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Common Council
Chambers
8640 S. Howell Ave.
PO Box 27
Oak Creek, WI 53154
(414) 768-6527

PLAN COMMISSION MEETING AGENDA

TUESDAY, November 26, 2013
AT 6:00 P.M.

- 1) ROLL CALL
- 2) Minutes of the November 12, 2013 meeting
- 3) Significant Common Council Actions
- 4) NEW BUSINESS
 - a) PLAN REVIEW – Review site, building, and landscaping plans submitted by Peter Caruso for a proposed addition to the Black Bear Bottling Group building for the property located at 9770 S. 20th St. (Tax Key No. 903-9003-001). Follow this agenda item on Twitter **@OakCreekPC#OCPCBBear**.
 - b) PLAN REVIEW – Review site, building, and landscaping plans submitted by Matthew Mehring, Anderson Ashton, Inc., for a proposed Oil-Water Separator Enclosure on the WE Energies property located at 4801 E. Oakwood Road. (Tax Key No. 964-9999-001). Follow this agenda item on Twitter **@OakCreekPC#OCPCWEnergies**.
 - c) CONDITIONS & RESTRICTIONS - Review conditions and restrictions for a drive-through as a conditional use, submitted by Jerry Mortier, the Redmond Co., located at 8750 S. Howell Ave. (Tax Key No. 860-9996). Follow this item on Twitter **@OakCreekPC#OCPCDunkinCR**.
 - d) PLAN REVIEW – Review the 2013 City of Oak Creek 5-Year Park and Open Space Plan and make a recommendation to the Common Council. **@OakCreekPC#ParkPlan**
- 5) ADJOURN

PLEASE NOTE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 768-6511, (FAX) 768-9587, (TDD) 768-6513 or by writing to the ADA Coordinator at the Health Department, City Hall, 8640 South Howell Avenue, Oak Creek, Wisconsin 53154. There is the potential that a quorum of the Committee of the Whole will be present at this meeting. Copies of staff reports and other supporting documentation are available for review at the Department of Community Development, City Hall, 8640 South Howell Avenue during operating hours. (8am-5pm weekdays)

Summary of Significant Common Council Actions
November 19, 2013

1. Approved: Resolution No. 11428-111913, approving a certified survey map for the properties at 9770 S. 20th St. and 9846 S. 20th St.
2. Approved: Resolution No. 11429-111913, approving a certified survey map for the properties at 7221 S. 13th St. and 7223 S. 13th St.
3. Approved: Resolution No. 11430-111913, approving a certified survey map for the properties at 500 W. Opus Dr.
4. Approved: Resolution No. 11431-111913 affirming the City's intention to proceed with existing streetscape designs for the South 27th Street corridor.
5. Hold: Resolution No. 11434-111913 vacating a portion of Glen Oaks Drive right-of-way until after the required public hearing scheduled for January 7, 2014.



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a

DATE: November 26, 2013

PROJECT: Plan Review – Peter Caruso, Black Bear Bottling Group

ADDRESS: 9770 S. 20th St.

TAX KEY NO: 903-9003-001

STAFF RECOMMENDATION: That the Plan Commission approves the site, building, and landscaping plan for the property at 9770 S. 20th St. with the following conditions:

1. That all mechanical equipment is screened from view.
2. That all building and fire codes are met.
3. That a revised plan showing the utility easement on the western side of the property is submitted for review and approval by the Department of Community Development and Water Utility.

Ownership: Triwire 2, LLC, 9770 S. 20th St., Oak Creek, WI 53154

Size: 2.96 acres

Existing Zoning: M-1 (PUD), Manufacturing

Adjacent Zoning: North – M-1 (PUD), Manufacturing; FF, Flood Fringe
East – I-1, Institutional; M-1 (PUD), Manufacturing
South – M-1 (PUD), Manufacturing
West – M-1 (PUD), Manufacturing

Comprehensive Plan: Planned Industrial.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: Black Bear Bottling Group is requesting approval for a proposed single-story 15,000 square-foot addition onto the southern portion of the existing warehouse facility at 9770 S. 20th St. The one-story addition will be used for storage of bottled drinking water and soda. Two loading docks will be located on the western portion of the addition (off of S. 20th St.). Per Section 17.0402(d), vehicles may not extend into the right-of-way during loading or unloading. The 20th Street right-of-way is 80 feet wide; however, as shown on Sheet A0.01, the loading docks will be far enough into the addition that trucks will be loaded and unloaded outside of the right-of-way in compliance with this requirement. Information provided by the Applicant indicates that up to 10 daily semi-truck deliveries are anticipated.

The proposed addition will meet all required setbacks. Ten (10) new parking stalls, one of which is ADA compliant, will be located on the southern portion of the property behind the new addition. The existing parking stalls on the north side of the existing building will remain in place. As the Code requires three (3) new spaces based on the size of the warehouse addition, the proposed parking area exceeds requirements. Any new curb cuts and driveways must meet the Engineering Design Manual requirements and Municipal Code for grade, width, etc.

A majority of the proposed addition will be constructed using pre-finished corrugated steel panels over a 4-foot (height) concrete block base (20th Street and east sides only) to match the existing building. As such,

the materials require a $\frac{3}{4}$ majority approval of the Plan Commission. Colors will also match the existing building.

Over 50% of the property will remain as unpaved or green space following construction of the addition. Engineering has requested that the table on the Title Sheet include the percentage increase in impervious surface resulting from the addition and proposed parking, however, no stormwater plans are required at this time. Landscaping has been proposed along the proposed addition on either side of the loading docks (facing S. 20th Street). As there are no public entrances to the addition, this meets the requirements for landscaping adjacent to buildings. The dumpsters will be located behind a 6'8" enclosure that meets required setbacks.

The Fire Department has commented that the building addition will be required to be sprinklered. The Water Utility has commented that the easement on the west side of the property is not shown on the plans.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

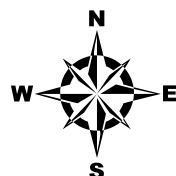
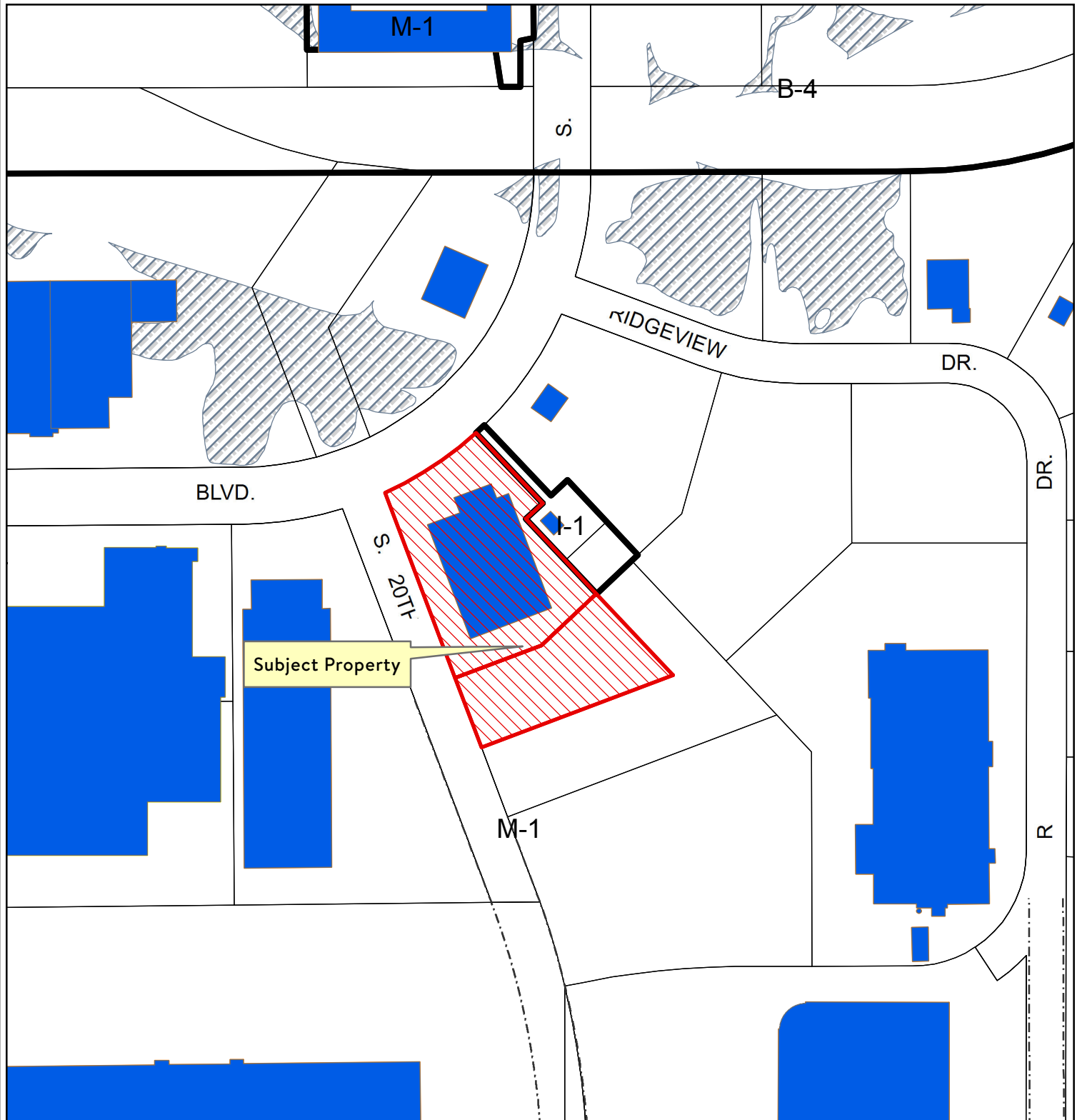
Respectfully Submitted by:







Douglas Seymour, AICP
Director of Community Development

Location Map

9770 S. 20th St.



Legend	
	9770 S. 20th St.
	Existing Street Pattern
	Floodfringe
	Wetland

PROPOSED ADDITION TO:

BLACK BEAR BOTTLING

9770 S 20TH ST
OAK CREEK, WI 53154

CLIENT

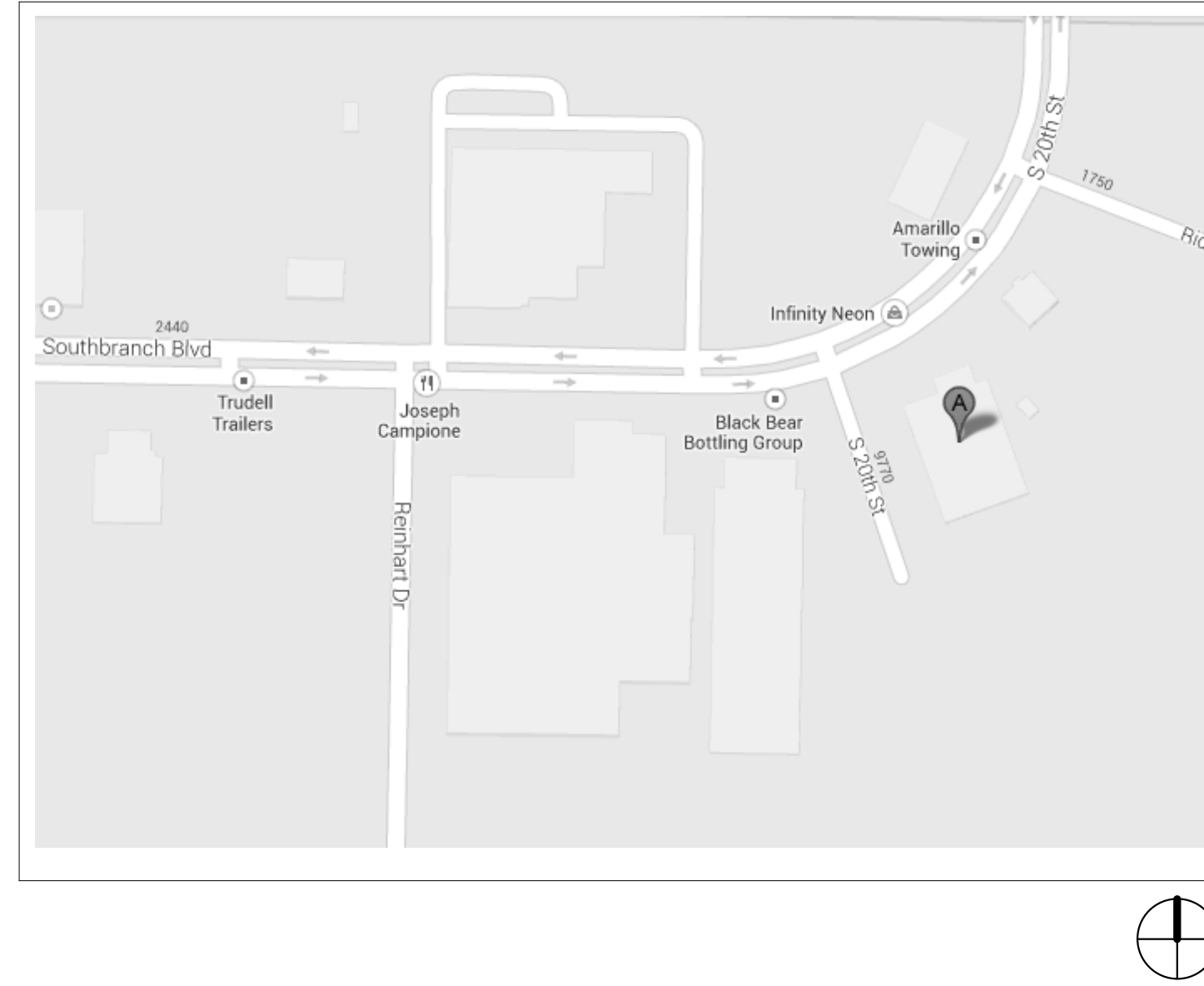
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ARCHITECT

