



PLAN COMMISSION MEETING AGENDA

**TUESDAY, January 28, 2014
AT 6:00 P.M.**

-
- 1) ROLL CALL
 - 2) Minutes of the January 14, 2014 meeting
 - 3) Significant Common Council Actions
 - 4) 6:00 PM SIGN APPEAL HEARINGS
 - a) SIGN APPEAL HEARING – Hold a public hearing on a proposed sign appeal for the property at 8545 S. Shepard Ave. submitted by Edgewood School that would allow for one (1) changeable copy wall sign. (Tax Key No. 827-9026). Follow this item on Twitter **@OakCreekPC#OCPCEdgewood**.
 - 5) NEW BUSINESS
 - a) SIGN APPEAL – Consider a request for sign appeal for the property at 8545 S. Shepard Ave. submitted by Edgewood School that would allow for one (1) changeable copy wall sign. (Tax Key No. 827-9026). Follow this item on Twitter **@OakCreekPC#OCPCEdgewood**.
 - b) PLAN REVIEW – Review site, building, and landscaping plans for a proposed addition to the Pilot Air Freight building submitted by James Best for the property located at 6724 S. 13th St. (Tax Key No. 735-0001-000). Follow this agenda item on Twitter **@OakCreekPC#OCPCPilot**.
 - c) RIGHT-OF-WAY VACATION - Review a right-of-way vacation request by the City of Oak Creek and WisPark in the northeast and southeast 1/4 of Section 32 (Glen Oaks Drive). Follow this item on Twitter **@OakCreekPC#OCPGlenOaks**.
 - d) PLANNED UNIT DEVELOPMENT AMENDMENT - Review amendments to the Planned Unit Development ordinance and general development plan submitted by WisPark for OakView Business Park located at 405 & 641 W. Oakwood Rd. and 10303 & 10711 S. Howell Ave. (Tax Key Nos.: 955-1001-000, 975-1004, 955-1002-000, 974-1003-000). Follow this item on Twitter **@OakCreekPC#OCPCOakView**.
 - 6) 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)

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, January 14, 2014

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Bukiewicz, Mayor Scaffidi, Alderman Michalski, Commissioner Siepert, Commissioner Correll and Commissioner Chandler. Also present were Kari Papelbon, Planner; Pete Wagner, Zoning Administrator/Planner; Doug Seymore, Director of Community Development; and Assistant Fire Chief Mike Kressuk.

Commissioner Dickmann moved to approve the minutes of the December 10, 2013 regular Plan Commission meeting. Commissioner Johnston seconds. Roll call, all voted aye. Motion carries.

Ms. Papelbon updated the Commission on the significant Common Council actions.

Note: Item 5d has been withdrawn by the applicant.

Conditions and Restrictions

Dunkin' Donuts

8750 S. Howell Avenue

Tax Key No. 860-9996

Ms. Papelbon explained this item was held at the December 10, 2013 meeting due to concerns with site circulation, safety and parking. A new plan was received with the new revision.

Jerry Mortier, The Redmond Company, explained that they were widening the primary entrance and adding an island in the middle, moving the parking south 10 feet, adding an island on the southeast side of the building to separate the parking stalls from the drive-up window, and adding additional pavement striping to help guide cars around the top corner of the building. Previously, the Applicant discussed adding an island alongside the drive lane. Mr. Mortier explained that they met with a consultant who advised them not to install the island primarily due to conflict with snow plowing. About 60% of the time there will be no cars in the drive lane, and omitting it will create better access to the stalls. Mayor Scaffidi asked about moving the employee parking to the Pick 'n' Save parking lot. Mr. Mortier, stated that would be cost-prohibitive.

Commissioner Dickmann asked about the barrier in the first-generation drawing that was alongside the drive-in which is no longer in the plans - is there going to be a painted line there to guide the cars? Mr. Mortier stated that they could do that.

Commissioner Correll stated his concerns for future owners since the conditional use permit runs with the property.

Commissioner Siepert questioned the northeast corner parking and people entering. Mr. Mortier stated that could be a conflict if the queuing lane is backed up that far.

Mayor Scaffidi stated that staff has made comments about site circulation with the revision, and asked staff to walk him through the conditions and restrictions and why staff is making the recommendation to approve.

Ms. Papelbon stated that the report was written before the latest revision was submitted; however, many of the concerns that were included in the report are now eliminated with the fact that the island barrier between the parking stalls and drive-through lane has been eliminated, along with the northern parking spot. Staff feels that entrance modifications do improve the site quite a bit, and staff recommendation for approval as not changed. Staff has always felt that the issues could be dealt with and addressed through conditions and restrictions as long as the Plan Commission was comfortable with those conditions and restrictions.

Commissioner Dickmann asked about item 3a of the conditions and restrictions, questioning why it references the plans approved by the Plan Commission on January 14, 2014. Ms. Papelbon explained that the date was included because there have been so many revisions to this plan, this would clarify which one was approved. If the Plan Commission approves this plan tonight, staff will make sure it is clear in the conditions and restrictions that are submitted to Council.

Mayor Scaffidi asked Commissioner Johnston his view on this site. Commissioner Johnston stated that it will function; it's a tight site no matter what you do.

Commissioner Chandler asked if there was a way the Plan Commission could approve the conditions with a review in 3 to 6 months. That would allow the applicant to make the modifications and see if traffic flows well. Otherwise, the applicant would come back and figure out another plan. Ms. Papelbon stated that would be leaving the permit open where we could continually add conditions and restrictions, prolonging the process. Commissioner Chandler also suggested putting 'Do Not Enter' on the back of the stop sign.

Staff questioned the island in the driveway and suggested removing the island due to maintenance. Commissioner Johnston suggested a raised rumble strip.

Commissioner Bukiewicz moved to recommend that the Common Council adopt the conditions and restrictions as part of the conditional use permit for a restaurant with drive-through facilities located at 8750 S. Howell Avenue after a public hearing. Alderman Michalski seconded. Roll call: Dickmann, no; Johnston, aye; Carrillo, aye; Bukiewicz, aye; Scaffidi, aye; Michalski, aye; Correll, no; Siepert, no; Chandler, aye. Motion carries.

Plan Review

Wisconsin Granite Depot

6720 S. 27th Street

Tax Key No. 737-9038

Wisconsin Granite Depot is requesting approval of a 6,704 square-foot addition onto the eastern portion of the existing building at 6720 S. 27th Street. The materials will match the existing building in color and material. There will be one new loading dock which will be fully screened by the existing fence. The conditional use permit that was issued previously for the outdoor storage will expire upon issuance of an occupancy permit. No additional outdoor storage will be allowed.

Commissioner Bukiewicz asked if there were any water flow issues since a building will be located there. Commissioner Johnston stated that it will replace an impervious surface with another impervious surface. The drainage will not change. Commissioner Bukiewicz asked about the loading dock and deliveries. Steve Sharpe, Architect, stated that deliveries should not be an issue and should be during working hours.

Commissioner Chandler asked if the addition was sprinklered. Mr. Sharpe stated yes.

Commissioner Bukiewicz inquired about what the applicant uses to cut materials. Mr. Sharpe stated that they use water which is taken out in drums.

Bob Gibbons, 6711 S. 26th Street, stated his concerns regarding the loading dock and the addition.

Commissioner Dickmann moved that the Plan Commission approve the site and building plan for the property at 6720 S. 27th Street with the condition that all technical corrections are made. Commissioner Siepert seconded. All voted aye, motion carries.

Conditions and Restrictions

SET Environmental

9730 S. 20th Street

Tax Key No. 903-0015

Ms. Papelbon explained that at the December 10, 2013 the main concern was paving of the site. Staff has received a proposed paving plan. The area to be paved is roughly 21,670 square feet. There will be a barrier composed of two stacked parking stops reinforced with rebar between the paved area and the gravel areas designated for future parking. The applicant has proposed some landscaping around the barriers. The existing gravel is roughly 35,000 square feet. The applicant would like the opportunity to use the existing gravel as a base for future paving, but there is no timeframe for that. All parking and storage will be behind the gate and the fence. The applicant will not be using the northern gate along Ridgeview Drive at this time because they have exterior security cameras monitoring the site, and it is easier to use one entrance.

A couple of items were highlighted for Plan Commission review in the conditions and restrictions: page 2, 3A, 3D, 3H, page 3, 5A, page 4, 5H, 6A, page 6, 8C, 10B, 11.

Alderman Michalski stated that page 4, subsection H states that outdoor storage shall be located behind the existing fence. He asked if that would be limited to paved areas or all the areas behind the fence. Ms. Papelbon stated that staff can clarify that.

Commissioner Johnston stated that was his concern as well, if it becomes a storage area for trailers and miscellaneous stuff on the gravel area.

Erik Cushman, SET Logistics, LLC, stated that they will not be using the rear gate (along Ridgeview Drive) primarily for security reasons. The gate needs to be accessible to the Fire Department or emergency crew. The outdoor storage, trucks, service vehicles, and employee parking must be on the proposed asphalt – there will not be any equipment stored on the gravel. The business will not use the rear gate or locate equipment on the gravel area. Mr. Cushman stated that they would like begin paving as soon as the weather gets warm, and complete Phase 1 by July 1, 2014.

Commissioner Michalski moved that the Common Council adopt the conditions and restrictions as part of the conditional use permit allowing for an environmental contractor's yard with outdoor storage, with the condition that there is no parking or storing of equipment or materials on areas not paved, located at 9730 S. 20th Street after a public hearing. Commissioner Chandler

seconded, all voted aye, motion carries.

**Zoning Text Amendment – Section 17.0317(c)
CU in the M-1, Manufacturing
Indoor Commercial Recreation Facility**

Ms. Papelbon stated that staff is recommending that indoor commercial recreation facilities be allowed as a conditional use in the M-1, Manufacturing district. The proposed definition is as follows: A commercial use, with or without seating for spectators, conducted entirely within a building for recreational activities including, but not limited to, playgrounds, miniature golf courses, driving ranges, batting cages, gymnasiums, tennis courts, volleyball courts, basketball courts, trampoline parks, swimming pools, billiard or pool halls.

Alderman Michalski asked how patron and spectator sizes are determined. Assistant Fire Chief Kressuk stated that the Inspection Department would establish an occupancy rating for the structure, so it would be established at the point of occupancy.

Commissioner Chandler asked why we would make these updates based on an inquiry. Ms. Papelbon stated that staff received some requests and information regarding operating such a business.

Cindy Zielinski, owner of Chasing Tales, stated that she has a lease signed contingent on approval from the City for the property at 7265 S. 1st Street.

Commissioner Chandler asked if the proposed definition falls under any other zoning. Ms. Papelbon explained that there are similar uses in other zoning districts, but indoor commercial recreation facility as a use may not be stated that way. There is similar language for similar types of uses in other zoning districts, and this would be added for clarification.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the M-1, Manufacturing Conditional Uses and Definitions Sections of the Zoning Ordinance be amended as proposed following a public hearing. Commissioner Siepert seconded. All voted aye, motion carries.

**Plan Review
City of Oak Creek
8040 S. 6th Street
Part of Tax Key No. 813-9023-008 and 005**

Ms. Papelbon stated that this is a review of site, building, landscaping and lighting plans for the proposed City Hall and Library building in the Drexel Town Square Mixed Use Planned Development District. Doug Seymour, Director of Community Development, representing the City of Oak Creek, gave a brief overview of the plans. He explained that there are some details, mostly in the interior of the building, that will be worked on as potential cost savings.

Commissioner Dickmann asked if have there been any major changes since the previous presentation. Doug Seymour stated that the exterior has been developed in much greater detail. He stated that from the renderings that were presented to the Common Council two meetings ago, the plans have been more highly developed with details of exterior materials, window placement, the clock tower, and some of the exterior spaces. The southern plaza is one of the areas that is in flux and highly contingent upon budget. He stated that the base bid would be for

the stone, which is the preference. There is an alternative bid for brick. Commissioner Dickmann asked if that would be considered a minor change and whether that would be done without coming back to the Plan Commission. Mr. Seymour stated that if the Commission felt comfortable they could approve both the stone and the brick alternative for bid. Mayor Scaffidi asked if Mr. Seymour had an idea about the cost difference between the two choices. Mr. Seymour stated that it is substantial, six figures.

Commissioner Chandler asked about the details of the landscaping. Mr. Seymour stated that the landscaping plan was not as developed as the architectural plans. He stated that one of the contingencies would be that the landscaping plan would come back [to the Plan Commission]. Commissioner Chandler stated it was documented that the final landscaping is approved by the Director of Community Development. Discussion ensued and it was determined that landscaping plans would be approved by the Plan Commission.

