



## PLAN COMMISSION

May 9, 2023  
6:00 P.M.

### Common Council Chambers

8040 S. 6<sup>th</sup> 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 – April 25, 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
6. Review and Discuss Report on Recent Quarterly Parks & Recreation Commission Actions – Next Report July 11, 2023
7. Old Business
  - a. PLAN REVIEW - Review site, building, and related plans submitted by Elana Faschin, Driven Brands, Inc., for accessory structures, trash enclosures, and a ground mechanical enclosure on the property at 6900 S. 27<sup>th</sup> St. (Tax Key No. 737-9025-000; 2<sup>nd</sup> Aldermanic District). **THIS ITEM WILL BE HELD TO THE 5/23 MEETING.**  
More info at ZoningHub: <https://s.zoninghub.com/GH20T2SFAX>
8. New Business
  - a. PROJECT PLAN AND CONCEPT ADOPTION – Review the final Project Plan and concepts for the North Bluff Planning Study (4<sup>th</sup> Aldermanic District).
  - b. TEMPORARY SIGN PLAN REVIEW - Review a request submitted by Dawn Carrillo, Oak Creek Farmers Market, for a temporary sign to be displayed for more than 30 days on the property at 361 W. Town Square Way (Tax Key No. 813-9032-000; 2<sup>nd</sup> Aldermanic District).

Visit our website at [www.oakcreekwi.org](https://www.oakcreekwi.org) for the agenda and accompanying Plan Commission reports.

More info at ZoningHub: <https://s.zoninghub.com/LE036DK0T0>

- c. REZONE / CONDITIONAL USE PERMIT – Review requests submitted by Matthew Mehring, Anderson Ashton, to rezone the properties at 6340 S. Howell Ave. and 239 E. College Ave. to M-1, Manufacturing with a Conditional Use Permit for heavy manufacturing and equipment sales and rental (Tax Key Nos. 719-9012-000 & 719-9995-000; *1<sup>st</sup> Aldermanic District*).

More info at ZoningHub: <https://s.zoninghub.com/OZ0WUI8APO>

Announcements & Adjournment.

Dated this 4th day of May, 2023

Posted 5/4/23 dj

#### **Public Notice**

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

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may 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, APRIL 25, 2023**

Alderman Loreck 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, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Mayor Bukiewicz and Commissioner Oldani were excused. Also present: Senior Planner Kari Papelbon, Zoning Administrator/Planner Sylvia Brueckert, and Assistant Fire Chief Mike Havey.

**Minutes of the April 11, 2023, meeting**

Commissioner Siefert moved to approve the minutes of the April 11, 2023, meeting. Alderman Guzikowski seconded. On roll call: Commissioner Carrillo abstained; all others voted aye. Motion carried.

**CONDITIONS AND RESTRICTIONS  
SMART WASH, LLC  
1155 W. ANDERSON CT.  
TAX KEY NO. 735-0006-000**

Senior Planner Papelbon provided an overview of the draft Conditions and Restrictions as part of a request for a Conditional Use Permit for vehicle rentals (U-Haul) on the property at 1155 W. Anderson Ct. (see staff report for details).

Commissioner Chandler asked if the stalls being used for the rentals need to be marked for rentals. Senior Planner Papelbon stated that the rentals just need to be in striped parking stalls on the southeast portion of the property so they are not in the customer parking area.

Commissioner Chandler asked to confirm the stalls are just a striped area. Senior Planner Papelbon confirmed that is correct.

Senior Planner Papelbon asked the Plan Commission to clarify whether the afterhours drop box would be required to receive Site and Building Plan Review, or if the approximate location on the north end of the building, per Exhibit A, is sufficient.

Alderman Loreck stated that he thinks it is appropriately placed, and the applicant can work with staff.

Commissioner Chandler asked Senior Planner Papelbon to show the Plan Commission where the afterhours drop box is. Senior Planner Papelbon stated it is on the front of the entrance to unit A.

Commissioner Siefert moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for vehicle rentals on the property at 1155 W. Anderson Ct.

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

**MINOR LAND DIVISION/ LOT LINE ADJUSTMENT  
GREG & GAIL HOLTZ AND JAMES & SARAH NICKOLS  
8801 S. CHARMAINE CIR. & 3381 E. CAROL CT.  
TAX KEY NOS. 864-0081-000 & 864-0082-000**

Zoning Administrator/Planner Brueckert provided an overview of a Minor Land Division/Lot Line Adjustment request to adjust the lot line between properties located at 8801 S. Charmaine Circle and 3381 E. Carol Court (see staff report for details).

Commissioner Chandler asked to confirm that even if this item is approved the garage will still be non-conforming. Zoning Administrator/Planner Brueckert stated that is correct - both properties were constructed in the 1960s and do not comply with the setbacks in the current Code.

Commissioner Chandler asked the applicant if there are any plans to make the garage conform.

Jason Heinen, representing the homeowner on the south, 14170 W. Greenfield Ave., Brookfield, WI, stated that there were not, but his clients would be interested in buying more land to get to the required setback. However, the seller is not interested in doing that.

Commissioner Hanna asked where the setback is not being met. Zoning Administrator/Planner Brueckert stated that it is the garage on the property located on Charmaine Circle. The lot line currently goes through the structure. The applicant is buying six (6) feet of the neighboring property, but the setback in the current Code will not be met.

Commissioner Hanna asked to confirm that the applicant is buying land to the north, so the lot line does not go through the structure. Zoning Administrator/Planner Brueckert stated that is correct.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Greg & Gail Holtz and James & Sarah Nickols for the properties at 8801 S. Charmaine Circle and 3381 E. Carol Court be approved with the following condition:

“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.”

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

**PLAN REVIEW  
AES RESTAURANT GROUP  
1920 W. RYAN RD.  
TAX KEY NO. 878-9001-0001**



Zoning Administrator/Planner Brueckert provided an overview of the plan review for proposed exterior modifications to the existing Arby's restaurant at 1920 W. Ryan Rd. (see staff report for details).

Commissioner Siefert asked the applicant if the "Arby's" sign above the door is a new sign or an original. Dustin Roush, AES restaurant group, LLC, on behalf of Jason Bowman, stated in the review it is listed to reuse the existing signage.

Alderman Loreck stated that he agrees with staff that the landscaping should be renewed to what it is supposed to be.

Alderman Guzikowski moved that the Plan Commission approves the site and building plans submitted by Jason Bowman, AES Restaurant Group, for proposed exterior modifications on the property at 1920 W. Ryan Road with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That landscaping is reestablished as was required per the 1997 approved plan.
3. That all final plans (site, building, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

**PLAN REVIEW**  
**KWIK TRIP**  
**9535 S. 13<sup>TH</sup> ST.**  
**TAX KEY NO. 904-9008-000**

Zoning Administrator/Planner Brueckert provided an overview of the site plan review for a proposed addition to the existing parking lot at 9535 S. 13<sup>th</sup> St. (see staff report for details).

Commissioner Chandler stated that lot coverage in the B-4 Zoning District should not exceed 70% per Code, and asked Zoning Administrator/Planner Brueckert if staff are waiting to get that final number. Zoning Administrator/Planner Brueckert confirmed and stated that is one of the areas of the site plans that needs revisions to show that calculation.

Commissioner Chandler asked what that final number is.

Nick Newman, 1626 Oak Street, La Crosse, WI, stated that he does not have that final number, but he can get it for the final submittal.

Commissioner Siefert asked if the applicant would put asphalt on the parking addition. Mr. Newman said no, it would be concrete.

Alderman Guzikowski moved that the Plan Commission approves the site and building plans submitted by Nick Newman, Kwik Trip, Inc. for the addition to the existing parking lot on the property at 9535 S. 13<sup>th</sup> Street with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include setbacks for the additional parking spaces.
3. That the plans are revised to include impervious and green space calculations.
4. That a landscaping plan is submitted in conformance with Code requirements for perimeter parking lot landscaping.
5. That all final plans (site, building, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

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

**CERTIFIED SURVEY MAP  
HIGHGATE, LLC  
1402 W. HAMPSTEAD LN.  
TAX KEY NO. 784-9036-000**

Senior Planner Papelbon provided an overview of a Certified Survey Map request to divide the property at 1402 W. Hampstead Ln. (see staff report for details).

Alderman Loreck asked the applicant if there are any development plans that can be shared.

Chris White, RA Smith, 16745 West Bluemound Road, Brookfield, WI, explained that the lot will likely be a car wash.

Alderman Guzikowski moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by John Thomsen, Highgate LLC, for the property at 1402 W. Hampstead Ln. be approved with the following condition:

“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.

**PLAN REVIEW  
CR DEVCO, LLC  
2231 W. PUETZ RD., 8843 S. 13<sup>TH</sup> ST., AND 8950 S. 20<sup>TH</sup> ST.  
TAX KEY NOS. 856-9999-001, 857-9993-000, 857-9992-000, & 875-9991-000**

Senior Planner Papelbon provided an overview of the site, building, landscaping, and related review for the proposed Heyday residential development 2231 W. Puetz Rd., 8843 S. 13<sup>th</sup> St., and 8950 S. 20<sup>th</sup> St. (see staff report for details).

Ryan Swingruber, 228 Raymond Avenue, Barrington, IL, providing the following during a presentation about the proposed development,:

- The applicant is proposing 12 acres of land in lieu of the tree preservation ordinance.
- There will be stone around the clubhouse and all buildings in the development.

- The farmhouse style building is proposed to use an eight (8) inch wide, vertical board and batten pattern.
  - .048 inches thick, City Code requires a minimum .044 inches
  - Impervious to water & moisture
  - Does not need to be repainted
  - True cedar board appearance
- Gray color scheme is proposed to have five (5) inch wide horizontal vinyl lap siding with board and batten in the gable
  - .048 inches thick, City Code requires a minimum .044 inches
  - Impervious to water & moisture
  - Does not need to be repainted
  - True cedar board appearance
- Pacific blue color scheme is proposed to have five (5) inch wide horizontal vinyl lap siding with polymer shake shingle in the gable
  - .100 inches thick, City Code requires a minimum .044 inches
  - Impervious to water & moisture
  - Does not need to be repainted
  - True cedar board appearance
- Vinyl siding is allowed on the second floor under the new Zoning Code. The development is single story homes. To help meet the spirit of the Code, the applicant is including a stone water table on the bottom three (3) feet, around the perimeter of the houses.
- Overall land use/density – compliments surrounding neighborhood, housing options that are needed, and density is 2.68 units per acre.
- Developers are not getting any financial assistance from the state, city, TIF, etc.
- Project benefits and circumstances set the bar extremely high.

Alderman Loreck read the following email from Patrick Jetaime, 2021 West Grays Lane into record:

*“I have a question about the buffer on the west side of the project. A long time ago they said it was to be a berm with trees on it, but now it just said, vegetative buffer. I hope this a berm with trees and not just shrubs. Please find out at the meeting. I really do not want to look at the site. We have beautiful trees now.”*

Mr. Swingruber stated that they are preserving the treeline on the west side and meeting the required setback. Mr. Swingruber stated that he does not believe they ever communicated a berm, but it was communicated that they were going to preserve the trees, and the landscaping plan would call for supplemental trees where appropriate to create a visual barrier for the properties to the west.

Barbara Linder, 2411 W. Puetz Road:

*“The paper I received in the mail it has it where it’s developing the whole corner next to my property. I would like to know if you’re going to be building right up to my property line, these apartments. Is that what the plan is?”*

Josh Wohlreich, 313 Surrey Lane, Lake Forest, IL, stated that right now they have no plans of developing in the area by Ms. Linder's property.

Ms. Linder:

*"Well you must have some plans in the future that you want.. you must have something that you got in mind because you are putting it on their maps. So, you must want something and my husband and I would like to know if you are developing that corner there. How many units possibly would you put in that corner? I mean you do have that corner, there is the pond there that's always been there, but I was told at the last meeting that you could fill it. I don't understand that one, but I guess you can, and you'd just have to put another pond somewhere. We would like to know what the future for that corner is, because as you can see you own, the development owns two sides of our property and I mean that's everything to us. Other people on Puetz Road aren't being absorbed like we are in that corner and then the back."*

Mr. Wohlreich stated that parcel is currently zoned Commercial, and he has no intention of rezoning it to permit residential to be built on that site. He explained that they are proposing to have Parcel 3, to the south of Ms. Linder's property, dedicated or preserved so there is no development on it in the future.

Mr. Swingruber stated that through the whole process they heard the neighbors, and Lot 3 of the CSM would be dedicated or preserved and they would work with the City to make sure it never gets developed. They have never brought in the commercial lots adjacent to Ms. Linder's property for rezoning.

Mr. Wohlreich clarified that their product would not work on that site even if it was rezoned, and that the water cannot be filled in and they have no intention of doing it.

Elwood Faucett, 9040 S. 20<sup>th</sup> Street:

*"I got a couple questions. In the public right-of-way both on the north end of the development and the south end, the cul-de-sac on 20<sup>th</sup> Street. The civil plans show both the paving of those areas and the installation of catch basins. Some of those catch basins are connected to public storm sewers that drain directly into private storm sewers. I had no idea what the City's policies were on guaranteeing in the future that the outlet is going to be there and also, I didn't know if there was any commitment by the City to share in the maintenance of the downstream storm sewer. And I don't expect an answer on that now. It's just something that came to mind, and I hope someone would at least look into it. The other thing, there is a discrepancy in the plans. The civil plans show public water main, which makes sense because it loops through the development, and private sanitary sewers. The Certified Survey Map that was approved by the Plan Commission shows easements for sanitary sewer and water main. It doesn't make sense if the sewers are going to be private, there's no need for the public easements for the sanitary. The only reason I bring that up is, you can have all sorts of understandings now, but down the road, in the future, it's very easy to make an argument 15/20 years from now that they must be public sewers, they're in a public easement. I think to protect the City that should be changed. The*

*other one is a request for the developer. They did a very nice job on the landscaping and the plans are great. On the paving plans and on the landscape plans they show the cul-de-sac on 20<sup>th</sup> Street and the emergency gates that are there to prevent non-emergency access to the site. All I would ask is that someone take a look at the possibility of adding some additional landscaping in the vicinity of those gates to prevent cars from driving around the gates. It's very easy to drive across the grass when you're not supposed to. The final thing, it came up on your presentation tonight. The stonework, in your description you talk about a three-foot-tall water course or water band. On the detail that is in the submittal it shows a two- (2) foot course. On the plans it shows the stonework going to the bottom of the windows. That shows the detail as two feet off the floor."*

Mr. Wohlreich clarified that Mr. Swingruber was talking about the product being three (3) inches thick.