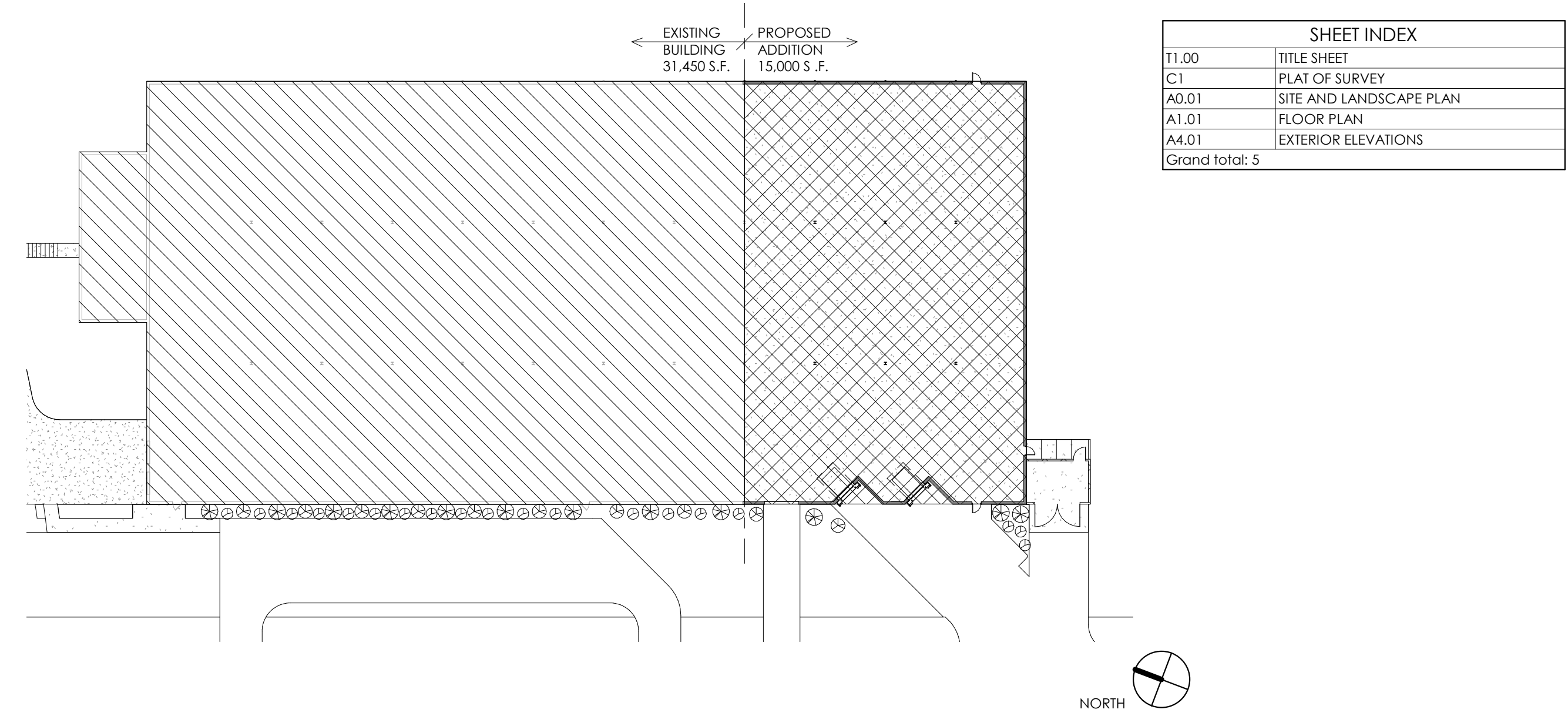
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CODE & ZONING ANALYSIS		IBC 2009
OCCUPANCY CLASSIFICATION:	S-2	ZONING: M-1, PUD
CLASS OF CONSTRUCTION:	II B	SET BACK REQUIREMENTS: FRONT: 40'-0" SIDE, REAR: 20'-0" PARKING: 5'-0"
FIRE PROTECTION:	FULLY SPRINKLED	ALLOWABLE AREA (PER TABLE 503): 26,000 S.F.
BUILDING AREAS: EXISTING OFFICE AREA: 1,450 S.F. EXISTING BUILDING, GROSS: 30,000 S.F. PROPOSED ADDITION: 15,000 S.F. TOTAL: 46,450 S.F.		AUTOMATIC SPRINKLER SYSTEM INCREASE (PER 506.3): 200% = 78,000 S.F.
OCCUPANT LOAD (PER TABLE 1004.1.1): 500 S.F. PER PERSON GROSS = 92 PERSONS ACTUAL MAX OCCUPANT LOAD PER SHIFT: 10 PERSONS		SITE COVERAGE: TOTAL SITE AREA: 132,275 S.F. EXISTING BUILDING: 31,450 S.F. (23.7%) PROPOSED ADDITION: 15,000 S.F. (11.3%) PROPOSED BLDG TOTAL: 46,450 S.F. (35.1%) PROPOSED HARD SURFACE: 62,768 S.F. (47.5%) PROPOSED GREEN: 69,507 S.F. (52.5%)
EGRESS WIDTH: REQUIRED: 18.4" PROVIDED: 144" TOTAL WIDTH PROVIDED: 144"		
PLUMBING FIXTURES REQUIRED (PROVIDED) (PER 2902.1): WATER CLOSETS: MEN: 1 (1) WOMEN: 1 (1) TOTAL: 2 (2) LAVATORIES: MEN: 1 (1) WOMEN: 1 (1) TOTAL: 2 (2) DRINKING FOUNTAINS: 1 (1) SERVICE SINK: 1 (1)		



GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE DONE IN STRICT COMPLIANCE W/ THE ADA AND THE LATEST EDITION OF THE STANDARD BUILDING CODE AS AMENDED BY THE APPLICABLE STATE, AND ALL OTHER CODES AND BUILDING REQUIREMENTS WHICH APPLY, AS WELL AS, MEET ALL APPLICABLE STANDARDS. IN INSTANCES WHERE SEVERAL DIFFERENT STANDARDS ARE APPLICABLE, THE STRICTEST STANDARD SHALL APPLY UNLESS PROHIBITED BY APPLICABLE CODES.
2. GENERAL CONTRACTOR TO SUPPLY ALL SUBCONTRACTORS WITH A FULL SET OF CONSTRUCTION DOCUMENTS, ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS TO BE SUPPLIED BY CONTRACTOR AND SUBCONTRACTORS.
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. THE GENERAL CONTRACTOR IS TO VERIFY EXISTENCE OF ASBESTOS-CONTAINING MATERIAL (ACM) AND IS RESPONSIBLE FOR REMOVAL OF SUBSTANCE. GC REPRESENTS THAT CONTRACTOR AND ITS EMPLOYEES ARE QUALIFIED IN ASBESTOS REMOVAL WITH FULL KNOWLEDGE OF, AND COMPLIANCE WITH, ALL APPLICABLE FEDERAL, STATE, AND LOCAL RULES, REGULATIONS, AND GUIDELINES GOVERNING ASBESTOS REMOVAL. CONTRACTOR MUST FURNISH ALL PERMITS, LABOR, MATERIAL, SERVICES, INSURANCE, TOOLS, EQUIPMENT, AND NOTIFICATIONS IN ACCORDANCE WITH EPA, OSHA, STATE, AND ALL OTHER APPLICABLE AGENCIES TO COMPLETE REMOVAL OF ACM.
4. BIDDING CONTRACTORS AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE APPLICABLE CONSTRUCTION DOCUMENTS. DISCREPANCIES IN THE EXISTING FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE SUBMISSION OF THE BID. FAILURE TO DO SO ON THE PART OF THE CONTRACTOR DOES NOT RELIEVE SAID CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE A CORRECT AND FINISHED PRODUCT.

5. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION/DEVELOPMENT RELATED FEES, INCLUDING BUT NOT LIMITED TO BUILDING PERMIT FEES, HEALTH DEPARTMENT FEES, SEWER AND WATER TAP FEES, ENVIRONMENTAL IMPACT FEES, ETC. THE SELECTED QUALIFIED BIDDER WILL BE REQUIRED TO PROVIDE A COMPLETE LINE-ITEM LIST OF ALL FEES INCLUDED IN HIS BID AND SUBSTANTIATE HOW HE ARRIVED AT THOSE AMOUNTS.
6. GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITIES, (INCLUDING TELEPHONE, FAX, AND MODERN LINES) USED DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT THE TENANT/FRANCHISEE TAKES OCCUPANCY.
7. GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR A DUMPSTER AND TEMPORARY TOILET FACILITIES (IF TOILET FACILITIES ARE NOT ALREADY ON SITE) FOR HIS AND HER SUBCONTRACTORS USE.
8. GENERAL CONTRACTOR SHALL KEEP THE AREA OF WORK FREE OF GARBAGE AND DEBRIS ON A DAILY BASIS.
9. GENERAL CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS SHALL PICK UP AND DISPOSE OF DEBRIS ON A DAILY BASIS, INCLUDING ALL ACCESS AREAS.
10. OWNER SHALL NOT BE RESPONSIBLE FOR TOOLS OR MATERIALS STOLEN OR DAMAGED ON SITE.
11. UPON THE COMPLETION OF WORK, GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN THE PREMISES AND WASH THE INSIDE & OUTSIDE OF ALL WINDOWS SO THAT THE SPACE IS READY FOR OCCUPANCY BY TENANT/FRANCHISEE. THIS INCLUDES VACUUMING, SWEEPING, DUSTING, AND PICKING UP ALL THE TRASH AND DEBRIS LEFT FROM CONSTRUCTION.
12. GENERAL CONTRACTOR SHALL WARRANT ALL PARTS, LABOR, EQUIPMENT AND MATERIAL PROVIDED UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE (1) YEAR, OR AS REQUIRED BY LAW, WHICHEVER IS GREATER.
13. NO SUBSTITUTIONS ARE ALLOWED FOR PRODUCTS WITH A SPECIFIC MANUFACTURER AND MODEL NUMBER UNLESS APPROVED BY OWNER AND ARCHITECT.
14. SUBMIT ANY SHOP DRAWINGS FOR REVIEW BY GC FIRST THEN ARCHITECT SECOND.
15. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES SUCH AS: SANITARY AND STORM SEWER, WATER, NATURAL GAS AND ELECTRICAL LINES. CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE AND SHALL PROVIDE ADDITIONAL SERVICE AS REQUIRED.

16. MATERIALS SPECIFIED BY THEIR BRAND NAMES ARE TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED FOR APPROVAL TO OWNER AND ARCHITECT.
17. ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER REQUIREMENTS.
18. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS A PART OF THE WORK OF THE CONTRACTOR.
19. ALL FOIC WOOD TRIM OR OTHER PRE FINISHED ITEMS SHALL BE TRIMMED TO FIT AND RAW EXPOSED SURFACES SHALL BE STAINED AND FINISHED TO MATCH.
20. ALL DIMENSIONS ARE TO THE FACE OF FINISHED MATERIAL OR CENTER LINE OF THE OBJECT AS SPECIFICALLY NOTED.
21. ALL WOOD BLOCKING AND BACKING MATERIALS SHALL BE FIRE RETARDANT TREATED WHEN REQUIRED BY CODE.
22. ALL FINISH MATERIALS SHALL BE CLASS A FLAME SPREAD RATED IN PUBLIC AREA.
23. GENERAL CONTRACTOR ACCEPTS DELIVERIES OF ALL ITEMS NOTED ON PLANS, WHETHER OR NOT IN CONTRACT, AND IS RESPONSIBLE FOR THE LOSS/DAMAGE OF THESE ITEMS. ADDITIONALLY, GENERAL CONTRACTOR IS TO RECEIVE, UNPACK, INSPECT AND VERIFY QUANTITY, AND CONDITION OF FOIC ITEMS. CONTRACTOR IS TO NOTIFY OWNER OF ANY DISCREPANCIES IN QUANTITY, AND MATERIAL DAMAGE. FAILURE TO DO SO PLACES RESPONSIBILITY FOR ALL ITEMS ON THE GENERAL CONTRACTOR.
24. UPON COMPLETION OF WORK, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RETURN OF ALL MASTER KEY ORIGINALS OR SHALL PAY EXPENSES REQUIRED TO RE-KEY BUILDING.
25. ALL FINISH MATERIALS TO BE PER FINISH SCHEDULE.
26. GIVE ALL SURPLUS PAINT MATERIALS TO TENANT/FRANCHISEE. DO NOT POUR PAINT DOWN DRAIN, CATCH BASINS, OR IN LANDSCAPING.

