



PLAN COMMISSION

October 25, 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](https://www.oakcreekwi.org/zoninghub.com).

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – October 11, 2022
4. Significant Common Council Actions - NONE
5. Board of Housing and Zoning Appeals Actions – NONE
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 Mark Garawitz, Labcorp, that would allow the applicant to install two (2) 2'-0" x 4'-0" (8 square feet) wall signs on the west elevation of the Labcorp tenant space in the existing multitenant industrial building on the property at 140 E. Rawson Ave. (Tax Key No. 733-9991-001; 1st Aldermanic District).
ZoningHub: <https://s.zoninghub.com/HNQ0GQX3EH>; Twitter @OakCreekPC#OCPCLabcorp
8. New Business
 - a. SIGN APPEAL - Consider a request for a sign appeal submitted by Mark Garawitz, Labcorp, that would allow the applicant to install two (2) 2'-0" x 4'-0" (8 square feet) wall signs on the west elevation of the Labcorp tenant space in the existing multitenant industrial building on the property at 140 E. Rawson Ave. (Tax Key No. 733-9991-001; 1st Aldermanic District).
ZoningHub: <https://s.zoninghub.com/HNQ0GQX3EH>; Twitter @OakCreekPC#OCPCLabcorp
 - b. SIGN PLAN REVIEW - Review a proposed Master Sign Plan amendment submitted by Mark Garawitz, Labcorp, for the multitenant industrial building at on the property at 140 E. Rawson Ave. (Tax Key No. 733-9991-001; 1st Aldermanic District).
ZoningHub: <https://s.zoninghub.com/HNQ0GQX3EH>; Twitter @OakCreekPC#OCPCLabcorp

Visit our website at www.oakcreekwi.org for the agenda and accompanying Plan Commission reports.

- c. PLAN REVIEW – Review site and building plans submitted by Mark Reiss, Heritage Funeral Homes, for an addition to the existing building on the property at 7625 S. Howell Ave. (Tax Key No. 782-9031-000; *1st Aldermanic District*).
ZoningHub: <https://s.zoninghub.com/QLATZ1AMWD>; Twitter @OakCreekPC#OCPCHeritage
- d. COMPREHENSIVE PLAN AMENDMENT – Consideration of a proposed amendment to the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020, last amended August 16, 2022) that would change the Land Use Plan and category from Industrial to Commercial for the property at 140 E. Rawson Ave. (Tax Key No. 733-9991-001; *1st Aldermanic District*).
ZoningHub: <https://s.zoninghub.com/F836K6MTOI>; Twitter @OakCreekPC#OCPCompPlan
- e. PLAN REVIEW – Review site, building, and related plans submitted by Matt Trebatoski, City of Oak Creek, for an accessory structure on the property at 800 W. Puetz Rd. (Tax Key No. 829-9000-001; *2nd Aldermanic District*).
ZoningHub: <https://s.zoninghub.com/FKGB0884G6>; Twitter @OakCreekPC#OCPDPW

Announcements & Adjournment.

Dated this 19th day of October, 2022
Posted 10-19-22 JF

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, OCTOBER 11, 2022**

Mayor Bukiewicz called the meeting to order at 6:02 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Carrillo, Commissioner Kiepczynski, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, Commissioner Siepert, and Commissioner Chandler. Also present: Kari Papelbon, Senior Planner; Assistant Fire Chief Havey.

Minutes of the September 27, 2022, meeting

Commissioner Siepert moved to approve the minutes of the September 27, 2022, meeting.

Alderman Guzikowski seconded. On roll call: all Alderman Loreck abstained; all others voted aye. Motion carried.

Board of Housing and Zoning Appeals

The Board of Housing and Zoning Appeals approved request 22-0001 for a variance in the location of a fence at 3711 E. Puetz Rd.

**PUBLIC HEARING
SIGN APPEAL
JON BROOKS, DISCOVER CHURCH
7311 S. 13TH ST.
TAX KEY NO. 763-9024-000**

Senior Planner Papelbon read the public hearing notice requesting 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. (see staff report for details).

Mayor Bukiewicz made the first and second calls for public comment.

Mayor Bukiewicz made the third call for public comment.

Jon Brooks, 7311 S. 13th St., Oak Creek

Hello, I'm Jon Brooks and I'm just wanting to address this. Our church has been in the City of Oak Creek since 1970 and we are changing our name to Discover Church and that's happening November 1st. So, we are basically replacing signage in its current locations. One of the reasons that we are requesting two signs on the building, our building does have 12 entrances because it's been added on five times over the years, and so those signs really act as wayfinder signs pointing out the main entrances. And also, the variance for the monument sign along 13th St., there was a utility box installed between us and South Shore Cinema and there is a visual obstruction and so we're asking to raise the height of the sign so that our marquee and sign and address are visible. Thank you.

Hearing no further comments, Mayor Bukiewicz closed the public hearing.

**SIGN APPEAL
JON BROOKS, DISCOVER CHURCH
7311 S. 13TH ST.
TAX KEY NO. 763-9024-000**

Senior Planner Papelbon provided an overview of the 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. (see staff report for details).

Commissioner Hanna asked for clarification on the differences between the existing and proposed monument signs. Senior Planner Papelbon stated that the proposed monument exceeds Code square footage, height, and the base is not 10% larger than the sign area.

Commissioner Carrillo questioned what type of content would be displayed on the electronic message center. Mr. Brooks stated it would be service times and events with the occasional graphic for special occasions.

Alderman Loreck stated that he had no concern with the replacement of the wall signs, but would prefer the monument sign to be more conformant with current Code. Alderman Loreck said even with the height of the transformer box taken into account, the 8-foot standard could be obtained. Alderman Loreck questioned whether a 10-foot sign would cause an obstruction for traffic entering and exiting the premises.

Alderman Guzikowski and Mayor Bukiewicz stated their agreement with Alderman Loreck's comments.

Mayor Bukiewicz calculated the difference between the current sign and the proposed sign would be approximately nine (9) inches.

Commissioner Kiepczynski stated that the proposed sign should not pose any visual obstruction.

Commissioners discussed the size of the monument base. The current plan shows the base as 18 inches, but the approved historical plans show it as 28 inches. Senior Planner Papelbon stated that there is nothing in current Code that requires a minimum height for the monument base, only that the base extend 10% beyond the sign area.

Alderman Loreck asked if the discrepancy in the base height measurements meant the proposed sign might be 10 inches taller than depicted.

Kelly Hanaway, Milwaukee Sign Company, N63 W2265 County Road F, Sussex, confirmed the overall height of the proposed monument sign would be inclusive of the existing base and would not exceed what was depicted and proposed. Mr. Hanaway stated that the utility box does inhibit the view of the sign. The electronic message center is a 3-foot by 8-foot box which should be elevated for visual appeal.

Senior Planner Papelbon asked Mr. Hanaway if he had measured the height of the utility box. Mr. Hanaway replied in the negative. Senior Planner Papelbon stated that it appears the electronic message center would be three-and-one-half (3 ½) feet from the ground, and questioned whether it would be visible over the utility box. Mr. Hanaway stated he felt that it would.

Senior Planner Papelbon asked whether the address numbers could be placed below the “D” logo to provide better visibility for emergency services. Mr. Hanaway confirmed it would be possible with the church’s approval. Senior Planner Papelbon noted that since the bottom of the monument must be landscaped and the transformer creates a vision obstacle, it will be important for the numerals to be easily visible.

Commissioners discussed the actual height of the existing sign and how much taller the proposed sign would be. Senior Planner Papelbon stated that regardless of the height of the existing sign, the variance request was for 123 inches as measured from grade.

Mr. Brooks suggested looking at a Google Street view to see the obstruction caused by the utility box, which one of the pastors measured at four-and-one-half (4 ½) feet. Senior Planner Papelbon shared a street view with the Commissioners.

Alderman Guzikowski and Commissioner Hanna stated that they did not feel the additional monument height would impose any sort of issue.

Assistant Fire Chief Havey stated the placement of the numerals on the sign could be addressed during the permitting process to make sure the needs of emergency services are met.

Senior Planner Papelbon provided an amended 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., 10.25 ft. in height monument sign on the property at 7311 S. 13th St.” Alderman Guzikowski moved as stated by Senior Planner Papelbon.

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

PLAN REVIEW
CHAD GILLENWATER, INDEPENDENCE CORRUGATED
525 W. MARQUETTE AVE.
TAX KEY NO. 765-9011-000

Senior Planner Papelbon provided an overview of site, landscaping, and related plan review for a proposed addition to the existing parking lot on the property at 525 W. Marquette Ave. (see staff report for details).

Chad Gillenwater, 10570 S. Jessica Dr., Oak Creek, stated that Independence Corrugated had grown from 60 to 100 employees. The warehouse across the street had previously been used for paper storage, but in the past six (6) months, operations have begun there. Roughly 25 employees have been hired for the first shift, and it is anticipated a second shift will be necessary in the next few months. The hope is to accommodate some 60 employees at this location. The intent of the current plan is to add parking and move employee flow from the east to the west of the building. The primary office employees are at the 6th Street location. There will not be a steady flow of pedestrian traffic between the buildings, but there will be employees who walk back and forth regularly. The creation of a pathway is intended to keep them off the street.

Commissioner Chandler asked to be shown the pathway that will be provided between the two buildings. Senior Planner Papelbon illustrated the location of the path.

Commissioner Chandler asked for details regarding the removal of asphalt and the proposed vegetative restoration. Mr. Gillenwater said the asphalt and gravel will be removed down to 36 inches, and plantings which meet staff recommendations will be added.

Commissioner Chandler asked how many parking spaces would be removed to accommodate the additional green space, and whether parking requirements per Code could be met. Mr. Gillenwater answered that complete details will be provided to Community Development, and that they will meet all Code requirements.

Commissioner Hanna asked if the east entrance was designed to prevent conflict between truck movement and cars. Mr. Gillenwater stated that adding parking on the west will create a traffic flow out through 6th St., and encourage employees away from the east entrance and Marquette Ave. The goal is traffic in through Marquette Ave. and out through 6th St. There are 10 docks on the east, six (6) or seven (7) of which are in use at any given time. There is no overnight parking of semi-trucks.

Mayor Bukiewicz questioned if Mr. Gillenwater had asked the City about a painted walkway across the street to connect with the pathway. Commissioner Kiepczynski said Engineering has been and will continue to work with the designer to address curb ramps, crosswalks, signage, and pavement markings.

Commissioner Oldani moved that the Plan Commission approve site and related plans submitted by Chad Gillenwater, Independence Corrugated, for the property at 525 W. Marquette Ave. with the following conditions:

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.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**REZONE
MILWAUKEE COUNTY PARKS
1709 W. DREXEL AVE.
TAX KEY NO. 810-9994-000**

Senior Planner Papelbon provided an overview of the 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) (see staff report for details).

Jeremy Lucas, Director of Administration and Planning, Milwaukee County Parks, 9480 Watertown Plank Road, Wauwatosa, explained that this was a parcel acquired from WisDOT as compensation in return for expansion of a mandated WisDOT highway services facility into existing County parkland. The zoning is important to the County as land use determinations are aligned with the zoning. Milwaukee County Board of Supervisors oversees all county land zoned as "park."

Commissioner Hanna questioned why only a triangular portion of the property was being rezoned. Senior Planner Papelbon explained that was the portion owned by Milwaukee County, while the remainder was owned by WisDOT for the freeway on-ramp.

Commissioner Siefert moved that the Plan Commission recommend 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.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**CANCELLATION OF MEETING
NOVEMBER 22, 2022 OR DECEMBER 27, 2022**

The Commission discussed the merits of which of the two meetings to cancel.

Alderman Guzikowski moved that the Plan Commission cancel the December 27, 2022, meeting.

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

Commissioner Carrillo moved to adjourn the meeting at 7:07 pm. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

ATTEST:

Kari Papelbon, Plan Commission Secretary

10-19-22

Date



PLAN COMMISSION REPORT

Proposal: Sign Appeal

Description: Request for variances allowing the applicant to install two (2) 2'-0" x 4'-0" (8 square feet) wall signs on the west elevation of the Labcorp tenant space on the existing multitenant industrial building at 140 E. Rawson Ave.

Applicant(s): Mark Garawitz, Labcorp

Address(es): 140 E. Rawson Ave. (1st Aldermanic District)

Suggested Motion: Staff does not provide recommendations for sign appeals. See staff report for options.

Owner(s): EAST RAWSON AVE LLC, A MD LLC

Tax Key(s): 733-9991-001

Lot Size(s): 13.496 ac

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

Overlay District(s): CU

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial

Background:

The Appellant, with full support from the landowner, is requesting a variance from Section 17.0609(d), which states, in part, "only individual tenants with their own exterior entrance shall be permitted one (1) wall sign." This request is directly related to, and dependent upon, the proposed amendment to the Master Sign Plan for the multitenant building in Item 8b (please see that staff report for additional details).

Per the Master Sign Plan approved February 11, 2020, the following signs were allowed on the building:

1. Entry Elevation – One (1) 3'-10" x 7'-10" (30 square feet) wall sign for single bay tenants and one (1) 15'-8" x 3'-10" (60 square feet) wall sign for double bay tenants.
2. Front Elevation – One (1) building and suite number sign on the front elevation of each building.

A wall sign for the Labcorp tenant space located on the entry elevation for Building B was approved by staff in August 2022. The appellant is requesting additional signage to be located on the non-entry façade in the loading dock area of Building B. Per the narrative, the appellant is requesting the additional signage for the purpose of directing deliveries to the tenant space. Currently, there is no existing signage on the non-entry elevations for the existing Buildings B and Building C. Since the Master Sign Plan does not have an allowance for signage on non-entry elevations, a variance would need to be granted. The proposed wall signs meet all code requirements for the M-1 district and are designed to match the existing entry elevation wall signs. Both signs are non-illuminated.

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

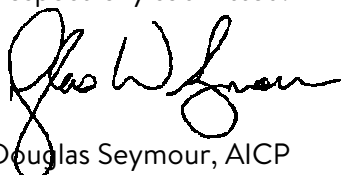
Staff does not make recommendations regarding sign appeals. However, decisions to approve a sign variance must be made utilizing the following criteria:

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.

Motion for consideration: That the Plan Commission approves a sign variance allowing the installation of two (2) 2'-0" x 4'-0" (8 square feet) wall signs on the west elevation of the Labcorp tenant space in the multitenant industrial building on the property at 140 E. Rawson Ave. (Note: if the Plan Commission does not determine that the variance is acceptable, the correct procedure would be to make the motion above and cast a dissenting vote referencing specific criteria upon which the disapproval was based).

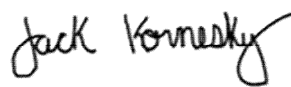
Options/Alternatives: The Plan Commission has the discretion to approve or disapprove of the request. Should the variance not be granted, the Appellant will not be allowed to install two (2) additional wall signs on the west elevation. Disapproval would affect the next item on the agenda.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Jack Kovnesky
Zoning Administrator/Planner

Attachments:

Hearing Notice

Location Map

Narrative

Proposed Tenant Sign Plan (4 pages)

Approved Master Sign Plan 2020 (4 pages)

Proposed Amended Master Sign Plan (4 pages)

Publish October 12, 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 25, 2022

Time:

6:00 p.m.

Place:

Common Council Chambers

Appellant:

Mark Garawitz, Labcorp

Key No.

733-9991-001

Property location:

140 E. Rawson Ave.

To Request:

A variance from Section 17.0609(d) which states: *only individual tenants with their own exterior entrance shall be permitted one (1) wall sign. The Plan Commission may permit end cap tenants in multi-tenant buildings an additional wall sign if it fits in with the architectural design of the building. Individual tenants in building and developments with internal entrances shall not be permitted a wall sign. One (1) wall sign shall be permitted. The area of wall signs within a planned sign program shall not exceed the amount permitted per district as detailed in Section 17.0604.*

If granted, the variances would allow the applicant to install one (1) 2'-0" x 4'-0" wall sign and one (1) 2'-0" wall sign on the west elevation of the existing building at 140 E. Rawson Ave.

Zoning of Property:

M-1, Manufacturing

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

Dated this 5th day of October, 2022.

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

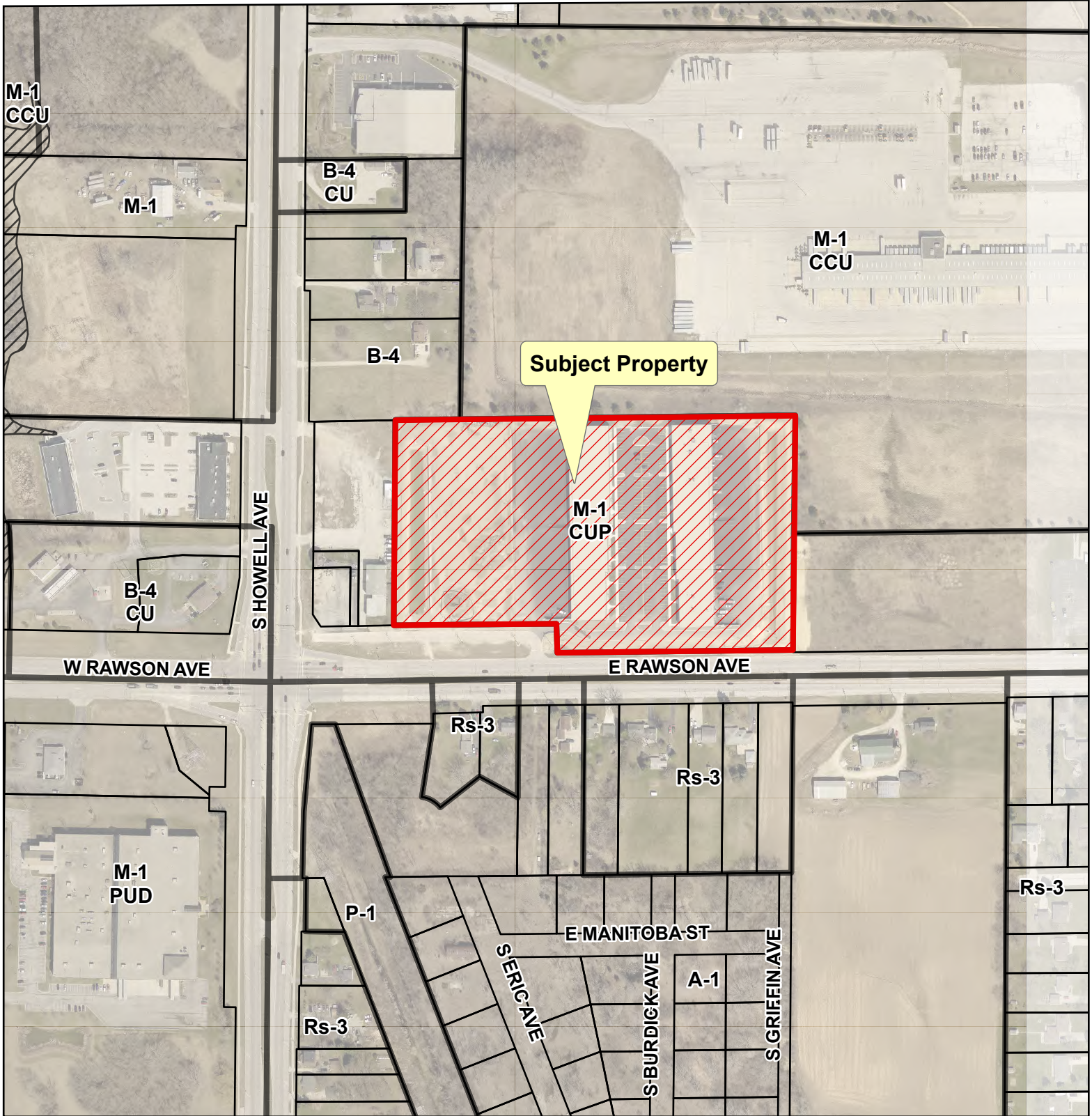
Public Notice

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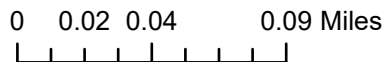
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LOCATION MAP

140 E. Rawson Ave.



Community Development



Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- 140 E. Rawson Ave.

Graves Signs, Inc.

4314 Taylor Avenue • Mount Pleasant, WI. 53405 • 262-898-1897 • gravessigns@gmail.com

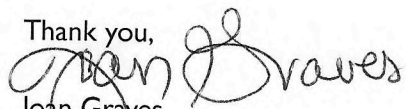
October, 12 2022

We would like to apply to appear before the Plan Commission for LabCorp signage at 140 E Rawson Avenue.

Labcorp gets many deliveries, and has numerous pick ups at this location. They need signs to indicate to drivers where they should go for these pick ups and deliveries. Although their address is Suite 212, they actually will occupy suites 209-216. These are actually directional signs, not advertising signs, and these will face a rear parking lot, so should not negatively affect any neighboring properties.

Let me know if you need more information or have questions.

Thank you,

A handwritten signature in black ink that reads "Joan Graves". The signature is written in a cursive style with a large, looped initial "J".

Joan Graves
Graves Signs, Inc.

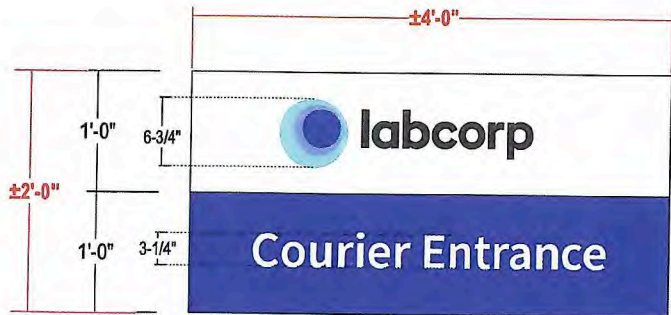
E07

NON - ILLUMINATED WALL SIGN

Scale: 1"=1'-0"

LC-NIWC-24

8 square feet

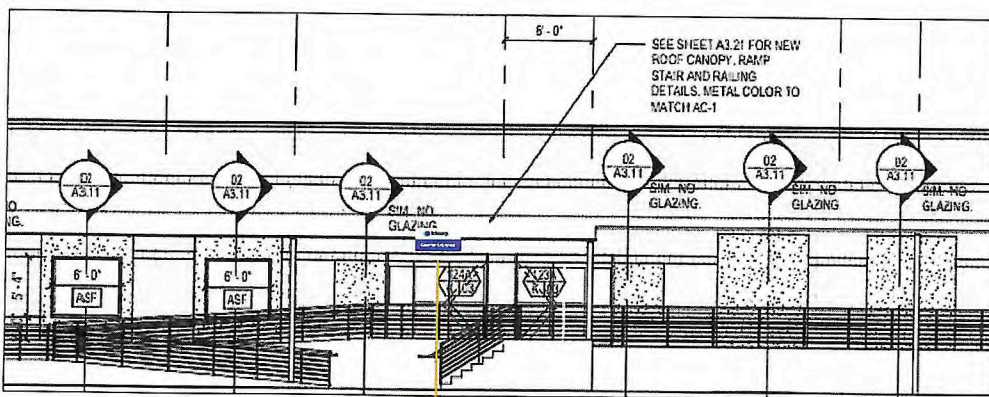


BACKER: 2" deep pan formed .090 alum. backer with internal alum. angle framework all painted White

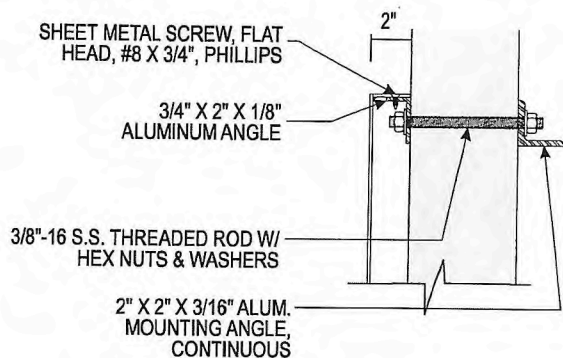
GRAPHICS: Surface applied vinyls to match colors shown - see color palette

INSTALL: Backer to be thru bolted flush to interior wall using internal clips and min. 3/8" threaded rod as required into approved blocking; No visible fasteners.

QUANTITY: (1) ONE required



REAR ELEVATION



COLOR PALETTE

- LOGO:** Pantone 310 Lt. Blue
- LOGO/POLE COVER:** Pantone 2728 Dk. Blue
- Backer:** White
- LOGO / REVEAL:** Pantone 279 Med. Blue
- COPY:** 3M 3630-22 Matte Black Pantone Black 6 C

ALL PAINT TO HAVE SATIN FINISH / DIGITALLY PRINTED VINYL TO HAVE UV OVERLAMINATE

StratusTM
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

labcorp CLIENT:
ADDRESS: 140 E RAWSON AVE., SUITE 212 OAK CREEK, WI 53154
PAGE NO.: 9

ORDER NUMBER: 1173649
PROJECT NUMBER: 85744
PROJECT MANAGER: AMANDA HURLSTON

ELECTRONIC FILE NAME: K:\ACCOUNTS\ILL\LABCORP\LOCATIONS\2022\WI\5162 Oak Creek\5162_Oak Creek_R4.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	383734	05/23/22 HP					
Rev 1	385991	06/07/22 HP					
Rev 2	386996	06/15/22 HP	Updated copy and added elevation				
Rev 3	388098	06/22/22 HP	Updated install location				
Rev 4	389885	07/08/22 HP					

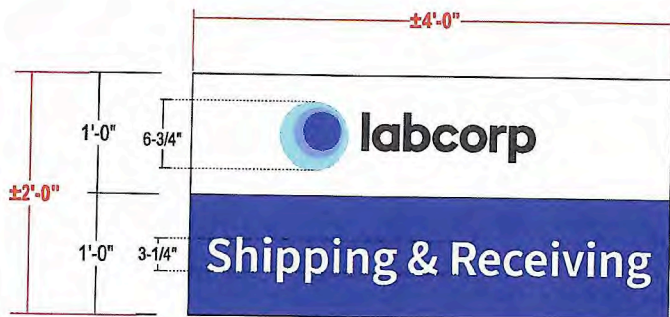
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

E08 NON - ILLUMINATED WALL SIGN

Scale: 1"=1'-0"

LC-NIWC-24

8 square feet

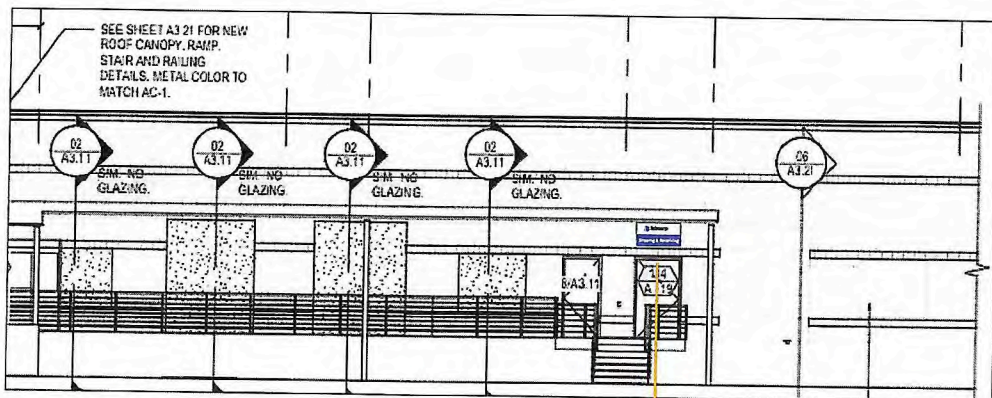


BACKER: 2" deep pan formed .090 alum. backer with internal alum. angle framework all painted White

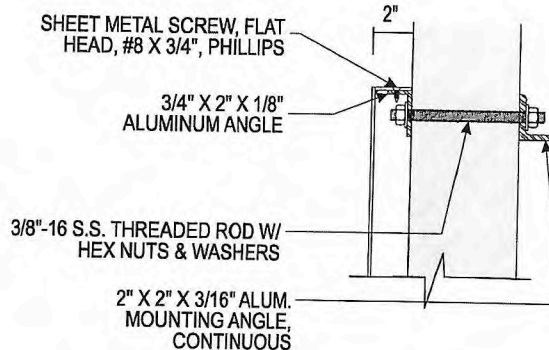
GRAPHICS: Surface applied vinyls to match colors shown - see color palette

INSTALL: Backer to be thru bolted flush to interior wall using internal clips and min. 3/8" threaded rod as required into approved blocking; No visible fasteners.

QUANTITY: (1) ONE Backer required



REAR ELEVATION



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- LOGO / REVEAL:** Pantone 279 Med. Blue
- COPY:** 3M 3630-22 Matte Black, Pantone Black 6 C

ALL PAINT TO HAVE SATIN FINISH / DIGITALLY PRINTED VINYL TO HAVE UV OVERLAMINATE

StratusTM
stratusunlimited.com
8859 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

labcorp CLIENT:
 ORDER NUMBER: 1173649 PROJECT NUMBER: 85744
 ADDRESS: 140 E RAWSON AVE., SUITE 212 OAK CREEK, WI 53154
 SITE NUMBER: 5162 PROJECT MANAGER: AMANDA HURLSTON
 PAGE NO.: 10
 ELECTRONIC FILE NAME: K:\ACCOUNTS\ILLABCORP\LOCATIONS\2022\WI\5162 Oak Creek\5162_Oak Creek_R4.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	363734	05/23/22 HP					
Rev 1	365991	06/07/22 HP					
Rev 2	368996	06/15/22 HP	Added elevation				
Rev 3	368098	06/22/22 HP					
Rev 4	368665	07/06/22 HP					

PRINT'S ARCHITECTURE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS

Existing



Proposed



OWNER/DEVELOPER:

St. John Properties, Inc.

