



PLAN COMMISSION

January 24, 2023

6:00 P.M.

Common Council Chambers

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

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

The City's Vision

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

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

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – December 13, 2022 & January 10, 2023
4. Review and Discuss Report on Recent Common Council Actions
5. Review and Discuss Report on Recent Board of Housing and Zoning Appeals Actions – NONE
6. Review and Discuss Report on Recent Quarterly Parks & Recreation Commission Actions
7. Public Hearing
 - a. SIGN APPEAL - Hold a public hearing on a proposed sign appeal submitted by Laura Konopski, Brentwood Animal Hospital, that would allow the applicant to install one (1) 24.25" x 364" (61.3 sf) wall sign on the southwest elevation of the existing building and one (1) single-tenant monument sign with an aluminum formed shroud and base measuring 141 inches in width on the south side of the property at 318 W. Ryan Rd. (Tax Key No. 875-9994-001; 3rd Aldermanic District).
More info at ZoningHub: <https://s.zoninghub.com/DQGY3IA005>
8. New Business
 - a. SIGN APPEAL - Consider a request for a sign appeal submitted Laura Konopski, Brentwood Animal Hospital, that would allow the applicant to install one (1) 24.25" x 364" (61.3 sf) wall sign on the southwest elevation of the existing building and one (1) single-tenant monument sign with an aluminum formed shroud and base measuring 141 inches in width on the south side of the property at 318 W. Ryan Rd. (Tax Key No. 875-9994-001; 3rd Aldermanic District).
More info at ZoningHub: <https://s.zoninghub.com/DQGY3IA005>
 - b. PLAN REVIEW - Review site, building, and related plans submitted by Kardo Rasha, DUNKIN' (The Kardo Group), for exterior building modifications, a drive-through canopy with menu board,
Visit our website at www.oakcreekwi.org for the agenda and accompanying Plan Commission reports.

and directional sign on the property at 2345 W. Ryan Rd. (Tax Key No. 903-9008-001; 5th Aldermanic District).

More info at ZoningHub: <https://s.zoninghub.com/AOR3MVJAVC>

Announcements & Adjournment.

Dated this 19th day of January, 2023

Posted 1-19-23 sd

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, DECEMBER 13, 2022**

Mayor Bukiewicz called the meeting to order at 6:00 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 Siefert, and Commissioner Chandler. Also present: Senior Planner Kari Papelbon and Assistant Fire Chief Mike Havey.

Minutes of the November 22, 2022, meeting

Commissioner Siefert moved to approve the minutes of the November 22, 2022, meeting. Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
MICHAEL FABER, CREEK TWO LAND, LLC
9955 S. 13TH ST.
TAX KEY NO. 926-9037-000**

Senior Planner Papelbon provided an overview of site, building, and related plan review for a proposed multitenant industrial building on the property at 9955 S. 13th St. This plan was originally reviewed on May 25, 2021 under the previous Code (see staff report for details).

Mike Faber, Capstone Quadrangle and Creek Two Land, LLC, N17 W24222 Riverwood Drive, Waukesha, WI, informed the Commissioners that the stormwater and window revisions staff requested in 2021 have been addressed in the current plans. Mr. Faber stated that his perspective on the parking drive aisle conflict between the approved General Development Plan and the Planned Unit Development (PUD) language is that the intent of the PUD has been satisfied by the creation of the berm on the south property line.

Yvonne Siira, 1500 W. Lois, Oak Creek, WI:

“So, our house is just to the south of the development, and yes, the berm is very thick. I guess I just want to clarify: is the reason for the change in the PUD, possible change, is that because the road is now further south? I’m trying to understand why there would be an amendment.”

Senior Planner Papelbon stated there is essentially a conflict between the language of the PUD and the actual proposal. It is up to the Plan Commission to interpret whether the plans as presented pose enough of a conflict with the PUD to warrant an amendment. Section 2 (E) of the PUD states: “The southerly parking lot shall be designed so that the aisle is closest to the berm and that no parking spaces directly abut the south property line”. The berm that is currently on the south property line was required by the same PUD.

Yvonne Siira:

“Well, the Department of Transportation stopped the noise wall, or whatever you want to call it, before Daniel (Lane). So honestly (inaudible) because there is a gap, and if you all know that the texture of the freeway has been changed it’s very noisy, so because we don’t have a wall, a noise wall to the west of us, I’m thinking (inaudible) will really quiet things down. So honestly, I’m ok with it and no one else is here so they must be ok with it.”

Commissioner Hanna asked to be shown an overview of the truck entrances. Senior Planner Papelbon provided a view of the internal and 13th St. entrances/exits. Commissioner Hanna expressed concern that there is the potential for delays on 13th St. if trucks are using it as an entrance, and 13th St. is only two (2) lanes.

Mr. Faber corrected Commissioner Hanna and explained that 13th St. is four (4) lanes where the entrance is located, and narrows to two (2) lanes farther south of the proposed location. Mr. Faber stated that his engineers have assured both northbound and southbound trucks have enough turning radius to maneuver the 13th St. entrance. Most trucks leaving the facility will be heading north to Ryan Rd., and most trucks entering the facility will be using the Stern St. access to the cul-de-sac.

Alderman Loreck asked whether Stern Street connected to 13th St. in a loop. Mr. Faber stated that such was the original intent, but the park developer abandoned the idea. Because the utilities were connected through the intended loop, a Development Agreement will be required to remove the public portion of sewer and water running through a portion of the site.

Alderman Loreck asked whether future parking to the west was required (inaudible). Mr. Faber answered that the proposed future parking on both the south and west is important for prospective tenants who may require more employee parking. If the parking is not required at the time of the building’s completion, it will be left as greenspace until such time as it may be needed.

Alderman Loreck asked if there was a berm which afforded any protection to the residents of 15th St. and Settlers Way if trucks circled the building. Mr. Faber answered that where there is no berm at the west end of the southern lot line, there will be a rain garden fully planted with trees. There are no homes directly south of this area.

Alderman Loreck asked whether there were any plans to post signage preventing trucks from turning south on 13th St. Mr. Faber replied that he would be opposed to no right turns at all as he was hopeful residents working at the facility would be using this entrance/exit. Mr. Faber stated that he would not object to a sign prohibiting semi-trucks from turning south.

Commissioner Siepert asked how many trucks would be using the facility daily. Mr. Faber replied that as this was a speculative building, he did not know what kind of tenant it would attract, and could not know how many trucks may be using the facility on a given day. Mr. Faber stated that market trends suggest the building would likely be housed by one (1) tenant, hopefully a manufacturing tenant, which would have less truck traffic in general.

Commissioner Chandler asked Senior Planner Papelbon if the Commission needed to take any action on the public sewer and water relocation. Senior Planner Papelbon stated that once the Water Utility reviews the plans, there will need to be a Development Agreement for the removal of the old and installation of the new utilities.

Yvonne Siira:

"I just want to confirm: so, one of the Commissioner's had mentioned (inaudible), you had mentioned the traffic wrapping around the building. So, am I correct in just saying that's just car traffic, or is there any proposed truck traffic?"

Mayor Bukiewicz answered that it should be just cars, but it could become a concern for trucks.

Yvonne Siira:

"Right, right. It's a tight angle, isn't it?"

Mayor Bukiewicz replied that it was a very tight angle (inaudible).

Yvonne Siira:

"Living on the south side I would prefer that there not be any truck traffic. I think that was part of the PUD and that it was just going to be employee traffic and employee parking and I just don't want to hear..."

Mayor Bukiewicz said he believed the building was designed for employee traffic and (inaudible).

Yvonne Siira:

"Let it be said: Yvonne does not want truck traffic. Honestly, I do not. I've been there since 1992 and I really don't want, I have got the freeway, which is a lot different when I first moved in. The freeway is a lot noisier. As you well know, there's many more lanes and I understand that I know, chose to live there, but things are changing. And if I can prevent truck traffic from coming in and riding out my mom having a little picnic outside and seeing all the noise and all that, I would appreciate it."

Mr. Faber stated that it will be his intent to post wayfinding signs at the entrances to direct semi-trucks away from the auto parking.

Michael Havey, 1321 W. Lois Ln., Oak Creek, WI:

"Like Yvonne, I live in the neighborhood. I've been there since 1975. So, historically, that sight was planned to be a business site for years, so it is not a surprise that there is a proposed sight coming on there. The traffic concerns, I will tell you, I experience that every day. The business to the east that you spoke about on 13th St. [has] much less semi traffic - it's pretty much employee traffic. I would say that most of the neighborhoods have been accustomed to what we see on the development side of it, so I'm not opposed to it as a resident. It's an expected, proposed business that was going to be at some point in time. There was something going to be there."

Assistant Fire Chief Havey noted Code requires access points with a 20-foot-wide clearance and unimpeded access around the building for emergency vehicles. Truck traffic is anticipated to be concentrated in the loading dock area. Fire has no specific concerns other than Code compliance with fire suppression systems. Emergency access and adequate water supply are sufficient.

Mayor Bukiewicz expressed solidarity with Ms. Siira that there should be no trucks on the south side of the building. Mayor Bukiewicz also stated he would like to see the applicant do whatever possible to prevent trucks from heading south on 13th St., and, in particular, from queuing up on 13th St.

Mr. Faber stated that there is nothing to prevent the trucks from entering Helm St. and Stern St. were they to arrive at a time when their shipment could not be received, so there would be no need for them to queue on 13th St.

Senior Planner Papelbon stated that the Plan Commission must decide whether the PUD should be amended to eliminate the conflicting language.

Mayor Bukiewicz asked Senior Planner Papelbon which option gave the City the most flexibility given that the building's future occupant is unknown. Senior Planner Papelbon replied that amending the PUD just cleans it up.

Commissioner Chandler asked what would happen to the proposed parking area if the PUD were not amended. Mr. Faber answered that he did not anticipate changes to the project, but rather the City would face a situation where they had approved a PUD and development plans which were in conflict. Mr. Faber suggested that it was in the Commission's best interest to eliminate the PUD language specifying the drive aisle should be closest to the berm.

Senior Planner Papelbon explained there were two scenarios. If the Plan Commission approves the plans before them, there is a conflict with the PUD. If the Plan Commission denies the plans before them, the plans would need to be revised to be in conformance with the PUD as written. However, since there are conflicts within the PUD, cleaning it up would eliminate any conflict with the given plans should the Commission wish to approve them.

Commissioner Oldani asked if there was a downside to amending the PUD. Senior Planner Papelbon replied that it would need to go through a public hearing process, which would cause a minor delay. Commissioner Oldani asked if the change would affect the intent of the original PUD. Senior Planner Papelbon stated that correcting the inconsistencies would provide an opportunity to establish what has already happened within the PUD, and establish future requirements moving forward.

Mr. Faber asked if the plans could be approved subject to changing the PUD. Senior Planner Papelbon replied that they could.

Commissioner Oldani moved that the Plan Commission approve the site and building plans submitted by Michael Faber, Creek Two Land, LLC, for the property at 9955 S. 13th St. with the following conditions:

1. That all relevant Code requirements are in effect.
2. That the plans are revised to incorporate staff comments regarding stormwater, utility locations and details, setbacks, and retaining walls.
3. That the plans are revised to include locations for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
4. That all light sources are shielded and directed downward, that the color temperature of the fixtures are limited to a maximum of 3,500 Kelvins, and that light sources adjacent to single-family residential areas are shielded on the side of the fixture adjacent to the residential area.
5. That the landscape plans are revised and resubmitted for review and approval by the Director of Community Development prior to the submission of permit applications.
6. That the trash enclosure gates are revised to a non-chain link and Code compliant material.
7. That a detailed Master Sign Plan is reviewed and approved by the Plan Commission prior to submission of sign permit applications.
8. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.
9. That an amendment to the Planned Unit Development is reviewed and approved by the Common Council prior to submission of permit applications.

Alderman Guzikowski seconded.

Senior Planner Papelbon clarified that a Master Sign Plan would only be required for tenants in excess of two (2).

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

**TEMPORARY USE PERMIT
MARK MCCLAIN, ONE HEADLIGHT POWER SPORTS, LLC dba HOUSE OF HARLEY-
DAVIDSON
9725 S. 13th ST.
TAX KEY NO. 904-9011-001**

Senior Planner Papelbon provided an overview of the request to operate a Wisconsin motorcycle training site within the Colder's parking lot at 9725 S. 13th St. (see staff report for details).

Commissioners had no questions for the applicant.

Alderman Loreck moved that the Plan Commission approve the Temporary Use Permit request submitted by Mark McClain, One Head Light Power Sports, LLC (dba House of Harley-Davidson), for the operation of a motorcycle operator training site on the property at 9725 S. 13th St. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all course activities shall be located within the south portion of the parking lot as per the proposed map.
3. That operations related to the training course be limited to between 7:00 AM and 8:00 PM Monday through Sunday.
4. That there shall be one (1) cargo container for the temporary storage of the course equipment and materials within the south portion of the parking lot as per the proposed map. The cargo container shall be removed within seven (7) days of the last training course.
5. That signage for the operation is limited two (2) 4' x 8' (32 square feet each) temporary signs on the cargo container.
6. That the Temporary Use Permit shall be valid between March 21, 2023, and November 9, 2023.

