		
GREEN INFRASTRUCTURE CAPACITY		
PERMEABLE PAVING: (3.0 gallons per square foot)	AREA (SQ. FT.)	UNIT DETENTION VOLUME (GAL.)
PARKING STALLS	972	2,916
TOTAL UNIT DETENTION VOLUME=		2,916 GALLONS
		(2,530 GAL. REQUIRED-OK)

MAINTENANCE

- POROUS PAVEMENT OPERATION AND MAINTENANCE STANDARDS**
- I. ROUTINE MAINTENANCE
 - A. Inspection
 1. Performance of the pavement should be inspected monthly and after every major storm event, following the initial construction to evaluate if the pavement is draining within the design time limits.
 2. If performance does not meet the design goals, complete repairs to the facility to meet the design requirements.
 3. Pavement shall not have any sealers or top coats that inhibit the permeability applied to it.
 4. Following the initial year of monthly inspections, annual inspection of the facility should be made. Inspect the facility for:
 - a) Deterioration of the pavement
 - b) Significant debris
 - c) Standing water in the pavement
 - d) Sediment accumulation
 - e) Surrounding landscape areas shall be stable - not eroding
 - B. Vacuum Cleaning
 1. Vacuum clean porous pavement twice per year.
 - C. Pavement Patching
 1. Pavement areas that fail and are small in nature shall be patched with an open graded asphalt patch.
 - D. Sediment Accumulation
 1. Although not anticipated to occur, if sediment accumulates in the drain tile, the tile shall be jetted and all sediment shall be collected and disposed of properly. Do not flush sediment into the downstream drainage system.
 - E. Winter De-icing
 1. De-icing shall incorporate salt and other dissolvable products.
 2. Sand shall not be used to avoid clogging.

NOTE:
SEE LANDSCAPE AND LIGHTING PLANS
FOR APPLICABLE CONSTRUCTION DETAILS.



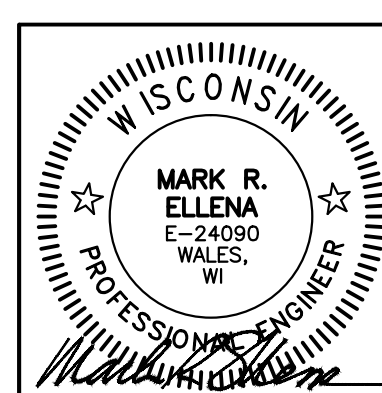
SCALE: 1"=50'

**REMOVE 3,540SF
OF EXISTING ASPHALT
RESTORE WITH TOPSOIL
& SOD (TYP)**

SITE DATA TABLE		
	EXISTING	PROPOSED
PROPERTY AREA :	271,118 S.F.	271,118 S.F.
TOTAL BUILDING FLOOR AREA :	112,051 S.F.	112,051 S.F.
PAVED SURFACE AREAS (INCLUDES WALKS):	68,937 S.F.	80,593 S.F.
REMOVE PAVED AREA & CREATE GREEN SPACE	-----	-3,540 S.F.
TOTAL IMPERVIOUS AREA:	180,988 S.F.	189,104 S.F.
TOTAL OPEN AREA (GREEN SPACE):	271,118-180,988=90,130 S.F.	271,118-189,104=82,014 S.F.
GREEN SPACE RATIO	33.2%	30.3%
TOTAL PARKING :	64	64-12+29=81

PARKING LOT LANDSCAPE ISLAND REQUIREMENTS	
NEW PARKING AREA :	10,847 S.F.
PARKING LOT ISLAND AREA REQUIRED :	10,847 SF * 5% = 542 S.F.
TOTAL PROPOSED PARKING LOT ISLAND AREAS :	1,284 S.F. (>542 - OK)

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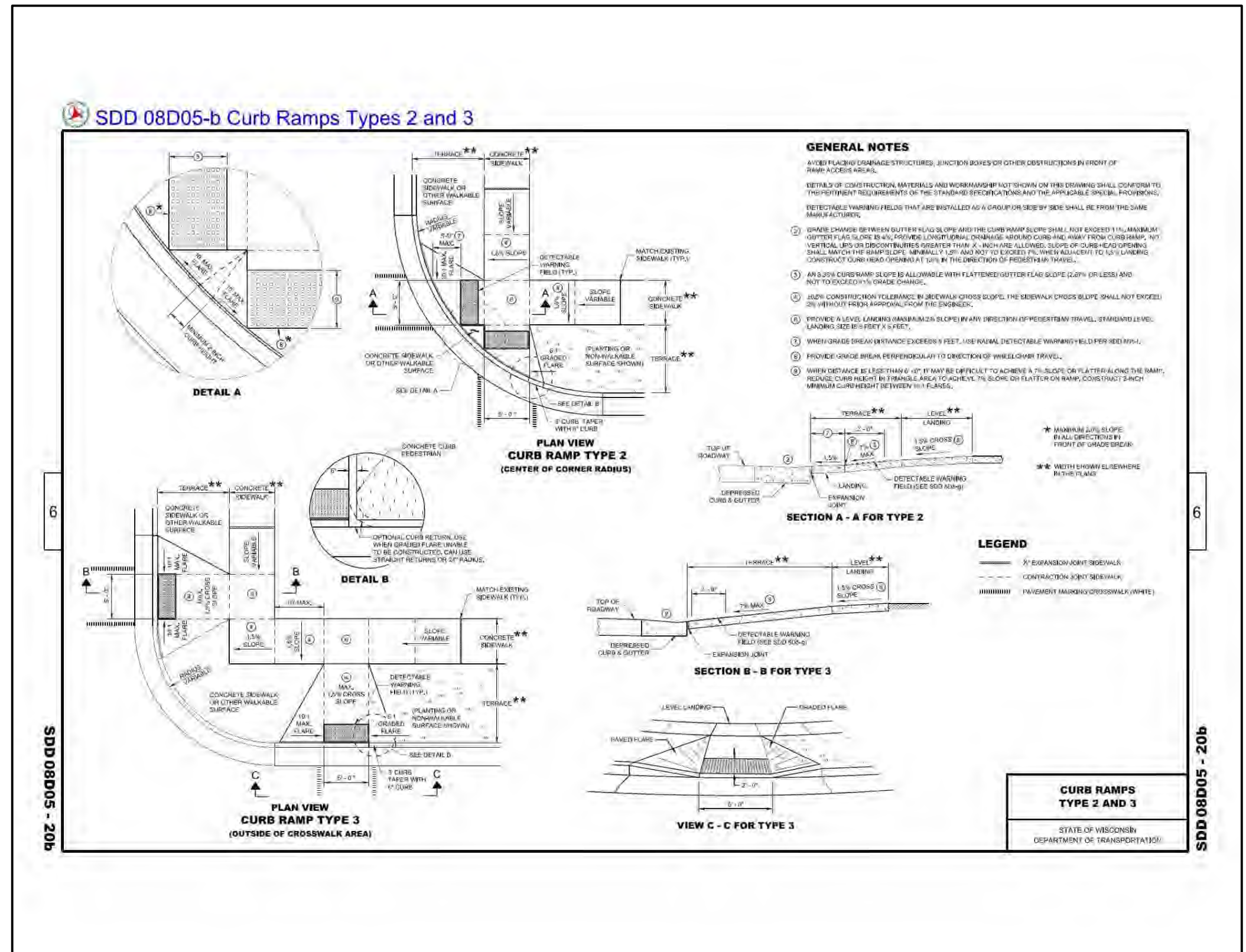
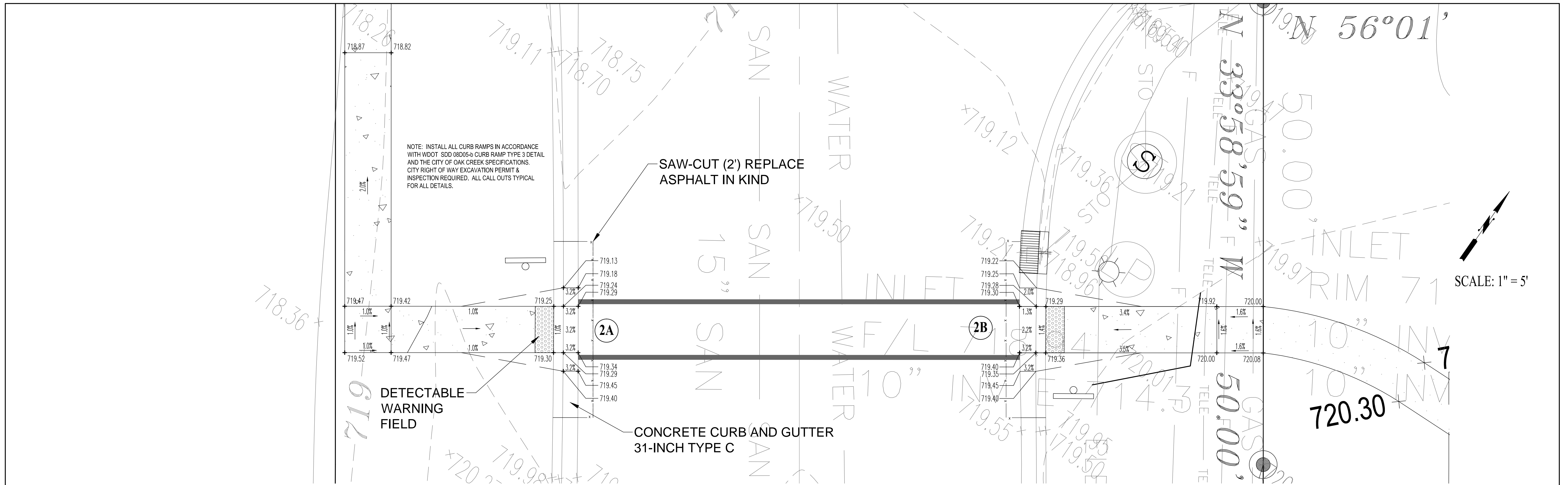
ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT

Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
Phone: 262-719-6183 • Email: m.ellena@eeceng.com