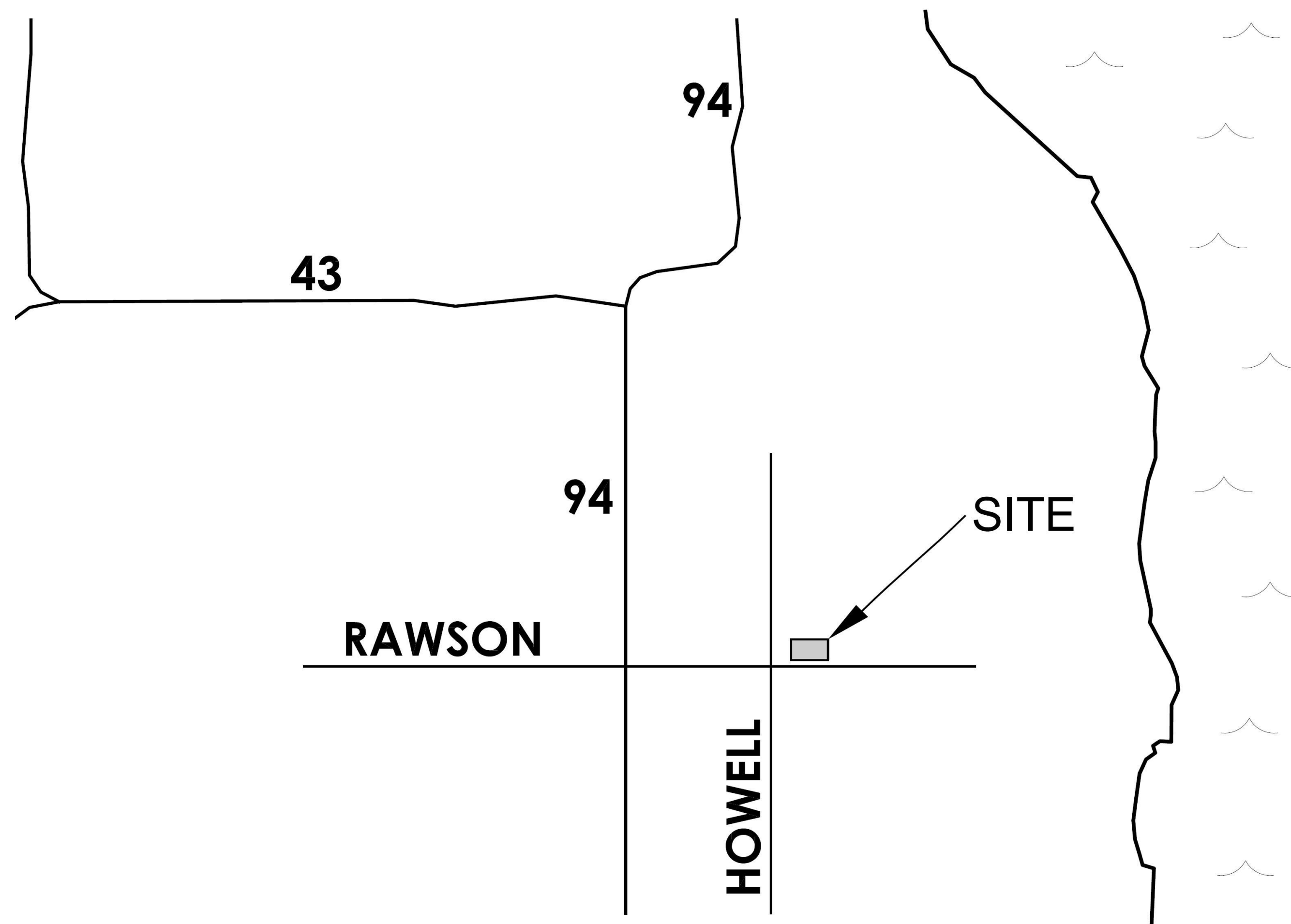
1020 James Dr. Suite G

Hartland, WI 53029

Ph: (262) 369-0100

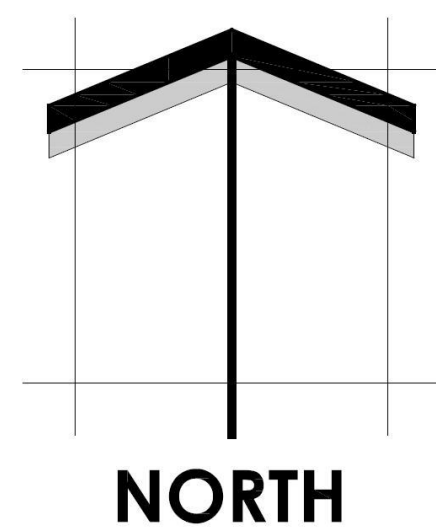
Dustin Atkielski

datkielski@sjpi.com



PROJECT LOCATION MAP

SHEET INDEX	
SH. NUMBER	SHEET TITLE
PSP-1	COVER SHEET
PSP-2	ELEVATIONS
PSP-3	SIGN DETAILS
PSP-4	SITE PLAN

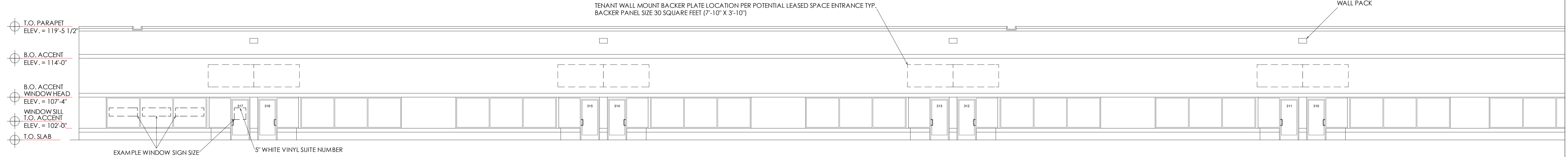


PLANNED SIGN PROGRAM

RAWSON AVENUE BUSINESS CENTER

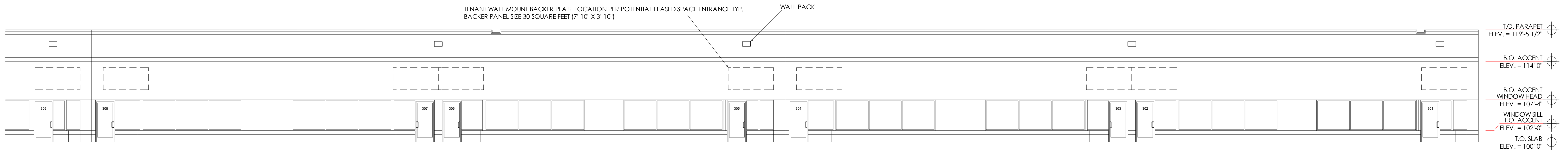
140 EAST RAWSON AVENUE, OAK CREEK, WI

ELEVATIONS



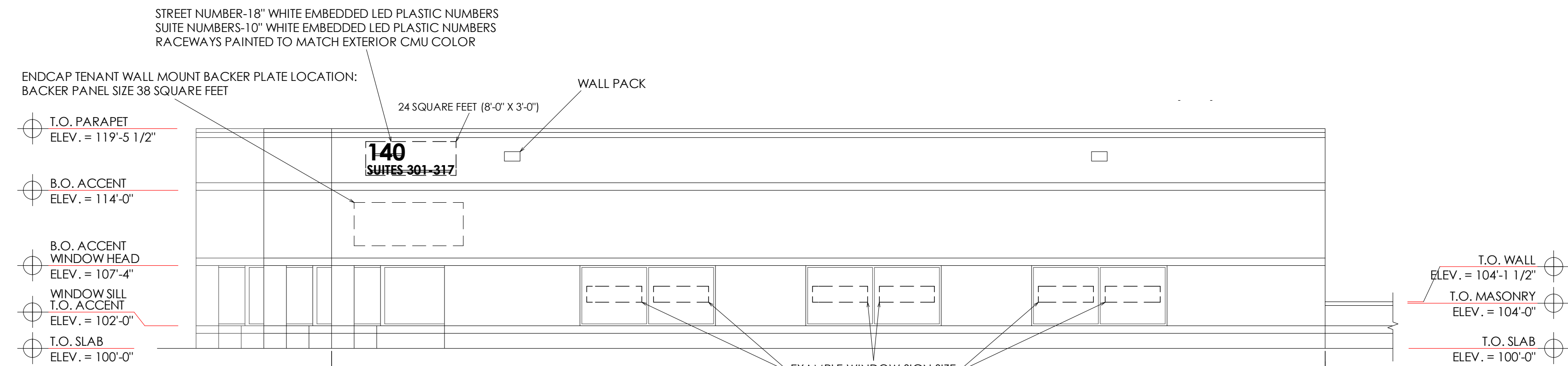
PARTIAL FRONT ELEVATION-PRIMARY FACADE (BUILDING 300 USED FOR ELEVATION)

SCALE: 1/8" = 1'-0"



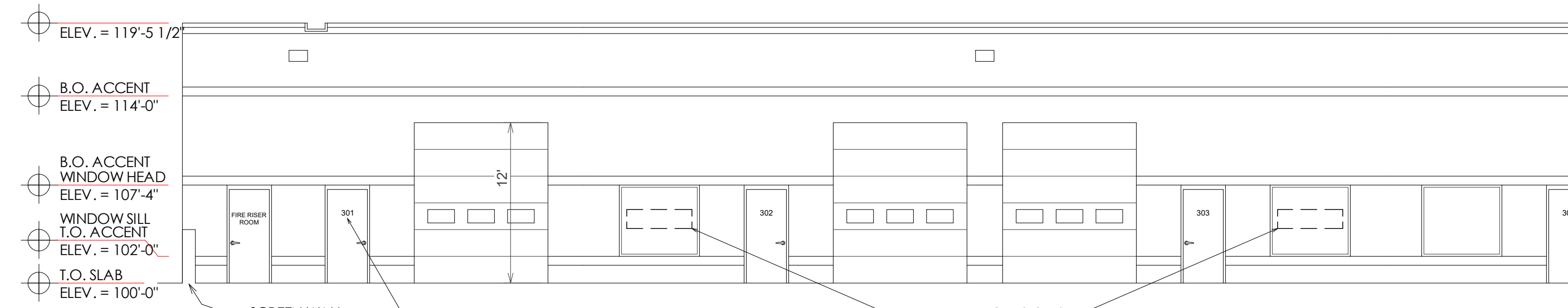
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SOUTH ELEVATION-PRIMARY STREET FACADE (BUILDING 300 USED FOR ELEVATION)

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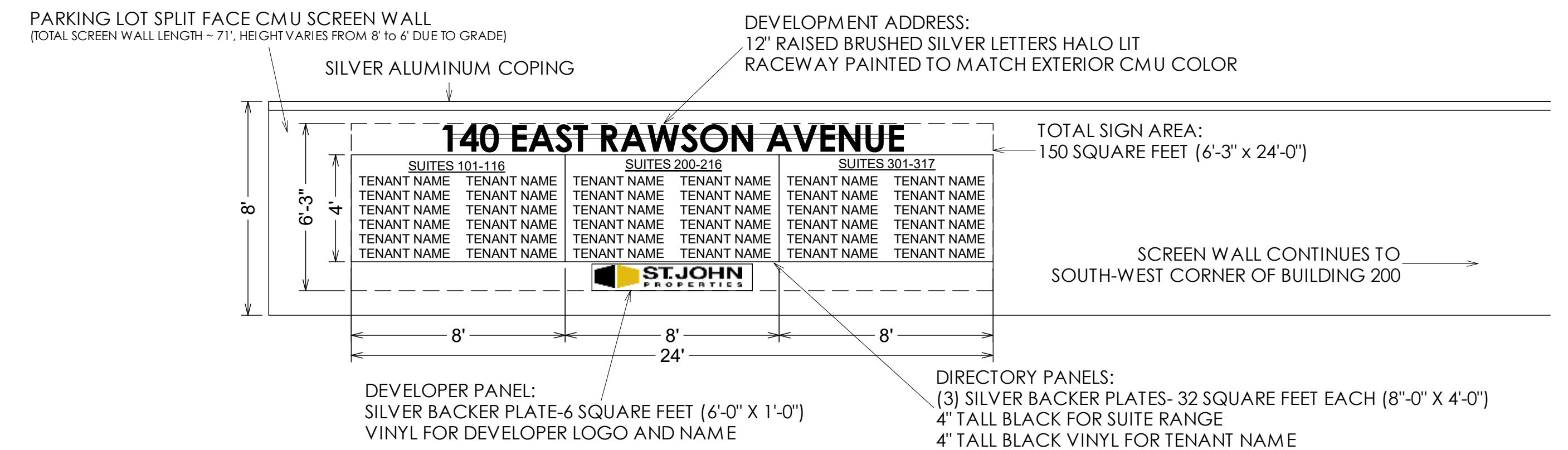


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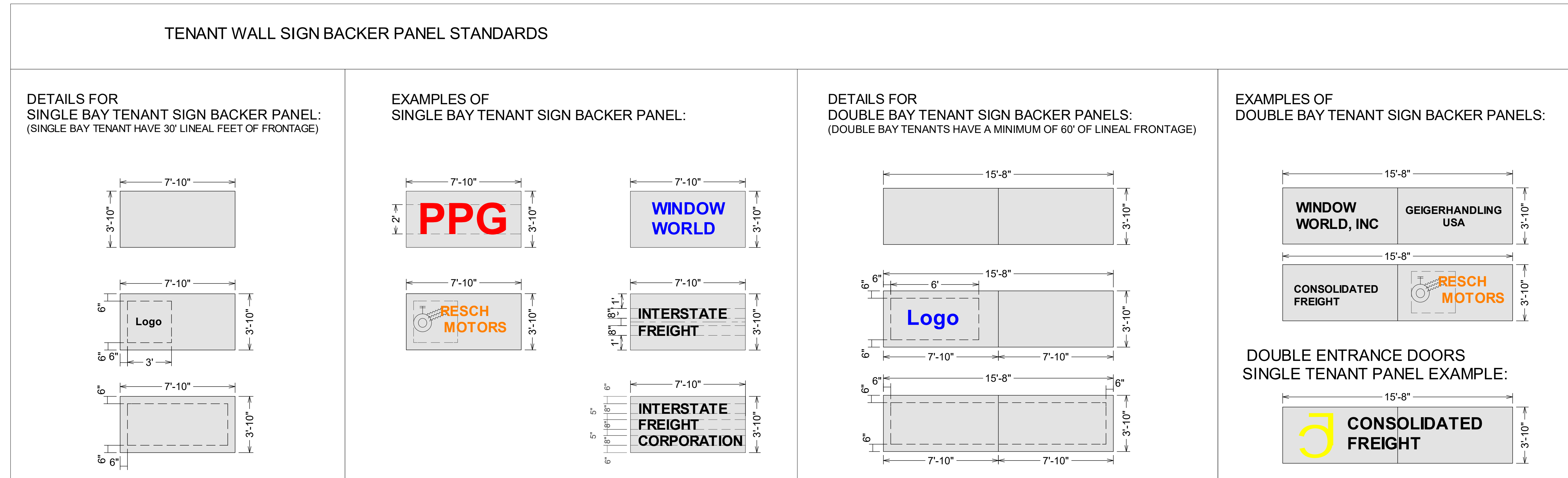
- BUILDING SIGNAGE DEPICTED ON ELEVATIONS APPLY TO BUILDINGS 100, 200 AND 300



DEVELOPMENT AND DIRECTORY SIGN

SCALE: 1/4" = 1'-0"

PLANNED SIGN PROGRAM

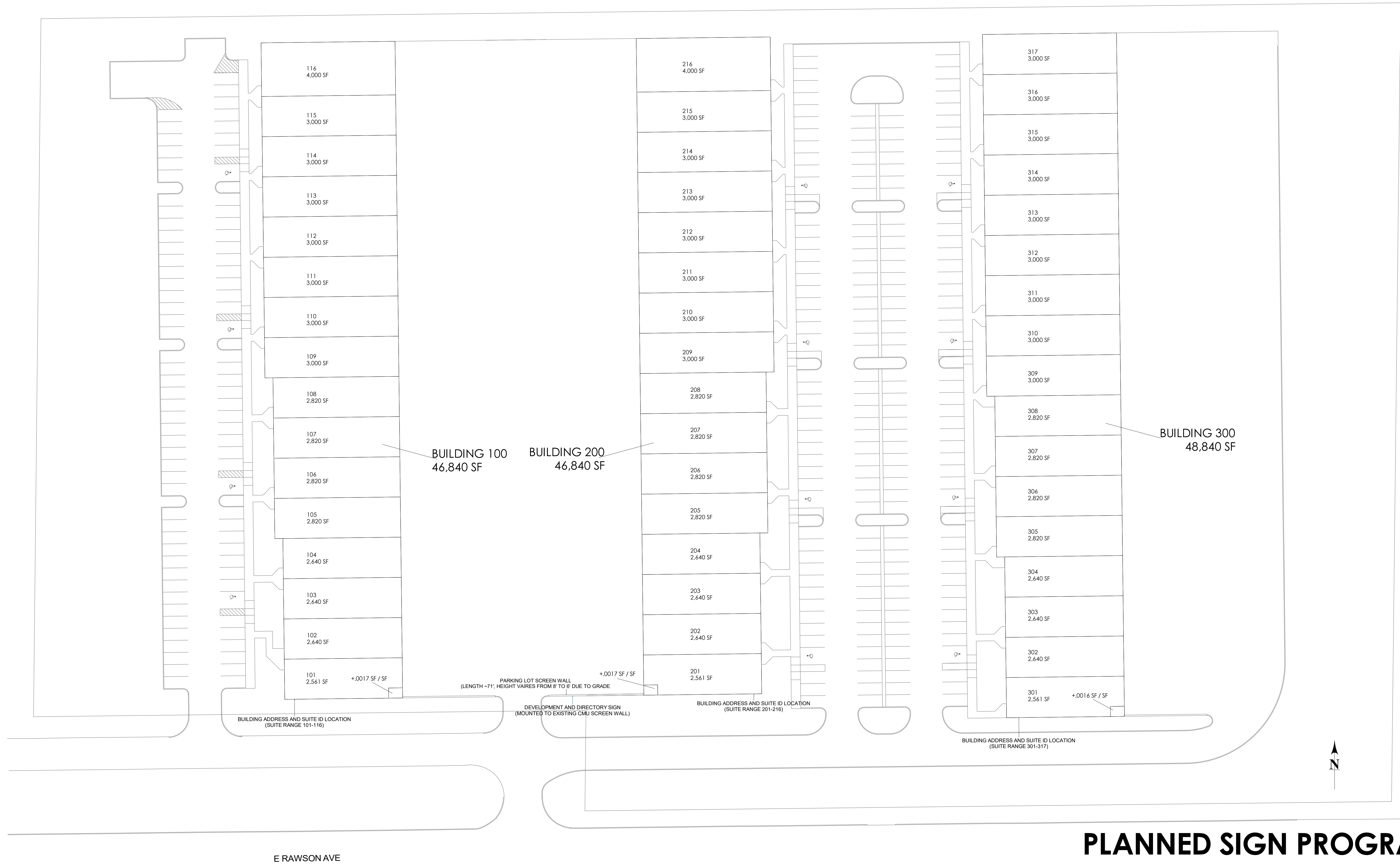


TENANT WALL SIGN BACKER PANEL AND WINDOW SIGN NOTES:

- Sign Backer Panel Color: Silver
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- Std. Font for text: Helvetica or Matched to Tenant Specifications
- Std. Font size: Height varies 6-24"
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- Std. Logo size: Varies; see Sign Panel Details
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RAWSON AVENUE BUSINESS CENTER

140 EAST RAWSON AVENUE, OAK CREEK, WI



OWNER/DEVELOPER:

St. John Properties, Inc.

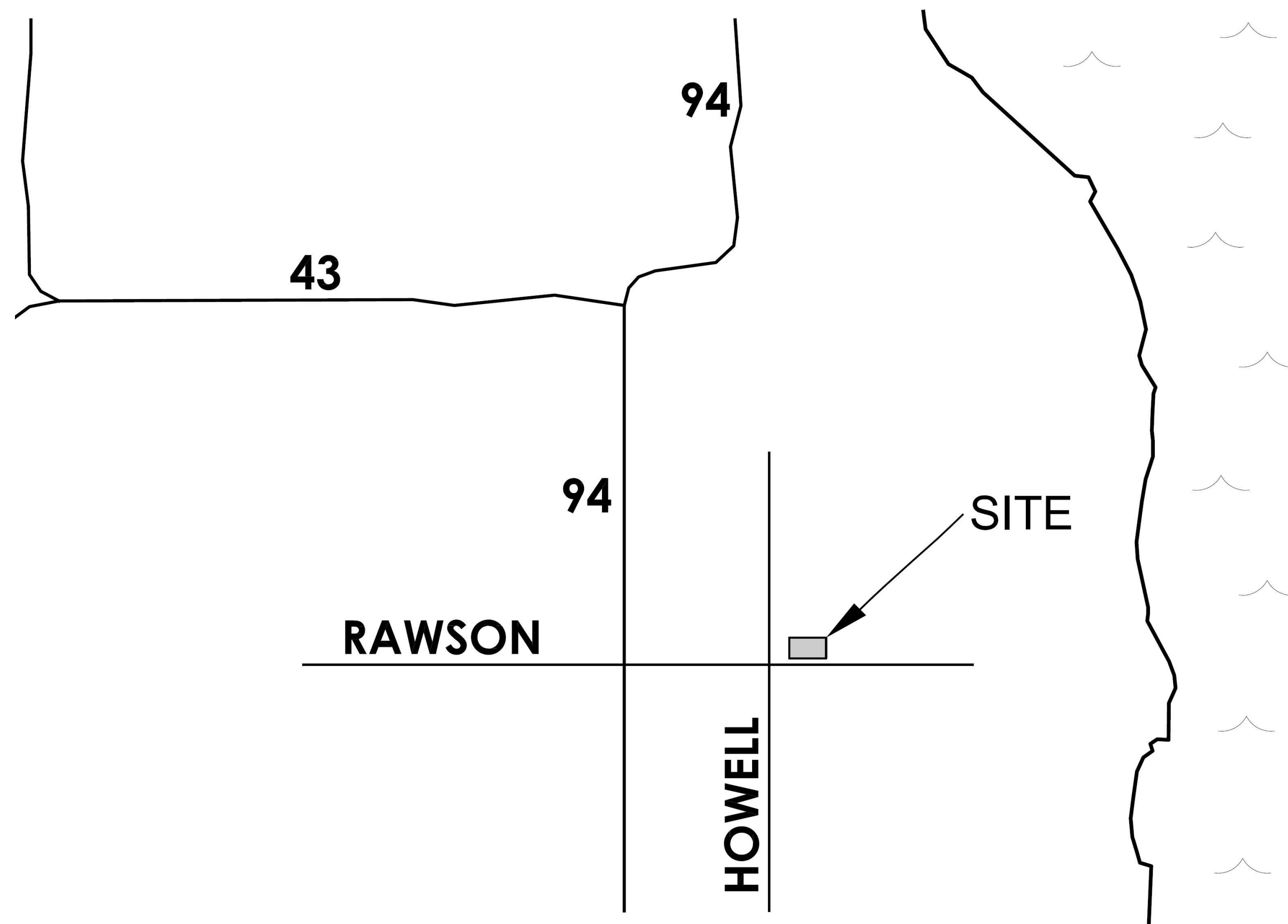
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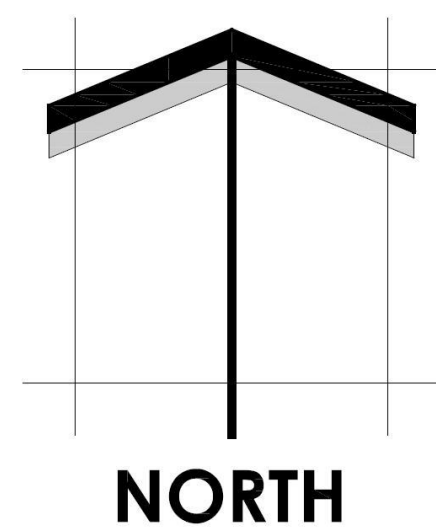
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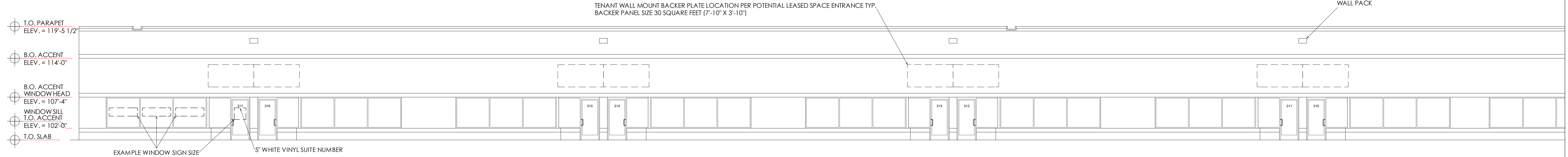


PLANNED SIGN PROGRAM

RAWSON AVENUE BUSINESS CENTER

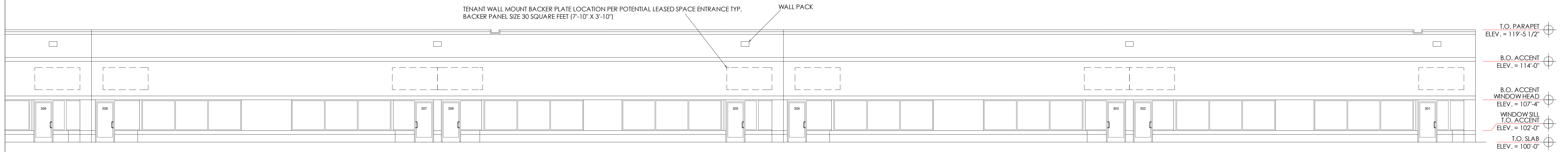
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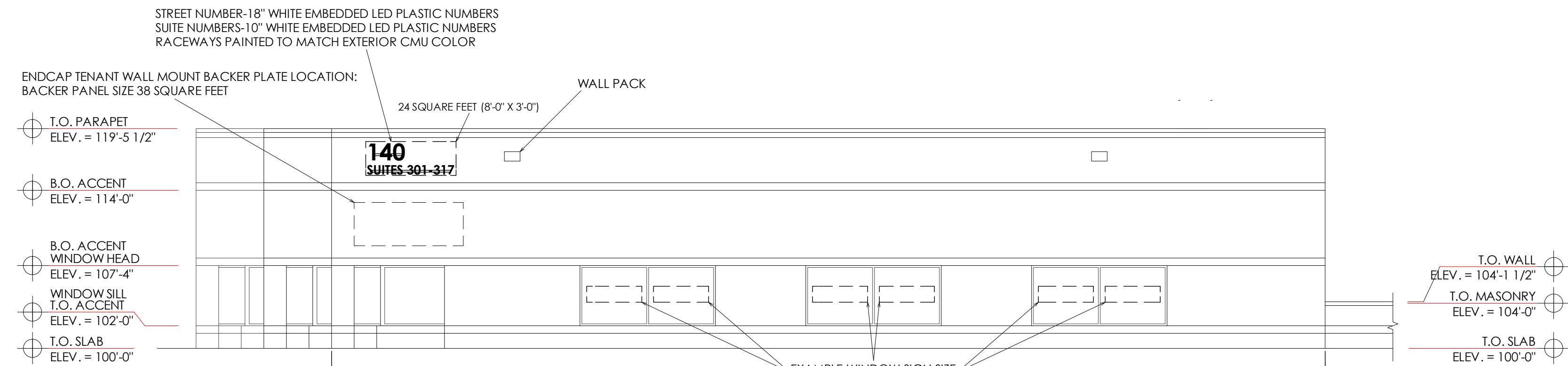
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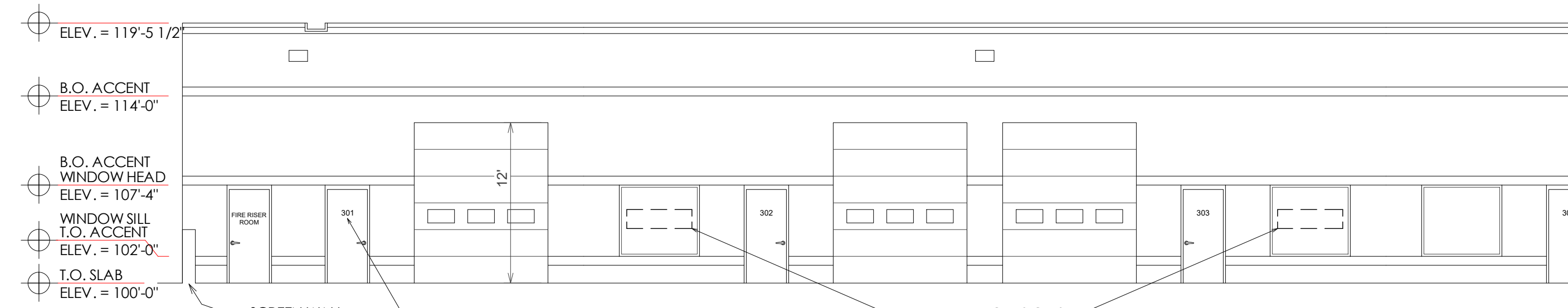
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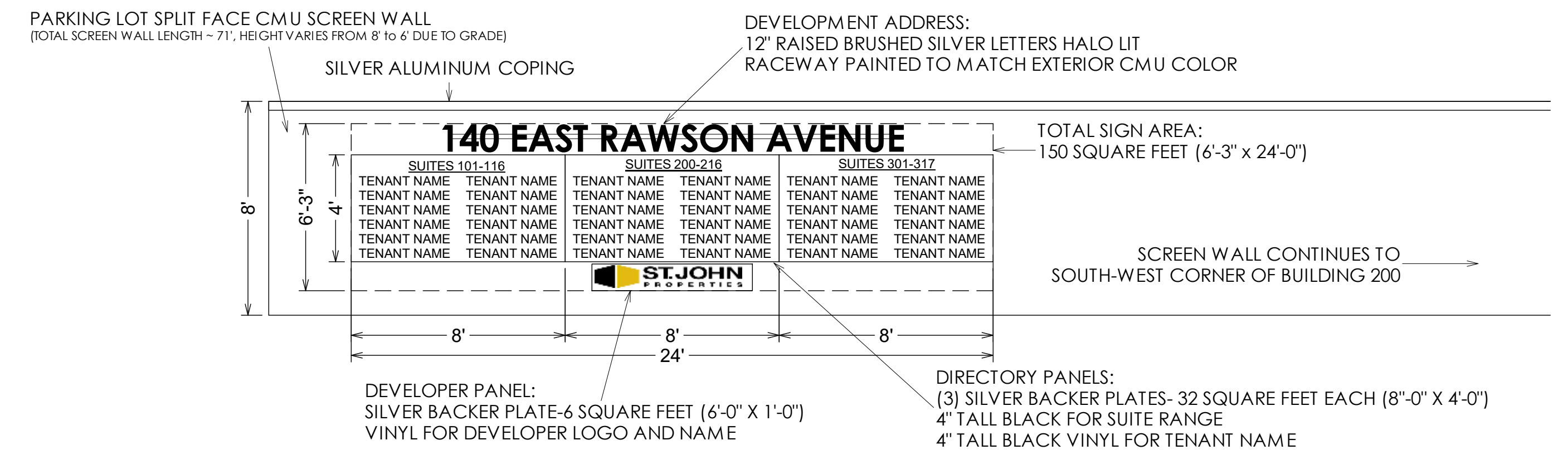


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DEVELOPMENT AND DIRECTORY SIGN

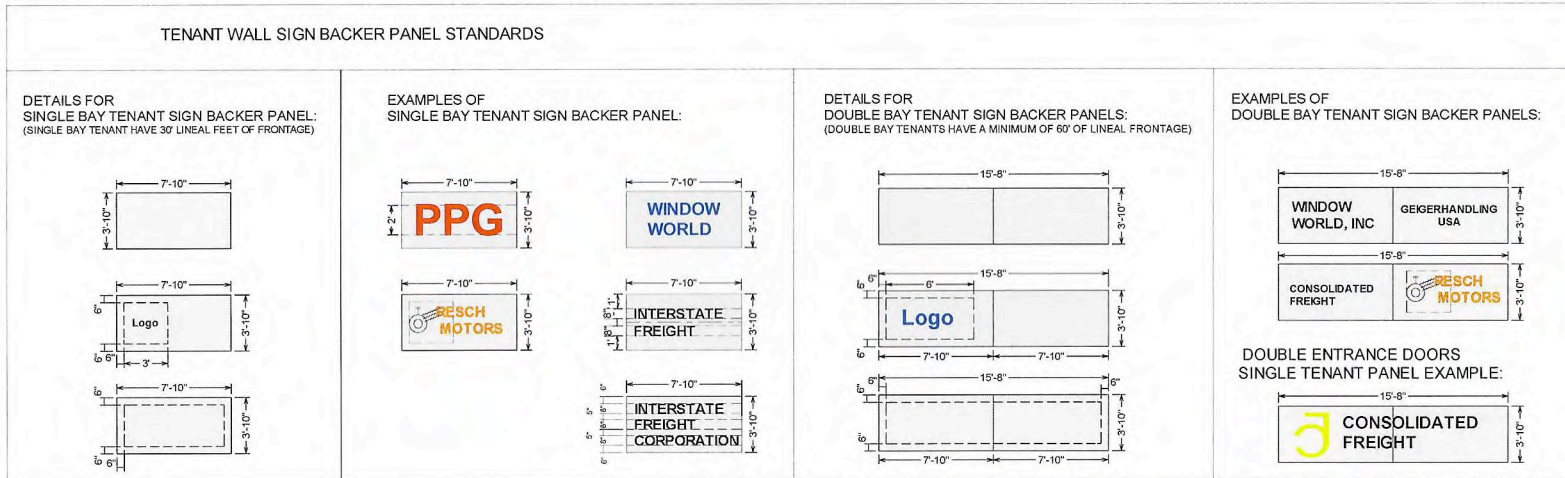
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PLANNED SIGN PROGRAM

RAWSON AVENUE BUSINESS CENTER

140 EAST RAWSON AVENUE, OAK CREEK, WI

SIGN DETAILS



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DETAILS FOR
 DOUBLE BAY TENANT SIGN
 BACKER PANELS FOR
 REAR OF BLDG.

