



PLAN COMMISSION

June 25, 2024
6:00 P.M.

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

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

The City's Vision

Oak Creek: A dynamic regional leader driving the future of the south shore.

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

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – June 11, 2024
4. Review and Discuss Report on Recent Common Council Actions – NONE
5. Review and Discuss Report on Recent Board of Housing and Zoning Appeals Actions – NONE
6. Review and Discuss Report on Recent Quarterly Parks & Recreation Commission Actions – Next Report July 23, 2024
7. New Business
 - a. CERTIFIED SURVEY MAP - Review a Certified Survey Map submitted by James Rosen, Highgate, LLC, dividing and reconfiguring the properties at 7836 S. Highgate Ave. and 1402 W. Hampstead Ln. (Tax Key Nos. 784-9028-000 & 784-9042-000; *1st Aldermanic District*).
More info at ZoningHub: <https://s.zoninghub.com/X1LJHYVNEV>
 - b. REZONE - Review a request submitted by James Rosen, Highgate, LLC, to rezone a portion of the property at 1402 W. Hampstead Ln. to I-1, Institutional (PUD) (Tax Key No. 784-9042-000; *1st Aldermanic District*).
More info at ZoningHub: <https://s.zoninghub.com/FFSI733966>

Announcements & Adjournment.

Dated this 19th day of June, 2024
Posted 6-19-2024 dj

Public Notice

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

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

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

**MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JUNE 11, 2024**

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

Minutes of the May 28, 2024, meeting

Commissioner Siefert moved to approve the minutes of the May 28, 2024, meeting. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Assistant Fire Chief Havey introduced Administrative Lieutenant in charge of Fire Prevention, Amy Grzyb.

**TEMPORARY USE PERMIT
WORLD OUTREACH CENTER
6912 S. 27TH ST.
TAX KEY NO. 737-9026-000**

Planner Perez provided an overview of the Temporary Use Permit request for the long-term temporary vehicle storage for Rosen Auto in the parking lot on the property at 6912 S. 27th St. (see staff report for details).

Commissioner Kiepczynski explained that the Engineering Department visited the site a few times within a week after the previous Plan Commission meeting, and things are sufficient from an Engineering standpoint.

Assistant Fire Chief Havey stated the Fire Department does not have any concerns as long as provisions are provided that the Fire Department access is maintained through the entirety of the permit. Mayor Bukiewicz asked if that has been communicated to the applicants. Assistant Fire Chief Havey stated that he thinks it is communicated through the Temporary Use Permit.

Assistant Fire Chief Havey stated they have to meet the clearance for all access, which is typically 20 to 25 feet from the building, or any of the suppression devices or pieces that need to get to the equipment, such as FDCs, egress and access doors.

Al Ulma, 6964 S 27th St:

"Last time we talked about a retention pond, can I talk about that just briefly? I'd like for you to look at a letter that was written 23 years ago. So, as you can tell by the letter, dated almost 20 some years ago, this has been going on for a long time with the retention pond. Right now, if they cut it down, which I assume that they did, all the weeds, the outlet of that retention pond is at the same level as the bottom or a little lower. So, instead of a retention pond, right now it's just like a river, the water comes in, the water flows out. Henry suggested that it should be converted to a wet pond instead of just a dry pond because if the weeds have been cut, three months from now, they're going to be just as high, or five or six feet tall and it's not going to do any good. What happened is the sides of that retention pond come down, so the bottom has come up so instead of that outlet

being two feet, Henry suggested four feet, but two feet, now it's right here so water comes in, the water flows out. The tenant told me that the parking lot overflows, and I was concerned about the water that retains itself at the higher level. Why is water at the higher level when it should be only at the bottom? The curb overflows, there's so much water coming down on that parking lot that the curb doesn't retain the water, it just overflows on to my property."

Mayor Bukiewicz asked Commissioner Kiepczynski if the required maintenance has been taken care of.

Commissioner Kiepczynski confirmed the required maintenance has been taken care of, and stated that the letter Mr. Ulma provided is something she is not aware of. The letter is from over 20 years ago - it does not mean the City would disregard it, staff can look into it and evaluate it. Commissioner Kiepczynski also stated the pond design in the plan sheet that was provided pre-dates when maintenance agreements were required. From the Engineering Department's cursory look of what they were able to see, the pond appeared to be functioning and designed as what they could tell from the basic plan.

Mr. Ulma:

"I do respect what you say. Last year I called in August about the problem that my farmer was having. The department didn't respond until October to send a letter out. The letter goes out and nothing is done about it, it just sits there. I know you have big projects going on, that this is just a little thing, but it is important, not to have that water continually flowing on to my property."

Mayor Bukiewicz reiterated that he cannot speak to those comments. If Mr. Ulma registered the complaint with the Engineering Department, the Engineers are usually very good at following up on items. Mayor Bukiewicz stated that he does not have an answer other than to confirm what Commissioner Kiepczynski said, and to continue to check into what was found when the letter was mailed out. Other than Mr. Ulma coming to the Plan Commission meetings, the City has not had any complaints on the subject property.

Mr. Ulma:

"I hope you look into it. Thank you."

Commissioner Oldani stated the last time this item was up, the applicant was asked to take care of what the City was asking them to do, and it sounds like that has been done. He stated that he is satisfied with Engineering's seal of approval on that, and suggested someone can direct Mr. Ulma with the information to follow up on his concerns.

Commissioner Kiepczynski explained that a letter was sent out in October, and the Engineering Department was going through a lot of staffing changes and shortages. Since that time, the Engineering Department is fully staffed. Commissioner Kiepczynski stated that she knows DPW was out there twice, Engineering staff has been out there at least twice, and staff will continue to look into and address Mr. Ulma's concerns.

Planner Perez clarified that staff added to Condition #9 to adhere to all the applicable Fire Codes.

Tim McMurtry, 6912 S. 27th Street, Oak Creek, WI thanked the Plan Commission for the opportunity to rectify the concerns. Mr. McMurtry referenced the letter that was received in October, and explained that they had an administrative glitch coupled with the transitions in the

City of Oak Creek, and the letter got past them. He stated that he believes that situation has been rectified, and they look forward to a long-term relationship with the City of Oak Creek. Mr. McMurtry stated they do not want a moniker that they are bad neighbors associated with them as a ministry.

Alderman Loreck moved that the Plan Commission approves the Temporary Use Permit request submitted by Pastor Ervin Henderson, World Outreach Center, for the long-term temporary vehicle storage for Rosen Auto in the parking lot on the property at 6912 S. 27th St. with the following conditions:

1. There shall be a maximum of 300 vehicles stored on the property in striped parking stalls within the approved vehicle storage area. No vehicle shall be parked on grass or gravel.
2. Delivery or removal of vehicles shall be between 8:00 AM and 5:00 PM Monday through Friday.
3. No additional cars shall be added to the site.
4. There shall be no sales of vehicles from the approved vehicle storage area.
5. There shall be no structures for this temporary use.
6. Any security fencing shall conform to all Code and permitting requirements.
7. There shall be no lighting added for this temporary use.
8. There shall be no advertising or signage in the approved vehicle storage area.
9. The vehicle storage area shall not encroach upon fire lanes, and shall adhere to all applicable Fire Codes.
10. There shall be no outdoor storage of equipment, junk/damaged/non-inventory vehicles, parts, supplies, or flammable/hazardous materials.
11. A copy of the lease or agreement between World Outreach Center and Rosen Auto shall be supplied to the Department of Community Development prior to parking any vehicle within the approved vehicle storage area.
12. The Temporary Use Permit for storage of vehicles shall expire nine (9) months from the Plan Commission's approval date (March 11, 2025). Vehicles shall be removed, and the property shall be restored to its original condition within 14 calendar days following the expiration of the Temporary Use Permit. No extensions of the Temporary Use Permit will be issued.