27. ALL GYPSUM WALL BOARD TO BE MIN. OF 1/2" THICK AND SHALL BE SCREWED TO MIN. 2 1/2" METAL STUDS OR 1 1/2" METAL FURRING @ 24" O.C.. ALL GWB SURFACES TO BE PAINTED SHALL BE TAPED AND SANDED TO A LEVEL 5 FINISH PER ASTM C-840 AND FREE OF ANY DEFECTS PRIOR TO PAINT APPLICATION. ALL GWB SURFACES THAT SHALL BE CONCEALED BEHIND PANELS OR ABOVE THE CEILING SHALL BE LEVEL 2 PER ASTM C-840.
28. APPLICATION OF MATERIALS BY A SUBCONTRACTOR TO EXISTING SURFACES OR PROVIDED UNDER THIS CONTRACT, SHALL IMPLY ACCEPTANCE AND SUITABILITY OF EXISTING CONDITIONS. SUCH SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE AND IRREGULARITIES TO HIS WORK PRODUCT AS A RESULT OF PREVIOUS CONDITIONS.
29. INSTALL INSULATION IN WALLS U.N.O. ALL THERMAL INSULATION SHALL COMPLY WITH STANDARD BUILDING CODE. AS A MINIMUM, VAPOR BARRIERS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPMENT NOT TO EXCEED 450 OR BETTER AS REQUIRED BY CODE, OCCUPANCY AND CONSTRUCTION TYPE. ONE PERM VAPOR BARRIERS SHALL BE INSTALLED ON THE WARM SIDE IN ALL WALLS AND CEILINGS AS REQUIRED.
30. PROVIDE DRAFT/FIRE STOPS AS REQUIRED BY GOVERNING CODES AND OFFICIALS.
31. GENERAL CONTRACTOR TO PROVIDE MECHANICAL AND ELECTRICAL AS-BUILTS, ALL WARRANTIES, AND OPERATING MANUALS TO LANDLORD, TENANT/FRANCHISEE WITHIN TWO (2) WEEKS OF COMPLETION OF WORK.
32. PLUMBING, ELECTRICAL, AND HVAC SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED. THE ABOVE SUBCONTRACTORS SHALL OBTAIN THEIR OWN PERMITS.
33. PROVIDE SMOKE DETECTORS, FIRE SPRINKLER SYSTEMS, AND FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL'S AND CODE REQUIREMENTS.
34. PROVIDE AND INSTALL ALL REQUIRED CEILING MOUNTED EXIT SIGNS ABOVE ALL REQUIRED EXITS.
35. ALL FURNITURE, FIXTURES, EQUIPMENT ARE TO BE PROVIDED BY THE TENANT/FRANCHISEE UNLESS NOTED.
36. PROVIDE ALL "HANDICAP" RELATED SIGNAGE AS REQUIRED PER APPLICABLE CODES AND LAWS.



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PROPOSED ADDITION TO:

BLACK BEAR BOTTLING

9770 S 20TH ST
OAK CREEK, WI 53154

CLIENT

BLACK BEAR BOTTLING
2025 W. SOUTHBRANCH ROAD
OAK CREEK, WI 53154

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF MADISEN MAHER ARCHITECTS. WHETHER THE WORK FOR WHICH THEY ARE MADE BE EXECUTED OR NOT AND ARE NOT TO BE USED OR COPIED ON OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH MADISEN MAHER ARCHITECTS.

DATE	REV	ISSUE
07/29/13	#	SD: PLAN COM. SUBMITTAL

PROJECT NUMBER 13-040
START DATE 05/19/2013
DRAWN BY Author
CHECKED BY ELM
SCALE As indicated

TITLE SHEET

T1.00

PLAT OF SURVEY

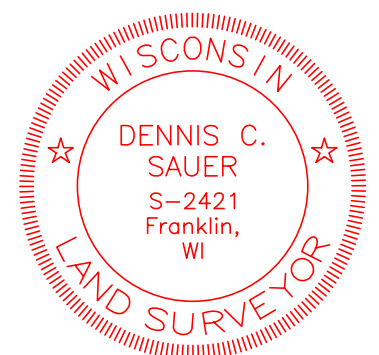
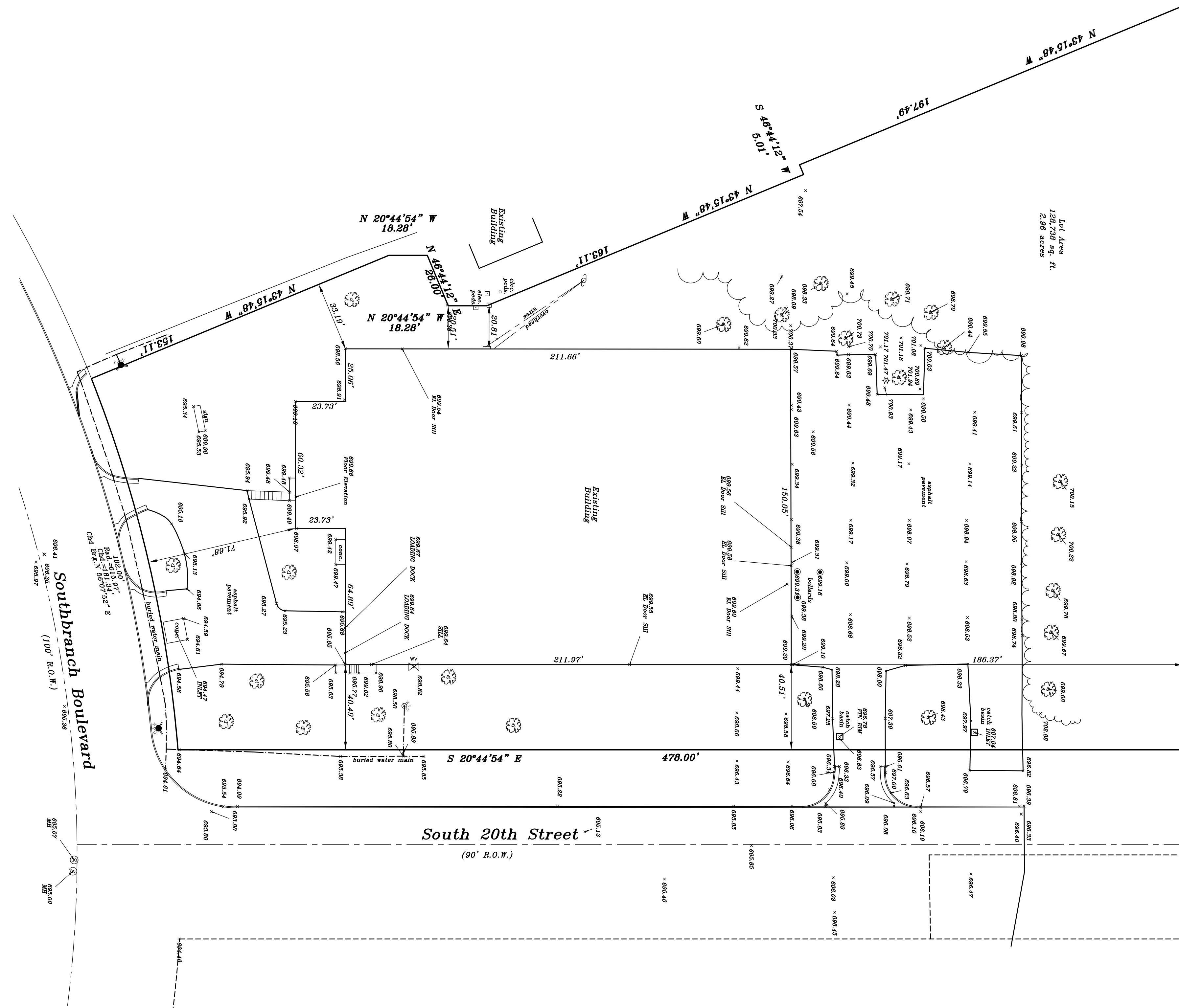
LOCATION: 9770 South 20th Street, Oak Creek, Wisconsin

LEGAL DESCRIPTION: Parcel 1 C.S.M. No. 857, excepting therefrom that part of said Parcel 1 which is bounded and described as follows: Commencing at the Northern-most corner of C.S.M. No. 857; thence S 43° 15' 48" E, 153.11 feet to the point of beginning of the Parcel herein after described, continuing thence S 43° 14' 48" E, 16.89 feet to a point; thence S 46° 44' 12" W, 7.00 feet to a point; thence N 20° 44' 54" W, 18.28 feet to the point of beginning, all being a part of the Northeast 1/4 and Northwest 1/4 of Section 30, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

Also, that part of Lot 1 of C.S.M. No. 623, a part of the Northwest 1/4 and Northeast 1/4 of Section 30, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northern most-corner of said C.S.M. No. 623; thence S 46° 44' 12" W, 20.00 feet to a point; thence S 43° 15' 48" E, 170.00 feet to a point; thence S 46° 44' 12" W, 33.00 feet to the point of beginning of the Parcel herein after to be described; thence S 20° 44' 54" E, 18.28 feet to a point; thence N 43° 15' 48" W, 16.89 feet to a point; thence N 46° 44' 12" E, 7.00 feet to the point of beginning.

Outlot 1 of C.S.M. No. 3750, being a Redivision of Outlot 1 of C.S.M. No. 1730, recorded on Reel 625, Image No. 723-726, Document No. 4641438, being a part of the Northeast 1/4 and Northwest 1/4 of Section 30, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

July 25, 2013
Survey No. 104212



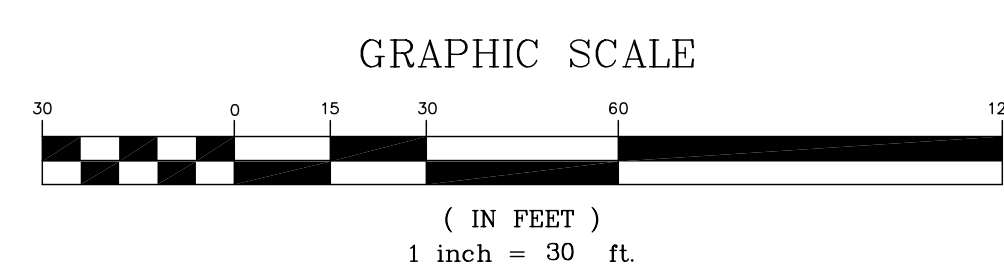
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED Dennis C. Sauer
Dennis C. Sauer
Registered Land Surveyor S-2421

METROPOLITAN SURVEY SERVICE, INC.
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
5800 Broad Street, Greendale, Wisconsin 53129
PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com

● — Denotes Iron Pipe Found
○ — Denotes Iron Pipe Set



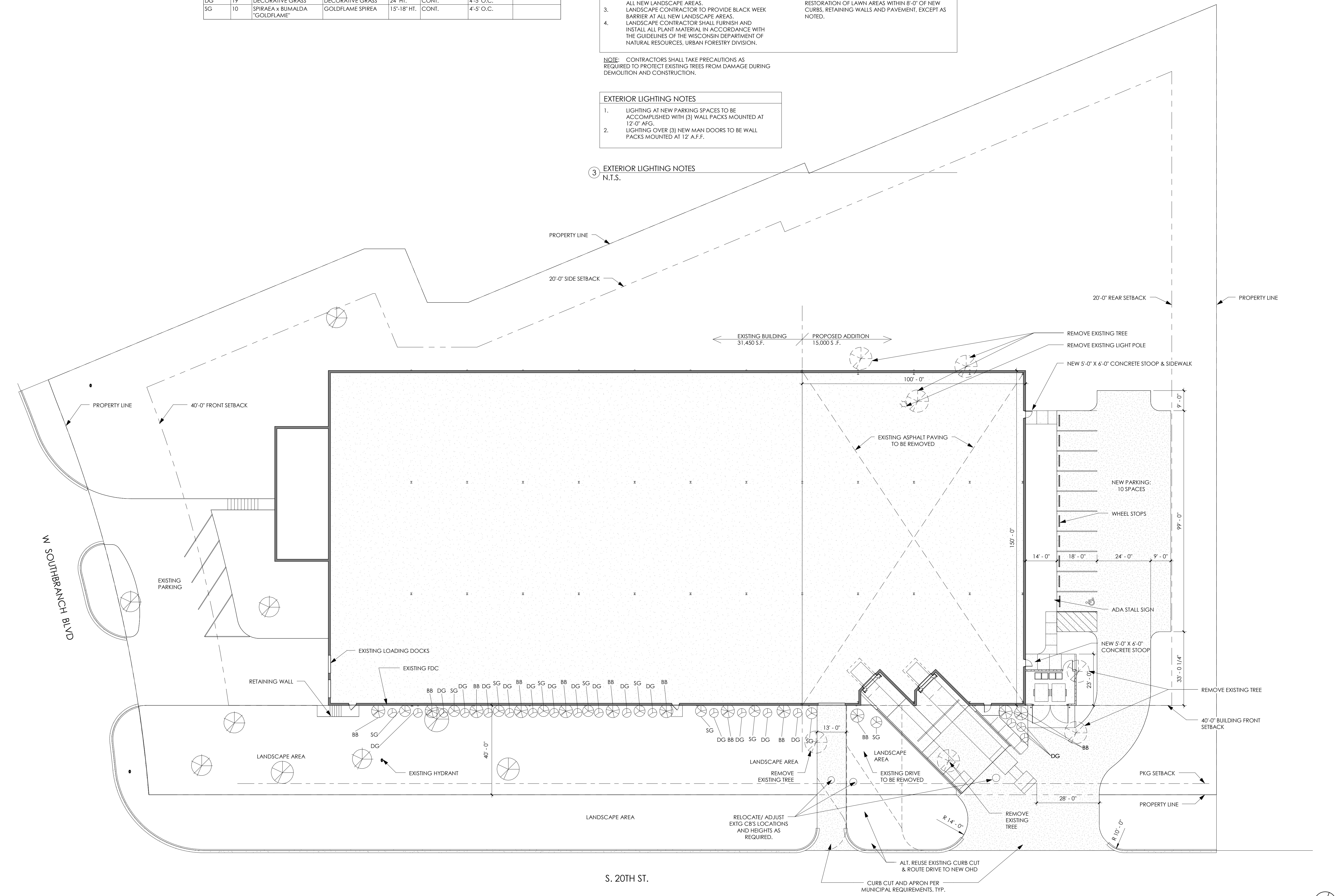
PROPOSED PLANT SCHEDULE							
MARK	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT CONDITION	SPACING	REMARKS
BB	12	EUONYMUS COMPACTUS	DWARF BURNING BUSH	60"-72" HT.	CONT.	6'-8" O.C.	
DG	19	DECORATIVE GRASS	DECORATIVE GRASS	24" HT.	CONT.	4'-5" O.C.	
SG	10	SPIRAEA x BIMALDA "GOLDFLAME"	GOLDFLAME SPIREA	15"-18" HT.	CONT.	4'-5" O.C.	