Commissioner Bukiewicz referred to rendering A2 and asked what material was shown. Mr. Seymour stated that it was the stone. Commissioner Bukiewicz asked what the material was in the clock tower, and how would it be cleaned. Denise Beneke, Bray Architects, stated that the clock face is cast acrylic, which will appear opaque during the day and will glow at night. Around the face is glass, which will be tempered and there will be some pattering in it.

Commissioner Bukiewicz asked about glazing as the report says the plans show 32% and the minimum requirement is 40%. Ms. Papelbon stated that the figure has been revised since the report was written; there is an option within the DTSMUPDD plan that allows for alternatives to just plain glazing, such as planters, architectural features, and similar articulations that have yet to be developed. Mr. Seymour stated that there is a good amount of glass glazing on this project. The architectural elements - the prefinished copper type metal surrounding the library and City hall - act as complements to that rather than having just the brick or stone. The team is confident that the elements that have been proposed meet the intent of the DTSMUPDD.

Commissioner Chandler inquired about the details of the water feature. Mr. Seymour stated that would typically be part of the landscaping plan, and will be dependent on budget. He added that the team has been exploring some options. The reflecting pool on the south plaza will now be a wall water feature that is under development.

Commissioner Dickmann asked who would approve plans for signage and stated that he did not like "Plan Commission or Director of Community Development." It was clarified that the Plan Commission has the authority to review signage plans or designate approval. It was decided that the Plan Commission will review and approve sign plans.

Commissioner Chandler stated that there were 128 identified parking spaces on the property and the requirement is 344 to 492. She asked if those additional parking spaces be around the facility. Ms. Papelbon stated the larger number is a range or a guideline that is within the regulating plan. The regulating plan is based on the type of use within the district. The proposed parking lot, which contains 98 stalls, is actually more on the scale for the use of the building and is more appropriate than a large lot that might be required by something that generates that kind of traffic. Mr. Seymour stated that the entire premise for Drexel Town Square is to minimize parking where we can and to utilize the shared parking facilities along the public streets and some of the shared parking lots where possible. Our code requires in excess of 1100 parking spaces for a large format retailer, but the plans that were approved showed less than that (650). There will be opportunities for shared parking within the development. The total

number of parking spaces as part of this plan includes public parking along the street, which is very similar to the existing parking to the City Hall and library. Parking is also currently shared with the Community Center. Commissioner Chandler asked whether the additional angled parking spaces mentioned in the report were part of the 98 spaces in the parking lot. Ms. Pappelbon stated no, the 98 just includes the parking lot dedicated for the City Hall/Library. The on-street parking is still in development and outside the scope of the site plan. The 98 spaces is enough for the employee parking, the anticipated parking is about 70 spaces.

Commissioner Siefert asked about the underground parking. Mr. Seymour stated that the team felt it appropriate and right thing to do to establish and uphold our own standards and park the service vehicles inside. There will be 31 spaces for public vehicles, not staff. There will be a drain system, but being part of a much larger development, the City will set aside some area in the basement to allow for control systems for irrigation for the Town Square and splash pad. Also, there will be an area set aside for equipment storage. Commissioner Bukiewicz asked about keeping the ramp maintained. Ms. Beneke described the parking garage being drained as one large trench drain down the center of the parking garage. At the door will be a trench drain, so all the ice and snow will melt away from the door and the ramp will have to be salted well.

Commissioner Bukiewicz asked if the plans depicted the finalized street names. Mr. Seymour stated that they did.

Commissioner Chandler asked where the dumpsters were located. Mr. Seymour stated that they have taken a spot in the southeast corner of the parking lot, and would be screened and built with dumpster enclosure with materials similar to the building. Mr. Seymour explained that there are a number of different parking options, and would be implemented based on the tenants and users of DTS. He stated that a parking structure or parking deck is still very much in the works.

Commissioner Bukiewicz moved that the Plan Commission approve the site and building plans for the City Hall and Library located at 8040 S. 6th Street subject to the following conditions:

1. That detailed landscaping plans be approved by the Plan Commission prior to the issuance of building permits.
2. That detailed lighting plans be approved by the Director of Community Development, upon recommendation of the Electrical Inspector, prior to the issuance of building permits.
3. That all applicable building and fire codes are met.
4. That plans addressing grading, drainage and stormwater quality including the use of stormwater best management practices be approved by the City Engineer prior to the issuance of building permits.
5. That detailed plans for signage be approved by the Plan Commission prior to the issuance of building permits.

Commissioner Dickmann seconded. All voted aye, except Commissioner Johnston (abstained). Motion carries.

Mr. Seymour introduces Steve Chamberlin, City Representative. Mr. Chamberlin stated that the plan is to complete the bidding documents and go out for bids in the middle of February, receive the bids mid-March, go to the Council for approval and break ground in mid-April.

Commissioner Bukiewicz asked about the park, whether it was to be publicly- or privately-owned. Mr. Peterson, City Administrator, stated that the park will be privately-owned, the streets around it are public, and is about 1.5 acres. We have built into the funding for that in terms of the bonds we issued the development of that area. The west, in the wetlands area, will be deeded to the City. We have about a million and a half dollars built into the construction of the Drexel Park. Mr. Peterson stated that Zillber will be the overall management company; there will be a number of high impact maintenance items that are going to be done through management authority, likely through assessments for the occupants of the property. Most likely there will be a Business Improvement District that's going to do that.

Plan Review

Fire Station No .1

255 E. Centennial Dr.

Tax Key No. 860-9037

Michael Hacker, Bray Architects, gave a presentation to the Commission updating them on the progress of the fire station. He stated that the station will look like what we see from the renderings with stone and red brick. He then provided additional details on the building, including options for bid and budgetary reductions (such as reducing the number of vehicle bays).

After a lengthy discussion, Alderman Bukiewicz moved that the Plan Commission approve the site and building plans for the property at 255 E. Centennial Drive with the following conditions:

1. That all building and fire codes are met.
2. A revised landscaping plan is submitted for review and approval by the Department of Community Development and Forestry
3. That a detailed sign plan is submitted for review and approval by the Plan Commission.
4. That Stormwater plans are submitted for review and approval by the Engineering Department
5. That grading plans are submitted for review and approval by the Engineering Department
6. That the Plans are revised to include screening and building material details for the trash enclosure.

Alderman Michalski second. All voted aye, motion carries.

Commissioner Carrillo moved for adjournment at 8:09 p.m. Commissioner Correll seconded. Meeting adjourned.

Summary of Significant Common Council Actions
January 21, 2014

1. Approved: Ordinance No. 2705 for a conditional use permit for an environmental contractor's yard with outdoor storage located at 9730 S. 20th Street (SET Environmental)



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a & 5a
DATE: January 28, 2014

PROJECT: Sign Appeal – Edgewood School

ADDRESS: 8545 S. Shepard Avenue

STAFF RECOMMENDATION: Staff does not make recommendations on Sign Appeals.

TAX KEY NO: 827-9026

Ownership: Oak Creek Franklin School District

Size: 44.505 acres

Existing Zoning: B-2, Community Business District, B-3, Office & Professional Business District

Adjacent Zoning: north – Rs-3, Single Family Residential
east – Rs-3, Single Family Residential
south – Rm-1 PUD, Multi-Family Residential Planned Unit Development
west – I-1, Institutional District

Comprehensive Plan: Institutional

Wetlands: None

Floodplain: None

Official Map: None

Commentary: The applicant is seeking a variance from Municipal Code Section 17.0706(g), which states that changeable copy wall signs are not permitted and that the changeable copy portion is greater than 50 percent of the sign area. Included in your packet is a letter of consideration from Principal Katie Ramos and PTO President Nikki Grudzilanek.

The proposed sign will be 4-feet by 8-feet in size and be 32-square feet in area. The area of changeable copy will be approximately 62 percent of the sign face area. The sign will be 7-feet from the ground. The sign will be located on the south side of the building facing the interior of the site towards the parking lot and playground.

If granted this variance would allow Edgewood School to erect a changeable copy wall sign with the changeable copy area greater than 50 percent the area of the sign, located on the south side of the building facing the interior parking lot and playground area.

When considering a variance, the Plan Commission must make the final decision on appeals using the following criteria:

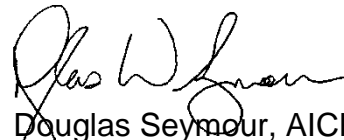
- a. There shall be no public harm and there shall be a public benefit.
- b. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
- c. The sign will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission in its deliberation of an adjustment may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate.

Prepared by:



Peter Wagner
Zoning Administrator/Planner

Respectfully Submitted:



Douglas Seymour, AICP
Director of Community Development

:

November 22, 2013

Mayor Steve Scaffidi
City of Oak Creek Plan Commission
8640 South Howell Avenue
PO Box 27
Oak Creek, WI 53154

Dear Mayor Scaffidi:

Edgewood Elementary School respectfully requests a variance of municipal code 17.0706(g) to allow the school to install a permanent changeable copy sign on the exterior south wall of our building, facing toward our playground equipment. We appreciate the Plan Commission's consideration of our request.

Edgewood has a current enrollment of 425 students representing the diversity of Oak Creek in terms of culture and socio-economic status. Our students are successful when their parents are engaged in their learning and involved in making Edgewood a better place, and we strive to do our best in sharing information about school activities and events with our busy families. A changeable copy sign mounted to the west wall of the school would allow us to post updates and reminders to families who use our parking lot. Well-informed and involved parents benefit not only Edgewood, but the middle schools and high schools as well, and eventually the greater Oak Creek community.

We would like to address concerns that the Plan Commission may have, as outlined in the municipal code:

- a. *There shall be no public harm and there shall be a public benefit.* Reaching parents to promote school events is certainly a public benefit. We cannot identify a public harm, as the sign will face the Edgewood parking lot, not any residential area or street.
- b. *Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.* The sign will allow the Edgewood community to remain informed.
- c. *The sign will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.* This would be the only signage on the back of the school.
- d. *The effect a proposed sign may have on depreciating property values of a neighborhood.* As the sign would not face the neighborhood, we believe there will be no impact on property value.
- e. *The Plan Commission in its deliberation of an adjustment may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate.* We welcome Plan Commission's suggestions in how our proposed sign can be most effective in reaching our families.

Again, many thanks for considering this variance. We welcome the opportunity to meet with the Plan Commission in the near future.

Sincerely,

Katie Ramos
Principal

Nikki Grudzilanek
PTO President

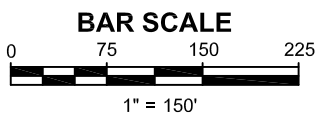
E. GROVELAND DRIVE

**EDGEWOOD
ELEMENTARY
SCHOOL**

**PROPOSED SIGN
LOCATION**

S. SHEPARD AVENUE

E. PUETZ ROAD



**EDGEWOOD ELEMENTARY
WALL SIGN APPEAL
SITE PLAN EXHIBIT**



SIGN INFORMATION

- MATERIAL - WOOD
- PAINT - ROYAL BLUE/WHITE
- SIZE - 4' HEIGHT, 8' WIDTH
- LETTERS - 7" HEIGHT
 - BLACK LETTERS
 - RED NUMBERS

**EDGEWOOD ELEMENTARY
WALL SIGN APPEAL
ELEVATION VIEW EXHIBIT**



PROPOSED
WALL SIGN

**EDGEWOOD ELEMENTARY
WALL SIGN APPEAL
VIEW FROM E. PUETZ ROAD**



Plan Commission Report

ITEM: 5b

DATE: January 28, 2014

PROJECT: Plan Review – James Best, Pilot Air Freight

ADDRESS: 6724 S. 13th St.

TAX KEY NO: 735-0001-000

STAFF RECOMMENDATION: That the Plan Commission approves the site, building, and landscaping plans for the property at 6724 S. 13th St., with the condition that all technical corrections are made.

Ownership: Olympic Real Estate Holdings, LLC, 6724 S. 13th St., Oak Creek, WI 53154

Size: 2.945 acres

Existing Zoning: M-1, Manufacturing

Adjacent Zoning: North – M-1, Manufacturing
East – M-1, Manufacturing; FF, Flood Fringe; FW, Floodway
South – M-1, Manufacturing
West – 13th Street, City limits

Comprehensive Plan: Planned Industrial.

Wetlands: Yes (the stormwater pond has been identified as wetland).