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

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:00 pm.

ATTEST:

Kari Papelbon, Plan Commission Secretary

1-5-23

Date

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JANUARY 10, 2023**

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

Minutes of the December 13, 2022 meeting

Minutes were missing from the Commissioners' packets, and will be reviewed at the next Plan Commission meeting on January 24, 2023.

**PUBLIC HEARING
SIGN APPEAL
C.W. PURPERO
7030 S. 13TH ST.
TAX KEY NO. 735-9000-000**

Senior Planner Papelbon read the public hearing notice into record.

Mayor Bukiewicz made the first call for public comment.

Reggie Peters, Lemberg Electric, 4085 N. 128th Street, Brookfield, explained that the applicant is updating the parking lot on the west side of the building. The existing signs on the south elevation have vegetation in front of them that limits the visibility as people come in off South 13th Street. Ms. Peters stated that with the new parking lot layout, having a sign on the west elevation will increase safety as people are walking in the building and driving into the parking lot. An official survey was done after submitting the application, and corrected that the sign would be 15 feet long instead of 16 feet long.

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

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

**SIGN APPEAL
C.W. PURPERO
7030 S. 13TH ST.
TAX KEY NO. 735-9000-000**

Senior Planner Papelbon provided an overview of the request for variances allowing the applicant to install one (1) 2'-0" x 16'-0" (32 square feet) wall sign on the west elevation of the existing building on the property at 7030 S. 13th St. (see staff report for details).

There were no questions or additional comments.

Commissioner Siepert moved that the Plan Commission approves a sign variance allowing the installation of one (1) 2'-0" x 15'-0" (30 square feet) wall sign on the west elevation of the building at 7030 S. 13th St. Alderman Loreck seconded. On roll call: all voted aye. Motion carried.

**MASTER LANDSCAPE PLAN REVIEW
JANSSEN BRUCKNER
641 AND 819R E. DREXEL AVE.
TAX KEY NOS. 814-9999-000 & 815-9995-002**

Senior Planner Papelbon provided an overview of the master landscape plans for the Stonebrook on the Park Planned Unit Development (see staff report for details).

Commissioner Siepert inquired if there should be some vegetation or screening to screen Unit 22 from the Park [Abendschein].

Senior Planner Papelbon stated that she thinks it is a matter of preference, and that there is landscaping proposed on the east of that unit. A hedgerow may look out of place there because the area to the north is a wetland and drainage area.

Commissioner Siepert said some type of screening may help those people. Senior Planner Papelbon stated it is a matter of preference, some people may enjoy having a view to the Park. Senior Planner Papelbon stated that it is a little bit less concerning for staff on this particular unit than it is for screening from people's yards.

Commissioner Siepert stated his agreement, but that is the exit for the parking lot to exit the Park. Commissioner Siepert also stated as it gets closer to nightfall, the lights may shine into people's homes. Senior Planner Papelbon stated she hears Commissioner Siepert's concerns, and that would be a suggestion for the landowner to consider.

Commissioner Siepert asked if that road connects to the Park. Senior Planner Papelbon stated it is an emergency access.

Commissioner Siepert asked if it will be marked as such. Senior Planner Papelbon stated she believes there will be a chain across it. Commissioner Kiepczynski stated that it will be open and a public access.

Mayor Bukiewicz thanked the applicant for working on a solution to previous concerns.

Alderman Loreck moved that the Plan Commission approves the Master Landscape Plan for the Stonebrook on the Park single-family attached Planned Unit Development submitted by Ryan Janssen, Janssen Bruckner, for portions of the properties at 641 and 819R E. Drexel Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That an easement for the location and maintenance of the proposed monument sign is recorded with the location and reference included on all plans. A permit shall be issued for the sign prior to installation.

3. That the street trees are removed from the plans in accordance with the Development Agreement.
4. That a copy of the signed Conditions and Restrictions for the PUD are submitted to the Department of Community Development prior to the submission of permit applications.
5. 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.

NORTH BLUFF PLANNING STUDY

Spencer Andresen, Ben Gladstone, and Greg Weykamp from Edgewater Resources presented information about the north bluff. Below are the highlights:

- Regrade the bluff at the three-to-one (3:1) slope to stabilize the bluff from further erosion.
- Edgewater plans to solicit bids later this month for local contractors to execute in early 2023.
- After meetings and public input three priorities have come into view.
 - Connectivity – this plan should connect with the south, new developments planned here, Bender Park, and Lake Vista Park.
 - Accessibility – making sure everyone has access to all parts of the park and can enjoy it.
 - Maintenance and cost –this development should add to and benefit the park, but is not an overly expensive cost.
- Different elements of the design are planned to be phased in over time. Each element can be seamlessly integrated piece by piece after funding becomes available.
- Beginning at the main entrance on the west side of the bluff. The entry drive features dually accessible parking space and drop off. It takes you into the center of the park and lines up with the central access to the main overlook. Moving east towards the lake, park visitors are introduced to the natural garden. The garden plots could be converted into community garden plots.
- The main promenade is a 15-foot path that runs north south along the bluff.
- Moving down the bluff is a three to one slope that will run consistently along the bluff. Native grasses will be planted to maintain the slope, prevent soil detachment, provide habitats, and improve the overall aesthetics while keeping maintenance costs low.
- In the southern zone of the bluff the design features ADA accessible pathways, boardwalk steps, and rock scrambles that all sweep, twist, and turn down safely to the water's edge. These pathways are to ensure that all ages and abilities have access to the shoreline. Interweaved into the pathways are various terrace play spaces for children. Edgewater Resources plans to engage Earthscape, a custom wood playground company who can design naturalized play structures that will seemly embed into each play terrace.
- Along the water sides of the terrace, Edgewater proposes rock bouldering walls that can tie into various rock scrambles for children to climb on.
- There will be a slide that children and people can use that connects various parts of the ADA path.

- At the water's edge, Edgewater is proposing a curved pier that will connect the northern and southern boardwalks that run down the bluff.
- In the northern bluff zone, a 15-foot multi-use path is introduced to connect the top of the bluff to the water's edge. This path will be universally accessible, so everyone has the ability to get down to the water's edge safely. There will be various rest areas, benches, and overlooks placed along the path for maximum comfort.
- Sport trails are proposed to interweave in between the multi-use paths. The sport trails are designed for hiking, biking, trail running, and more. The trails are sprinkled with various rock out crops and scrambles to provide scenic overlooks and formal connections to adjacent sport trails and ADA paths.
- Along the bottom of the bluff, to maintain bluff stability there is a revetment. Along the revetment there will be opportunities to walk on it and interact with the water.

Mayor Bukiewicz asked if the path on the north edge ties into the path that goes around the south shore water facility. Mr. Andresen explained that the water facility thought it would be too much of a security issue so currently the path terminates there, and people can interact with the water's edge. Mr. Weykamp said he would like the path to continue all the way around and would like to continue those conversations with the water facility plant.

Mayor Bukiewicz asked what type of structure was proposed to go over the ravine. Mr. Andresen stated they were thinking a pedestrian bridge that could be sculptural and iconic along the river's edge. Mr. Weykamp referenced a photo in the presentation and stated it could be something similar to that photo. Mr. Weykamp also stated it would be some type of interesting, architecturally structural bridge.

Commissioner Siefert asked if there is a way to protect the shoreline from the wave action. Mr. Andresen referenced the presentation and stated they are proposing a revetment wall that can be used as steps down to the water in certain areas, but would protect the shoreline from heavy wave action.

Mr. Weykamp explained it is an armored edge. Mr. Weykamp also explained that originally, they were designing sandy beaches; however, after conversations with staff about maintenance, they moved away from that decision. Mr. Weykamp stated that there is a sloped-up edge with flat stones rather than the typical rubble. People can move along the proposed type of rock more easily, but it is designed to absorb the wave energy. The path is designed to allow for wave energy that breaks over the top of that structure to run off without causing damage. Mr. Weykamp also stated if during the engineering phase they find the wave energy is too high, a structure could be installed in the water about 20-50 yards offshore to knock the wave energy down. Mr. Weykamp said they have a number of strategies that they will be exploring to make sure they are managing the wave action properly.

Mr. Weykamp stated the cost to make the path go around the water treatment plant should be affordable because there is already infrastructure in place

Mayor Bukiewicz inquired who they were speaking to at MMSD. Mr. Andresen stated he believes Doug was coordinating that and he could get the contact information and pass it along to Mayor Bukiewicz.

Mr. Weykamp stated he wants to be respectful of MMSD's concerns, however he thinks they should be able to find a solution too. Mr. Weykamp also stated part of it may make it easier for them to patrol their perimeter.

Senior Planner Papelbon stated that she thinks this plan incorporated a lot of the comments received from the Plan Commission and the Parks and Recreation Commission, and addresses some of staff's concerns that were raised along the way.

PLAN REVIEW
BRADFORD REAL ESTATE COMPANIES
150 W. FOREST HILL AVE.
TAX KEY NO. 813-9019-000

Senior Planner Papelbon provided an overview of the site, building, and related plan review for a proposed daycare facility (The Learning Experience) on a portion of the property at 150 W. Forest Hill Ave. (see staff report for details).

Commissioner Hanna asked if the applicant has any specific parking for the buses, or if the applicant has looked at it. Senior Planner Papelbon deferred to the applicant for confirmation, but stated that, if she recalls from the Conditional Use Permit review, there are no buses for the facility.

Mr. Wendt made comments that were not audible.

Mr. Wendt stated they have not planned for any overnight parking. Mr. Wendt also stated that Senior Planner Papelbon's statements were accurate, and the facility would have parent drop-off and pick-up.

Commissioner Hanna asked if there is any safety plan being designed in case of emergency or fire. Mr. Wendt stated that TLE is very safety-conscious, and requires a parent to drop off and bring their child in - they have key cards for the first vestibule into the office area. The parents need to sign in and take their child to the classroom, and the same happens when they pick up.

Commissioner Hanna clarified that she is asking about fires or any of that sort of safety. Mr. Wendt said that part of the building safety is also state-of-the-art. The building is fully sprinkled with a full fire alarm system. Mr. Wendt stated that there are sidewalks around three (3) sides of the building because there are direct exits from the classrooms, so there are two (2) ways out in every case.

Commissioner Hanna asked if there is an escape plan in case there is another type of danger that may impact the building, staff, or children. Mr. Wendt stated yes, TLE is constantly updating their safety measures and there are now safety deadbolts on all classrooms.

Commissioner Kiepczynski asked the applicant to continue to work with staff as he submits his final application.

Alderman Loreck stated that with 46 parking spots, and 23 potentially being filled by employee cars, it does not leave a lot of room for parents for pick-up and drop-off. Alderman Loreck

asked if there is a backup plan for parking if there is any type of large event, or if pick-ups and drop-offs happen all at once. Mr. Wendt explained that TLE is a national day care provider with over 250 locations, and has a parking minimum of 36 cars with 10 that a short term for drop-off and pick-up. TLE has done studies on the timing, how long it takes a parent to get in and out, which is about six (6) minutes. Mr. Wendt stated that TLE is very comfortable with the 36 parking spaces. Mr. Wendt stated that, as he understands the TLE program, they do not have large parent nights. They may have one (1) classroom, or one (1) age group at a time, but the typical operation works well with 10 parking spaces less than what is proposed.

Alderman Guzikowski stated his only concern is parking, and inquired if it is enough parking for the operation.

Mayor Bukiewicz asked if the dumpster is accessible when cars are parked there.

Senior Planner Papelbon stated that is something that staff has talked about extensively, and made suggestions to the applicant and their consultants. Staff is satisfied with what is proposed.

Mayor Bukiewicz asked if green space is satisfied. Senior Planner Papelbon confirmed green space is satisfied.

Assistant Fire Chief Havey addressed Commissioner Hanna's concern regarding fire prevention. Assistant Fire Chief Havey explained that the classification for the occupancy of this proposal is educational, so there are specific Code requirements, similar to schools, that they must comply with. Per the Wisconsin Division of Health Services, as a licensed provider, they must conform to regulations for safety precautions, and participate in fire prevention week, drills, and similar items.

Assistant Fire Chief Havey stated that the Fire Department looked at items related to access and traffic control; however, those items seem to be resolved, and Fire has no more concerns.

Mayor Bukiewicz stated he has no other concerns. Mayor Bukiewicz also said he is sure staff will work with the applicant to ensure the screening of the mechanicals and rooftop units.

Commissioner Hanna referenced Mr. Wendt's comment regarding Woodman's parking lot being right across the street, and asked to confirm that he was not implying that parents use that parking lot. Mr. Wendt stated that parking would certainly not be required during typical operation; however, there was a question raised regarding an event. Mr. Wendt clarified that it is his understanding that TLE does not have an event for 160 children at a time.