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

**CONDITIONS AND RESTRICTIONS
VISTA MOTORWERKS, LLC
9555 S. CHICAGO RD.
TAX KEY NO. 912-9993-000**

Planner Perez provided an overview of the draft Conditions and Restrictions related to a request for a Conditional Use Permit for vehicle sales on the property at 9543 S. Chicago Rd. (tenant space: 9555 S. Chicago Rd.) (see staff report for details).

Commissioner Siefert inquired if the portable dumpster will be contained or removed.

Amer Masoud, 9555 S. Chicago Road, Oak Creek, WI stated that the dumpster is about two (2) cubic feet, is on wheels, and they are not planning to get any bigger dumpsters. The dumpster that is on site is the one provided by Eagle Disposal.

Commissioner Siefert stated that the dumpster still needs to be enclosed. Mr. Masoud agreed.

Commissioner Oldani asked if the applicant has had anymore communication with the owners about taking care of stuff, or their intent to do their part. Mr. Masoud stated that there has been communication with the owner, and the owner is generally letting Mr. Masoud be liable due to him having a Conditional Use Permit. Mr. Masoud summarized that his business is the one with the Conditional Use Permit, so he should deal with it.

Commissioner Oldani inquired if the owner can transfer liability to the tenant.

Assistant Fire Chief Havey stated that in the Fire Code, it does illustrate if the owner and tenant have a mutually agreed upon transaction; however, the building owner is responsible for all fire prevention codes, so the owner is ultimately responsible for anything related to fire prevention, and they maintain the standards for what the Code provisions are.

Senior Planner Papelbon stated that, ultimately, the responsibility for the upkeep and the conformance with Code requirements lies with the landowner.

Mr. Masoud stated that he is in talks of purchasing the building from the owner within the next few years, so that is why he is taking responsibility for the building. He stated that he has drawn up a plan and sent it to the Planning Department.

Commissioner Oldani stated that he appreciates that the applicant has made plans. Mr. Masoud stated this is his way of saying he wants to bring his business in, and he wants to stay in Oak Creek.

Assistant Fire Chief Havey stated that, per Code, vehicles stored inside for sales need to be drained of all their fuel and have the batteries disconnected.

Mayor Bukiewicz stated that the Planning process is where sometimes the City can get properties that have long been outside of compliance into compliance.

Mr. Masoud stated that he feels like one (1) year of duration for his occupancy is too little. For him to put in the work and invest the money, he feels like having one (1) year is not fair.

Senior Planner Papelbon explained that the reduction from five (5) years to one (1) year has to do with the previous conditions that were not adhered to. Those were the concerns that were brought forward and discussed at the last meeting, and this is an opportunity for the City to maintain communication and to keep an eye on the property to ensure the property does not get into a situation that was there prior. Senior Planner Papelbon explained that does not mean the Conditional Use will go away - it means that within a year, the City asks the applicant to come back to renew the Conditional Use Permit. However, the Plan Commission has the authority to recommend a different timeframe to the Common Council.

Mr. Masoud stated that he thinks his business being limited to a timeframe on his occupancy based on the previous tenant or landowner is not fair.

Commissioner Oldani asked Senior Planner Papelbon whether the timeframe should be stated in the motion if the Plan Commission wishes to change it. Senior Planner Papelbon stated that the Plan Commission should have the discussion, direct staff, and staff will put it in the Conditions and Restrictions. The Plan Commission does not need to change the motion for the specific condition.

Commissioner Oldani stated that he would be willing to be fair to staff and their concerns to add at least another year to the proposed conditions.

Mayor Bukiewicz referenced Condition #10, Violations and Penalties, and stated that if they incur two (2) or more violations within a 12-month period, the City has the right to revoke the Conditional Use Permit.

Senior Planner Papelbon explained revocation of a Conditional Use Permit is never anything that staff wishes to present. It does not get rid of the issue per se - it just revokes the Conditional Use Permit. Senior Planner Papelbon stated that the time limit allows everybody the opportunity to review the application again to make sure that everything is in compliance. It also allows the opportunity to amend the conditions to address issues. Senior Planner Papelbon that, in any case, whatever duration is put in the Conditions and Restrictions, the Conditional Use Permit will need to be renewed.

Mayor Bukiewicz reiterated that Commissioner Oldani suggested two (2) years, and asked the applicant if he is okay with such.

Alderman Loreck asked Senior Planner Papelbon if the Conditional Use Permit is attached to the property and not the tenant. Senior Planner Papelbon stated that the Conditional Use Permit is attached to the property except for if the tenant terminates the lease.

Alderman Loreck asked to confirm that if the tenant leaves, the owner cannot continue to use the property for the proposed use. Senior Planner Papelbon confirmed that such was correct. Alderman Loreck stated that he is less concerned with extending it. The applicant has made a good faith effort to make improvements to the property as the tenant. Alderman Loreck stated that he has no problem adding another year, going to three (3) years.

Alderman Loreck stated that if Mr. Masoud purchases the property, he would have no problem, if he maintains the relationship with the City, extending it to five (5) years at the time of renewal.

Mr. Masoud stated that he is sure they will meet again later if business does better. Most likely they will want to extend to outdoor storage to have more storage to park outside to display vehicles.

Commissioner Kiepczynski asked if the timeframes have been extended for some of the other items to come into compliance. Senior Planner Papelbon stated that landscaping and the trash enclosure are required within six (6) months of issuance of the Conditional Use Permit. She referenced previous concerns with regards to the former tenant and those violations, and stated as far as staff is aware and as of the meeting, those violations are gone, except the conformance with the trash enclosure and landscaping requirements.

Alderman Loreck moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for vehicle sales on the property at 9543 S. Chicago Rd. (tenant space: 9555 S. Chicago Rd.).

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

**PLANNED UNIT DEVELOPMENT AMENDMENT
JANSSEN BRUCKNER LLC
641 & 819R E. DREXEL AVE.**

TAX KEY NOS. 814-9075-000, 814-9076-000, 815-9027-000, AND 815-9028-000

Senior Planner Papelbon explained that while the Planned Unit Development Amendments had been reviewed previously, a new modification request by the Applicant was submitted at the Common Council hearing. Council remanded the Conditions and Restrictions back to the Plan Commission for that additional modification consideration (see staff report for details).

Commissioner Hanna expressed concerns that if the Plan Commission allows the exception for this applicant, then other applicants will request an exception. Senior Planner Papelbon stated that every application and development is to be reviewed individually for conformance to Code. If there is a modification request that comes forward for a separate development, they will have to give justification for any modification to the Code. Recommending or approving a modification in one case does not hold the Plan Commission to then grant it in another.

Commissioner Hanna asked the applicant why he is requesting the variance for 20 homes.

Ryan Janssen, S98W33270 Genevieve Drive, Mukwonago, WI explained it comes down to density and the width of the building. To meet the 45% requirement, the building width would need to be increased from 80 feet to 100 feet. Distributed over the entire development, the number of buildings would go from 33 to 26 buildings. Mr. Janssen referenced the rendering on the last page of the report, and stated it has the garage set one (1) foot back from the living space, but has the same amount of garage as his proposed buildings and would be allowed by Code because the garages are set back farther. Mr. Janssen said they are developing at 56% of the allowed density. If the building increases to a width of 100 feet and they lose six (6) or seven (7) buildings he thinks the density would drop to the 40%.

Commissioner Hanna asked if the size difference would be noticeable from the outside. Senior Planner Papelbon stated that renderings are included as Exhibit C in the Plan Commissioner's packets. Mr. Janssen stated that the first picture is a majority of the 20 homes, and the remaining homes would be the fourth (4th) picture. Mr. Janssen stated that he understands what the City did with the Code, but it eliminates a lot of options for designs.

Commissioner Kiepczynski stated that she does not see any issues with including the 55% [Code requirement] for 20 of the homes.