- LANDSCAPE NOTES**
- LANDSCAPE CONTRACTOR TO PROVIDE BLACK PLASTIC EDGING AT ALL NEW LANDSCAPE AREAS, EXCEPT AS NOTED.
 - LANDSCAPE CONTRACTOR TO PROVIDE A MINIMUM OF 3" SHREDED BARK MULCH TO MATCH EXISTING AT ALL NEW LANDSCAPE AREAS.
 - LANDSCAPE CONTRACTOR TO PROVIDE BLACK WEEK BARRIER AT ALL NEW LANDSCAPE AREAS.
 - LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH THE GUIDELINES OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, URBAN FORESTRY DIVISION.
 - LANDSCAPE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE PRIOR TO ANY DIGGING.
 - ALL PLANT MATERIALS MUST BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF LAWN AREAS WITHIN 8'-0" OF NEW CURBS, RETAINING WALLS AND PAVEMENT, EXCEPT AS NOTED.

NOTE: CONTRACTORS SHALL TAKE PRECAUTIONS AS REQUIRED TO PROTECT EXISTING TREES FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.

- EXTERIOR LIGHTING NOTES**
- LIGHTING AT NEW PARKING SPACES TO BE ACCOMPLISHED WITH (3) WALL PACKS MOUNTED AT 12'-0" A.F.G.
 - LIGHTING OVER (3) NEW MAN DOORS TO BE WALL PACKS MOUNTED AT 12' A.F.F.

③ EXTERIOR LIGHTING NOTES
N.T.S.



① SITE PLAN
1" = 20'-0"



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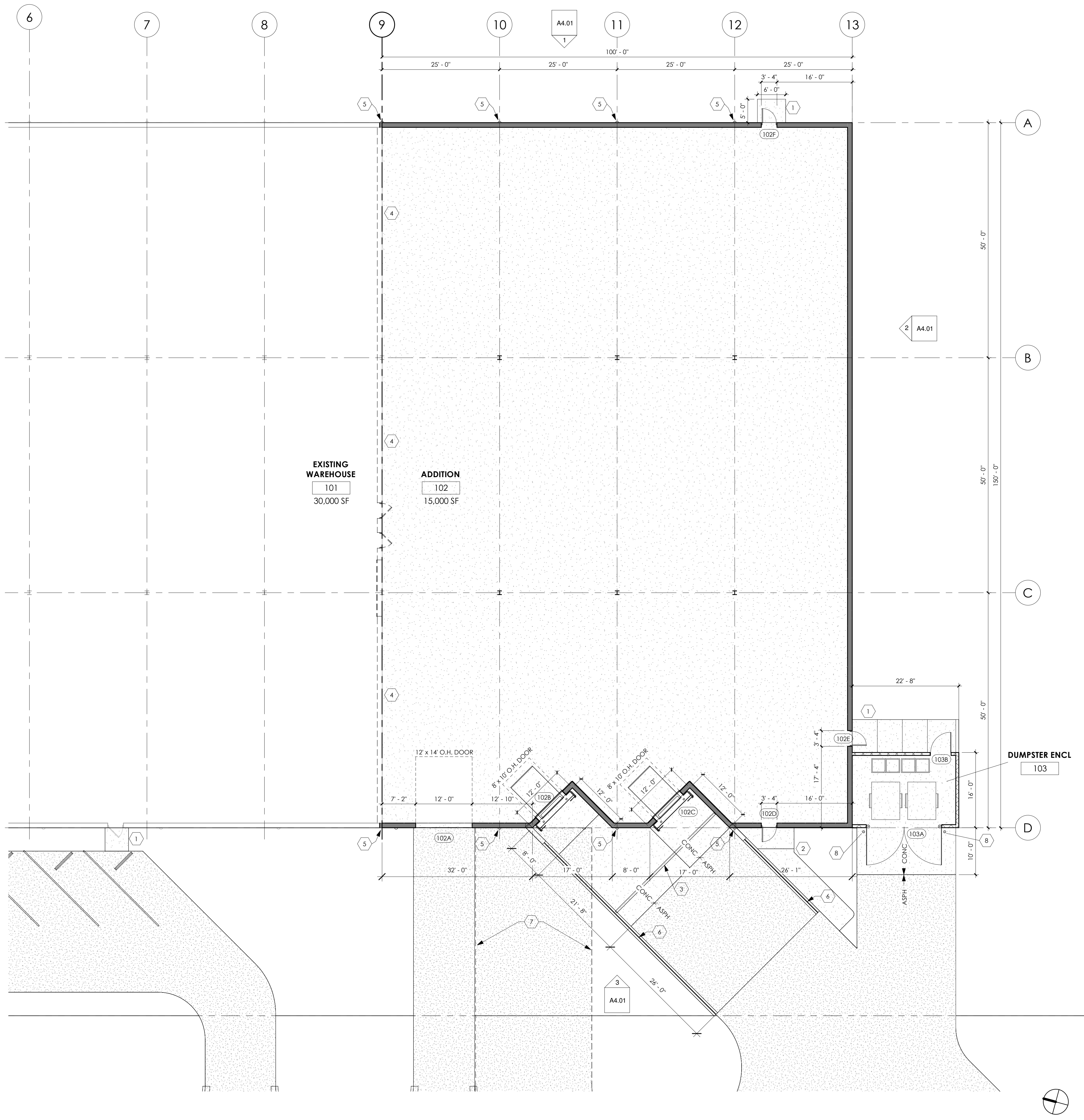
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DATE	REV	ISSUE
07/29/13	#	SD: PLAN COM. SUBMITTAL
11/19/13	#	SD: PLAN COM. REVISIONS

PROJECT NUMBER 13-040
START DATE 05/19/2013
DRAWN BY ELM
CHECKED BY ELM
SCALE As indicated

SITE AND LANDSCAPE PLAN
A0.01

11/20/2013 4:58:31 PM



- KEYNOTES**
- 1 5'-0" X 6'-0" CONCRETE STOOP. SEE STRUCTURAL DRAWINGS FOR FROST FOOTING INFORMATION.
 - 2 NEW CONCRETE STOOP AND WALK.
 - 3 TRENCH DRAIN.
 - 4 DEMOLISH EXISTING WALL AND DOORS COMPLETE IN PREPARATION FOR ADDITION.
 - 5 DOWN SPOUTS AND GUTTERS TO MATCH EXISTING.
 - 6 12" THICK POURED CONCRETE RETAINING WALLS & PAINTED PIPE GUARDRAIL. SEE STRUCTURAL FOR REINFORCEMENT.
 - 7 EXISTING ASPHALT DRIVE TO BE REMOVED
 - 8 6" DIAM CONC. FILLED PAINTED STEEL BOLLARDS 3'-6" AFG



ARCHITECTS
 700 W. VIRGINIA STREET, SUITE 604
 MILWAUKEE, WI 53204
 P: 414.277.8000
 MADISENMAHER.COM

PROPOSED ADDITION TO:
BLACK BEAR BOTTLING

9770 S 20TH ST
 OAK CREEK, WI 53154

CLIENT
 BLACK BEAR BOTTLING
 2025 W. SOUTHBRANCH ROAD
 OAK CREEK, WI 53154

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF MADISEN MAHER ARCHITECTS. WHETHER THE WORK FOR WHICH THEY ARE MADE BE EXECUTED OR NOT AND ARE NOT TO BE USED OR COPIED ON OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH MADISEN MAHER ARCHITECTS.