Commissioner Hanna asked for clarification to make sure it is not the applicant's backup plan to use the Woodman's parking lot. Mr. Wendt stated there could be a second building with equal number of parking on Lot 2 of the CSM, but at this point they are not sure what will go in that location.

Commissioner Oldani moved that the Plan Commission approves the site and building plans submitted by Gary Wendt, Bradford Real Estate Companies, for a commercial building on a portion of the property at 150 W. Forest Hill Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the Certified Survey Map approved by the Common Council on September 20, 2022 is recorded with the Stormwater Management Agreement prior to submission of permit applications.
3. That the plans are revised to include pre-development and post-development pervious and impervious surface calculations.
4. That the landscape plans are revised to incorporate current Code requirements.
5. That the plans are revised to include locations for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
6. All light sources shall be full cutoff fixtures with the light source fully shielded and directed downward. The color temperature of the fixtures shall be limited to a maximum of 5,000 Kelvins.
7. Signs are not included as part of this approval.
8. That all public improvements and requirements are coordinated with the Engineering Department and Water and Sewer Utility prior to submission of permit applications.
9. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

**TEMPORARY SIGN PLAN REVIEW
LACROSSE SIGN GROUP
8100 S. 27TH ST.
TAX KEY NO. 810-9025-000**

Senior Planner Papelbon provided an overview of the request for a temporary sign to be displayed in excess of 30 days for The Oaks at 8100 multifamily residential development at 8100 S. 27th St. (see staff report for details).

Brandon Famularo, Decker Properties, 250 N. Sunny Slope Road, Suite 290, Brookfield, asked how to request an extension if Phase 1 is done before the end of the year, but Phases 2 & 3 are still under construction. Senior Planner Papelbon stated that her recommendation would be to install the monument sign because once Phase 1 is done, that area is complete. However, if the applicant would like it extended, he would need to come back before the Plan Commission, or the Plan Commission can grant an extension here as part of the motion, but the City would need an end date. Senior Planner Papelbon also explained that because the sign is temporary, extending anything beyond a year is a little bit concerning.

Alderman Guzikowski stated his agreement with staff that the Plan Commission would need an end date. Alderman Guzikowski stated that he would push for two (2) weeks following completion.

Alderman Loreck stated that he agrees with Alderman Guzikowski, and recommends sticking to the two (2) weeks after completion because it is a temporary sign. Alderman Loreck also stated that he agrees with staff that the monument sign should be put in sooner rather than later once Phase 1 is open for business.

Commissioner Siepert moved that the Plan Commission approves a Temporary Sign Permit for a request submitted by Derek Miller, LaCrosse Sign Group, for the property located at 8100 S. 27th St. with the following conditions:

1. That all relevant Code and Planned Unit Development requirements remain in effect.
2. That one (1) 48" x 96" (32 sf) temporary ground banner sign is approved in the location shown on the approved site plan.
3. That the temporary sign shall be removed within two to four weeks following completion of construction for phase one or upon installation of the monument sign, whichever comes first.

Senior Planner Papelbon asked for clarification if the sign needs to be removed in two (2) or four (4) weeks.

Commissioner Siepert amended his motion to require the temporary sign be removed in two (2) weeks.

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

**CONDITIONAL USE PERMIT AMENDMENT
DOG PADDLE, INC.
140 E. RAWSON AVE.
TAX KEY NO. 733-9991-001**

Senior Planner Papelbon provided an overview of the proposed Conditional Use Permit Amendment to allow an animal training/therapy facility within a portion of the existing multitenant industrial building on the property at 140 E. Rawson Ave. (see staff report for details).

Commissioner Hanna stated she would strongly suggest designating an outdoor area for the pets.

Commissioner Hanna asked if there are any concerns from neighbors regarding this business. Senior Planner Papelbon stated that staff has not had any inquiries or complaints from this request.

Commissioner Hanna asked if the neighbors have been notified about the proposed business and what it is about. Senior Planner Papelbon explained that every time the City has a request for this District, property owners within 600 feet of the proposed address get a notice.

Commissioner Hanna asked if there is an example of this project elsewhere. Senior Planner Papelbon stated that there are doggy daycares elsewhere in the City, but there is not anything that is specific to an indoor pool only.

Commissioner Hanna inquired if the applicant has any sort of insurance on the building or any pets' life in case of injury. Senior Planner Papelbon said this is an existing business that is relocating to Oak Creek.

Commissioner Hanna asked why the business is relocating. Senior Planner Papelbon stated it is moving to a different space.

Alderman Loreck stated that he agreed there needs to be a designated area for pet relief. There should be something with bags and a disposal or garbage can, such that is seen in the parks, on the outside of the building, but so it is not interfering with other tenants in the building.

Alderman Guzikowski stated that he agrees with the parking concerns and the pet clean-up area.

Commissioner Oldani agreed that something is needed to ensure the pets are doing their business at this business, not the neighbors,' and there is a way to clean up their mess.

Alderman Steve Kurkowski, District 1:

“Commissioner Hanna, I’ve had no contact with anybody in the District with regards to this development. I did have a chance to talk to the owner of this business. He has been in business for five years and he is being, so to say, evicted from his present building because he occupies business where the old 440th used to be, and that property is suffering the same fate as the dog park. The FAA has determined it needs to be airport operations, so every business in that business park is losing their home. So, he has chosen to come to Oak Creek, which I think is a good thing. So, he’s been in business five years. He tells me he is constantly busy. I hadn’t heard of a business like that, but he says it’s non-stop and that’s why he hopes to have part time help because he says he is there every day open to close. So, that’s it. Thank you.”

Alderman Loreck moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit Amendment for an animal training/therapy facility within a portion of the existing multitenant industrial building on the property at 140 E. Rawson Ave. after a public hearing and subject to conditions and restrictions. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
FIFTH PROPERTY, LLC, AND CITY OF OAK CREEK
4301 E. DEPOT RD.
TAX KEY NO. 866-9989-001**

Senior Planner Papelbon provided an overview of a Certified Survey Map request to divide the property at 4301 E. Depot Rd. (see staff report for details).

There were no comments or questions.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Fifth Property, LLC & City of Oak Creek, for the property at 4301 E. Depot Rd. be approved with the following conditions:

1. That all easements are clearly depicted and noted on the map prior to recording.
2. That Lot 2 is changed to Outlot 1.
3. That floodplain boundaries are included on the map prior to recording.

4. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

**CERTIFIED SURVEY MAP
CONNELL ALUMINUM PROPERTIES, LLC, AND CITY OF OAK CREEK
9100 S 5TH AVE. AND 4300 E LAKE VISTA PARKWAY
TAX KEY NOS. 868-9999-001 AND 868-9002-000**

Senior Planner Papelbon provided an overview of a Certified Survey Map request to divide and reconfigure the properties at 9100 S. 5th Ave. and 4300 E. Lake Vista Pkwy.

There were no comments or questions.

Alderman Loreck moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Connell Aluminum Properties, LLC & the City of Oak Creek, for the properties at 9100 S. 5th Ave. and 4300 E. Lake Vista Pkwy. be approved with the following conditions:

1. That all easements are clearly depicted and noted on the map prior to recording.
2. That wetland and floodplain boundaries are included on the map prior to recording.
3. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

Commissioner Siepert moved to adjourn the meeting. Alderman Loreck seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:25 pm.

ATTEST:

Kari Papelbon, Plan Commission Secretary

1-18-23

Date



Recent Common Council Actions

January 17, 2023

ITEM: 4

DATE: January 24, 2023

- **APPROVED** – Ordinance No. 3063, amending the Conditions and Restrictions in Ordinance 3015 for the Traditional Neighborhood Development Planned Unit Development (TND PUD) on portions of the properties at 9116 S. 5th Ave., 9300 S. 5th Ave., and 4005 E. Lake Vista Parkway (4th District).
- **APPROVED** - Resolution No. 12382-011723, approving a Certified Survey Map submitted by Fifth Property, LLC and the City of Oak Creek for the property at 4301 E. Depot Rd. (4th District).
- **APPROVED** - Resolution No. 12383-011723, approving a Certified Survey Map submitted by Connell Aluminum Properties, LLC and the City of Oak Creek for the properties at 9100 S. 5th Ave., and 4300 E. Lake Vista Parkway (4th District).

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

Kari Papelbon, CFM, AICP
Senior Planner



Recent Quarterly Parks and Recreation Commission Actions

January 5, 2023

ITEM: 6

DATE: January 24, 2023

The Parks and Recreation Commission held a meeting on January 5, 2023 after several months of cancellations. Below is a summary of items discussed and actions taken.

- **APPROVED** the 2023 Parks & Recreation proposed fee changes, with the exception of Line Items 2 & 3 pertaining to Abendschein, Shepard Hills ball & Meadowview diamonds, and the Maintenance Services section.
- Reviewed the North Bluff Planning Study refined concept plan with representatives from Edgewater Resources. Questions raised included the budget and timeline for the project, the source of the dirt. Concerns were raised for maintenance of the jetty and rocks, but overall the Commission expressed contentment with the plans and excitement for the project. No official action was taken.
- Reviewed revisions to the scope for the Abendschein Park Pavilion project. Some Commissioners stated their desire for the original plan to be used, and concerns for their feedback to be incorporated into a project that has experienced multiple setbacks. No official action was taken.

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

Kari Papelbon, CFM, AICP
Senior Planner



PLAN COMMISSION REPORT

Proposal: Sign Appeal – Brentwood Animal Hospital

Description: Request for a variance to allow the applicant to install one (1) 24.25” x 364” (61.3 sf) wall sign on the southwest elevation of the existing building and one (1) single-tenant monument sign on the south side of the property at 318 W. Ryan Rd.

Applicant(s): Laura Konopski, Brentwood Animal Hospital

Address(es): 318 W. Ryan Rd. (3rd Aldermanic District)

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

Owner(s): BAH Ventures, LLC

Tax Key(s): 875-9994-001

Lot Size(s): 2.164 ac

Current Zoning District(s): B-4, Highway Business

Overlay District(s): CU

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial

Background:

The Appellant is requesting three (3) variances for two (2) proposed signs. For ease of review, each sign will be addressed individually.

1. Wall Sign

- a. Variance from Sec. 17.0604(a)(1)(b), which states: “The maximum permitted sign area of wall signs in the B-4, B-6, M-1, and I-1 Districts shall not exceed 10% of the face of the wall on which the sign is to be located or 30 square feet, whichever is more.”

- b. Variance from Sec. 17.0604(a)(4)(a), which states: “A maximum of one primary wall sign shall be permitted per lot frontage of a single-tenant building.”
- c. Request: one (1) 24.25” x 364” (61.3 sf) wall sign on the southwest elevation of the existing building. The existing wall sign on the west elevation will remain. As proposed, the dimensions of the sign meet Code requirements.

2. Monument Sign

- a. Variance from Section 17.0604(b)(3), which states: “Number of signs. A maximum of two single-tenant monument signs shall be permitted per lot and shall be displayed on different lot frontages.”
- b. Variance from Section 17.0604(b)(6), which states: “Sign base. The base of single-tenant monument signs, including all structural components, shall extend horizontally from the sign face a minimum of 10% and a maximum of 25% of the width of the sign face. The base of single-tenant monument signs shall be constructed from traditional, time and weather tested materials and techniques including masonry, stone, or similar high-quality materials in keeping with the materials and design of the principal building of the lot.”
- c. Request: one (1) single-tenant monument sign with an aluminum formed shroud and base measuring 141 inches in width on the south side of the property. This sign would be in addition to the existing monument sign on the property, which is in front of the original veterinary building. The property has one (1) street frontage.

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

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

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

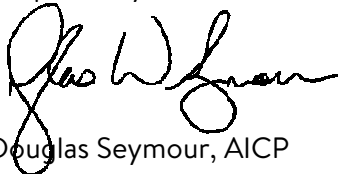
1. There shall be no public harm and there shall be a public benefit.
 2. Variance considerations shall include determinations as to conformance to Section 17.0607, General Sign Regulations (see attached).
-

Motion for consideration: That the Plan Commission approves sign variances allowing the installation of one (1) 24.25" x 364" (61.3 sf) wall sign on the southwest elevation of the existing building one (1) single-tenant monument sign with an aluminum formed shroud and base measuring 141 inches in width on the south side of the property at 318 W. Ryan Rd.

(Note: if the Plan Commission does not determine that the variances are 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. Should the Plan Commission wish to do so, each variance can be considered separately, in which case there could be up to 4 motions.)

Options/Alternatives: The Plan Commission has the discretion to approve or disapprove of the request. Should the variance not be granted, the Appellant must comply with all requirements of the Zoning Code. One (1) wall sign would be allowed for the building.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

- Hearing Notice
- Location Map
- Section 17.0607, General Sign Regulations (2 pages)
- Variance Request Narrative (2 pages)
- Proposed Sign Graphics with Dimensions (5 pages)

Publish January 11, 2023

**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:

January 24, 2023

Time:

6:00 p.m.