Floodplain: None.

Official Map: None.

Commentary: Pilot Air Freight is requesting approval of a 6,400 square-foot single-story addition onto the northern portion of the existing building at 6724 S. 13th St. This addition will be used for “interior storage of temporary products in the logistics industry.” No additional employees, parking, hours of operation, or deliveries are anticipated as a result of the project.

As proposed, the location of the addition meets all required setbacks. However, there is one footing noted on the plans that encroaches into the stormwater easement. The Applicant has indicated that the plans will be revised such that the building and footings are sited entirely outside of that easement. The building size may change slightly to accommodate this revision. Lot coverage is estimated to be approximately 43% following construction.

The addition will be constructed with exposed aggregate precast wall panels to match the existing building. While the panels are acceptable building materials, Section 17.1009(a)(6) requires facades measuring 100 feet or longer to incorporate details to “break up” the length of the façade. However, staff recognizes that the proposed use is warehouse storage, and that the existing building does not include such articulations. The Plan Commission may modify the standards in this section of the Code by $\frac{3}{4}$ majority vote.

Landscaping plans indicate that the existing landscape area along the front façade (west) of the building will continue along the addition to just past the northwest corner of the addition. This satisfies the requirements for landscaping adjacent to buildings.

Prepared by:

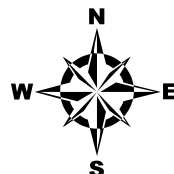
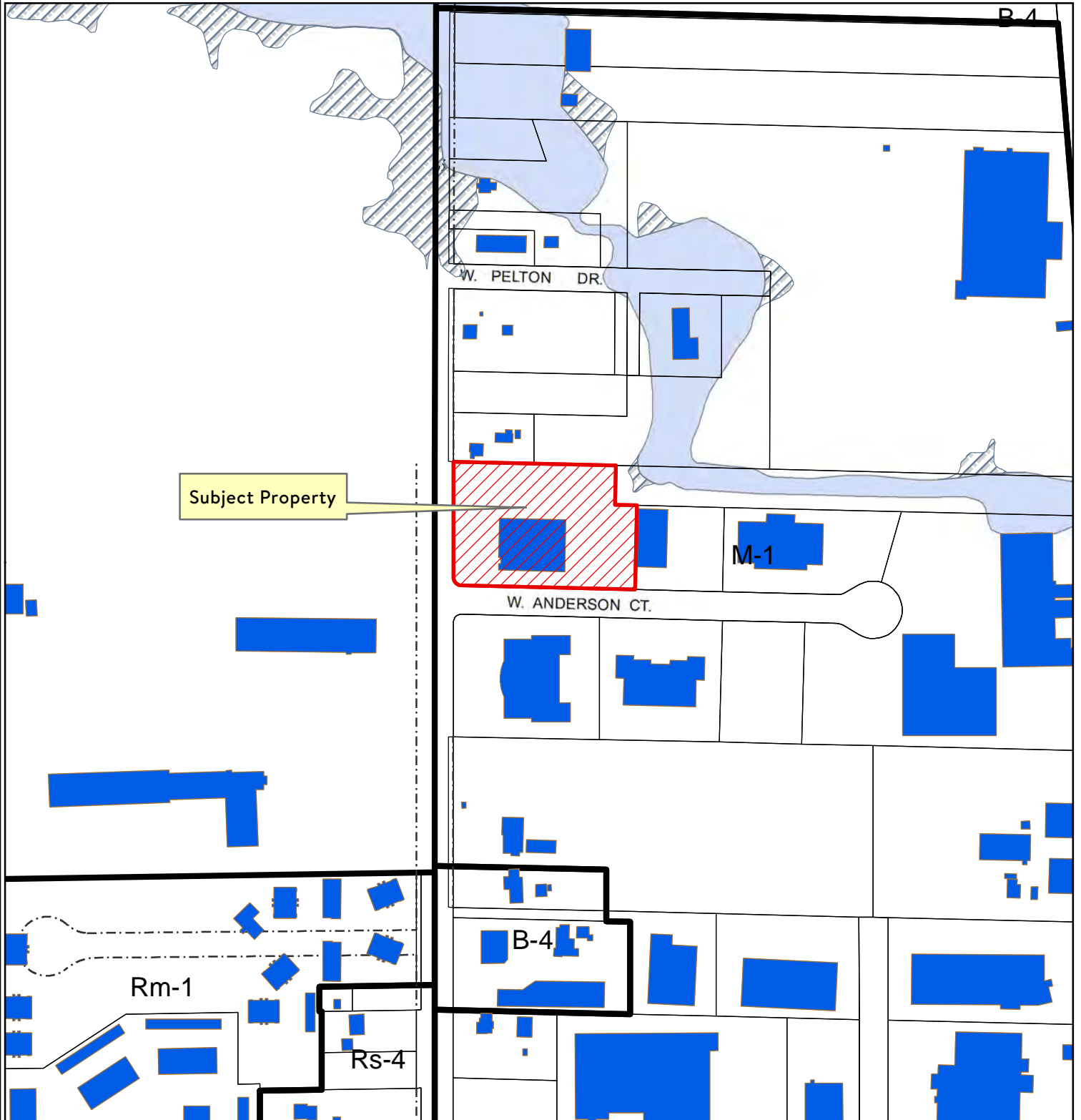
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

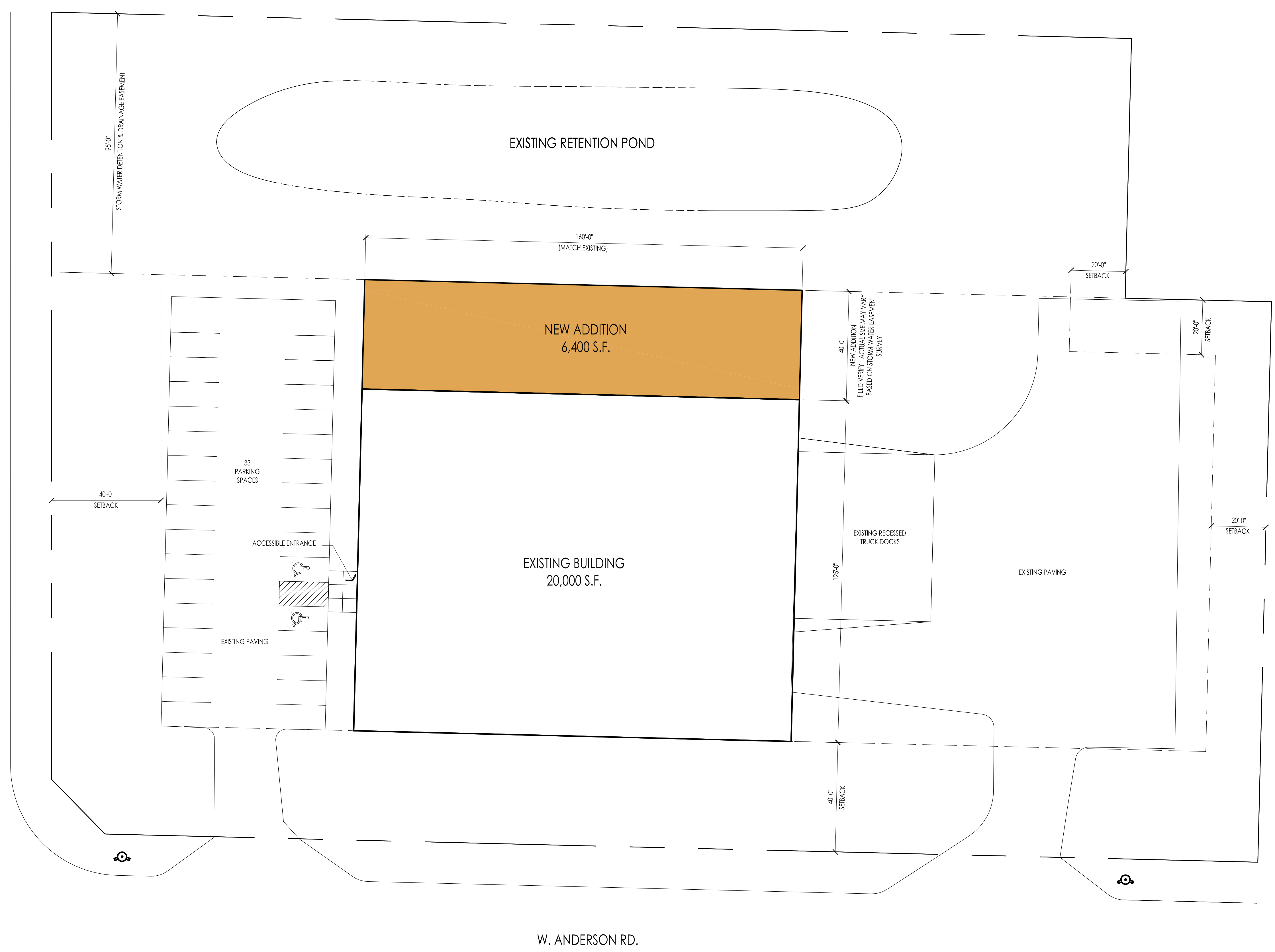
Location Map

6724 S. 13th St.



Legend

-  6724 S. 13th St.
-  Existing Street Pattern
-  Floodfringe
-  Wetland
-  Floodway



SITE STATISTICS	
TOTAL SIZE:	2.94 ACRES (128,294 SF)
GREEN SPACE	56.8% = 72,875 SF
LOT COVERAGE	43.2% = 55,419 S.F.
PARKING STALLS	33 TOTAL
EXISTING BUILDING AREA	20,000 SF
PROPOSED ADDITION AREA	6,400 SF
TOTAL BUILDING AREA	26,400 SF