Alderman Loreck reiterated that he is concerned that a lot of work was done in rewriting the Code, and a lot of background went into why the numbers were decided. He stated that he feels allowing variances gets the Plan Commission and the City into the habit of granting variances to the Code to allow for new development, whereas existing residents are denied variance requests. The Plan Commission is already looking at allowing variances just to get development in so quickly after putting all the work into the Code.

Alderman Guzikowski stated that he personally does not like the look, and would not support the 55%, and will not agree with the change.

Commissioner Oldani stated that he does not necessarily have a problem with the variance. This is about the Code, and whether the Plan Commission wants to allow a variance. He stated that he feels it does set a little bit of a precedent, and asked what size the proposed garages are.

Mr. Janssen stated that the garages are 22 feet, which would fit two (2) cars and garbage cans. Some of the models have a one- (1) car garage to meet the Code.

Mr. Janssen stated that he understands the City put a lot of time into the Code update. Mr. Janssen stated that he brought up to the Common Council that the City has a zoning district that allows 70-foot-wide lots with 10-foot setbacks, creating a 50-foot buildable area. The house would need to be built to the building envelope in order to have a 22-foot garage that sits in front of the house. Mr. Janssen stated that this eliminates a lot of options for a lot of builders.

Commissioner Siepert stated that he is concerned that the exterior building material thickness was reduced from three (3) inches to an inch and a half (1.5 inches).

Mr. Janssen stated that they went to an inch and a half (1.5 inches) because it is cost-effective, and in production building, cost is important.

Commissioner Siepert referenced Exhibits A and B, and noted that the applicant removed several lots. Senior Planner Papelbon clarified that the exhibits are identifying the lots that are not incorporated into the Planned Unit Development (PUD).

Assistant Fire Chief Havey stated that the proposal does not fall under the purview of the Fire Department inspection or Code because it is single-family.

Mayor Bukiewicz stated that he understands the density, and it is a little bit of a challenging property to develop. Mayor Bukiewicz stated that he is okay with moving the proposal ahead, and thinks it will be a very nice addition to the City.

Commissioner Hanna referenced the homes that have a single-car garage, and asked if there will be space outside for another car to park. Mr. Janssen stated that he will probably not add parking pads.

Mr. Janssen made additional comments that were not audible.

Commissioner Hanna expressed concerns about people parking on the grass.

Alderman Loreck moved that the Plan Commission recommends that the Common Council adopt amendments to the Conditions and Restrictions as part of the Planned Unit Development affecting the properties at 641 & 819R E Drexel Ave.

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

Alderman Loreck moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:04 PM.

ATTEST:

Kari Papelbon, Plan Commission Secretary

6-19-24

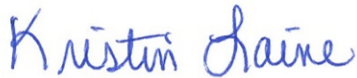
Date

new lot will meet the current zoning district requirements (I-1, Institutional; and B-4, General Business). This reconfiguration is directly related to the rezone request in the next agenda item, and in preparation to develop Lot 10 of the CSM. Staff note that the signature pages will need to be updated to the current Plan Commission Secretary and approval language. Prior to recording, this change will have to be made as included in the conditions of approval above.

With the above in mind, and recognizing that City Staff will continue to work with the Applicant and all involved parties on any outstanding issues, staff has provided a suggested motion with conditions above for Plan Commission consideration.

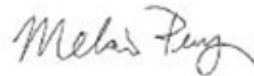
Options/Alternatives: The Plan Commission may recommend Common Council approval of the proposed Certified Survey Map with specified conditions, or that the Common Council not approve of the proposed CSM. Should the proposal not be recommended for Council approval, Plan Commissioners must provide the criteria per Code upon which the denial is based, and the Applicant may choose to request Council approval without recommendation.

Respectfully submitted:



Kristi Laine
Community Development Director

Prepared:



Melanie Pérez
Planner

Approved:



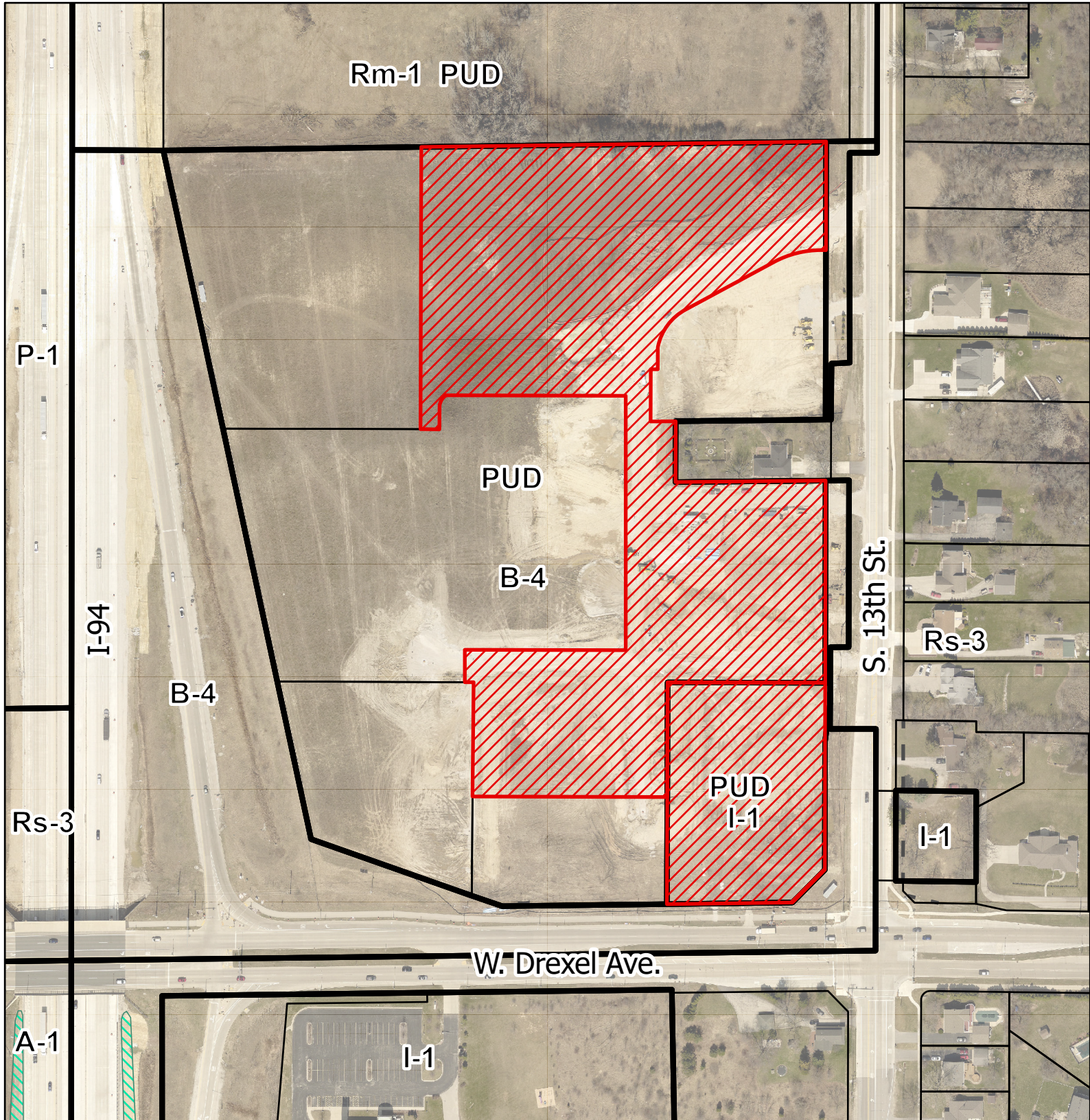
Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

- Location Map
- Property Map (1 page)
- Draft CSM (6 pages)

Location Map

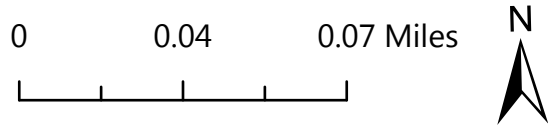
7836 S. Highgate Ave. & 1402 W. Hampstead Ln.