DATE	REV	ISSUE
07/29/13	#	SD: PLAN COM. SUBMITTAL

PROJECT NUMBER	13-040
START DATE	05/19/2013
DRAWN BY	---
CHECKED BY	ELM
SCALE	As indicated

FLOOR PLAN
A1.01

7/30/2013 11:18:41 AM

PROPOSED ADDITION TO:
BLACK BEAR BOTTLING

9770 S 20TH ST
OAK CREEK, WI 53154

CLIENT
BLACK BEAR BOTTLING
2025 W. SOUTHBRANCH ROAD
OAK CREEK, WI 53154

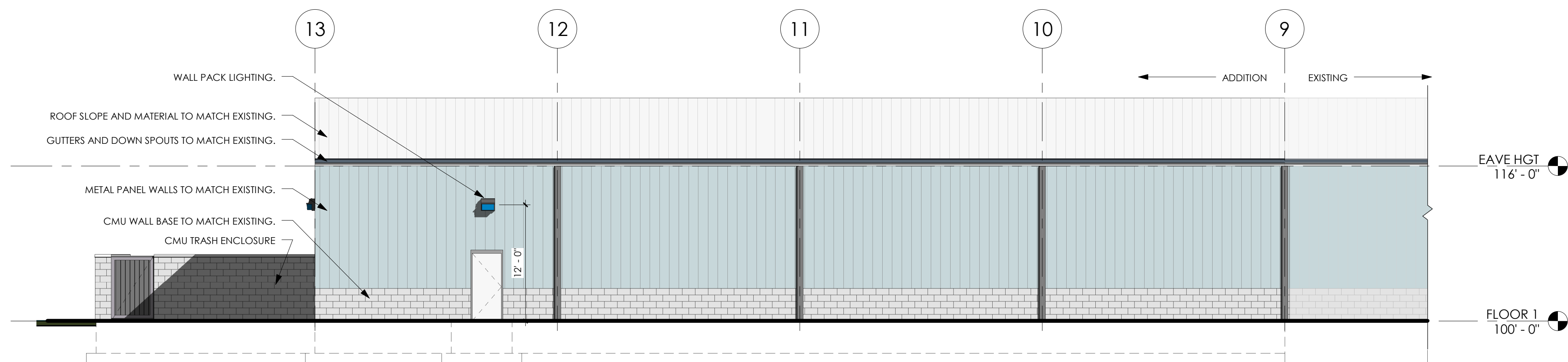
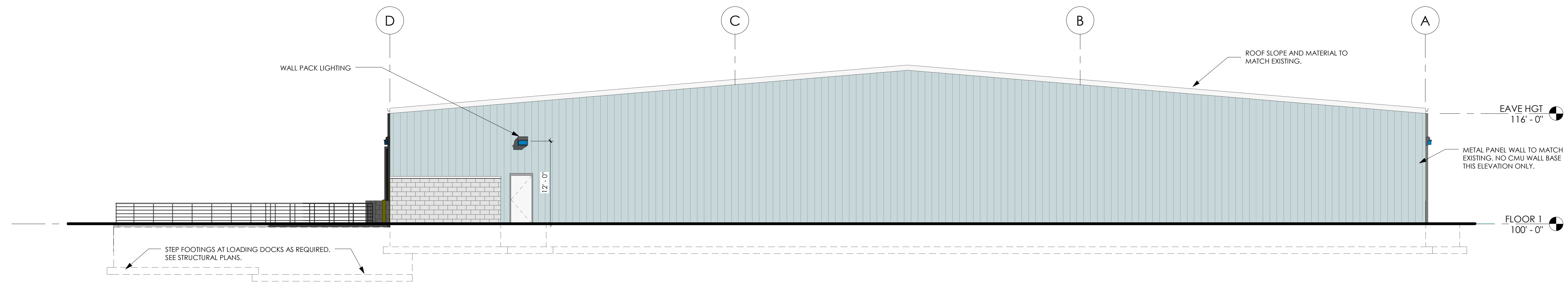
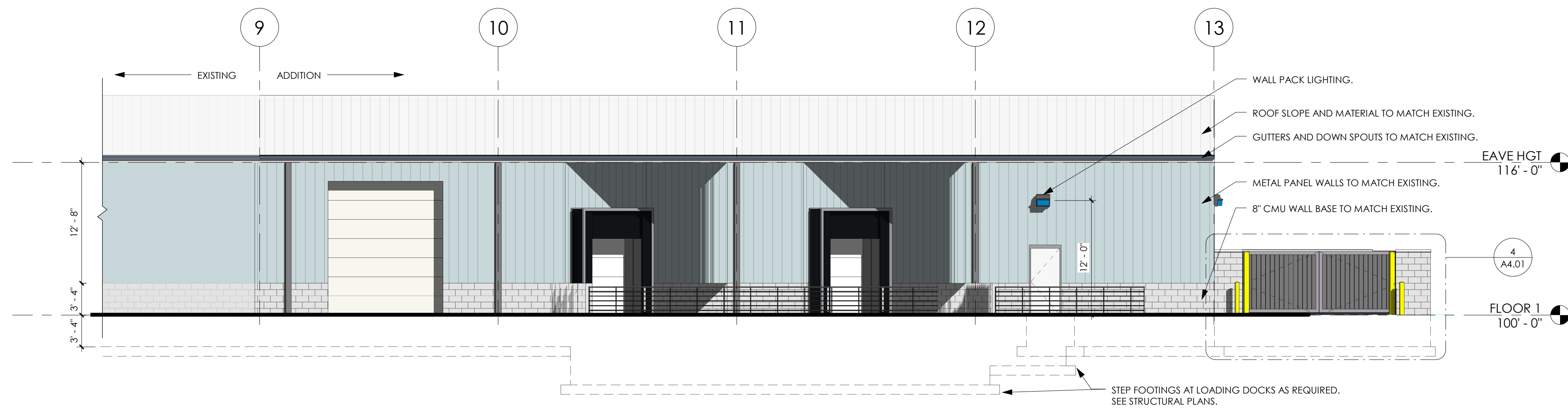
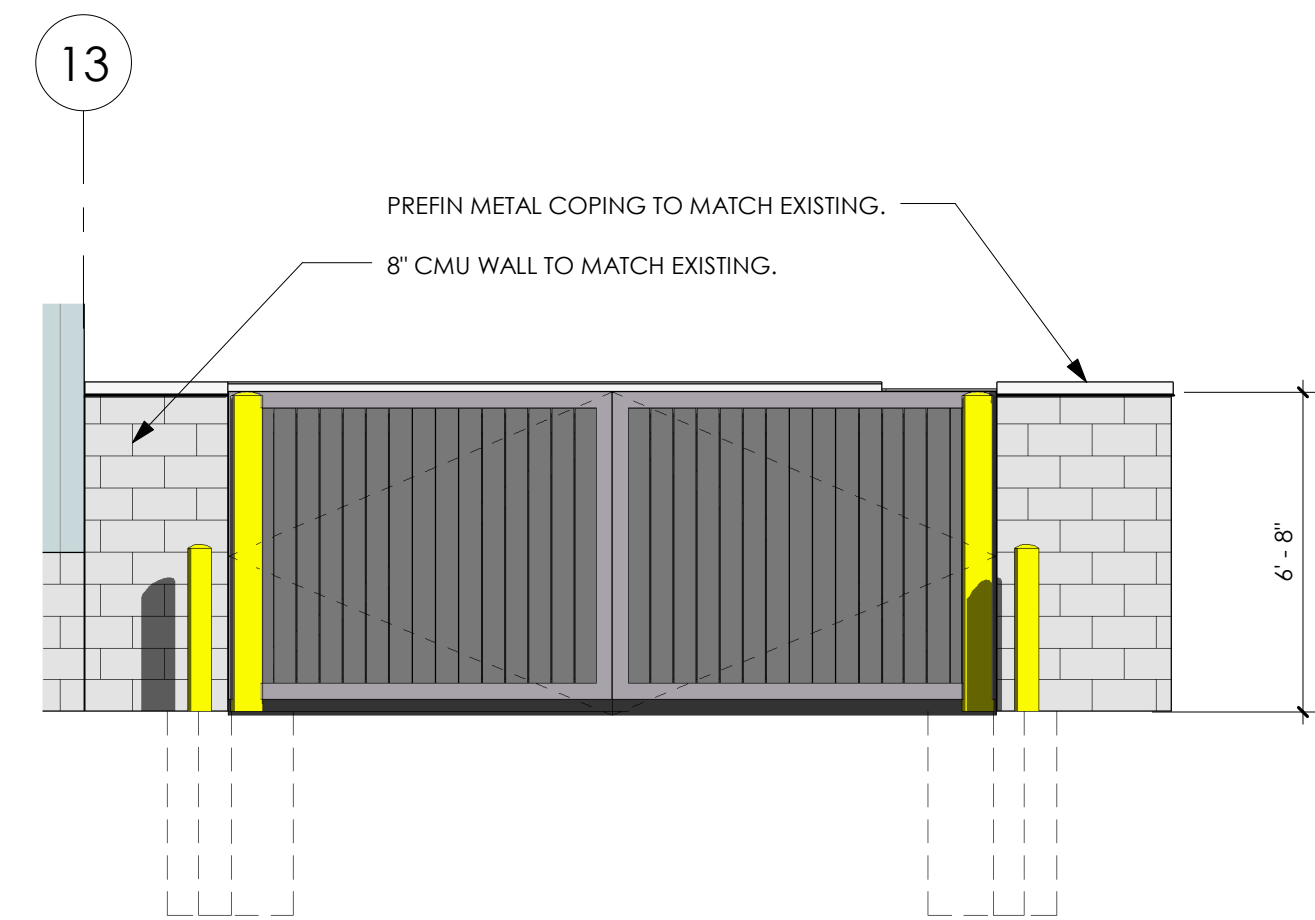
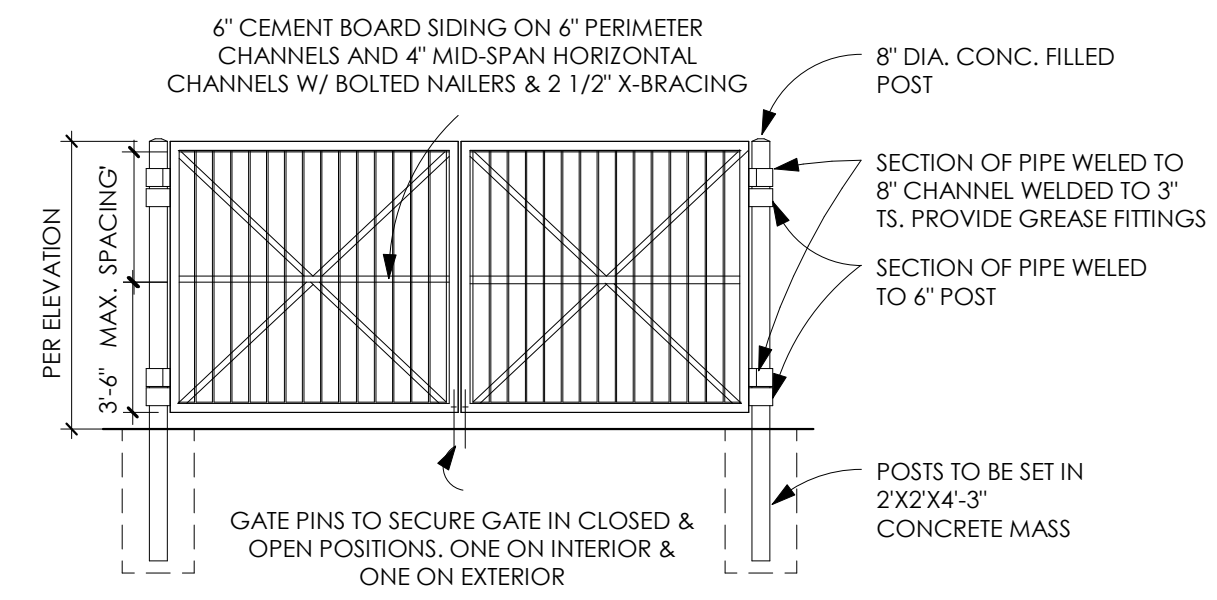
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DATE	REV	ISSUE
07/29/13	#	SD: PLAN COM. SUBMITTAL

PROJECT NUMBER	13-040
START DATE	05/19/2013
DRAWN BY	Author
CHECKED BY	ELM
SCALE	As indicated

EXTERIOR ELEVATIONS

A4.01





Plan Commission Report

ITEM: 4e
DATE: November 26, 2013

PROJECT: Plan Review – Matthew Mehring, Anderson Ashton for WE Energies

ADDRESS: 4801 E. Oakwood Rd.

TAX KEY NO: 964-9999-001

STAFF RECOMMENDATION: That the Plan Commission approves the site and building plan for the property at 4801 E. Oakwood Rd. with the condition that all technical corrections are made.

Ownership: Wisconsin Electric Power Co., 231 Michigan ST., A252, Milwaukee, WI 53203

Size: 15.281 acres

Existing Zoning: M-1 (CU), Manufacturing; LOD, Lakefront Overlay District

Adjacent Zoning: North – M-1, Manufacturing; LOD, Lakefront Overlay District; Lake Michigan
East – N/A (Lake Michigan)
South – M-1 (CU), Manufacturing; LOD, Lakefront Overlay District
West – M-1, Manufacturing; LOD, Lakefront Overlay District

Comprehensive Plan: Institutional, Active Recreation.

Wetlands: Yes.

Floodplain: Yes, along Lake Michigan.

Official Map: N/A.

Commentary: WE Energies is requesting approval for a proposed ±650 square-foot enclosure for the existing oil-water separator at 4801 E. Oakwood Rd. Due to the fact that Wisconsin Electric Power Company owns several properties in the area, the site plan shows the incorrect address. This will be corrected on the final plan.

A majority of the proposed addition will be constructed using corrugated steel panels for the walls. As such, the materials require a $\frac{3}{4}$ majority approval of the Plan Commission. Colors will match the existing building.

Prepared by:

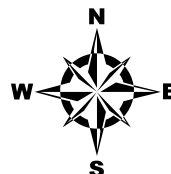
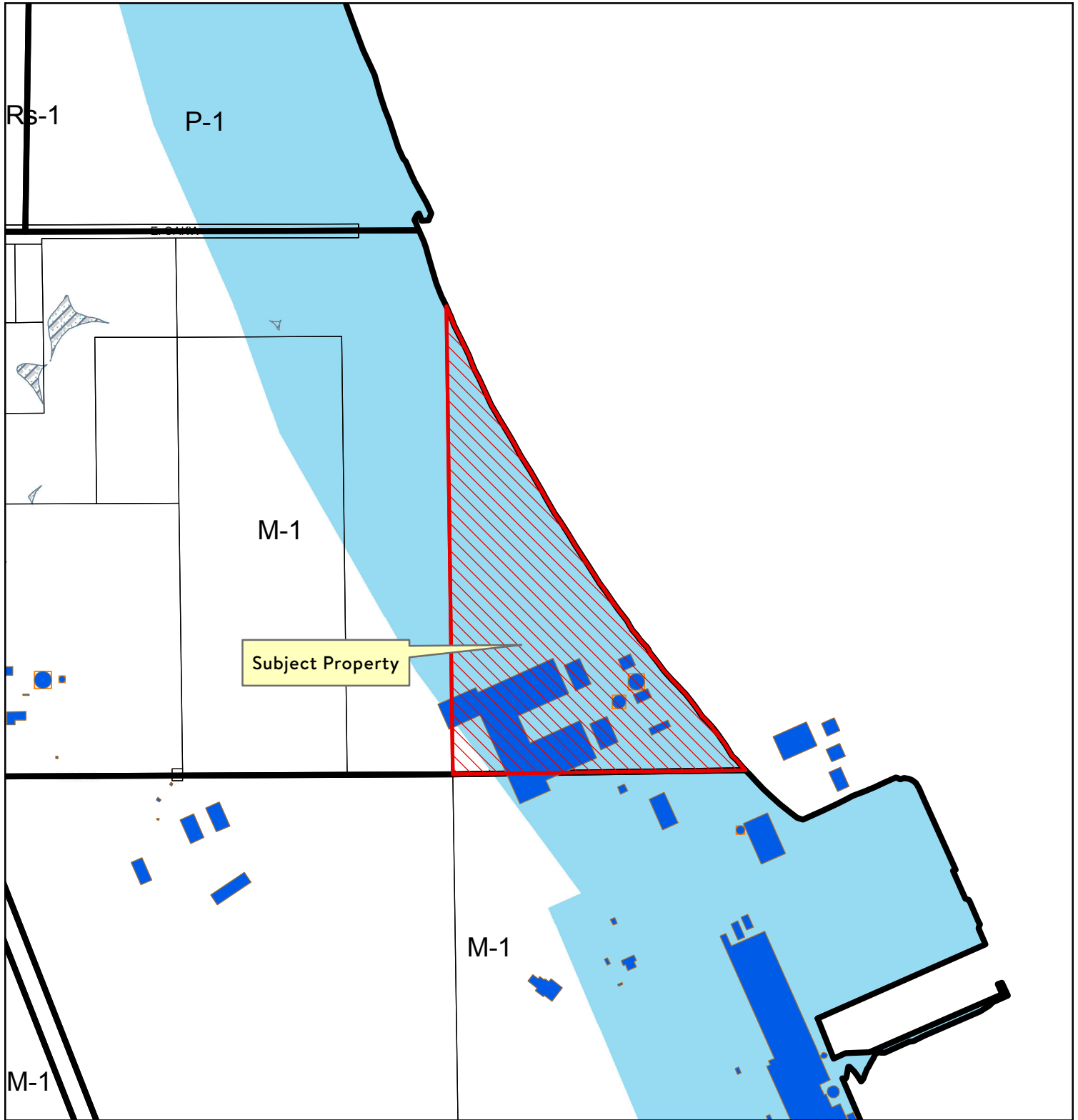
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

4801 E. Oakwood Rd.



Legend	
	4801 E. Oakwood Rd.
	Existing Street Pattern
	Floodfringe
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)