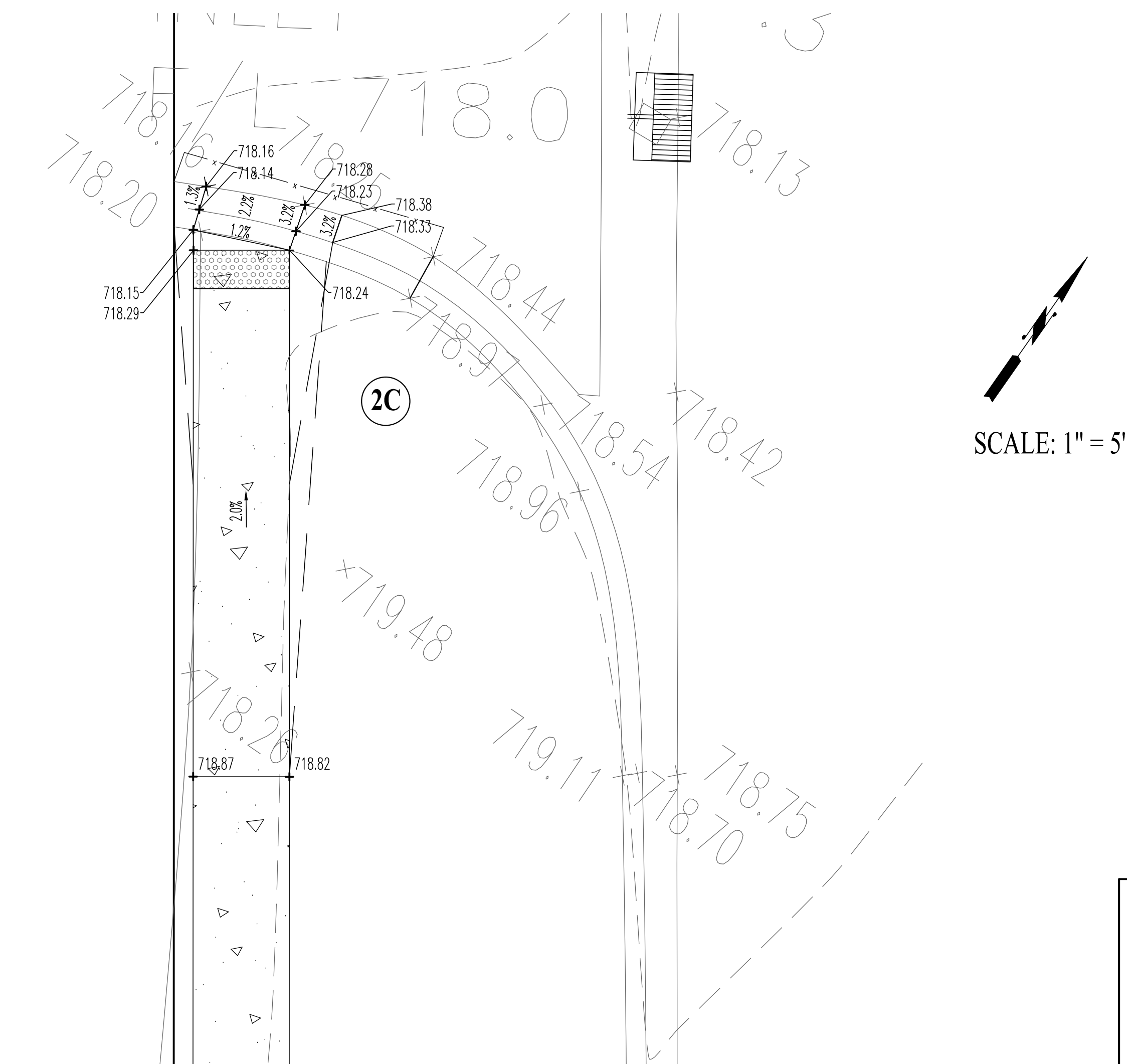
Independence Corrugated Parking Lot Addition
CITY OF OAK CREEK, WISCONSIN

SITE PLAN & CALCULATIONS

SCALE: AS SHOWN	DATE: 09-09-22	REV: 10-04-22
DESIGNED BY: MRE, PE	CHECKED BY:	
APPROVED BY: _____	DATE: _____	C300



NOTE: ALL HC RAMPS MUST COMPLY WITH WISDOT TYPE 3 CURB RAMP DETAIL



NOTE: SEE LANDSCAPE AND LIGHTING PLANS FOR APPLICABLE CONSTRUCTION DETAILS.

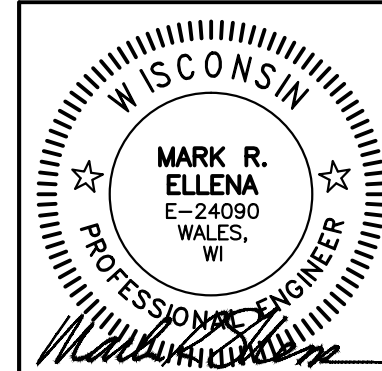
EEC
ELLENA ENGINEERING CONSULTANTS, LLC
SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT

Ellena Engineering Consultants, LLC • 700 Pilgrim Parkway - Suite 100 • Elm Grove, WI 53122
Phone: 262-719-6183 • Email: mellen@eeceng.com

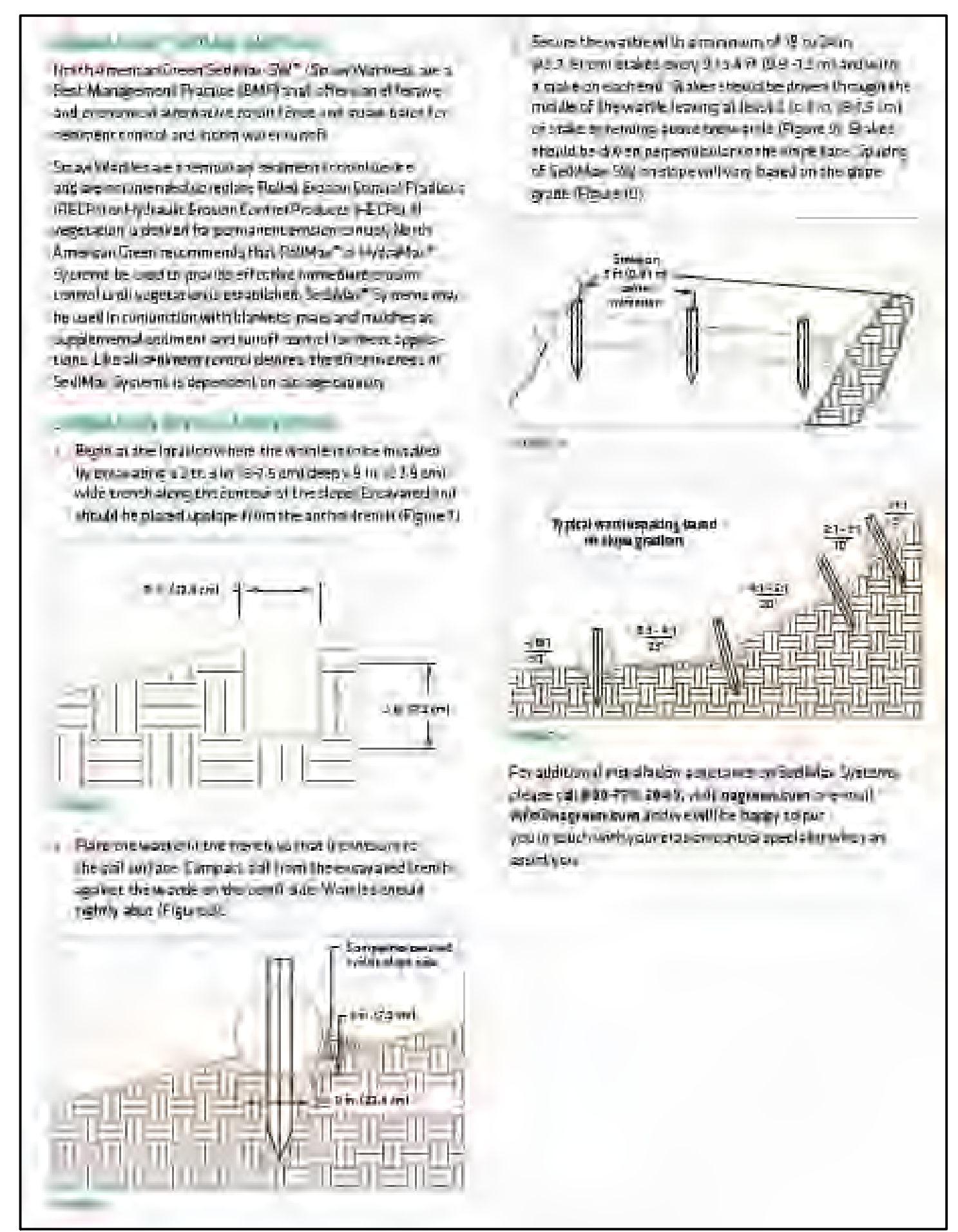
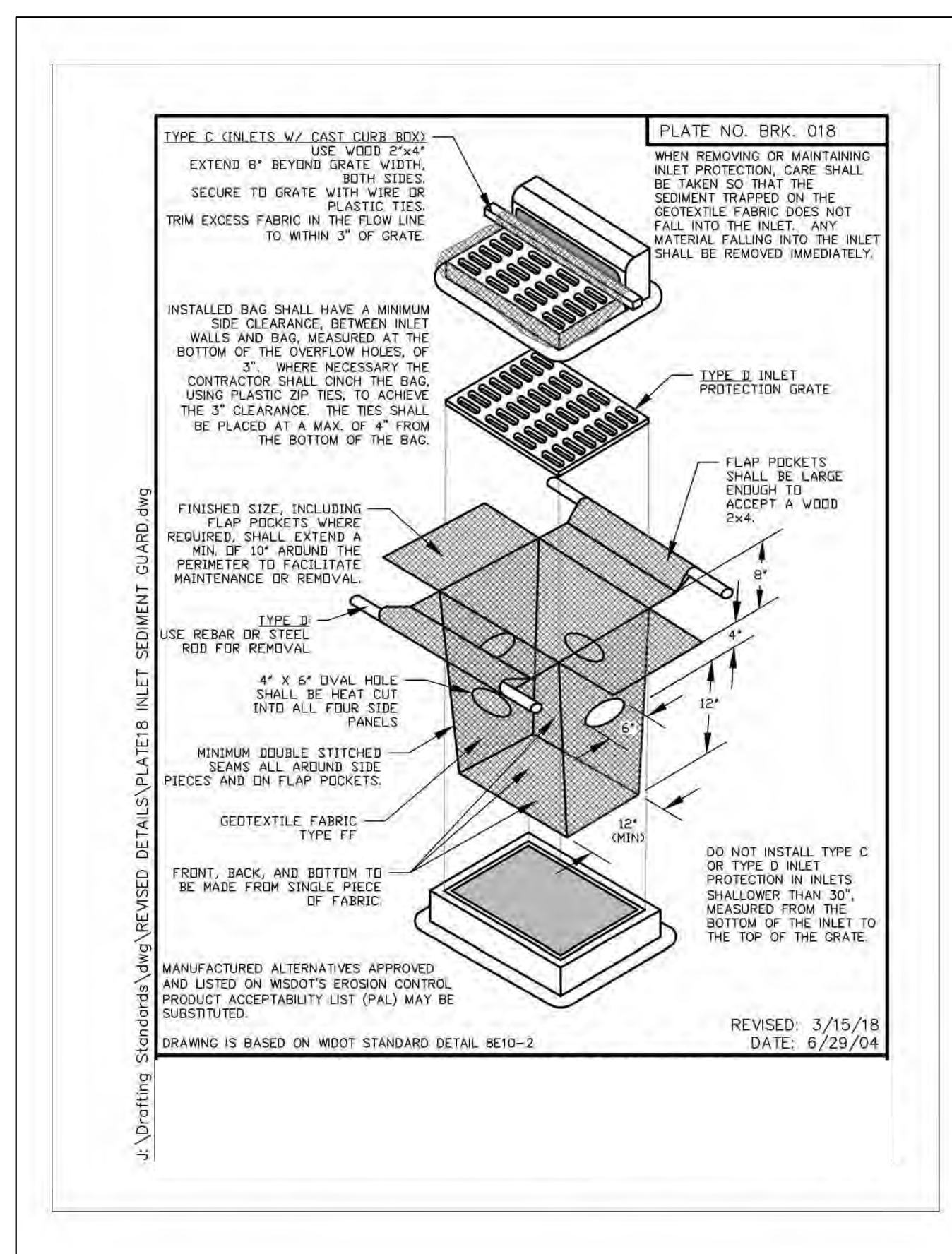
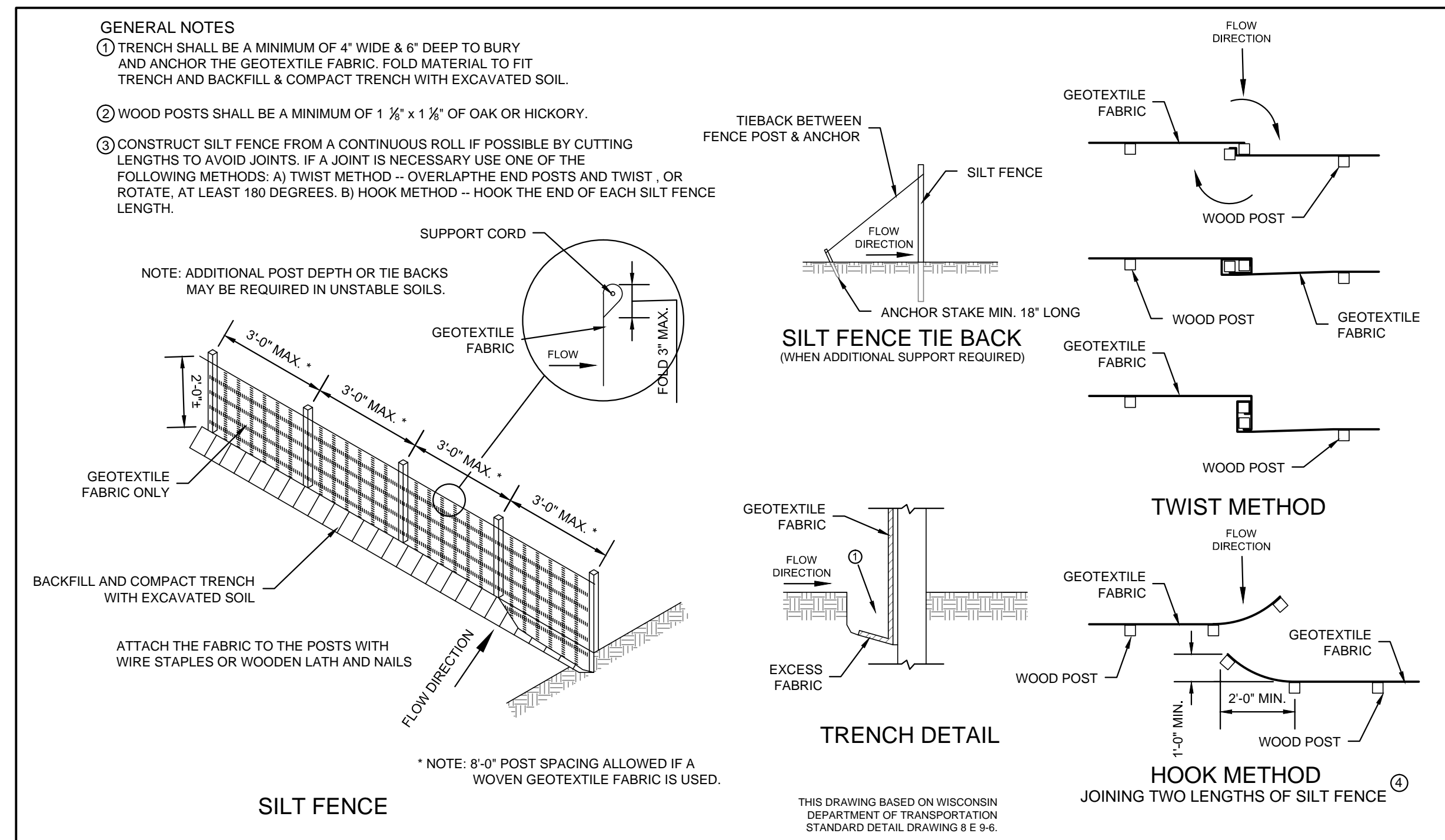
Independence Corrugated Parking Lot Addition
CITY OF OAK CREEK, WISCONSIN