PARCEL KEY NUMBER: 7350001000

1 SITE PLAN
 Scale: 1"=20'-0"

S. 13th St.

W. ANDERSON RD.

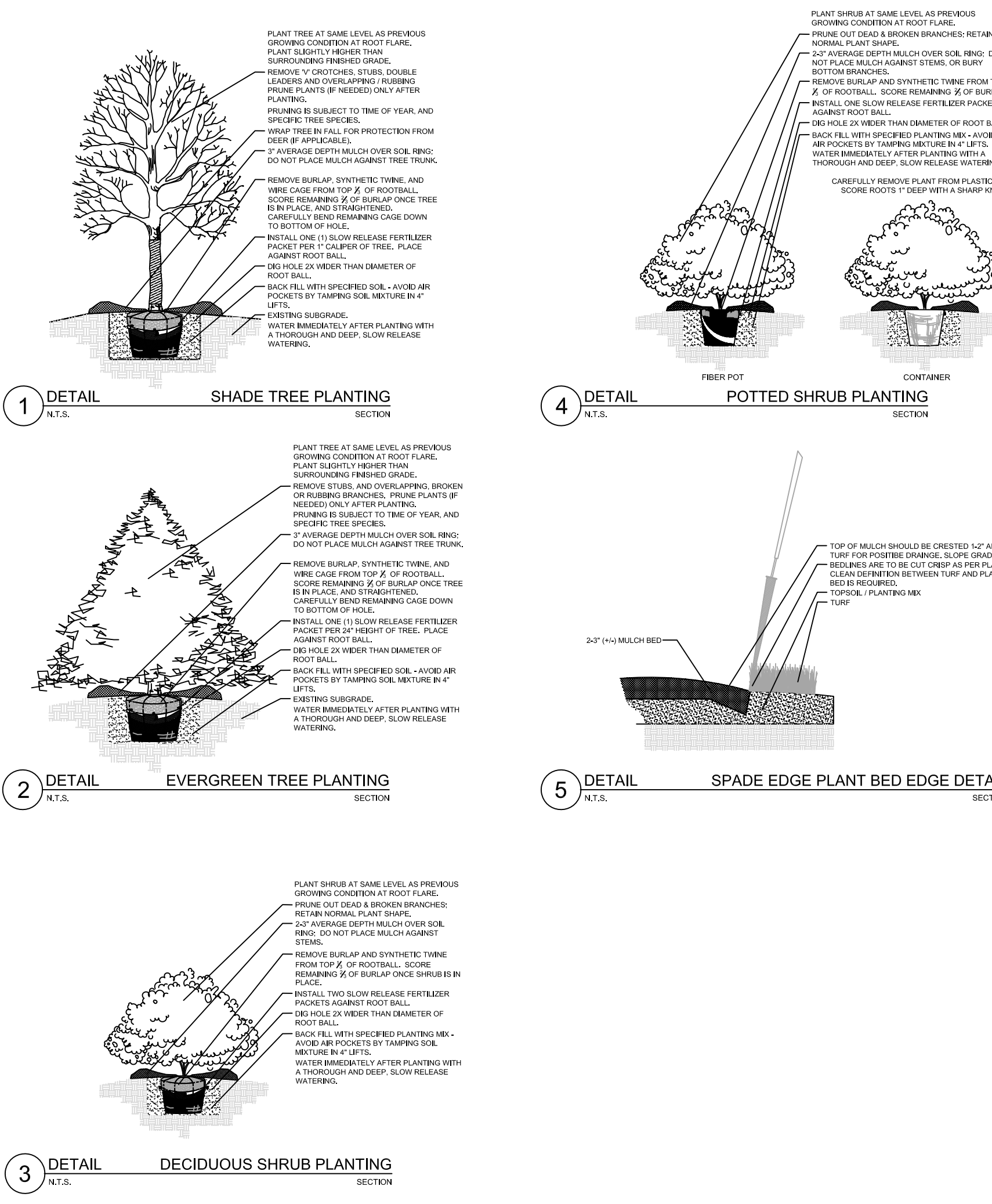


- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - 260.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball. If needed, remove and discard non-biodegradable ball wrapping and support wires. Removed biodegradable burlap and wire cage (if present) from the top of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining 3" of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-2" diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 75% mix of plant starter with topsoil. Install topsoil into all plant beds (see procedure to achieve proper grade and provide undisturbed soil (see planting details). Remove all excessive gravel, clay and stones from plant beds prior to planting. When holes are 3/4 full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigmented or emviro-mulch). All perennial planting areas (groupings) shall receive 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mix annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Rototill the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10":
 - Per 100 SF of bed area:
 - 1/2 CY Peat Moss or Mushroom Compost
 - 1/2 CY Blended/Pulverized Topsoil
 - 2 pounds starter fertilizer
 - 1/4 CY composted manure
- Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones 2" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this period.
- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #1) above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on higher responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

- An acceptable quality seed installation is defined as having:
- No bare spots larger than one (1) square foot
 - No more than 10% of the total area with bare areas larger than one (1) square foot
 - A uniform coverage throughout all turf areas.
- No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807 or Prairie Nursery 808-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.
 - Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 808-296-3679 or JF New 608-648-1789 or approved equivalent mix from a reputable seed mix provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above.
 - Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
 - The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and despoiling.
 - Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

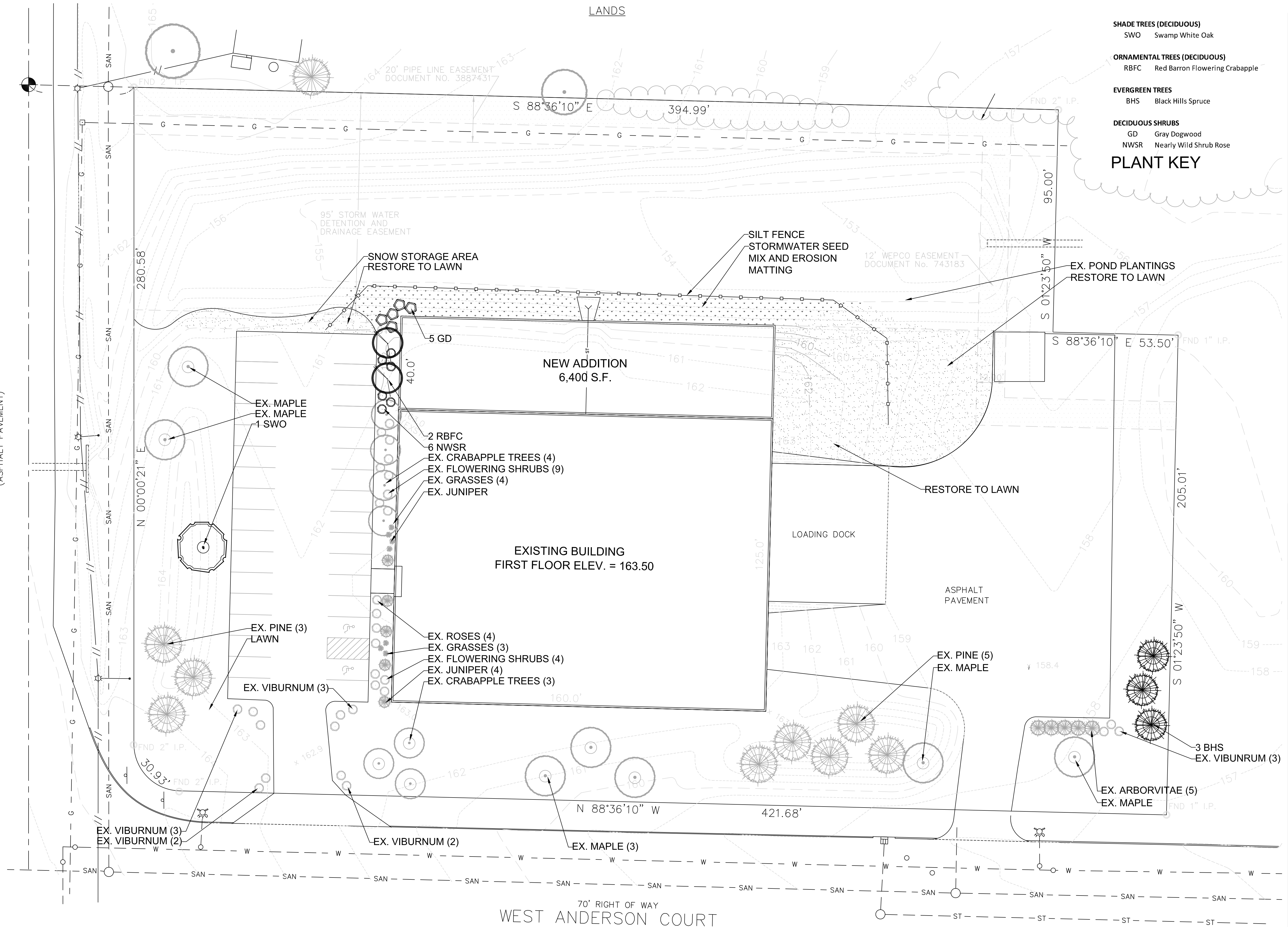
LANDSCAPE GENERAL NOTES

Scale: None



HARDSCAPE & PLANTING DETAILS

Scale: None



PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES
Shade Landscape Materials							
SHADE TREES (DECIDUOUS)							
SWO		Quercus bicolor	Swamp White Oak	2.5'	B&B		Straight central leader, full and even crown. Prune only after planting
ORNAMENTAL TREES (DECIDUOUS)							
RBFC	2	Malus florida 'Red Barron'	Red Barron Flowering Crabapple	2.0'	B&B		Straight central leader, full and even crown. Prune only after planting
EVERGREEN TREES							
BHS	3	Picea densata 'glauca'	Black Hills Spruce	7'	B&B		Evenly shaped tree with branching to the ground
DECIDUOUS SHRUBS							
GD	5	Cornus racemosa	Gray Dogwood	42"	Cont.		Full, well rooted plant, evenly shaped
NWSR	6	Rosa 'Nearly Wild'	Nearly Wild Shrub Rose	22"	Cont.		Full, well rooted plant, evenly shaped
TURFGRASSES & SEED MIXES							
LAWN	652	Lawn Establishment Area / Grading Area			SY		Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
LMM	245	Stormwater Seed Mix			SY		see plan for area delineation
Hardscape Materials							
	2200	Erosion Matting for sloped seeded areas			SF		American Excelsior Company Curlex Net Free (or approved equal)
	4	Shredded Hardwood Mulch (3" depth)	400 SF		CY		
	2.5	Soil Amendments (2" depth)	400 SF		CY		
	18	Pulverized Topsoil (Lawn Area)	5,900 SF		CY		
	2.5	Pulverized Topsoil (2" over bed areas)	400 SF		CY		
		Downspout Extensions			LF		determine at time of installation
		Downspout Adapters			EA		determine at time of installation
*Landscape counts & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations depicted therein, shall govern.							
Seed Compositions:							
Cedar Creek Premium Blue Tag (Ph: 888-313-6807)				Seed at rate of 3# per 1000 SF			
30% Mid Atlantic Kentucky Bluegrass		10% Atlantic Kentucky Bluegrass		10% Oregon Kentucky Bluegrass		10% Merit Kentucky Bluegrass	
20% Boreal Red Fescue		10% Palmer III Fine Perennial Ryegrass		20% Pennant Fine Perennial Ryegrass			

LANDSCAPE PLAN

Scale: 1"=20'0"

Botanical Name	Common Name	PLS	Ounces/Acre
Stormwater Seed Mix			
For Use on Stormwater Management Ponds (SMP) side slopes to Normal Water Line (NWL)			
<i>Carex crinitella</i>	Crushed Oval Sedge	1.00	
<i>Carex lurida</i>	Bottlebrush Sedge	2.00	
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00	
<i>Elymus virginicus</i>	Virginia Wild Rye	12.00	
<i>Glyceria striata</i>	Fowl Mannia Grass	1.25	
<i>Juncus effusus</i>	Common Rush	1.00	
<i>Juncus torreyi</i>	Torrey's Rush	0.25	
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00	
<i>Panicum virgatum</i>	Switch Grass	1.00	
<i>Scirpus atrovirens</i>	Dark Green Rush	1.00	
<i>Scirpus cyperinus</i>	Wool Grass	0.50	
<i>Scirpus fluvialis</i>	River Bulrush	0.25	
<i>Scirpus validus</i>	Great Bulrush	6.00	
Total			40.25
Temporary Cover:			
<i>Avena sativa</i>	Common Oat		360.00
<i>Lolium multiflorum</i>	Annual Rye		100.00
Total			460.00

Forbs:	PLS	Ounces/Acre
<i>Allium</i> spp.	4.25	
<i>Asclepias incarnata</i>	1.50	
<i>Bidens</i> spp.	2.00	
<i>Helianthus autumnalis</i>	2.00	
<i>Lycopus americana</i>	0.25	
<i>Alimulus ripens</i>	1.00	
<i>Penthorum sedoides</i>	0.50	
<i>Polygonum pennsylvanicum</i>	4.00	
<i>Rudbeckia subtomentosa</i>	1.00	
<i>Sagittaria latifolia</i>	1.00	
<i>Sonchus oleraceus</i>	1.00	
<i>Thalictrum dasycarpum</i>	2.00	
Total		20.50

Water Plantain (Various Mix)	PLS	Ounces/Acre
Water Plantain (Various Mix)	4.25	
Swamp Milkweed	1.50	
Bidens (Various Mix)	2.00	
Sneezeweed	2.00	
Common Water Honeysuckle	0.25	
Morley Flower	1.00	
Ditch Stonecrop	0.50	
Pinkweed	4.00	
Sweet Black-Eyed Susan	1.00	
Common Arrowweed	1.00	
Wild Senna	1.00	
Purple Meadow Rue	2.00	
Total		20.50

Approximate area of coverage:
 Total area (SF) of coverage surrounding infiltration ponds:
 Total acreage of coverage surrounding bio filtration ponds:
 Total acreage of Stormwater Seed Mix:

Percentage of area for side slope/bank coverage:
 Total acreage of Stormwater Seed Mix:

STORMWATER SEED MIX

Botanical Name	Common Name	PLS	Ounces/Acre
<i>Carex crinitella</i>	Crushed Oval Sedge	1.00	
<i>Carex lurida</i>	Bottlebrush Sedge	2.00	
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00	
<i>Elymus virginicus</i>	Virginia Wild Rye	12.00	
<i>Glyceria striata</i>	Fowl Mannia Grass	1.25	
<i>Juncus effusus</i>	Common Rush	1.00	
<i>Juncus torreyi</i>	Torrey's Rush	0.25	
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00	
<i>Panicum virgatum</i>	Switch Grass	1.00	
<i>Scirpus atrovirens</i>	Dark Green Rush	1.00	
<i>Scirpus cyperinus</i>	Wool Grass	0.50	
<i>Scirpus fluvialis</i>	River Bulrush	0.25	
<i>Scirpus validus</i>	Great Bulrush	6.00	
Total			40.25

HELLER & ASSOCIATES LLC
 LANDSCAPE ARCHITECTURE

One Redwood Court
 Racine, Wisconsin 53402
 ph 262 639 9733
 fx 262 639 9737
 david@wdavidheller.com