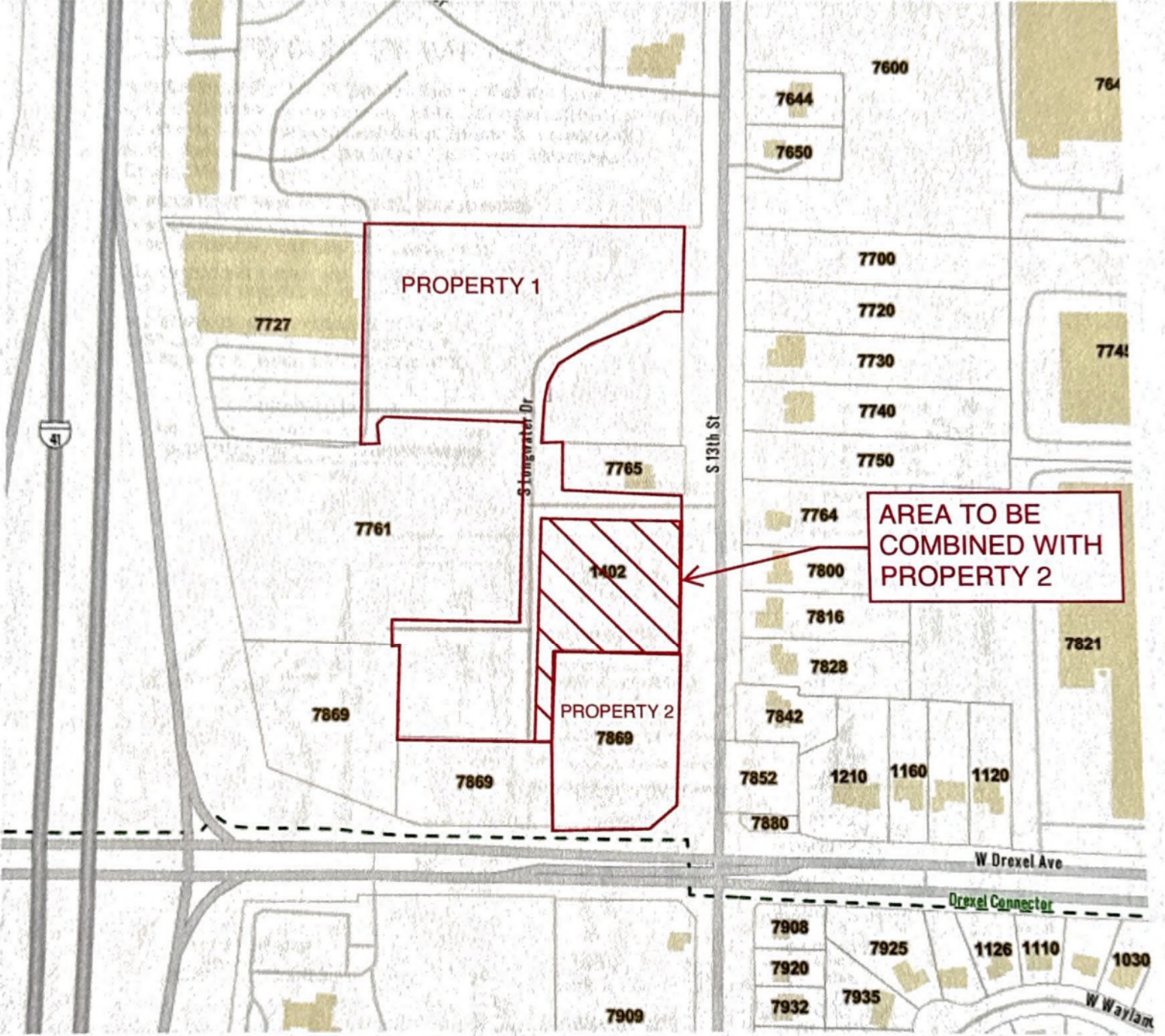


This map is not a survey of the actual boundary of the property this map depicts

Legend

- Zoning
- Official Street Map
- Floodway
- Flood Fringe
- Parcels
- 7836 S. Highgate Ave. & 1402 W. Hampstead Ln.





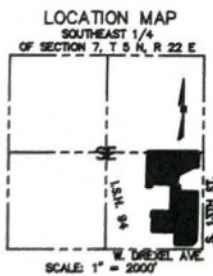
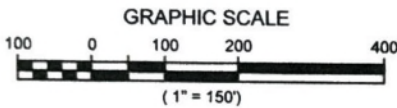
CERTIFIED SURVEY MAP NO. _____

A redivision of Outlot 8 of Certified Survey Map No. 9559, and Lot 2 of Certified Survey Map No. 9149, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

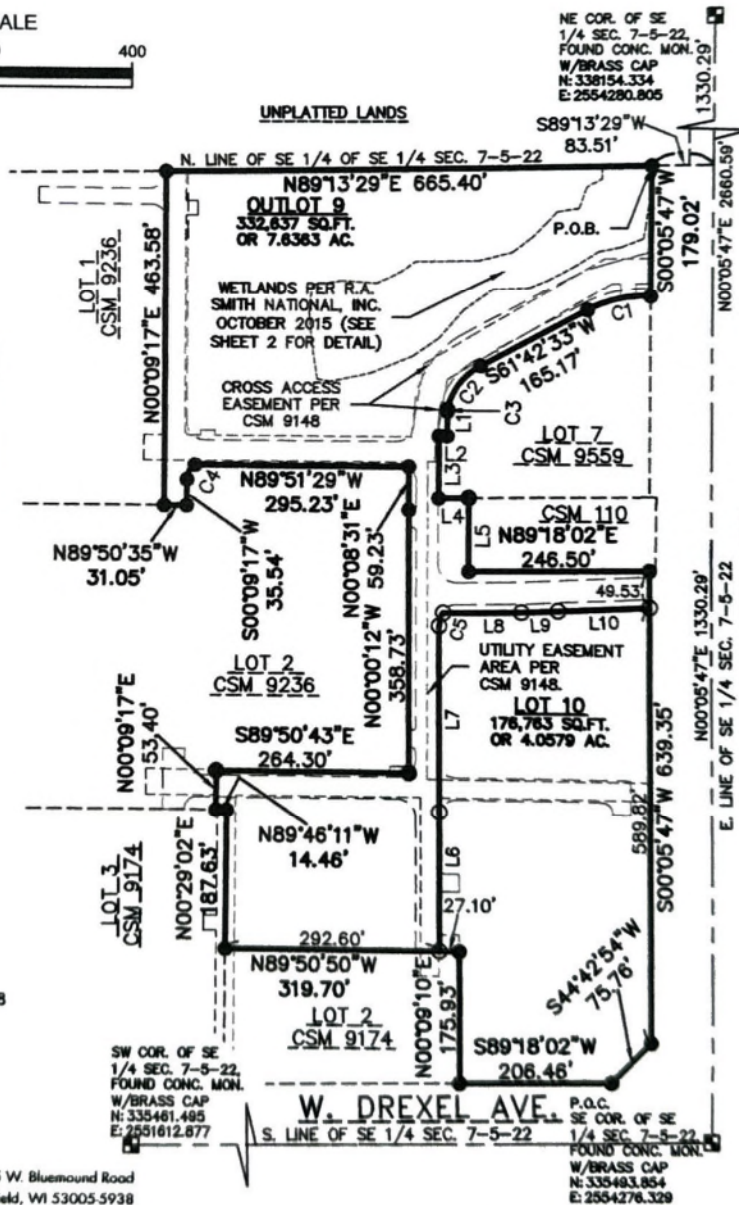
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 7, T 5 N, R 22 E, WHICH BEARS N00°05'47"E.