Mr. Faucett:

*"No, go back to your, you got three- (3) foot course."*

Mr. Wohlreich stated that what is detailed on the plans is correct, and if in the presentation they said three- (3) foot, it would be accurately reflected on the elevations.

Mr. Faucett:

*"Okay, that would make more sense. That would match the detail because in the letter to Kari dated, 3-24, you refer to a three (3)-foot high masonry water table. Yet the detail shows a two- (2) foot and I just wanted clarification."*

Mr. Wohlreich stated the detail would be accurate.

Commissioner Kiepczynski explained that she spoke with the Water and Sewer Utility, and the CSM is shown correctly - the sanitary easement will be required to be public.

Mr. Faucett:

*"If that's the case, my next question would be to the Plan Commission and to the City, are all multi-family unit developments, do all of them have public sanitary sewer?"*

Commissioner Kiepczynski stated that they do not, and she will need to speak further to the Water and Sewer Utility. Commissioner Kiepczynski stated that she believes this is different because it already had the utility easement that had public water and sanitary in there that had come off Puetz.

Mr. Faucett:

*"Actually, it's not a continuation of it. The sewer and water that are in there provide service to the area in that general vicinity, but also north of Puetz Road. It was put in*

*there at a time when that was going to be a public street. It was supposed to align with a public street and be a public sewer and that makes sense. It's a transmission main, it doesn't serve any, just that area of development. The rest of the sewer, the water main in here, actually you can make an argument for it to be public because it connects to public water main on one side of the development to public water main on the other side and you can get flow through those pipes, circulating water in the system, so there's some argument to be made for that. The sanitary sewers are totally to serve the development, if it was a single-family development, yeah it would make sense, but it's not a single-family development, it's a low-density multi-family and it makes no sense that the City should be on the hook for the maintenance and future replacement of that. In that case, just so you know, that I will bring it up with the Engineering Department and the Water Utility and at the Common Council because physically it doesn't make much difference, financially it makes a huge difference down the line."*

Commissioner Hanna suggested having a maintenance agreement between the City and the developer, and asked what type of building the proposed buildings are.

Mr. Wohlreich stated they are rental apartments.

Commissioner Hanna asked if there are any HOA fees. Mr. Wohlreich replied in the negative.

Commissioner Hanna inquired who is maintaining the landscaping and snow removal.

Mr. Wohlreich stated that will all be done by the landlord.

Commissioner Hanna asked if there is any cost to the renters, to which Mr. Wohlreich replied that there will be nothing beyond the rent.

Commissioner Hanna asked if the sidewalks, bike trail, and anything similar would be provided and maintained by the developer.

Mr. Wohlreich stated that is correct, and that he thinks the only thing that would be maintained by the City would be the sidewalk on the public portion of the street and the public street.

Commissioner Kiepczynski stated that the sidewalks within the City of Oak Creek are maintained by the adjacent property owner.

Mr. Wohlreich asked if "maintain" meant snow removal as well as repair and maintenance.

Commissioner Kiepczynski stated that the current Code reads trip hazards are the responsibility of the adjacent property owner.

Commissioner Hanna stated that if there are any cracks it will be the responsibility of the owner or developer to come back and replace it, and all ramps will need to be ADA-compliant.

Commissioner Hanna inquired where the parking is located for the apartments.

Mr. Wohlreich stated that parking is in the building. There are five (5) different floor plans. In the one- (1) bedroom floorplan there is a one- (1) car garage and a parking pad for one (1) additional car. All the other units have a two- (2) car garage and a parking pad for two (2) additional cars.

Commissioner Hanna asked if there will be on-street parking.

Chris Carr, Sigma Group, 1300 West Canal Street, Milwaukee, WI, stated that there are about 70 parking spaces in groups of five (5) or eight (8) parking spaces throughout the development for visitors, but there is no on-street parking.

Commissioner Hanna inquired what the width of the road is, to which Mr. Carr stated it is 24 feet.

Commissioner Carrillo asked the applicants to explain their ideas for Lot 3.

Mr. Swingruber explained that it is about 12 acres, and early on they envisioned a walking trail, but as they proceeded through the process, they decided the City would be the appropriate group to make the decision on that. The applicants are now proposing to dedicate or conserve the land, and the City of Oak Creek Parks Department can determine the best use. Mr. Wohlreich stated that he believes in their submittal it is outlined as a natural resource park.

Alderman Guzikowski noted that the applicants are now proposing to use vinyl.

Mr. Wohlreich clarified that they have proposed vinyl from the beginning.

Commissioner Siepert asked how the wall between units will be made soundproof.

Mr. Swingruber stated that the fire wall has been designed to a sound transmission coefficient (STC) of 62. Mr. Swingruber stated that he thinks Code only requires an STC of 52 or 54.

Commissioner Chandler asked the applicant what will happen on Lots 1, 2 and 4 if the trees are being preserved on Lot 3.

Mr. Wohlreich explained that Lot 1 is the development that the plan review covers, Lot 2 there are no current plans, Lot 3 will be preserved, and Lot 4 there are no current plans.

Commissioner Chandler asked what lot the pond would be located on.

Mr. Swingruber referenced the packet that they provided and stated Lot 1. Mr. Swingruber asked Commissioner Chandler if she was referring to the two (2) ponds shown on Lot 1 that are adjacent to Interstate-94.

Commissioner Chandler confirmed that she was referring to the pond that is close to the public right-of-way.

Mr. Swingruber stated those are the stormwater retention ponds.

Commissioner Chandler asked if there are any plans to make any changes to those ponds.

Mr. Carr stated that he thought there was a comment from Engineering and Planning regarding the stormwater pond near the road to the north. They can move the pond away from the right-of-way if it is a problem - there is room if they need to add additional area and shift the pond.

Commissioner Chandler asked Senior Planner Papelbon if shifting the pond would meet the requirements.

Senior Planner Papelbon stated that is something that the Engineering Department would need to take a closer look at when the revised plans are received.

Commissioner Kiepczynski stated that she is sure it will be fine once the pond is shifted. The Engineering Department's main concern is salt usage and snow removal with the pond right up against the sidewalk. There needs to be some space for the salt and snow to dissipate before going into the pond.

Commissioner Chandler inquired if there is any feedback from the Department of Natural Resources (DNR).

Mr. Carr stated the applicants have both the DNR and Army Corps of Engineers permits for the wetland fill. The wetland fill is very minor, and only set up because they had to put the road through.

Commissioner Chandler asked Senior Planner Papelbon if that is something the applicants would need to submit to the City.

Senior Planner Papelbon confirmed and stated that the applicants are aware of that.

Commissioner Siepert asked Assistant Fire Chief Havey if the Fire Department is the only department that controls the lock on the entrance gate on the south side of the development.

Assistant Fire Chief Havey explained that the Fire Department uses a Knox Box to gain access, but it is up to each agency and utility if they will rely on the Fire Department for access.

Alderman Loreck asked Senior Planner Papelbon if Condition 8 of the suggested motion can be changed from Plan Commission approval to staff.

Senior Planner Papelbon stated that the Plan Commission needs to determine whether the lighting plan needs to be brought before the Plan Commission, or if the Plan Commission wants staff to work with the applicant on those requirements, including graphics and photometrics. It is something that the Plan Commission typically has an opportunity to review in terms of the fixtures and light poles for the development, but if the Plan Commission has no concerns about it, staff can do it.

Alderman Guzikowski, Commissioner Siepert, and Commissioner Hanna stated their opinions to leave it to staff.



Commissioner Chandler asked Senior Planner Papelbon to repeat her last statement.

Senior Planner Papelbon reiterated that normally the Plan Commission at least has the opportunity to review the fixtures and poles, including their locations. The photometrics will be reviewed for compliance by the Electrical Inspector along with all the other details. Typically, the Plan Commission has not had much concern or comment about the fixtures.

Mr. Carr stated they would typically use full cutoff lights, lower-level lights, and work with staff on Code. Aesthetically, they understand the issues on the west, and the lights will all be full shut-off so people do not see the lights from the side.

Commissioner Hanna asked if the lights in the development must match the lights outside of the development so there is not a discrepancy.

Mr. Carr explained that typically when they go from a public to private road, they would not have consistent lighting between the two (2) because they have a different level and aesthetic.

Alderman Guzikowski stated that he thinks it is a good idea to call Lot 3 a natural resources park.

Senior Planner Papelbon clarified that Lot 3 is not the commercially-zoned portion, but within the residential zoning district.

Mr. Wohlreich explained that they intend to work with staff and other necessary entities to determine the best way to do that.

Alderman Guzikowski moved that the Plan Commission approves the site and building plans submitted by CR Devco, LLC, for the properties at 2231 W. Puetz Rd., 8843 S. 13th St., and 8950 S. 20th St. with the following conditions:

1. That all relevant Code requirements and conditions of the Planned Unit Development remain in effect.
2. That plans are revised to include all setbacks; wetland boundaries, setbacks, and buffers; floodway and flood fringe areas with labels; and dimensions.
3. That copies of wetland fill permits/approvals by the Wisconsin DNR shall be provided to the City prior to the submission of building permit applications.
4. That the exterior masonry veneer meets the minimum 3-inch-thick requirement per Code.
5. That Lot 3 of the CSM to be recorded is preserved through dedication, deed restriction, or conservation easement in lieu of a full tree inventory and replacement plan for Lots 1 and 2.
6. That landscape plans are revised per Code and PUD requirements.
7. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
8. That a lighting plan is provided for review and approval by the Department of Community Development and the Engineering Department prior to submission of permit applications.

9. That all stormwater requirements are coordinated with and approved by the Engineering Department prior to submission of permit applications.
10. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to submission of permit applications.

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

**PLAN REVIEW  
DRIVEN BRANDS, INC.  
6900 S. 27<sup>TH</sup> ST.  
TAX KEY NO. 737-9025-000**

Senior Planner Papelbon provided an overview of the site, building, and related plan review for proposed pay kiosks and trash/equipment enclosures for the existing car wash and service center facilities at 6900 S. 27<sup>th</sup> St. (see staff report for details).

Delbert Renfroe, 440 South Church Street, Charlotte, NC, explained that when they started they had a different site plan, and going through this part of the process is new to the applicants, but he does not think they have any problem getting rid of the parking spaces that were put in before they started the proposed project. They have no problem meeting the conditions that staff proposed.

Commissioner Chandler referenced Condition 2 of the suggested motion, and asked the applicant if the site plans, lighting plans, etc. is something that is readily available that can be provided to planning.

Mr. Renfroe explained that because this proposal was just adding kiosks, they did not provide it on the front end. They would typically do that when submitting the building permit, but they will be able to get the items referenced in Condition 2.

Commissioner Chandler recommended putting the item on hold until the items are available.

Commissioner Siepert agreed, and suggested that the Plan Commission put the item on hold until they get all the information that is necessary.

Commissioner Kiepczynski stated her agreement to hold the item.

Commissioner Carrillo agreed and stated she likes what is happening, but she thinks there is way too many (*inaudible*).

Commissioner Hanna stated her agreement to hold the item, and stated there is not much work to be added to the landscaping plan.

Commissioner Siepert moved to put this project on hold. Alderman Guzikowski seconded.

Senior Planner Papelbon asked for the hold to specify a date.

Commissioner Siepert stated to hold the item until the next meeting (May 9, 2023). 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 7:39 pm.

ATTEST:

<hr/>	5-3-23
Kari Papelbon, Plan Commission Secretary	Date

DRAFT



## Recent Common Council Actions

May 2, 2023

ITEM: 4

DATE: May 9, 2023

- Alderpersons Guzikowski and Loreck were reappointed to the Plan Commission.
- **APPROVED** a Conditional Use Permit for an outdoor recreation facility/private playground on the property at 150 W. Ryan Rd. (Ord. 3070, 3<sup>rd</sup> District).
- **APPROVED** a Planned Unit Development on the properties at 9102, 9120, and 9140 S. 27th St. (Ord. 3071, 6<sup>th</sup> District).
- **APPROVED** an amendment to Section 8, Time of Compliance, of the existing Planned Unit Development affecting portions of the properties at 2231 W. Puetz Rd., 8843 S. 13th St., and 8950 S. 20th St. (Ord. 3072, 6<sup>th</sup> District).
- **APPROVED** a Certified Survey Map submitted by Christopher Fink for the properties at 7101 and 7115 S. Pennsylvania Ave. (Res. 12408-050223, 1<sup>st</sup> District).
- **APPROVED** a Certified Survey Map submitted by Greg & Gail Holtz and James & Sarah Nickols for the properties at 8801 S. Charmaine Cir. and 3381 E. Carol Ct. (Res. 12410-050223, 4<sup>th</sup> District).
- **APPROVED** a Certified Survey Map submitted by John Thomsen, Highgate LLC for the property at 1402 W. Hampstead Ln. (Res. 12411-050223, 1<sup>st</sup> District).
- **APPROVED** amendments to the Architectural and Engineering Design Services Contract for Abendschein Park Pavilion to Plunkett Raysich Architects for their stated services of \$60,000.

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

Kari Papelbon, CFM, AICP  
Senior Planner



# Recent Board of Housing and Zoning Appeals Actions May 1, 2023

ITEM: 5

DATE: May 9, 2023

- **VARIANCES GRANTED** – Case No. 23-0001, a request by Leslie Zajikowski, 9491 S. Arbor Creek Dr. (3<sup>rd</sup> Aldermanic District), for the following:
  - A variance from Section 17.0414(d)(2), which states: “An accessory structure shall not exceed one hundred (100) square feet on residential lots and shall not exceed 200 square feet on nonresidential lots.”
  - A variance from Oak Creek Municipal Code Section 17.0414(d)(4), which states: “In lieu of two accessory structures on a residential lot, the Director of Community Development may approve of one accessory structure not exceeding 200 square feet and meeting all other Code requirements as part of a permit application that includes a waiver signed by the landowner acknowledging that no additional accessory structures will be allowed.”

The appellant requested relief from the above Code Sections to allow the construction of a freestanding deck that is 450 square feet (200 square feet of which has been permitted). Following extensive deliberation, the Board of Zoning Appeals upheld the appeal, and granted the variances.

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

Kari Papelbon, CFM, AICP  
Senior Planner

**ITEM 7A**  
**HELD TO 5/23**  
**NO REPORT**



Meeting Date: May 9, 2023

Item No. 8a

## PLAN COMMISSION REPORT

Proposal: North Bluff Planning Study

Description: That the Plan Commission adopts the North Bluff Planning Study

**Suggested Motion:** That the Plan Commission adopts the North Bluff Planning Study.

---

### Background:

On June 21, 2022 the Common Council selected Edgewater Resources to create a study and plan of redevelopment of public recreational space for the City of Oak Creek North Bluff. That study, which involved a number of opportunities for public input and review at various stages has been completed and is being presented for review and adoption by the Plan Commission. The Parks and Recreation Commission has reviewed drafts of the Plan. The Plan Commission heard a presentation from consultants with Edgewater Resources as part of their January 10, 2023 meeting.