BRIOHN

DESIGN GROUP
 3804 W. BROOKFIELD ROAD, SUITE 200
 BROOKFIELD, WISCONSIN 53005-1950
 (262) 790-0200 PHONE
 (262) 790-0205 FAX

LANDSCAPE PLAN

SHEET FILE

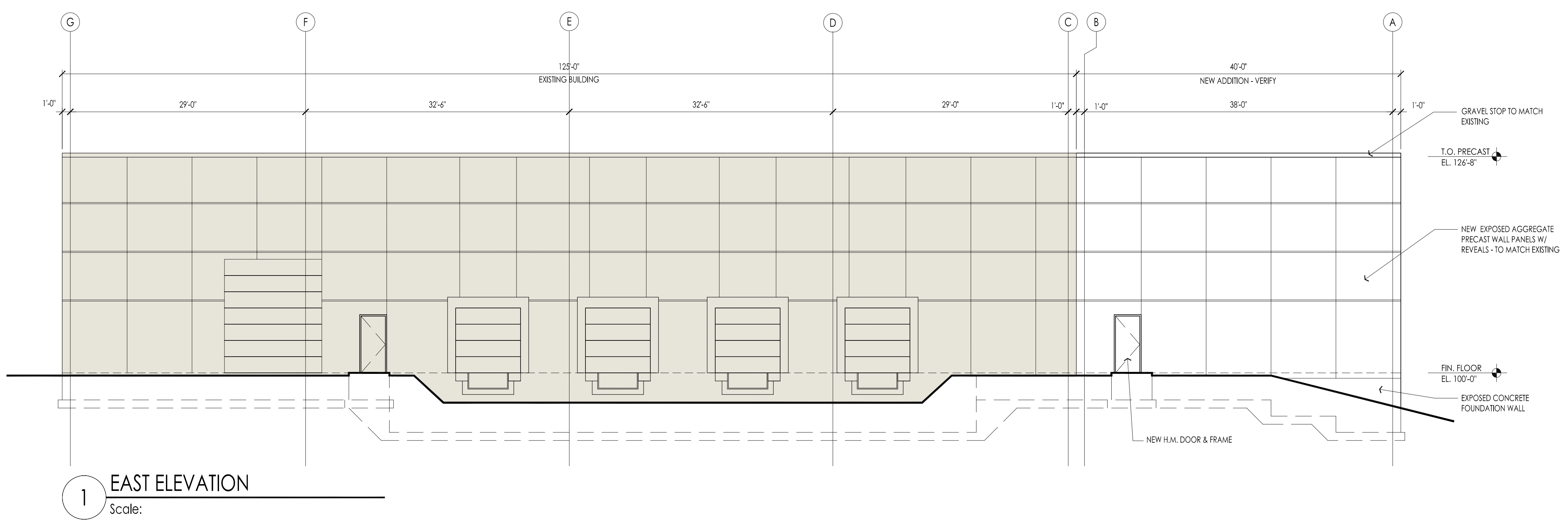
PROPOSED NEW ADDITION FOR:
PILOT AIR FREIGHT
 6724 S. 13TH STREET
 OAK CREEK, WISCONSIN

HELLER & ASSOCIATES LLC
 LANDSCAPE ARCHITECTURE

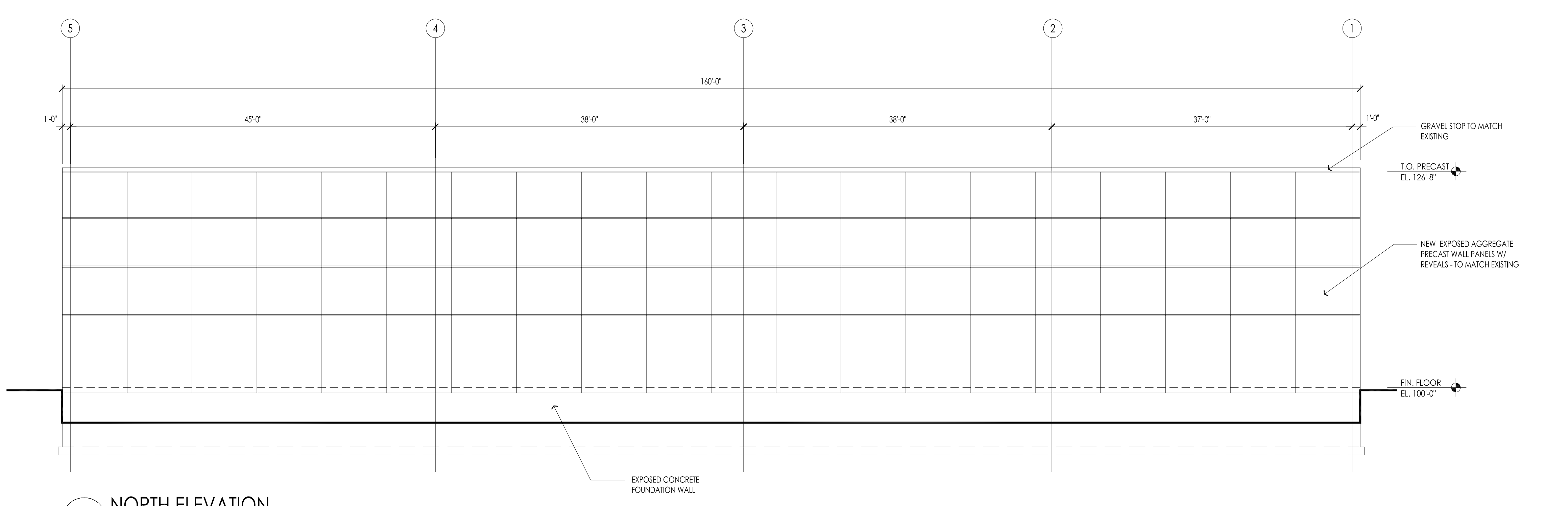
One Redwood Court
 Racine, Wisconsin 53402
 ph 262 639 9733
 fx 262 639 9737
 david@wdavidheller.com

JOB: 13-138
 DRAWN: WDH
 CHECKED: WDH
 DATE: 12.27.13
 SHEET:

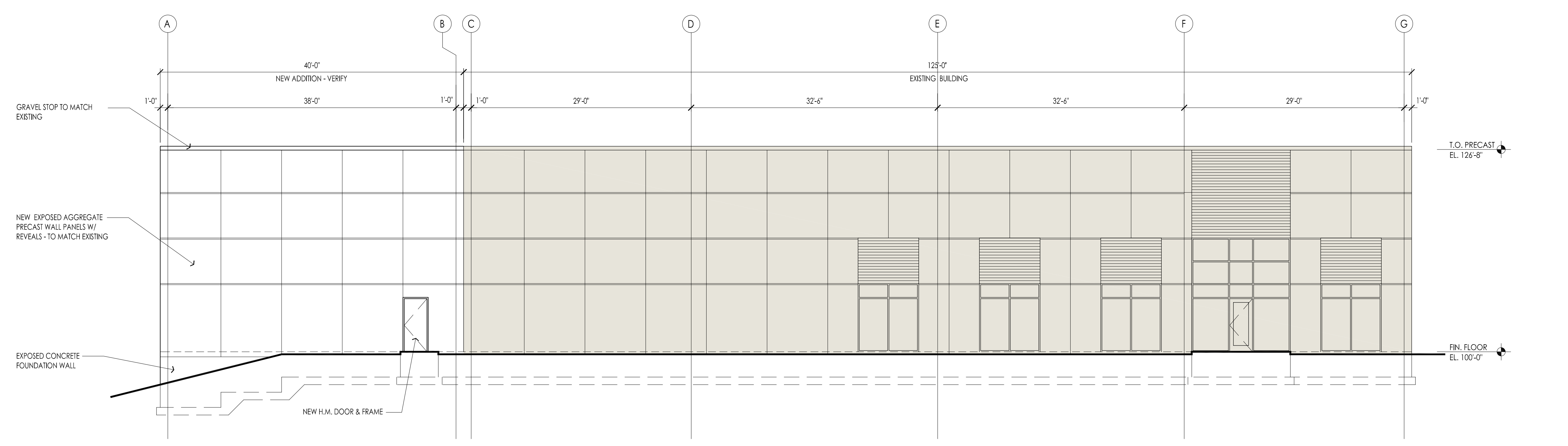
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1 EAST ELEVATION
 Scale:



2 NORTH ELEVATION
 Scale:



3 WEST ELEVATION
 Scale:



Plan Commission Report

ITEM: 5c

DATE: January 28, 2014

PROJECT: ROW Vacation – W. Glen Oaks Drive

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that West Glen Oaks Drive in Section 32 be vacated following a public hearing.

Commentary: The City and WisPark are requesting that the Glen Oaks Drive right-of-way, beginning at the intersection with S. Howell Ave., be vacated. This request was originally reviewed by the Plan Commission in July 2009 following the City's purchase and subsequent sale of property that is being developed as OakView Business Park. As part of the closing agreement for the sale of the property, the City agreed to vacate this right-of-way.

Once vacated, the land will be owned by WisPark as there are no other affected property owners. As mentioned in the 2009 Plan Commission report, an existing water main crosses S. Howell Avenue, through the centerline of Glen Oaks Drive, and continues north to W. Oakwood Road in an easement. The report also clarified that "[t]his water main will remain in an easement after the right-of-way is vacated per Wisconsin State Statutes Section 66.1005, which stipulates that all easements and structures existing in vacated streets remain after vacation and all rights of entrance, maintenance, construction and repair shall continue as if such public way had not been vacated."

Prepared by:

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

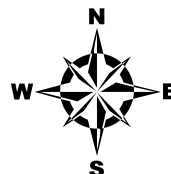
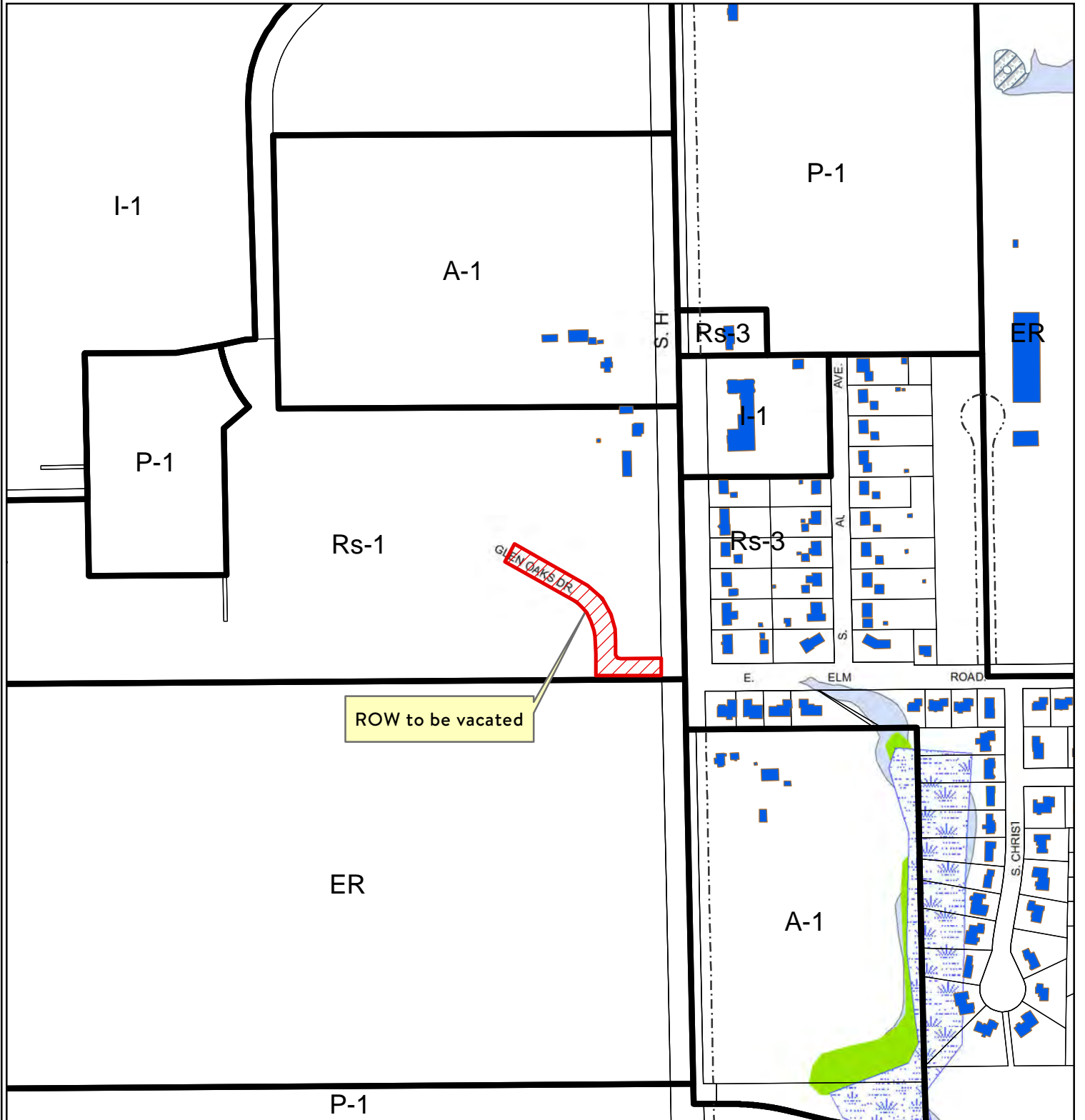
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

A handwritten signature in black ink that reads "Douglas Seymour".