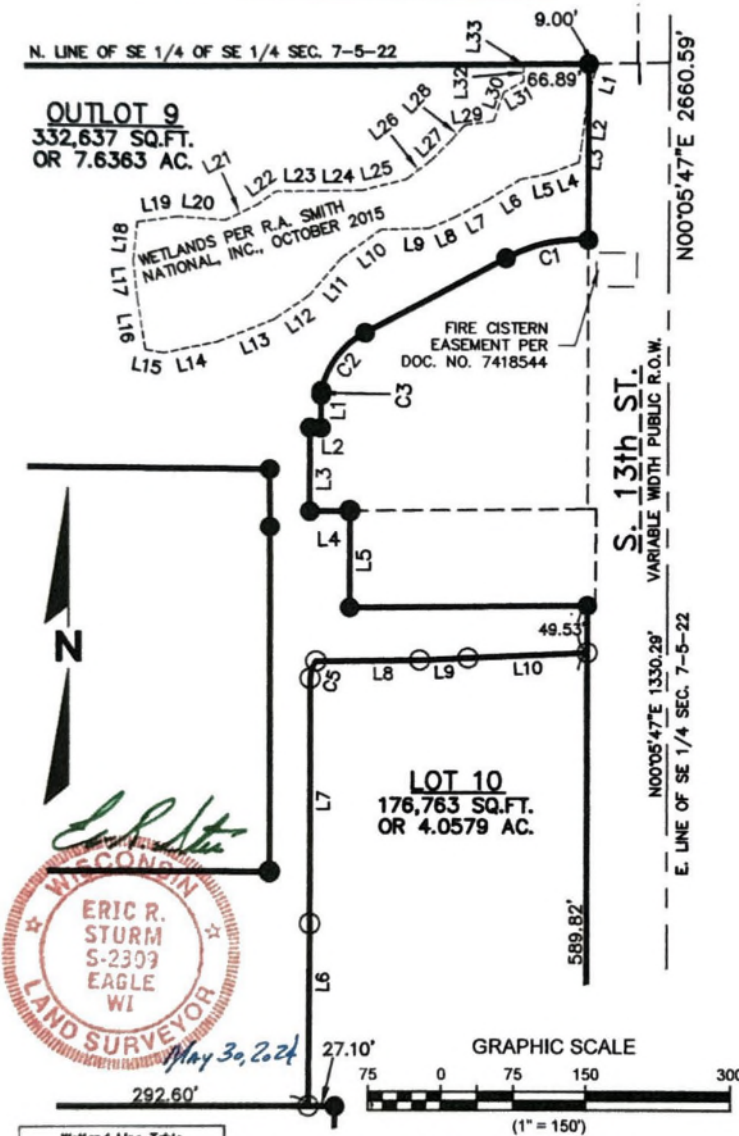
OWNER:
HIGHGATE, LLC
19035 W. CAPITOL DR. STE. 108
BROOKFIELD, WI 53186



CERTIFIED SURVEY MAP NO. _____

A redivision of Outlot 8 of Certified Survey Map No. 9559, and Lot 2 of Certified Survey Map No. 9149, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

WETLAND AND INTERIOR LOT DETAILS



Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C1	88.63	163.50	S77°13'18"W	87.46	N87°15'55.8"W	S61°42'32.7"W	031°01'31.5"
C2	77.66	89.50	S36°51'07"W	75.24	S61°42'32.7"W	S11°59'42.1"W	049°42'50.6"
C3	3.93	19.00	S6°04'30"W	3.92	S11°59'42.1"W	S00°09'17.2"W	011°50'25.0"
C4	24.10	23.66	S28°14'39"W	23.07	S57°25'33.4"W	S00°56'15.9"E	058°21'49.3"
C5	18.97	30.95	S18°07'52"W	18.68	S35°41'29.6"W	S00°34'15.1"W	035°07'14.4"

Line #	Direction	Length
L1	S0°09'17"W	33.97
L2	N89°50'43"W	11.50
L3	S0°09'17"W	85.76
L4	N89°18'02"E	41.16
L5	S0°05'47"W	99.99
L6	S0°09'10"W	188.07
L7	S0°00'13"E	254.34
L8	S89°12'52"W	107.17
L9	S87°14'29"W	49.93
L10	S87°09'52"W	124.20

Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S17°03'57"W	36.96	L12	S55°12'57"W	43.47	L23	N89°05'13"E	47.26
L2	S7°00'47"W	47.82	L13	S67°40'01"W	62.97	L24	N88°51'28"E	38.91
L3	S8°42'34"W	18.46	L14	S77°39'31"W	96.52	L25	N75°38'13"E	47.80
L4	S69°08'47"W	33.02	L15	N80°11'12"W	18.87	L26	N52°35'33"E	32.43
L5	S78°28'10"W	29.97	L16	N81°23'31"W	53.23	L27	N48°14'43"E	27.81
L6	S57°28'31"W	40.19	L17	N5°23'02"W	40.56	L28	N41°58'47"E	22.03
L7	S62°13'16"W	37.16	L18	N6°51'04"E	38.64	L29	N81°36'10"E	29.73
L8	S67°07'33"W	30.18	L19	N81°30'45"E	41.84	L30	N19°42'11"E	30.88
L9	S88°01'00"W	48.76	L20	S86°08'05"E	48.11	L31	N61°12'08"E	23.47
L10	S54°11'45"W	50.62	L21	N64°14'57"E	37.41	L32	N07°12'28"E	15.12
L11	S40°36'48"W	51.49	L22	N63°48'12"E	23.23	L33	N4°27'14"E	2.02

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 16745 W. Bluemound Road
 Brookfield, WI 53005-5938
 (262) 781-1000
 rasmith.com

CERTIFIED SURVEY MAP NO. _____

A redivision of Outlot 8 of Certified Survey Map No. 9559, and Lot 2 of Certified Survey Map No. 9149, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

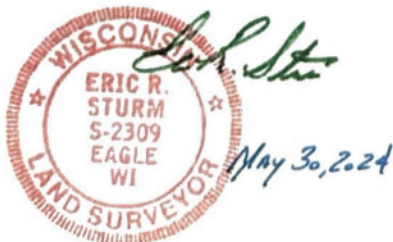
SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 }SS
WAUKESHA COUNTY }