HC RAMP DETAILS

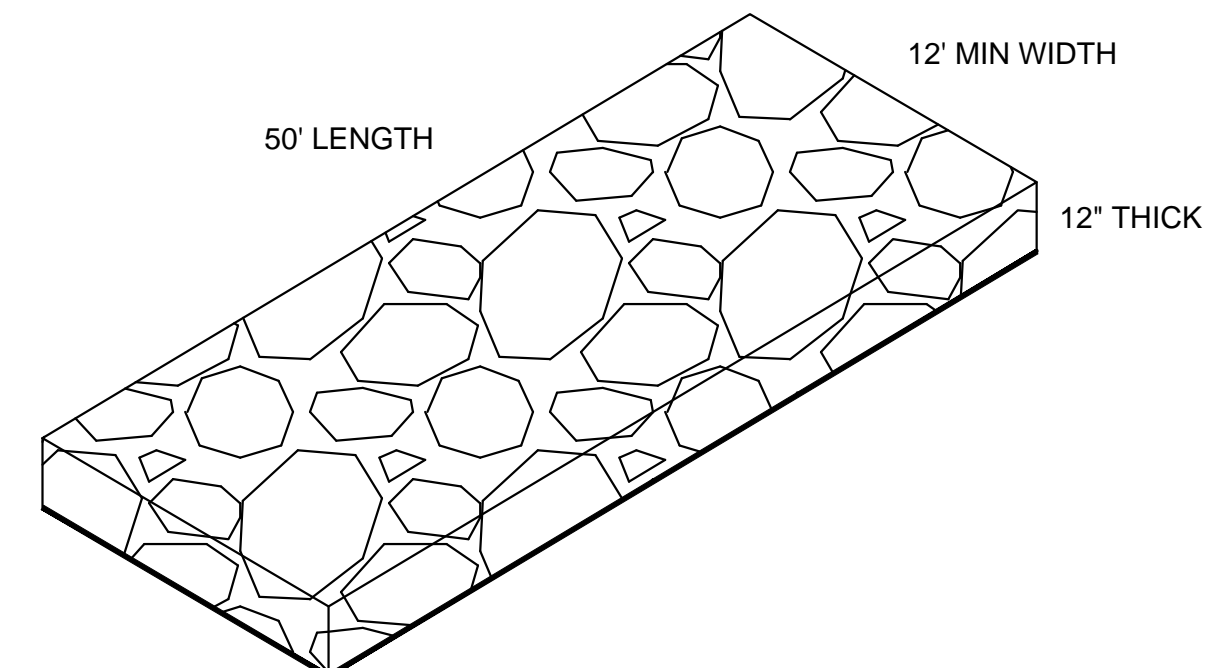
SCALE: AS SHOWN	DATE: 09-09-22	REV: 10-04-22
DESIGNED BY: MRE, PE	CHECKED BY:	
APPROVED BY:	CITY ENGINEER	DATE
		C400



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PEDESTRIAN CROSSING AHEAD SIGN DETAIL



STONE TRACKING PAD

PER WIDNR TECH STANDARD 1057

Note 1: Use hard, durable, angular No. 3" stone or recycled concrete meeting the gradation in Wisconsin Department of Transportation (DOT) 2018 Standard Specification, Section 312, Select Crushed Material.

Note 2: Slope the stone tracking pad in a manner to direct runoff to an approved treatment practice.

Note 3: Tracking Pad shall be underlain with a WisDOT Type R geotextile fabric.

Note 4: Install tracking pad across full width of the access point, or restrict existing traffic to a dedicated egress lane at least 12 feet wide across the top of the pad.

Note 5: If a 50' pad length is not possible due to site geometry, install the maximum length practicable and supplement with additional practices as needed.

NOTE:
SEE LANDSCAPE AND LIGHTING PLANS FOR APPLICABLE CONSTRUCTION DETAILS.

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Independence Corrugated Parking Lot Addition
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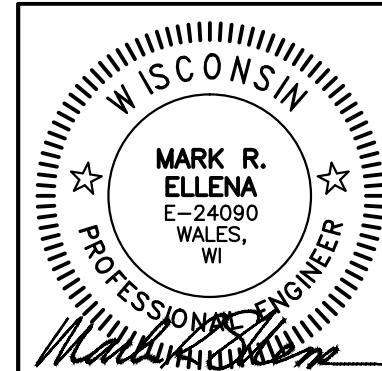
EROSION CONTROL DETAILS

SCALE: AS SHOWN | DATE: 09-09-22 | REV: 10-04-22

DESIGNED BY: MRE, PE | CHECKED BY:

APPROVED BY: _____ DATE: _____ | CITY ENGINEER

C500



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Project:

**INDEPENDENCE
CORRUGATED**

525 W. Marquette Avenue
Oak Creek, WI 53154

Issuance and Revisions:

Date	Number	Description
09/13/22		Plan Commission Submittal
10/05/22		Revise Plans per Site Changes / Plan Commission Submittal

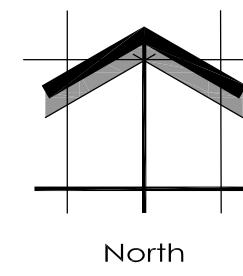
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Sheet Title:

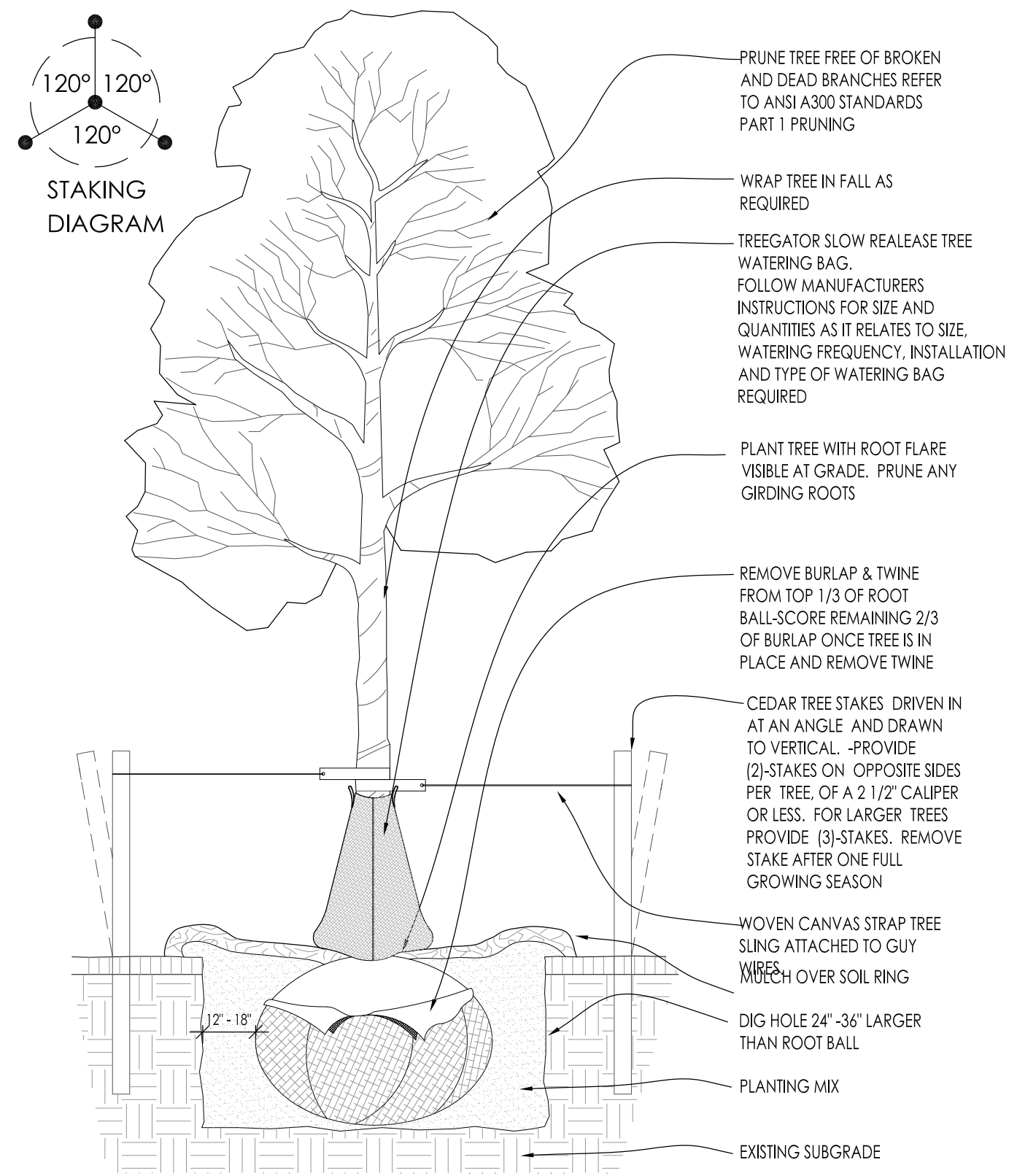
PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing:	10/05/22
Scale:	1" = 30'-0"
Drawn By:	MCD
Job Number:	L22-073
Sheet Number:	