Douglas Seymour, AICP
Director of Community Development

Location Map Glen Oaks Drive Right-of-Way Vacation



Legend	
	Existing Street Pattern
	Floodfringe
	Wetland
	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)



Plan Commission Report

ITEM: 5d
DATE: January 28, 2014

PROJECT: Planned Unit Development Amendment – OakView Business Park
ADDRESS: 405 W. Oakwood Rd., 641 W. Oakwood Rd., 10303 S. Howell Ave., 10711 S. Howell Ave.
TAX KEY NOS: 955-1001-000, 975-1004, 955-1002-000, 974-1003-000

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the Planned Unit Development for the WisPark properties (OakView Business Park) at 405 W. Oakwood Rd., 10303 S. Howell Ave., and 10711 S. Howell Ave. be amended to allow a front and street setback for off-street parking at 30 feet, following a public hearing.

Ownership: WisPark, LLC, 301 W. Wisconsin Ave, Suite 400, Milwaukee, WI 53203

Size: 50 Acres, 31.433 acres (preserved), 20.285 acres, 148.667 acres (total = 250.385 acres)

Existing Zoning: M-1 (PUD), Manufacturing Planned Unit Development

Adjacent Zoning: North – Rs-1, Single Family Residential; Rs-3, Single Family Residential; I-1, Institutional; M-1, Manufacturing

East – B-2 (CCU), Community Business; P-1 (CCU), Park District; A-1, Limited Agricultural; Rs-3, Single Family Residential; I-1, Institutional

South – P-1, Park District; I-1, Institutional; FW, Floodway; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy

West – I-1, Institutional; M-1 (PUD/CU), Manufacturing Planned Unit Development with Conditional Use; FW, Floodway; M-1 (PUD), Manufacturing Planned Unit Development; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy

Comprehensive Plan: Planned Industrial, Resource Protection Area

Wetlands: Yes, per CSM 8154.

Floodplain: N/A

Official Map: N/A

Commentary: WisPark, LLC is requesting approval of an amendment to the existing Planned Unit Development (PUD) for OakView Business Park at the addresses above. The change would be limited to reducing the front setback requirement from 40 feet for off-street parking to 30 feet. Reducing the front setback allows for more flexibility of development on parcels within the PUD while still preserving sufficient areas for landscaping.

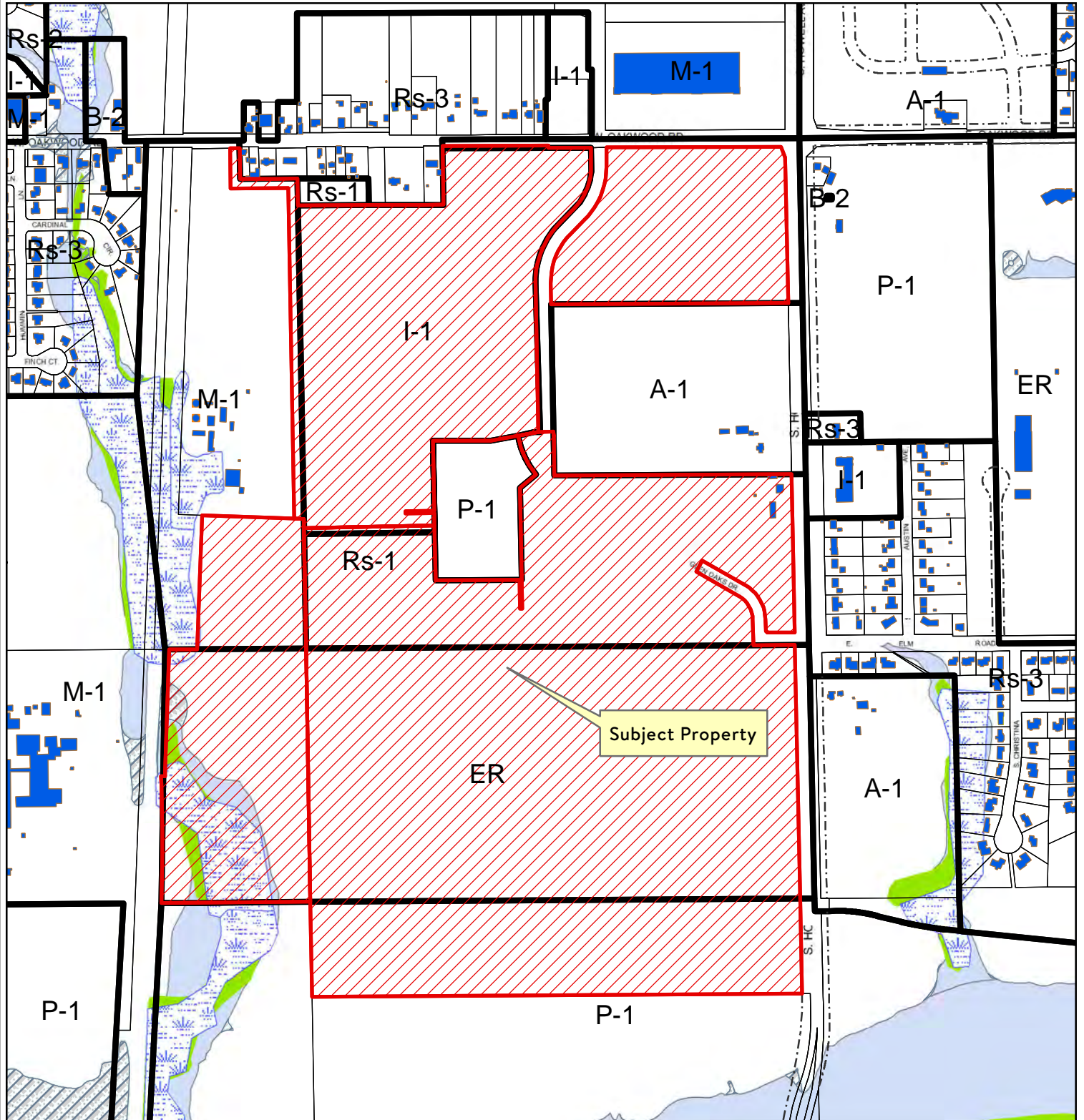
Prepared by:

Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

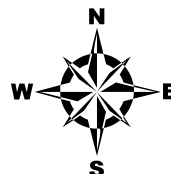
Douglas Seymour, AICP
Director of Community Development

Location Map OakView Business Park



OAKCREEK
— WISCONSIN —

Department of Community Development



Legend	
	OakView Business Park
	Existing Street Pattern
	Floodfringe
	Wetland
	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 – Planned Unit Development

DRAFT Conditions and Restrictions

Applicant: WisPark LLC

Project: Oak View Business Park

Property Addresses: 405 & 641 W. Oakwood Rd.,
10303 & 10711 S. Howell Ave.

Tax Key Numbers: 955-1001-000, 975-1004, 955-1002-000, 974-1003-000

Approved by Plan Commission: 1-28-14

Approved by Common Council: TBD
(Ord. # TBD)

1. LEGAL DESCRIPTION

This planned unit development shall be confined to the following legally described parcels:

Part of the Northeast ¼ and Southeast ¼ of Section 32, Town 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin described as follows:

Lots 1, 2, and 3 of Certified Survey Map 8154 recorded as Document Number 09747350 in the Registrar's Office, Milwaukee County, Wisconsin on June 3, 2009; the right of way of Glen Oaks Drive as recorded on said Certified Survey Map; the right of way of ABC Street as shown said Certified Survey Map; and parts of the Exception (as noted on the Certified Survey Map) – Unplatted Land (Mardeand Park).

Containing 223.18 acres, more or less all being in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. A precise detailed site plan for the area affected by the PUD 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) location of outdoor storage
 - m) location of wetlands (field verified)
 - n) location, square footage and height of signs
- 2) **Landscape Plan**
 - a) screening plan for outdoor storage
 - 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

- 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. A Development Agreement shall be completed between the owner and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required in Item 1E and/or as specified by these conditions and restrictions.
- E. 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.
- F. 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.
- G. If there are any future land divisions, a plat or certified survey map shall be prepared, submitted for approval and recorded. If required by the Common Council, a development agreement also shall be completed between the owner and the City prior to approval of said land division document, so as to ensure the construction or installation of public improvements required in these conditions and restrictions and Chapter 14 of the Municipal Code.
- H. All electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- I. 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.
- J. For all new buildings, additions and uses shall make appropriate use of open spaces. A minimum of 30% of the entire planned unit development shall be set aside as open space.

3. PARKING AND ACCESS

- A. Parking within this planned unit development shall be provided based on Section 17.0403(j)(5) 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 17.0403(g) & (h) of the Municipal Code.

Landscape Area. All public off-street parking lots which serve five (5) vehicles or more and are created or extended subsequent to the adoption of this Ordinance 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. For parking lots designed for twenty-five (25) parking spaces or more, at least one-half of the minimum five- (5) percent landscaped area shall be within the parking lot. Location of landscape areas, plant materials, protection afforded the plantings, including curbing and provision for maintenance shall be subject to approval by the City Plan Commission. Landscape islands or peninsulas shall be dispersed throughout the off-street parking area. All plans for such proposed parking areas shall include a topographic survey or grading plan, which shows existing and proposed grades and location of improvements. The preservation of existing trees, shrubs, and other natural vegetation in the parking area may be included in the calculation of the required minimum landscape area.

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 and six (6) feet in height between the parking and any adjacent residential property line. All screening materials shall be placed and maintained at a minimum height of three (3) feet. The Plan Commission may require greater screening requirements for parking of large trucks, semi-trailers, and large equipment.

4. LIGHTING

All plans for new outdoor lighting shall be reviewed and approved by the Plan Commission and shall conform with the standards in Section 17.0808 of the Municipal Code.

5. BUILDING AND PARKING SETBACKS

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure	40 ft.	20 ft.	20 ft.
Accessory Structure*	40 ft.	5 ft.	5 ft.
Off-street Parking	30 ft.	5 ft.	5 ft.

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

6. 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.

7. SIGNS

- A. All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code.

8. PERMITTED USES

- A. All permitted uses in the M-1, Manufacturing District.
- B. Usual and customary accessory uses to the above listed permitted uses.

9. TIME OF COMPLIANCE

The operator of the PUD use shall begin installing or constructing the elements required in these conditions and restrictions for the PUD within twelve (12) months from the date of adoption of the ordinance authorizing the planned unit development. This planned unit development shall expire within eighteen (18) months after commencing construction, if the public infrastructure for which an approval has been issued is not substantially completed as determined by the City Engineer. The applicant shall re-apply for a PUD approval, prior to recommencing work or construction.