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Outlot 8 of Certified Survey Map No. 9559, and Lot 2 of Certified Survey Map No. 9149, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Southeast corner of said Southeast 1/4 of Section 7; thence North 00°05'47" East along the East line of said Southeast 1/4 Section 1330.29 feet to a point; thence South 89°13'29" West 83.51 feet to a point on the West line of South 13th Street and the point of beginning; thence South 00°05'47" West along said West line 179.02 feet to the Northeast corner of Lot 7 of Certified Survey Map No. 9559; thence Southwesterly 88.53 feet along the arc of a curve, whose center lies to the South, whose radius is 163.50 feet, and whose chord bears South 77°13'18" West 87.46 feet to a point on the North line of said Lot 7; thence South 61°42'33" West along said North line 165.17 feet to a point; thence Southwesterly 77.66 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 89.50 feet, and whose chord bears South 36°51'07" West 75.24 feet to a point on the West line of said Lot 7; thence Southwesterly 3.93 feet along the arc of a curve, whose center lies to the East, whose radius is 19.00 feet, and whose chord bears South 06°04'30" West 3.92 feet to a point on said West line; thence South 00°09'17" West along said West line 33.97 feet to a point; thence North 89°50'43" West 11.50 feet to a point on said West line; thence South 00°09'17" West along said West line 85.76 feet to a point on the South line of said Lot 7; thence North 89°18'02" East along said South line 41.16 feet to a point on the Northwest corner of said Certified Survey Map No. 110; thence South 00°05'47" West 99.99 feet to the Southwest corner of said Certified Survey Map No. 110; thence North 89°18'02" East 246.50 feet to the West line of South 13th Street; thence South 00°05'47" West along said West line 639.35 feet to a point; thence South 44°42'54" West 75.76 feet to a point on the North line of West Drexel Avenue; thence South 89°18'02" West along said North line 206.46 feet to the Southeast corner of Lot 2 of Certified Survey Map No. 9174; thence North 00°09'10" East along the East line of said Lot 2, a distance of 175.93 feet to the Northeast corner of said Lot 2; thence North 89°50'50" West along the North line of said Lot 2, a distance of 319.70 feet to a point on the East line of Lot 3 of Certified Survey Map No. 9174; thence North 00°29'02" East 187.63 feet to the Northeast corner of said Lot 3; thence North 89°46'11" West along the North line of said Lot 3, a distance of 14.46 feet to a point; thence North 00°09'17" East 53.40 feet to a point; thence South 89°50'43" East along the South line of Lot 2 of Certified Survey Map No. 9236, a distance of 264.30 feet to the Southeast corner of said Lot 2; thence North 00°00'12" West along the East line of said Lot 2, a distance of 358.73 feet to a point; thence North 00°08'31" East along said East line 59.23 feet to a point; thence North 89°51'29" West along the North line of said Lot 2, a distance of 295.23 feet to a point; thence Southwesterly 24.10 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 23.66 feet, and whose chord bears South 28°14'39" West 23.07 feet to a point; thence South 00°09'17" West 35.54 feet to a point; thence South 89°50'35" West along the North line of said Lot 2, a distance of 31.05 feet to the Southeast corner of Lot 1 of Certified Survey Map No. 9236; thence North 00°09'17" East along the East line of said Lot 1, a distance of 463.58 feet to a point on the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 7; thence North 89°13'29" East along said North line 665.40 feet to the point of beginning.



CERTIFIED SURVEY MAP NO. _____

A redivision of Outlot 8 of Certified Survey Map No. 9559, and Lot 2 of Certified Survey Map No. 9149, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE (continued)

Said lands contain 509,400 square feet or 11.6942 acres.

THAT I have made the survey, land division and map by the direction of HIGHGATE, LLC, owner.

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

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Oak Creek Municipal Code in surveying, dividing, and mapping the same.

DATE May 30, 2024



Eric R. Sturm (SEAL)
ERIC R. STURM
PROFESSIONAL LAND SURVEYOR S-2309

CORPORATE OWNER'S CERTIFICATE

HIGHGATE, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, and mapped in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Oak Creek Municipal Code.

HIGHGATE, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Oak Creek

IN Witness Whereof, HIGHGATE, LLC has caused these presents to be signed by

_____, its Managing Member, this _____

day of _____, 2024.

STATE OF WISCONSIN }
 }SS
MILWAUKEE COUNTY }

PERSONALLY came before me this _____ day of _____, 2024, _____ of the above named HIGHGATE, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be Managing Member and acknowledged that he executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

Notary Public, State of _____ (SEAL)
My Commission Expires _____

CERTIFIED SURVEY MAP NO. _____

A redivision of Outlot 8 of Certified Survey Map No. 9559, and Lot 2 of Certified Survey Map No. 9149, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

_____, a national banking association, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing, and mapping of the land described in the foregoing affidavit of Eric R. Sturm, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said _____, has caused these

presents to be signed by _____, its _____, and by
(name) (title)
_____, its _____, at _____, and
(name) (title)
its corporate seal to be hereunto affixed.

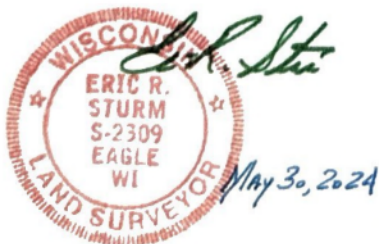
this ___ day of _____, 2024.

STATE OF _____ }
:SS
COUNTY OF _____ }

PERSONALLY came before me this _____ day of _____, 2024,
_____, _____ and _____ of the
(name) (title) (name) (title)

above named organization, to me known as the person(s) who executed the foregoing instrument, and to me known to be the _____ and the _____ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

_____(SEAL)
Notary Public, State of _____
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A redivision of Outlot 8 of Certified Survey Map No. 9559, and Lot 2 of Certified Survey Map No. 9149, being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

PLANNING COMMISSION OF APPROVAL

Certified Survey Map accepted by the Planning Commission of the City of Oak Creek on this _____ day of _____, 2024.

MAYOR DANIEL BUKIEWICZ, CHAIRMAN

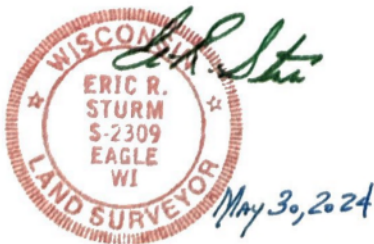
DOUGLAS SEYMOUR, SECRETARY

COMMON COUNCIL APPROVAL

Certified Survey Map approved by the Common Council of the City of Oak Creek on this _____ day of _____, 2024, by Resolution No. _____.

DANIEL BUKIEWICZ, MAYOR

CATHERINE ROESKE, CITY CLERK



THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM,
PROFESSIONAL LAND SURVEYOR S-2309



PLAN COMMISSION REPORT

Proposal: Rezone – 1402 W. Hampstead Ln. (portion)

Description: Review of a request to rezone a portion of the property at 1402 W. Hampstead Ln. from B-4, General Business (PUD) to I-1, Institutional (PUD).

Applicant(s): James Rosen, Highgate, LLC.

Address(es): 1402 W. Hampstead Ln. (1st Aldermanic District)

Suggested Motion: That the Plan Commission recommends to the Common Council that a portion of the property at 1402 W. Hampstead Ln. is rezoned from B-4, General Business (PUD) to I-1, Institutional (PUD) after a public hearing.

Owner(s): HIGHGATE, LLC

Tax Key(s): 784-9042-000

Lot Size(s):

Current Zoning District(s):	B-4, General Business	I-1, Institutional
-----------------------------	-----------------------	--------------------

Overlay District(s): PUD

Wetlands:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Floodplain:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Comprehensive Plan: Mixed Use

Background:

The Applicant is requesting recommendation of approval to rezone a portion of the property at 1402 W. Hampstead Ln. from B-4, General Business (PUD) to I-1, Institutional (PUD). This request is directly related to the Certified Survey Map (CSM) reviewed in the previous agenda item. The property is located within the Highgate Planned Unit Development.

Included with this report are an exhibit identifying the portion of the property to be rezoned, and a concept site plan showing a hospital development on the lot. Plan Commissioners may recall that the parcel at 7836 S. Highgate Ave. (currently zoned I-1, Institutional) had been approved for a hospital use in 2018, and was shown in the General Development Plan for the Highgate PUD as such. Rezoning the portion of the property

to be included in Lot 10 of the CSM to I-1, Institutional within the PUD will allow for future cohesive development within a single zoning district on the reconfigured property, ensuring application of a single set of standards and avoiding potential conflicts.

Options/Alternatives: The Plan Commission may recommend Common Council approval of the rezone, or that the Common Council not approve of the rezone. Disapproval would potentially result in the application of different/conflicting zoning district standards on a single parcel.