The plan, a copy of which accompanies this staff report, inventories the current conditions within the study area, summarizes public involvement, and identifies a number of initial development concepts ranging in intensity, complexity, and cost. Those concepts were further refined and narrowed to a draft consensus plan, which forms the basis for the final plan and cost estimates.

The draft consensus plan facilities include a pedestrian bridge connecting to Lake Vista Park, parking areas, multi-use paths, naturalized gardens, sport trails, natural play areas, embankment slides, shoreline trails and stacked stone revetments, shelters, overlooks, an elliptical pier.

Cost estimates were included by phase and are included as an attachment to this report.

**Options/Alternatives:** The Plan Commission has the discretion to adopt or decline to adopt the proposed North Bluff Planning Study.

---

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Douglas Seymour".

Douglas Seymour, AICP  
Director of Community Development

Prepared:

A handwritten signature in black ink, appearing to read "Sylvia Brueckert".

Sylvia Brueckert  
Zoning Administrator/Planner

---

Attachments:

North Bluff Concept Level Construction Cost Estimates by Phase (1 page)

North Bluff Planning Study (38 pages)

Minutes of the 1-10-23 Plan Commission meeting (3 pages)

Minutes of the 1-5-23 Parks and Recreation Commission meeting (2 pages)



North Bluff Concept Level Construction Cost Estimates by Phase

Phase	Description	Estimated Cost
0	Phase 0 work includes the revetment, the revetment path base course (no pavement), fill for approximately half of the Bluff, the drainage ways, and grading in and installing the base course for the first half of the multi-use trail (no pavement). This phase of the project was bid seperately and will be constructed in 2023/24.	\$ 9,750,000
1	Phase 1 includes fill for the rest of the Bluff, paving the multi-use trail and revetment path, laying in the stacked stone for the nature play areas.	\$ 4,425,000
2	Phase 2 builds on the Phases 0 and 1 by creating the formal park with an entrance road. It is broken up into subphases based on construction considerations and the allowing certain portions of the park to phased in. This phase of the construction will provide the usable spaces needed for and is the bulk of the programming. people to enjoy the park	
2A	Entrance Road	\$ 1,026,000
2B	Natural Gardens	\$ 986,000
2C	Nature Play Areas	\$ 1,436,000
2D	Top of Bluff Path and Improvements	\$ 824,000
3, 4 & 5	Phases 3, 4, and 5 are the big ticket items but also the potential to be the most impactful. These phases include the pedestrian bridge over the ravine, two shelters, and the elliptical pier. These phases would tie the Bluff into the regional park system and allow it function as one continuous lake front park.	
3	Pedestrian Bridge	\$ 12,402,000
4	Shelters	\$ 126,000
5	Lake Pier	\$ 5,516,000
	Total	\$ 36,491,000



# NORTH BLUFF

## PLANNING STUDY

OAK CREEK | WISCONSIN

MAY 2023







# 01

## — Inventory

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# 02

## — Concept Development

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# 03

## — Implementation

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Concept-Level Cost Estimates by Phase	<u>38</u>



## — Executive Summary

Oak Creek is a city located just south of Milwaukee on the shore of Lake Michigan, and is one of the fastest growing cities in Milwaukee County and Wisconsin as a whole.

As Oak Creek has grown as a city since it was incorporated in 1955, its relationship to Lake Michigan has changed over time. Originally, the lake front was seen primarily as an area for industrial development, but with the creation of Bender Park, the new Lake Vista Park, and the North Bluff Stabilization Project, that view is shifting.

The North Bluff Planning Study looks at how the area along the Lake Michigan shoreline north of Lake Vista Park could continue to develop the lake front into a public amenity for the community in conjunction with the North Bluff Stabilization Project.

The Planning Study includes an inventory of existing site conditions, an overview of the public input process including identification of key project stakeholders, and the resulting opportunities and constraints determined through that outreach process.

Site plan alternatives are then documented with feedback received, and the resulting Consensus Plan for the site with economic feasibility analysis and review of potential funding sources to help realize the proposed improvements.





# O1

## — Inventory

### Introduction

#### **STUDY PURPOSE**

The North Bluff Planning Study began in response to the work the City of Oak Creek (Oak Creek) and Edgewater Resources (ER) has been doing in conjunction with Wisconsin Department of Natural Resources (DNR) and United States Army Corps of Engineers (USACE) to stabilize the shoreline along Lake Michigan. The existing bluff has seen a consistently eroding shoreline, threatening to undue previous site work pertaining to the brown field remediation of a formerly industrial site. Edgewater Resources developed an initial plan to regrade the bluff and stabilize it from further erosion, and has been working on this study in conjunction with that effort. Once the bluff is stabilized (construction to begin Summer 2023) there is a tremendous opportunity to transform this dramatic 3,500 linear feet of shore line into a public park that provides unmatched experiences and recreational opportunities, extend the park system created by Bender and Lake Vista Park, and strengthens the health of the local ecosystem. This study serves as a guide for developing that park by analyzing the site and surrounding context, gathering community input, meeting with key stakeholders, and refining a series of plans into a final consensus plan with cost and funding analysis.

#### **PLAN PRIORITIES**

During the process of the North Bluff Planning Study and developing the consensus plan, three key priorities to focus on became apparent. Those priorities are:

*Connectivity* - Create one large continuous lake front experience and park network by connecting the North Bluff to Bender and Lake Vista Park, and possibly to parks further north as well.

*Accessibility* - Provide everyone in the community with a way to experience the views, native landscapes, and Lake Michigan, regardless of their physical ability, in fun and exciting ways.

*Maintenance and Cost* - Design the park in a way that requires less up keep and reduces the cost of maintenance, as well as designing it in way that allows it to be constructed in independent phases.

#### **STUDY PROCESS**

*Community Outreach* - Data was collected on the intensity of programming and what elements the community would like to see included in a new park along the lake shore.

*Design Charette* - A two-day charette (brain storming session) was held in Oak Creek after the ER Team visited the site to come up with initial concepts for the site.

*Concept Development* - After reviewing initial concepts with different city committees, a draft consensus plan was developed by combining different elements of the previous concept plans to develop single plan.

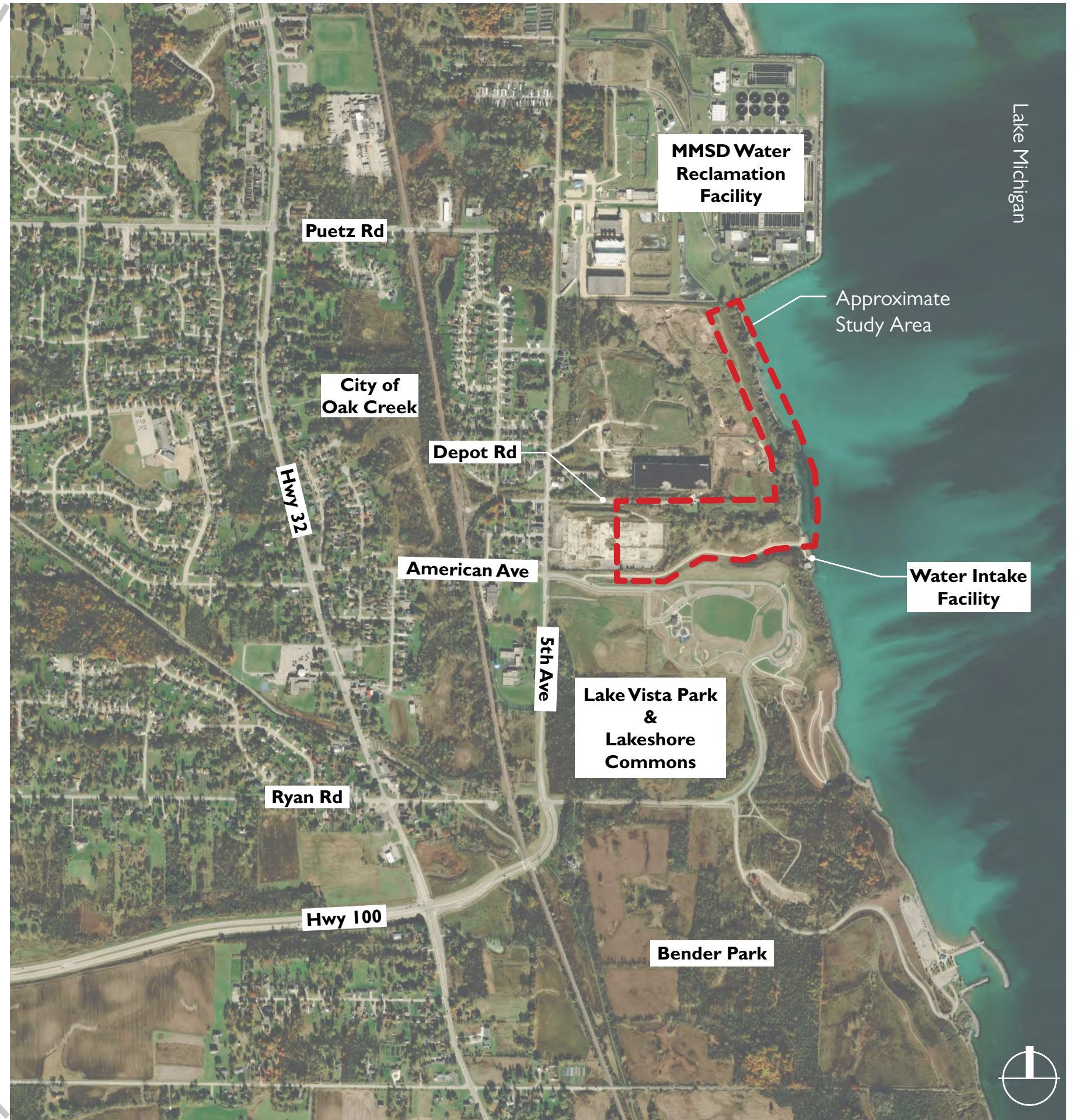
*Consensus Plan* - A refined version of the draft consensus plan meant to propose the best use of the park based on community and committee feedback.





# 01

Inventory  
Location Map





# 0 — Inventory

Existing Conditions

**Bender Park:** One of the two parks south of the study area, Bender Park is operated by Milwaukee County Parks and features a large nature trail network, open landscapes, a beach, and a boat launch and harbor.

**Lake Vista Park:** The second of two parks south of the study area, Lake Vista Park was constructed in 2018 and is operated by the City of Oak Creek. It features a rentable pavilion with a kitchen, open air shelters, a playground, public restrooms, and walking trails that take you down to Lake Michigan and also connect to Bender Park.

**Water Intake Facility:** Located just south of the North Bluff right on the shore of Lake Michigan is a water intake facility with its own entrance road and parking area. The entrance road has manual swing gate and most of the facility itself is surrounded by fence with barbed wire. The entrance road provides the best vehicular access to the lake shore but also creates valley with steep side slopes.

**Lakeshore Commons:** Next to Lake Vista Park, Lakeshore Commons is a new housing development currently in its first phase of construction that aims to provide a mix of housing types and large assortment of community amenities. It's proximity to Lake Michigan and the surrounding parks are a selling point for properties.

**South Shore Water Reclamation Facility:** The reclamation facility to the north of North Bluff is a 125 Acre Site operated by the Milwaukee Metropolitan Sewerage District. The site is surrounded by a sea wall and rip rap, with a paved portion on the north side that serves as fishing pier. There is also a public parking lot with a sidewalk and stairs that takes you down to the fishing pier.





