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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, March 11, 2014  
AT 6:00 P.M.

- 
- 1) ROLL CALL
  - 2) Significant Common Council Actions
  - 3) NEW BUSINESS
    - a) TEMPORARY USE PERMIT – Review a request for a temporary use permit submitted by Nick Timber, Reality Check, LLC for a seasonal Halloween attraction on the property located at 1720 W. Elm Rd. (Tax Key No. 953-9993-000). Follow this agenda item on Twitter **@OakCreekPC#OCPCMil13Hour**.
    - b) RIGHT-OF-WAY VACATION - Review a right-of-way vacation request by WisPark, LLC in the southwest 1/4, northwest 1/4, and northeast 1/4 of the northeast ¼ of Section 32 (ABC Street). Follow this item on Twitter **@OakCreekPC#OCPCOakViewROW**.
    - c) CERTIFIED SURVEY MAP - Review a Certified Survey Map submitted by Jerry Franke, Wispark, LLC, for the property at 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). Follow this item on Twitter **@OakCreekPC#OCPCOakView1**.
    - d) CERTIFIED SURVEY MAP - Review a Certified Survey Map submitted by Jerry Franke, Wispark, LLC, for the property at 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). Follow this item on Twitter **@OakCreekPC#OCPCOakView2**.

### 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  
February 17, 2014

1. Approved: Ordinance No. 2708 amending the Planned Unit Development and General Development Plan for the OakView Business Park for the properties at 405 & 641 W. Oakwood Road and 10303 & 10711 S. Howell Avenue
2. Approved: Ordinance No. 2713 amending the location of the build-to-zone in Figures 4a and 4b of the General Development Plan and Regulating Plan for the Drexel Town Square Mixed use Planned Development District located at Drexel Town Square. Multiple addresses.



Kari Papelbon, CFM, AICP  
Planner



# Plan Commission Report

ITEM: 4a

DATE: March 11, 2014

**PROJECT:** Temporary Use – Milwaukee’s 13<sup>th</sup> Hour (Nick Timber)

**ADDRESS:** 1720 W. Elm Rd.

**TAX KEY NO:** 953-9993-000

**STAFF RECOMMENDATION:** That the Plan Commission not approve of the temporary use as proposed.

**Ownership:** Stephen Spidell, 1301 W. Puetz Rd., Oak Creek, WI 53154

**Size:** 13.45 acres

**Existing Zoning:** A-1, Limited Agricultural

**Adjacent Zoning:** North – A-1, Limited Agricultural  
East – A-1, Limited Agricultural  
South – Rs-2, Single Family Residential; A-1, Limited Agricultural  
West – Interstate 94

**Comprehensive Plan:** Planned Industrial

**Wetlands:** N/A

**Floodplain:** N/A

**Official Map:** N/A

**Commentary:** The applicant is requesting approval for a seasonal haunted attraction (“Milwaukee’s 13<sup>th</sup> Hour”) on property owned by Stephen Spidell at 1720 W. Elm Rd. Temporary uses lasting in excess of 14 days may be allowed with Plan Commission approval.

The proposal includes the following main areas:

1. A queue tent at the north end of the property (near the existing permanent building) will serve as the entrance to the haunted attraction.
2. Six (6) haunted mazes (Spider Den, Asylum, Voodoo, Clown House, Tornado hall, and Back Cabin). Attendees will be guided from the queue tent through the attraction via plastic fencing “lanes.”
3. Parking for 116 vehicles is proposed at the end of the existing driveway.
4. Concessions, games, and portable sanitary facilities will be located near the existing building near the entrance to the attraction within a fenced area. This also serves as the exit location for the haunted attraction. Tickets will be purchased at the booth located at the entrance to this area (north of the parking lot).

Event dates and hours of operation are proposed to be October 3 through November 1 (Friday and Saturday evenings) between 7:00 PM and 11:00 PM. The applicant expects up to 200 attendees per night. Approximately 31 volunteers will provide staff and security services throughout the attraction. Electricity will be provided via three generators – one at the northern limits of the parking area, one between the queue tent and first maze, and one between mazes 2 and 4. Lighting details have been provided by the applicant and are included in your packet.

Staff has reviewed this request and has several concerns.

1. Traffic and Noise - The proposed use is located off of a residential street, and attraction attendees must pass six homes before turning onto the proposed site. Additionally, the request includes constructing a new stone exit drive immediately across from a seventh home on Elm Rd. With an estimated 400

attendees per weekend during the proposed hours of operation and the need for three generators, staff feels that traffic and noise generated by this proposed use has the potential to be disruptive to neighbors.

2. Safety and Emergency Response – As presented, the attraction will require the clearing of approximately 3.7 acres of wooded area on the property. Since this is a temporary use, no foundations or grading are proposed. Accessibility for emergency vehicles is therefore limited to the driveway and proposed parking area. Additional comments from the Fire Department are forthcoming as of writing this report. Staff is also concerned that there are three or fewer volunteers proposed at each of the attraction areas, and only three volunteers proposed to serve as security to handle up to 200 guests in an outdoor venue. The Police Department may have further comments for the applicant with regard to crowd control.
3. Erosion Control – Parking for the site is proposed on grass instead of an impervious surface (e.g., asphalt or gravel). In consideration for the time of year, there is potential for erosion of the land and tracking of mud onto City streets. No contingency plans to address these potentialities have been submitted to date.