Place:

Common Council Chambers

Appellant:

Laura Konopski, Brentwood Animal Hospital

Key No.

875-9994-001

Property location:

318 W. Ryan Rd.

To Request:

1. Wall Sign. A variance from Section 17.0604(a)(1)(b), which states: "The maximum permitted sign area of wall signs in the B-4, B-6, M-1, and I-1 Districts shall not exceed 10% of the face of the wall on which the sign is to be located or 30 square feet, whichever is more."

A variance from Section 17.0604(a)(4)(a), which states: "A maximum of one primary wall sign shall be permitted per lot frontage of a single-tenant building."

If granted, the variances would allow the applicant to install one (1) 24.25" x 364" (61.3 sf) wall sign on the southwest elevation of the existing building at 318 W. Ryan Rd.

2. Monument Sign. A variance from Section 17.0604(b)(3), which states: "Number of signs. A maximum of two single-tenant monument signs shall be permitted per lot and shall be displayed on different lot frontages."

A variance from Section 17.0604(b)(6), which states: "Sign base. The base of single-tenant monument signs, including all structural components, shall extend horizontally from the sign face a minimum of 10% and a maximum of 25% of the width of the sign face. The base of single-tenant monument signs shall be constructed from traditional, time and weather tested materials and techniques including masonry, stone, or similar high-quality materials in keeping with the materials and design of the principal building of the lot."

If granted, the variances would allow the applicant to install one (1) single-tenant monument sign with an aluminum formed shroud and base measuring 141 inches in width on the south side of the property at 318 W. Ryan Rd. This sign would be in addition to the existing monument sign on the property. The property has one (1) street frontage.

Zoning of Property:

B-4, Highway Business (CUP, Conditional Use)

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

Dated this 4th day of January, 2023.

PLAN COMMISSION

CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Dan Bukiewicz, Chairman

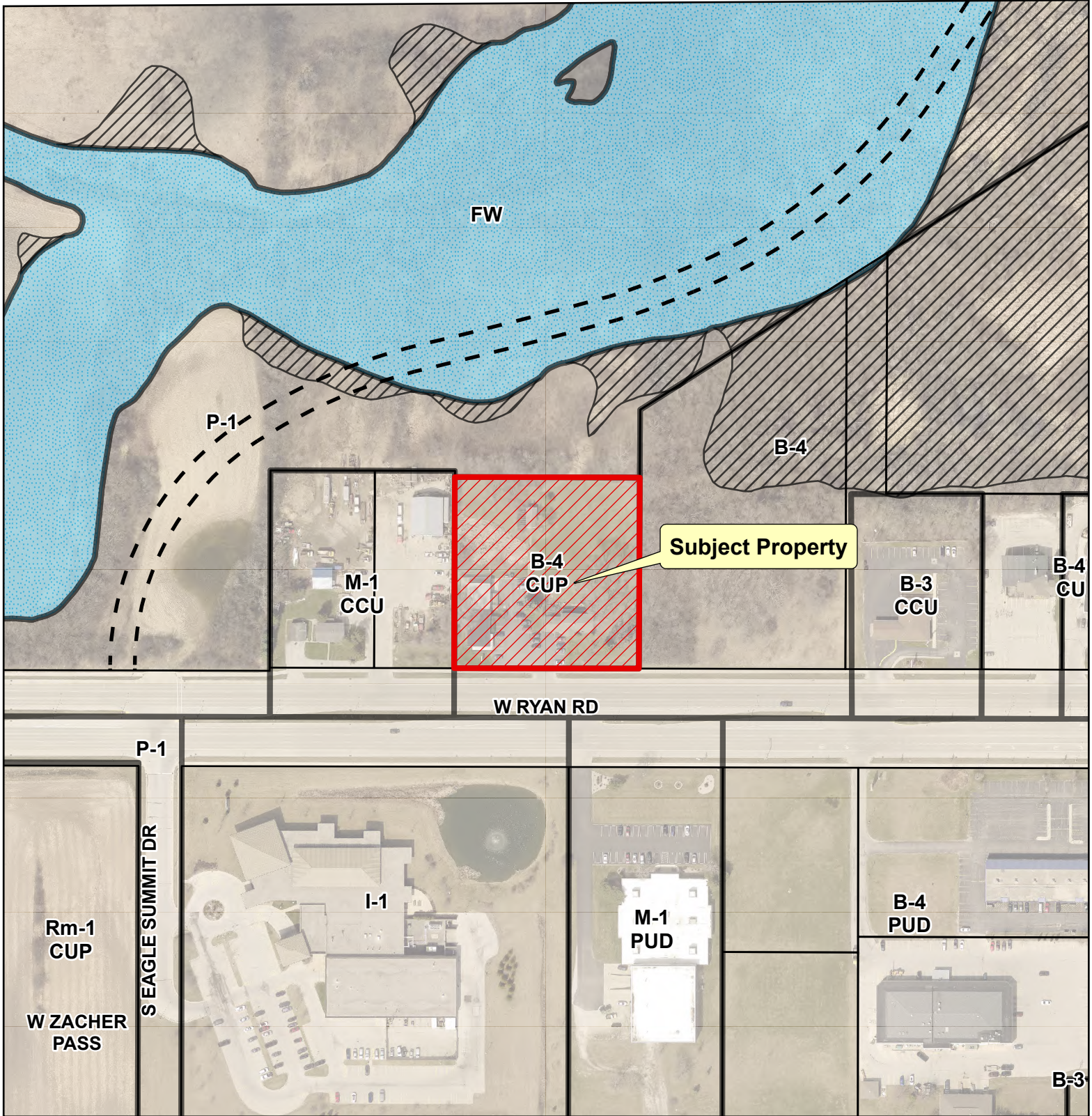
Public Notice

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

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

LOCATION MAP

318 W. Ryan Rd.



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



Community Development

0 0.01 0.03 0.06 Miles



Legend

- Zoning
- Official Map
- Floodway
- Flood Fringe
- 318 W. Ryan Rd.

Sec. 17.0607. General Sign Regulations

(a) Sign Prohibitions and Limitations.

- (1) Signs shall not resemble, imitate, or approximate the shape, size, form, or color of railroad or traffic signs, signals, or devices.
- (2) Signs shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals, or devices.
- (3) Signs shall not be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or opening designated by the Fire Department; and no sign shall be attached to a standpipe or fire escape unless authorized by the Fire Chief.
- (4) Signs shall not be placed so as to obstruct or interfere with traffic visibility, nor be lighted in such a way as to cause glare or impair driver visibility upon public ways.
- (5) Signs may be illuminated but non-flashing.
- (6) Signs shall not be revolving or animated.
- (7) Signs in residential districts shall not be internally illuminated.
- (8) No sign shall be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered in the FW Floodway District or in any area impacted by the flood fringe, floodplain, or by wetlands.
- (9) Off-premise signs are not permitted in any district.
- (10) Pole / pylon signs are not permitted in any district.
- (11) Roof signs are not permitted in any district.
- (12) No vehicles bearing permanently affixed signs shall be parked on public right-of-way, public property or private property in any commercial district for a period which exceeds three (3) days. All vehicles displaying permanently affixed signs shall be currently licensed, operable, parked on the property of the business owning or leasing the vehicle, and in the parking area furthest from any street right-of-way, so as to minimize the effects of additional signage on the property, except for vehicles actively in transport, or in the specific act of receiving or delivering merchandise or rendering a service.
- (13) Outline lighting is not permitted in any district.

(b) Prohibited Content.

(1) The following content is prohibited without reference to the viewpoint of the individual speaker:

1. text or graphics of an indecent or immoral nature and harmful to minors;
2. text or graphics that advertise unlawful activity;
3. text or graphics that are obscene, fighting words, defamation, incitement to imminent lawless action, or true threats; or
4. text or graphics that present a clear and present danger due to their potential confusion with traffic control signs or signs that provide public safety information (for example, signs that use the words "Stop," "Yield," "Caution," or "Danger," or comparable words, phrases, symbols, or characters in such a manner as to imply a safety hazard that does not exist).

(2) The narrow classifications of content that are prohibited by this subsection are either not protected by the United States or Wisconsin Constitutions, or are offered limited protection that is outweighed by the substantial governmental interests in protecting the public safety and welfare. It is the intent of the Common Council that each paragraph of this Subsection be individually severable in the event that a court of competent jurisdiction were to hold one or more of them to be inconsistent with the United States or Wisconsin Constitutions.

(c) Electronic Message Boards. Single-tenant and multi-tenant monument signs may incorporate electronic message boards in accordance with the following.

(1) The area of the sign devoted to the electronic message board shall not exceed fifty (50) percent of the sign area of which it is a part or fifty (50) square feet, whichever is more.

(2) The area of the sign devoted to the electronic message board shall be part of, not in addition to, the maximum permitted sign area.

(3) The electronic message format shall conform to the following requirements:

1. The message shall contain a static message or image only and not have movement, or the appearance of movement, during the static display period.
2. The transition to change from one message or image to another shall be instant, dissolve, fade, or scroll. The transition to change from one message or image to another shall not be flashing, blinking, strobing, or otherwise pose as a nuisance or threat to public safety.
3. The message shall not change more frequently than once every thirty (30) seconds.

(4) All electronic message boards shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions.

(5) The illumination of an electronic message board shall not exceed the color temperature maximums established in Section 17.0509.

(d) Signs Prohibited in the Conservancy and Floodway Districts. No sign shall be located, erected, moved, reconstructed, extended, enlarged, converted, or structurally altered in the C-1 Shoreland Wetland Conservancy District, the FW Floodway District, the FF Flood Fringe District or the GFP General Floodplain District.

Plan Commission we are seeking a variance for the following:

Wall sign

The maximum number of wall signs is one (1) per street frontage. There is already a wall sign on the west elevation, so this would be a second wall sign requiring a variance.

The maximum square footage of a wall sign is 10% of the face of the wall on which it is placed or 30 square feet. As the proposed sign is on a surface measuring 111 square feet, the maximum allowed square footage is 30. Anything larger would require a variance.

1. We are requesting a variance to allow a second sign on the front of the building. This sign would be the main wall sign identifier. The reason we are requesting a variance for this is we originally wanted to only put a symbol on the side of the building, but the city wouldn't allow that. They required us to put a letters underneath it due to code which now is denying us a standard sign permit requiring us to go for a variance for a second sign. The current sign on the west side of the building is small and not very visible. We only added letters because we were required to do so by the city making it a sign. The second part of wall sign variance is the size. We are requesting a sign that is 40.3 square feet. Per our measurements which is how all the other municipalities measure across the rest of the state we should be allowed as proposed.
2. If we don't add letters to the front of the building it doesn't identify the building correctly. It would be a hardship to not allow the hospital ample signage. If we aren't allowed the size letters at 40 square feet they get very small to read with that many letters to fit within the square footage. The extra 10 square feet allows us more visibility and space that is needed.
3. The second sign or extra square footage will in no way endanger public safety and welfare.
4. The variance approved goes along with other business that have multiple signs and larger signs on their building within this district.
5. If approved, this allows the customer to move forward with their business as planned to prosper.

Monument Sign:

Only one (1) monument sign is allowed per street frontage. Therefore, the existing monument sign must be removed.

Per Code, "the base of single-tenant monument signs, including all structural components, shall extend horizontally from the sign face a minimum of 10% and a maximum of 25% of the width of the sign face. The base of single-tenant monument signs shall be constructed from traditional, time and weather tested materials and techniques including masonry, stone, or similar high-quality materials in keeping with the materials and design of the principal building of the lot."

1. We are requesting a variance to allow a second sign monument sign. One for each building. Building A and Building B. The plan is to have business ran out of each building with separate services. The second part of the variance is the bottom base at the ground isn't quite 10% wider than the main part of the sign. The sign is made of aluminum which matches the building.
2. It will be a hardship if the existing sign needs to be removed because there will be no way for the business or service to be advertised for that building. The current new sign that we are

proposing we feel is aesthetically pleasing as the bottom base is design. We ask the board to approve as designed.

3. Keeping the existing sign and the design of the proposed base as is will in no way endanger public safety and welfare.
4. The variance approved goes along with other business that have multiple signs and larger signs on their building within this district.
5. If approved, this allows the customer to move forward with their business as planned to prosper.

BRENTWOOD
animal hospital

conceptual design package



2400 Holly Road • Neenah, WI 54956 - Tel: 920.734.1601 • Fax: 920.734.1622

A

DETAIL VIEW

DESIGN AND COLOR TO MATCH ARCHITECTURE OF BUILDING



2400 Holly Road • Neenah, WI 54956
Tel: 920.734.1601 • Fax: 920.734.1622

www.AppletonSIGN.com

CLIENT:	BRENTWOOD ANIMAL HOSPITAL
STREET ADDRESS:	318 W RYAN RD
CITY / STATE:	OAK CREEK, WI
DATE:	9/27/22
SALES:	MONICA SCHNEIDER
DESIGNER:	MIKE FRASSETTO

GENERAL SPECIFICATIONS	
VOLTAGE:	120v - 277v - POWER SUPPLIES USED
POWER DRAW:	NA 000 AMPS - TOTAL UNKNOWN
SQUARE FOOTAGE:	28 - APPROX.