EXAMPLE:



PLANNED SIGN PROGRAM

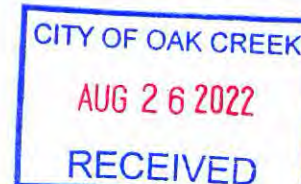
RAWSON AVENUE BUSINESS CENTER

140 EAST RAWSON AVENUE, OAK CREEK, WI



E RAWSON AVE

PLANNED SIGN PROGRAM





PLAN COMMISSION REPORT

Proposal: Sign Plan Review – Labcorp

Description: Review the proposed amendment to the Master Sign Plan for the existing multitenant industrial building on the property at 140 E. Rawson Ave.

Applicant(s): Mark Garawitz, Labcorp

Address(es): 140 E. Rawson Ave, (1st Aldermanic District)

Suggested Motion: That the Plan Commission approves the amendment to the Master Sign Plan submitted by Mark Garawitz, Labcorp, for the existing multitenant industrial building at 140 E. Rawson Ave.

Owner(s): EAST RAWSON AVE LLC, A MD LLC

Tax Key(s): 733-9991-001

Lot Size(s): 13.496 ac

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

Overlay District(s): CU

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial

Background:

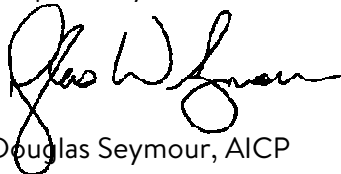
The Applicant, with full support from the landowner, is requesting an amendment to the existing Master Sign Plan for the multitenant industrial building at 140 E. Rawson Ave. As mentioned in the report for the previous agenda item, the Master Sign Plan for the building was originally approved by the Plan Commission February 11, 2020, and allowed each entry elevation tenant one (1) 3’-10” x 7’-10” (30 square feet) wall sign for single bay tenants and one (1) 15’-8” x 3’10” (60 square feet) wall sign for double bay tenants. It also specified that the front elevation would have one (1) building and suite number sign on the front elevation of each building.

The Applicant is requesting that the Master Sign Plan be amended to allow for two (2) additional wall signs on the west, non-entry elevation of Building B. Currently no signage exists on the non-entry elevations for

any of the buildings on the property. The proposed signs would both be 2'-0" x 4'-0" (8 square feet), which does not exceed any square footage allowances of any wall signs in the original approval. Additionally, the signs meet all requirements of the Zoning Code. Staff have no objections to the proposed signs.

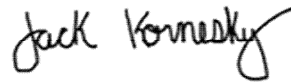
Options/Alternatives: The Plan Commission has the discretion to approve or disapprove of the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that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

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Jack Kovnesky
Zoning Administrator/Planner

Attachments:

Location Map

Narrative

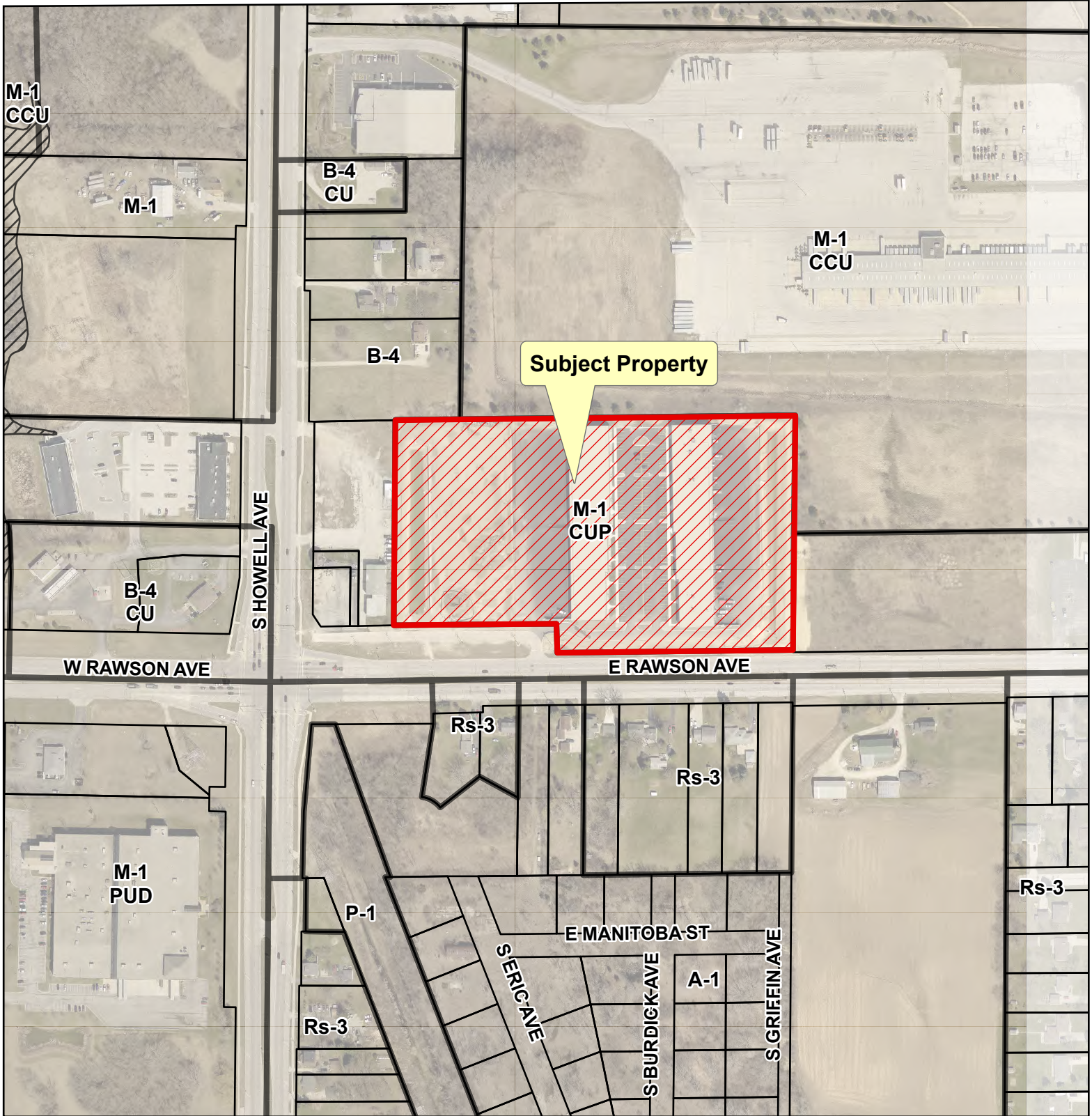
Proposed Tenant Sign Plan (4 pages)

Approved Master Sign Plan 2020 (4 pages)

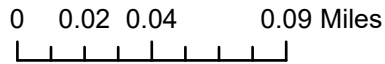
Proposed Amended Master Sign Plan (4 pages)

LOCATION MAP

140 E. Rawson Ave.



Community Development



Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- 140 E. Rawson Ave.

Existing



Proposed



Graves Signs, Inc.

4314 Taylor Avenue • Mount Pleasant, WI. 53405 • 262-898-1897 • gravessigns@gmail.com

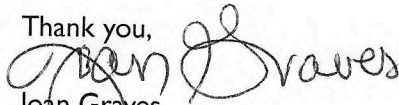
October, 12 2022

We would like to apply to appear before the Plan Commission for LabCorp signage at 140 E Rawson Avenue.

Labcorp gets many deliveries, and has numerous pick ups at this location. They need signs to indicate to drivers where they should go for these pick ups and deliveries. Although their address is Suite 212, they actually will occupy suites 209-216. These are actually directional signs, not advertising signs, and these will face a rear parking lot, so should not negatively affect any neighboring properties.

Let me know if you need more information or have questions.

Thank you,



Joan Graves

Graves Signs, Inc.

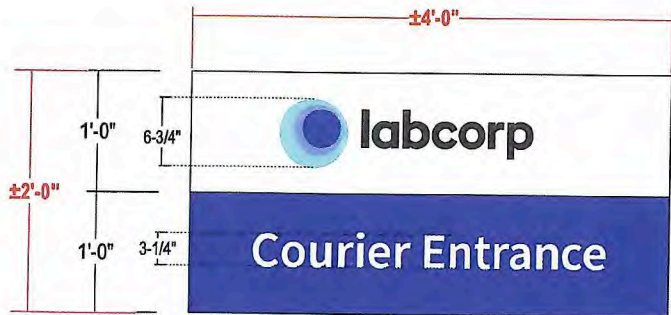
E07

NON - ILLUMINATED WALL SIGN

Scale: 1"=1'-0"

LC-NIWC-24

8 square feet

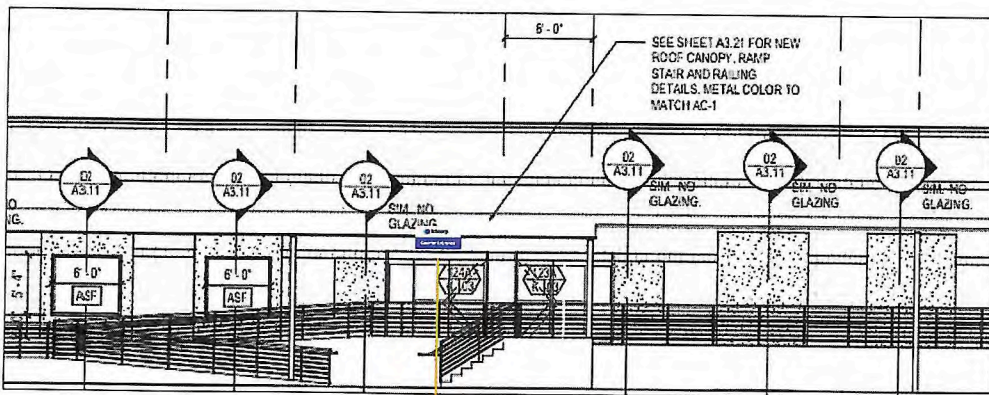


BACKER: 2" deep pan formed .090 alum. backer with internal alum. angle framework all painted White

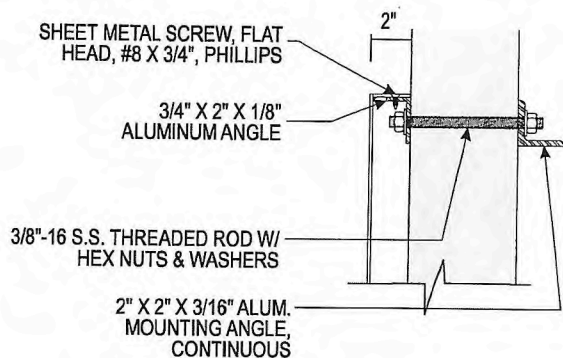
GRAPHICS: Surface applied vinyls to match colors shown - see color palette

INSTALL: Backer to be thru bolted flush to interior wall using internal clips and min. 3/8" threaded rod as required into approved blocking; No visible fasteners.

QUANTITY: (1) ONE required



REAR ELEVATION



COLOR PALETTE

	LOGO: Pantone 310 Lt. Blue		LOGO/POLE COVER: Pantone 2728 Dk. Blue		Backer: White
	LOGO / REVEAL: Pantone 279 Med. Blue		COPY: 3M 3630-22 Matte Black Pantone Black 6 C		

ALL PAINT TO HAVE SATIN FINISH / DIGITALLY PRINTED VINYL TO HAVE UV OVERLAMINATE

	CLIENT:	ORDER NUMBER: 1173649	PROJECT NUMBER: 85744
ADDRESS: 140 E RAWSON AVE., SUITE 212 OAK CREEK, WI 53154	PAGE NO.: 9	SITE NUMBER: 5162	PROJECT MANAGER: AMANDA HURLSTON
ELECTRONIC FILE NAME: K:\ACCOUNTS\ILL\LABCORP\LOCATIONS\2022\WI\5162 Oak Creek\ 5162_Oak Creek_R4.cdr			

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	383734	05/23/22 HP					
Rev 1	385991	06/07/22 HP					
Rev 2	386996	06/15/22 HP	Updated copy and added elevation				
Rev 3	388098	06/22/22 HP	Updated install location				
Rev 4	389885	07/08/22 HP					

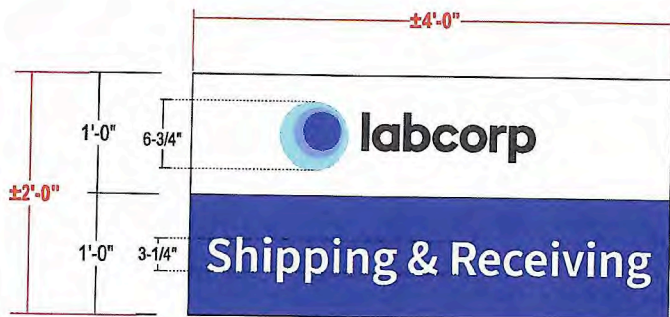
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

E08 NON - ILLUMINATED WALL SIGN

Scale: 1"=1'-0"

LC-NIWC-24

8 square feet

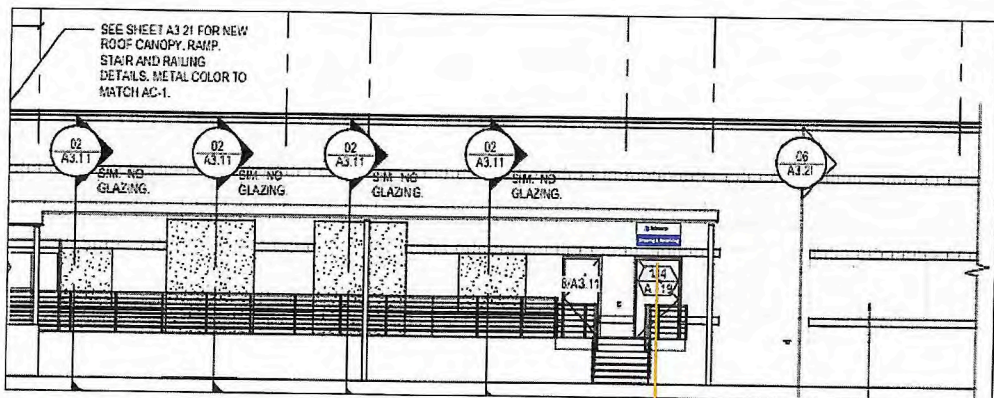


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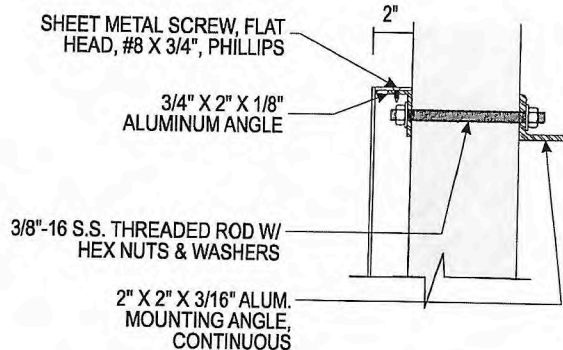
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StratusTM
stratusunlimited.com
8859 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

labcorp CLIENT:
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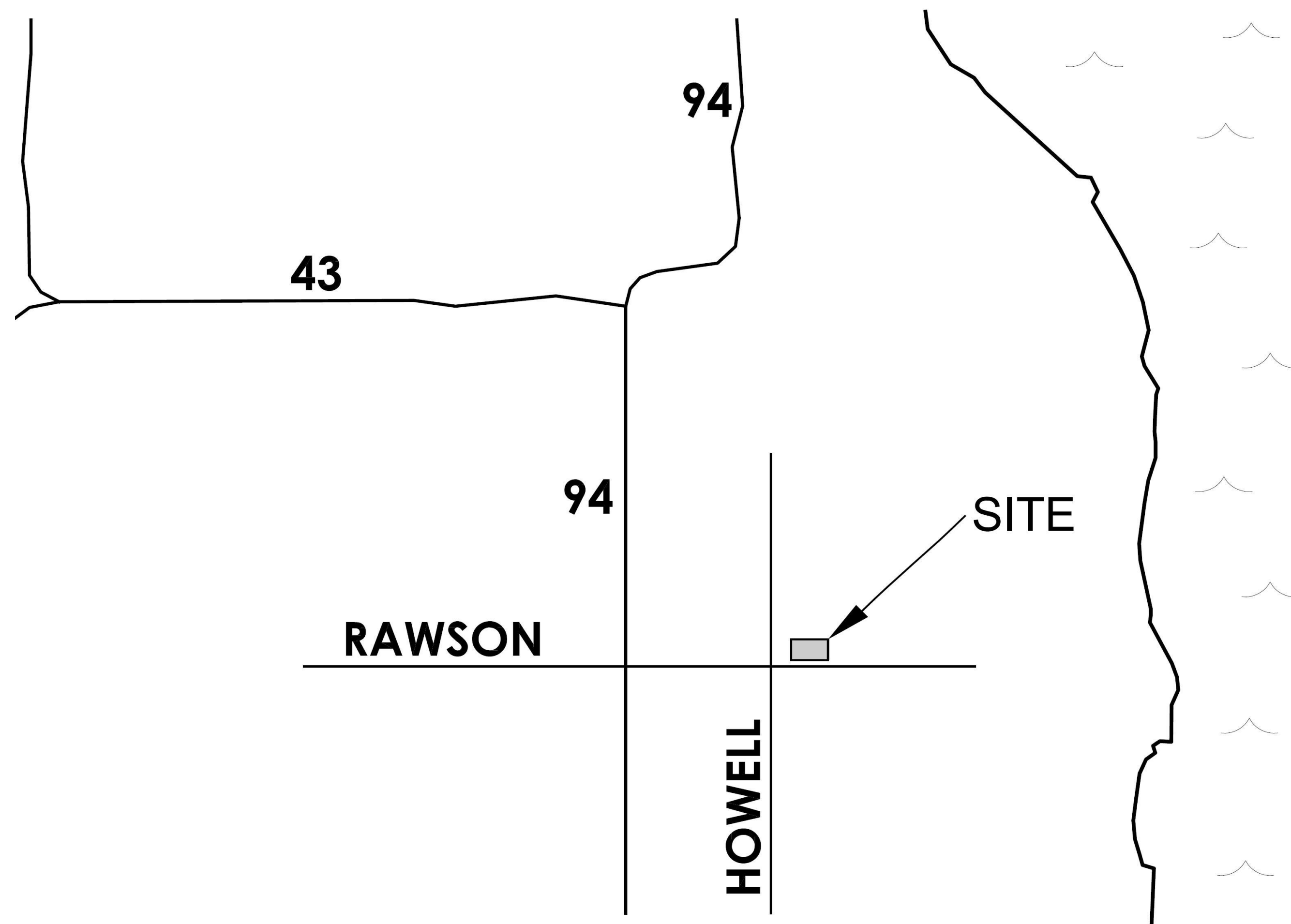
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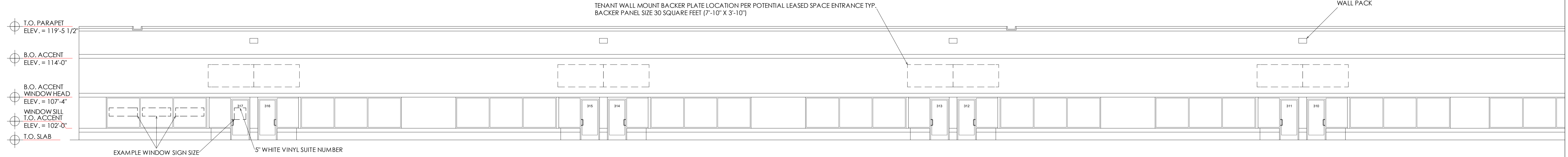
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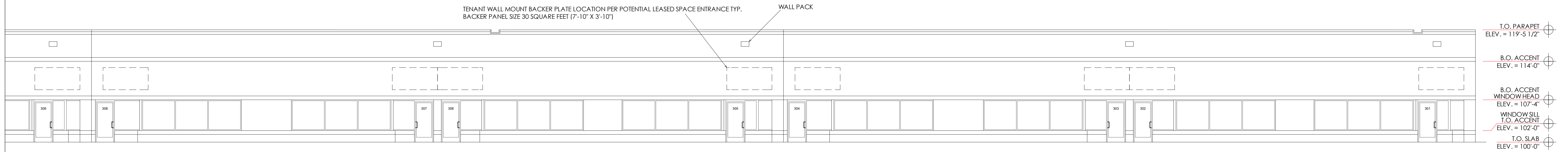
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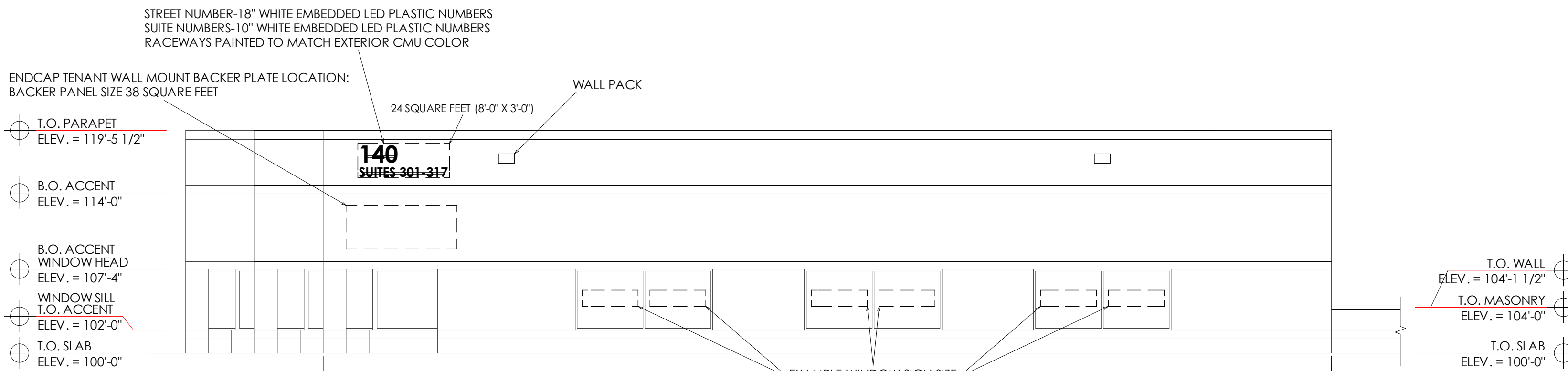
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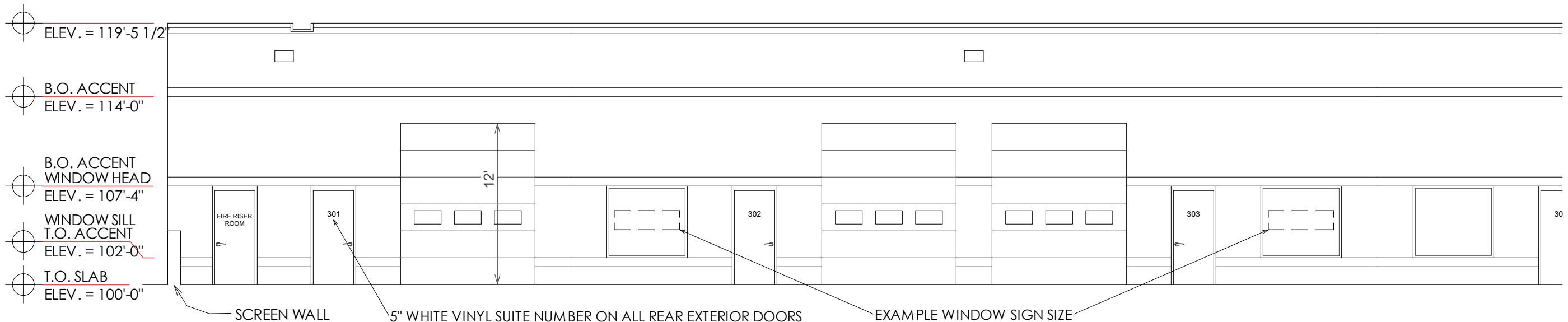
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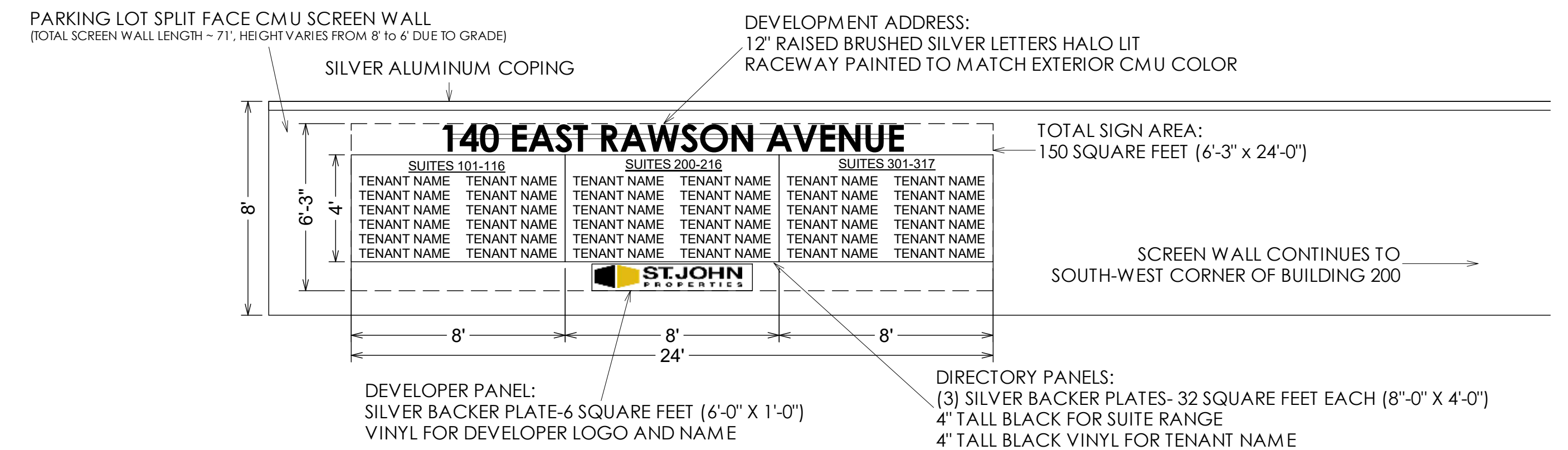