PROPOSED OIL-WATER SEPARATOR ENCLOSURE FOR: ELM ROAD GENERATING STATION 10800 SOUTH CHICAGO ROAD OAK CREEK, WI 53154

REVISIONS

CONCRETE WALL
CONCRETE WALL
STAIRWELL
STAIRWELL
ALL TIE INS
CONCRETE WALL

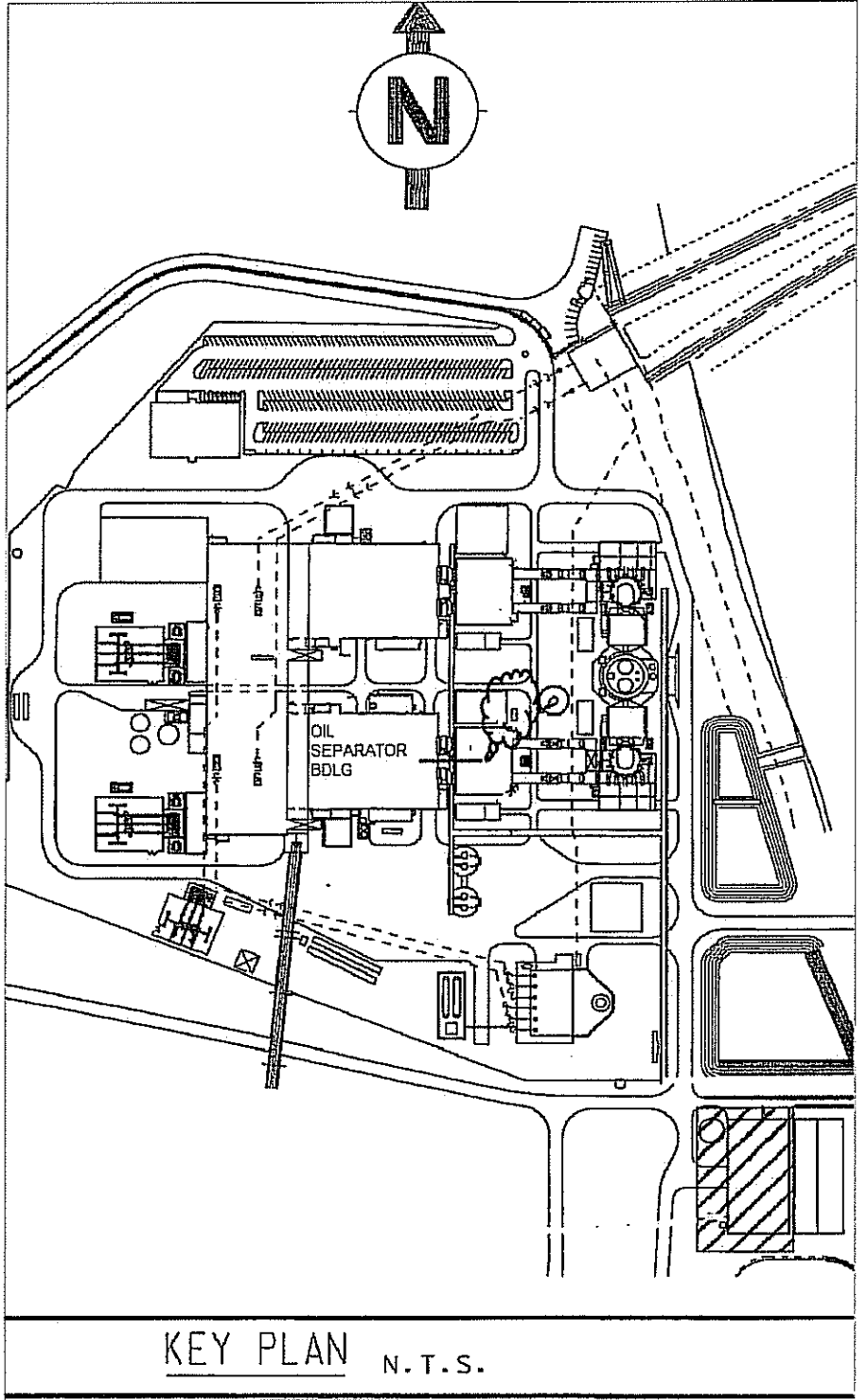
CONCRETE WALL
CONCRETE WALL
STAIRWELL
STAIRWELL
ALL TIE INS
CONCRETE WALL

ANDERSON ASHTON DESIGN / BUILD
2746 S. 166th Street
New Berlin, WI 53151
262.786.4640
Wisconsin Registered Contractor
ID #: 104531 WI Dept of Commerce

PROPOSED BUILDING FOR WE ENERGIES:
OIL-WATER SEPARATOR ENCLOSURE
ELM ROAD GENERATING STATION OAK CREEK WI, 53154

DATE: NTLF
PROJECT LEADER: NTLF
SIGNATURE: NTLF
DATE: 8-18-13
JOB NO.: 1312
SHEET: T1.0

PLAN REVIEW INFORMATION	
BUILDING CODES BUILDING CODE: 2009 IBC - MODIFICATIONS FROM 2009 IBC CODE SET CHAP. 61 & 62 ENERGY CONSERVATION CODE: 2009 IECC - MODS FROM ILL. 2009 CHAP. 61 & 62 MECHANICAL CODE: 2009 IMC - MODS FROM ILL. 2009 CHAP. 61 & 62 FUEL GAS CODE: 2009 FGC - MODS FROM ILL. 2009 CHAP. 61 & 62 EXISTING BUILDING CODE: 2009 EBC - MODS FROM ILL. 2009 CHAP. 61 & 62 ELECTRICAL CODE: ILL. 2009 ILL. ELEC. CODE FIRE PREVENTION CODE: ILL. 2009 ILL. FIRE PREVENTION CODE PLUMBING CODE: ILL. 2009 ILL. PLUMBING CODE ACCESSIBILITY CODE: 2009 IBC CHAP. 11 - ACCESSIBILITY REQUIREMENTS IS THIS MUNICIPALITY A COMMERCIAL BUILDING DELEGATED AUTHORITY? YES	
SNOW LOAD DESIGN DESIGN OF: DRIFTING SNOW LOADS (CANOPY) SNOW LOADS: IBC 1603 (4.8) & ASCE 7-05 GROUND SNOW LOAD: $p_g = 30 \text{ PSF}$ ROOF SNOW LOAD: $p = 30 \text{ PSF}$ FLAT ROOF SLOPE: 1/8" IN 12" = 0.83% MAX. VALUE OF $p_s = 0.7 C_e C_{d1} C_{d2} p_g$ (Eq. 7-1) MIN. VALUE OF $p_s = 10 \text{ PSF}$ EXPOSURE FACTOR: ASCE 7.3.1 & TABLE 7-2 TERRAIN CATEGORY: D (ASCE 6.5.3 & 6.5.6.1) SHELTERED: $C_e = 0.8$ THERMAL FACTOR: ASCE 7.3.2 & TABLE 7-3 THERMAL CONDITION: NOT HEATED IMPORTANCE FACTOR: ASCE 7.3.3 & TABLE 7-4 CATEGORY: IV $p = 0.7 C_e C_{d1} C_{d2} p_g = 0.7(0.8)(1.0)(1.0)(30) = 16.8 \text{ PSF}$ $p = 10 \text{ PSF} > 16.8 \text{ PSF}$	
SITE CRITERIA FIRE SEPARATION DISTANCE (IBC 1023A) NORTH: 100' SOUTH: 100' EAST: 100' WEST: 100'	
BUILDING/CANOPY CRITERIA OCCUPANCY CLASSIFICATION (IBC 301): F-105 - FACTORY STORAGE SPECIAL OCCUPANCY (IBC 403): COMBUSTIBLES INSIDE CONSTRUCTION CLASSIFICATION (IBC 601): TYPE II SPRINKLER TYPE & COVERAGE (IBC 903): NONE ROOF CLASSIFICATION (IBC 804 & 805): CLASS A EXTERIOR WALL CONSTRUCTION (IBC 1404): METAL NORTH: METAL SOUTH: METAL EAST: METAL WEST: METAL PROPOSED RENOVATED AREA: 400 SF	
STRUCTURAL DESIGN CRITERIA ROOF FRAMING: THE CANOPY ROOF TO BE PRESTRESSED METAL CONSTRUCTION UTILIZING STEEL BEAMS, COLUMNS AND ROOF DECK ROOF PANEL: 18 GA. 30 PSF SECONDARIES: 10 PSF STRUCTURAL FRAMING (BFS & COLS): 50 PSF COLLATERAL: 30 PSF DEAD LOAD: 10 PSF BUILDING CODE: IBC TERRAIN CATEGORY: I BUILDING SIZE: NOT ENCLOSED SNOW EXPOSURE: SHELTERED CLASSIFICATION OF BUILDING: USE CATEGORY (TABLE 6-2-5) IV - MODERATE ROOF COLLATERAL LOAD: 3 PSF ROOF LIVE LOAD - TYP.: 10 PSF GROUND SNOW LOAD: 30 PSF ROOF SNOW LOAD: 36.3 PSF SNOW IMPORTANCE FACTOR: 1.0 SNOW EXPOSURE FACTOR: 0.8 THERMAL FACTOR: NOT HEATED: 0.8 WIND IMPORTANCE FACTOR: 1.0 WIND EXPOSURE OR TERRAIN CATEGORY: B BASIC WIND SPEED (1-MINUTE GUST): 90 MPH HEIGHT AND EXPOSURE ADJUSTMENT COEFFICIENTS: 1.0 BASIC WIND PRESSURE: 20 PSF SEISMIC IMPORTANCE FACTOR: 1.0 SOIL PROFILE: B SITE EXPOSURE: D Ss (2% ps in 50 year) D2 sec: 0.20 g S1 (2% ps in 50 year) D0 sec: 0.25 g	
MATERIAL SPECIFICATION STRUCTURAL STEEL: MATERIAL STRENGTHS: ROLLED WIDE FLANGES (SHAPES GRADE 50): $F_y = 50,000 \text{ PSI}$ TUBE SHAPES: $F_y = 46,000 \text{ PSI}$ ALL OTHER ROLLED SHAPES & PLATES: $F_y = 36,000 \text{ PSI}$ STRUCTURAL BOLTS: A307 OR A36 ANCHOR BOLTS: A307 OR A36 BEAM CONNECTIONS (WIND): A325 HSS NUT/BOLTS	
VICINITY INDEX 	
PROJECT LOCATION 	



OWNER'S MAILING ADDRESS
 WE ELECTRIC POWER COMPANY
 231 W. MICHIGAN STREET,
 MILWAUKEE, WI 53203
 ORDER CONTACT: ADAM MARRIOTT 414-221-2633
 PROJECT CONTACT: JIMMY SCHILTER 262-689-5941
 PO NO. 4501181718

SUPERVISING PROFESSIONAL
 THESE PLANS ARE THE SOLE PROPERTY OF ANDERSON-ASHTON, INC. AND SHALL NOT BE COPIED OR USED BY ANY COMPANY OR INDIVIDUAL UNLESS SPECIFICALLY AUTHORIZED BY THE FOLLOWING SUPERVISING PROFESSIONAL LISTED BELOW:
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 2746 S. 166th STREET
 NEW BERLIN, WI 53151