# O1

## Inventory

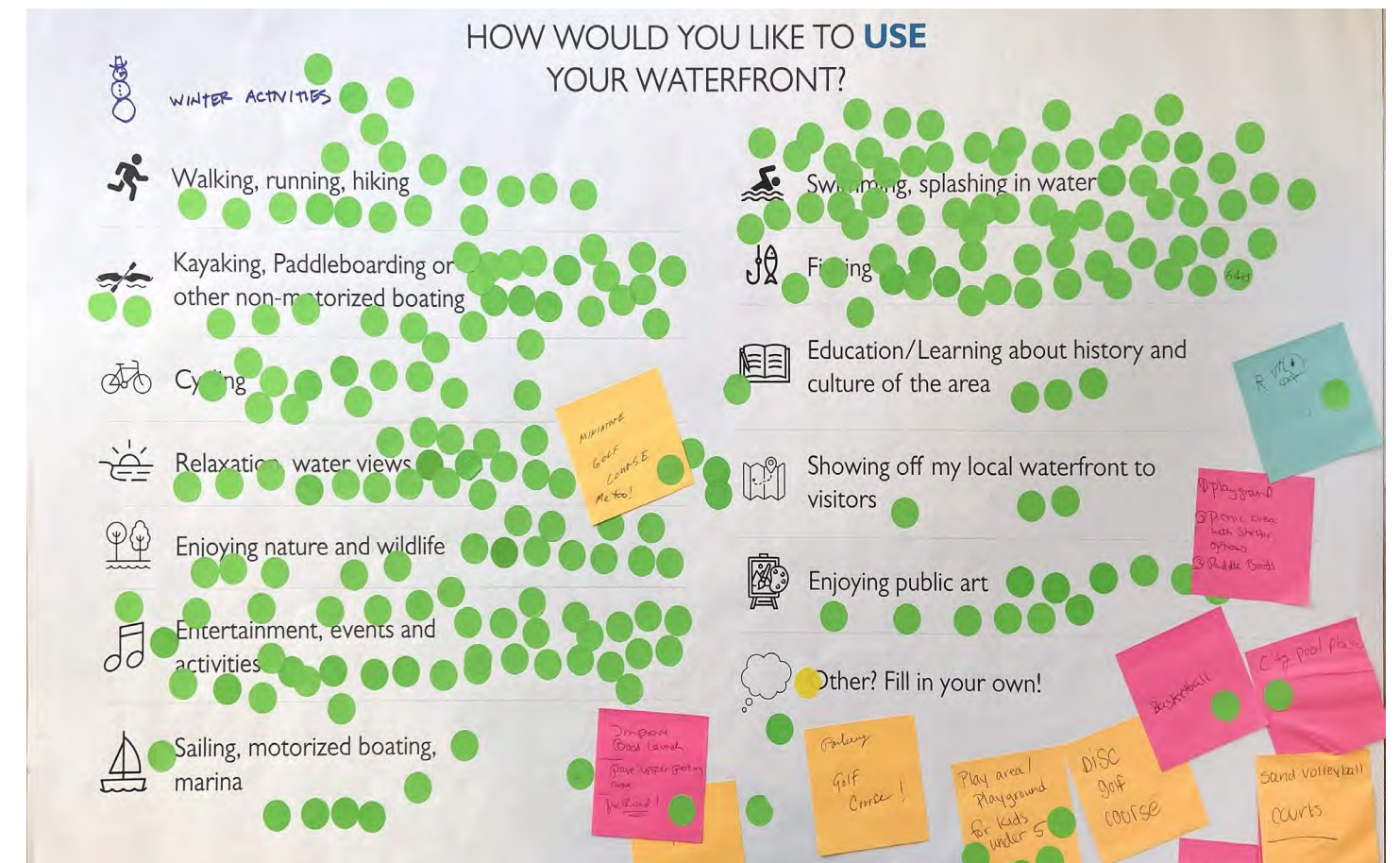
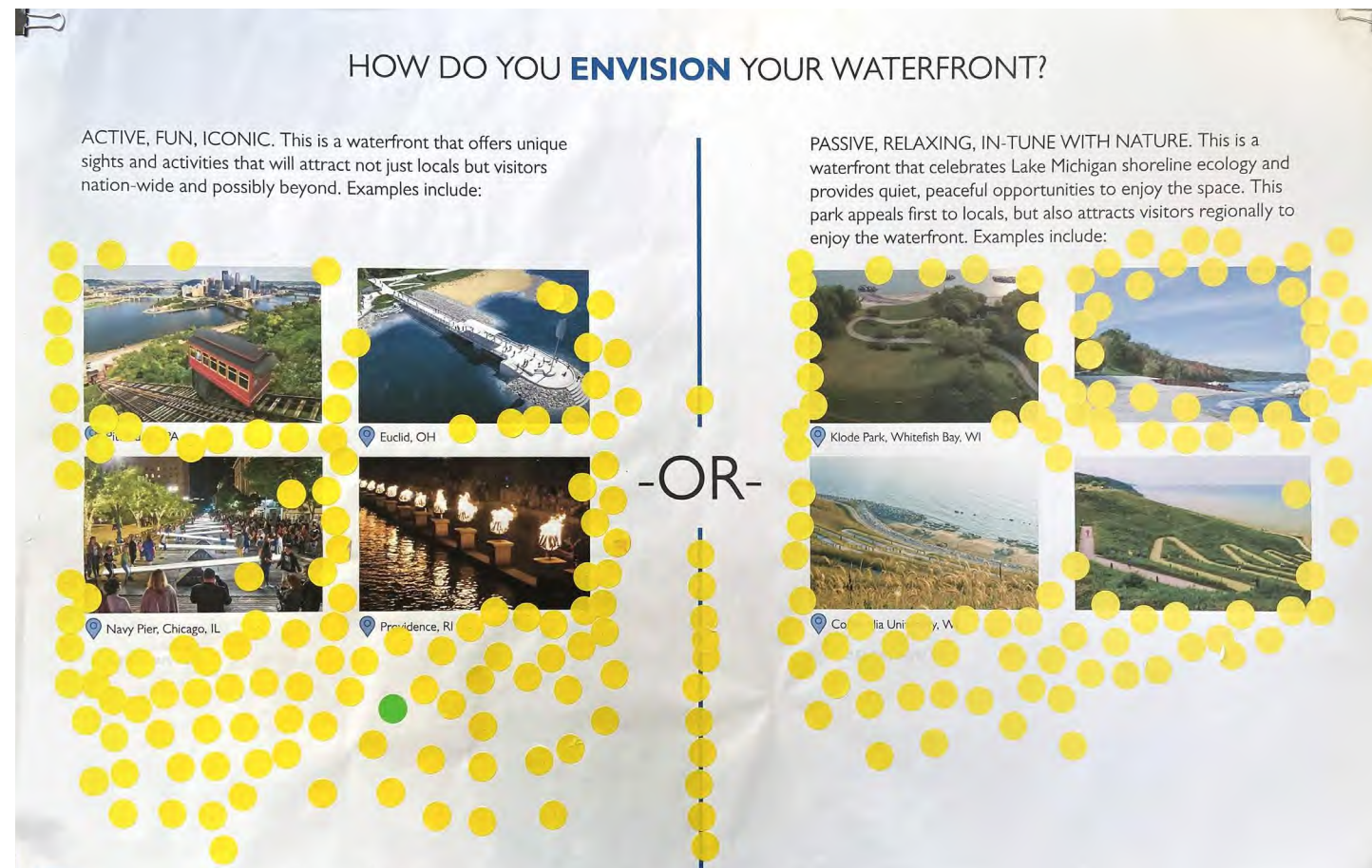
Community Input

### PUBLIC ENGAGEMENT

Gathering community input was the first step in preparing this study and it is always important to listen to community needs prior to starting any public project in order to tailor it to their needs. The Edgewater Resources team's first task was attending the National Night Out Event in August of 2022 to collect input from the public on what intensity of programming and what programming elements they wanted to see from the park. Edgewater Resources prepared two interactive boards to present to the community and let them tell us what they were interested in seeing from this space. The first board asked them to choose between two sets of pictures of parks; one side showing more passive nature based parks and the other showing more active attraction based parks. The second board asked them what uses they would like to see in it. This data was the basis for the initial concepts and showed a desire for both a unique waterfront with iconic features but also a relaxing park offering connection with nature. While the consensus plan came to be what it is now after multiple rounds of revisions, these ideas drove the study forward.

The following community meetings and presentations were held:

- Table at National Night Out, August 2, 2022 - Initial Data Collection
- Three-Day Charette, August 17 - 19, 2022 - Initial Concept Development with Key City Stakeholders
- Stakeholder Meeting, August 25, 2022 - Review of Initial Concepts
- Parks and Recreation Commission Meeting (open to public), September 8, 2022 - Review of Concepts
- Plan Commission Meeting (open to public), September 13, 2022 - Review of Concepts
- Parks and Recreation Commission Meeting (open to public), December 1, 2022 - Review of Draft Consensus Plan
- Plan Commission Meeting (open to public), December 13, 2022 - Review of Draft Consensus Plan
- Community Survey, Open January 17, 2023 to February 28, 2023 - Review of Programming
- Common Council Meeting (open to public), February 21, 2023 - Review of Draft Consensus Plan
- Common Council Meeting (open to public), May 2, 2023 - Presentation of Final Planning Study





# 02

## — Concept Development Overall Strategy

### BROADER CONNECTIONS

During site analysis it became apparent that the North Bluff would be a great addition to the existing park system along Lake Michigan. Lake Vista and Bender Park have a combined acreage greater than 360 acres, and a continuous 1.5 miles of lake front. The addition of North Bluff would to the existing parks would make it nearly 400 acres and 2 miles long of lake front parks.

One of the greatest barriers to creating this continuous park system is the terrain of the site. The first obstacle is the ravine created by drive to the Water Intake Facility. Crossing it in a way that is accessible to everyone will be key to the success of the Bluff as a park and is an opportunity to create an iconic piece of infrastructure.

The steepness of the Bluff itself is also something that will need to be considered in order to provide accessible routes that connect down to the base of the bluff and lake shore. Once accessible routes can be determined though, the steep terrain becomes one of the Bluff's greatest assets, allowing for magnificent views and interesting vistas.

There's also future developments to think about, which present a great opportunity to activate the parks system. Lakeshore Commons is already in its first phases and its residents will become some of the primary users of these parks. The land to the west of the lake will most likely have some form of development, and regardless of what type of development (i.e. residential, commercial, mixed-use) the Bluff will serve as great amenity to them.

Thinking about all these opportunities and constraints, the overall strategy for the park is to create a node of activity at the southern end of the Bluff. This would serve as the main entry to Bluff and provide a connection over the ravine to the Lake Vista Park. From here connections along the top of the bluff and down to lake shore would allow park users to experience the stunning landscape and views.





# 02

## — Concept Development Consensus Plan

### INITIAL CONCEPTS

After visiting the site, reviewing community input, and analyzing the site on a regional scale, the Edgewater Resources Team came up with three concepts over the course of a three-day charrette looking at how the park might be developed in a way that provided a unique experience that took advantage of the Bluff's steep terrain, the lake shore, and the stunning environment created by their interaction. These three concepts each centered on one iconic park experience, access to the water, and different supporting amenities. The driving idea behind each concept is that while the terrain could make it difficult to provide access to the lake, the access itself could be fun and exciting, and ultimately define the experience of the Bluff.

#### Concept A

- Funicular
- Perched Beached
- Fishing Pier
- Nature Based Play
- Natural Prairie Plantings

#### Concept B

- Elevator
- Look-Out Platform
- Perched Wading Pool
- Fishing Pier
- Rock Scramble
- Natural Prairie Plantings

#### Concept C

- Embankment Slides
- Terraced Stone Seating
- Perched Beach
- Natural Prairie Plantings



(A)



(B)



(C)

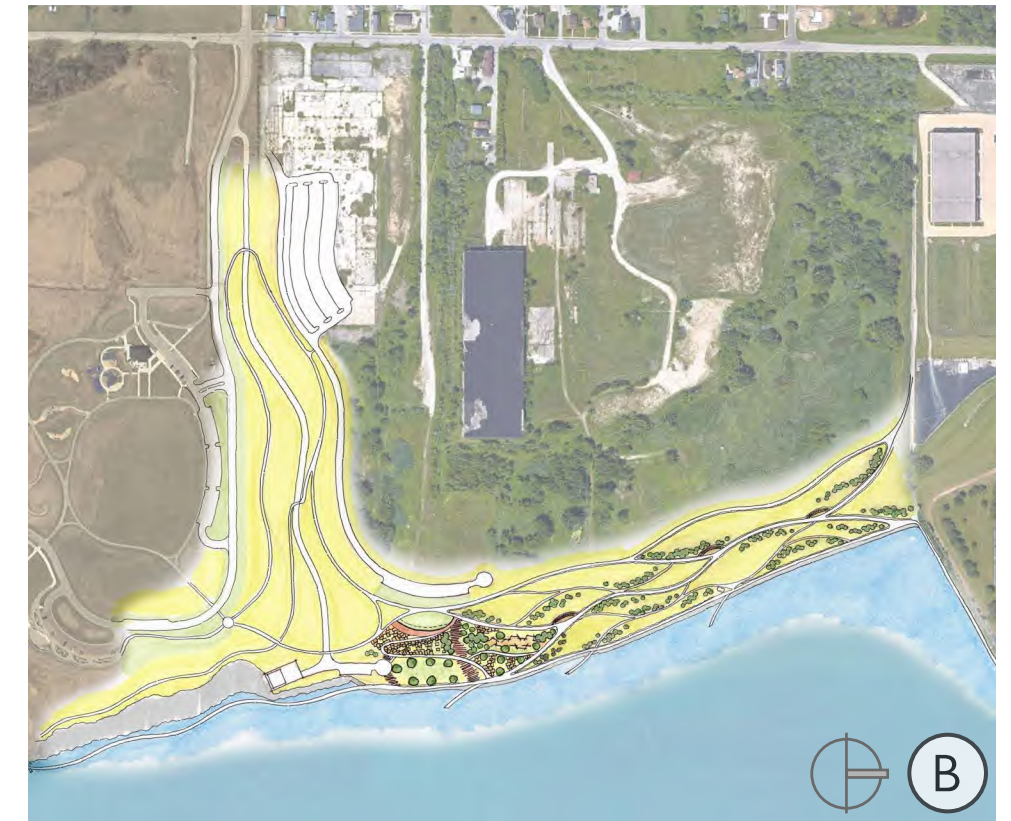


# 02

## — Concept Development Concept Alternatives

### CONCEPT ALTERNATIVES

These concepts were partially developed over the course of the three-day and then further refined after a round of comments from key stake holders. These four concepts fall into two categories: The first category (Concepts A & B) being passive recreation based with low amounts of programmings, and the second category (Concepts C & D) being socially interactive with more intensive forms of programming.



#### Concept A

- Pedestrian Bridge
- Entrance Overlook
- Multi-Use Trails
- Small Seating Areas
- Rock Scramble

#### Concept B

- Pedestrian Bridge
- Entrance Overlook
- Terraced Nature Play Areas
- Lake Shore Lawn Area
- Multi-Use Trails
- Small Seating Areas
- Rock Scramble

#### Concept C

- Pedestrian Bridge
- Entrance Plaza
- Restrooms
- Terraced Seating/Steps
- Embankment Slides
- Perched Beach
- Small Boardwalk
- Sport Trails

#### Concept D

- Pedestrian Bridge
- Entrance Plaza
- Restrooms
- Central Stair Case
- Perched Wading Pool
- Large Boardwalk
- Sport Trails



# 02

## — Concept Development Concept Refinement

### DRAFT CONSENSUS PLAN

Once the previous four concepts were presented to the public at the Planning Commission and Parks and Recreation Commission meetings they were synthesized into one draft consensus plan to move the study forward with. This plan combines the ideas of the previous concepts by creating one area of intensive programming with places for people to play and socialize and then provides space for passive recreational activities that rely more on the natural areas created by the Bluff.

#### Programming Elements

- ① Pedestrian Bridge
- ② Multi-Use Paths (ADA Compliant)
- ③ Sport Trails
- ④ Small Gathering/Seating Spaces
- ⑤ Natural Play Features
- ⑥ Embankment Slide
- ⑦ Accessible Revetment with Walk
- ⑧ Elliptical Pier
- ⑨ Shelters
- ⑩ Parking





# 02

## — Concept Development Consensus Plan

### CONSENSUS PLAN

The draft consensus plan was also presented to the public at the Planning Commission and Parks and Recreation Commission meetings and was also used as part of a survey collecting feedback more directly from the community. The draft consensus was then further developed by refining the concepts of different areas, incorporating community survey data, and making changes to the design based on new information gained during the engineering process of the bluff.