Respectfully submitted:



Kristi Laine
Community Development Director

Prepared:



Kari Papelbon, CFM, AICP
Senior Planner

Approved:



Kari Papelbon, CFM, AICP
Senior Planner

Attachments:

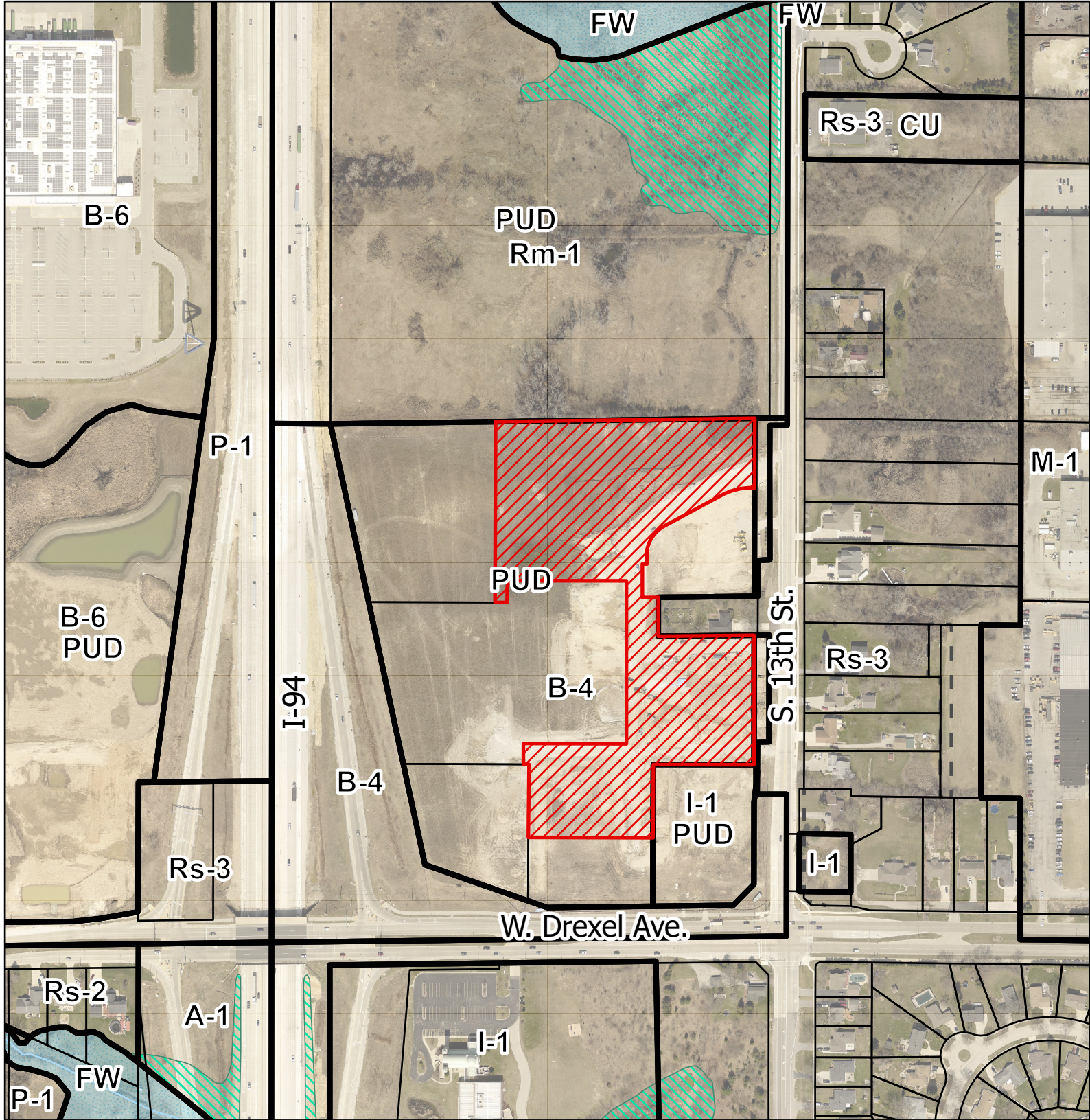
Location Map

Rezoning Exhibit (2 pages)

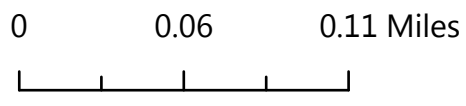
Concept Site Plan (1 page)

Location Map

1402 W. Hampstead Ln.



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



Legend

- Zoning
- Official Street Map
- Floodway
- Flood Fringe
- Parcels
- 1402 W. Hampstead Ln.

REZONING EXHIBIT RECEIVED

B-4 TO I-1

NE COR. OF
SE 1/4 OF
SEC. 7-5-22
JUN 05 2024
CITY OF OAK CREEK



CB=N18°07'52"E
CH=18.68'
R=30.95'
L=18.97'

ZONED B-4
(GENERAL BUSINESS DISTRICT)

CSM 110
ZONED RS-3
(SINGLE-FAMILY RESIDENTIAL 3)

N89°12'52"E 107.17'
N87°09'52"E 124.20'

N87°14'29"E
49.93'

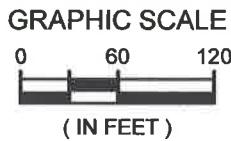
PART OF LOT 10
CSM _____
(84,208 SF.
OR 1.9331 AC.)

N00°00'13"W
254.34'

S00°05'47"W 282.69'

OUTLOT 9,
CSM _____

ZONED B-4
(GENERAL BUSINESS DISTRICT)



N00°09'10"E
188.07'

S00°09'10"W
188.09'

N89°52'55"W
259.29'

REMAINDER OF
LOT 10 CSM
(LOT 2,
CSM 9149)

S. 13th ST.

N00°05'47"E 2860.59'
E. LINE OF SE 1/4 SEC. 7-5-22

N89°50'50"W
27.10'

LOT 2,
CSM 9174

ZONED B-4
(GENERAL BUSINESS DISTRICT)

P.O.B.
ZONED I-1 (INSTITUTIONAL)

N00°09'10"E 175.93'

206.46'
S89°18'02"W

W. DREXEL AVE.

N00°41'58"W
80.71'

S89°18'02"W
135.60'

P.O.C.
SW COR.
SE 1/4
SEC. 7-

SW COR. OF
SE 1/4 OF
SEC. 7-5-22

S89°18'02"W 2663.67'
S. LINE OF SE 1/4 SEC. 7-5-22

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Brookfield, WI 53005-5938
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rasmith.com

REZONING EXHIBIT

B-4 TO I-1

RECEIVED
JUN 05 2024
CITY OF OAK CREEK

Part of Lot 10 of Certified Survey Map No. _____; being part of the Southeast 1/4 of the Southeast 1/4 of Section 7, Township 5 North, Range 22 East in the City of Oak Creek, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of said Southeast 1/4 Section; thence South 89°18'02" West along the South line of said Southeast 1/4 Section 135.60 feet to a point; thence North 00°41'58" West 80.71 feet to a point on the North line of West Drexel Avenue; thence South 89°18'02" West along said North line 206.46 feet to the Southwest corner of Lot 2 of Certified Survey Map No. 9149; thence North 00°09'10" East along the West line of said Lot 2, a distance of 175.93 feet to the point of beginning; thence North 89°50'50" West along the North line of Lot 2 of Certified Survey Map No. 9174, a distance of 27.10 feet to a point; thence North 00°09'10" East along the East line of Outlot 9 of Certified Survey Map No. _____, a distance of 188.07 feet to a point; thence North 00°00'13" West along said East line 254.34 feet to a point; thence Northeasterly 18.97 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 30.95 feet, and whose chord bears North 18°07'52" East 18.68 feet to a point; thence North 89°12'52" East along the South line of said Outlot 9, a distance of 107.17 feet to a point; thence North 87°14'29" East along said South line 49.93 feet to a point; thence North 87°09'52" East along said South line 124.20 feet to a point on the West line of South 13th Street; thence South 00°05'47" West along said West line 282.69 feet to the Northeast corner of Lot 2 of Certified Survey Map No. 9149; thence North 89°52'55" West along the North line of said Lot 2, a distance of 259.29 feet to the Northwest corner of said Lot 2; thence South 00°09'10" West along the West line of said Lot 2, a distance of 188.09 feet to the point of beginning.