REQUIRED ITEMS FROM CLIENT	
<input checked="" type="checkbox"/> BRANDING STANDARDS?	AN ART RESTORATION FEE MAY BE APPLIED TO PROJECT IF PRODUCTION READY ARTWORK IS NOT PROVIDED BY CLIENT PRIOR TO PRODUCTION

COLOR SCHEDULE	
1	PAINT: DURANODIC
2	PAINT: TO MATCH BUILDING
3	PAINT: DARKER SHADE OF BUILDING MATCH
4	PAINT SATIN WHITE
5	VINYL: DURANODIC
6	VINYL: ORACAL 751010 WHITE
7	COLOR CALL OUT
8	COLOR CALL OUT

SURVEY ITEMS REQUIRED	
<input checked="" type="checkbox"/> FIELD SURVEY?	ANY PRICE ASSOCIATED WITH THIS DESIGN CAN NOT BE GUARANTEED. FINDINGS DURING A FIELD SURVEY MAY IMPACT ESTIMATED TIME/MATERIALS

<input checked="" type="checkbox"/> ON SITE COLOR MATCH	<input checked="" type="checkbox"/> TRUCK ACCESS? YES OR NO
<input type="checkbox"/> AVAILABLE AREA	<input checked="" type="checkbox"/> BEHIND WALL ACCESS? YES OR NO
<input type="checkbox"/> FACE DETAILS	<input checked="" type="checkbox"/> ELECTRICAL EXISTING? YES OR NO
<input type="checkbox"/> POLE DETAILS	
<input type="checkbox"/> ALL SIGN DETAILS	
<input checked="" type="checkbox"/> OTHER:	ADDITIONAL SURVEY DETAILS HERE

SURVEY UPDATE	
00/00/00	COMPLETED

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

X _____

BY SIGNING THIS DOCUMENT, YOU ARE AGREEING TO ALL SPECIFICATIONS/SCOPE OF WORK DESCRIBED ON THIS DRAWING & THE PROPOSAL MATCHING THE DESIGN ID #. PRODUCTION OF THIS PROJECT WILL NOT BE ALLOWED WITHOUT A SIGNATURE.

A **OPT. 1** **221046-03**

CONCEPTUAL DESIGN ONLY!
NOT TO BE USED FOR PRODUCTION



ALUMINUM FORMED FIN (WRAPS AROUND SIGN)
PAINTED ONE COLOR

3" DEEP ALUMINUM FORMED LOGO
1.5" RETAINER AND WHITE ACRYLIC FACE
W/ ONE COLOR CUT VINYL GRAPHICS

ALUMINUM FORMED CABINET
PAINTED ONE COLOR
INTERNALLY LIT W/ WHITE LEDS
WHITE LEXAN FACES
W/ ONE COLOR CUT VINYL GRAPHICS

ALUMINUM FORMED SHROUD
PAINTED ONE COLOR
W/ ONE COLOR CUT VINYL ADDRESS

ALUMINUM FORMED BASE
PAINTED ONE COLOR

ALUMINUM FORMED FIN
PAINTED ONE COLOR
W/ PAINTED FAUX SEAMS TO MATCH BUILDING

SCALE: 1/2" = 1' 0"

A: MANUFACTURE AND INSTALL ONE(1) INTERNALLY LIT D/F MONUMENT SIGN

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LOCATION VIEW



SCALE: 1/4" = 1' 0"

NIGHT VIEW



CLIENT:	BRENTWOOD ANIMAL HOSPITAL
STREET ADDRESS:	318 W RYAN RD
CITY / STATE:	OAK CREEK, WI
DATE:	9/27/22
SALES:	MONICA SCHNEIDER
DESIGNER:	MIKE FRASSETTO

GENERAL SPECIFICATIONS	
VOLTAGE:	120v - 277v - POWER SUPPLIES USED
POWER DRAW:	NA 000 AMPS - TOTAL UNKNOWN
SQUARE FOOTAGE:	28 - APPROX.

REQUIRED ITEMS FROM CLIENT	
<input checked="" type="checkbox"/> BRANDING STANDARDS?	AN ART RESTORATION FEE MAY BE APPLIED TO PROJECT IF PRODUCTION READY ARTWORK IS NOT PROVIDED BY CLIENT PRIOR TO PRODUCTION

COLOR SCHEDULE	
1	PAINT: DURANODIC
2	PAINT: TO MATCH BUILDING
3	PAINT: DARKER SHADE OF BUILDING MATCH
4	PAINT SATIN WHITE
5	VINYL: DURANODIC
6	COLOR CALL OUT
7	COLOR CALL OUT
8	COLOR CALL OUT

SURVEY ITEMS REQUIRED	
<input checked="" type="checkbox"/> FIELD SURVEY?	ANY PRICE ASSOCIATED WITH THIS DESIGN CAN NOT BE GUARANTEED. FINDINGS DURING A FIELD SURVEY MAY IMPACT ESTIMATED TIME/MATERIALS

<input checked="" type="checkbox"/> ON SITE COLOR MATCH	<input checked="" type="checkbox"/> TRUCK ACCESS? YES OR NO
<input checked="" type="checkbox"/> AVAILABLE AREA	<input checked="" type="checkbox"/> BEHIND WALL ACCESS? YES OR NO
<input checked="" type="checkbox"/> FACE DETAILS	<input checked="" type="checkbox"/> ELECTRICAL EXISTING? YES OR NO
<input checked="" type="checkbox"/> POLE DETAILS	
<input checked="" type="checkbox"/> ALL SIGN DETAILS	
<input checked="" type="checkbox"/> OTHER:	ADDITIONAL SURVEY DETAILS HERE

SURVEY UPDATE	
00/00/00	COMPLETED

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

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A **OPT. 1** **221046-03**

**DETAILED DESIGN!
CAN BE USED FOR PRODUCTION**

A: LOCATION VIEWS

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CLIENT:	BRENTWOOD ANIMAL HOSPITAL
STREET ADDRESS:	318 W RYAN RD
CITY / STATE:	OAK CREEK, WI
DATE:	9/27/22
SALES:	MONICA SCHNEIDER
DESIGNER:	MIKE FRASSETTO

GENERAL SPECIFICATIONS	
VOLTAGE:	120v - 277v - POWER SUPPLIES USED
POWER DRAW:	NA 000 AMPS - TOTAL UNKNOWN
SQUARE FOOTAGE:	28 - APPROX.

REQUIRED ITEMS FROM CLIENT	
BRANDING STANDARDS?	AN ART RESTORATION FEE MAY BE APPLIED TO PROJECT IF PRODUCTION READY ARTWORK IS NOT PROVIDED BY CLIENT PRIOR TO PRODUCTION

COLOR SCHEDULE	
1	PAINT: DURANODIC
2	PAINT: TO MATCH BUILDING
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4	PAINT: SATIN WHITE
5	VINYL: DURANODIC
6	COLOR CALL OUT
7	COLOR CALL OUT
8	COLOR CALL OUT

SURVEY ITEMS REQUIRED	
FIELD SURVEY?	ANY PRICE ASSOCIATED WITH THIS DESIGN CAN NOT BE GUARANTEED. FINDINGS DURING A FIELD SURVEY MAY IMPACT ESTIMATED TIME/MATERIALS

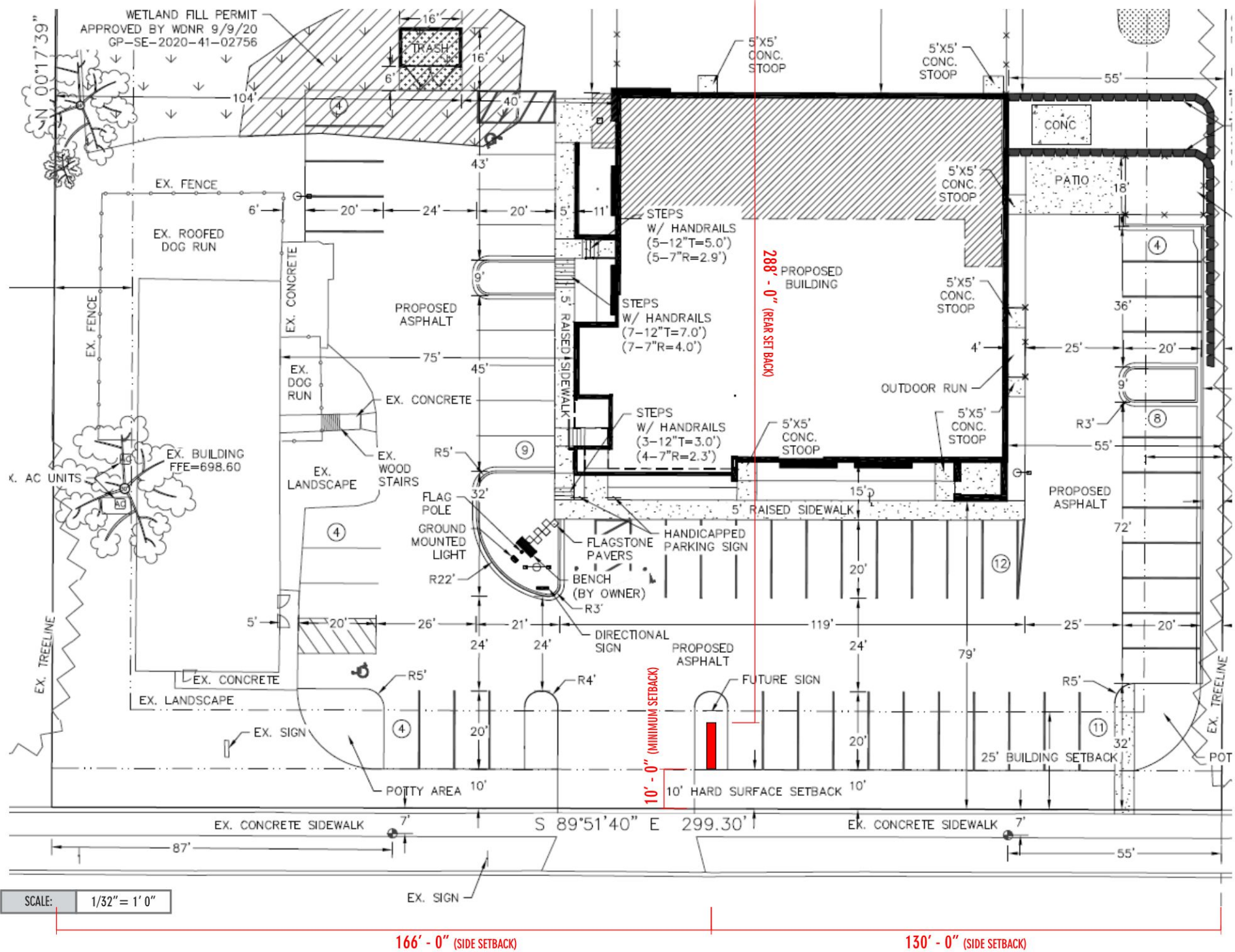
<input type="checkbox"/>	ON SITE COLOR MATCH	<input type="checkbox"/>	TRUCK ACCESS?
<input type="checkbox"/>	AVAILABLE AREA		YES OR NO
<input type="checkbox"/>	FACE DETAILS	<input type="checkbox"/>	BEHIND WALL ACCESS?
<input type="checkbox"/>	POLE DETAILS		YES OR NO
<input type="checkbox"/>	ALL SIGN DETAILS	<input type="checkbox"/>	ELECTRICAL EXISTING?
<input type="checkbox"/>	OTHER: ADDITIONAL SURVEY DETAILS HERE		YES OR NO

SURVEY UPDATE	
00/00/00	COMPLETED

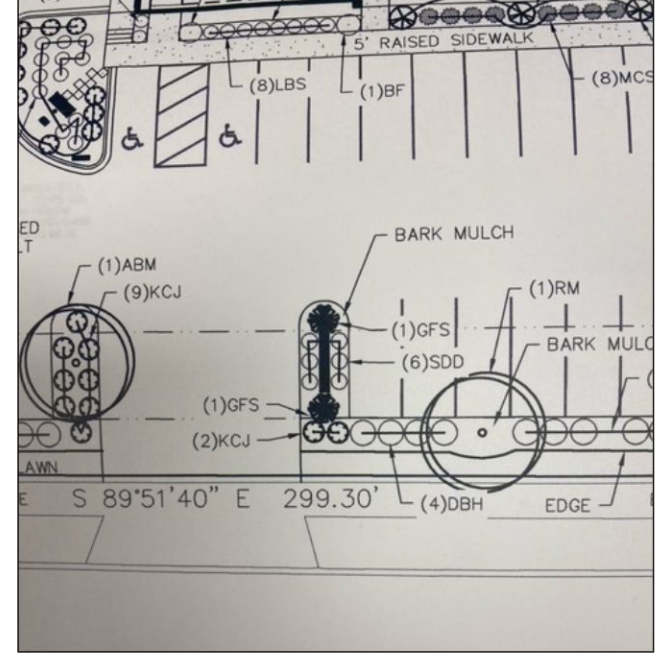
PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