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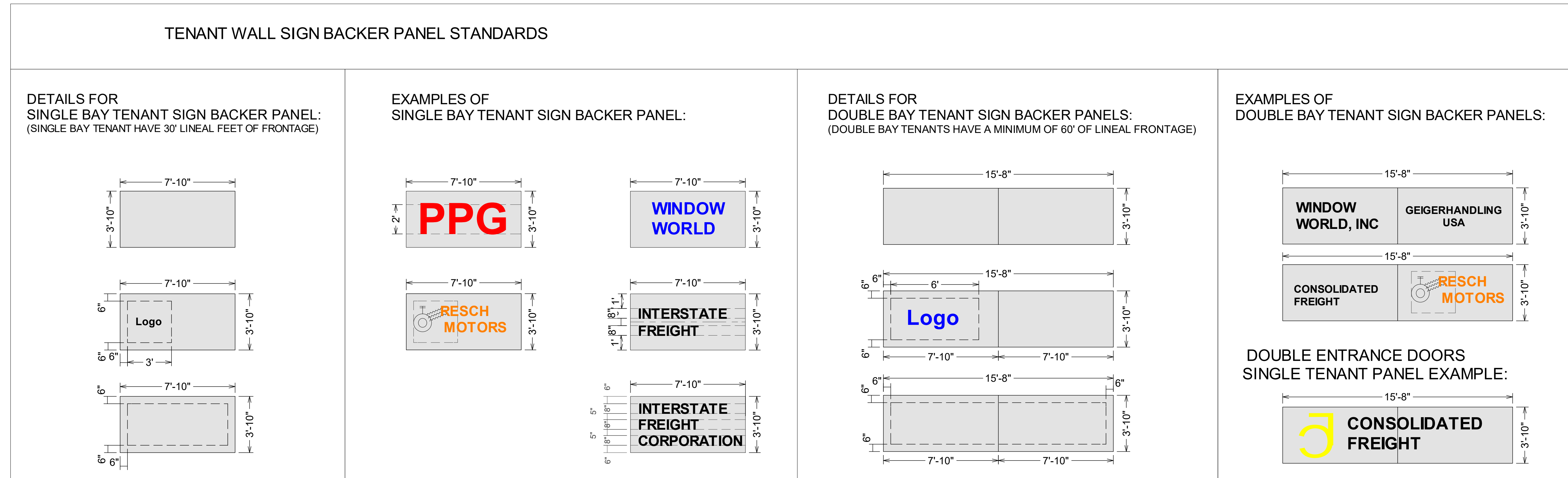
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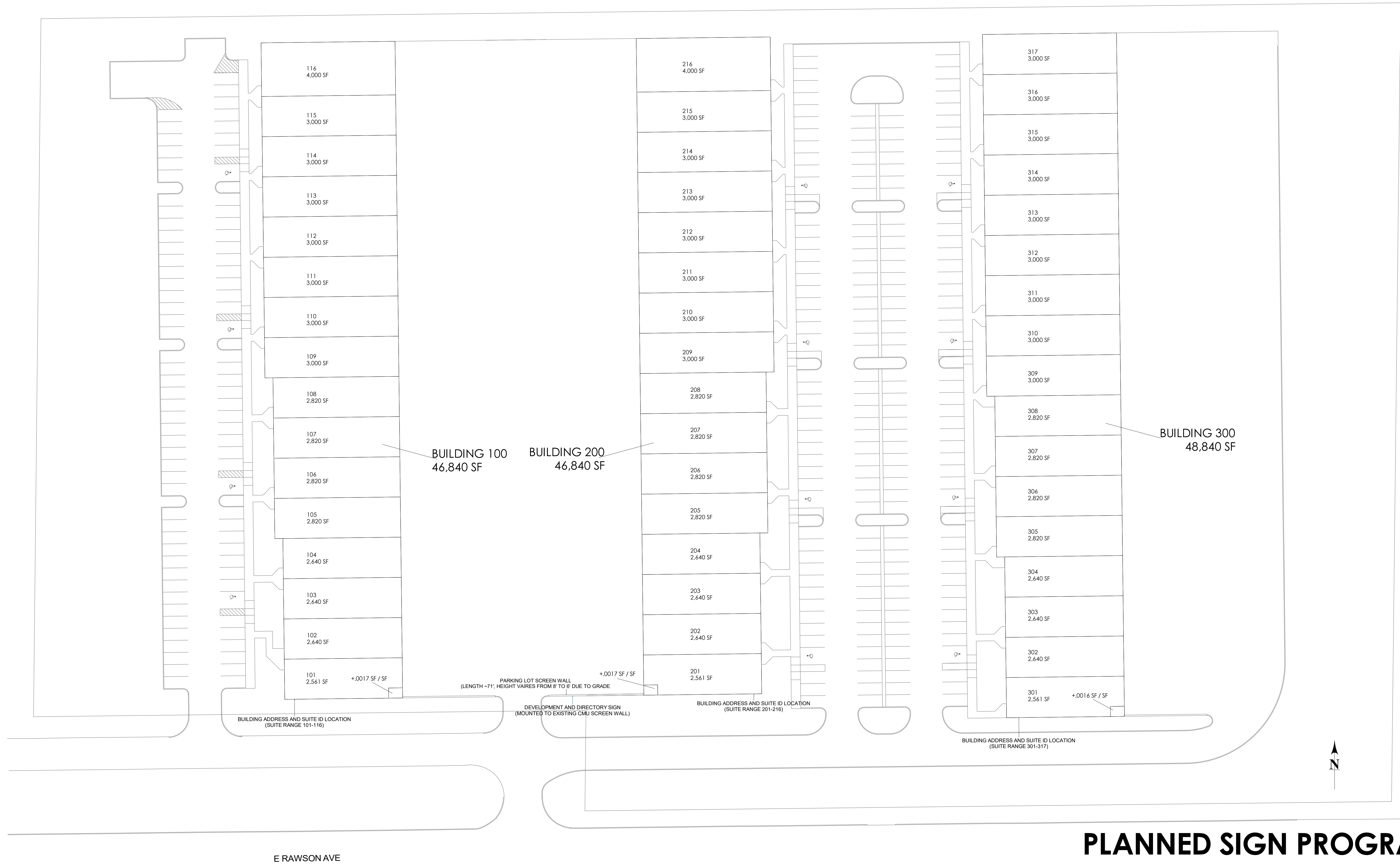


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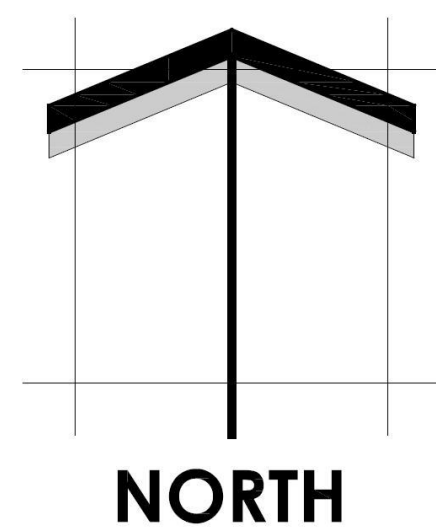
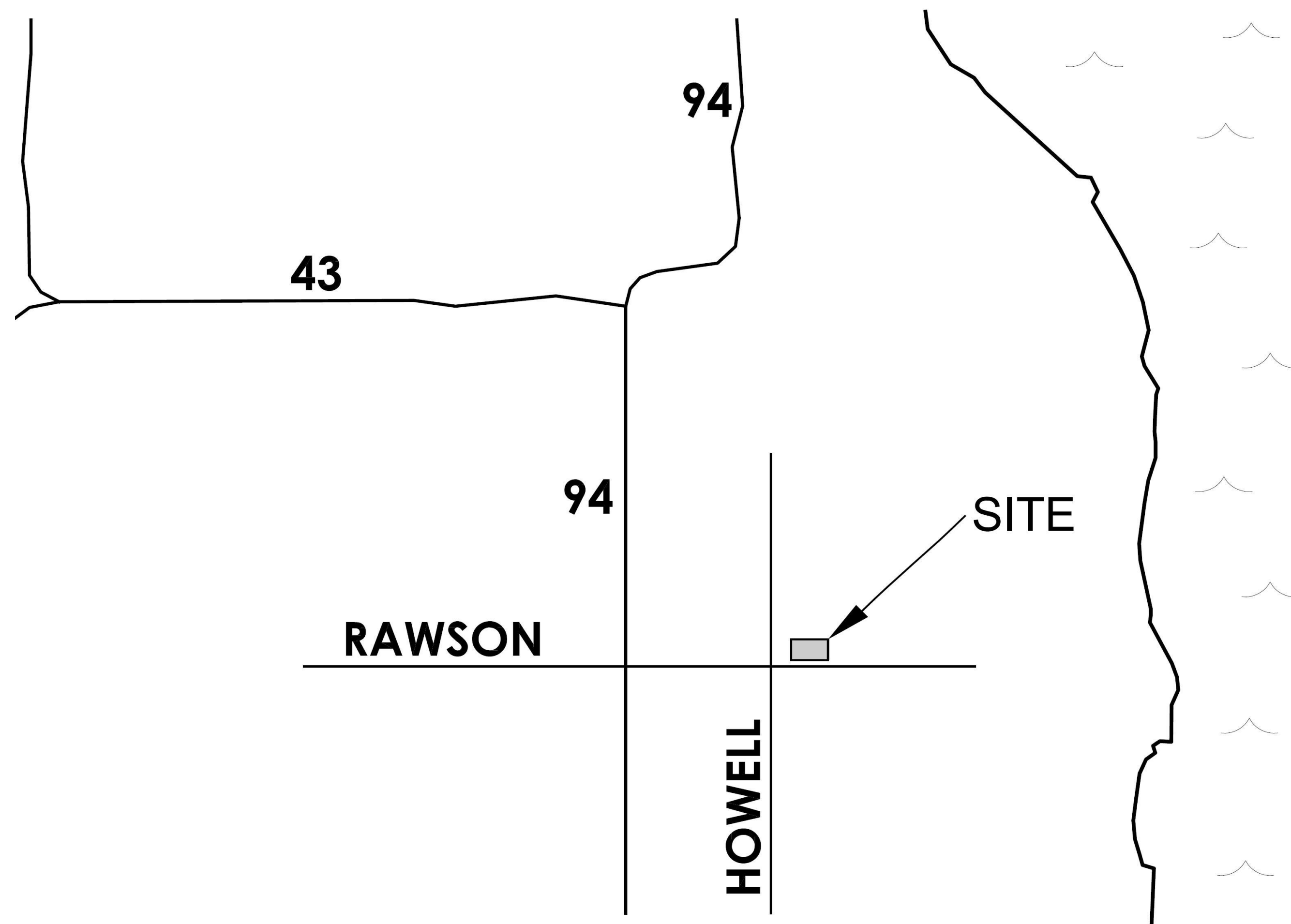
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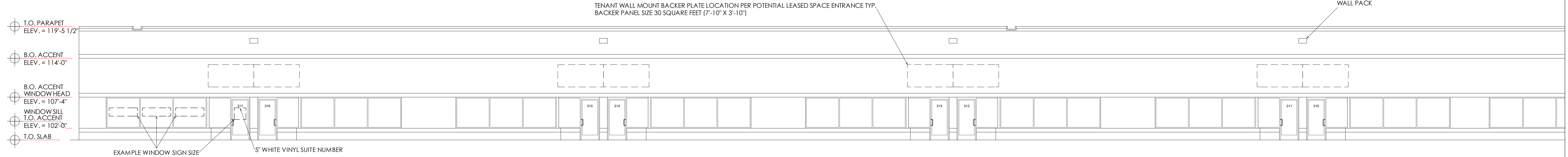
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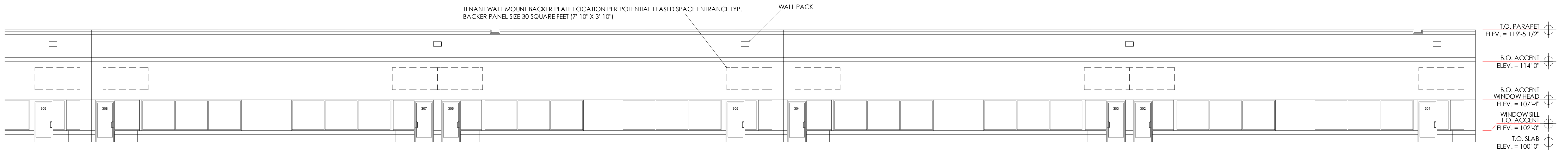
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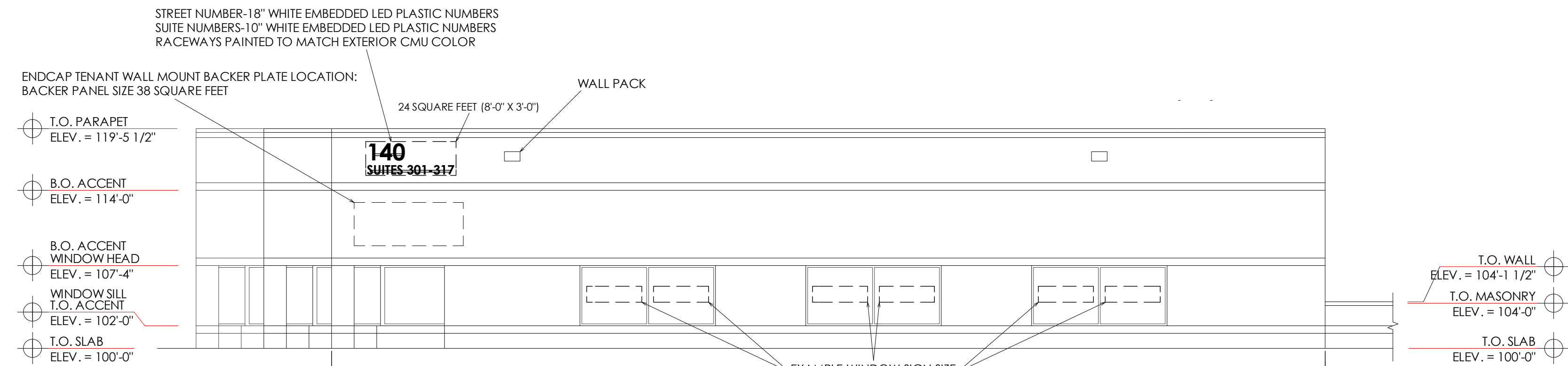
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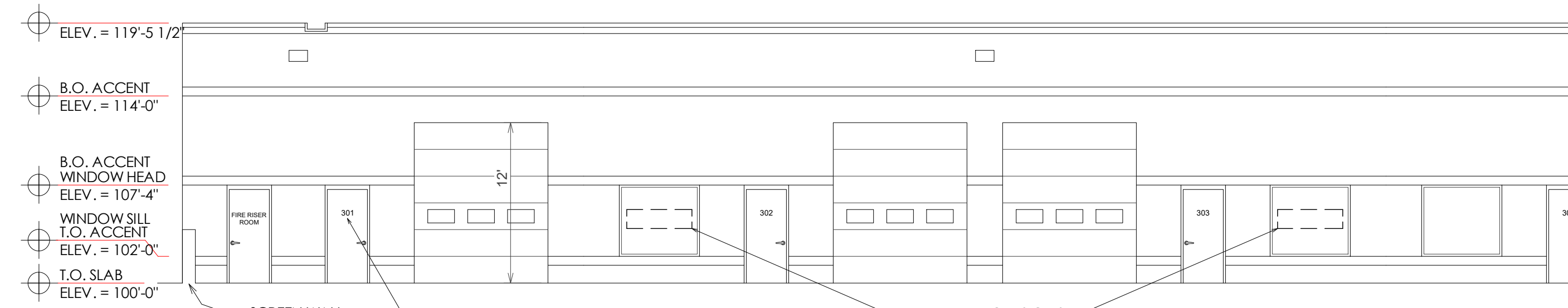
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SCALE: 1/8" = 1'-0"



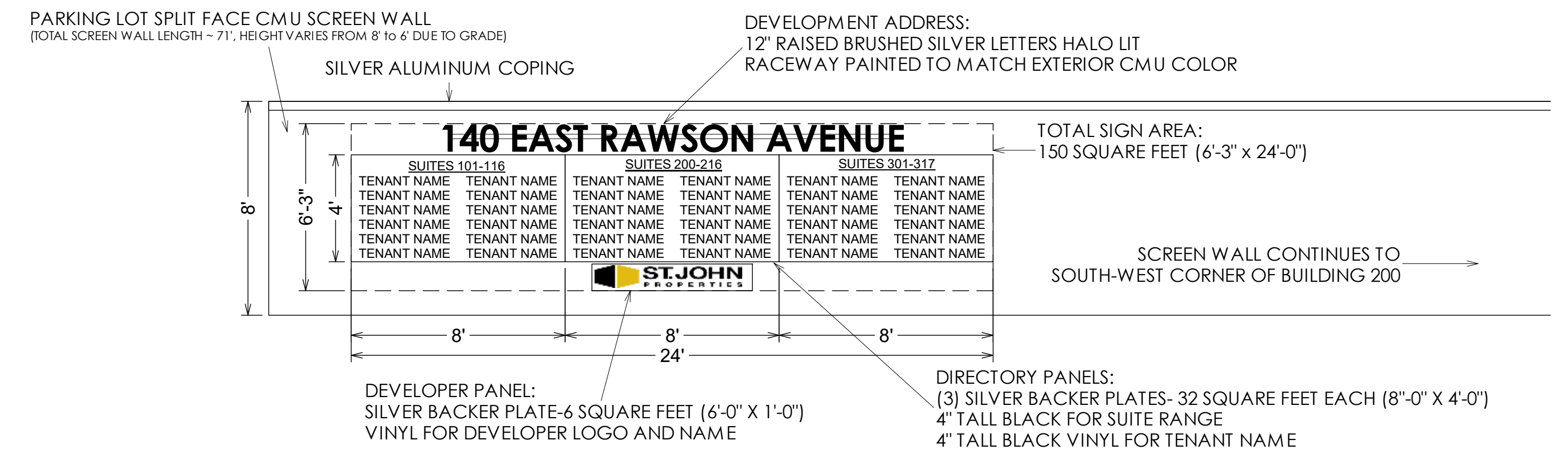
SOUTH ELEVATION-PRIMARY STREET FACADE (BUILDING 300 USED FOR ELEVATION)
SCALE: 1/8" = 1'-0"



PARTIAL REAR ELEVATION (BUILDING 300 USED FOR ELEVATION)
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- BUILDING SIGNAGE DEPICTED ON ELEVATIONS APPLY TO BUILDINGS 100, 200 AND 300



DEVELOPMENT AND DIRECTORY SIGN

SCALE: 1/4" = 1'-0"

PLANNED SIGN PROGRAM

RAWSON AVENUE BUSINESS CENTER

140 EAST RAWSON AVENUE, OAK CREEK, WI

SIGN DETAILS

TENANT WALL SIGN BACKER PANEL STANDARDS

<p>DETAILS FOR SINGLE BAY TENANT SIGN BACKER PANEL: (SINGLE BAY TENANT HAVE 30' LINEAL FEET OF FRONTAGE)</p>	<p>EXAMPLES OF SINGLE BAY TENANT SIGN BACKER PANEL:</p>	<p>DETAILS FOR DOUBLE BAY TENANT SIGN BACKER PANELS: (DOUBLE BAY TENANTS HAVE A MINIMUM OF 60' OF LINEAL FRONTAGE)</p>	<p>EXAMPLES OF DOUBLE BAY TENANT SIGN BACKER PANELS:</p> <p>DOUBLE ENTRANCE DOORS SINGLE TENANT PANEL EXAMPLE:</p>
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TENANT WALL SIGN BACKER PANEL AND WINDOW SIGN NOTES:

- Sign Backer Panel Color: Silver
- Sign Backer Panel Material: Pre-Finished Aluminum Face & Components
- Std. Font for text: Helvetica or Matched to Tenant Specifications
- Std. Font size: Height varies 6-24"
- Std. Text Material: Multiple Color Vinyl, Full Vinyl Wrap or Raised letters
- Std. Logo: Tenant's Business Logo Image to match Std. Text Material requirements
- Std. Logo size: Varies; see Sign Panel Details
- Std. Logo Color: Multiple; Consistent with Tenant's Business Logo
- Position on Building Wall: Shown on Building Elevation
- Sign Backer Panel shall not be internally illuminated
- Window Signs shall not cover more than 25% of the window(s) on which they are placed
- Window Signs shall not be illuminated
- Variations to above require Plan Commission Review/Approval based on tenant's proposed sign submittal.

DETAILS FOR DOUBLE BAY TENANT SIGN BACKER PANELS FOR REAR OF BLDG. EXAMPLE:



PLANNED SIGN PROGRAM

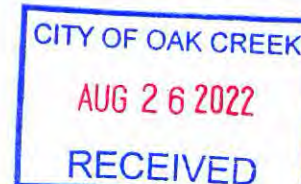
RAWSON AVENUE BUSINESS CENTER

140 EAST RAWSON AVENUE, OAK CREEK, WI



E RAWSON AVE

PLANNED SIGN PROGRAM





PLAN COMMISSION REPORT

Proposal: Plan Review – Addition

Description: Site, building, and related plan review for an addition to the existing building.

Applicant(s): Mark Reiss, Heritage Funeral Homes

Address(es): 7625 S. Howell Ave. (1st Aldermanic District)

Suggested Motion:

That the Plan Commission approves site and building plans submitted by Mark Reiss, Heritage Funeral Homes, for the property at 7625 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include the all new impervious surfaces with the net increase noted.
3. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
4. 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): LIVING INSPIRED LLC

Tax Key(s): 782-9031-000

Lot Size(s): 3.605 ac

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

Overlay District(s): CU FF, Flood Fringe

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial

Background:

The Applicant is requesting site, building, and related plan approval for an addition to the existing building on the property at 7625 S. Howell Ave. Plan Commissioners will recall that a Conditional Use Permit Amendment was reviewed and approved by the Common Council in May of this year for the funeral parlor with cremation services. A copy of the Conditions and Restrictions is included with this report for reference.

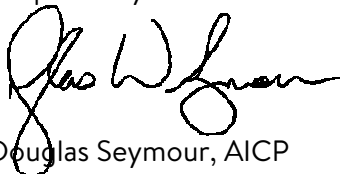
Per the submitted plans, it appears that the proposed 22' x 40' (880 sf) addition to the west side of the building meets all required setbacks, and is sited well outside of the floodplain boundaries. Due to the nature of the proposal, no additional parking is required or proposed. Landscaping onsite will remain unchanged outside of the addition area. All impervious surfaces shall be included on the revised plans with the net increase noted for stormwater purposes.

The addition itself is proposed to be constructed with painted decorative CMU to match the existing building, topped with a sloped, prefinished standing seam metal roof in dark bronze. No windows or doors are proposed as the addition is the intended location of the crematorium and associated cooler. This area will only be accessible interior to the building, with pickups and deliveries through the existing overhead doors on the north.

No mechanical units are specified on the plans. Should any ground, building, or rooftop units be required, they shall be screened per Code.

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

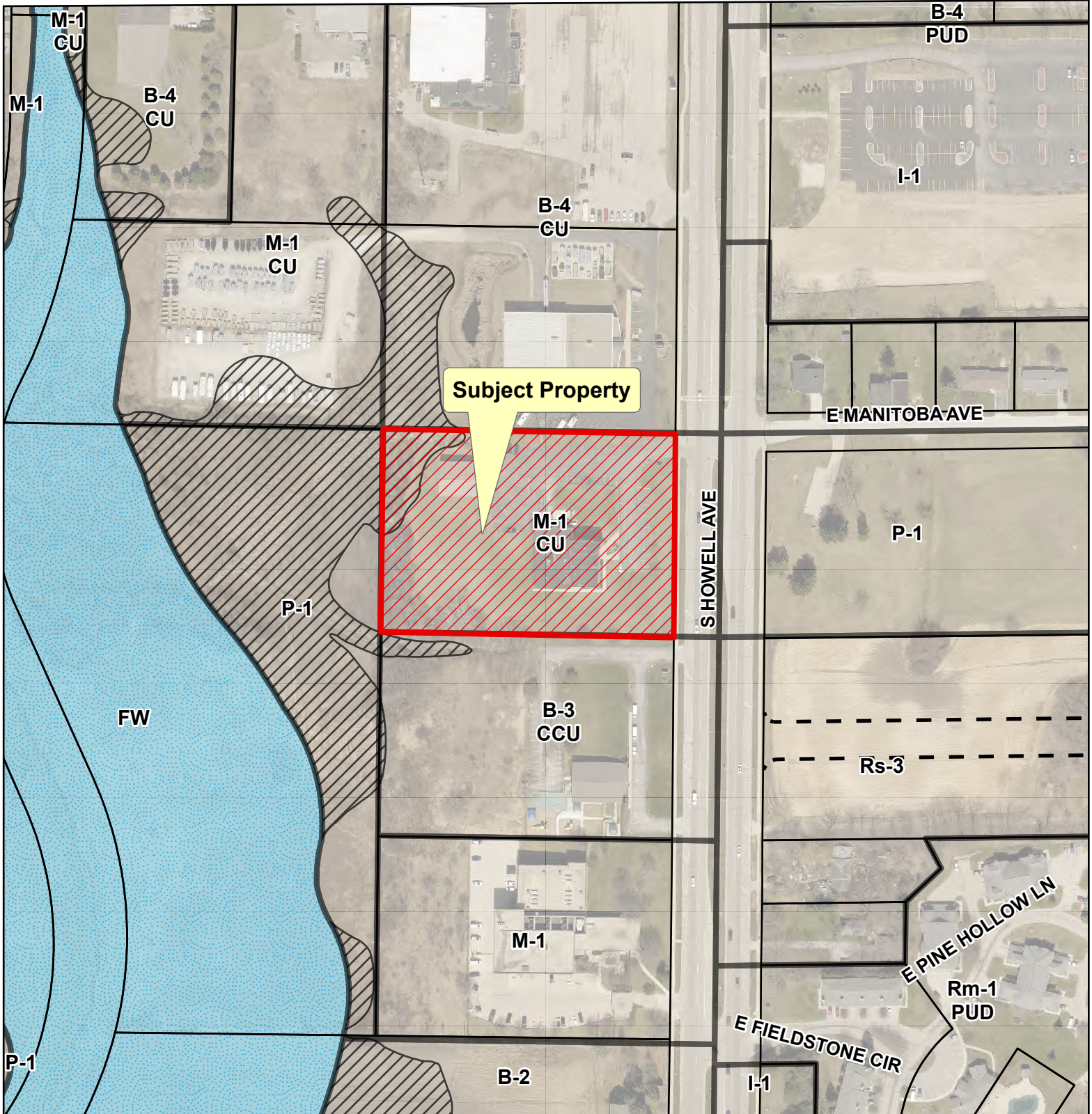
Narrative dated September 26, 2022 (1 page)

Ord. 3040, Conditions & Restrictions (4 pages)

Plans, Sheets A-1.0 – A-7.0 (7 pages)

LOCATION MAP

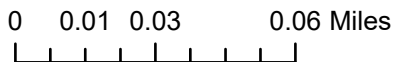
7625 S. Howell Ave.








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
-  7625 S Howell Ave

608.516.0531 Phone
414.332.1788 Fax



September 26th, 2022

Planning and Community Development
8040 S 6th Street
Oak Creek, WI. 53154
414-766-7000

Subject: **Plan Commission narrative regarding the proposed addition at 7625 S Howell for Heritage Funeral Homes**

Board Members:

The Owners of Heritage Funeral Homes have purchased 7625 S. Howell, the former location of the Oak Creek Police Department.

Management offices for their multiple community locations are planned to be consolidated in this new location.

Additionally, management and support services will be provided with the inclusion of the proposed cremation services.

A 22ft x 40ft addition is planned to enclose the crematory at the rear of the existing facility. The crematory retort and refrigerated holding equipment will be located exclusively within this space.

Exterior materials will be a painted decorative block to match the existing building with a standing seamed roof sloped to surface drainage away from the building in the grassy area to the west.

None of the addition will be visible from S. Howell including the Crematory stack.

Access to the crematory addition will be through the rear staging area with no exterior doors or windows.

Fire protection will include an extension of the alarm systems to the addition.

Ingress / egress to the space will be along paths that are illuminated with emergency egress lighting within the allowed exit distance prescribed by code through the staging area.

Pick up and delivery activities will be performed inside the staging area behind a closed overhead door out of sight from S Howell.

Our overall goal is to plan a discrete addition of this function where the architecture and activities are unobserved.

Please contact us if additional information is required for your understanding of the scope and related activities.