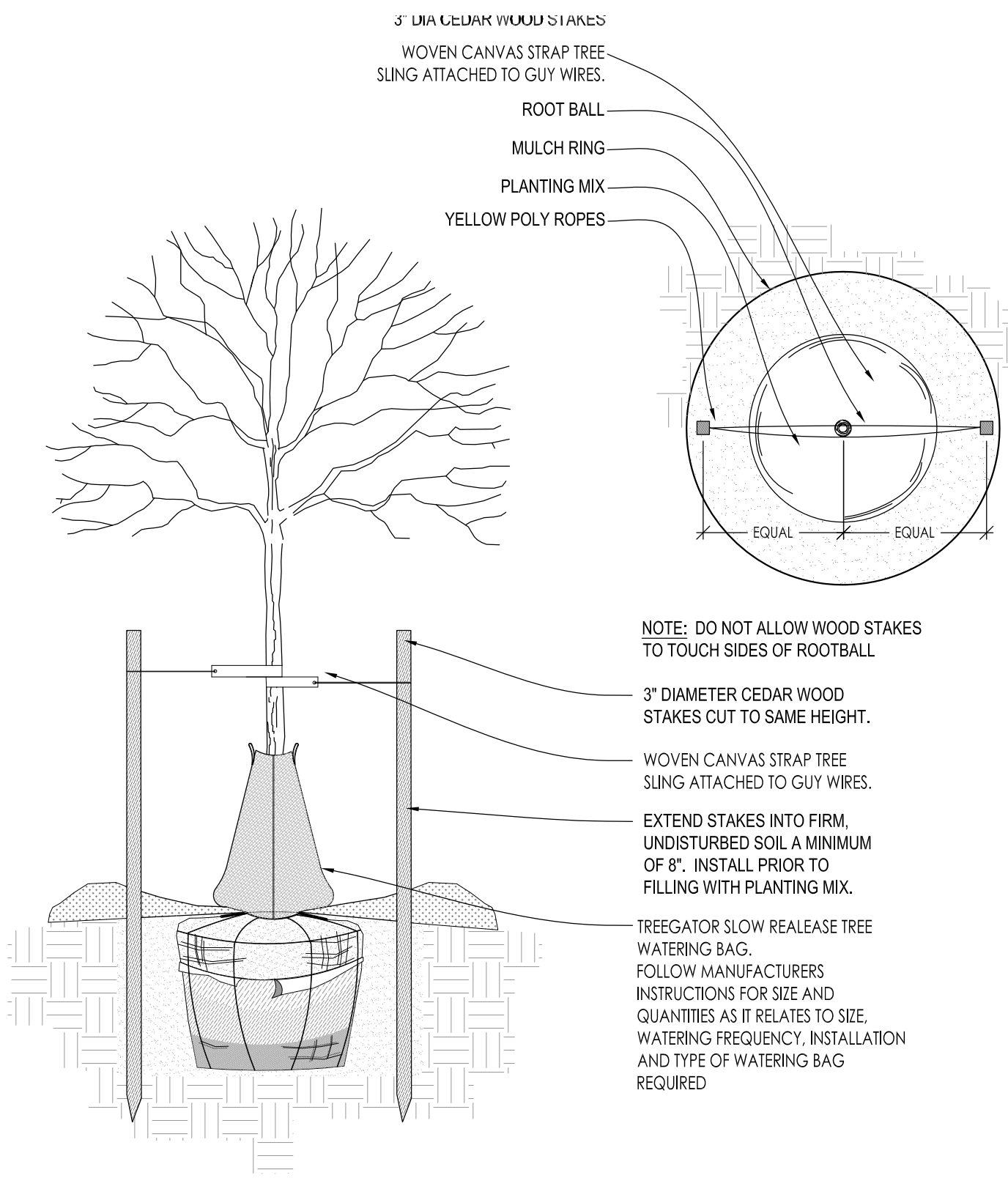
LSP1.1



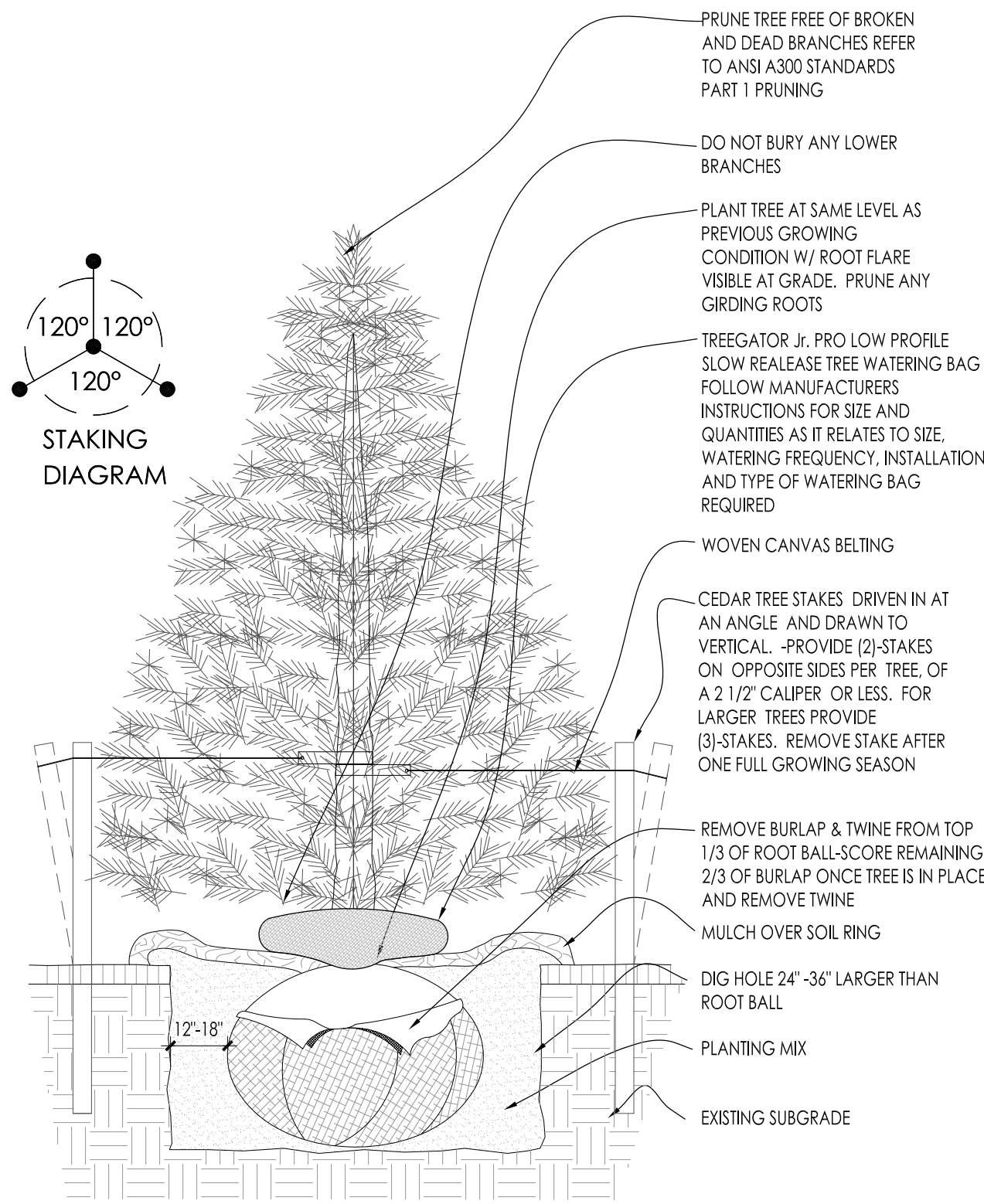
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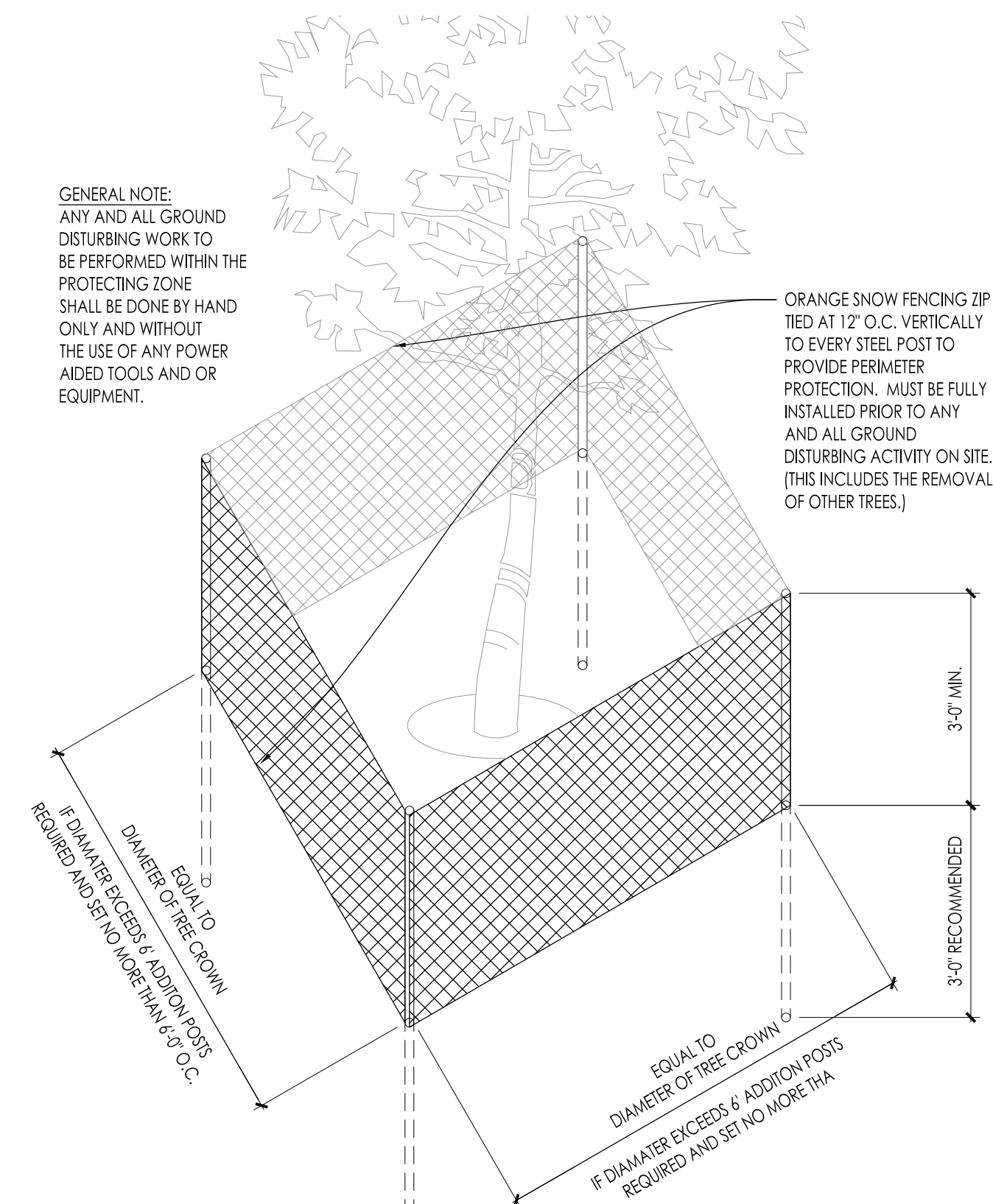
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



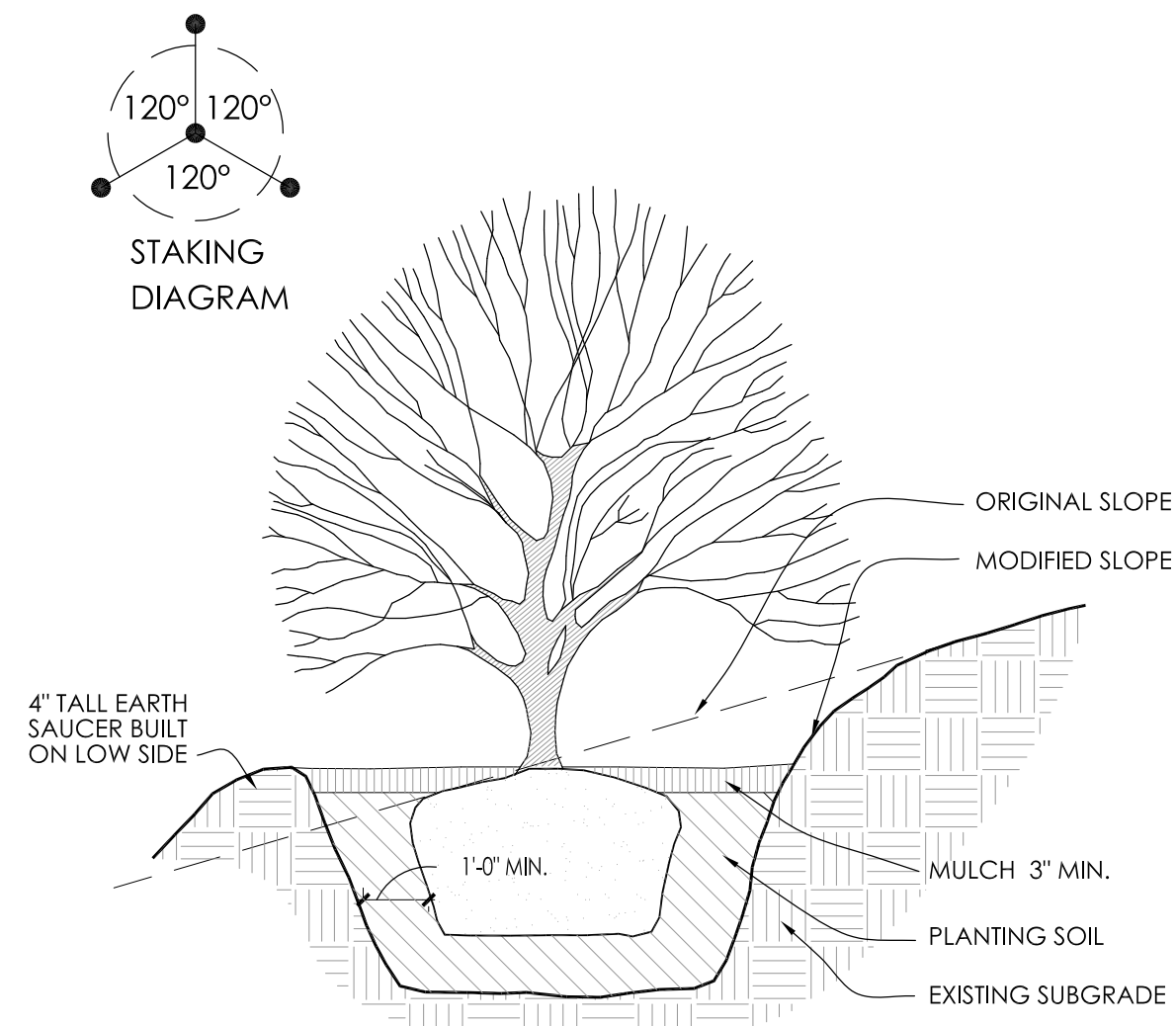
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



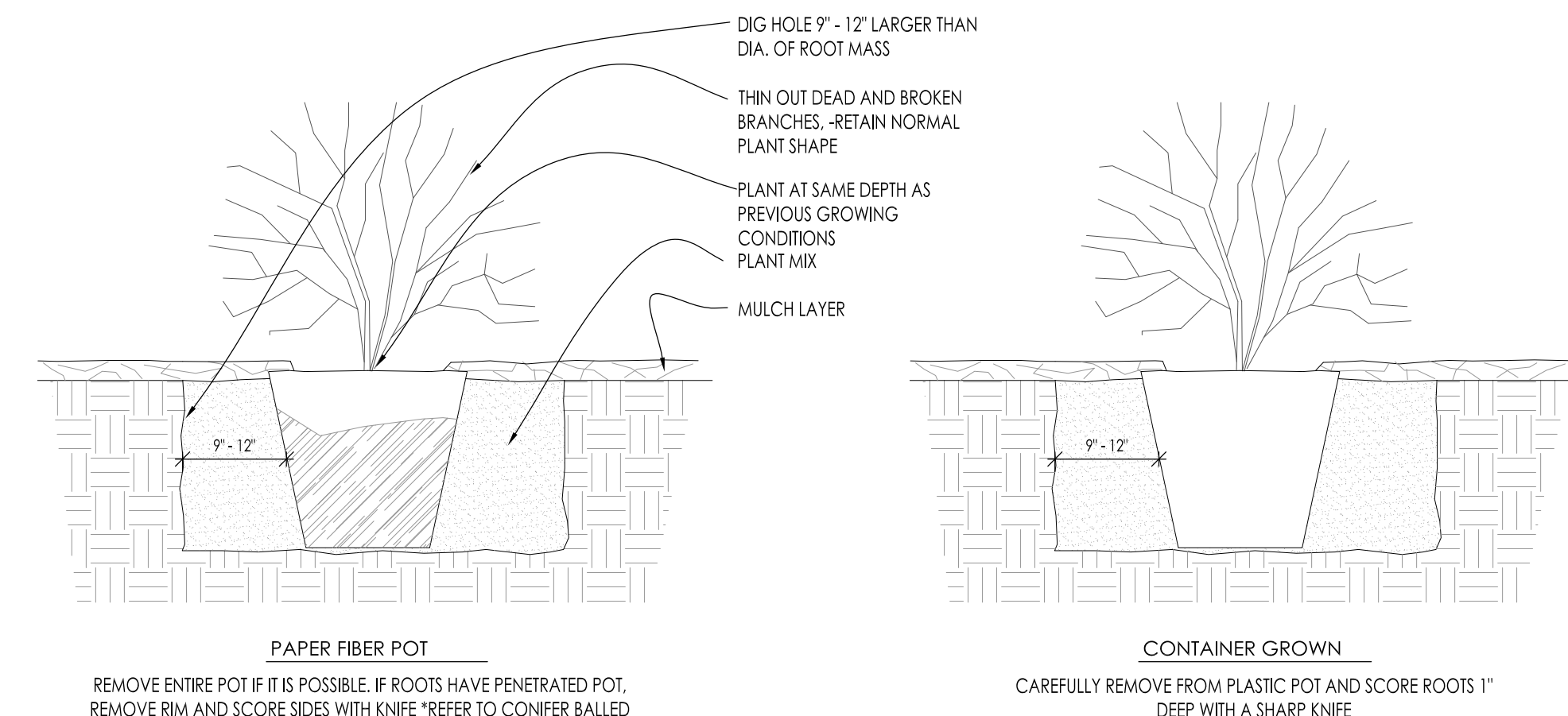
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