10. OTHER REGULATIONS

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

11. REVOCAION

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

12. ACKNOWLEDGEMENT

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

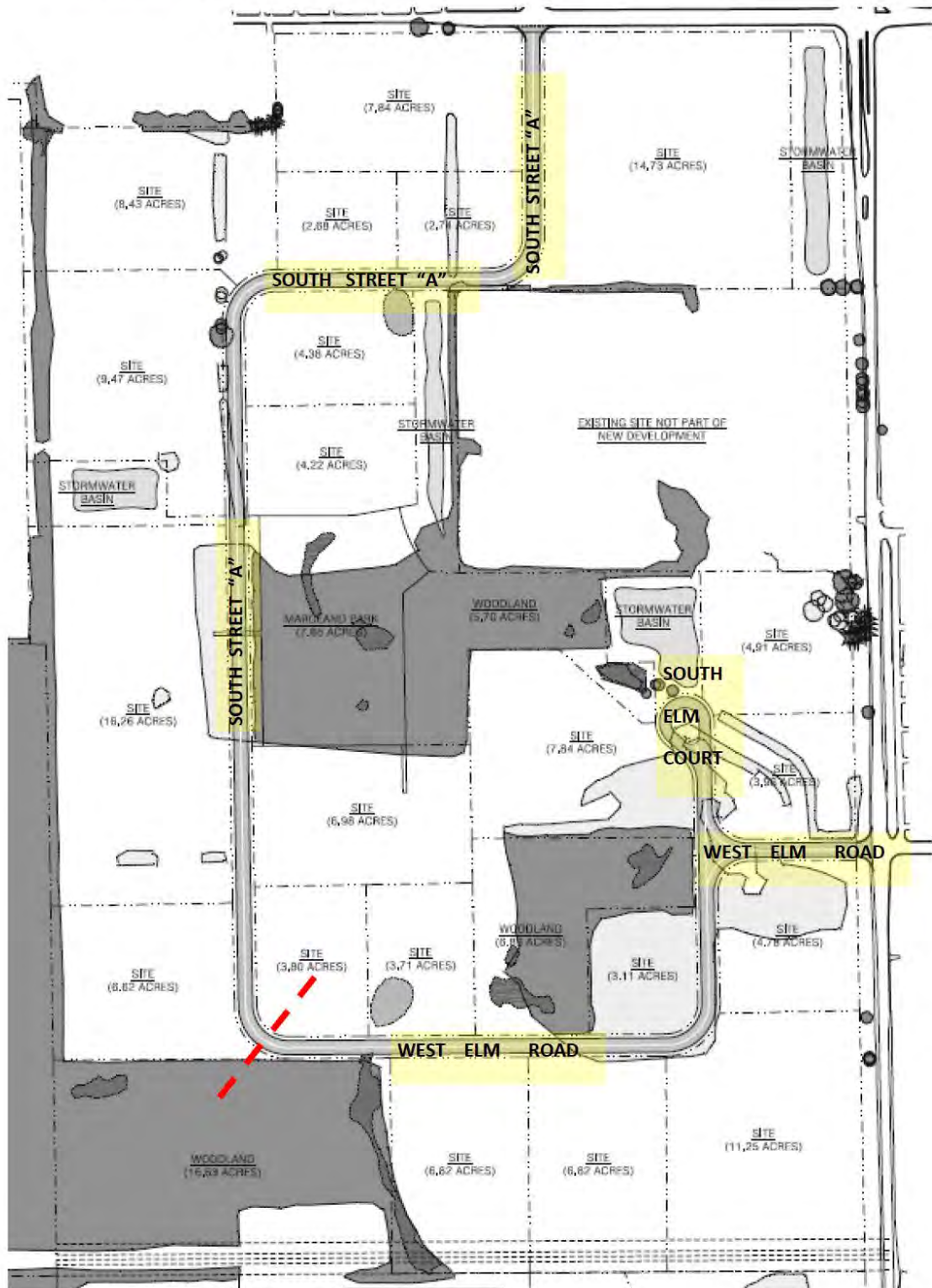
Owner's authorized representative

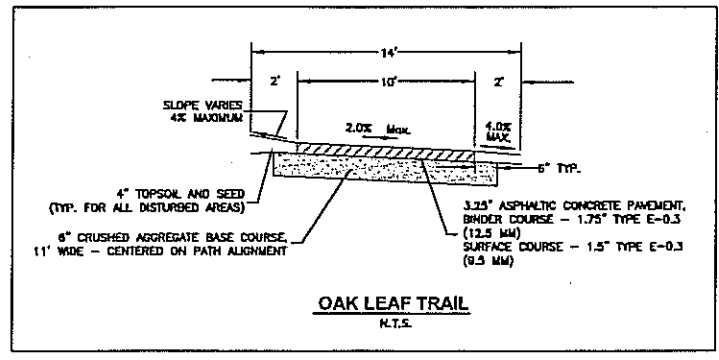
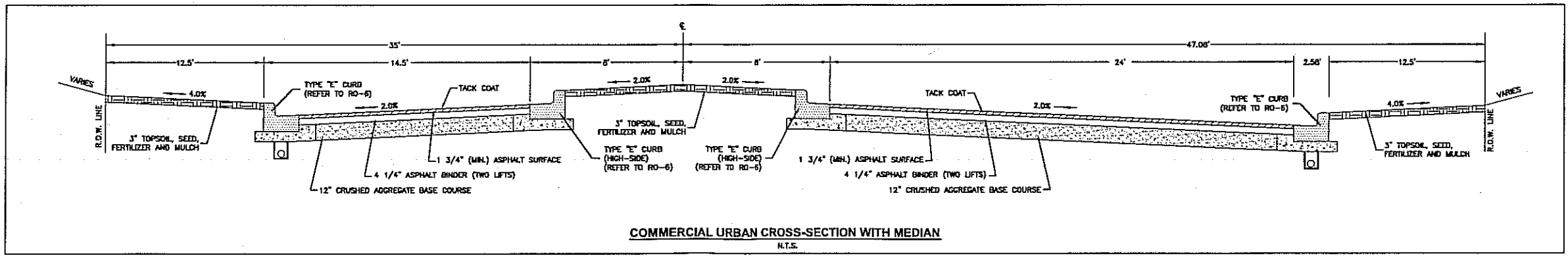
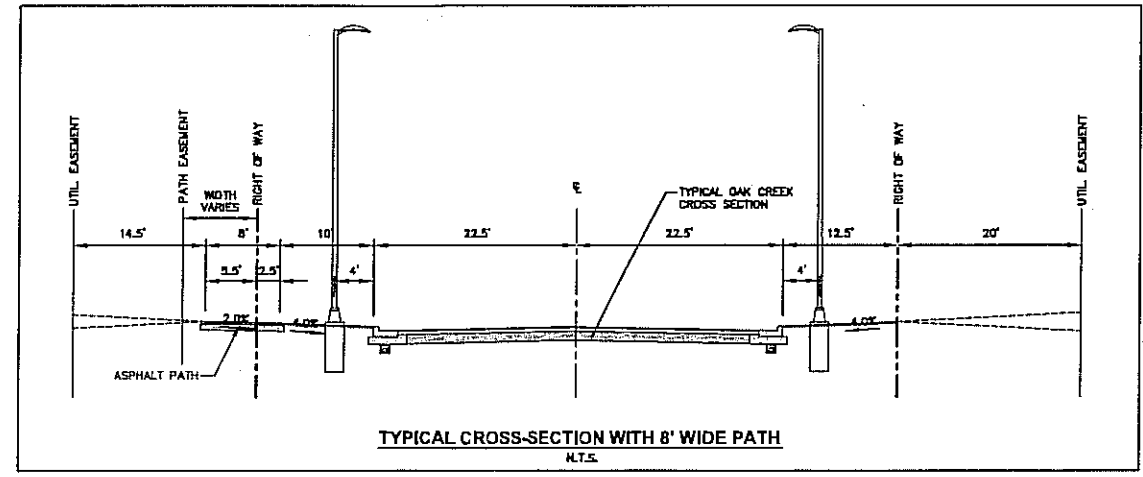
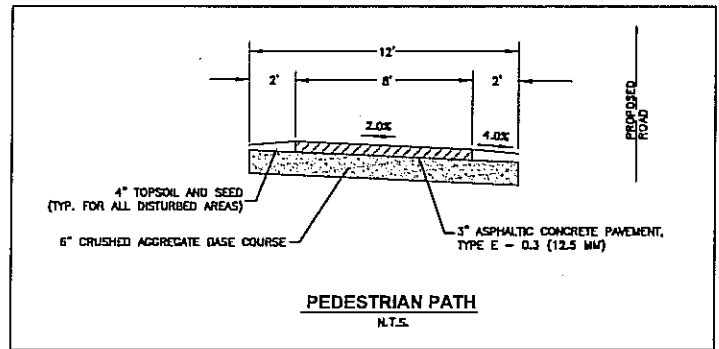
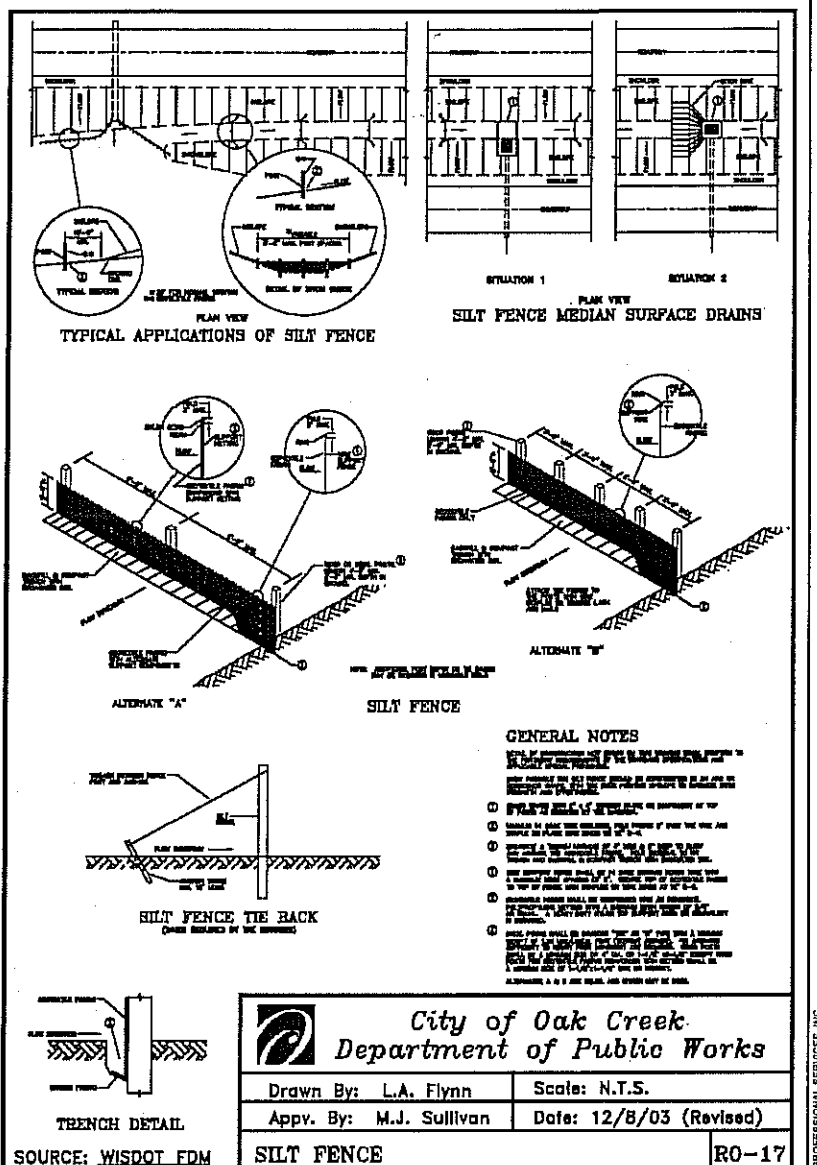
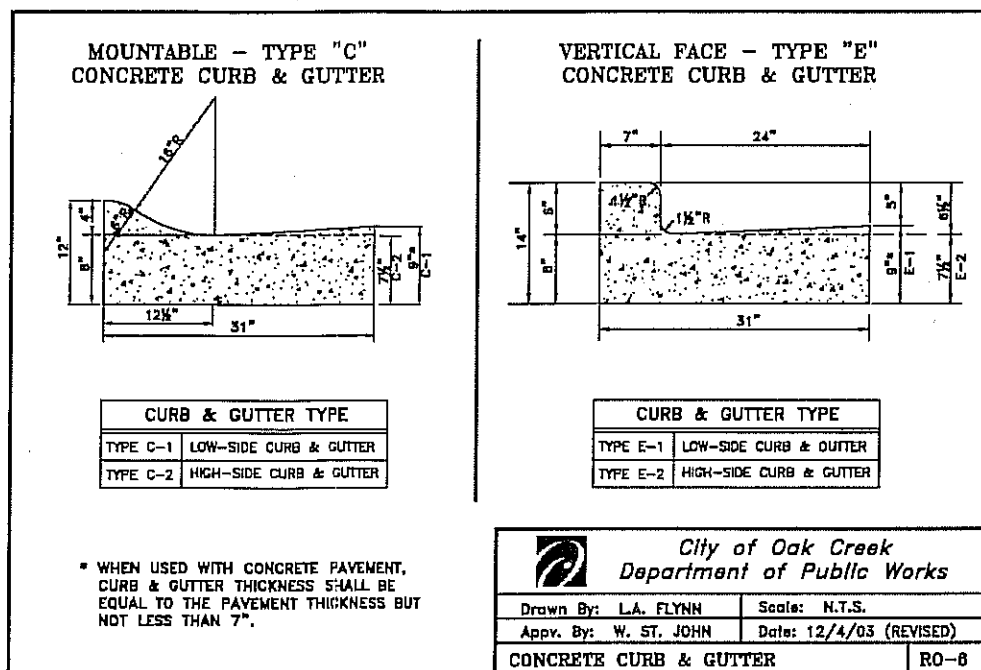
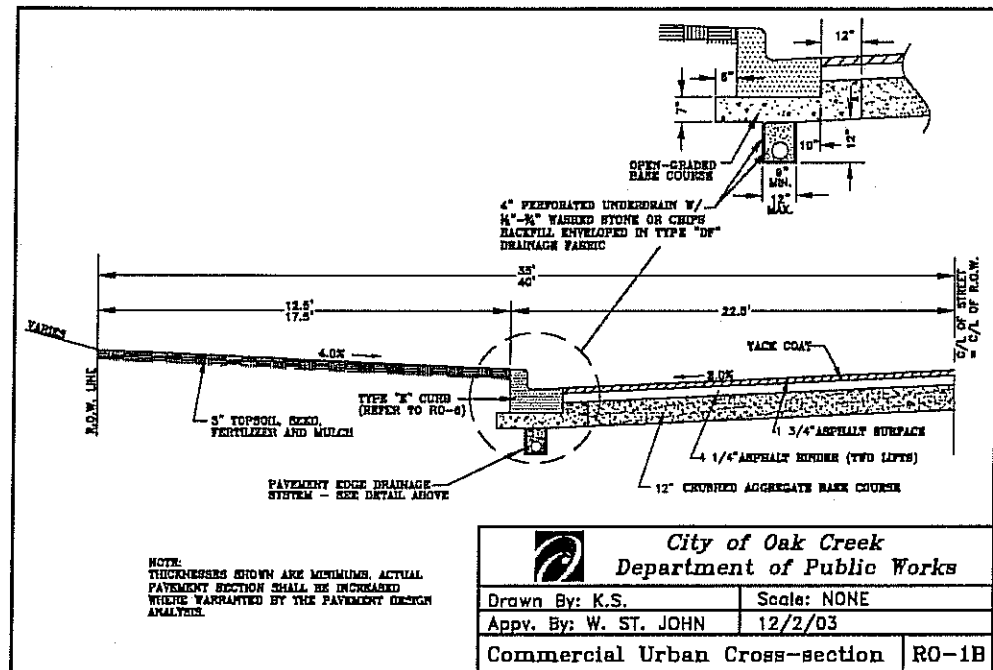
Date