#### Programming Elements

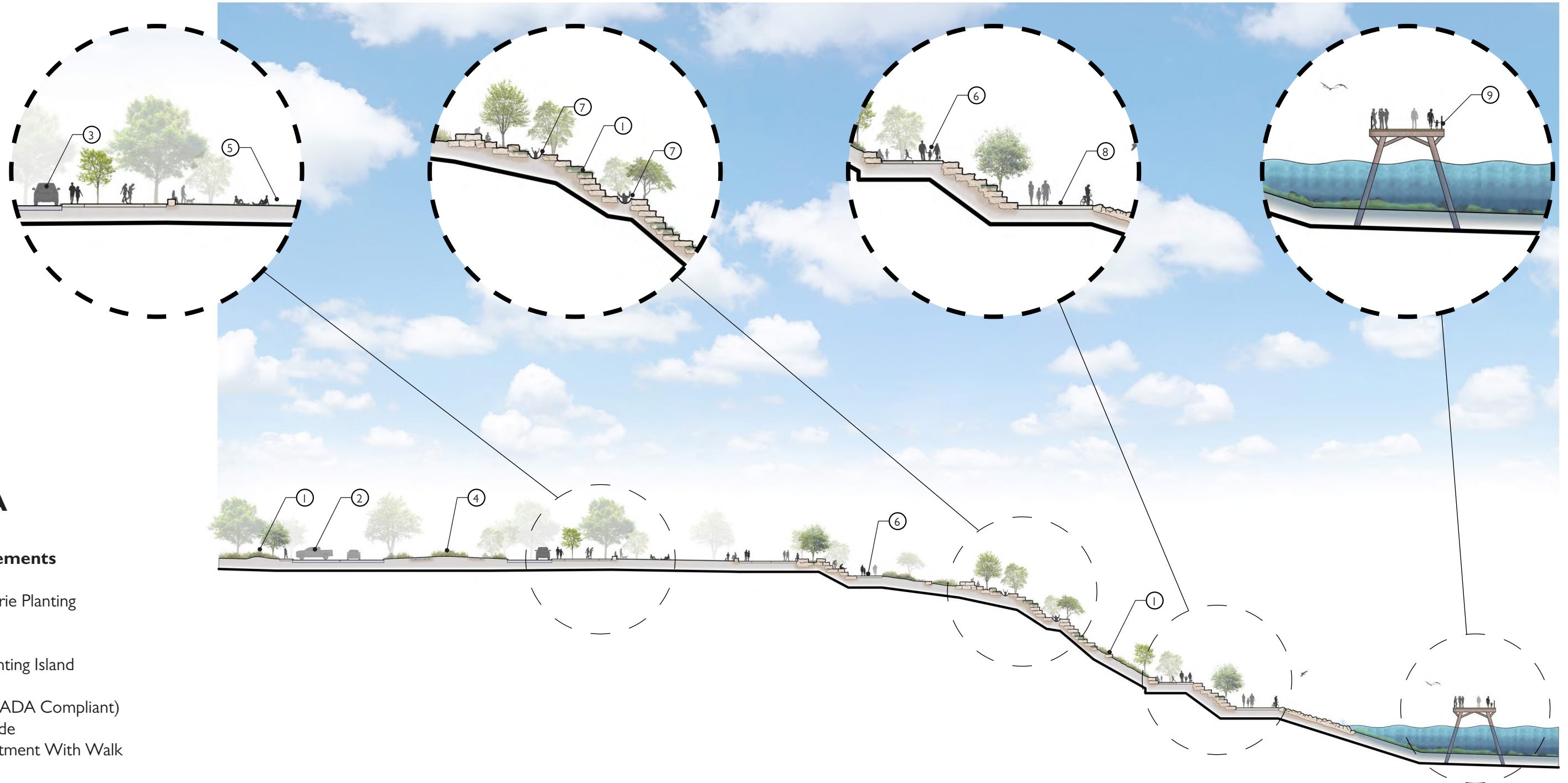
- ① Pedestrian Bridge
- ② Multi-Use Paths (ADA Compliant)
- ③ Central Lawn
- ④ Naturalized Prairie Garden
- ⑤ Raised Boardwalk
- ⑥ Sport Trails
- ⑦ Small Gathering Area/Seating
- ⑧ Natural Play Areas
- ⑨ Embankment Slides
- ⑩ Accessible Revetment with Walk
- ⑪ Stacked Stone Revetment
- ⑫ Elliptical Pier
- ⑬ Shelters
- ⑭ Overlook
- ⑮ Prairie Planting on Soil Cap
- ⑯ Wetlands
- ⑰ Bluff Drainage Way
- ⑱ Parking
- ⑲ Drop Off and Parking





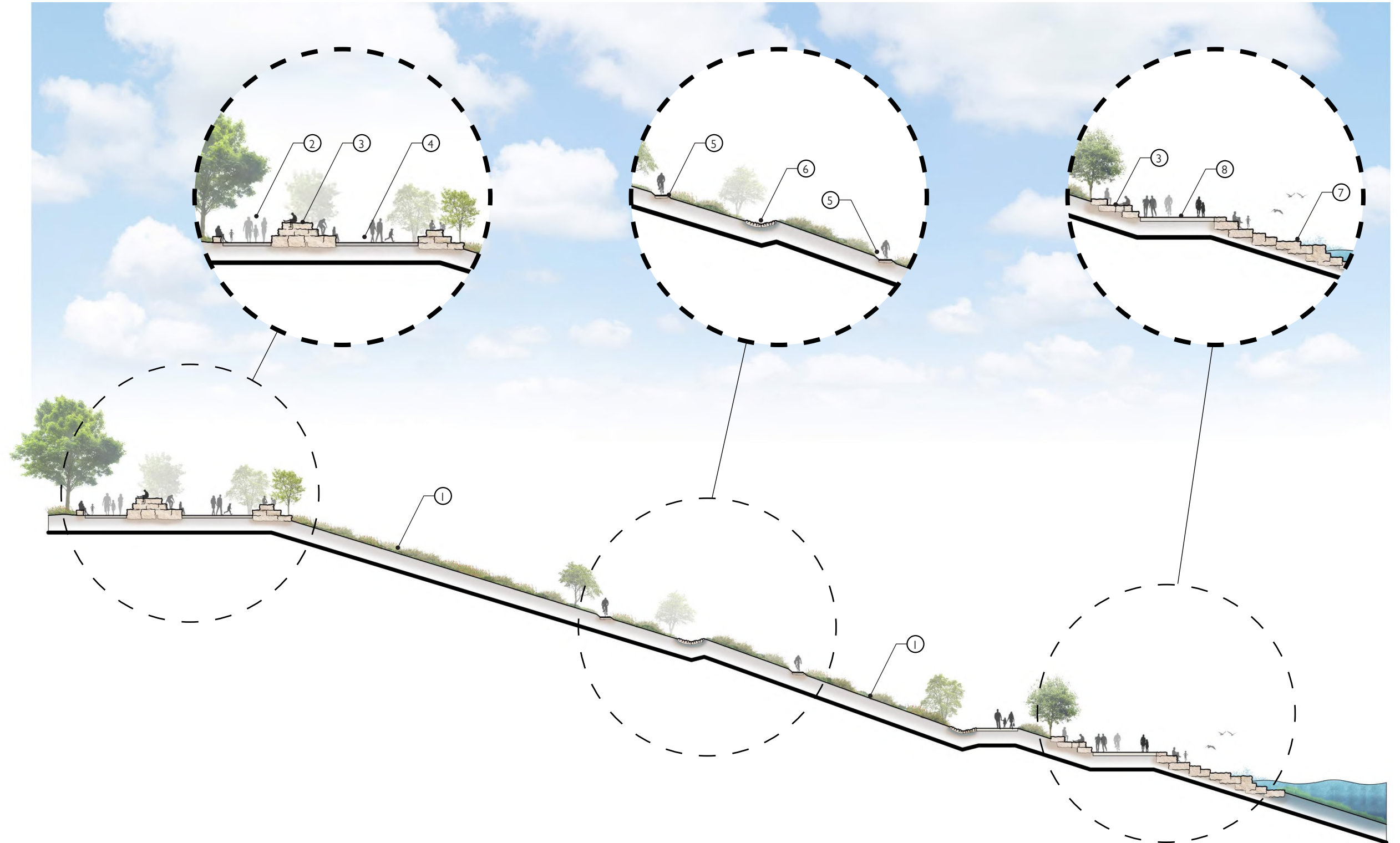
# 02

## Concept Development Consensus Plan



# 02

## Concept Development Consensus Plan



### Section B-B

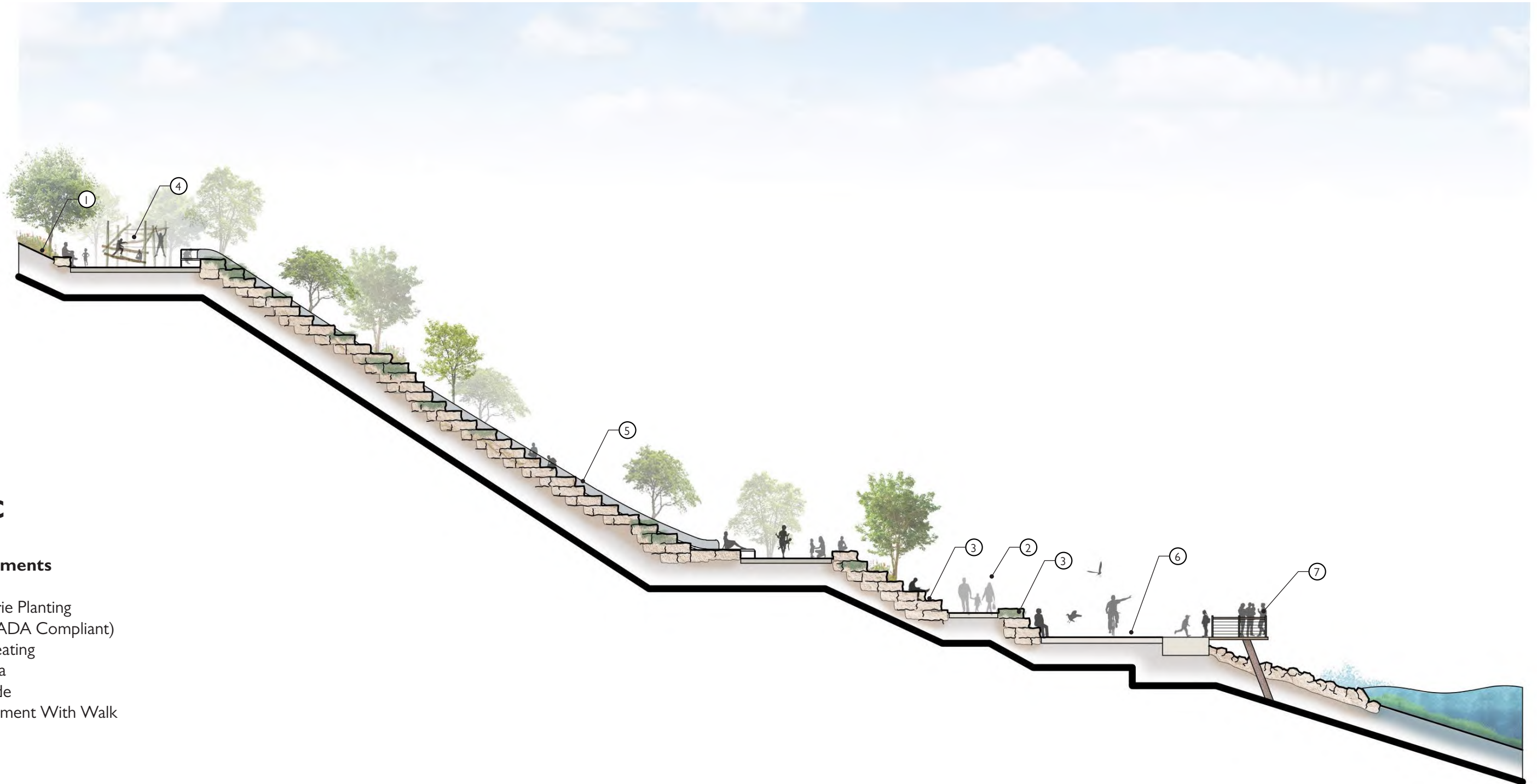
#### Programming Elements

- ① Naturalized Prairie Planting
- ② Multi-Use Path (ADA Compliant)
- ③ Stacked Stone Seating
- ④ Small Gathering Area
- ⑤ Sport Trail
- ⑥ Bluff Drainage Way
- ⑦ Stacked Stone Revetment
- ⑧ Accessible Revetment With Walk



# 02

## — Concept Development Consensus Plan



### Section C-C

#### Programming Elements

- ① Naturalized Prairie Planting
- ② Multi-Use Path (ADA Compliant)
- ③ Stacked Stone Seating
- ④ Natural Play Area
- ⑤ Embankment Slide
- ⑥ Accessible Revetment With Walk
- ⑦ Elliptical Pier



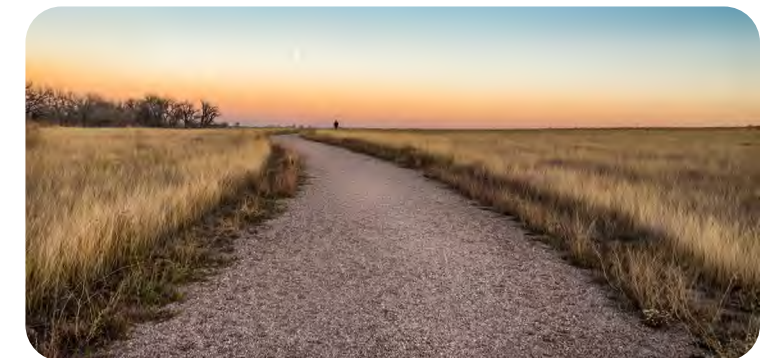
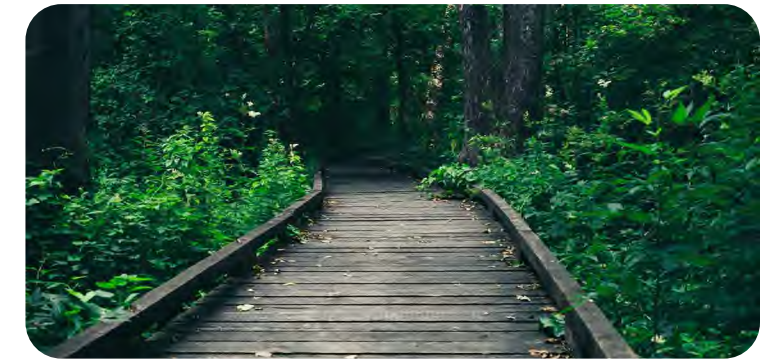
# 02

## — Concept Development Consensus Plan



### Design Precedent

The images shown on this page represent inspiration for program elements proposed on the Final Consensus Plan.





# 03

## Implementation

Concept-Level Construction Cost Estimates by Phase

### Phase 0 + I Scope

Phase 0 work includes the revetment, the revetment path base course (no pavement), fill for approximately half of the Bluff, the drainage ways, and grading in and installing the base course for the first half of the multi-use trail (no pavement). Phase I includes fill for the rest of the Bluff, paving the multi-use trail and revetment path, laying in the stacked stone for the nature play areas.