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LANDSCAPE PLAN



(88)	DECIDUOUS SHRUBS	ALPINE CURRANT	POT
AC	16	18"	5'
BF	10	18"	5'
DN	6	24"	8'
DBH	28	36"	6'
GFS	6	18"	4'
MCS	16	18"	2'
RTD	6	18"	4'
(29)	EVERGREEN SHRUBS	EMERALD ARBORVITAE	BB
EA	9	4"	15'
KCJ	20	1 G	18"
(31)	PERENNIALS	LITTLE BLUESTEM GRASS	CON
LBS	11	1 G	3'
SDD	20	1 G	1'

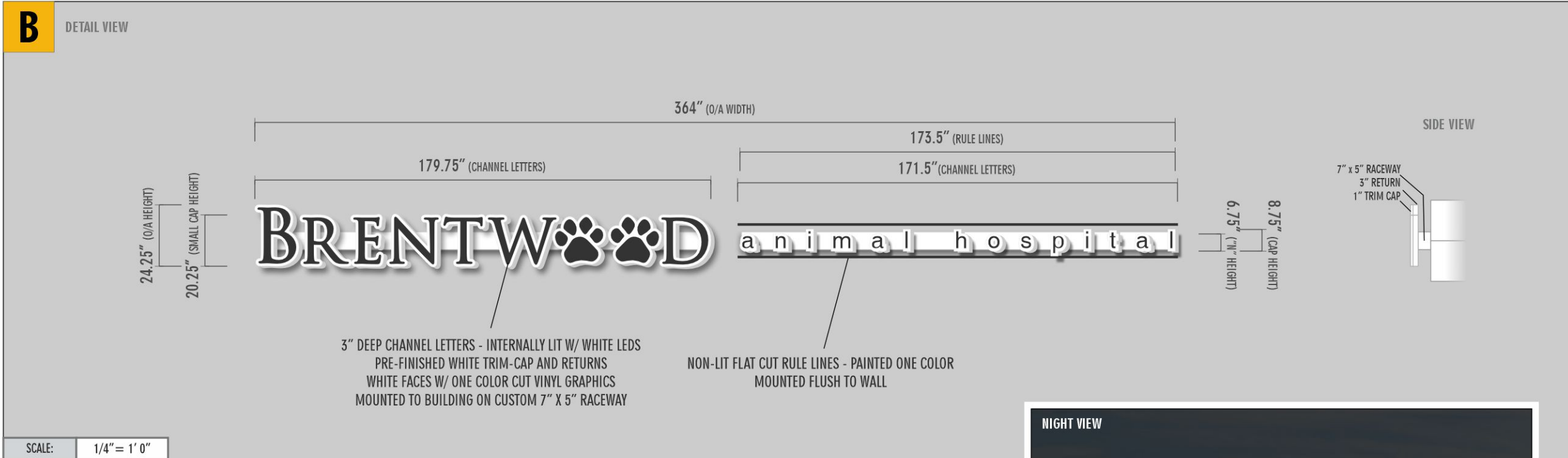
A: SITE PLAN

DISCLAIMERS:

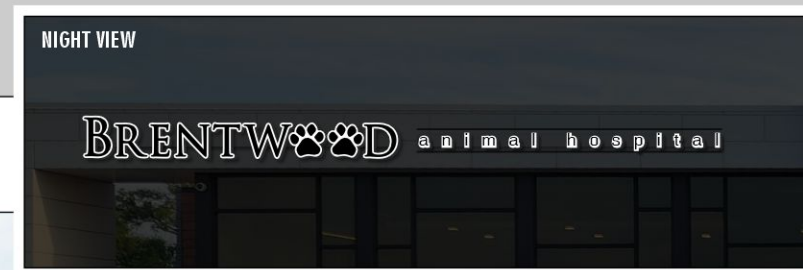
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A OPT. 1 221046-03

DETAILED DESIGN! CAN BE USED FOR PRODUCTION



403 TOTAL SQ FT OF SIGNABLE AREA
10% ALLOWED FOR SIGNAGE = 40.3 SQ FT ALLOWED



LOCATION VIEW



CLIENT:	BRENTWOOD ANIMAL HOSPITAL
STREET ADDRESS:	318 W RYAN RD
CITY / STATE:	OAK CREEK, WI
DATE:	9/27/22
SALES:	MONICA SCHNEIDER
DESIGNER:	MIKE FRASSETTO

GENERAL SPECIFICATIONS	
VOLTAGE:	120v - POWER SUPPLIES USED
POWER DRAW:	NA 000 AMPS - TOTAL UNKNOWN
SQUARE FOOTAGE:	40 - APPROX.

REQUIRED ITEMS FROM CLIENT	
<input checked="" type="checkbox"/> BRANDING STANDARDS?	AN ART RESTORATION FEE MAY BE APPLIED TO PROJECT IF PRODUCTION READY ARTWORK IS NOT PROVIDED BY CLIENT PRIOR TO PRODUCTION

COLOR SCHEDULE	
1	PAINT SATIN WHITE
2	DURANODIC VINYL
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7	COLOR CALL OUT
8	COLOR CALL OUT

SURVEY ITEMS REQUIRED	
<input checked="" type="checkbox"/> FIELD SURVEY?	ANY PRICE ASSOCIATED WITH THIS DESIGN CAN NOT BE GUARANTEED. FINDINGS DURING A FIELD SURVEY MAY IMPACT ESTIMATED TIME/MATERIALS

<input type="checkbox"/> ON SITE COLOR MATCH	<input type="checkbox"/> TRUCK ACCESS? YES OR NO
<input type="checkbox"/> AVAILABLE AREA	<input type="checkbox"/> BEHIND WALL ACCESS? YES OR NO
<input type="checkbox"/> FACE DETAILS	<input type="checkbox"/> ELECTRICAL EXISTING? YES OR NO
<input type="checkbox"/> POLE DETAILS	
<input type="checkbox"/> ALL SIGN DETAILS	
<input type="checkbox"/> OTHER:	ADDITIONAL SURVEY DETAILS HERE

SURVEY UPDATE	
00/00/00	COMPLETED

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

X _____

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B **OPT. 1** **221046-03**

DETAILED DESIGN!
CAN BE USED FOR PRODUCTION

B: MANUFACTURE AND INSTALL ONE(1) SET OF CHANNEL LETTERS

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PLAN COMMISSION REPORT

Proposal: Plan Review – Dunkin’ Donuts

Description: Site, building, and related plan review for proposed exterior building modifications, a drive-through canopy with menu board, and directional sign.

Applicant(s): Kardo Rasha, DUNKIN’ (The Kardo Group)

Address(es): 2345 W. Ryan Rd. (5th Aldermanic District)

Suggested Motion: That the Plan Commission approves the site and building plans submitted by Kardo Rasha, DUNKIN’ (The Kardo Group), for exterior building modifications, a drive-through canopy with menu board, and directional sign on the property at 2345 W. Ryan Rd. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to eliminate the clearance bar and to add the existing 20-foot-wide Public Utilities easement.
3. Canopy lights shall not exceed 25 footcandles and shall be fully non-surface-mounted or recessed per Sec. 17.0509(b)(1)(j).
4. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

Owner(s): RYAN RD COMMONS LLC

Tax Key(s): 903-9008-001

Lot Size(s): 1.532 ac

Current Zoning District(s): B-4, Highway Business

Overlay District(s): PUD

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial

Background:

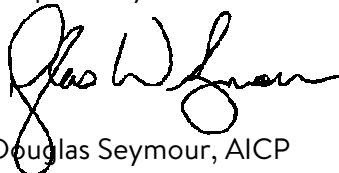
The Applicant is requesting site, building, and related plan approval for proposed exterior building modifications, a drive-through canopy with menu board, and directional sign on the property at 2345 W. Ryan Rd. Per the submitted narrative, the Dunkin’ Donuts tenant space will receive new paint on the exterior walls above the windows, wall signs (not part of this review), and metal canopies (orange) to replace the existing awnings on the north and east elevations. A new drive-through lighted speaker canopy and 23 square-foot, 6’-10” tall digital menu board will be located on the south to replace the existing. Canopy lights must comply with the requirements of Sec. 17.0509. While the plan included a clearance bar in addition to a directional sign on the west drive aisle, the location posed issues for emergency vehicle access and for service (e.g., trash) vehicles. Per the Applicant’s consultants, this request has been eliminated and will be removed from the plans. The 2’-10.5” x 1’-1” (height = 4’-10”) directional sign as proposed appears to meet all Zoning Code requirements.

Staff note that an addition for the walk-in cooler/freezer and a drive-through canopy were installed on the south portion of the tenant space between 2010 and 2013. Neither was reviewed or approved by the Plan Commission prior to construction; however, since they have been in place, staff mention this to incorporate into the overall approval for recordkeeping purposes. Finally, staff notified the Applicant’s consultants of an existing 20-foot-wide Public Utilities easement on the south side of the building, which extends the width of the property. Although it appears that the proposed speaker canopy and digital menu board are sited properly, they must be located outside of the easement.

With the above in mind, staff have provided a suggested motion for approval with conditions above for Plan Commission consideration.

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

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

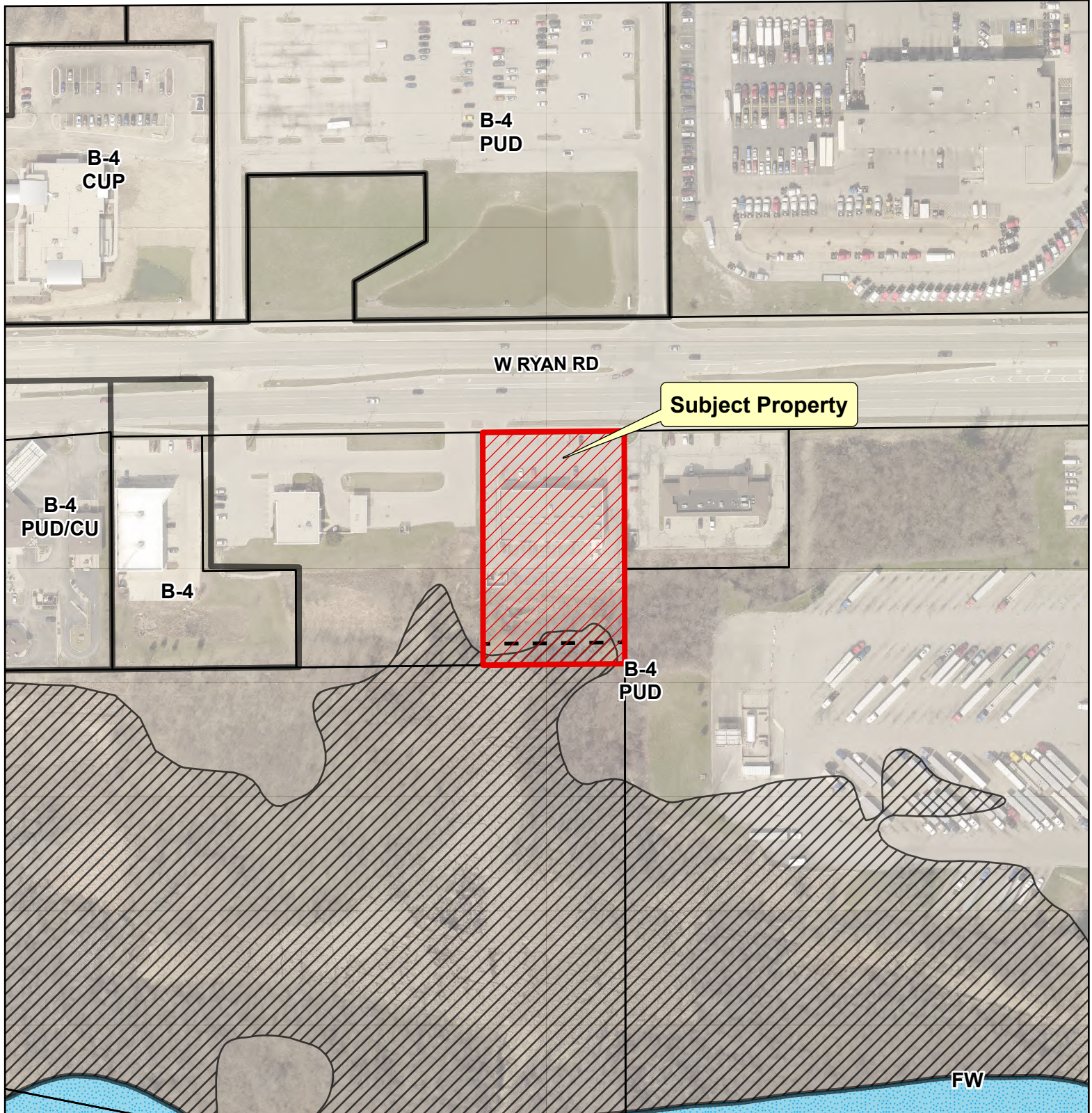
Location Map

Narrative (1 page)

Site Plan, Details, and Elevations (2 pages)

LOCATION MAP

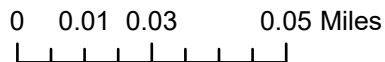
2345 W. Ryan Rd.