(please print name)

EXHIBIT A
General Development Plan

Oakview Business Park — Preliminary Street Name Plan





THIS IS TO CERTIFY THAT THIS PLAN WAS APPROVED BY WATER WORKS AND SEWER UTILITY COMMISSION OF OAK CREEK AT A REGULAR MEETING.

UTILITY ENGINEER _____ DATE _____

FILE NO.: _____
 CONSTRUCTED BY: _____
 COMPLETED BY: _____
 MAIN LINE INSPECTED BY: _____
 LATERALS INSPECTED BY: _____
 TYPE OF PIPE, ASTM NO.: _____
 TYPE OF PIPE, ASTM NO.: _____
 AS-BUILT BY: _____
 REDLINES TO MYLAR: _____

SA. _____
 ST. _____
 W. _____
 D. _____
 E. _____
 T. _____
 I. _____
 TS. _____
 PP. _____

REVISION: _____ DATE: _____
 Addendum #2 08-30-13
 Grading/Fencing 09-19-13

ISSUED FOR CONSTRUCTION 09/19/13

CITY OF OAK CREEK, WISCONSIN

DESIGNED BY: RWVJSK DATE: 6-22-13
 DRAWN BY: RWVJAP DATE: 08-30-13
 CHECKED BY: WHDRKW DATE: 07-01-13

OAK VIEW BUSINESS PARK PUBLIC DETAILS

LOCATION: _____
 FROM: _____
 TO: _____

APPROVED BY COUNCIL RESOLUTION NO.: _____

APPROVED BY: _____ DATE: _____
 UTILITY ENGINEER DATE: _____
 APPROVED BY: _____ DATE: _____
 CITY ENGINEER DATE: _____

SCALE: _____
 PLAN HORIZ. 1" = 40' C-12.0
 PROFILE HORIZ. 1" = 40' OF _____
 HORIZ. 1" = 40' OF _____
 VERT. 1" = 4' 56

FILE NO.: 13054-11D-2582

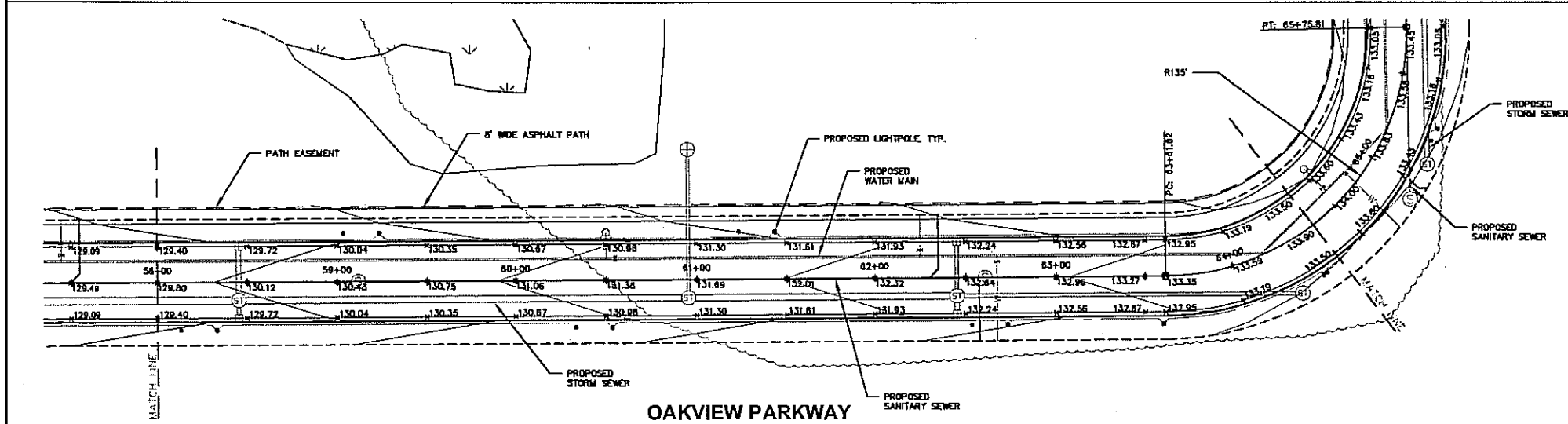
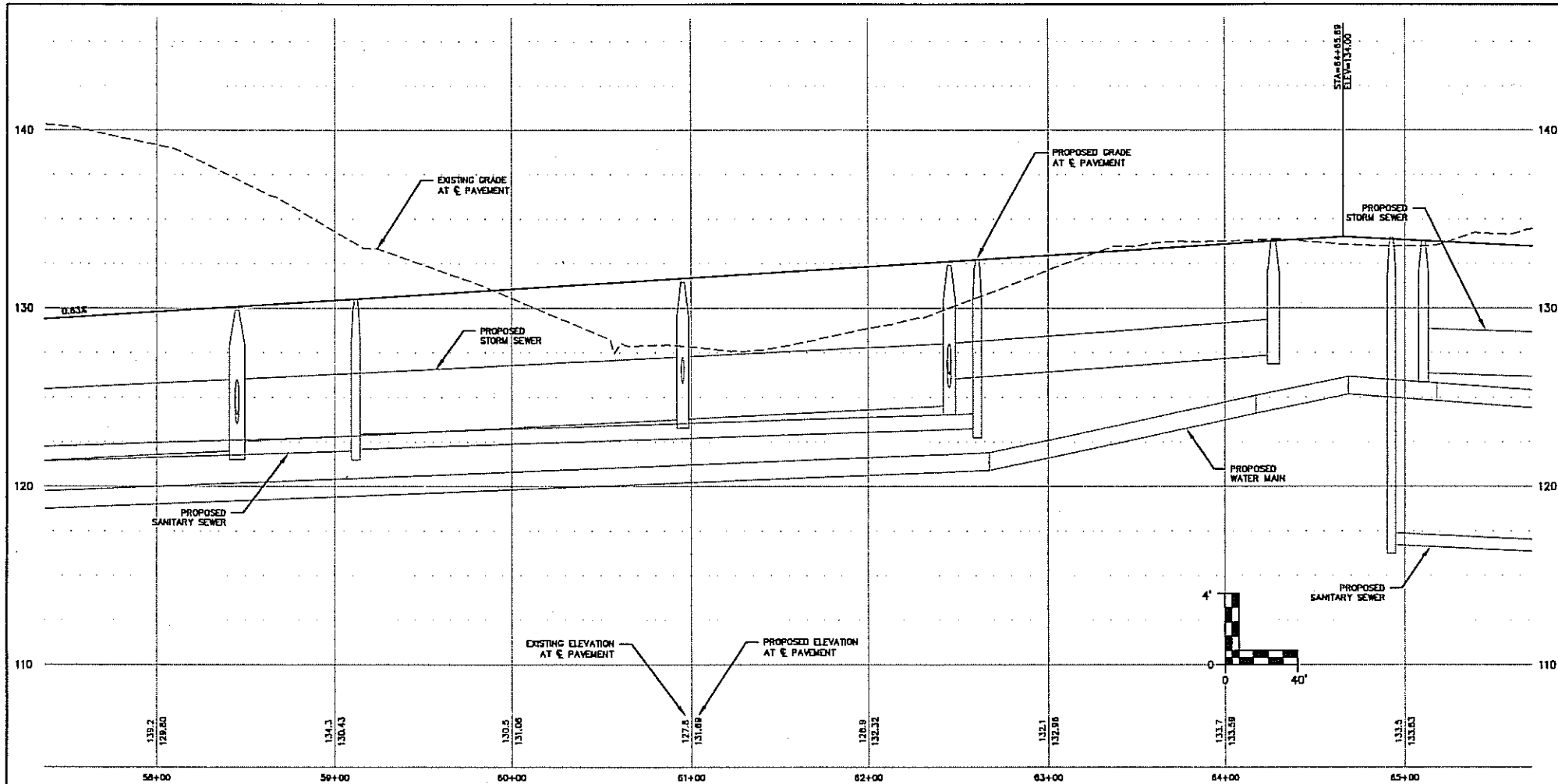
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 WAUKESHA, WISCONSIN 53186
 262.513.0660 PHONE | 262.513.1232 FAX
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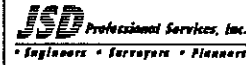
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ISSUED FOR CONSTRUCTION 09/19/13



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 WALKESHA, WISCONSIN 53186
 262.513.0668 PHONE / 262.513.1232 FAX
 www.jsdinc.com

FILE NO.: _____
 CONSTRUCTED BY: _____
 COMPLETED BY: _____
 MAIN LINE INSPECTED BY: _____
 LATERALS INSPECTED BY: _____
 TYPE OF PIPE, ASTM NO.: _____
 TYPE OF PIPE, ASTM NO.: _____
 AS-BUILT BY: _____
 REDLINES TO MYLAR: _____

SA	
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TS	
PP	
Addendum #2	08-30-13
Grading/Fencing	09-19-13

CITY OF OAK CREEK, WISCONSIN

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
RWW/JSK	6-22-13	RWW/CAP	06-30-13	WHD/RKW	07-01-13

**OAK VIEW BUSINESS PARK
 PAVING AND MARKING PLANS**

LOCATION: OAKVIEW PARKWAY
 FROM: STA 58+00
 TO: STA 64+50

APPROVED BY COUNCIL RESOLUTION NO. _____

APPROVED BY	
UTILITY ENGINEER	DATE
APPROVED BY	DATE
CITY ENGINEER	DATE
SCALE	
PLAN	
HORIZ.	1" = 40'
PROFILE	
HORIZ.	1" = 40'
VERT.	1" = 4'
FILE NO.:	13054-7D-2578

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