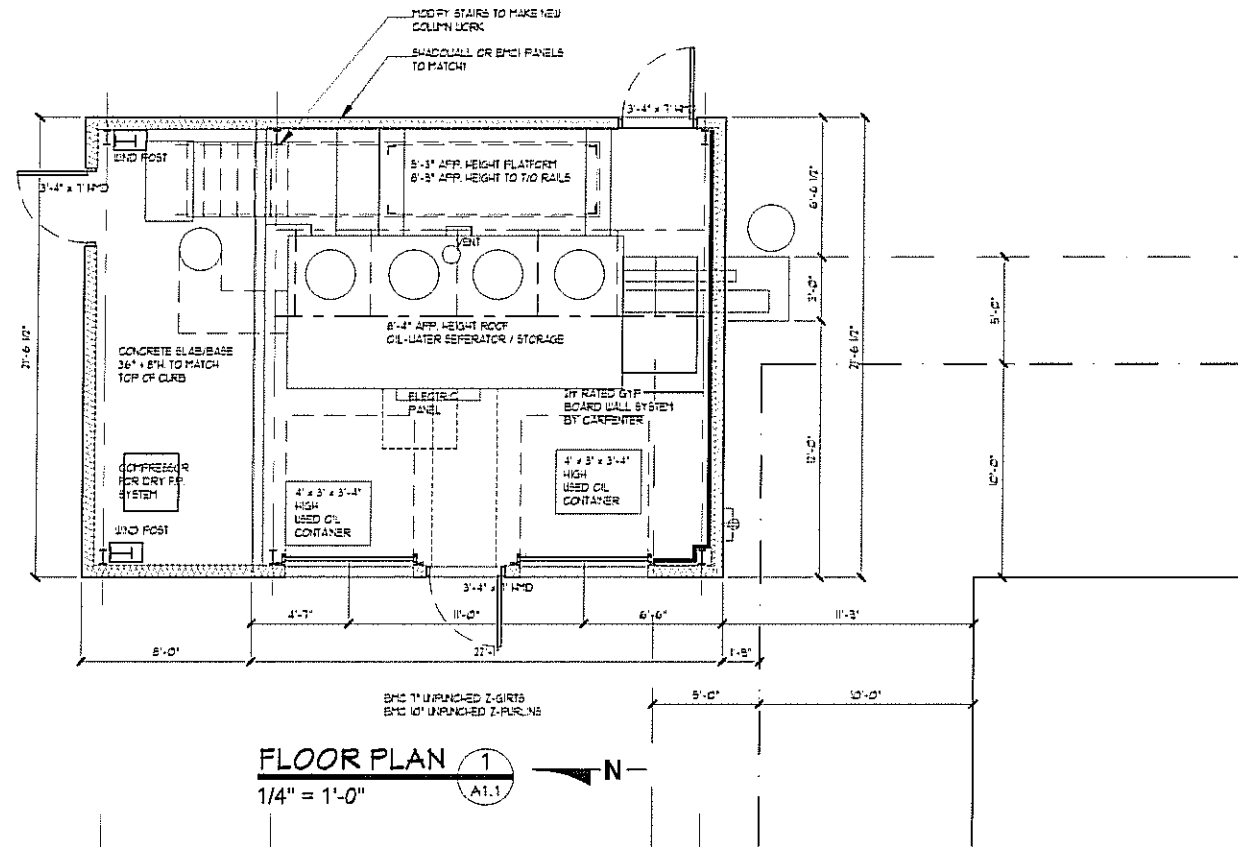
DRAWING INDEX

TI	SPECIFICATION & PLAN REVIEW INFORMATION - SITE LOCATION
AI	FLOOR PLAN, ELEVATIONS, DETAILS
BI	STRUCTURAL PLANS

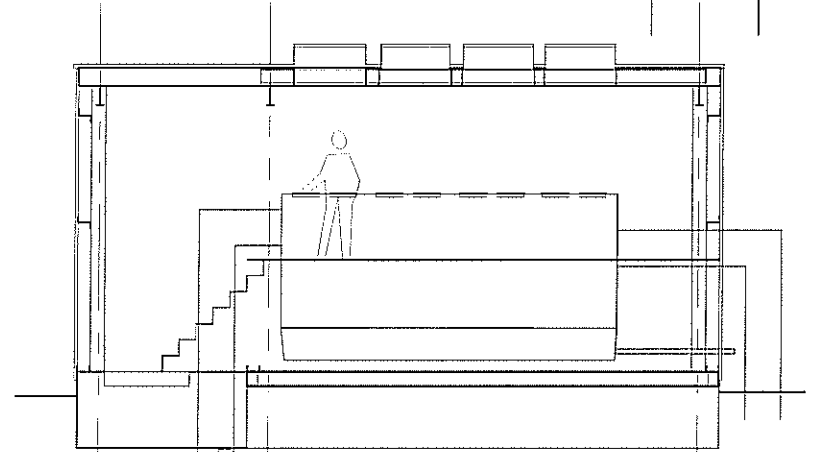
PLAN REVISIONS

DESCRIPTION	SHEETS REPLOTTED	DATE OF REVISION
SUBMITTED TO CITY OF OAK CREEK FOR PLAN REVIEW	TI & AI	8-13-13
CONDITIONAL APPROVAL AND PERMIT FROM OAK CREEK		
BILL OF MATERIALS AND DETAILS RELEASED FOR PRICING		

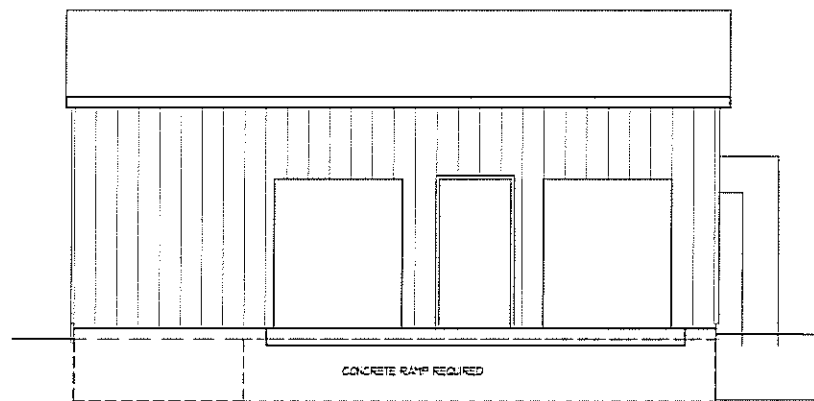
RECEIVED
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 Dept. of Community
 Development



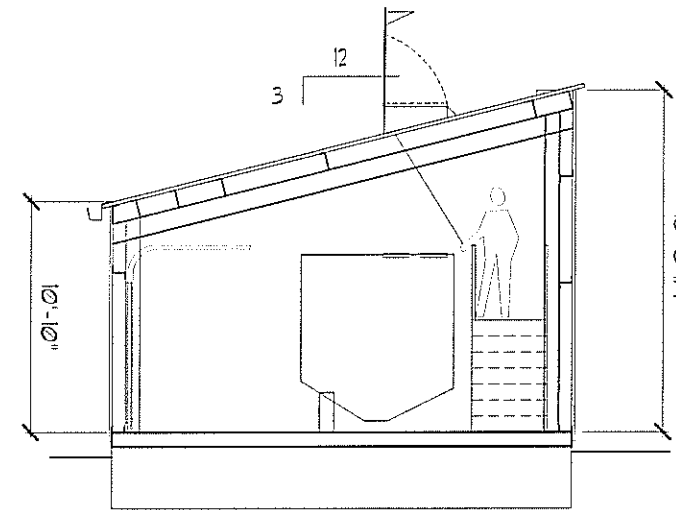
FLOOR PLAN 1
1/4" = 1'-0" A1.1



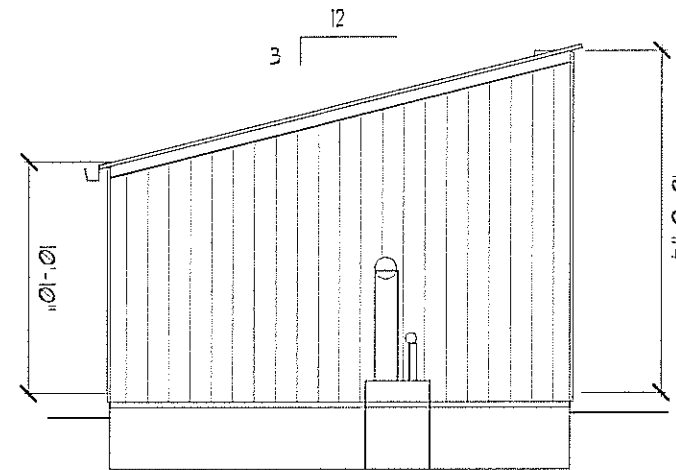
SECTION 2
1/4" = 1'-0" A1.1



WEST ELEVATION 3
1/4" = 1'-0" A1.1



SECTION 4
1/4" = 1'-0" A1.1



SOUTH ELEVATION 5
1/4" = 1'-0" A1.1

REVISIONS

SYMBOL LEGEND

	CONCRETE WALL
	CMU MASONRY WALL
	FLOOR SLAB
	FLOOR WALL WITH SHELL
	RAILING
	WINDOW CLADDING
	EXTERIOR DOOR WALL
	EXISTING EXTERIOR WALL
	EXTERIOR WINDOW WALL



ANDERSON ASHTON
DESIGN / BUILD
2746 S. 166th Street
New Berlin, WI 53151
262.786.4640
andersonashton.com
Wisconsin Registered Contractor
ID # 104511 (WI Dept of Commerce)

PROPOSED BUILDING FOR WE ENERGIES:
OIL-WATER SEPARATOR ENCLOSURE
ELM ROAD GENERATING STATION OAK CREEK WI 53154

DESIGNED BY:	NLF
PROJECT ENGINEER:	NLF
DATE:	
ISSUE NO.:	1312
DATE:	

A1.1



Plan Commission Report

ITEM: 4f

DATE: November 26, 2013

PROJECT: Conditions & Restrictions – Jerry Mortier, The Redmond Company (Dunkin' Donuts)

ADDRESS: 8750 S. Howell Ave.

TAX KEY NO: 860-9996

STAFF RECOMMENDATION: That Plan Commission recommends that the Common Council adopt the conditions and restrictions as part of the conditional use permit for restaurant with drive-through facilities located at 8750 S. Howell Ave. after a public hearing.

Ownership: Pranke Holding LLC, 241 N. Broadway, Milwaukee, WI 53202

Size: 0.960 acres

Existing Zoning: B-2, Community Business

Adjacent Zoning: North – B-3, Office and Professional Business
East – B-4, Highway Business
South – B-4, Highway Business
West – B-4, Highway Business

Comprehensive Plan: Planned Mixed Use.

Wetlands: None.

Floodplain: None.

Official Map: N/A.

Commentary: At the November 12, 2013 meeting, the Plan Commission recommended Common Council approval of a conditional use permit for a drive-through facility for a proposed Dunkin' Donuts at 8750 S. Howell Ave.

Revised plans were received by staff to include updates to signage details (to be reviewed at a subsequent meeting) and existing property conditions. Further revisions may be required and discussions with the applicant continue.

Staff has prepared conditions and restrictions for this conditional use permit for the Commission's review. If the Plan Commission is comfortable with the conditions and restrictions, the appropriate action would be to recommend that the Common Council adopt them as part of the conditional use permit.

Prepared by:

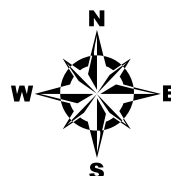
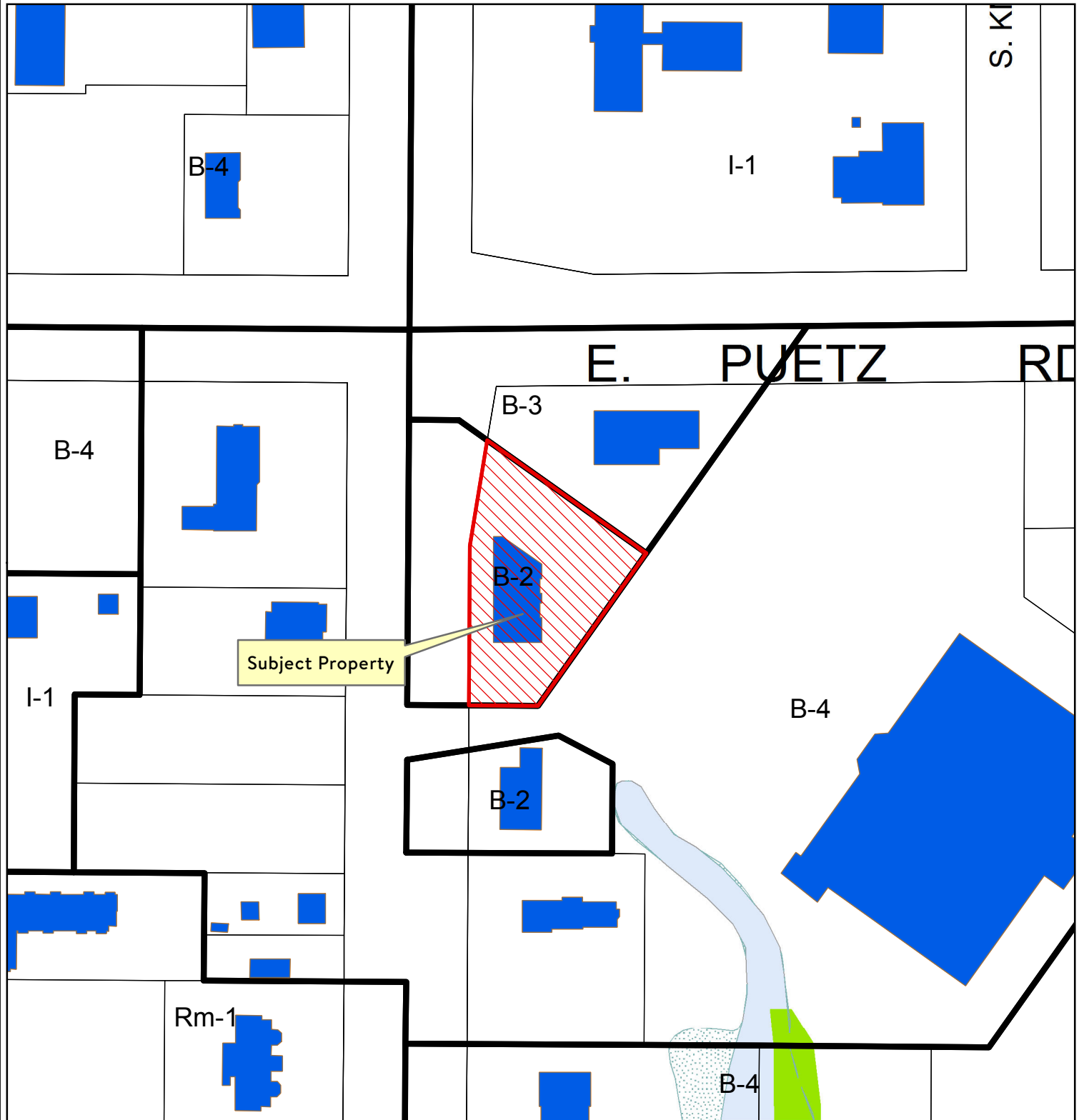
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

8750 S. Howell Ave.



Legend	
	8750 S. Howell Ave.
	Existing Street Pattern
	Floodway
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)

City of Oak Creek – Conditional Use Permit
Conditions and Restrictions

Applicant: Jerry Mortier, The Redmond Co.
Property Address: 8750 S. Howell Ave.
Tax Key Number: 860-9996
Conditional Use: Drive-through for Dunkin' Donuts restaurant.