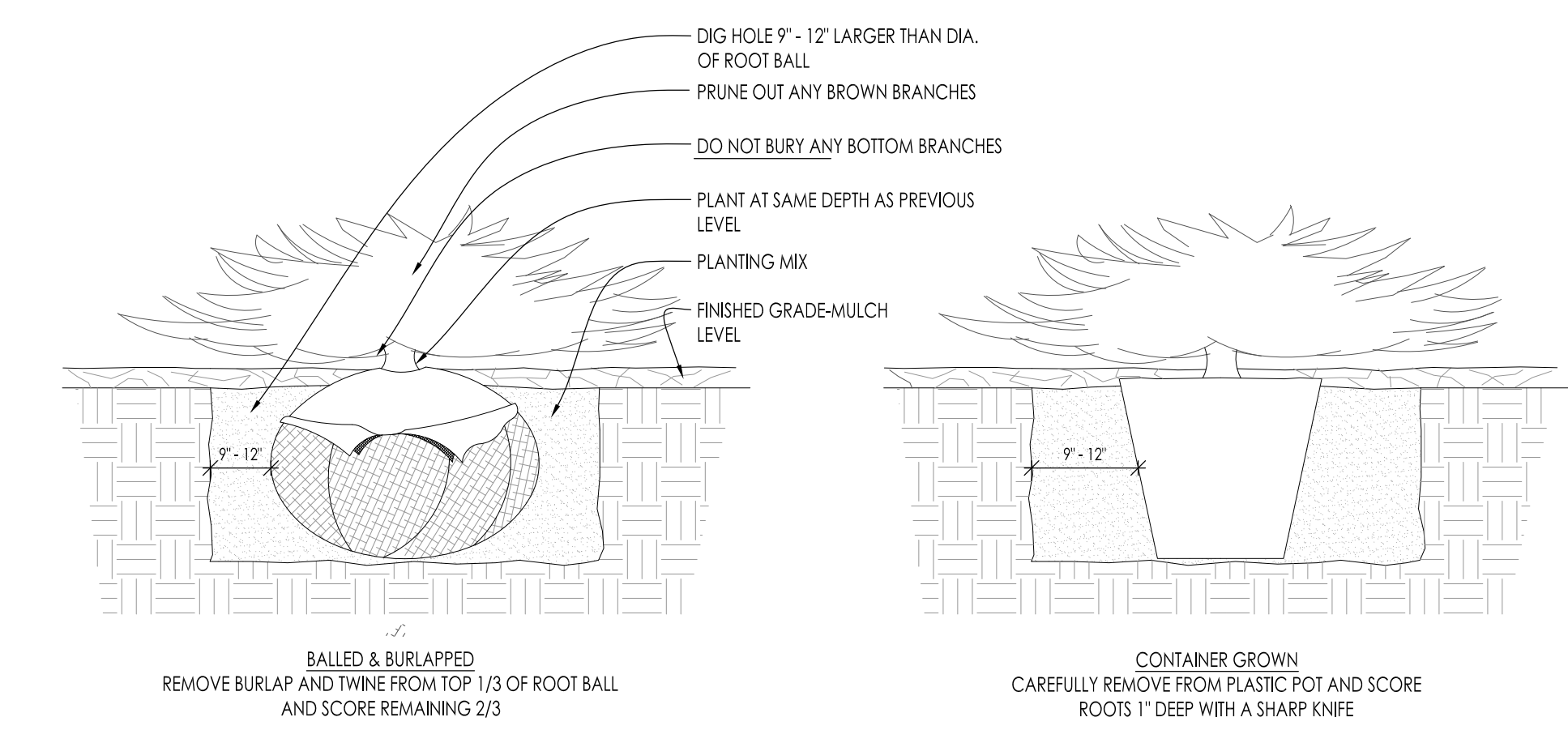
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



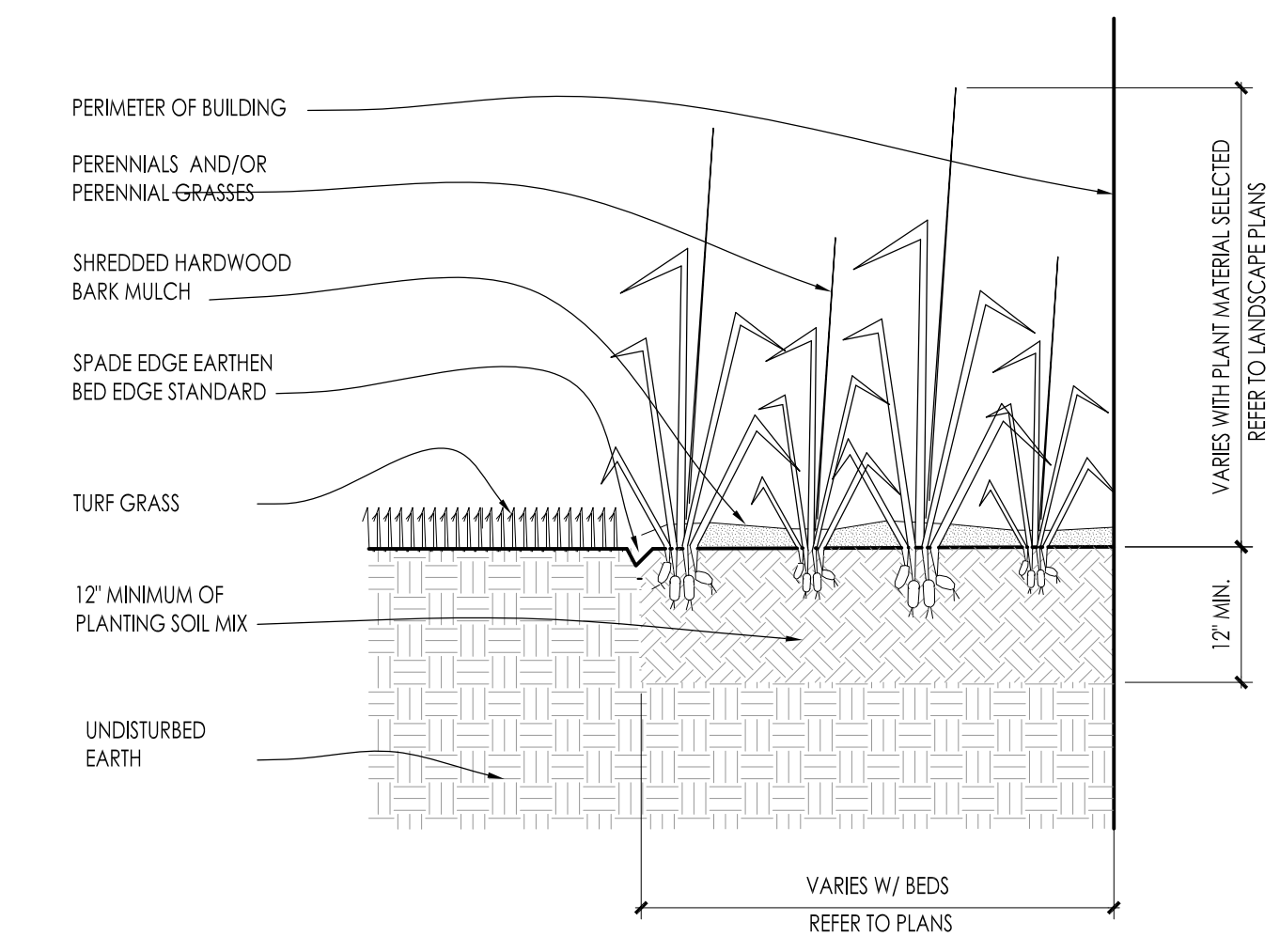
5 SLOPE PLANTING DETAIL SCALE: NONE



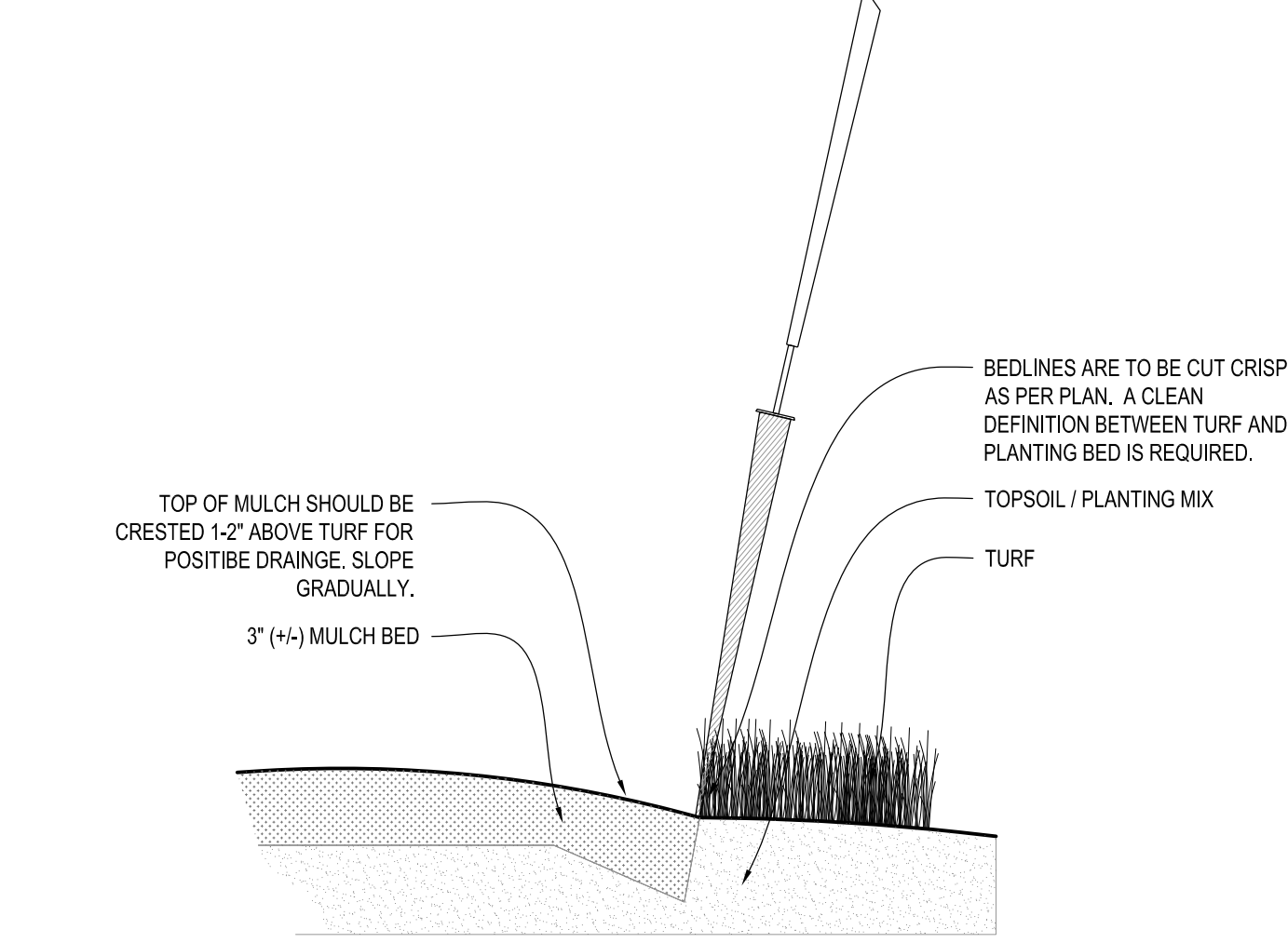
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