Phase	Work Item	Description	Quantity	Units	Unit Cost	Total Cost	Notes/Comments
<b>Phase 0 - Revetment and Bluff Stabilization</b>							
	1	Revetment and Bluff Stabilization	1	LS	\$ 9,285,000	\$ 9,285,000	
						<b>Base Bid Subtotal</b>	\$ 9,285,000
						Construction Contingency (5%)	\$ 465,000
						<b>Project Total</b>	\$ 9,750,000

Note: Phase 0 Costs Reflect Actual Contractor Bids

Phase	Work Item	Description	Quantity	Units	Unit Cost	Total Cost	Notes/Comments
<b>Phase 1 - Bluff Stabilization 2</b>							
	1	Mobilization and General Conditions	1	LS	\$ 108,000	\$ 108,000	RSMeans
	2	Stacked Boulder Scrambles	9,420	SF	\$ 150	\$ 1,413,000	RSMeans
	3	Reinforced Concrete Trail	18,180	SF	\$ 15	\$ 273,000	Based on BH
	4	Reinforced Concrete Revetment Path	35,200	SF	\$ 15	\$ 528,000	Based on BH
	5	Drainage Layer	15,000	TON	\$ 29	\$ 435,000	Based on OC
	6	General Fill	90,000	CY	\$ 8	\$ 720,000	Based on OC
	7	Clearing and Grubbing	60,000	SF	\$ 2	\$ 120,000	Based on OC
	8	Site Restoration - Native Plantings	4.50	AC	\$ 20,000	\$ 90,000	Based on OC
						<b>Base Bid Subtotal</b>	\$ 3,687,000
						Construction Contingency (20%)	\$ 738,000
						<b>Project Total</b>	\$ 4,425,000

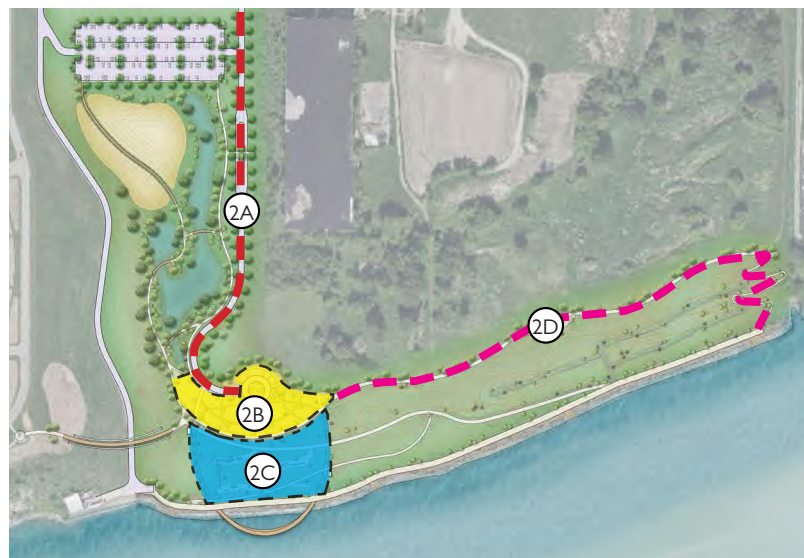
# 03

## Implementation

Concept-Level Construction Cost Estimates by Phase

### Phase 2

Phase 2 builds on the Phases 0 and 1 by creating the formal park with an entrance road. It is broken up into subphases based on construction considerations and the allowing certain portions of the park to be phased in. This phase of the construction will provide the usable spaces needed for people to enjoy the park and is the bulk of the programming.



Phase 2A - Entrance Road						
1	Mobilization and General Conditions	1	LS	\$ 25,000	\$ 25,000	RSMMeans
2	Asphalt Entrance Road	46,250	SF	\$ 10	\$ 463,000	1" Topping, 2" Binder Course, 6" Stone Base, 6" Aggregate Base
3	Concrete Sidewalks	11,850	SF	\$ 10	\$ 119,000	Based on AP
4	Entrance Sign	1	LS	\$ 5,000	\$ 5,000	
5	Street Lights	12	EA	\$ 6,000	\$ 72,000	Based on Lake St Claire
6	Trees: Shade	66	EA	\$ 1,000	\$ 66,000	Based on BH
7	Trees: Ornamental	12	EA	\$ 800	\$ 10,000	Based on BH
8	Site Restoration - Native Plantings	4.75	AC	\$ 20,000	\$ 95,000	Based on OC
				<b>Base Bid Subtotal</b>	<b>\$ 855,000</b>	
				Construction Contingency (20%)	\$ 171,000	
				<b>Project Total</b>	<b>\$ 1,026,000</b>	
Phase 2B - Natural Gardens						
1	Mobilization and General Conditions	1	LS	\$ 24,000	\$ 24,000	RSMMeans
2	Stacked Boulder Wall/Seating	1,050	SF	\$ 150	\$ 158,000	RSMMeans
3	Concrete Sidewalks	21,065	SF	\$ 10	\$ 211,000	Based on AP
4	Top Soil	1,520	CY	\$ 18	\$ 28,000	Based on BH
5	Natural Garden Plantings	35,500	SF	\$ 10	\$ 355,000	Based on BH
6	Trees: Shade	17	EA	\$ 1,000	\$ 17,000	Based on BH
7	Trees: Ornamental	28	EA	\$ 800	\$ 23,000	Based on BH
8	Bike Racks	4	EA	\$ 500	\$ 2,000	Based on BH
9	Litter/Recycling Bins	6	EA	\$ 500	\$ 3,000	Based on BH
				<b>Base Bid Subtotal</b>	<b>\$ 821,000</b>	
				Construction Contingency (20%)	\$ 165,000	
				<b>Project Total</b>	<b>\$ 986,000</b>	
Phase 2C - Nature Play Areas						
1	Mobilization and General Conditions	1	LS	\$ 35,000	\$ 35,000	RSMMeans
2	Stacked Boulder Wall/Seating	600	SF	\$ 150	\$ 90,000	RSMMeans
3	Concrete Trail	7,065	SF	\$ 10	\$ 71,000	Based on AP
4	Nature Play Areas	11,870	SF	\$ 50	\$ 594,000	Based on BH
5	Embankment Slides	1	LS	\$ 100,000	\$ 100,000	Based on Research
6	Bluff Stairs	520	LF	\$ 500	\$ 260,000	
7	Trees: Shade	7	EA	\$ 1,000	\$ 7,000	Based on BH
8	Trees: Ornamental	48	EA	\$ 800	\$ 39,000	Based on BH
				<b>Base Bid Subtotal</b>	<b>\$ 1,196,000</b>	
				Construction Contingency (20%)	\$ 240,000	
				<b>Project Total</b>	<b>\$ 1,436,000</b>	
Phase 2D - Top of Bluff Path and Improvements						
1	Mobilization and General Conditions	1	LS	\$ 20,000	\$ 20,000	RSMMeans
2	Stacked Boulder Wall/Seating	2,175	SF	\$ 150	\$ 327,000	RSMMeans
3	Concrete Trail	23,450	SF	\$ 10	\$ 235,000	Based on AP
4	Switchback Grading	1,825	SY	\$ 6	\$ 11,000	RSMMeans
5	Crushed Stone Small Gathering Area	5,600	SF	\$ 12	\$ 68,000	Crushed and Stabilized Stone
6	Overlook Deck	1	EA	\$ 25,000	\$ 25,000	
				<b>Base Bid Subtotal</b>	<b>\$ 686,000</b>	
				Construction Contingency (20%)	\$ 138,000	
				<b>Project Total</b>	<b>\$ 824,000</b>	

# 03

## Implementation

Concept-Level Construction Cost Estimates by Phase

### Phase 3 + 4 + 5

Phases 3, 4, and 5 are the big ticket items but also the potential to be the most impactful. These phases include the pedestrian bridge over the ravine, two shelters, and the elliptical pier. These phases would tie the Bluff into the regional park system and allow it function as one continuous lake front park.



Phase 3 - Pedestrian Bridge						
1	Mobilization and General Conditions	1	LS	\$ 278,000	\$ 278,000	RSMMeans
2	Pedestrian Bridge	4,620	SF	\$ 2,000	\$ 9,240,000	Based on research into costs of curved suspension bridges
3	Concrete Sidewalk	2,175	SF	\$ 10	\$ 22,000	Based on AP
					<b>Base Bid Subtotal</b>	<b>\$ 9,540,000</b>
					Construction Contingency (30%)	\$ 2,862,000
					<b>Project Total</b>	<b>\$ 12,402,000</b>
Phase 4 - Shelters						
1	Mobilization and General Conditions	1	LS	\$ 5,000	\$ 5,000	RSMMeans
2	Shelters	500	SF	\$ 200	\$ 100,000	Based on BH Shade Structure and Event Stage
					<b>Base Bid Subtotal</b>	<b>\$ 105,000</b>
					Construction Contingency (20%)	\$ 21,000
					<b>Project Total</b>	<b>\$ 126,000</b>
Phase 5 - Lake Pier						
1	Mobilization and General Conditions	1	LS	\$ 219,000	\$ 219,000	RSMMeans
2	Curved Pedestrian Pier	6,000	SF	\$ 273	\$ 1,638,000	Based on Lake St Claire
3	Sheet Pile Cell	6	EA	\$ 456,400	\$ 2,739,000	Based on Lake St Claire
					<b>Base Bid Subtotal</b>	<b>\$ 4,596,000</b>
					Construction Contingency (30%)	\$ 920,000
					<b>Project Total</b>	<b>\$ 5,516,000</b>

# 03

## Implementation

Concept-Level Construction Cost Estimates by Phase

### Phase 6 Scope

Phase 6 focuses remediating the Connell property and providing overflow parking for the Bluff and Lake Vista Park. This phase includes consolidating contaminated soils, building an overflow parking lot, and restoring wetlands. These features will be connected with boardwalks and sidewalks that meander through naturalized prairies and wetlands.



Phase 6A - Soil Consolidation Area						
1	Mobilization and General Conditions	1	LS	\$ 115,000	\$ 115,000	RSMMeans
3	Contaminated Soil Consolidation and Cap	1	EA	\$ 2,000,000	\$ 2,000,000	
4	Site Restoration - Native Plantings	3	AC	\$ 20,000	\$ 63,000	Based on OC
5	Trees: Shade	7	EA	\$ 1,000	\$ 7,000	Based on BH
6	Trees: Ornamental	7	EA	\$ 800	\$ 6,000	Based on BH
7	Concrete Sidewalk	460	SF	\$ 10	\$ 5,000	Based on AP
8	Boardwalk	535	LF	\$ 400	\$ 214,000	
				<b>Base Bid Subtotal</b>	<b>\$ 2,410,000</b>	
				Construction Contingency (20%)	\$ 482,000	
				<b>Project Total</b>	<b>\$ 2,892,000</b>	
Phase 6B - Overflow Parking Lot						
1	Mobilization and General Conditions	1	LS	\$ 91,000	\$ 91,000	RSMMeans
2	Asphalt Parking, Striping, Signage	101,650	SF	\$ 10	\$ 1,017,000	Based on BH
3	Site Restoration - Native Plantings	1.50	AC	\$ 20,000	\$ 30,000	Based on OC
4	Trees: Shade	51	EA	\$ 1,000	\$ 51,000	Based on BH
5	Trees: Ornamental	24	EA	\$ 800	\$ 20,000	Based on BH
6	Landscaping	6,085	SF	\$ 10	\$ 61,000	Based on BH
7	Topsoil	23,080	CY	\$ 18	\$ 416,000	Based on BH
8	Street Light	16	EA	\$ 6,000	\$ 96,000	RSMMeans
9	Concrete Sidewalk	11,800	SF	\$ 10	\$ 118,000	Based on AP
				<b>Base Bid Subtotal</b>	<b>\$ 1,900,000</b>	
				Construction Contingency (20%)	\$ 380,000	
				<b>Project Total</b>	<b>\$ 2,280,000</b>	
Phase 6C - Wetland Restoration						
1	Mobilization and General Conditions	1	LS	\$ 16,000	\$ 16,000	RSMMeans
2	Rough Grading	1	EA	\$ 15,000	\$ 15,000	RSMMeans
3	Site Restoration - Native Plantings	5	AC	\$ 20,000	\$ 100,000	Based on OC
4	Trees: Shade	46	EA	\$ 1,000	\$ 46,000	Based on BH
5	Trees: Ornamental	44	EA	\$ 800	\$ 36,000	Based on BH
6	Concrete Sidewalk	3,290	SF	\$ 10	\$ 33,000	Based on AP
7	Boardwalk	210	LF	\$ 400	\$ 84,000	
				<b>Base Bid Subtotal</b>	<b>\$ 330,000</b>	
				Construction Contingency (20%)	\$ 66,000	
				<b>Project Total</b>	<b>\$ 396,000</b>	





518 Broad Street Suite 200  
Saint Joseph, Michigan 49085  
(269) 932 4502

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

**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.

ATTEST:

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

1-24-23  
\_\_\_\_\_  
Date

**MINUTES OF THE REGULAR MEETING  
CITY OF OAK CREEK PARKS & RECREATION COMMISSION  
January 5, 2023**

**a. Review North Bluff Planning Study refined concept plan**

Director Seymour introduced Edgewater Resources to present the plans (see report for details).

Spencer Andersen from Edgewater Resource went over the details of the new plans and how it was refined. He mentioned that they could not connect to the fishing pier on the north side of the treatment plan because MMSD felt that it would be too much of a security risk. The revetment at the bottom of the bluff is already in process. Some of the things that are on the plans:

- A pedestrian bridge over the ravine that will connect from Lake Vista Park to the North Bluff.
- A meandering ADA paved path that winds down from the top of the bluff to the bottom bluff.
- Sport trails between the paved paths.
- The revetment will have stones that can be used as seating and get close to the water.
- Natural gardens, shelters, a slide, play areas and natural climbing structures among the bluff and the paths.
- At the top of the bluff there is some parking and drop off area while a parking lot further west with a boardwalk towards the bluff.
- A short semi-circle pier (jetty) that will go out into the lake.

Community Director Seymour stated that he felt that this plan fits the goals of what the community wants for maintenance and sustainability. He stated that he is happy that the bouldering and slide made it into the plans and is pleased with the overall plan.

Secretary Beyer asked if there is a budget. Community Director Seymour says there is a budget within the TIF district which is dedicated to the park district and that he did not have the exact number, but could provide that to the Commission.

Secretary Beyer asked about the timeline of this project. Community Director Seymour stated that the Council is motivated to have the bluff park completed but could not give a timeline. He did mention that the revetment may take about 2 years to complete and the project will be ongoing.