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
- 2345 W. Ryan Rd.



December 20, 2022

Kari Papelbon, CFM, AICP
Senior Planner
City of Oak Creek
Community Development
8040 South 6th Street
Oak Creek, WI 53154

Re: DUNKIN' (Remodel)
2345 W Ryan Rd (Ste A)
Oak Creek, WI 53154
Kolbrook Project No. 1687.009

Kari,

Please accept this correspondence and attached drawings as a proposal for the exterior remodel of DUNKIN'.

Exterior Paint

- Behind Signage DUNKIN' "OFF WHITE" COLOR
- Metal Coping DUNKIN' "CHARCOAL" COLOR

Accent Elements

- Demolish & cap existing gooseneck light fixtures
- Metal canopy DUNKIN' "DD ORANGE" COLOR
All Canopies to be non-illuminated
In place of existing awnings

Updated Wall Signage*

*Signage permit to be applied for by selected signage sub-contractor

If we can be of further assistance in helping to procure the approval, please do not hesitate to call or contact us at 847-492-1992 ext 38.

Respectfully,

A handwritten signature in black ink, appearing to read "Mason Orantes", written in a cursive style.

Mason Orantes
Project Designer

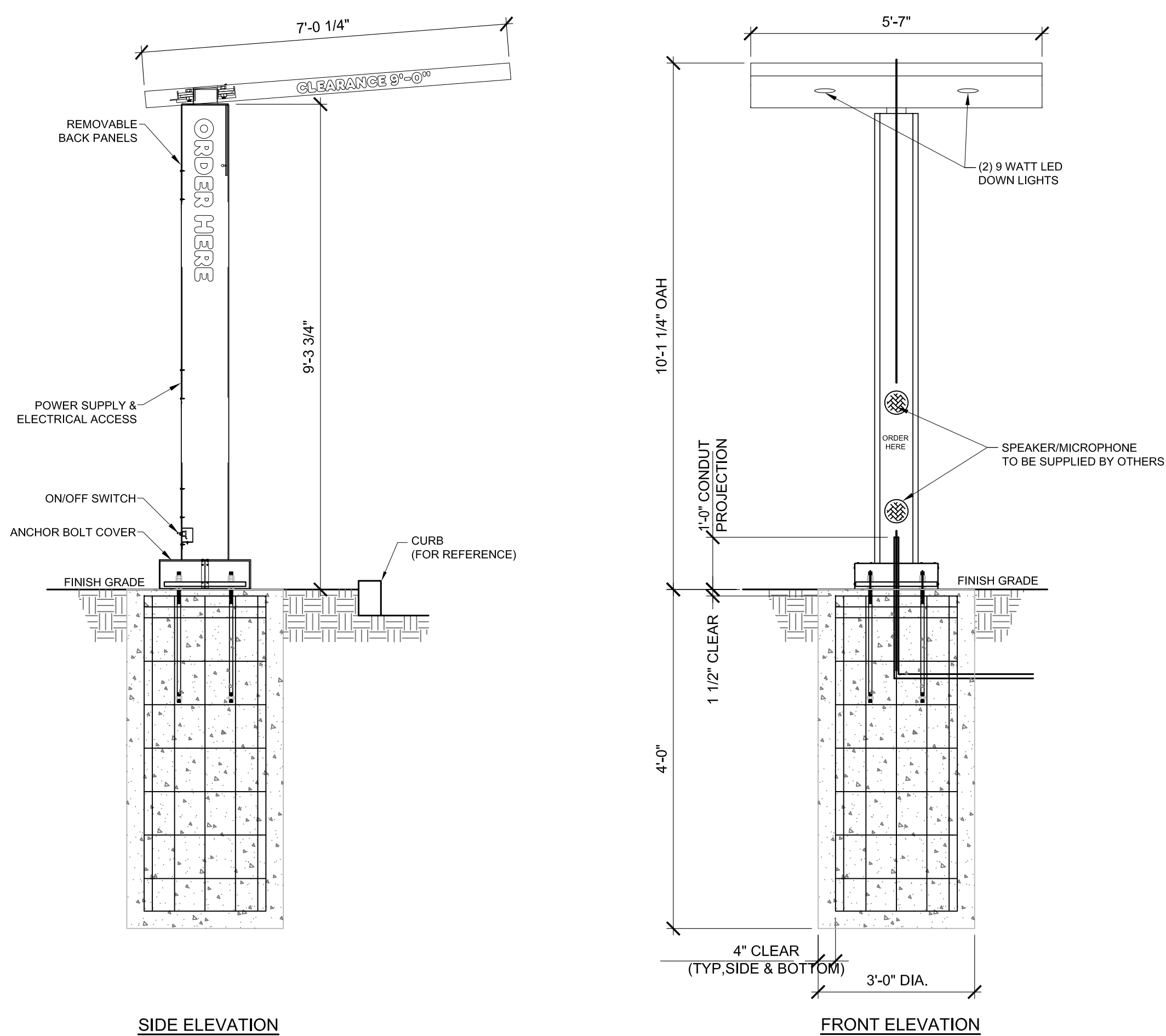
GENERAL NOTES

SITE PLAN SHOWN FOR REFERENCE ONLY. SITE PLAN WAS DESIGNED AND PERMITTED BY OTHERS UNDER SEPARATE COVER PREVIOUSLY.

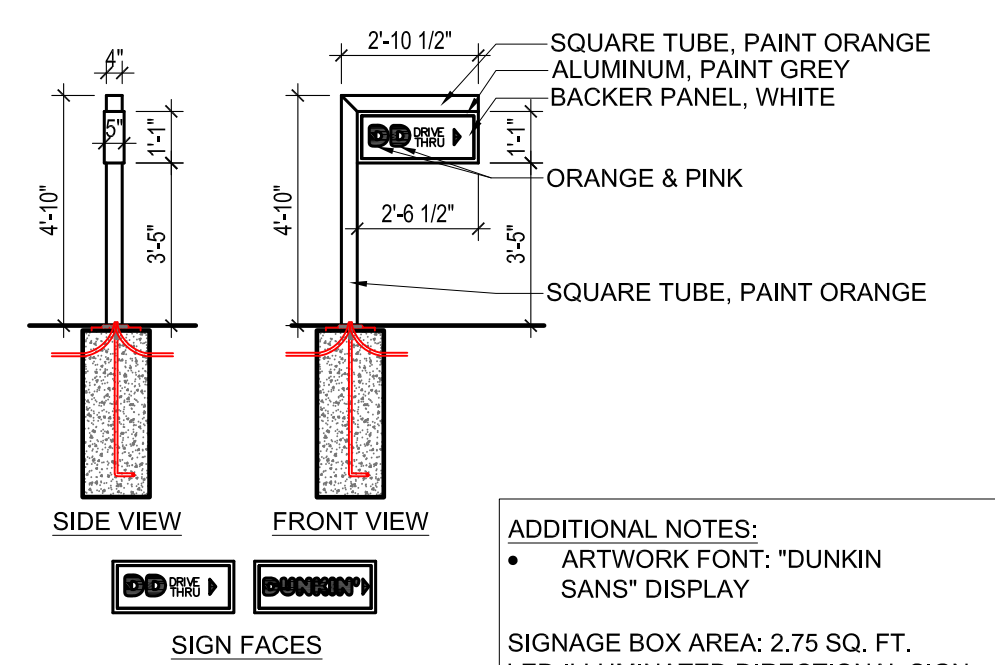
- DETAILS AND SIGNAGE SHOWN FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE COVER BY SELECTED SIGNAGE SUB-CONTRACTOR

SITE DEMO
 • EXISTING STATIC MENU BOARD AND SPEAKER CANOPY TO BE REMOVED.