INSITE
LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Services
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
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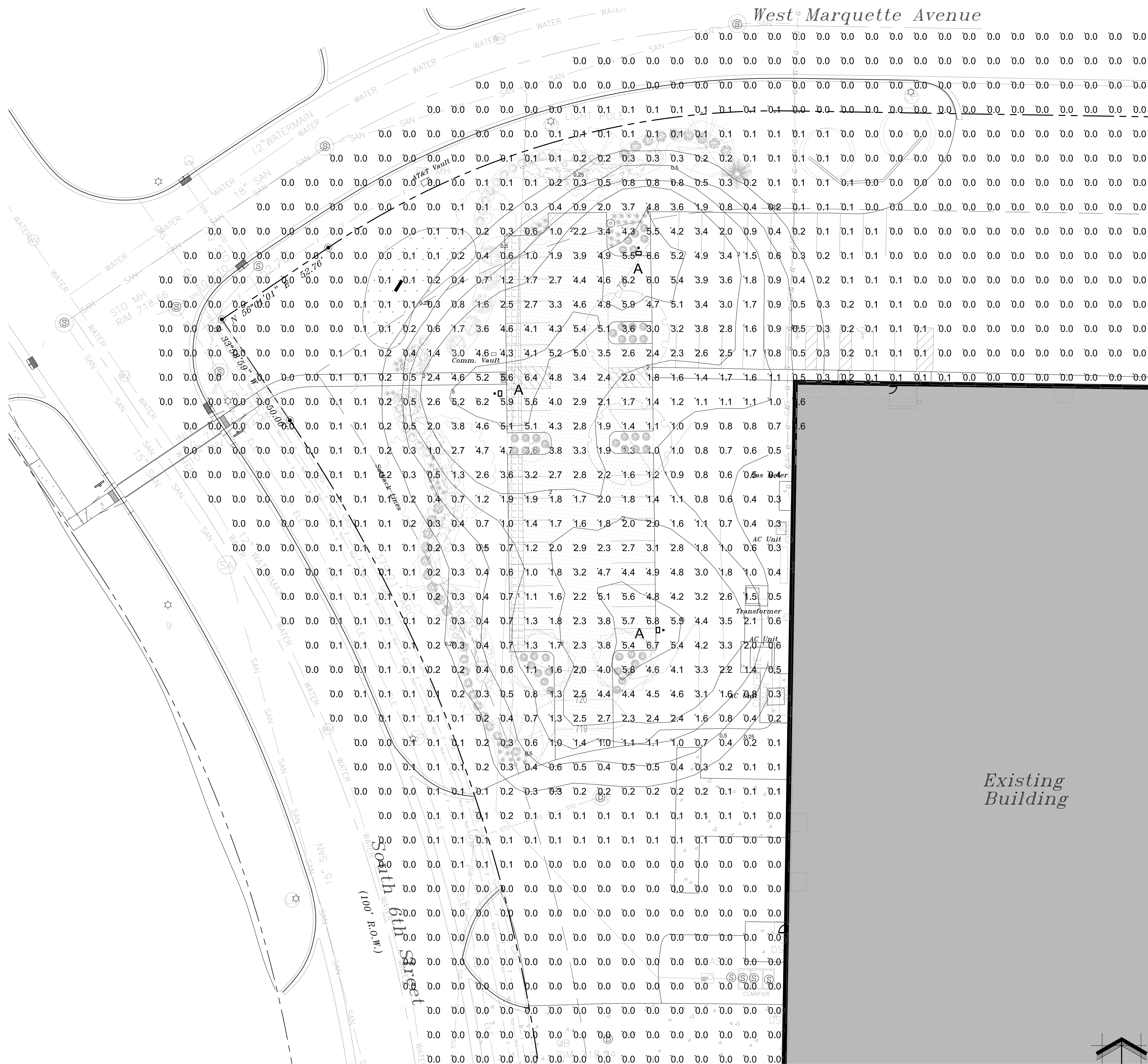
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Sheet Title:
PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing: 10/05/22
Scale: As Noted
Drawn By: MCD
Job Number: L22-073
Sheet Number:

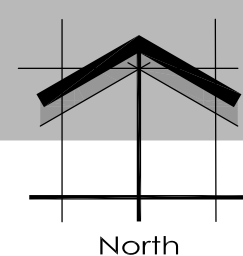
LSP1.2

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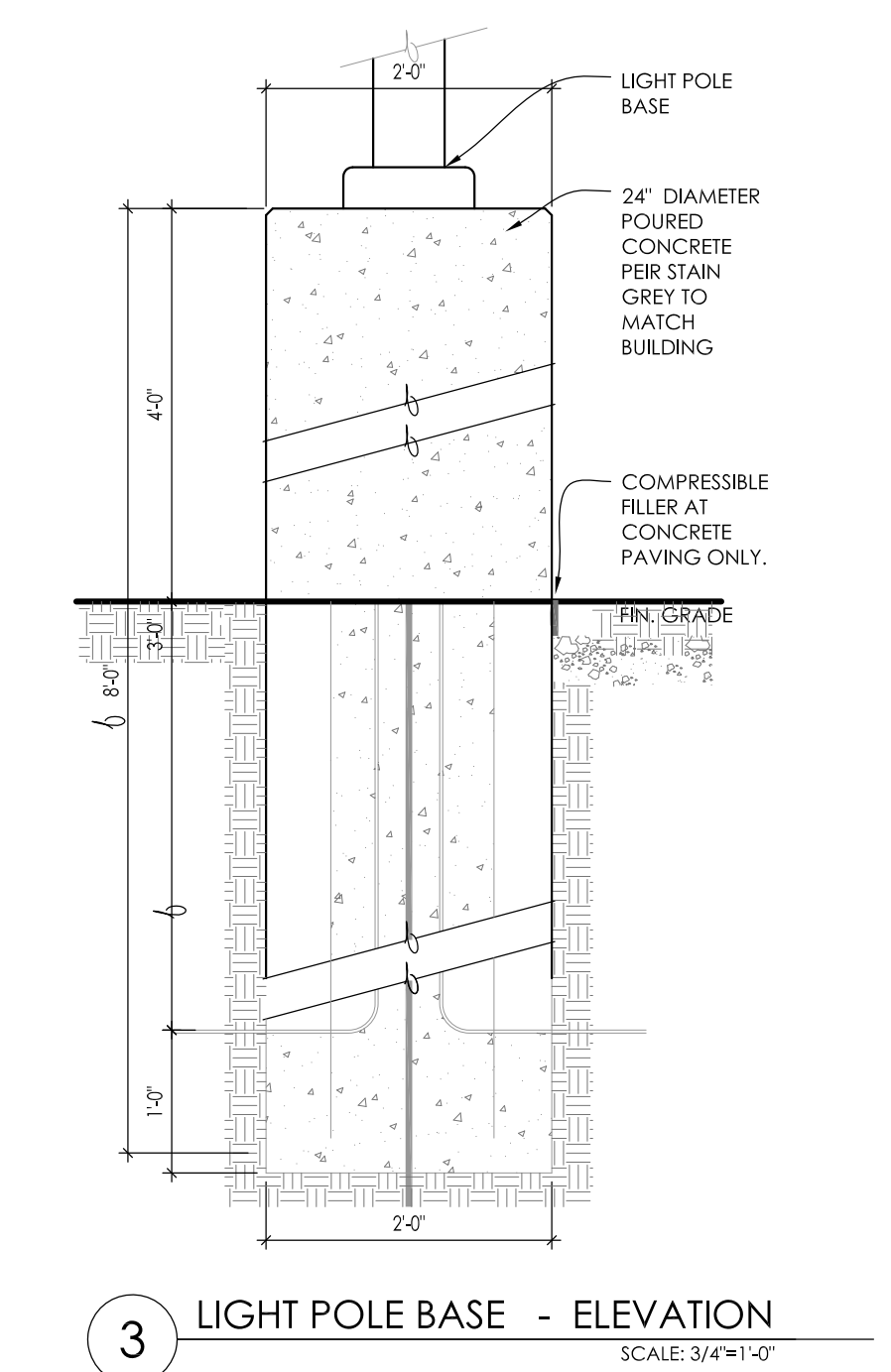
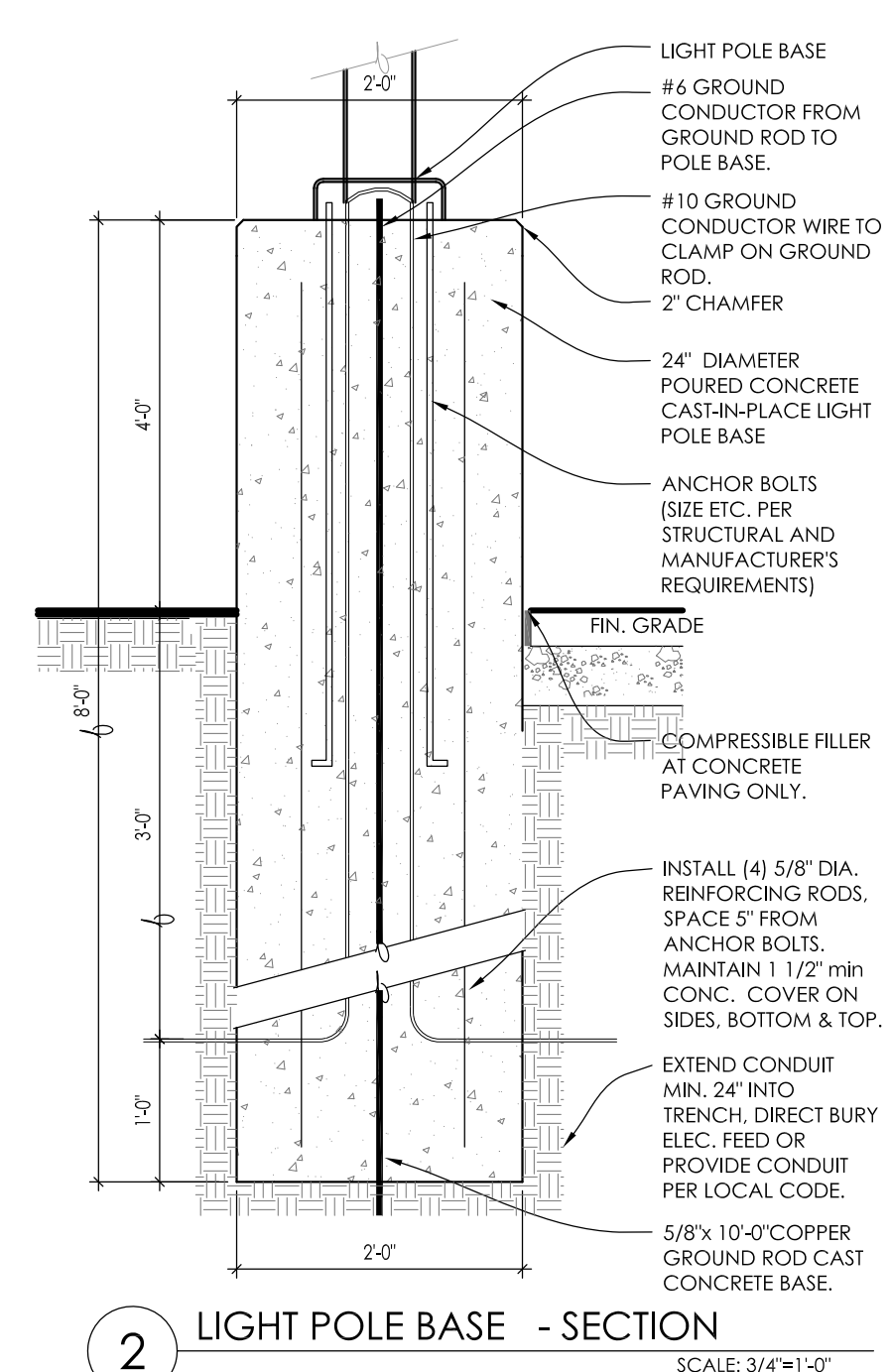