Mr. Anderson stated that the north part of the bluff is already in the works and the grading and sloping are part of the revetment process. He explained how the bluff is being stabilized by building it out into the water. Mr. Anderson stated that the area would be passive and natural to start and will be able to “clean it up” according to the plans once the revetment is completed.

Secretary Beyer asked about where the dirt is coming from. Community Director

Seymour stated that the revetment stone is being quarried and brought in. The dirt being use to cap the Peter Cooper property is coming from an MMSD project near Wilson Park.

There are some concerned that the jetty and rocks could become a maintenance issue, given the extreme winter conditions at the lakefront. Mr. Anderson stated that they have done this type of project on a much larger scale elsewhere and will have the area designed to handle such weather.

Some Commissioner stated they are happy with the plans and are excited about the project.

Community Director Seymour said that this will go before the Plan Commission on Tuesday, January 10<sup>th</sup> and the refined plan will also be presented to the public for additional comments.

This item was informational only and a vote was not required.

Prepared By:

Respectfully Submitted,



Doug Seymour  
Director of Community Development

Anne Beyer  
OCPR Secretary



## PLAN COMMISSION REPORT

Proposal: Temporary Sign Plan Review – Oak Creek Farmers Market

Description: Review a request for a temporary sign to be displayed in excess of 30 days for the Oak Creek Farmers Market at 361 W. Town Square Way.

Applicant(s): Dawn Carrillo, Oak Creek Farmers Market

Address(es): 361 W. Town Square Way (2<sup>nd</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission approves a Temporary Sign Permit request submitted by Dawn Carrillo, Oak Creek Farmers Market, for the property located at 361 W. Town Square Way with the following conditions:

1. That all relevant Code and DTSMUPDD requirements remain in effect.
2. That one (1) 72” x 48” (24 sf sign face) x 94” (h) temporary ground sign with one (1) 1.5’ x 6’ attached hanging sign is approved in the location shown on the approved site plan. Sign shall be installed a minimum of 10 feet from property lines and rights-of-way.
3. That the Temporary Sign Permit shall be valid through October 21, 2023. The sign shall be removed by October 28, 2023.

Owner(s): City of Oak Creek

Tax Key(s): 813-9032-000

Lot Size(s): 1.055 ac

Current Zoning District(s): DTSMUPDD

Overlay District(s): N/A

Wetlands:  Yes  No

Floodplain:  Yes  No

Comprehensive Plan: Mixed-Use

**Background:**

The Applicant is requesting approval of a Temporary Sign Permit on the property at 361 W. Town Square Way. The location is within the northwest corner of the Town Square itself where temporary banner signs have been placed advertising various City events. However, the banners had been subject to damage due to wind, so a sturdier 72" x 48" (24 sf) aluminum sign face with rigid vinyl posts and frame measuring 94" in height is being proposed. An optional 1.5' x 6' hanging sign between the posts will allow for an additional event to be displayed below the main sign face.

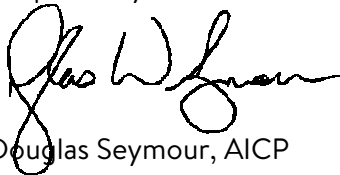
The request is for the sign to be displayed through the end of the Farmers Market in October, which is beyond the 30 days that Code allows for an administrative approval. As proposed, the location meets all setback requirements, but is slightly taller than the maximum height of 6 feet allowed in Code.

While the proposal did not include a specific end date for the display period, staff have included a date of October 21, 2023 for the expiration date of the permit and a removal deadline of October 28, 2023 in the Conditions of Approval above for Plan Commission consideration. Staff have no objections to the proposal, but must have an expiration date for compliance purposes.

**Options/Alternatives:** The Plan Commission has the discretion to approve 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).

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Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Senior Planner

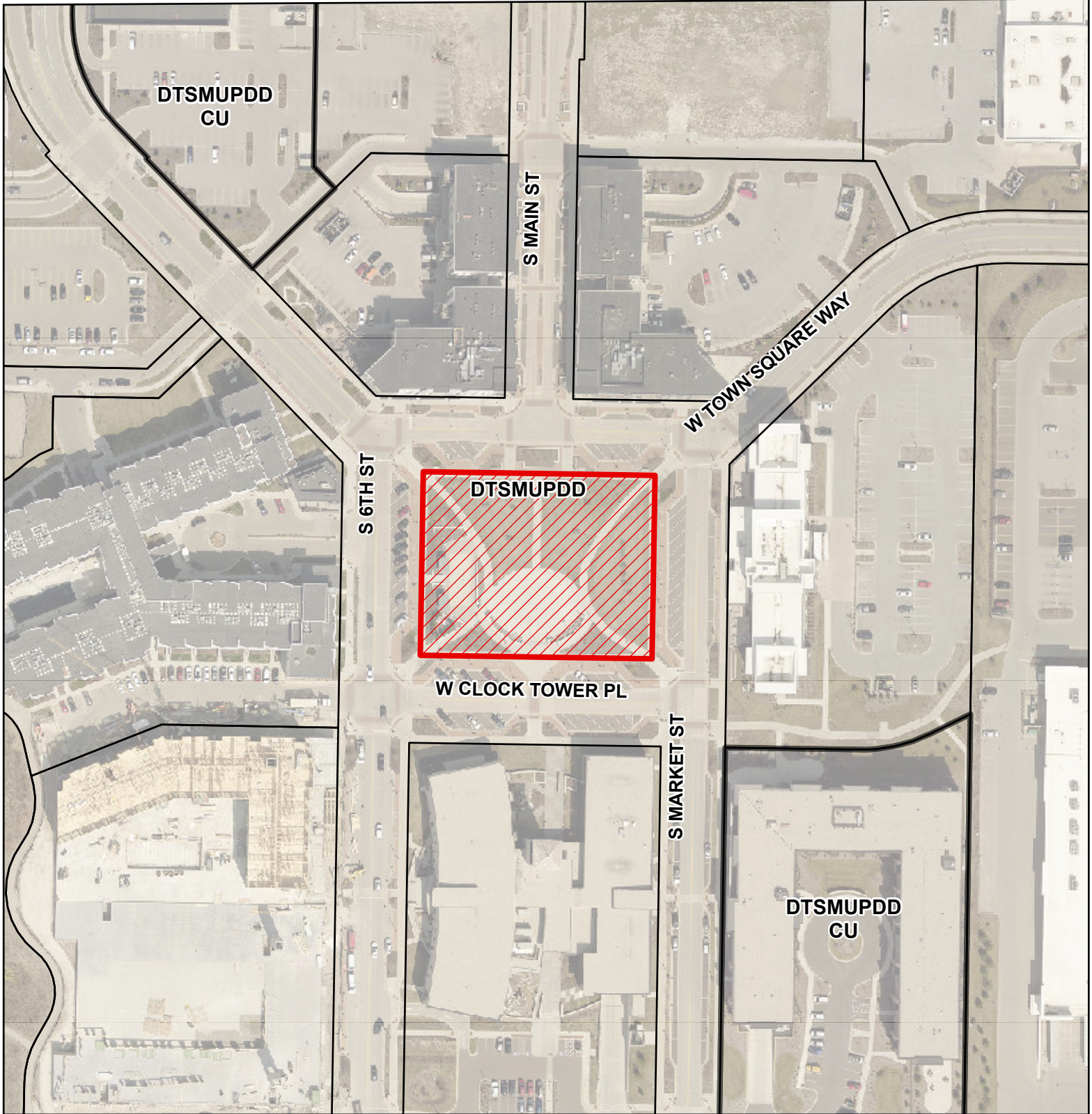
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Attachments:

- Location Map
- Temporary Sign Proposal (2 pages)

# LOCATION MAP

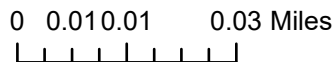
## 361 W. Town Square Way



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
- 361 W. Town Square Way



# - OAK CREEK - FARMERS MARKET

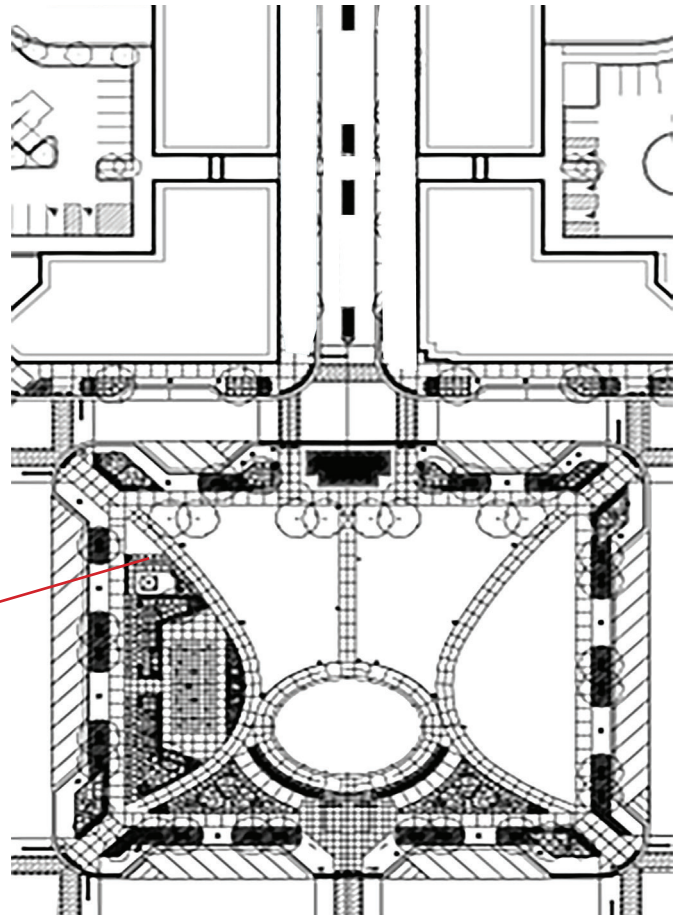
DREXEL TOWN SQUARE

Drexel Town Square Sign proposal

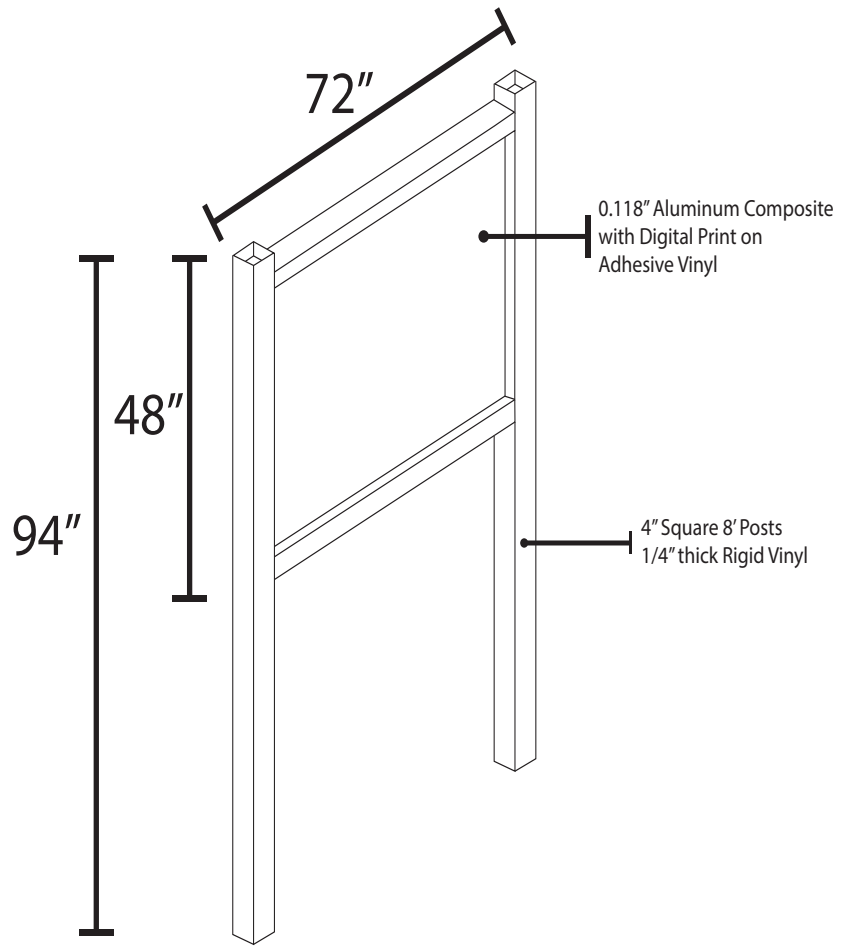
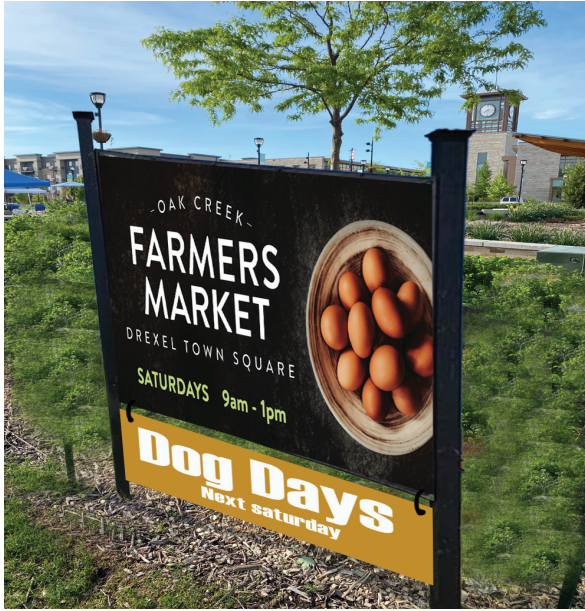
Creating a professional looking semi-permanent sign holder to upgrade the banner look from years past.



Banner used for years 2018-2022  
snow stakes holding it up, fell off in heavy winds  
3 x 8



Placed in  
planting  
bed



Proposed semi-permanent

Placed in planting bed, tucked away from the street corner, and easy to mow grass around.

In ground May thru October 2023

Bottom hooks: 1.5 x 6 for replaceable hanging signs for other OC activities.



Artwork  
6 x 4 on board





equipment sales and rental uses are Conditional Uses in the M-1, Manufacturing district. The Land Use Plan within the *Comprehensive Plan* identifies these parcels as appropriate for future business park (re)development.

Plan Commissioners will note that while a similar request was reviewed in March, the rezone and Conditional Use Permit for consideration in this request are limited to the corner lot (Lot 1 of the CSM approved by the Common Council on April 3, 2023). The revised application provides additional details for the proposal, including conceptual renderings of the building.