Regards,

Michael Peine R.A.
608-516-0531

mpeine@wi.it.com

**City of Oak Creek – Conditional Use Permit (CUP)
AMENDED Conditions and Restrictions**

Applicant:	Heritage Funeral Homes	Approved by Plan Commission: 4-26-22
Property Address:	7625 S. Howell Ave.	Approved by Common Council: 5-17-22
Tax Key Number(s):	782-9031-000	(Ord. 3040, Amend. Ord. 2253)
Conditional Use:	Storage of vehicles and equipment; Funeral Parlor with Cremation Services	

1. LEGAL DESCRIPTION

Parcel 1 of Certified Survey map No. 2546, recorded on May 15, 1975, in Reel 851 of Certified Survey Maps, on Images 1160-1162, as Document No. 4915277, being Parcel 1 of Certified Survey Map No. 425, being part of the southeast ¼ of Section 8, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.
- B. A precise detailed site plan for the area affected by the Conditional Use shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) **General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
 - i) Location(s) and future expansion
 - ii) Number of employees
 - iii) Number of all parking spaces
 - iv) Dimensions
 - v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences

2) **Landscape Plan**

- a) Screening plan, including parking lot / truck parking screening/berming
- b) Number, initial & mature sizes, and types of plantings
- c) Percentage open/green space

3) **Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans (w/dimensions)
- c) Materials of construction (including colors)

4) **Lighting Plan**

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

5) **Grading, Drainage and Stormwater Management Plan**

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

6) **Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction
- d) Materials to be stored (interior & exterior)

C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building or occupancy permit.

D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the City Engineer for

approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.

- E. Landscaping shall be designed, installed, and maintained in accordance with the Chapter 17 of the Municipal Code (as amended).
- F. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required in Item 2(B) above, and/or as specified by these Conditions and Restrictions.
- G. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to one (1) funeral parlor with cremation services, those allowed by the M-1, Manufacturing zoning district, Ord. 2252, these Conditions and Restrictions, and all applicable sections of the Municipal Code (as amended).
- B. There shall be no outdoor storage of vehicles, equipment, merchandise, parts, supplies, or any other materials on the property. All storage shall be interior to the buildings.
- C. Solid waste collection and recycling shall be the responsibility of the owner. All solid waste and recycling collection units shall be screened and sited in conformance with Section 17.0506.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the landowner(s).

4. PERFORMANCE STANDARDS

- A. All requirements of Section 17.0510, as amended, are in effect.

5. ACCESS AND PARKING

- A. Access to Howell Ave. (STH 38) in accordance with executed agreements and access management plans is subject to the review and approval of the Wisconsin Department of Transportation. Any changes to existing or new approvals shall be provided to the City prior to the issuance of any building permits.
- A. Parking for this development shall be provided in accordance with Section 17.0501 of the Municipal Code (as amended).

6. LIGHTING

- A. All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector in accordance with Section 17.0509 of the Municipal Code (as amended), these Conditions and Restrictions, and plans approved by the Plan Commission.

7. SETBACKS

	Front and Street Facing Setback	Rear Setback	Interior Side Setback
Principal Structure	40'	20'	20'
Accessory Structure	40'	20'	20'
Off-street Parking ¹	See Sec. 17.0505	See Sec. 17.0505	See Sec. 17.0505

8. TIME OF COMPLIANCE

The operator of the Conditional Use shall commence work in accordance with these Conditions and Restrictions within twelve (12) months from the date of adoption of the ordinance authorizing this Conditional Use Permit. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the ordinance if building or occupancy permits have not been issued for this use.

9. OTHER REGULATIONS

Compliance with all other applicable City, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

10. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Conditional Use Permit is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the City shall have the right to revoke this Conditional Use Permit, subject to the provisions of paragraph 10 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other City ordinances.

11. REVOCAION

Should an applicant, their heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Conditional Use Permit approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving Conditional Use Permit as set forth in Section 17.1007 of the Municipal Code (as amended).

12. ACKNOWLEDGEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

¹ Sec. 17.0501(c)(3): All parking shall be set back from street rights-of-way and adjacent lot lines in accordance with the parking lot perimeter area and transition area requirements in Section 17.0505.

Paul L. Johnson

Owner / Authorized Representative Signature

5.24.2022

Date

Paul L. Johnson

(please print name)



**Michael Peine
Architects**
Commercial - Industrial
Design/Build Partnering

4517 N. Milwaukee Ave.
Waukegan, WI 53211
(800) 510-0531 Phone

Mpeinr54@icloud.com

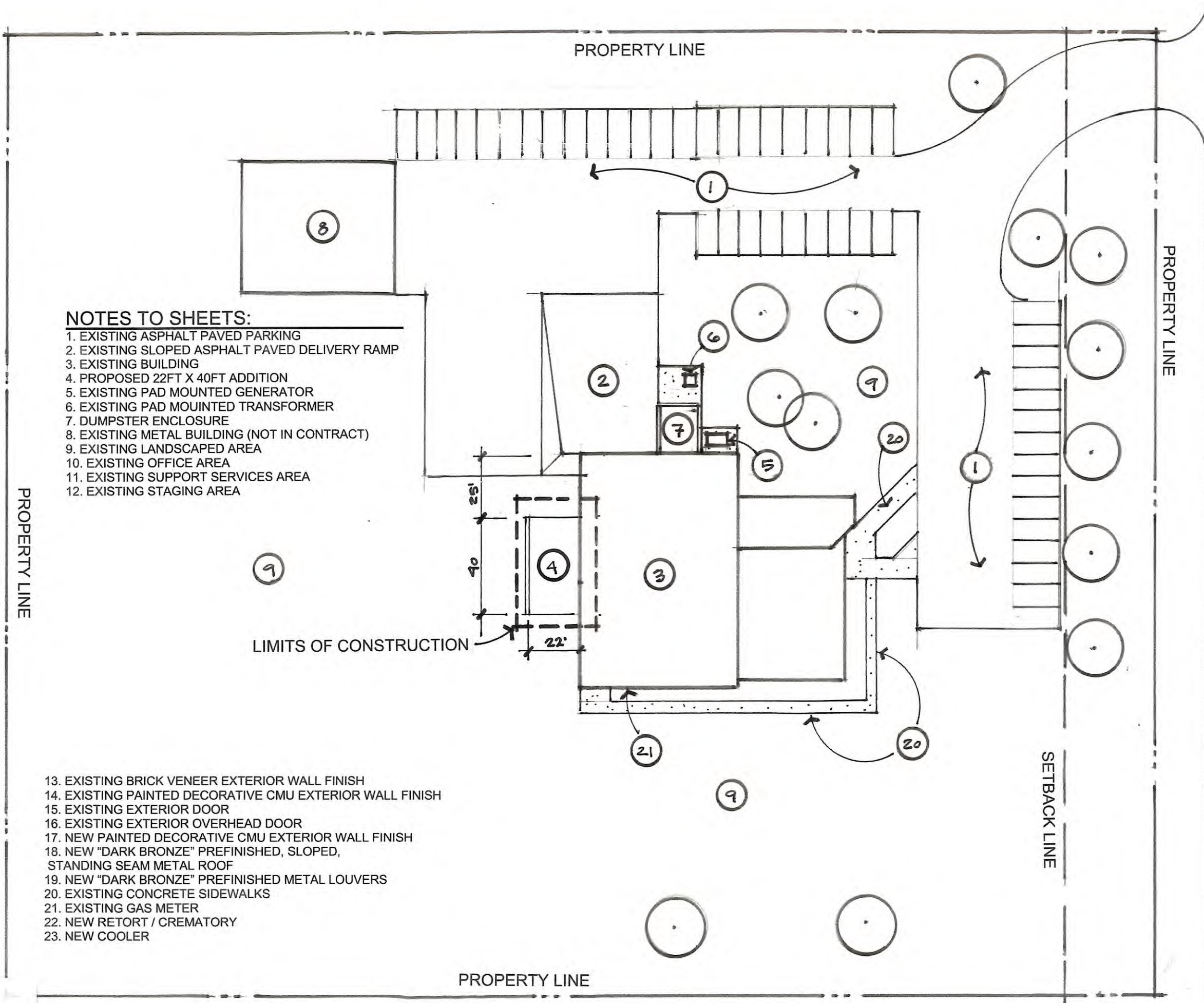
PROJECT
HERITAGE FUNERAL HOMES
Addition
7625 S. Howell Ave.
Oak Creek, WI. 53145

OWNER
Mark E. Reiss
HERITAGE FUNERAL HOMES
7625 S. Howell Ave.
Oak Creek, WI. 53145
414-321-7440
Mark.reiss@heritagefuneral.com

HERITAGE FUNERAL HOMES
ADDITION
7625 S. HOWELL
OAK CREEK, WI 53145

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SHEET DESCRIPTION
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OF 7

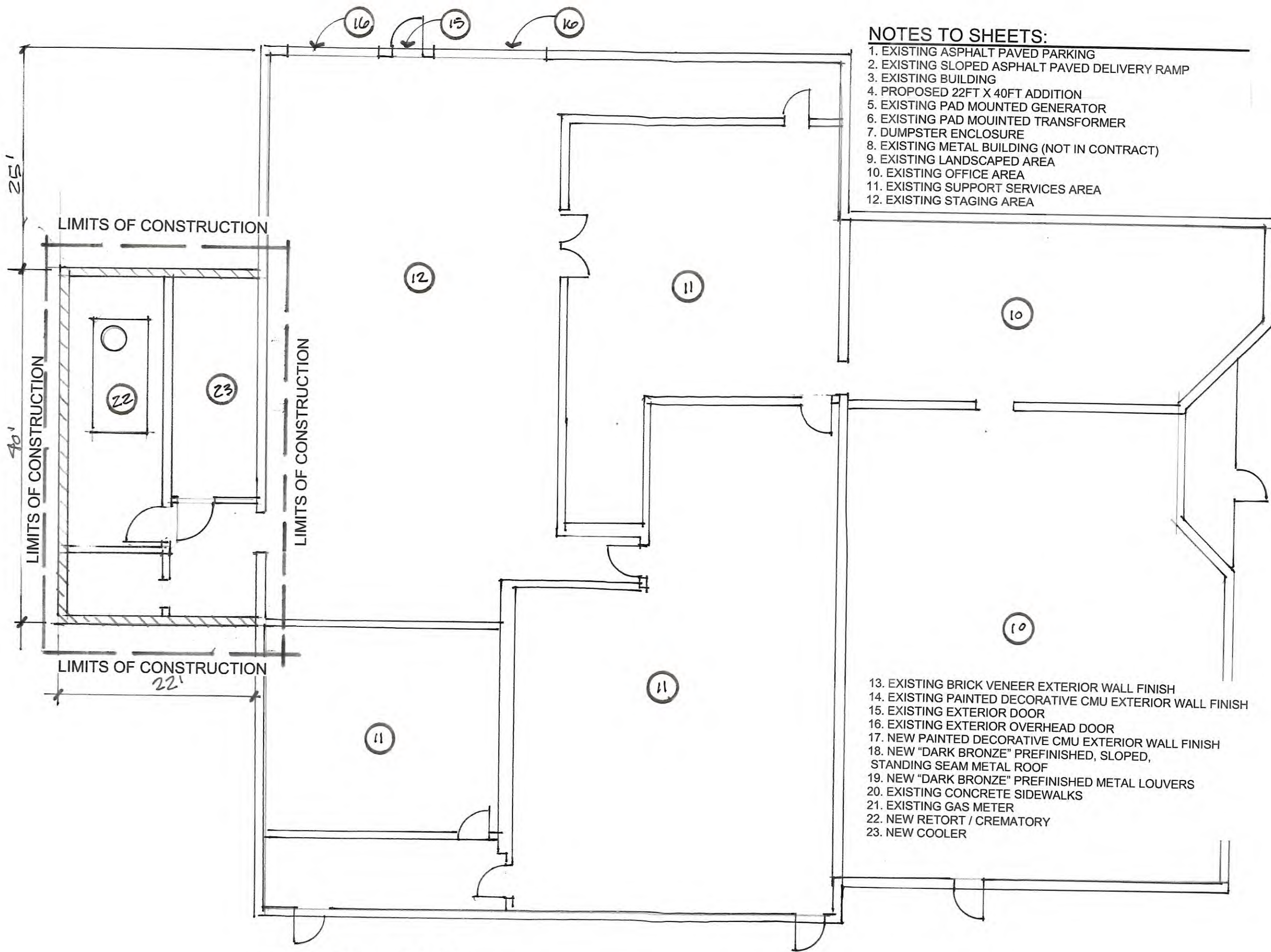


NOTES TO SHEETS:

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2. EXISTING SLOPED ASPHALT PAVED DELIVERY RAMP
3. EXISTING BUILDING
4. PROPOSED 22FT X 40FT ADDITION
5. EXISTING PAD MOUNTED GENERATOR
6. EXISTING PAD MOUNTED TRANSFORMER
7. DUMPSTER ENCLOSURE
8. EXISTING METAL BUILDING (NOT IN CONTRACT)
9. EXISTING LANDSCAPED AREA
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11. EXISTING SUPPORT SERVICES AREA
12. EXISTING STAGING AREA
13. EXISTING BRICK VENEER EXTERIOR WALL FINISH
14. EXISTING PAINTED DECORATIVE CMU EXTERIOR WALL FINISH
15. EXISTING EXTERIOR DOOR
16. EXISTING EXTERIOR OVERHEAD DOOR
17. NEW PAINTED DECORATIVE CMU EXTERIOR WALL FINISH
18. NEW "DARK BRONZE" PREFINISHED, SLOPED, STANDING SEAM METAL ROOF
19. NEW "DARK BRONZE" PREFINISHED METAL LOUVERS
20. EXISTING CONCRETE SIDEWALKS
21. EXISTING GAS METER
22. NEW RETORT / CREMATORY
23. NEW COOLER

NORTH

 SC: 1" = 40'-0"



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FLOOR PLAN

SCALE: 3/32"=1'-0"



SC: 3/32" = 1'-0"



Michael Peine Architects

Commercial - Industrial Design/Build Partnering

4517 N. Hillstead Ave
Whitefish Bay, WI 53211
(800) 516-0531 Phone

Mpeinr54@icloud.com

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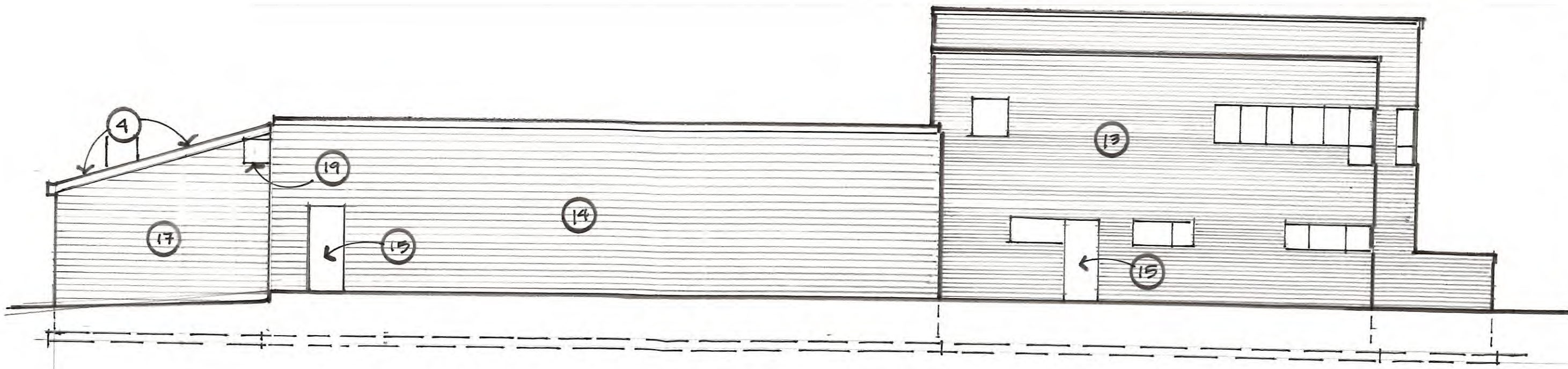
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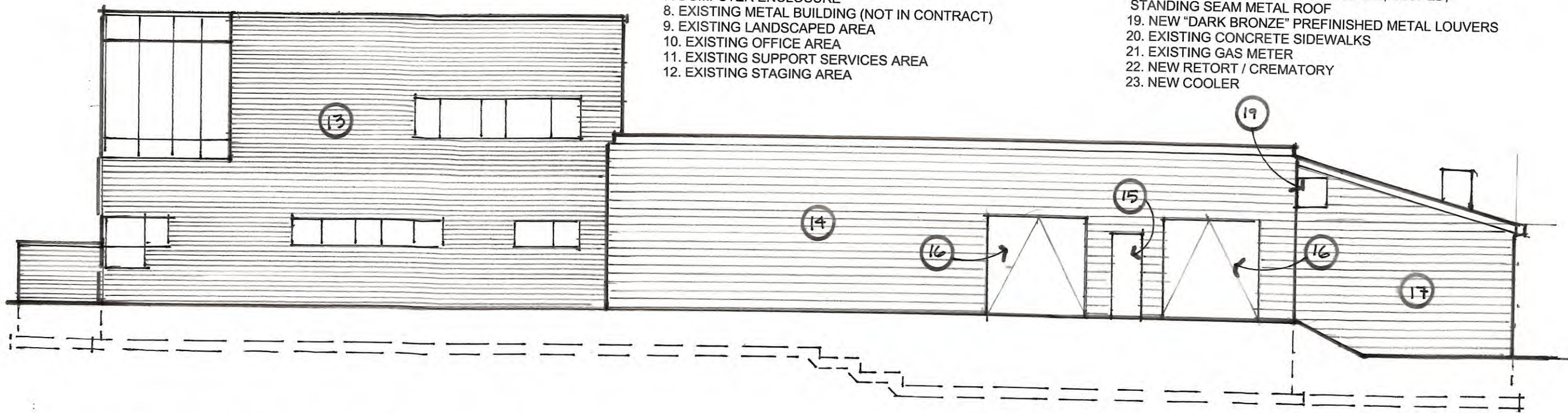


SOUTH ELEVATION

SCALE: 3/32"=1'-0"

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NORTH ELEVATION

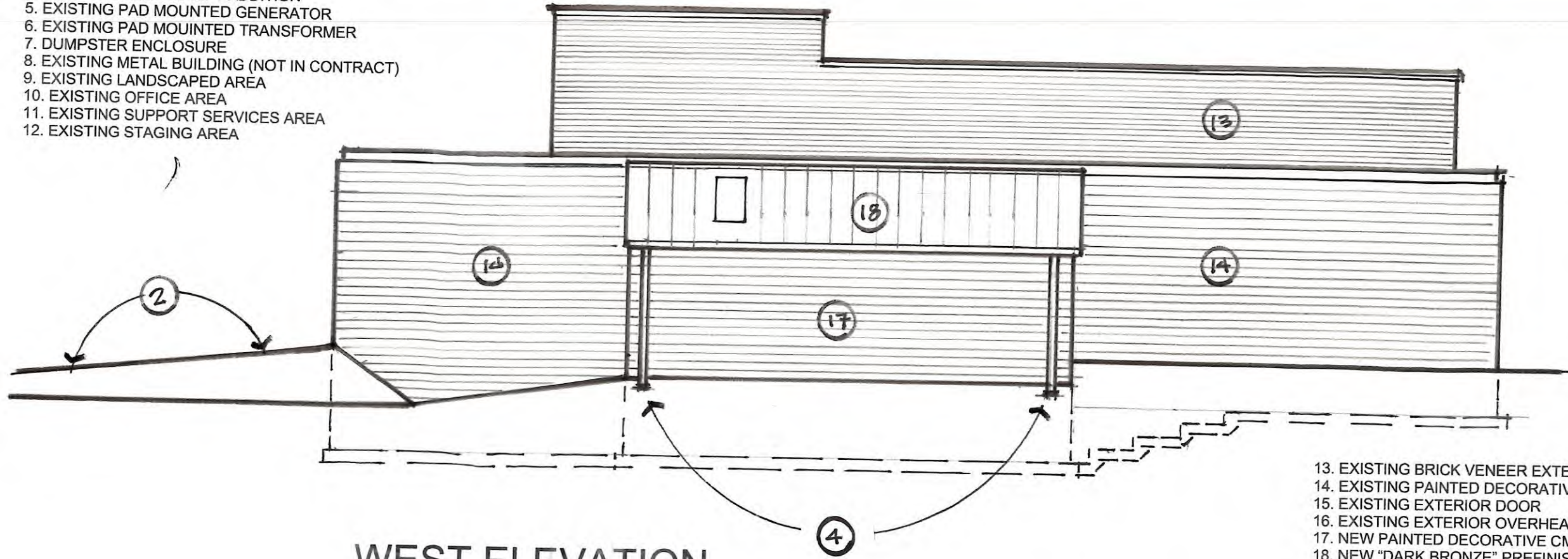
SCALE: 3/32"=1'-0"

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OAK CREEK, WI 53145

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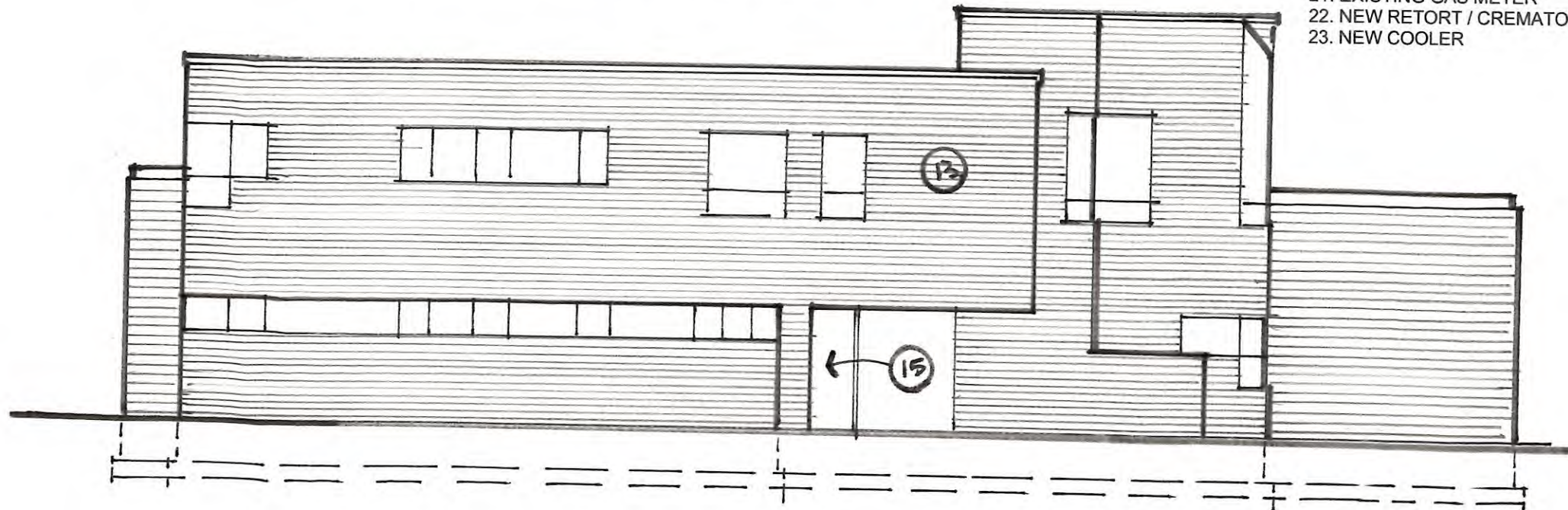
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WEST ELEVATION

SCALE: 3/32"=1'-0"

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EAST ELEVATION

SCALE: 3/32"=1'-0"



Michael Peine Architects

Commercial - Industrial Design/Build Partnering

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(808) 516-0531 Phone

mpeine54@icloud.com

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OWNER

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HERITAGE FUNERAL HOMES

ADDITION
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OAK CREEK, WI 53145

EAST ELEVATION



HERITAGE FUNERAL HOMES

ADDITION
7625 S HOWELL
OAK CREEK, WI 53145

WEST ELEVATION



HERITAGE FUNERAL HOMES

ADDITION
7625 S HOWELL
OAK CREEK, WI 53145

NORTH ELEVATION



HERITAGE FUNERAL HOMES

ADDITION
7625 S HOWELL
OAK CREEK, WI 53145

SOUTH ELEVATION



HERITAGE FUNERAL HOMES

ADDITION
7625 S HOWELL
OAK CREEK, WI 53145

AERIAL VIEW FROM EAST



HERITAGE FUNERAL HOMES

ADDITION
7625 S HOWELL
OAK CREEK, WI 53145

AERIAL VIEW FROM WEST





PLAN COMMISSION REPORT

Proposal: Comprehensive Plan Amendment

Description: Review a request to change the Land Use Plan category from Industrial to Commercial for the property at 140 E. Rawson Ave.

Applicant(s): Kristen Parks, St. John Properties

Address(es): 140 E. Rawson Ave. (1st Aldermanic District)

Suggested Motion: Please see staff report below for considerations.

That the Plan Commission adopts Resolution 2022-05, amending the Land Use Plan category in the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020; last amended August 16, 2022) from Industrial to Commercial for the property at 140 E. Rawson Ave., following review and adoption by the Common Council.

Owner(s): EAST RAWSON AVE LLC, A MD LLC

Tax Key(s): 733-9991-001

Lot Size(s): 13.496 ac

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

Overlay District(s): CU

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial

Background:

The Applicant is requesting that the Land Use Plan in the *Comprehensive Plan* (adopted March 3, 2020; last amended August 16, 2022) be amended from Industrial to Commercial for the property at 140 E. Rawson Ave. Plan Commissioners will recall that this property is subject to several Conditional Use Permits for various tenant spaces in the existing two (2) buildings. In conversations between the landowners and staff, it was suggested that the M-1, Manufacturing zoning district may not be the appropriate district as it does

not appear to be serving the needs of existing and interested tenants, evidenced by the sheer number of Conditional Uses requested thus far. Per the submitted narrative, the Applicant acknowledges that market trends have shifted since the buildings were constructed, with increasing interest in commercial flex space over light manufacturing/manufacturing flex space. With the final building - Building A - anticipated to be constructed in the near future, the commercial flex space demand is expected to continue. Amending the Land Use Plan in the *Comprehensive Plan* would recognize this trend, and allow for future tenant spaces to continue serving more commercial users (potentially) without the need for Conditional Use Permits.

It should be clearly understood that consideration of the proposed amendment to the *Comprehensive Plan* does not constitute endorsement of any concept plan that has been submitted for the property. If the amendment to the *Comprehensive Plan* were to be adopted, there remain steps involved in an entitlement process for any development of the property. This includes, but may not be limited to: site, architectural, landscape, lighting, and related plans for Building A. Conditional Use Permits may still be required; however, the goal is to reduce the number required.

For clarity of review and to facilitate the discussion of the request, the following staff report is divided into sections.

Historical Context – Previous Conditions and Comprehensive Plan Future Land Use

While previous conditions or approvals for the property do not preclude future amendments, particularly in light of neighborhood and market changes, they provide insight into how the Land Use Plan in the current *Comprehensive Plan* was determined. The property at 140 E. Rawson Ave. has gone through several review processes in the past 15 years. In 2007, the property was rezoned from B-4, Highway Business to M-1, Manufacturing in anticipation of a Goodwill Industries Center for Work and Training. Although plans were also approved in 2007, the facility was never constructed.

The parcel was identified in the *Comprehensive Plan* effective at the time within the “Planned Business” Land Use category, appropriate for the prior B-4, Highway Business zoning district. While the *Comprehensive Plan* should have been amended prior to the 2007 rezone to M-1, Manufacturing, it was an oversight that was later corrected when the plans for the existing development were reviewed and approved by the Plan Commission in 2017. At the time of approval, the Land Use category and zoning district were appropriate for the proposed speculative multitenant manufacturing development given previous market conditions.

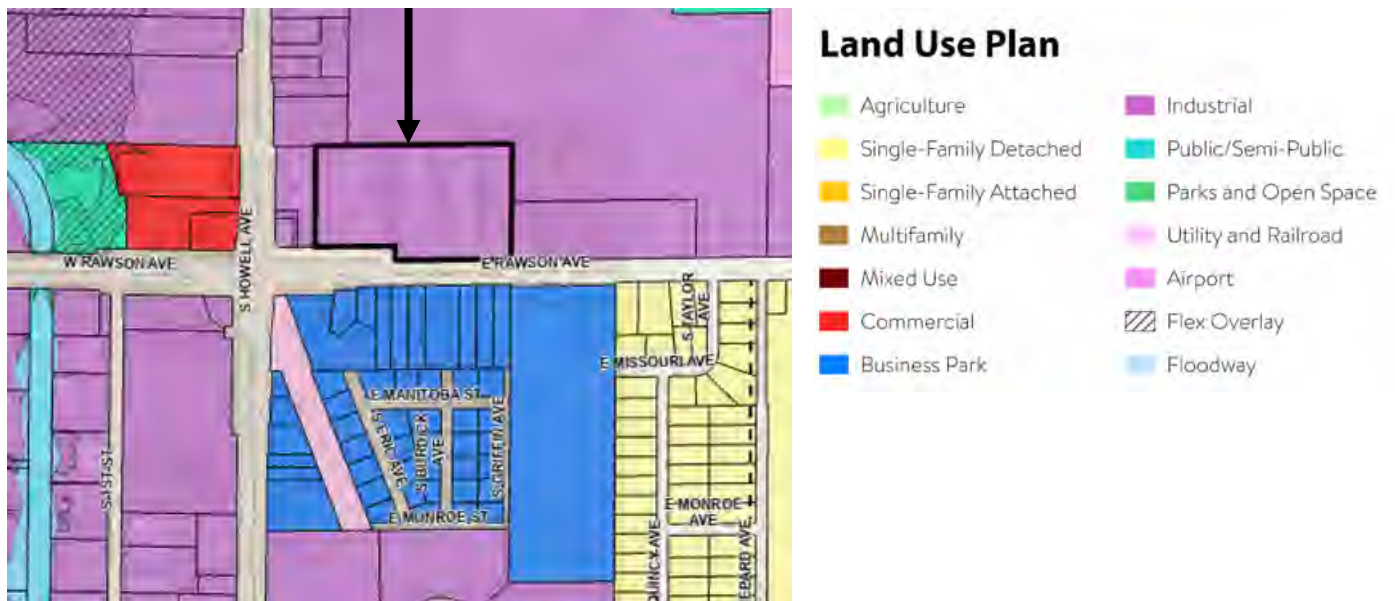
Existing Context - Comprehensive Plan and Surrounding Uses

The *Comprehensive Plan* describes the Commercial Land Use category thus:

This land use comprises commercial structures with businesses selling goods and services. These uses can range in size from individual businesses on dedicated properties to shopping centers with multiple tenants. Commercial development in Oak Creek should continue to be primarily

concentrated along major transportation corridors; however, the development of commercial nodes integrated into residential areas serving the neighborhood should be encouraged.