Approved by Plan Commission: 11/26/2013
Approved by Common Council: TBD
(Ord. #TBD)

1. LEGAL DESCRIPTION

COM 109.07 FT S 0D53'30" W OF NW COR OF NW1/4 SEC. 21-5-22 TH S 89D06'30" E 60 FT S 54D06'30" E 279.94 FT S 35D53' 30" W 227.06 FT N 89D06'30" W 82.72 FT TO ELY LI OF AVE N 0D53'30" E 92.61 FT N 54D06'30" W 18.31 FT N 89D06'30" W 60 FT TO W1/4 SEC LI TH N 244 FT TO BEG. EXC MOST WLY PART FOR AVE. CONT.0.960A.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. A precise detailed site plan for the area affected by the conditional use shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) **General Development Plan**

- a) detailed building locations with setbacks
- b) square footage of building
- c) areas for future expansion
- d) area to be paved
- e) access drives (width and location)
- f) sidewalk locations
- g) parking layout and traffic circulation
 - i) location
 - ii) number of employees
 - iii) number of spaces
 - iv) dimensions
 - v) setbacks
- h) location of loading berths
- i) location of sanitary sewer (existing and proposed)
- j) location of water (existing and proposed)
- k) location of storm sewer (existing and proposed)
 - i) including detention/retention basins if needed
- l) precise location of outdoor storage
- m) location of wetlands (field verified)
- n) location, square footage and height of signs
- o) a description of the vehicles, materials and equipment to be stored at the site

- b) number, initial size and type of plantings
- c) parking lot screening/berming

3) **Building Plan**

- a) architectural elevations
- b) building floor plans
- c) materials of construction

4) **Lighting Plan**

- a) types of fixtures
- b) mounting heights
- c) type of poles
- d) photometrics of proposed fixtures

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

- a) contours (existing and proposed)
- b) location of storm sewer (existing and proposed)
- c) location of stormwater management structures and basins (if required)

6) **Fire Protection**

- a) location of existing and proposed fire hydrants (public and private)
- b) interior floor plan
- c) materials of construction

2) **Landscape Plan**

- a) screening plan for outdoor storage

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

C. For any new buildings or structures and additions, site grading and drainage, stormwater management and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.

- D. Plans and specifications for any necessary public improvements within developed areas (e.g. sanitary sewer, water main, storm sewer, etc.) shall be subject to approval by the City Engineer.
- E. If required by the City of Oak Creek, public easements for telephone, electric power, sanitary sewer, storm sewer and water main shall be granted. Said easements shall be maintained free and clear of any buildings, structures, trees or accessory outdoor appurtenances. Shrubbery type plantings shall be permitted; provided there is access to each of the aforementioned systems and their appurtenances.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- G. For each stage of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit.

3. PARKING AND ACCESS

- A. Parking requirements for this project shall be provided in accordance with Section 17.0403 of the Municipal Code.
- B. Where 90° parking is indicated on the site plans, individual-parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.0403(d) of the Municipal Code.
- C. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- D. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval. All parking areas and private drives, within a phase, shall be in place prior to the issuance of an occupancy permit for any building in that phase.
- E. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- F. All driveway approaches to this property shall be in compliance with all the standards set forth in Chapter 6 of the Oak Creek Municipal Code. Any off-site improvements shall be the responsibility of the property owner.
- G. All off street parking areas shall be landscaped in accordance with Sections 17.0330 & 17.0403 of the Municipal Code.

4. LIGHTING

All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector in accordance with Section 17.0808 of the Municipal Code.

5. LANDSCAPING

- A. The site containing this conditional use shall be maintained in accordance with the site, building, landscaping, and lighting plans dated May 27, 2005 and approved by the City of Oak Creek Plan Commission on June 14, 2005. All plans for landscaping changes shall be submitted to the Plan Commission for their review and approval prior to the issuance of an occupancy permit.**

B. Parking Lot Screening. Those parking areas for five (5) or more vehicles if adjoining a residential zoning district line or public right-of-way shall be screened from casual view by an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means approved by the City Plan Commission. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way. All screening materials shall be placed and maintained at a minimum height of three (3) feet.

1. At least one ornamental deciduous tree, no less than 2.5" caliper, shall be incorporated into the design for every 35 linear feet of public street frontage.
2. At least 25% of the total green space area shall be landscaped utilizing plant materials, other than maintained turf, that contribute to ground coverage.
3. For purposes of determining the number of plants necessary to meet the minimum 25% ground coverage requirement, plant types are categorized by their general size and potential mature at-grade coverage area.

<u>Plant Type</u>	<u>Area of Coverage Provided</u>
Evergreen Tree (>8' Dia.)	75 sq. ft.
Large Shrub (6-8' Dia.)	38 sq. ft.
Medium Shrub (4-6' Dia.)	20 sq. ft.
Small Shrub (2-4' Dia.)	12 sq. ft.
Perennial (4.5" Pot)	6 sq. ft.

* Note shade and ornamental trees are not considered a plant type contributing to "at grade" coverage.

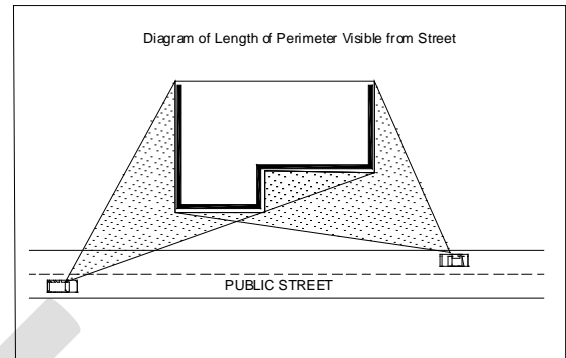
4. To assure a diversity of color, texture and year-round interest, the total number of plant materials must be comprised of a minimum 25% evergreens, but no more than 70%.
- C. Interior Landscape Area. All public off-street parking lots which serve five (5) vehicles or more shall be provided with accessory landscaped areas; which may be landscape islands, landscape peninsulas or peripheral plantings totaling not less than five (5) percent of the surfaced area. Landscape islands or peninsulas shall be dispersed throughout the off-street parking area. Landscape islands shall provide a minimum 30-inch clear area for vehicle overhang and snow storage. One shade tree shall be provided within the interior planting area for every 300 square feet of interior landscaping.
- D. Perimeter Landscape Area. In an effort to prevent adjacent parking lots from becoming one large expanse of paving, perimeter landscaping shall be required. The perimeter strip shall be a minimum 5 feet in width. A minimum of one tree and five shrubs is required for every 35 linear feet of the perimeter of the parking area and located within the perimeter landscape area.
- E. Landscaping Adjacent to Buildings. There shall be a minimum three-foot landscaped area provided between the edge of pavement and the entrance elevation of the building.
- F. Screening of Trash. Trash receptacles shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
- G. Screening of Ground Mounted Mechanical Equipment. Ground mounted mechanical equipment shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.

- H. Screening of Outdoor Storage – Outdoor storage shall not be located within the front yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
- I. Screening of Roof Mounted Mechanical Equipment - Roof mounted mechanical equipment shall be screened from casual view.
- J. Screening of utility meters. The utility meters on the west elevation shall be screened with a mix of plantings and a screening fence or wall, which shall be approved by the Community Development Department prior to the issuance of building permits. Said screening shall be installed prior to final occupancy.**
- K. Retaining Walls. No retaining wall shall exceed four (4) feet in height unless it has been designed and its construction supervised by a Professional Engineer. A retaining wall may be stepped to achieve greater height. Each step of the wall shall be no more than four (4) feet in height and shall be set back a minimum of three (3) feet from the previous step. Acceptable materials for retaining walls are: segmental masonry type, timber, railroad ties, or concrete
- L. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.
- M. Buffer Yards. Appropriate buffers shall be provided between dissimilar uses as set forth in Section 17.0205 (d) of the Municipal Code, and in accordance with the plans approved by the Plan Commission on May 23, 2000 and September 24, 2013.
- N. Submittal Requirements. A Landscape Plan (to scale) must be submitted which includes details of all proposed landscaping, buffering and screening, including the estimated cost of the landscaping. These plans shall be prepared by a landscape professional and show the location and dimensions of all existing and proposed structures, parking, drives, right-of-ways and any other permanent features, and all other information required by the Plan Commission, including but not limited to the following:
 - 1. A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing and the scientific and common names of all landscape materials used.
 - 2. The location and type of existing trees over four (4) inches in diameter (measured six (6) inches above the ground) within the area to be developed.
 - 3. The location and percent of slope of all proposed berms using one (1) foot contours.
 - 4. Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
 - 5. Methods used in staking, mulching, wrapping or any other early tree care used.
 - 6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule.

6. ARCHITECTURAL STANDARDS

- A. The site and building containing this conditional use shall be constructed and maintained in accordance with the site, building, landscaping and lighting plans dated May 27, 2005 and approved by the City of Oak Creek Plan Commission on June 14, 2005. Any changes to these plans shall be submitted to the Plan Commission for their review and approval prior to the issuance of an occupancy permit.**

- B. No building shall be permitted if the design or exterior appearance is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- C. No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades of surrounding properties and presents an attractive appearance to the public. Predominant exterior building materials must be of high quality. These include, but are not limited to brick, stone and tinted/textured concrete masonry units (CMU's). Smooth-faced concrete block, EIFS products (such as Dryvit) or pre-fabricated steel panels are not permitted as a primary exterior building material.
- D. The facade of a manufacturing, commercial, office, institutional, or park building shall be finished with an aesthetically pleasing material. A minimum of seventy-five (75) percent of the visible perimeter (see diagram) shall be finished with glass, brick or decorative masonry material.
- E. Material and color samples shall be submitted to the Plan Commission for review and approval.
- F. The Plan Commission has the discretion to adjust this minimum for building additions.
- G. The relative proportion of a building to its neighboring buildings or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- H. Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.
- I. Sides of a building that are visible from adjoining residential properties and/or public streets should contribute to the pleasing scale features of the building by featuring characteristics similar to the front façade of the building.
- J. Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.
- K. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule; as well as the approved protection of the identified wetlands and woodlands on the approved plan.



7. BUILDING AND PARKING SETBACKS

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure	25'	25'	20'
Accessory Structure*	25'	5'	5'
Off-street Parking	10'	0'	0'

* No accessory structures shall be permitted in the front yard.

8. MAINTENANCE AND OPERATION

- A. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan. Solid waste collection and recycling shall be the responsibility of the owner.
- B. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.
- C. **The fire department connection on the west elevation of the building shall not be blocked with any fencing, signage, or landscaping.**
- D. **The illuminated drive-through menu board shall be turned off during non-business hours.**

9. SIGNS

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code and the approved Master Sign Program for this property. The applicant shall submit a sign package with all proposed signs (menu board, wall signs, tenant panel on monument sign, and directional signs) to the Plan Commission for review.

10. PERMITTED USES

- A. All permitted uses in the B-2, Community Business zoning district.
- B. **One (1) restaurant with drive-through.**
- C. Usual and customary accessory uses to the above listed permitted uses.

11. TIME OF COMPLIANCE

The operator of the conditional use shall commence operations in accordance with these conditions and restrictions for the conditional use within twelve (12) months from the date of adoption of the ordinance authorizing the issuance of a conditional use permit. This conditional use approval shall expire within twelve (12) months after the date of adoption of the ordinance if an occupancy permit has not been issued for this use. The applicant shall re-apply for a conditional use approval, prior to recommencing work or construction.

12. OTHER REGULATIONS

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

13. VIOLATIONS & PENALTIES

Any violations of the terms of this conditional use permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances. If the owner, applicant or operator of the conditional use permit is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12 month period the city shall have the right to revoke this conditional use permit, subject to the provisions of paragraph 14 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this conditional use permit or to seek an injunction regarding any violation of this conditional use permit or any other city ordinances.

14. REVOCATION

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

15. ACKNOWLEDGEMENT

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

Owner's authorized representative

Date

(please print name)

DRAFT

PROJECT: Plan Review: Park & Open Space Plan 2013

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the 2013 Parks and Open Space Plan is adopted as proposed.

Commentary: This plan is actually an update of previous park plans completed and adopted in 1975, 1980, 1986, 1991, 1998, and 2008. While those plans served well during their time, significant changes in the City's population growth, land use, changing standards, new development, trends in parks and recreation, and partial implementation of the past plans all cause the need for periodically rethinking the City's park acquisition and development program.

The adoption of this plan and subsequent acceptance by the State Department of Natural Resources (DNR) will also enable the City of Oak Creek to participate in outdoor recreation grant programs. The DNR has adopted requirements for local comprehensive outdoor recreation plans that must be met in order to qualify for participation in state and federal grant programs. One of the criteria is that any municipality requesting grant funding must have an adopted comprehensive outdoor recreation plan, updated every 5 years, and approved by the DNR.

Recommendations put forth in this plan should be examined annually and completely reviewed at the end of the planning period in order to determine how well the city has achieved its goals. Future planning efforts should build on the recommendations made in this plan.


At the October 10th Parks, Recreation, and Forestry Commission meeting, the Commission reviewed and approved the 2013 Park and Open Space Plan. The Commission voted unanimously in favor to recommend the update of the Park and Open Space Plan to the Plan Commission and Common Council, recognizing that any funding decisions would be left up to the Common Council.

Prepared by:



Peter Wagner
Zoning Administrator/Planner

Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development