Said lands containing 84,208 square feet or 1.9331 acres.

Date: May 30, 2024

raSmith
CREATIVITY BEYOND ENGINEERING

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Brookfield, WI 53005-5938
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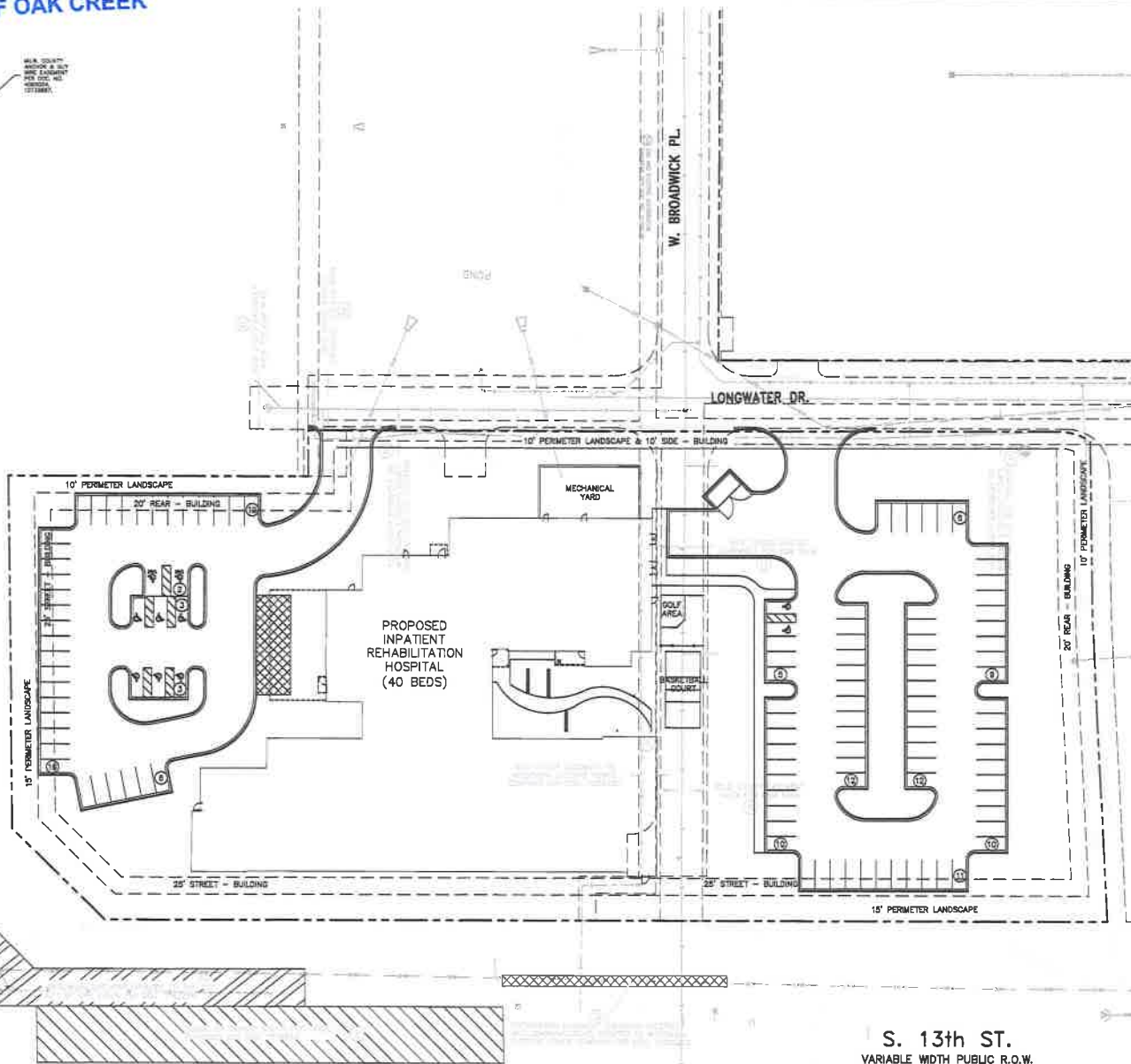
RECEIVED

JUN 05 2024

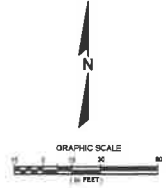
CITY OF OAK CREEK

DATE: 05/08/2024
DRAWN BY: MPE
CHECKED BY: MPE
SCALE: 1" = 30'

W. DREXEL AVE.
(VARIABLE WIDTH PUBLIC ROW)



S. 13th ST.
VARIABLE WIDTH PUBLIC R.O.W.



LEGEND

- PROPOSED 18" LOW SIDE CURB & GUTTER
- PROPOSED 18" HIGH SIDE CURB & GUTTER
- - - PROPERTY LINE
- [Pattern] HEAVY-DUTY CONCRETE PAVEMENT
- [Pattern] CONCRETE SIDEWALK
- [Pattern] HEAVY-DUTY ASPHALT PAVEMENT
- [Pattern] STANDARD-DUTY ASPHALT PAVEMENT
- [Symbol] STALL PARKING SPACED
- [Symbol] PROPOSED ACCESSIBLE PAVEMENT MARKING
- [Symbol] BIEN
- [Symbol] ACCESSIBLE BOX (SEE DETAIL)
- [Symbol] VAN ACCESSIBLE BOX (SEE DETAIL)
- [Symbol] STOP SIGN WITH 18" WHITE STOP BAY (SEE DETAIL)

ZONING

CURRENT ZONING: S-4 HEAVY BUSINESS AND I-1 INSTITUTIONAL DISTRICT

SITE STATISTICS

BUILDING SETBACK	PARKING SETBACK
STREET/FRONT = 20'	STREET/FRONT = 10'
SIDE YARD = 10'	SIDE YARD = 0'
REAR YARD = 20'	REAR YARD = 0'

PARKING CALCULATIONS

REQUIREMENTS	1,000/A BEDS AND 100/A EMPLOYEES	TOTAL REQUIRED
PARKING REQUIRED:	107	107
STANDARD SPACES:	107	107
ACCESSIBLE SPACES:	10	10
TOTAL PROVIDED:	117	117

GENERAL NOTES

- EXISTING TOPOGRAPHY OBTAINED BY RAMBOLD, INC. ON 02/04/2024.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBLES, RAMP, PROPOSED BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THE LOCATION OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDISCOVERED UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDISCOVERED UTILITIES.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF OAK CREEK EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
- ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB OR LAIS OF PARKING. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING. ELEVATIONS AND CONTINGENT FINISHED GRADES UNLESS OTHERWISE INDICATED.
- ALL RADI ARE 4.5' AT FACE OF CURB UNLESS OTHERWISE NOTED.



Know what's below.
Call before you dig.

RAMBOLD, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES LIABILITY OR COSTS INCURRED FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF RAMBOLD, INC.

ALL DIMENSIONS TO THESE DRAWINGS ARE REQUIRED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY OTHER PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF RAMBOLD, INC.

DATE	DESCRIPTION

18425 W. Milwaukee Road
B-660464, WI 53005-5938
(262) 781-1100
www.rasmith.com

raSmith
RESIDENTIAL SYSTEMS TECHNOLOGIES

Goodrich, WI | Milwaukee, WI | Appleton, WI | Johnson, WI
Cedarburg, WI | Neenah, WI | Iron, WI

LIFEPPOINT HEALTH - OAK CREEK
CITY OF OAK CREEK
CONCEPT SITE PLAN

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DATE: 05/08/2024
SCALE: 1" = 30'
JOB NO. 2230238
PROJECT MANAGER: MATT P. KODOLIREK, P.E.
CHECKED BY: MPE
SHEET NUMBER EXH 1