Parcels in the immediate area of the request are identified on the Land Use Map as Industrial immediately north, east, and west/southwest of the subject parcel; Business Park south along Rawson Ave.; and Utility and Railroad between the Business Park areas on the south. Commercial, Parks and Open Space, and Floodway areas are identified west of Howell Ave.; Industrial areas extend farther north and southwest of the subject property; and Single-Family Residential is identified on the south side of Rawson Ave. east of the Business Park areas.



Existing uses in the immediate area include single-family residential and manufacturing (YRC) to the north; commercial east and west of the subject parcel (Midwest Twisters, several businesses along Howell Ave.); single-family residential and County/open space to the south; and City-owned open space, commercial (Cousin’s), and manufacturing (McAdams Graphics, etc. in Northbranch) to the southwest.

Staff Evaluation

The existing developments in the surrounding area as previously described were considered during the update of the current *Comprehensive Plan*. While staff have reservations for amending the *Comprehensive Plan* after thoughtful input over a nearly 2-year period, particularly for a single parcel, staff also recognize that issuing multiple Conditional Use Permits for consistently commercial uses for a property on which there are multitenant buildings in a manufacturing district is neither sustainable nor desirable. Within the context of the *Comprehensive Plan* (and the Zoning Code), the more appropriate use category for the property may be Commercial.

Given the proximity to Howell Avenue, and the nexus to parcels currently identified within the Commercial Land Use category, staff have provided two (2) options for Plan Commission consideration:

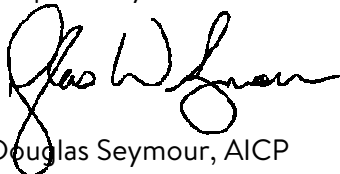
1. Amendment of the *Comprehensive Plan* limited to the property at 140 E. Rawson Ave. (Applicant's request).
2. Extend the Amendment area to include the three (3) parcels to the west of the property at 140 E. Rawson Ave. (112, 120, and 124 E. Rawson Ave.), which are currently zoned B-4, Highway Business. These properties were identified in the previous *Comprehensive Plan* within the Planned Business Land Use category.

Should the Plan Commission wish to include the parcels per staff's suggestion in #2 above, the suggested motion would be amended to include those parcels. If the Plan Commission does not wish to incorporate those parcels at this time, the suggested motion for consideration would be made as presented.

Per Wis. Stats. 62.23(3)(b), adoption of any amendment must be by a majority approval of the entire Plan Commission. The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010 must be consistent with the objectives, goals, and policies contained within the *Comprehensive Plan*. Approval of the amendment(s) to the *Comprehensive Plan* would bring the *Comprehensive Plan* in line with the intent and goals for future commercial development and use of the property at 140 E. Rawson Ave. (and the properties at 112, 120, and 124 E. Rawson Ave. if included).

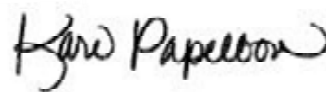
Options/Alternatives: The Plan Commission has the discretion to approve or disapprove of the *Comprehensive Plan* amendment request. This is the first step in allowing additional reviews to occur. Should the request not be recommended for Council approval, the Applicant may choose to substantially amend the request for reconsideration. Disapproval would likely result in the existing conditions of the property, including the potential for multiple future Conditional Use Permits, to remain.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

Location Map

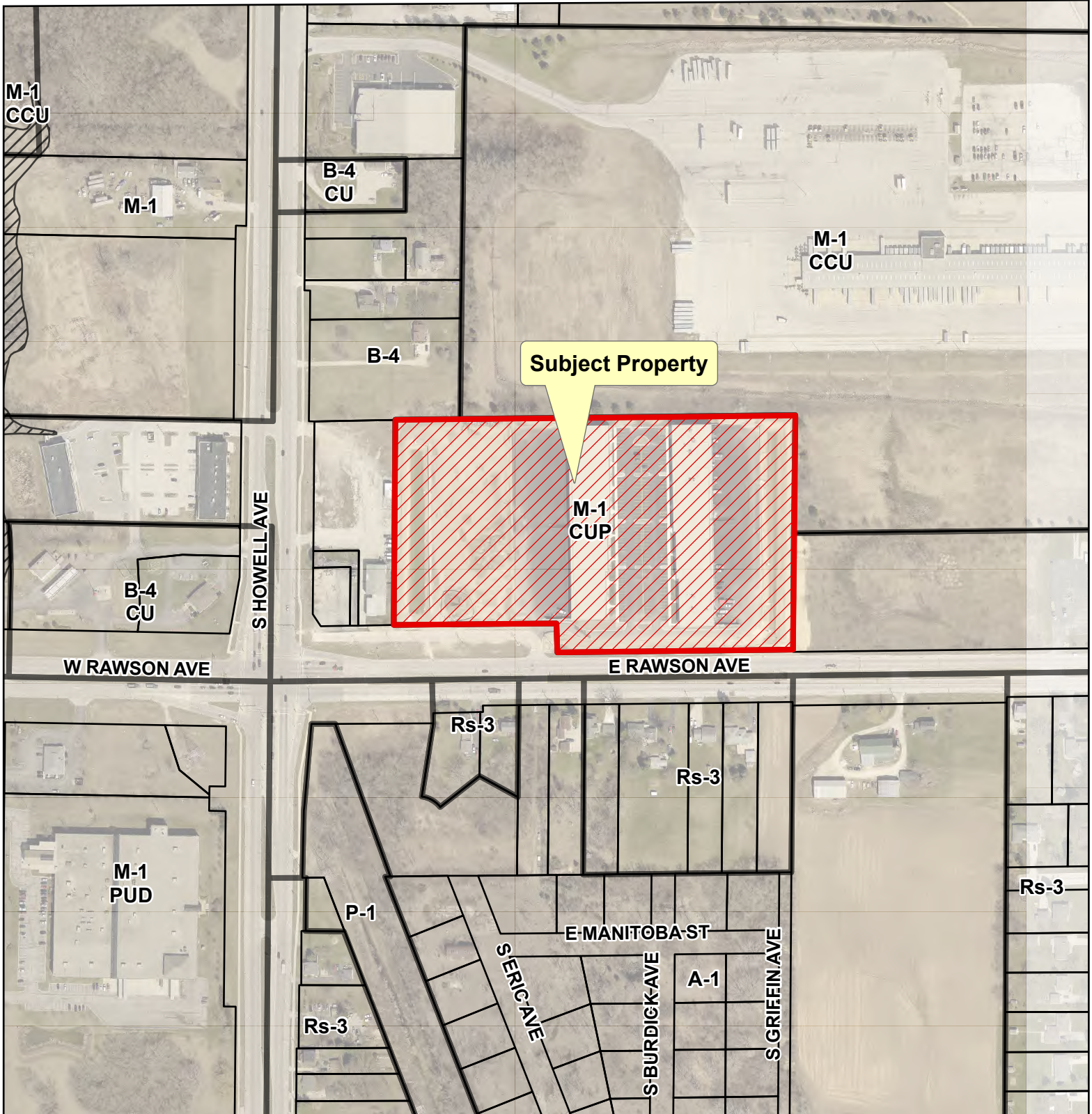
Narrative (2 pages)

Comprehensive Plan Amendment Map (2 pages)

Draft PC Resolution 2022-05

LOCATION MAP

140 E. Rawson Ave.



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



Community Development

0 0.02 0.04 0.09 Miles



Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- 140 E. Rawson Ave.



RECEIVED
SEP 27 2022
CITY OF OAK CREEK

September 27, 2022
Community Development
City of Oak Creek
8040 S. 6th Street
Oak Creek, WI 53154

Comprehensive Plan Amendment & Site Plan Amendment

Overview

St John Properties, Inc. on behalf of East Rawson Ave LLC is applying for a Comprehensive Plan Amendment to their property located at 140 E. Rawson Ave. The requested amendment is due to the large number of conditional use permits requested at the current Buildings B & C completed in 2020/2021. As St John Properties prepares for the construction of the 3rd Building, Building A, it is clear amending the comprehensive plan prior to construction of Building A. Along with the Comprehensive Plan changes to better suit those tenants St John Properties is requesting a review of Building A's Elevations, Site Plan and Floor plans.

Comprehensive Plan Amendment

The property currently has a comprehensive plan as Industrial. Over the years the market has shifted since original planning to current tenants looking for smaller flex space have gone from traditional light manufacturing to commercial use. These tenants typically service the surrounding community and are locally owned. It seems this trend of commercial based businesses interested in this area and building style will continue moving forward with Building A.

Tenant Plan

Currently most of the tenants in Building B & C are operating under a Conditional Use permit, while only three tenants are operating without conditional use permits. Moving forward with the Commercial Land Use will not be an issue in leasing the available spaces. It seems that the Commercial user will continue to follow the trend for Flex Spaces.



Elevations (2205110_OC-Rawson_BldgA_Ext_Elevs_09-26-22)

The front of the building facing Howell Ave will have a more appropriate look for Retail/Office users. There will be more embellishments added to give each tenant a specific distinction of their space and increase visibility from Howell as well as when the patrons are at the building. The front of the building will have more glass from the ground up to the awning, more prominent signage and lighting along with a mixture of different materials that are cohesive to a retail/office space.

Site Plans (605 Site Plan 06.22.22)

To better accommodate the traffic at the property, a right turn-in entrance has been added on the far east-end entering the property, reducing the traffic at the cross section on E. Rawson. Building A setbacks have an additional 26-foot setback on the South end of the building to meet requirements of the frontage road setbacks. The parking lot between Building A and B has been shortened to 120' wide to allow for more in parking lot of the west end of Building A. Since the buildings will be following the commercial use plans, a wider parking lot between the two buildings is no longer needed.

Floor Plans (2205110_OC-Rawson_Floor_Plan_09-26-22)

The goal with the Floor plans changes was to stay close to the original square footage of the building plans. To account for the reduced length of the building, suites 1 and 14 are 40'x96', Suites 2,3, 12 and 13 are 32'x 96' and the remaining Suites are 32'x100'. Each unit could be expanded into the adjacent suite to accommodate a Tenant that needs a larger space.

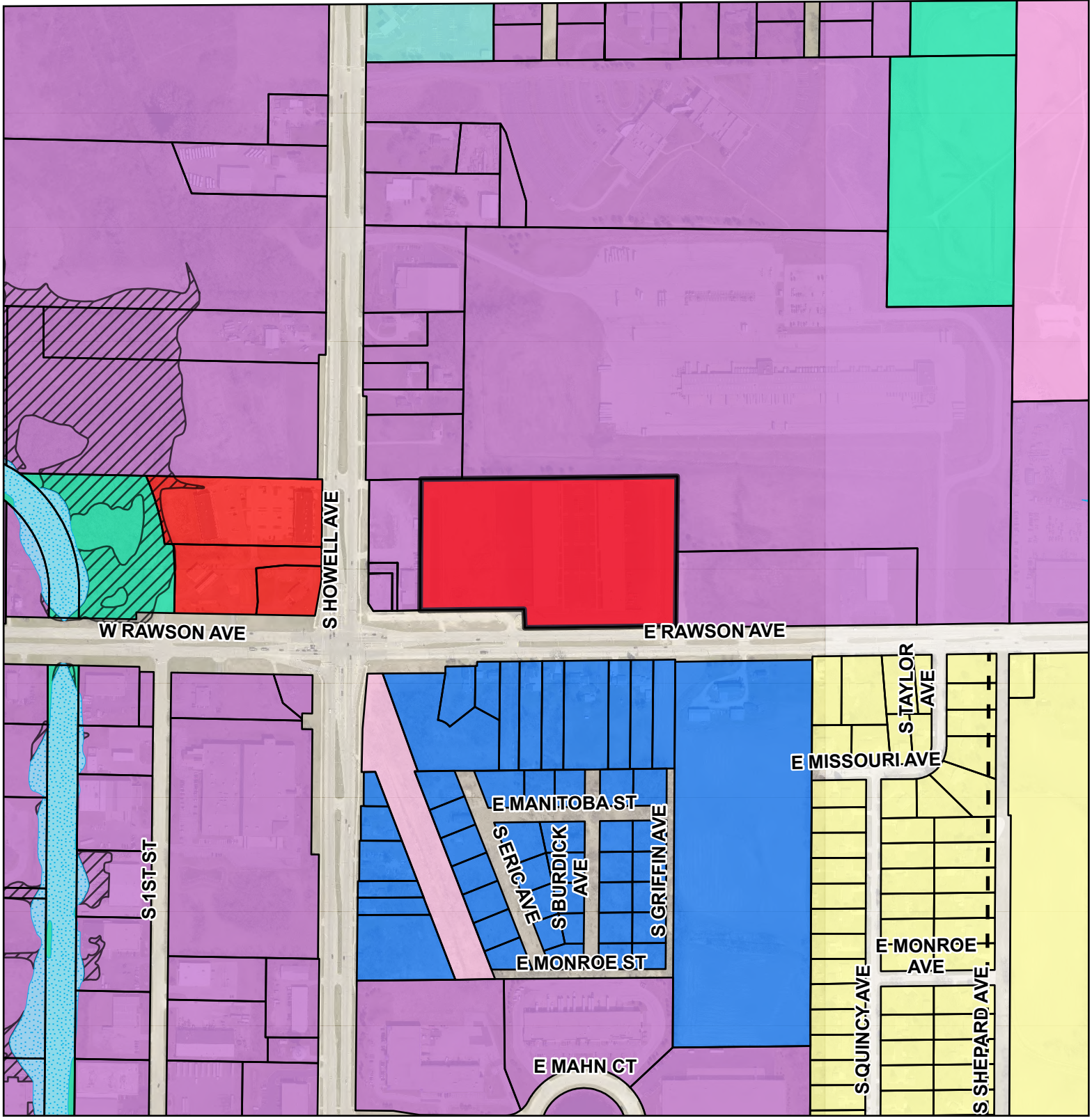
Thank you,

A handwritten signature in blue ink that reads "Kristen Parks".

Kristen Parks
Director of Development
kparks@sjpi.com
Direct: 262-765-9728

PROPOSED LAND USE PLAN MAP - OPTION 1

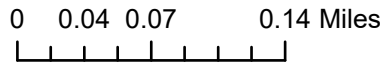
140 E. Rawson Ave.



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



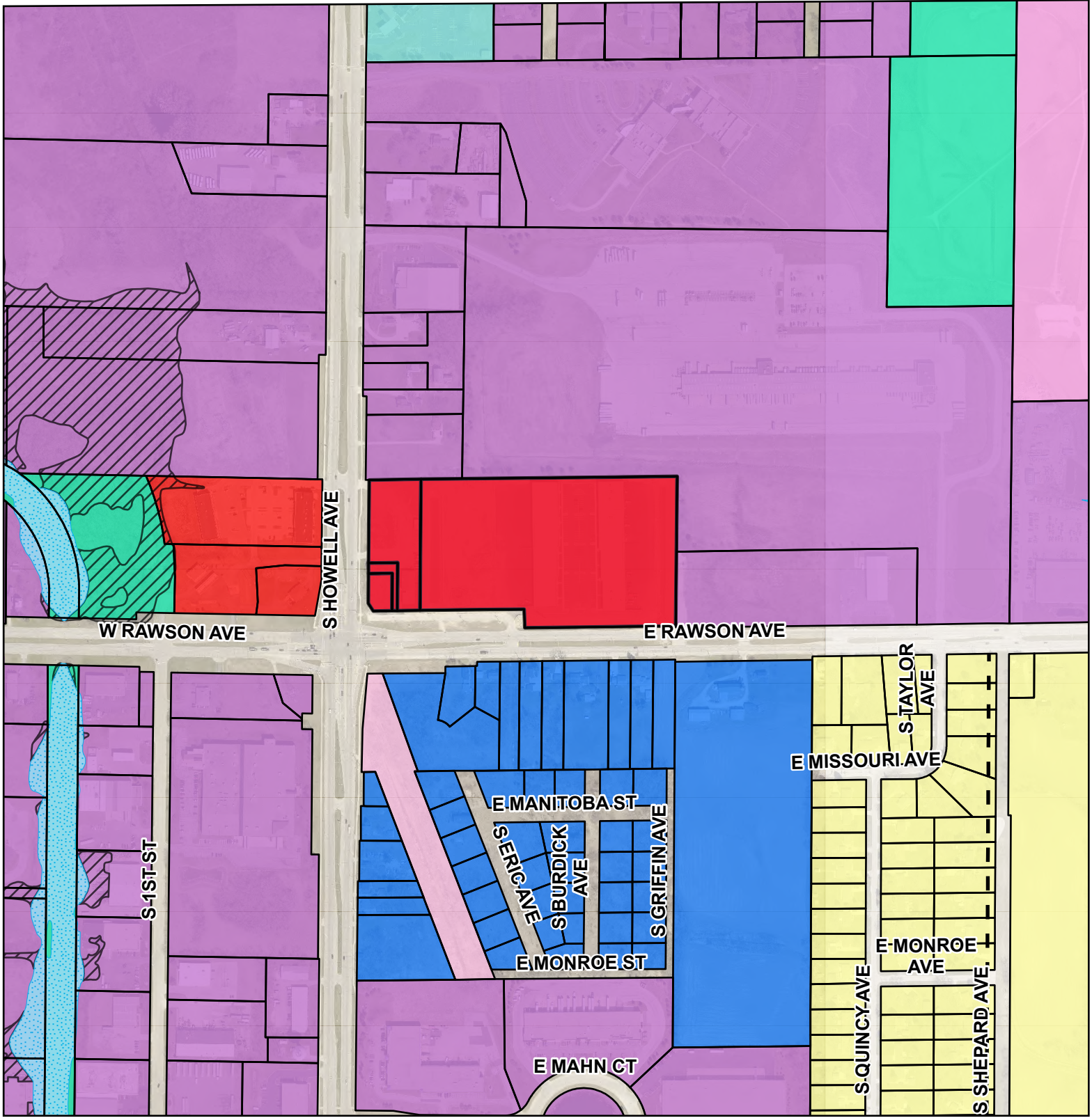
Community Development



Legend	
	140 E. Rawson Ave.
	I
	BP
	C
	SFA
	SFD
	U
	Floodway
	Flood Fringe
	MF
	MU
	AG
	AIR
	POS
	PSP

PROPOSED LAND USE PLAN MAP - OPTION 2

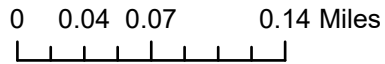
112, 120, 124, & 140 E. Rawson Ave.



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



Community Development



Land Use Category		Legend	
	112 - 140 E. Rawson Ave.		I
	AG		MF
	AIR		MU
	BP		POS
	C		PSP
			SFA
			SFD
			U
			Floodway
			Flood Fringe

OPTION 1

RESOLUTION NO. 2022-05

A RESOLUTION ADOPTED BY THE PLAN COMMISSION AMENDING THE ADOPTED COMPREHENSIVE PLAN FOR THE CITY OF OAK CREEK, IN MILWAUKEE COUNTY, WISCONSIN

WHEREAS, Sections 62.23 and 66.1001 of the Wisconsin Statutes establish the required procedure for a local government to adopt a Comprehensive Plan; and

WHEREAS, the City of Oak Creek Plan Commission has the authority to amend the Comprehensive Plan by resolution, and also to recommend that the Common Council adopt the Comprehensive Plan; and

WHEREAS, KRISTEN PARKS, ST. JOHN PROPERTIES, has proposed an amendment to the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020, last amended August 16, 2022) designating the property at 140 E. Rawson Ave. as "Commercial;" and

WHEREAS, the Plan Commission reviewed the aforementioned amendment to the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020, last amended August 16, 2022) at a public meeting on October 25, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Oak Creek hereby adopts an amendment to the Comprehensive Plan from "Industrial" to "Commercial" for the property at 140 E. Rawson Ave. per Exhibit A, and recognizing that the Common Council must also adopt the amendment to the Comprehensive Plan for it to become effective; and

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopts the amendment to the Comprehensive Plan by ordinance.

Passed and adopted this 25th day of October, 2022.

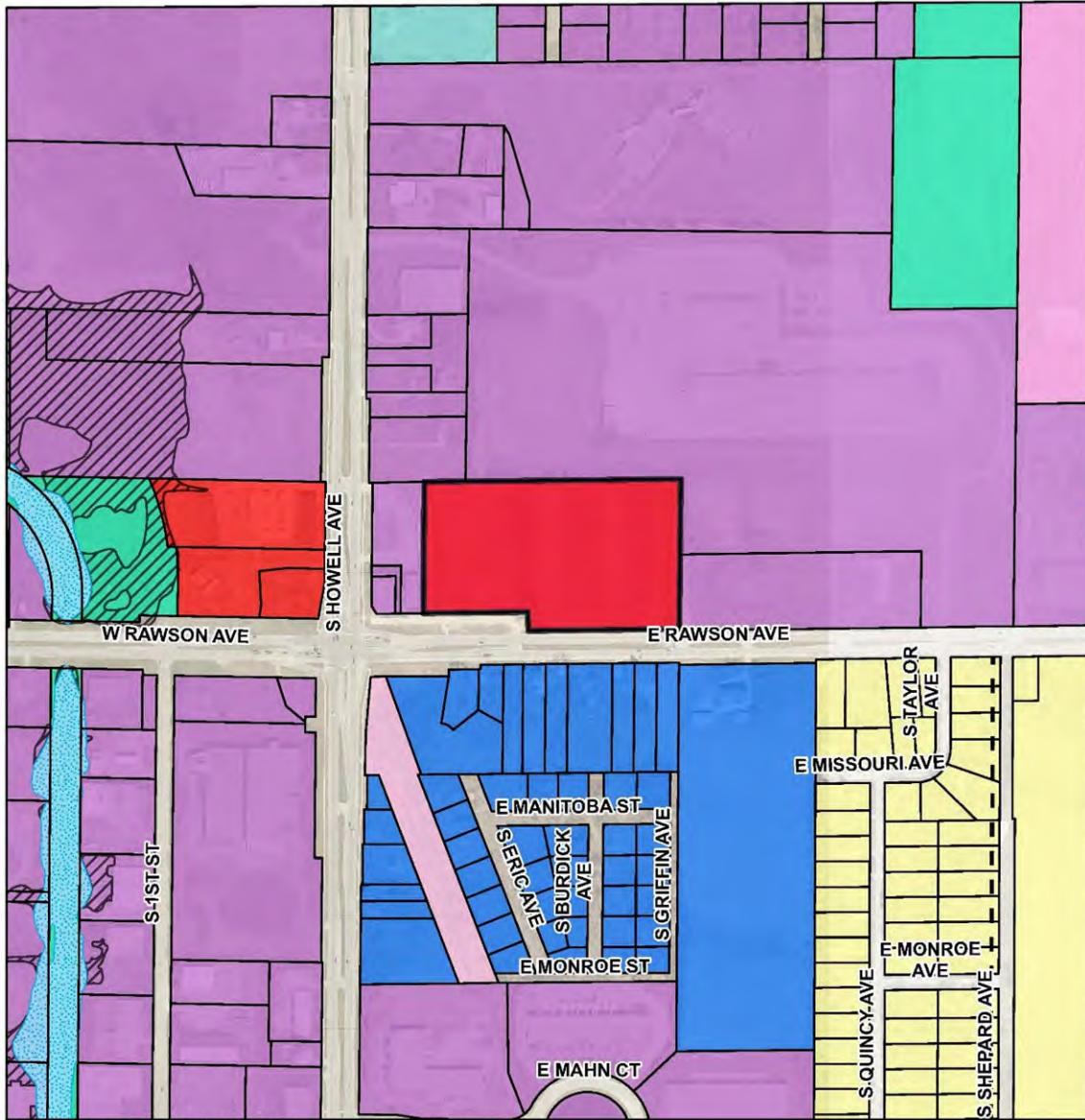
Plan Commission Chair

Attest:

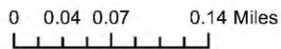
Secretary of the Plan Commission

EXHIBIT A

PROPOSED LAND USE PLAN MAP
140 E. Rawson Ave.



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



Legend	
140 E. Rawson Ave.	I
Land Use Category	MF
AG	MU
AIR	POS
BP	PSP
C	SFA
	SFD
	U
	Floodway
	Flood Fringe

OPTION 2

RESOLUTION NO. 2022-05

A RESOLUTION ADOPTED BY THE PLAN COMMISSION AMENDING THE ADOPTED COMPREHENSIVE PLAN FOR THE CITY OF OAK CREEK, IN MILWAUKEE COUNTY, WISCONSIN

WHEREAS, Sections 62.23 and 66.1001 of the Wisconsin Statutes establish the required procedure for a local government to adopt a Comprehensive Plan; and

WHEREAS, the City of Oak Creek Plan Commission has the authority to amend the Comprehensive Plan by resolution, and also to recommend that the Common Council adopt the Comprehensive Plan; and

WHEREAS, KRISTEN PARKS, ST. JOHN PROPERTIES, AND THE CITY OF OAK CREEK have proposed an amendment to the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020, last amended August 16, 2022) designating the properties at 112, 120, 124, and 140 E. Rawson Ave. as “Commercial;” and

WHEREAS, the Plan Commission reviewed the aforementioned amendment to the *Comprehensive Plan, City of Oak Creek* (adopted March 3, 2020, last amended August 16, 2022) at a public meeting on October 25, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Oak Creek hereby adopts an amendment to the Comprehensive Plan from “Industrial” to “Commercial” for the properties at 112, 120, 124, and 140 E. Rawson Ave. per Exhibit A, and recognizing that the Common Council must also adopt the amendment to the Comprehensive Plan for it to become effective; and

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopts the amendment to the Comprehensive Plan by ordinance.

Passed and adopted this 25th day of October, 2022.

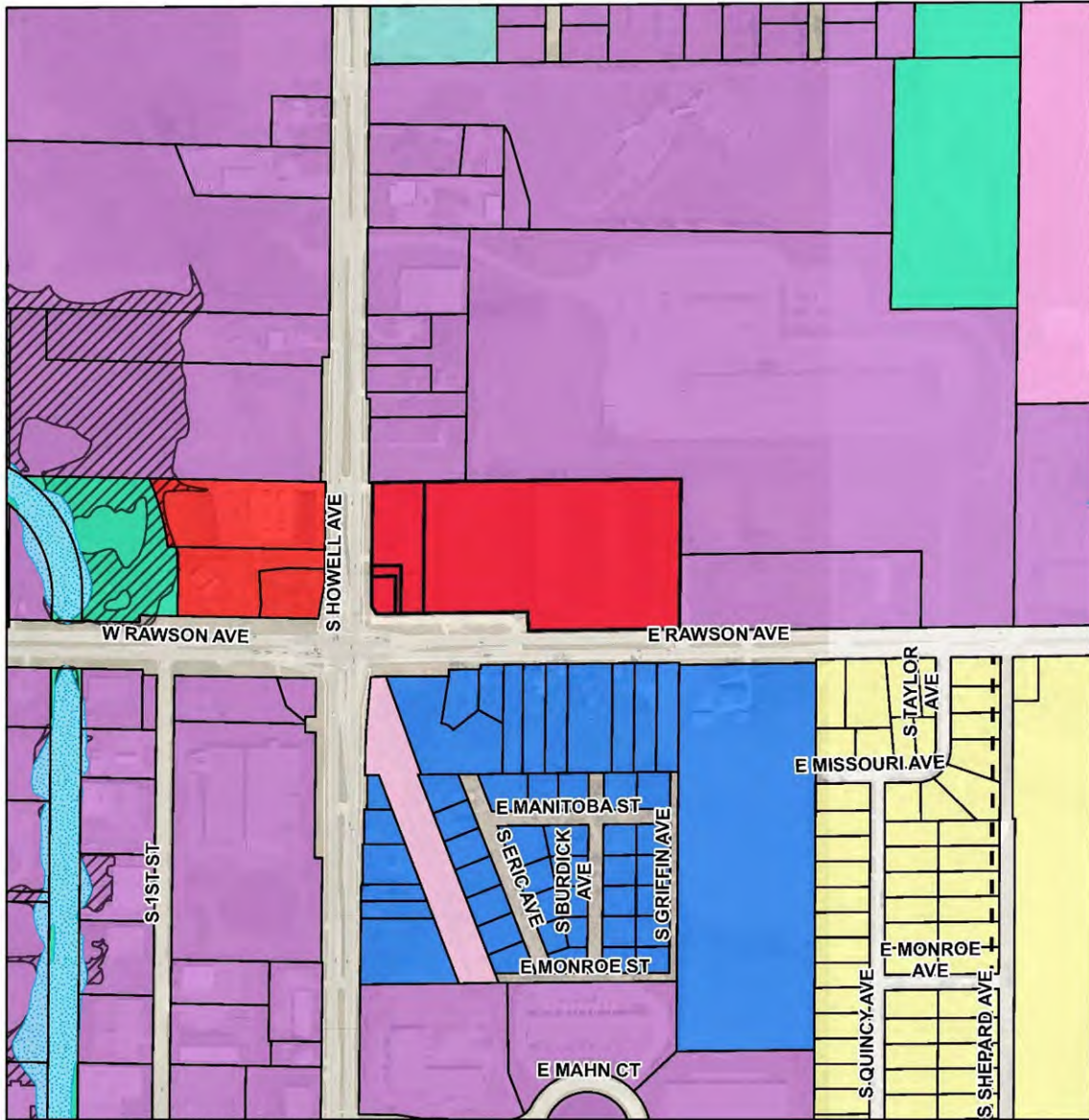
Plan Commission Chair

Attest:

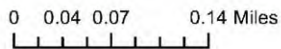
Secretary of the Plan Commission

EXHIBIT A

PROPOSED LAND USE PLAN MAP
112, 120, 124, & 140 E. Rawson Ave.