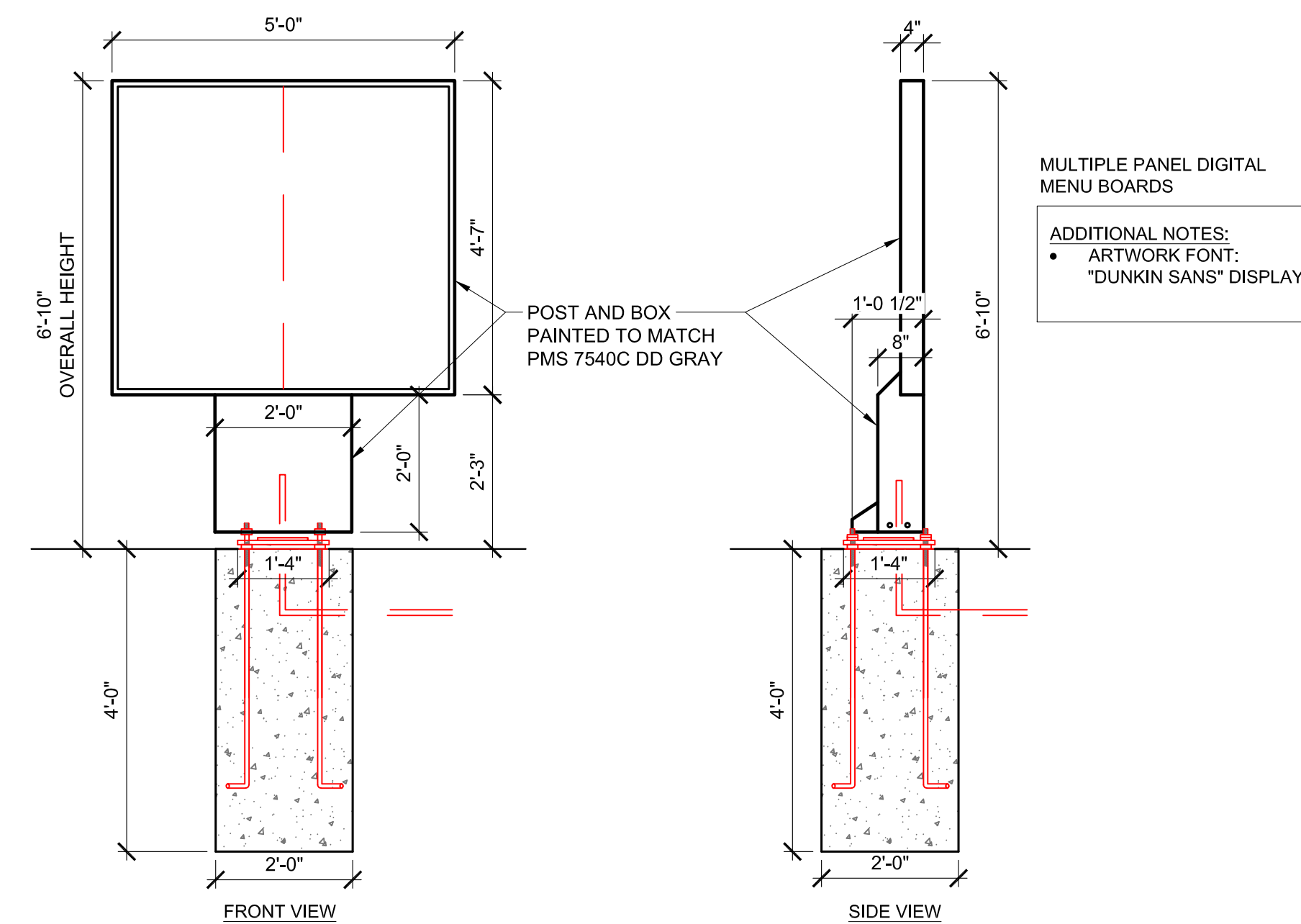
SPACE INTENTIONALLY LEFT BLANK FOR CITY APPROVAL STAMPS



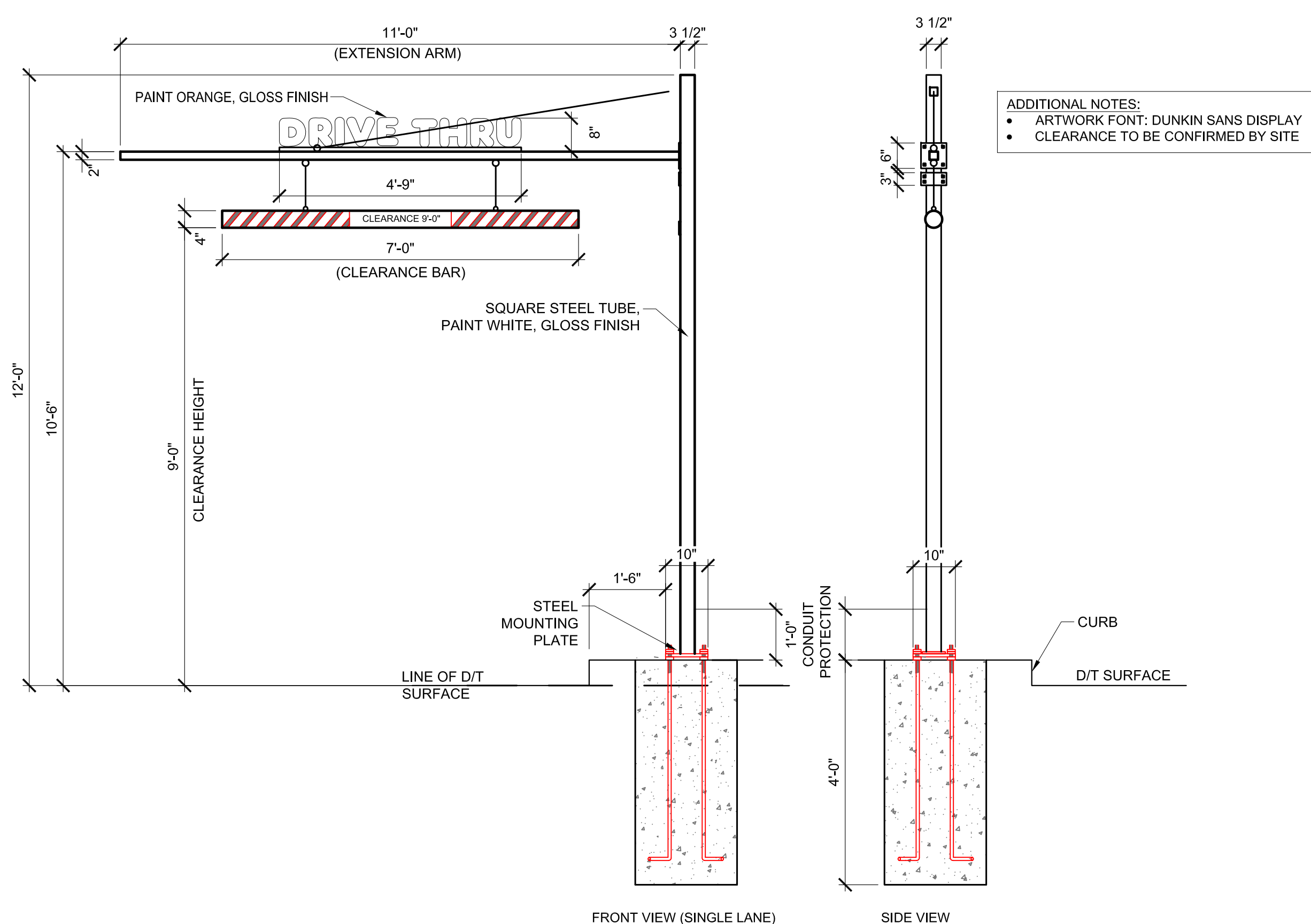
5 SPEAKER CANOPY DETAIL
 SCALE: 1/2" = 1'-0"



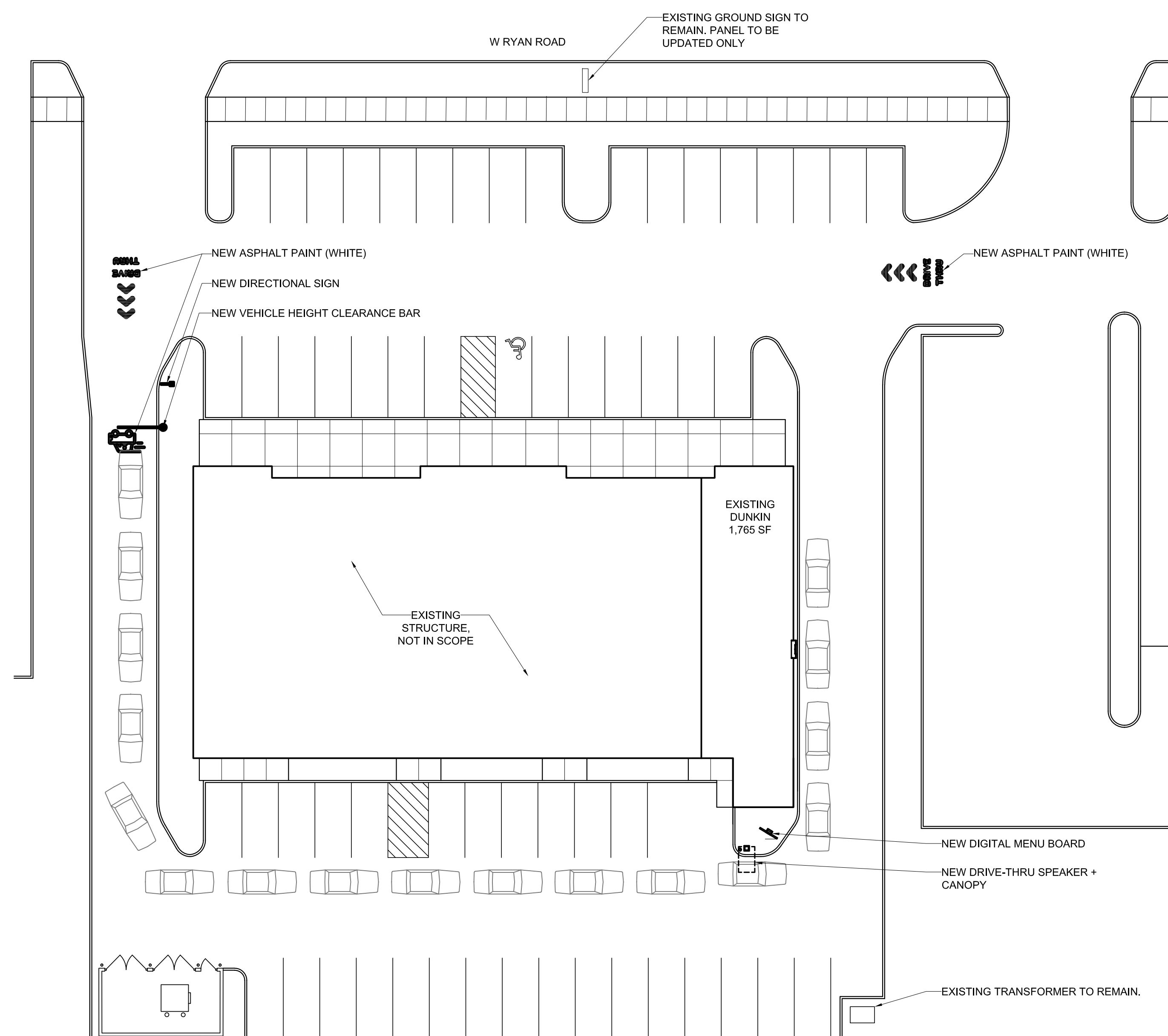
4 DIRECTIONAL SIGN DETAILS
 SCALE: 1/4" = 1'-0"



3 DIGITAL MENU BOARD DETAIL
 SCALE: 1/2" = 1'-0"



2 VEHICLE HEIGHT CLEARANCE BAR
 SCALE: 1/2" = 1'-0"



1 SCHEMATIC SITE PLAN
 SCALE: 1" = 20'-0"

dunkin'
brand

kolbrook design

ARCHITECT

CIVIL ENGINEER

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

MEP ENGINEER

DEVELOPER

SEAL

DKN - OAK CREEK

PROJECT: 2345 WEST RYAN ROAD (SUITE A)
 OAK CREEK, WI 53154
 PC #: 349896

DRAWING ISSUE	DESCRIPTION	DATE
FOR PERMIT		

DRAWN BY: DJC
 CHECKED BY: SHB
 SHEET TITLE:

SCHEMATIC SITE PLAN & SITE DETAILS

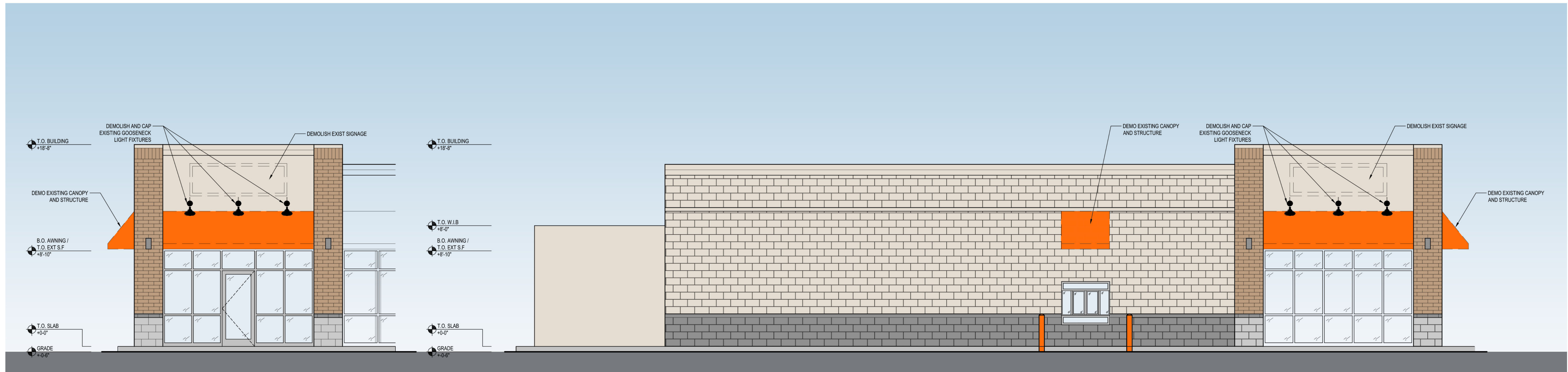
SHEET NO. **SP1.1**

Kolbrook
 1887.009
 Consultant
 Job No.

GENERAL NOTES

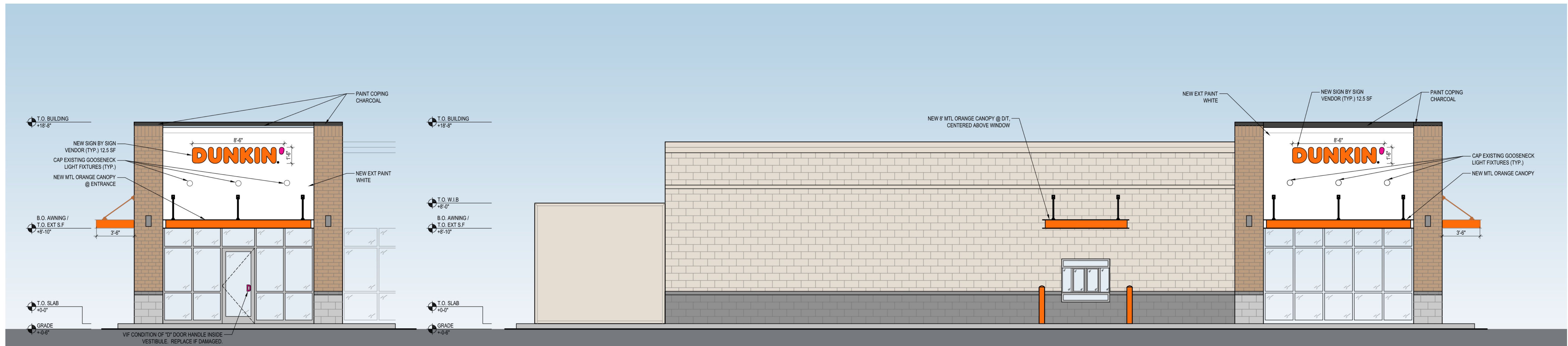
- WALL SIGNS SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE SUBMITTED UNDER SEPARATE COVER BY SELECTED SIGNAGE SUB-CONTRACTOR.
- ALL METAL CANOPIES TO BE NON-ILLUMINATED

SPACE INTENTIONALLY LEFT BLANK FOR CITY APPROVAL / STAMPS



4 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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



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

1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



kolbrook design
828 BARRIS ST. SUITE 300
EVANSTON, IL 60201
OFFICE: 847.476.1191 | FAX: 847.463.0989

ARCHITECT

CIVIL ENGINEER

STRUCTURAL ENGINEER

LANDSCAPE ARCHITECT

MEP ENGINEER

DEVELOPER

SEAL

DKN - OAK CREEK
2345 WEST RYAN ROAD (SUITE A)
OAK CREEK, WI 53154
PC #: 349536

PROJECT:

DRAWING ISSUE

DESCRIPTION

FOR PERMIT

DATE

DRAWN BY: DJC

CHECKED BY: SWB

SHEET TITLE

SELECTIVE DEMO & PROPOSED EXTERIOR ELEVATIONS

SHEET NO.

A5.1

Kolbrook

Job No.

1687 008

Consultant

Job No.