1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

SCALE: 1" = 30'-0"



West Marquette Avenue



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Sheet Title:
PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, AND LIGHT POLE BASE DETAILS

Date of Drawing:	10/05/22
Scale:	1" = 30'-0"
Drawn By:	MCD
Job Number:	L22-073
Sheet Number:	

PHO1.1

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)-242-8511, (262) 432-7910 (877) 500-9592 www.DiggersHotline.com OR

811
New what's below.
Call before you dig.

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L22-073 - INDEPENDENCE CORRUGATED - 10/05/2022



PLAN COMMISSION REPORT

Proposal: Rezone

Description: Review of a request to rezone the property at 1709 W. Drexel Ave. from A-1, Limited Agricultural to P-1, Park District (NO CHANGE to FW, Floodway or FF, Flood Fringe districts).

Applicant(s): Milwaukee County Parks Department

Address(es): 1709 W. Drexel Ave. (2nd Aldermanic District)

Suggested Motion: That the Plan Commission recommends to the Common Council that the property at 1709 W. Drexel Ave. be rezoned from A-1, Limited Agricultural to P-1, Park District (NO CHANGE to FW, Floodway or FF, Flood Fringe districts) after a public hearing.

Owner(s): Milwaukee County Parks

Tax Key(s): 811-9994-000

Lot Size(s): 11.280 ac

Current Zoning District(s): A-1, Limited Agricultural FW, Floodway

Overlay District(s): FF, Flood Fringe

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Mixed Use, Floodway, Single-Family Detached

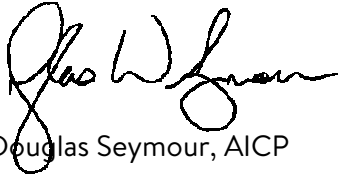
Background:

Milwaukee County Parks recently acquired the property at 1709 W. Drexel Ave. from WisDOT, and are requesting that it be rezoned to P-1, Park District. The property is adjacent to Milwaukee County Park properties to the west. No change to the FW, Floodway or FF, Flood Fringe Districts would be included in the rezone, and the County has no plans for any development of the land. Due to acquisition for public natural area, however, the *Comprehensive Plan* would have to be amended to reflect the change to Parks and Open Space. Staff have no objections to the rezone request.

Should the Plan Commission determine that rezoning a portion of the property at 1709 W. Drexel Ave. from A-1, Limited Agricultural to P-1, Park District (NO CHANGE to FW, Floodway or FF, Flood Fringe districts) is appropriate, a motion recommending Council approval is provided above.

Options/Alternatives: The Plan Commission may recommend Common Council approval of the proposed rezone, or that the Common Council not approve of the proposed rezone. Disapproval of the rezone would affect future development plans for Lot 2, and may potentially affect the previous agenda items.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

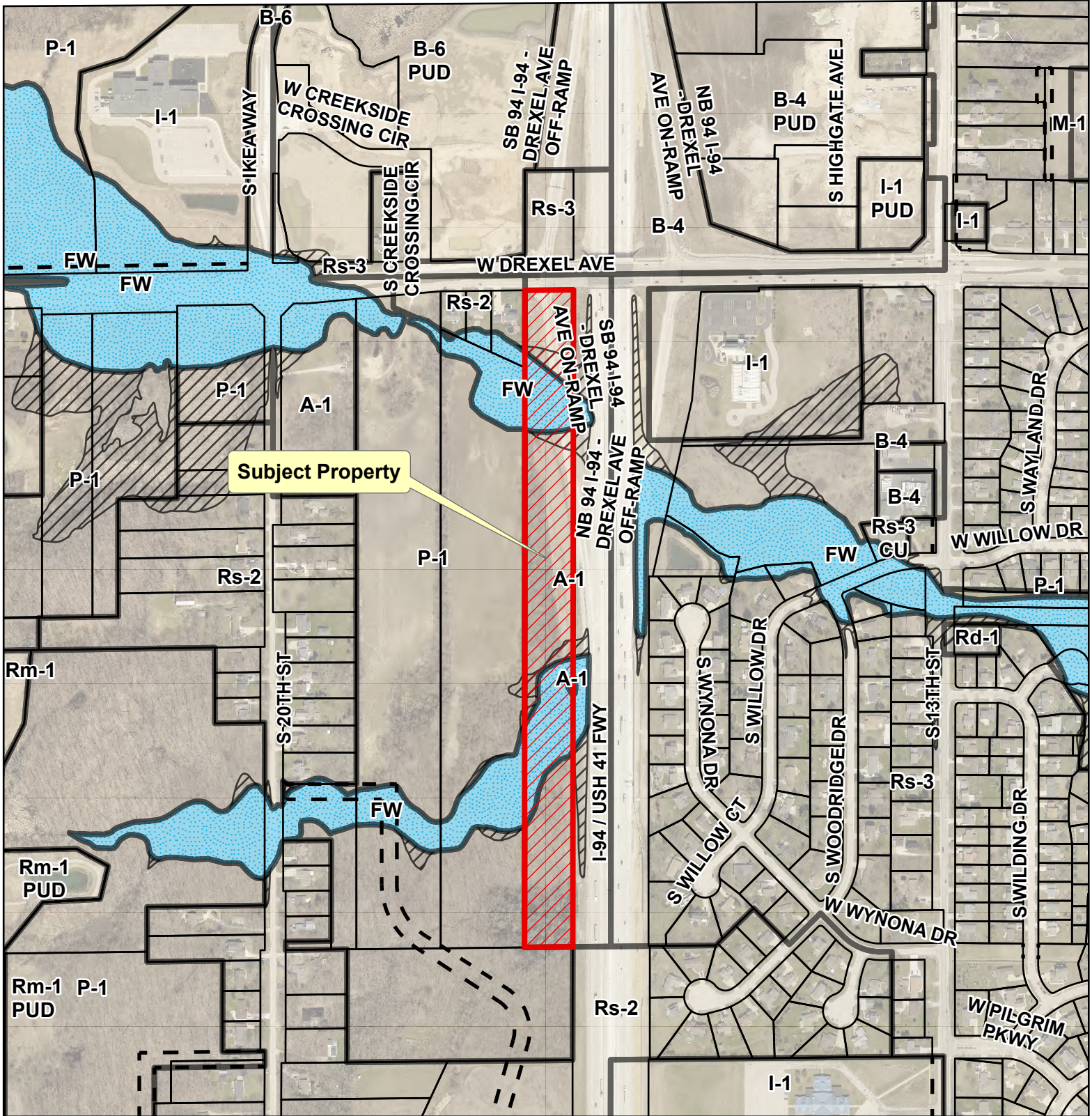
Attachments:

Location Map

Narrative (1 page)

LOCATION MAP

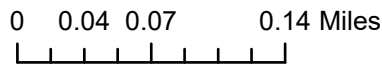
1709 W. Drexel Ave.



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



Community Development



Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- 1709 W. Drexel Ave.

Application Narrative for Oak Creek regarding rezoning of 1709 W Drexel Avenue

APPLICANT INFORMATION		PROPERTY INFORMATION (List all in proposal)	
Name	Milwaukee County Parks Department	Address(es)	1709 W Drexel Avenue
Company	Milwaukee County	Tax Key(s)	811-9994-000
Address	9480 W Watertown Plank Rd	Zoning District(s)	A-1
City, State Zip	Wauwatosa, WI 53226	Property Owner(s)	Milwaukee County Parks
Phone	(414) 257-7275	Property Owner(s) Contact	9480 Watertown Plank Road, Wauwatosa, WI 53226
Email	Jeremy.Lucas@milwaukeecountywi.gov		
Applicant Representative (if applicable)			
Name	Jeremy Lucas		
Company	Milwaukee County Parks Department		
Email/Phone	Jeremy.Lucas@milwaukeecountywi.gov		

Milwaukee County acquired this land from the DOT as it is no longer needed as interstate ROW. Milwaukee County Parks is asking to rezone it to parks to match the adjacent district. Asking to rezone from A-1 to P-1.

The land would remain a natural area. The land would be open to the public. No development plans, parking, storage, or modifications to the property are proposed. No site plan, building plan, utility plan, lighting plan, grading plan, stormwater usage, or landscaping plan are proposed.