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



Land Use Category		Legend	
112 - 140 E. Rawson Ave.	I	SFD	
AG	MF	U	
AIR	MU	Floodway	
BP	POS	Flood Fringe	
C	PSP		
	SFA		



PLAN COMMISSION REPORT

Proposal: Plan Review – Accessory Structure

Description: Site, building, and related plan review for proposed fuel tank replacement and associated accessory structure.

Applicant(s): Matt Trebatoski, City of Oak Creek

Address(es): 800 W. Puetz Rd. (2nd Aldermanic District)

Suggested Motion: That the Plan Commission approves site and building plans submitted by Matt Trebatoski, City of Oak Creek, for the property at 800 W. Puetz Rd. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. 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): City of Oak Creek

Tax Key(s): 829-9000-001

Lot Size(s): 3.605 ac

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

Rs-3, Single Family Residential

Overlay District(s): FF, Flood Fringe

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Public/Semi-Public, Floodway

Background:

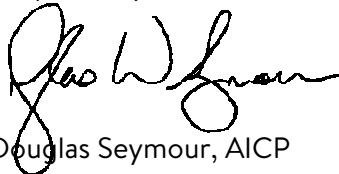
The City of Oak Creek Department of Public Works is requesting site, building, and related plan approval for the replacement of an underground fuel tank with an above-ground fuel tank and an associated detached fuel canopy over a replacement pump island on the property at 800 W. Puetz Rd. The new tank will be mounted/anchored to a 30' x 15' concrete pad/support that will be elevated to two (2) feet above the Base

Flood Elevation per the requirements of the FF, Flood Fringe district. A chain link fence will be installed around the pad for security. As the tank supplies fuel for City equipment and vehicles, a new fuel island with a 30' x 20' metal canopy is proposed in the existing location (outside of the FF, Flood Fringe district).

Per the submitted plans, both the tank and canopy meet all setback requirements. Due to the nature of the proposal, no new landscaping is required or proposed. Each item in the proposal will be located behind the existing fence and gate. Staff have no concerns for the proposal as presented.

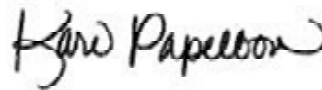
Options/Alternatives: The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may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

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

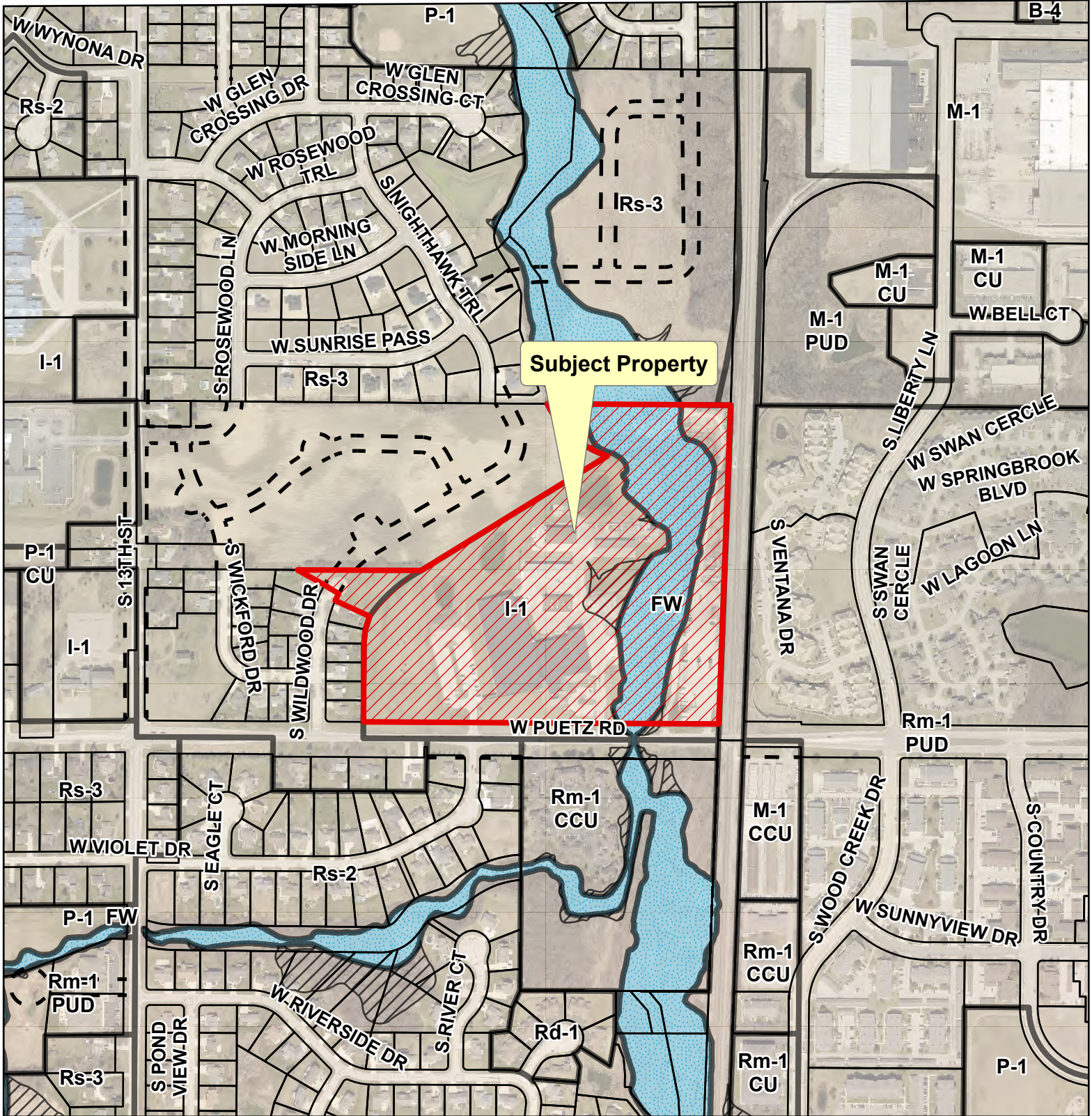
Location Map

Narrative (1 page)

Plans, Sheets A-1.0 – A-7.0 (3 pages)

LOCATION MAP

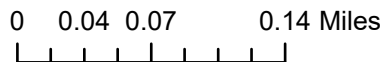
800 W. Puetz Rd.



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
- 800 W. Puetz Rd.



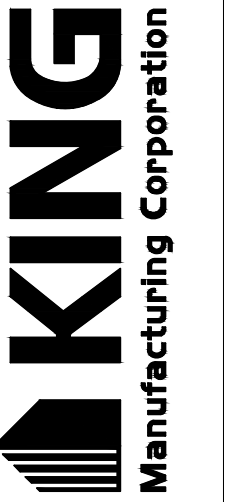
Department of Public Works Diesel Fuel Tank Replacement Project – Canopy Narrative

The existing underground diesel storage tank at the Department of Public Works (DPW) is in need of replacement along with the existing sumps located within the fuel island. The proposed DPW Tank Replacement project includes the removal of the existing underground diesel storage tank, installation of above ground diesel storage tanks and piping, installation of a new fuel island and installation of a canopy over the fuel island.

The proposed canopy, which is typical for almost all fuel stations today, will minimize potential fuel interactions with water that could potentially run off into the Oak Creek. The canopy dimensions are 20-ft x 30-ft, includes 2 columns, and LED lighting.

DESIGNER OF RECORD: MICHAEL BLODGETT
 EMAIL: blodgetteng@wi.rr.com

COVER SHEET

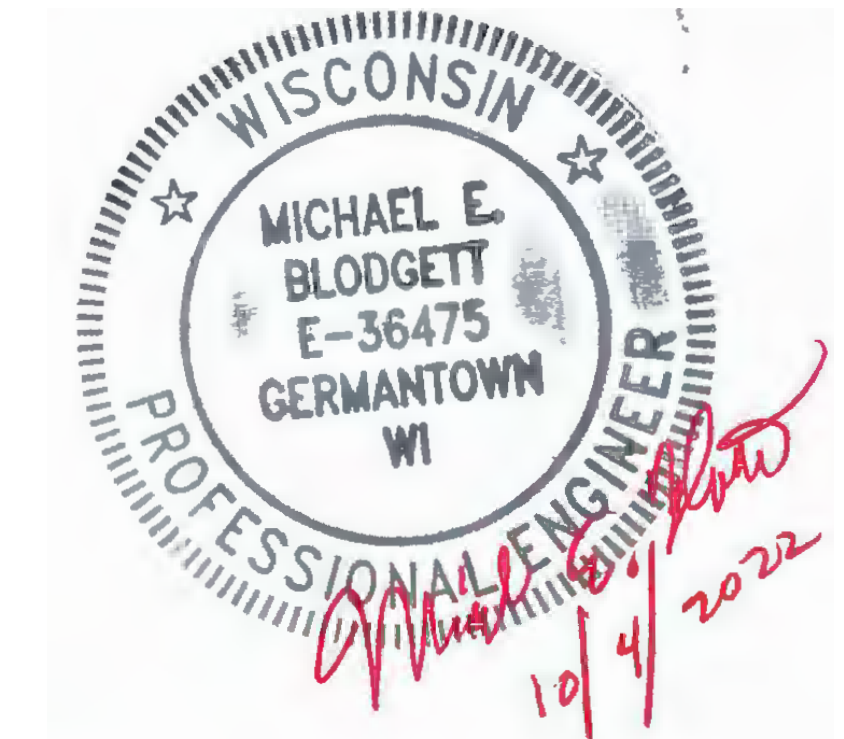


PROJECT NAME: CITY OF OAK CREEK
 800 W. PUETZ ROAD
 OAK CREEK, WI 53154

JOB # 15281 20' x 30' (2) POST

DESIGN CODE (ALLOWABLE STRESS DESIGN):

I.B.C. - 2015 EDITION WITH WI CHAPTERS SPS 361 TO 366 COMMERCIAL BUILDING
 CODE PKG (CR 16-094)
 ASCE 7-10
 AISC 360-10 SPECIFICATION AND AISC MANUAL 14TH
 AISI COLD-FORMED STEEL SPEC S100-12
 AISI COLD-FORMED STEEL STANDARD S200-12
 ACI 318-14



SHEET #1 (DWG. #S101) - STRUCTURAL DRAWING GAS
 (PROJECT: 15281)

15281 (PACKET FOR DWG. #S101) - STRUCTURAL CALCULATIONS GAS
 (PAGES 1 THROUGH 21)

SITE



DESIGN LOADS:

- II = RISK CATEGORY
- U = OCCUPANCY CLASSIFICATION
- III B = CONSTRUCTION TYPE
- 35 PSF = GROUND SNOW LOAD, PG
- 29.4 PSF = FLAT-ROOF SNOW LOAD, PF
- 1 PSF + SELF WEIGHT = DEAD LOAD
- 115 MPH = BASIC WIND SPEED, V
- 36.98 PLF = EQUIVALENT SNOW DRIFT LOAD
- 2000 PSF = MAX ALLOWABLE NET SOIL BEARING PRESSURE (PRESUMED)
- 0 PSF / FT = ALLOWABLE PASSIVE SOIL PRESSURE (PRESUMED)

NO.	DESCRIPTION	DATE	BY

PROJECT
 COVER SHEET
 CITY OF OAK CREEK
 800 W. PUETZ ROAD
 OAK CREEK, WI 53154

NOTE:
 ON/OUT SHEETS
 ALL SCALES
 UNLESS
 OTHERWISE
 AT FULL SCALE

DESIGNER/SEALER
KING MANUFACTURING CORP.
 STEEL KING CANDIES
 1000 W. WISCONSIN
 WAUKESHA, WISCONSIN
 VISIT OUR WEBSITE @ WWW.KINGMFG.COM
 EMAIL @ WWW.KINGMFG.COM
 PHONE @ 262.591.1424

PROJECT NO 15281
 ISSUE DATE 10-4-2022

SHEET TITLE
 COVER SHEET

C

DESCRIPTION
DATE
WORK

PROJECT: 20' X 30' (23) POST CANOPY
STRUCTURAL FRAMING, ELEVATIONS, DETAILS
CITY OF OAK CREEK
800 W PUETZ ROAD
OAK CREEK, WI 53154

NOTE: CONCEPT SHEET
ALL SCALES
ARE TO BE
BASED ON
THE FULL SCALE
AT HALF SCALE

DESIGNER: BLUES
KING MANUFACTURING CORP.
STEEL KING CANOPY
1000 WEST WISCONSIN STREET
WATKINS, WISCONSIN
WWW.KINGMANUFACTURING.COM
E-MAIL: SALES@KINGMANUFACTURING.COM
PHONE: 262.581.3322

PROJECT NO.	15281
DESIGNED BY	SFW
DRAWN BY	NLF
CHECKED BY	SFW
ISSUE DATE	9-30-2022

SHEET TITLE
STRUCTURAL PLAN

GENERAL NOTES:

CONCRETE WORK:
THE CONCRETE WORK SHALL CONSIST OF NECESSARY EXCAVATING REQUIRED TO RECEIVE THE NEW FOUNDATION OF THE CANOPY. SOIL EXCAVATED BENEATH AND SURROUNDING THE CANOPY FOOTINGS SHALL BE RETURNED USING 6"-20" LETTERS AND A VIBRATORY PLATE COMPACTOR BETWEEN THE OWNER, GENERAL CONTRACTOR AND FOOTING CONTRACTOR SHALL FOLLOW RECOMMENDATIONS OF GEOTECHNICAL REPORT WHERE ONE HAS BEEN PREPARED.
ALL COMPANIES INVOLVED IN EXCAVATING AND DIGGING SHALL FIRST CONTACT DIGGERS HOTLINE TO MARK BURIED UTILITIES. THE CONCRETE SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE "GUIDE SPECIFICATIONS FOR READY-MIXED CONCRETE."
SPECIFICATIONS ARE FOR CANOPY FOOTINGS OF NORMAL WEIGHT CONCRETE. SLUMP SHALL NOT EXCEED 4". THE CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2925 PSI AT 7 DAYS, AND 4500 PSI AT 28 DAYS. THE CONCRETE CANOPY FOOTING IS DESIGNATED AS P1 EXPOSURE CLASS. CONCRETE SUPPLIER SHALL FOLLOW REQUIREMENTS OF ACI 308 CHAPTER 4. MAXIMUM WATER TO CEMENTitious MATERIAL RATIO (W/C) IS 0.40-0.50. CONCRETE SHALL BE AIR-ENTRAINED A MINIMUM OF 4.5% (+/- 0.5%) FOR 1.5" MAX AGGREGATE SIZE.
OWNER IS RESPONSIBLE FOR ARRANGING AND ANALYZING RESULT OF TESTS. IF THE TEST RESULT FOR 7 DAYS IS LESS THAN REQUIRED, CONSTRUCTION ON THE FOOTINGS SHALL HALT UNTIL PASSING 28-DAY TESTS ARE OBTAINED.

INSTALLATION OF THE CANOPY ON FOOTINGS THAT HAVE ATTAINED A MINIMUM OF 2925 PSI (65%) OF THE TOTAL 4500 PSI DESIGNED P₂ COMPRESSIVE STRENGTH WITHIN 7 DAYS, IS ACCEPTABLE FOR THIS TYPE OF STRUCTURE.

CONTRACTOR BE ADVISED: ADDITIONAL SPECIFIC FOOTING DRAWINGS INDICATING FINAL PAD ELEVATIONS, ANCHORS, AND SETTING TEMPLATES WILL BE PROVIDED BY KING MFG. THE STRUCTURAL SIZE, ANCHORS, AND REINFORCING OF DESIGNED FOOTINGS WILL NOT BE CHANGED. THE FOOTING CONTRACTOR SHALL SET ALL ANCHOR BOLTS REQUIRED AS SHOWN AND SHALL SET THEM WITH THE USE OF A TEMPLATE. A HARD COPY OF THOSE ADDITIONAL SPECIFIC FOOTING DRAWINGS WILL BE INSIDE OF TEMPLATE PACKAGE.

THE CONTRACTOR SHALL FURNISH AND PLACE ALL REINFORCING STEEL. REINFORCING STEEL SHALL BE GRADE 60, DEFORMED, NEW BILLET STEEL MEETING ASTM A615. BEND BARS AT LEAST 2'-0" AROUND CORNERS. SPLICES SHALL BE LAPPED AT LEAST 24 BAR DIAMETERS. ALL SHALL BE SECURELY WROTE TOGETHER. A MINIMUM OF 8" CLEARANCE FROM THE CORNER OF BASEPLATE, TEMPLATE TO COLUMN POCKET MUST BE MAINTAINED TO ALLOW WORKERS ROOM TO PROPERLY TIGHTEN AND LEVEL COLUMNS. NON-SHRINK, NON-METALLIC GROUT SHALL BE SUPPLIED AND INSTALLED BY THE CONCRETE CONTRACTOR, LOCATED BENEATH COLUMN BASE PLATES AFTER ALL STEEL HAS BEEN SET AND LEVELED. FOR DURABILITY, IT IS RECOMMENDED THAT THE OWNER COAT THE COLUMNS IN EPOXY PRIOR TO POURING THE COLUMN POCKET AND PROTECT TO FINISH PAINT, AND TO INSTALL A SMALL ISLAND AND PROTECT ALL COLUMNS TO HELP KEEP ROAD SALT AWAY IN NORTHERN REGIONS.

STRUCTURAL STEEL:
ALL STRUCTURAL STEEL REQUIRED SHALL BE EQUAL TO OR STRONGER THAN A-992 GRADE 50. DESIGN SHALL CONFORM TO THE LATEST AISC SPECIFICATIONS. TUBE COLUMNS ARE TO BE GRADE A-500C. A525 STRUCTURAL NUTS SHOULD ALL BE SUNK UNLESS OTHERWISE SPECIFIED BY AISC.
ALL SHOP & FIELD WELDING (CLIPS & CP BRACE) IS CONSIDERED STRUCTURAL, AND SHALL BE DONE BY A LICENSED STRUCTURAL WELDER. WORKMANSHIP, TECHNIQUE OF WELDING, AND QUALIFICATIONS OF WELDING OPERATORS SHALL CONFORM TO THE REQUIREMENTS OF AISC SECTIONS 2.2.2.05 AND 2.2.2.0.
FIELD WELD DRIVE CLIPS: 1/4" FILLET WELD A MINIMUM OF 1" ALONG ONE SIDE OF THE CLIP WHERE IT MEETS THE BEAM FLANGE.
FIELD WELD CP BRACES: 1/8" FILLET WELD A MINIMUM OF 2" AT TOP OF BEAM FLANGE.
WHERE APPLICABLE, FIELD WELD TO ROD 1/4" FILLET WELD A MINIMUM OF 1" ON EACH SIDE WHERE IT MEETS EXTERIOR BEAM FLANGE.

ELECTRICAL NOTES:

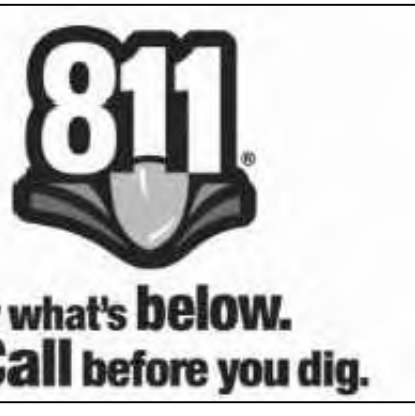
ELECTRICAL CONDUIT TO BE SLEAVED UP TO MATCH BASE PLATE HOLES OF NON-VENTED FOOTINGS & MUST TERMINATE 6'-6" ABOVE FOOTING. CONDUIT TO ENTER COLUMN THRU 8" DIAMETER HOLE IN BOTTOM OF BASE PLATE, CENTERED IF EXTERNAL DRAIN FOR 1" B3AD & 125" EMT CONDUIT. RADIUS IS LARGE, CAUSING FIT ISSUES - MUST PLAN FOR & COORDINATE WITH FOOTING INSTALLATION IN ORDER TO FIT THRU BASE PLATE HOLES. FOUR EXACTLY CENTERED WITH HOLE INTO CONCRETE 12" BELOW TOP OF FOOTING. IT IS THE ELECTRICIAN'S RESPONSIBILITY TO ENSURE CONDUIT BEND RADIUS WILL CLEAR 8" HOLE IN BASE PLATE, APPROX. 1.5" ABOVE FOOTING. QUANTITY AND LOCATIONS OF CONDUIT CHOSEN BY ELECTRICIAN. CONDUIT TO EXIT COLUMN THRU 1.5" DIAMETER HOLE IN TOP PLATE - ELECTRICIAN MUST SEAL AROUND CONDUIT ONCE INSTALLED. A 4" W/6" HAND HOLE WILL BE PROVIDED ON COLUMNS TO MATCH CONDUIT SIZE. DO NOT CUT ADDITIONAL OR LARGER HOLES WITHOUT NOTIFYING STEEL KING AND RECEIVING ENGINEER'S CONSENT.
IF A COLUMN THAT CONTAINS ELECTRICAL CONDUIT ALSO SHARES SPACE WITH AN INTERNAL DRAIN OR VENT, CANOPY INSTALLATION CREW SHALL LOCATE THE ELECTRICIAN ON SITE TO BEND THE CONDUIT AWAY FROM THE DRAIN OR VENT. CANOPY INSTALLATION CREW SHALL SEAL TIGHT AROUND CONDUIT HOLES THAT ARE IN USE ON COLUMN TOP PLATES AND SHALL SEE THAT CORRS REMAIN ON UNUSED HOLES ON THE COLUMN TOP PLATE. ELECTRICIAN ACCESS HAND HOLES SHALL ALSO BE RETURNED. THIS IS TO PREVENT WATER FROM ENTERING THE INSIDE OF THE COLUMNS.
IT SHALL BE ELECTRICIAN'S RESPONSIBILITY TO SEAL ALL PLACES CONDUIT PERCE'S CANOPY DROCKING.

CLIPPING HOLES INTO SHEET METAL OF CANOPY:
IT IS STRONGLY RECOMMENDED THAT LIGHT FIXTURE HOLES ARE CUT INTO A SINGLE ROOF DECK PAN, NOT CUTTING THROUGH THE PAN RBBS. TRAY DOORS, WHERE NECESSARY, SHALL BE CUT INTO ONE PAN RB, AFFECTING TWO DECK PANS AND REQUIRING REINFORCEMENT ANGLE. ANY TIME THAT ONE PAN RB MUST BE CUT, AFFECTING TWO DECK PANS, REINFORCEMENT ANGLES MUST BE PROVIDED. REINFORCEMENT ANGLES SHALL BE 1/2x2x1/8 OR EQUAL, AND BE SUFFICIENT LENGTH TO TIE TOGETHER A MINIMUM OF THREE DECK RBBS. DECK SHALL BE CLIPPED TO THE REINFORCEMENT ANGLE AT ALL 5 RB'S USING A CLIP BRACE FOR A MINIMUM OF 400# LOAD CAPACITY. DO NOT CUT MORE THAN ONE PAN RB, AFFECTING THREE OR MORE CONCRETE DECK PANS. THIS REQUIRES EXTENSIVE REINFORCEMENT. DO NOT Pierce INTO THE BOTTOM OF A WET PERIMETER GUTTER, CENTER GUTTER, OR GUTTER LEAD. FASTENERS SHALL BE A MINIMUM OF 2" FROM THE BOTTOM OF GUTTER TO FIRST HOLD WATER. IF PIERCING THE DRAINING, CONTRACTOR MUST SEAL ALL FASTENERS AND HOLES. DO NOT CUT HOLES INTO STRUCTURAL STEEL OF CANOPY WITHOUT PRIOR PERMISSION FROM STEEL KING CONSTRUCTION.

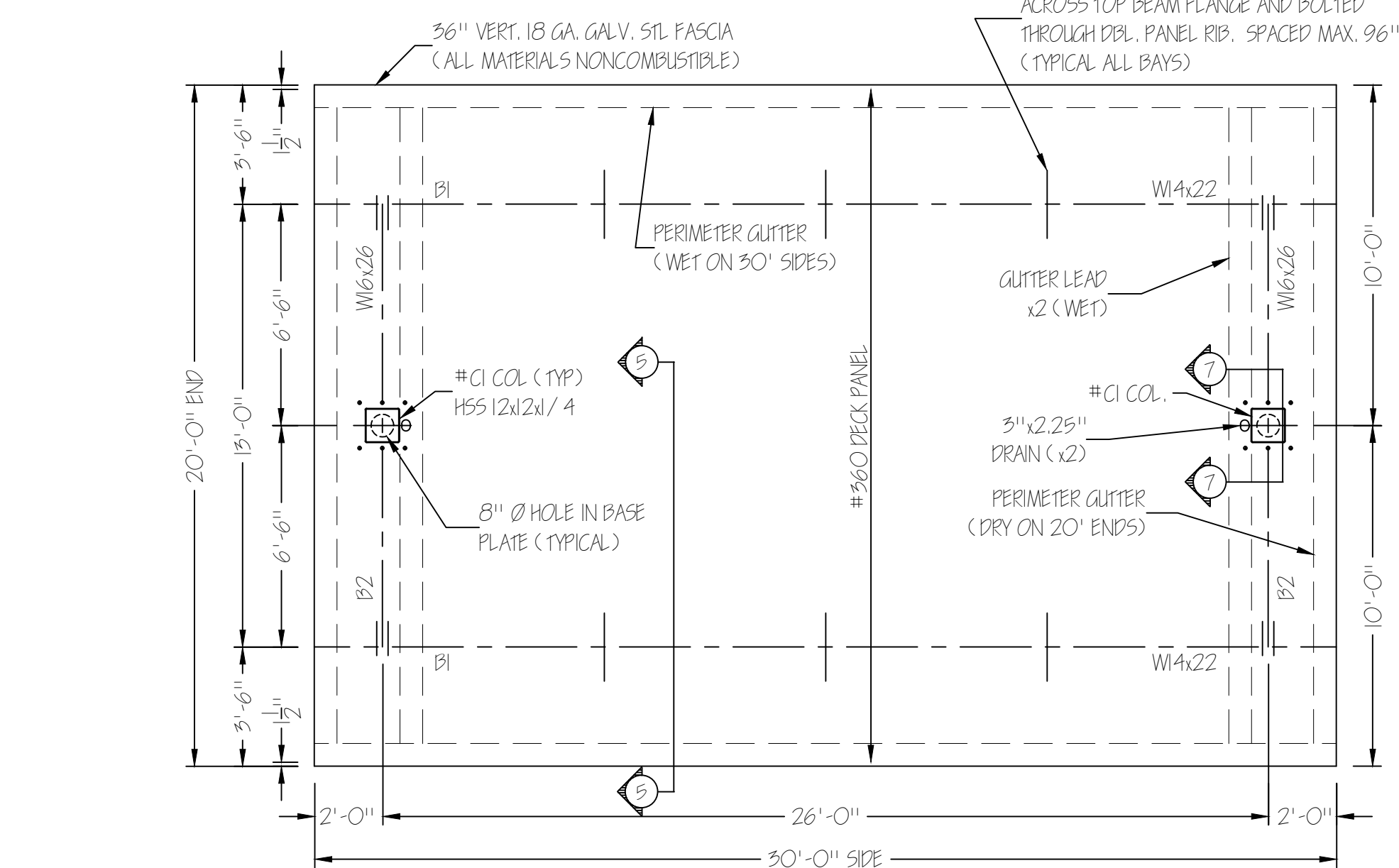
ADDITIONAL NOTES:
IT IS RECOMMENDED THAT HEAT TAPE BE INSTALLED INSIDE INTERNAL DRAINS LOCATED IN AREAS SUBJECT TO FREEZING.
IF INSTALLING PROCK COLUMN WRAPS, IT IS CODE THAT THE MORTAR IN A VERTICAL JOINT IS LEFT OUT 24" O.C. OR AT LEAST ONE EACH SIDE (SEE WRAP) TO ALLOW DRAINAGE OF INCIDENTAL WATER. THIS COULD ALSO BE ACHIEVED BY LEAVING OUT A SMALL BRICK, OWNER OR GC TO MEET OSHA REGULATION 29 CFR 1926.451 TO ALLOW CONCRETE-WHEELED LIFT EQUIPMENT AND SCAFFOLDING TO MAINTAIN WORK AREA. A WORK AREA EXTENDING 10' BEYOND THE CANOPY IN ALL DIRECTIONS IS REQUIRED AND SHALL BE FLAT, COMPOSED OF CONCRETE OR ASPHALT, AND FREE OF OPEN EXCAVATION, DEBRIS, CONSTRUCTION EQUIPMENT AND CONSTRUCTION WORKERS. AN ADDITIONAL FLAT WORK SPACE SHALL BE PROVIDED ADJACENT TO THE CANOPY FOR UNLOADING AND STORING MATERIALS. ALL TERRAIN LIFT EQUIPMENT AND EXTRA TIME TO INSTALL IS NOT INCLUDED.