American Industrial Motor Service (“AIMS Power”) is proposing to move their current operations from Milwaukee to the site in a proposed 80,000 square-foot industrial building. This includes all of the electrical apparatus repair (e.g., electrical motor repair and parts for electrical motor systems) and a sister company (Pinnacle Engineering). Initially, AIMS will have 23 employees onsite, and will have up to 60 anticipated employees once Pinnacle Engineering arrives. Hours of operation are 6:00 AM – 5:00 PM weekdays, with occasional extended and weekend hours. Between 25 and 35 deliveries are anticipated weekly.

While the equipment being worked on is often large and heavy, the methods used to clean and repair that equipment are not dissimilar to those utilized in traditional manufacturing operations found throughout the M-1, Manufacturing zoning district.

Like many industrial users, this facility will utilize paints, gasses, oils, and similar as part of their regular operations. Per the Fire Department, the use and storage of the such materials will be evaluated and calculated into the design of the required fire suppression system for the building. No outdoor storage, aside from the usual trash enclosures and vehicle parking associated with the business, is proposed. Occasional, but not regular, sales of equipment are anticipated.

Access to the site will be via a single drive off of College Avenue. No access will be provided to Howell Avenue. Minimum parking requirements for manufacturing are calculated at one (1) stall for every 1,500 square feet. This equates to 53 total parking stalls, which are provided either initially or as future parking areas in the concept site plan. While this is not a review of site, building, or landscape plans, landscape screening will be required for all parking areas and screening of loading areas. Additional information is contained in the submitted narrative and concept plans included with this report.

The requested M-1, Manufacturing zoning substantially conforms to the adopted *Comprehensive Plan*, which identifies the properties as Business Park. Staff have no objections to the proposal as presented – all proposed operations will be conducted interior to the building, and any minor concerns can be addressed with conditions at both the next step and Site and Building Plan review.

NOTE: The Commission’s initial review and recommendation of the proposed Conditional Use Permit is not an endorsement of any site, architectural, landscaping, or lighting plan that may be required as part of the final Conditional Use Permit. A more detailed review of any plans required by the Conditional Use Permit

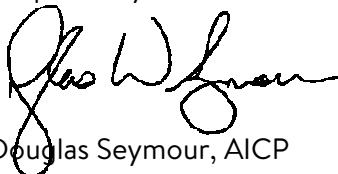
will be conducted by staff and the Plan Commission subsequent to the issuance of the Conditional Use Permit and accompanying conditions and restrictions.

Should the Plan Commission determine that the request for rezoning the property with a Conditional Use Permit for heavy manufacturing and equipment sales and rentals is appropriate, staff will prepare Conditions and Restrictions that for review at the May 23, 2023 meeting.

**Options/Alternatives:** The Plan Commission has the discretion to recommend or not recommend Common Council approval of the rezone and/or Conditional Use Permit requests. Should the one or both requests not be recommended for Council approval, Plan Commissioners must provide the criteria per Code upon which the denial is based, and the Applicant may choose to request Council approval without recommendation. In that case, the Council would have the authority to approve the request, and remand the proposal back to the Plan Commission for Conditions and Restrictions.

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Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Senior Planner

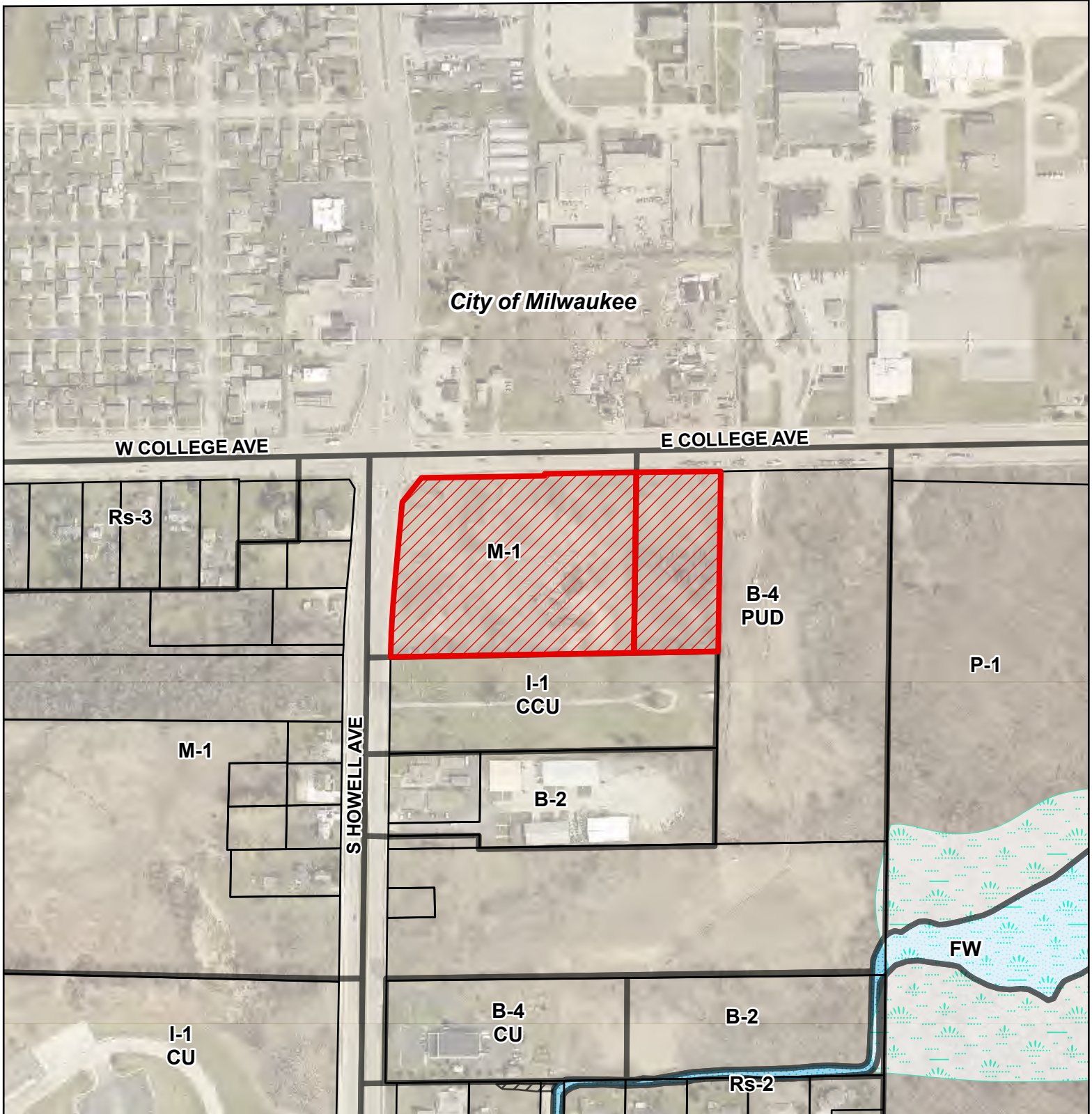
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Attachments:

- Location Map
  - Narrative (2 pages)
  - Concept Site Plan, C1.0 (1 page)
  - Concept Renderings (5 pages)
-

# LOCATION MAP

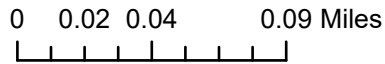
## 6340 S. Howell Ave. & 239 E. College Ave.



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
- Subject Properties
- LOD
- C-1

**REVISED 4/10/2023**

Conditional Use Permit Application Information –

AIMS

Anderson Ashton and Bradbury Companies are requesting a conditional uses permit for AIMS Power (American Industrial Motor Service). AIMS power is currently located at 235 W. Oklahoma Ave, Milwaukee WI 53207. This request of Conditional use is submitted to Oak Creek for consideration for the SE Corner of College and Howell Avenues. This conditional use submittal is made at the request of Planning Staff. AIMS, Anderson Ashton and Bradbury companies feel this use is not heavy manufacturing, however staff does and we therefore provide this application for the Conditional Use Permit Oak Creek is asking for.

AIMS Power is an electrical apparatus repair business who specializes in repair of electrical motors and necessary parts for electrical motor systems. They have 3 divisions that operate under the AIMS Business. These include the following -

Motor and Generator Division

Power Systems Division

Engineering Division (Pinnacle Engineering) sister Company

The current employee count is 23 and this number once the Engineering Sister company moves in would increase to 50 to 60.

AIMS runs from 6am – 5pm M-F and does at times work weekends or longer hours.

A smaller portion of AIMS business is the sale of a new motor to its customers. This transaction is sometime directly from a motor building company (elsewhere) to the customer. Very infrequently they will accept a new motor to their facility and ship it to a user (in the same flatbed truck method) as the repaired motors. Even less frequently, AIMS will get in a motor, repair it and then sell it to a different user than who it can from. Again, these sales transactions are not too common as the main operation of AIMS is repairing and rebuilding motors for the users they come from.

ADDITIONAL information on AIMS business model and how it works with specific items and materials provided by the AIMS –

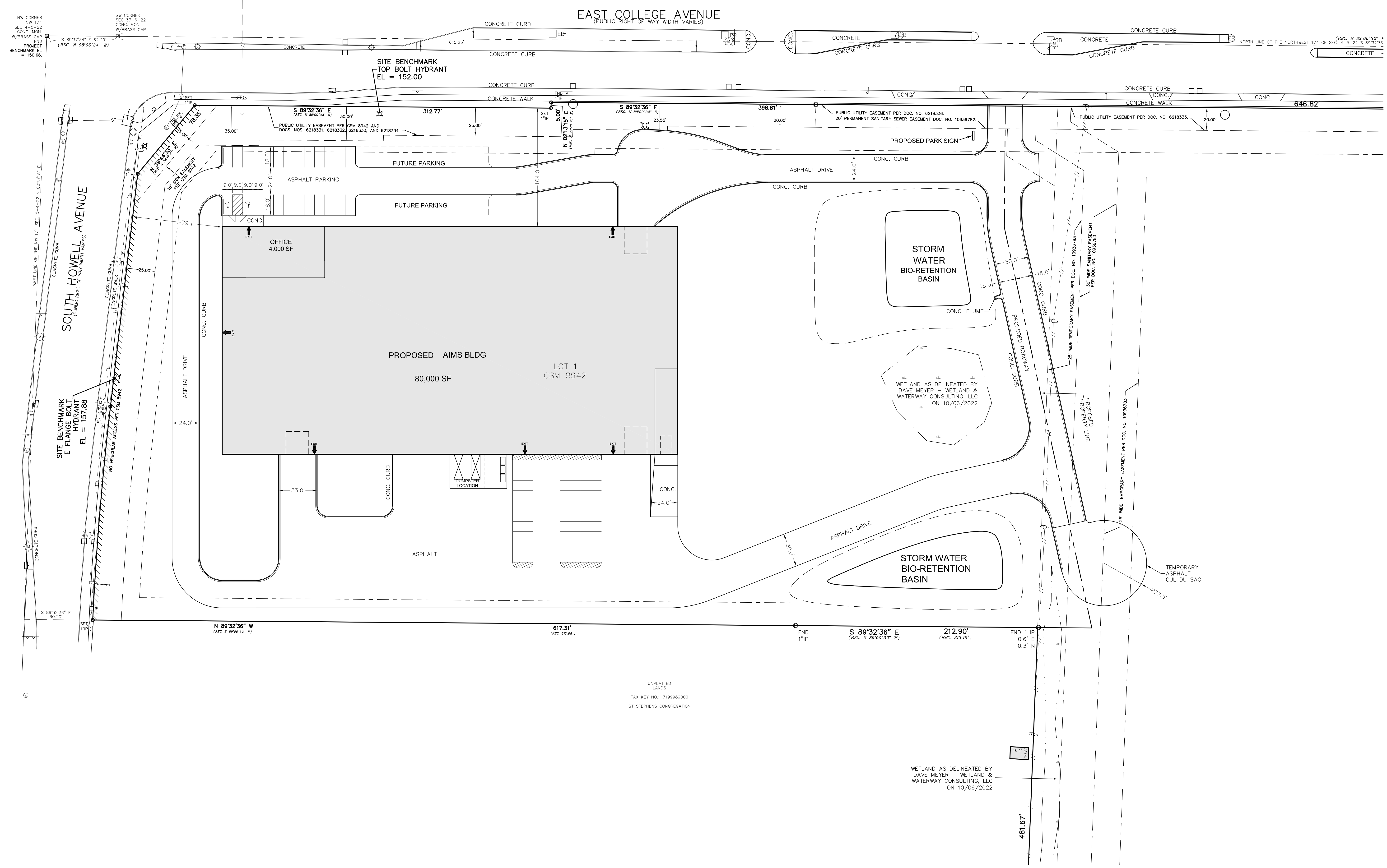
- We operate one shift during normal operation. M-F, 6:00 am to 5:00 pm.
- We currently have 20-25 employees that operate from our current facility. They all work the above shift.
- We typically get around 25-35 deliveries a week, LTL or UPS type deliveries. Probably around 1 - 2 large flatbed deliveries a week.

- We use paint and thinners during our repair processes. These consist of aerosol and non-aerosol paint. We store the paint in flammable storage cabinets. The cabinets for these are free standing floor style cabinets. Currently we have two of them. We also use acetone thinner and store it in a flammable storage cabinet. The three cabinets are roughly 5'x6'x3'. We typically have (2) 55-gallon drums of thinner, 10-12 cases (12 cans a case) of aerosol paint and 10-20 gallons of paint on hand.
- We have roughly 3,000 gallons of epoxy VPI resin, Von Roll Isola 74035, stored in a pressure vessel next to sunken the VPI tank.
- We use some mineral oil (Shell Diala) that is stored in 55-gallon drums with containment devices under them. Roughly 5-10 drums at a time.
- We use acetylene, oxygen, argon, nitrogen, and propane that is contained in cylinders. We store the cylinders in accordance with the current codes. Labeled and divided accordingly. We have roughly 10-20 tanks on hand, stored on the floor, in a rack. With steel plate dividers.

The complete history and details of AIMS can be easily seen at [www.aimspower.com](http://www.aimspower.com) .

We strongly encourage any of the Oak Creek officials who would like to know more about AIMS to look at the website and to schedule a tour. We can do that via Eric J Neumann at Anderson Ashton.





**AIMS DEVELOPMENT**  
 OAK CREEK, WISCONSIN

UNPLATTED  
 LANDS  
 TAX KEY NO.: 7199989000  
 ST STEPHENS CONGREGATION

WETLAND AS DELINEATED BY  
 DAVE MEYER - WETLAND &  
 WATERWAY CONSULTING, LLC  
 ON 10/06/2022

CJE NO.: CJE2143R4  
 FEBRUARY 23, 2023