CANOPY DESIGN CRITERIA:

II - RISK CATEGORY OF BLDG	I.O PSF + SELF WEIGHT + DEAD LOAD
2500 PSF = BASE WIND SPEED, V	2000 PSF = PRESUMED NET SOIL BEARING PRESSURE
II - OCCUPANCY CLASSIFICATION	II - OCCUPANCY CLASSIFICATION
II - SNOW EXPOSURE FACTOR C _e	II - SNOW EXPOSURE FACTOR C _e
II - SNOW IMPORTANCE FACTOR I _s	II - SNOW IMPORTANCE FACTOR I _s
II - PERMANENT EQUIPMENT LOAD	II - PERMANENT EQUIPMENT LOAD
36.98 PLF = EQUIVALENT DRIFT LOAD	UNKNOWN = DESIGN GROUNDWATER LEVEL

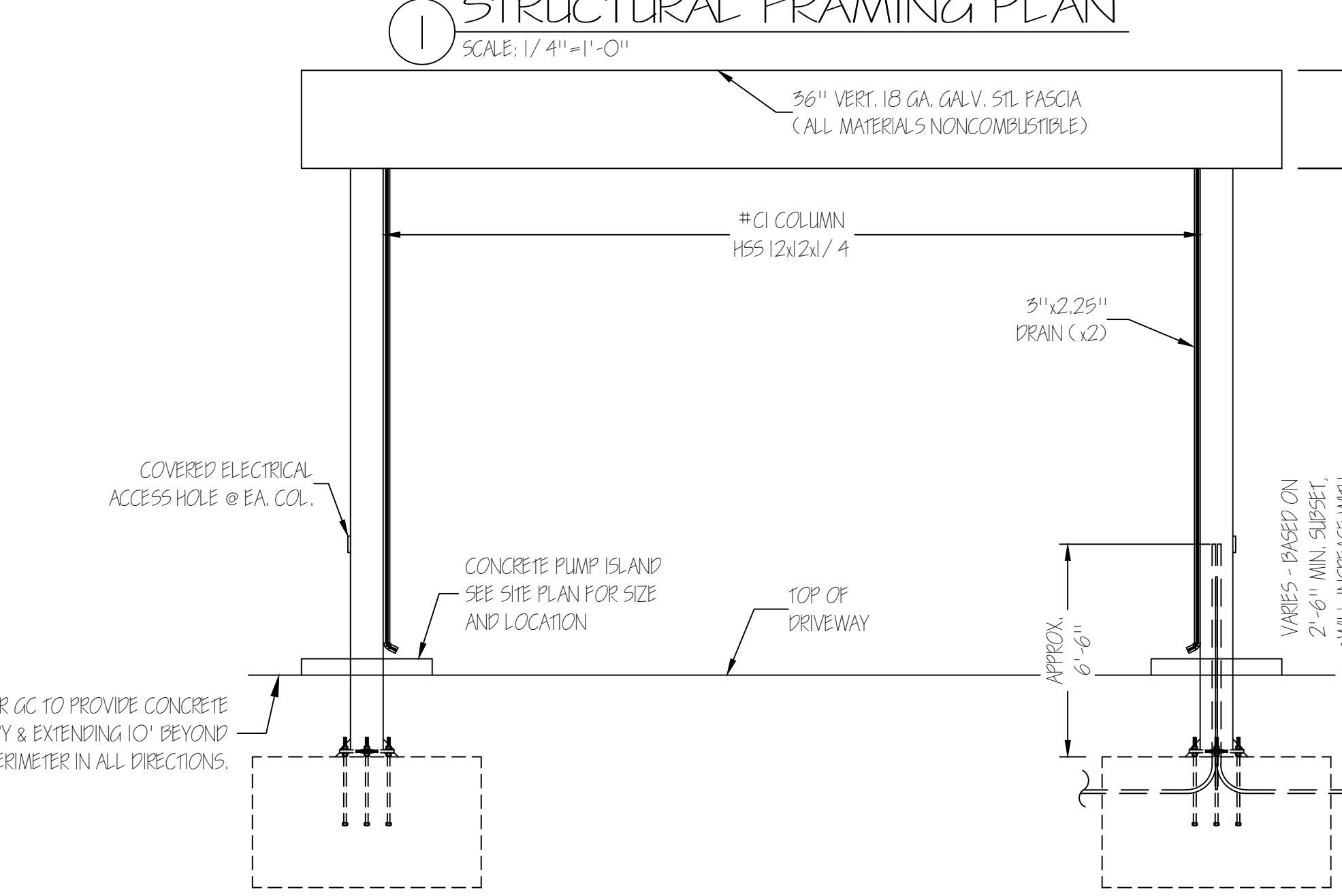
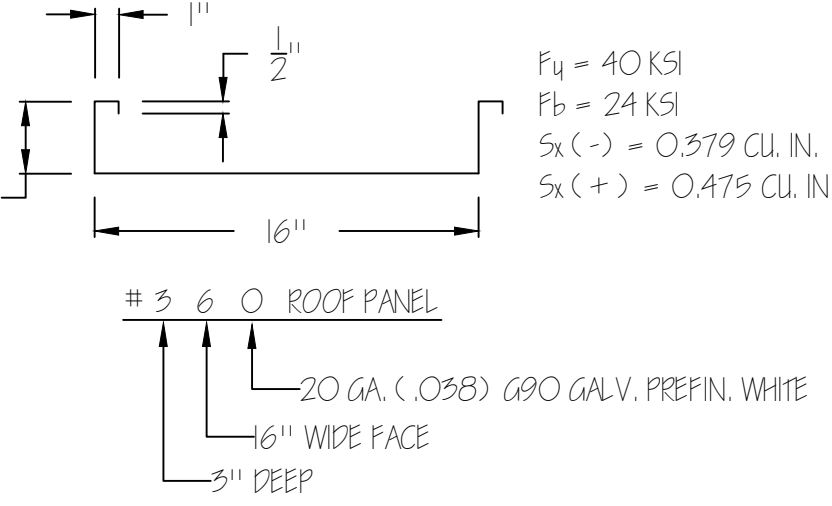


F_u = 40 KSI
F_b = 24 KSI
S_x (-) = 0.379 CU. IN.
S_x (+) = 0.479 CU. IN.

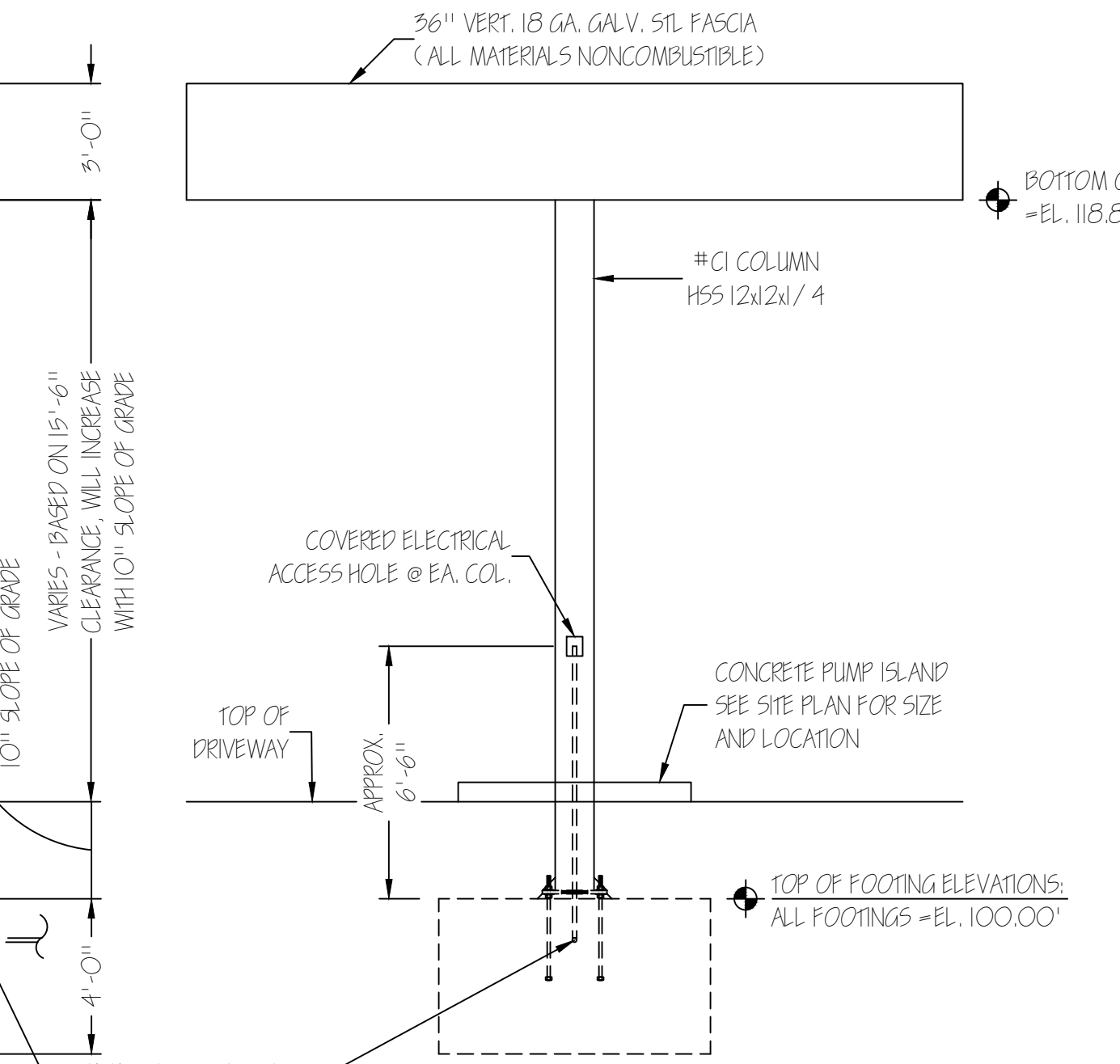


ELEVATIONS & SLOPE OF GRADE ARE ALL PRESUMED - CLIENT CAN USE EXTRA LENGTH ON COLUMNS FIRST BEFORE STEALING FROM CLEARANCE OR SUBJECT

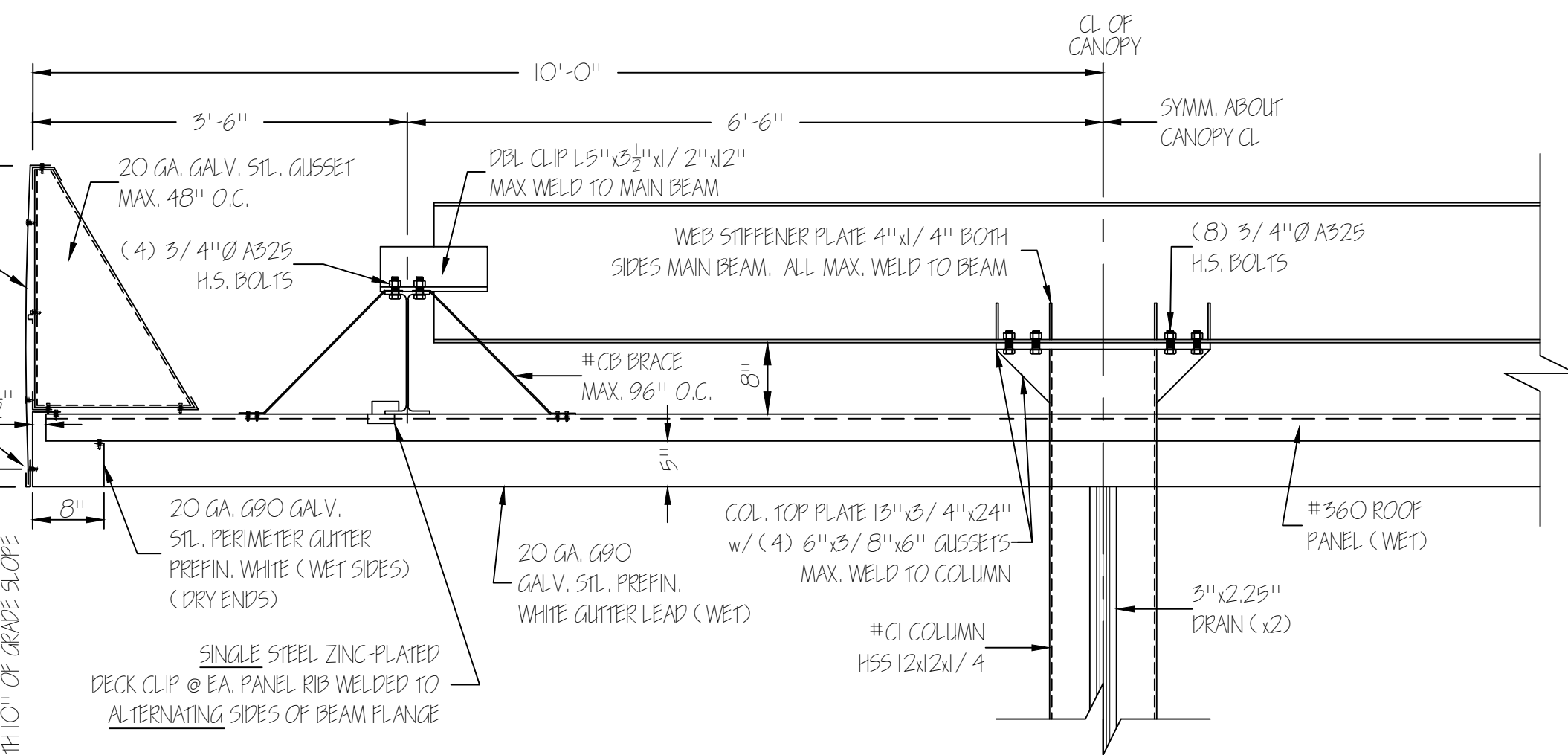
4 DECK PANEL
SCALE: 1/1/2"=1'-0"



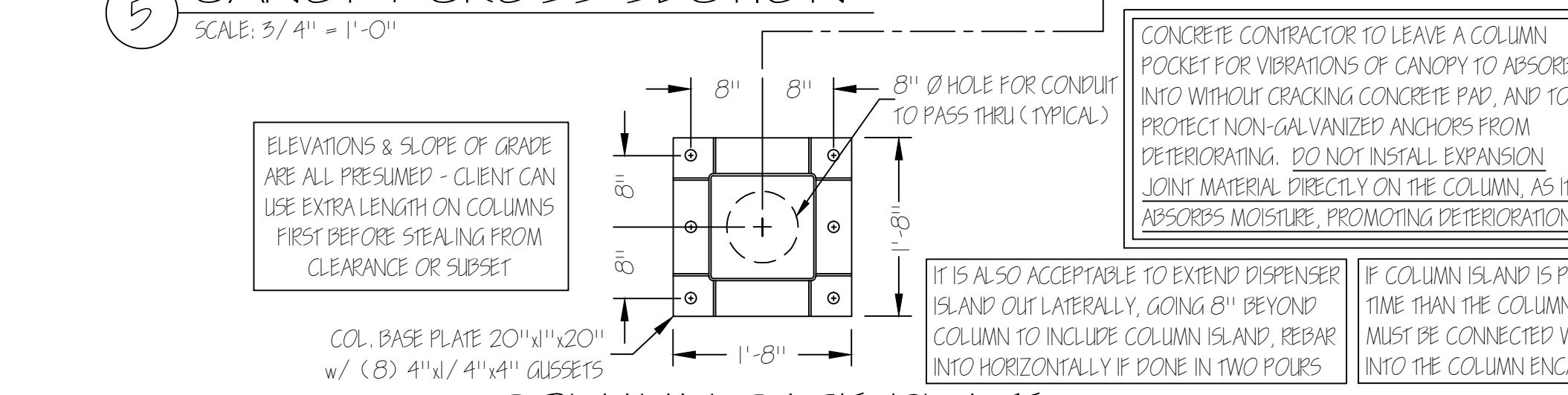
2 SIDE ELEVATION
SCALE: 1/4"=1'-0"



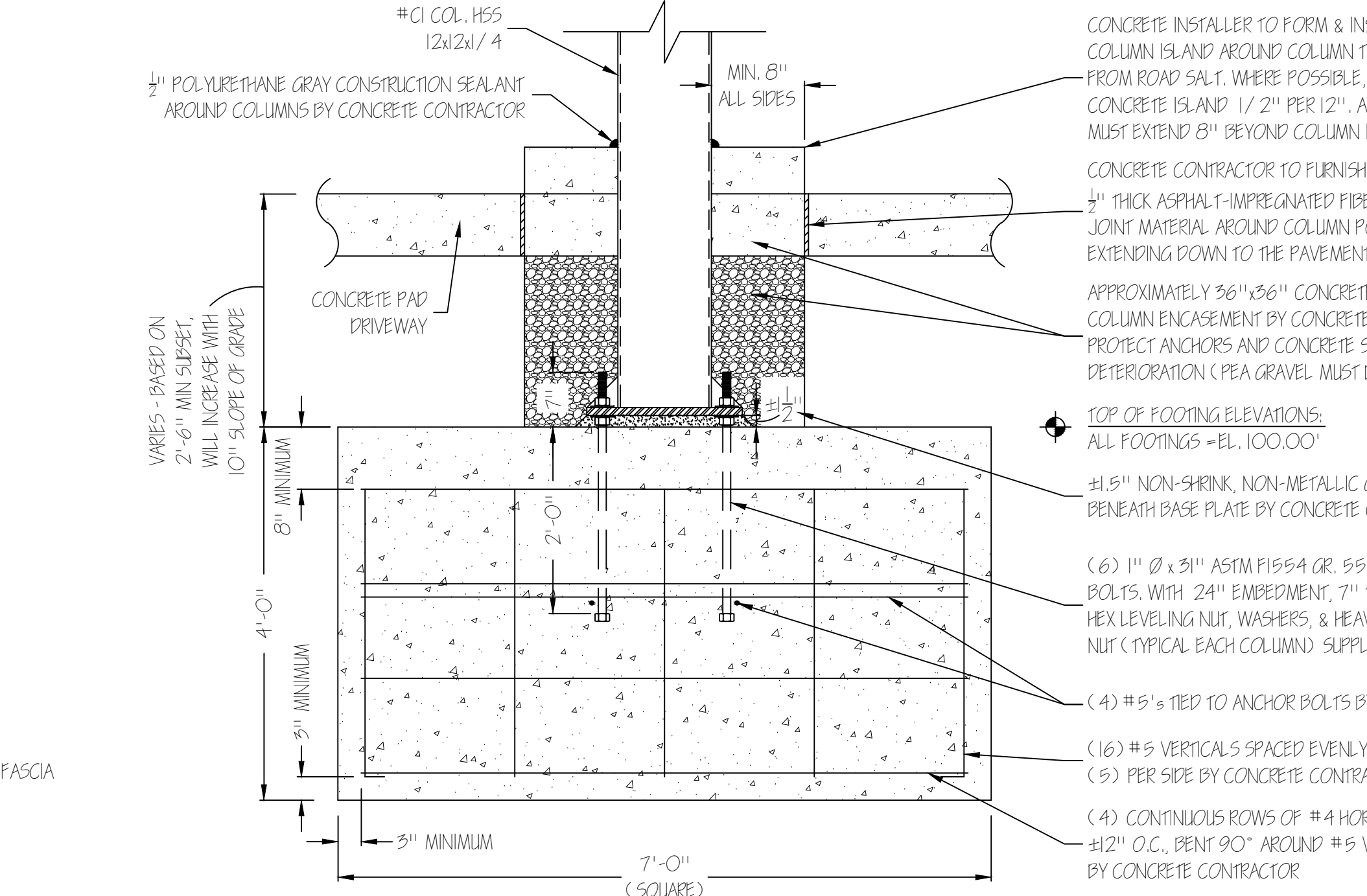
3 END ELEVATION
SCALE: 1/4"=1'-0"



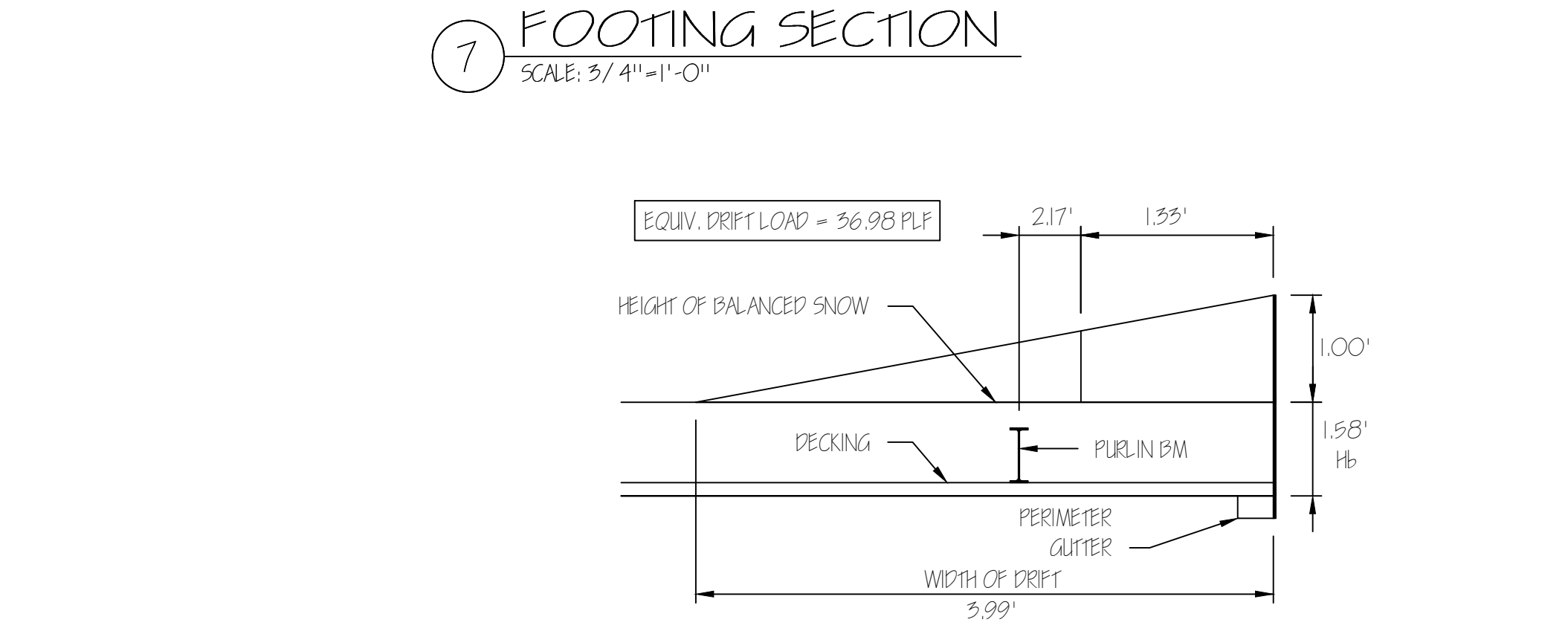
5 CANOPY CROSS SECTION
SCALE: 3/4"=1'-0"



6 COLUMN BASE PLATE
SCALE: 3/4"=1'-0"



7 FOOTING SECTION
SCALE: 3/4"=1'-0"



8 SNOW DRIFT DIAGRAM
SCALE: N.T.S.

CONCRETE CONTRACTOR TO LEAVE A COLUMN POCKET FOR VIBRATIONS OF CANOPY TO ABSORB INTO WITHOUT CRACKING CONCRETE PAD, AND TO PROTECT NON-GALVANIZED ANCHORS FROM DETEIORATING. DO NOT INSTALL EXPANSION JOINT MATERIAL DIRECTLY ON THE COLUMN, AS IT ABSORBS MOISTURE, PROMOTING DETEIORATION.

IF COLUMN ISLAND IS Poured AT A DIFFERENT TIME THAN THE COLUMN ENCASMENT, IT MUST BE CONNECTED WITH REBAR VERTICALLY INTO THE COLUMN ENCASMENT

CONCRETE INSTALLER TO FORM & INSTALL NEW COLUMN ISLAND AROUND COLUMN TO PROTECT FROM ROAD SALT. WHERE POSSIBLE, PITCH CONCRETE ISLAND 1/2" PER 12", AT MINIMUM, MUST EXTEND 8" BEYOND COLUMN IN ALL DIRECTIONS.

CONCRETE CONTRACTOR TO FURNISH & INSTALL 1/2" THICK ASPHALT-IMPREGANATED FIBER EXPANSION JOINT MATERIAL AROUND COLUMN POCKET, EXTENDING DOWN TO THE PAVEMENT THICKNESS.
APPROXIMATELY 36" x 36" CONCRETE & PEA GRAVEL COLUMN ENCASMENT BY CONCRETE CONTRACTOR TO PROTECT ANCHORS AND CONCRETE SLAB FROM EARLY DETEIORATION (PEA GRAVEL MUST BE CAPPED BY CONCRETE)

TOP OF FOOTING ELEVATIONS: ALL FOOTINGS = EL. 100.00'

#1 5" NON-SHRINK, NON-METALLIC GROUT INSTALLED BENEATH BASE PLATE BY CONCRETE CONTRACTOR

(6) 1" Ø x 31" ASTM F1554 GR. 55 HEADED ANCHOR BOLTS WITH 24" EMBEDMENT, 7" THREAD, HEAVY HEX LEVELING NUT, WASHERS & HEAVY HEX TIGHTENING NUT (TYPICAL EACH COLUMN) SUPPLIED BY KING

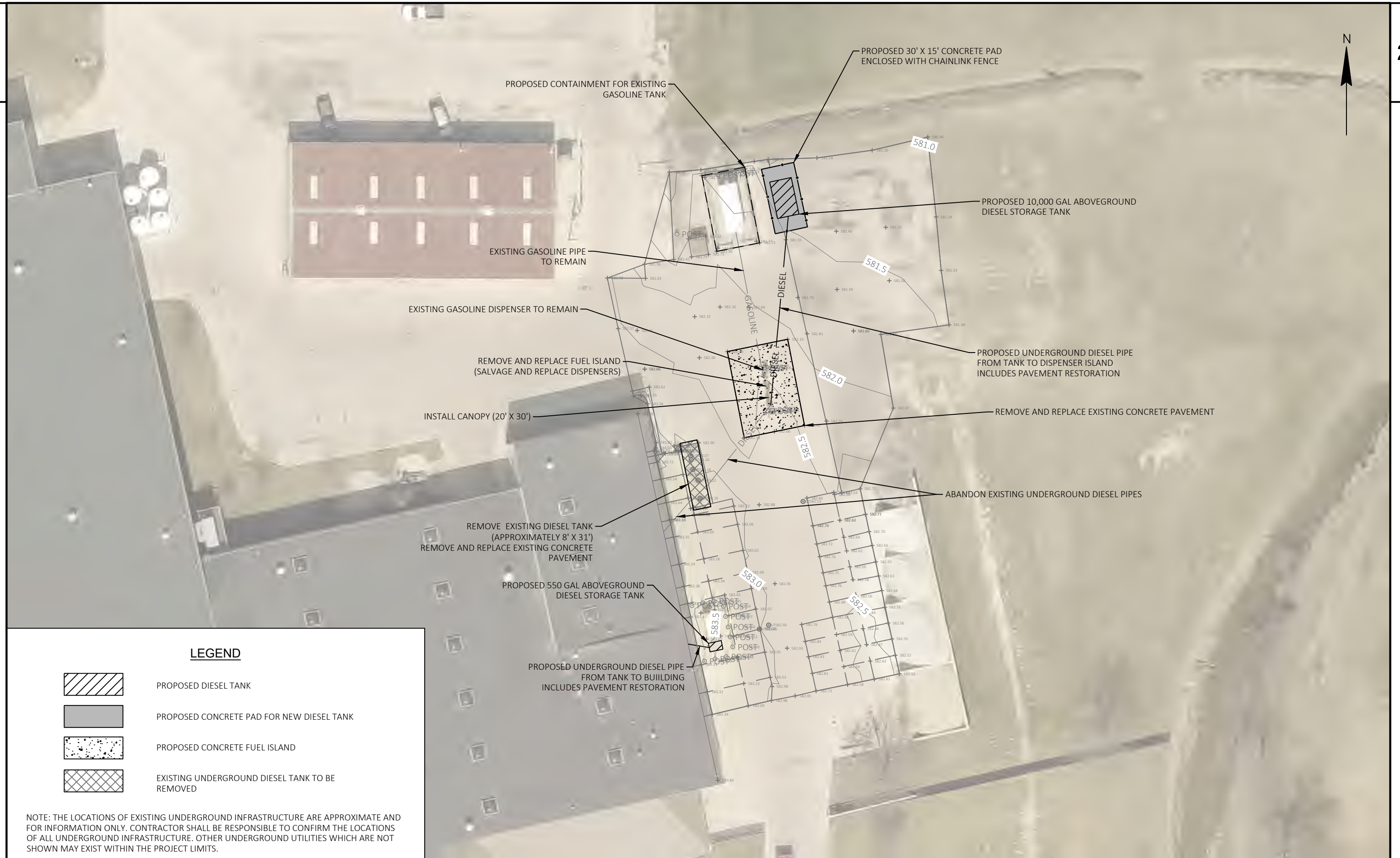
(4) #5'S TIED TO ANCHOR BOLTS BY CONCRETE CONTRACTOR
(16) #5 VERTICALS SPACED EVENLY AROUND FOOTING, (5) PER SIDE BY CONCRETE CONTRACTOR

(4) CONTINUOUS ROWS OF #4 HORIZONTAL TIES @ #12" O.C., BENT 90° AROUND #5 VERTICAL RODS BY CONCRETE CONTRACTOR





OWNER OR GC TO PROVIDE CONCRETE UNDER CANOPY & EXTENDING 10' BEYOND CANOPY PERIMETER IN ALL DIRECTIONS.

ELECTRICAL CONDUIT DRAWN AS 1" Ø RIGID POLYED CENTERED INTO FOOTING TO FIT 8" Ø BASE PLATE HOLE, QUANTITY AND LOCATIONS BY ELECTRICIAN

EQUIV. DRIFT LOAD = 36.98 PLF
HEIGHT OF BALANCED SNOW
2.17'
1.53'
1.00'
1.58' H_b
PERIMETER GUTTER
WIDTH OF DRIFT 3.99'



LEGEND

-  PROPOSED DIESEL TANK
-  PROPOSED CONCRETE PAD FOR NEW DIESEL TANK
-  PROPOSED CONCRETE FUEL ISLAND
-  EXISTING UNDERGROUND DIESEL TANK TO BE REMOVED

NOTE: THE LOCATIONS OF EXISTING UNDERGROUND INFRASTRUCTURE ARE APPROXIMATE AND FOR INFORMATION ONLY. CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THE LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. OTHER UNDERGROUND UTILITIES WHICH ARE NOT SHOWN MAY EXIST WITHIN THE PROJECT LIMITS.