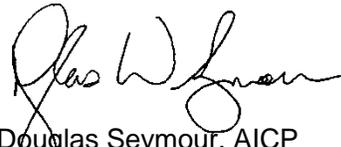
Due to these concerns, Staff does not feel that the proposed temporary use is appropriate for the location.

Prepared by:



Kari Papellbon, CFM, AICP  
Planner

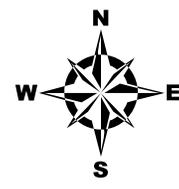
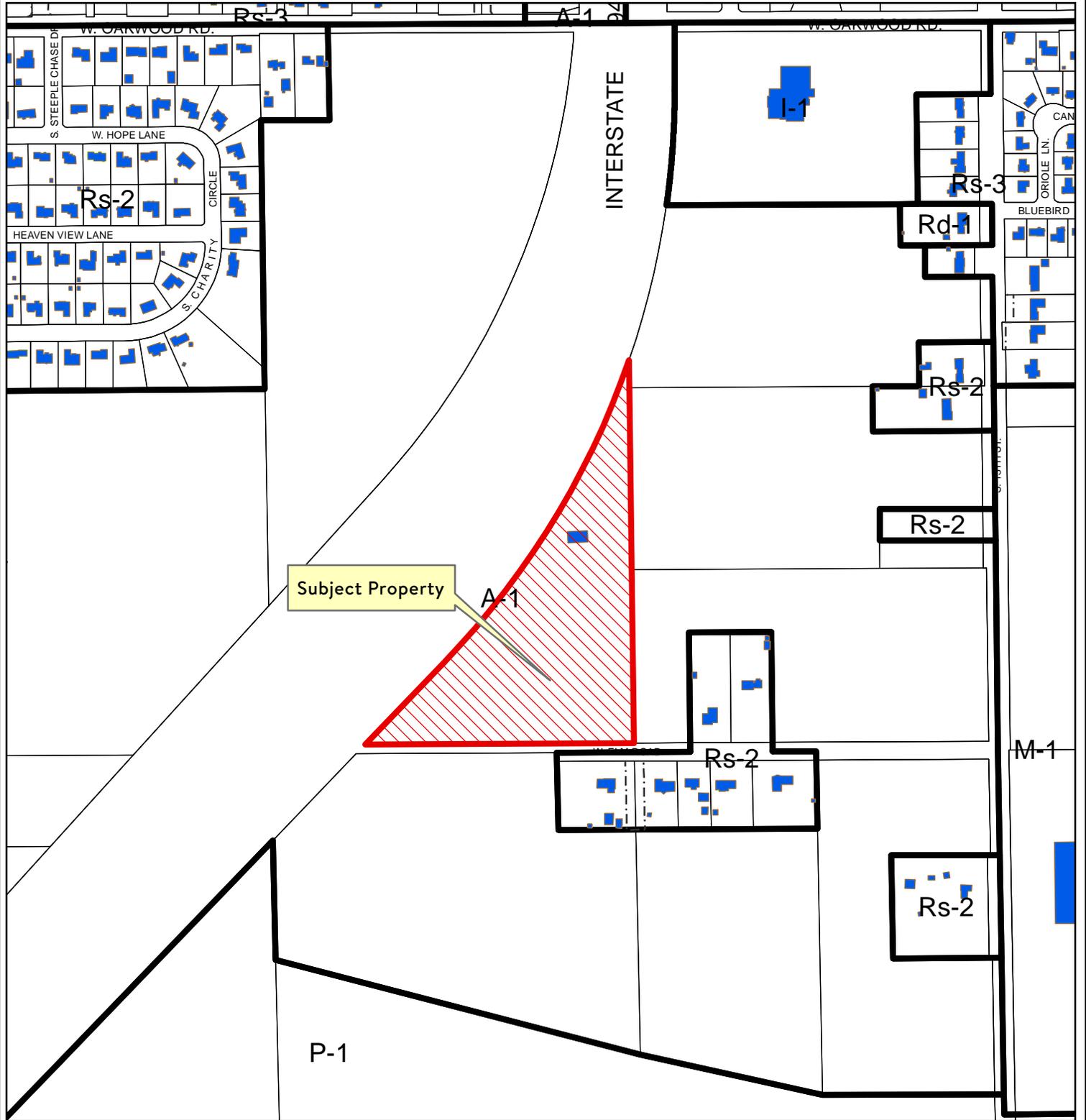
Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 1720 W. Elm Rd.



Legend	
	1720 W. Elm Rd.
	Existing Street Pattern

## INTRODUCTION

Nick Timber on behalf of Reality Check LLC (Reality Check) presents the following Temporary Use Permit proposal for a seasonal event in Oak Creek under the fictitious name "Milwaukee's 13<sup>th</sup> Hour" during the month of October 2014. The seasonal event will be a Halloween centered attraction with the mission and vision to facilitate the celebration of Halloween for all ages. Safety, professionalism and passion are embedded in every aspect of Reality Check and will be held as a high standard throughout. Charity donations are in consideration.

## GENERAL OVERVIEW OF SERVICE PROCESS

- The proposed event will begin on October 3<sup>rd</sup> 2014 and continue every Friday and Saturday through November 1<sup>st</sup> 2014, between the time of 7:00 PM and 11:00 PM each night.
- Reality Check has leased a 13.45 acre class "M" (Mixed: General and/or Exempt) property at the address of 1720 West Elm Road Oak Creek for the operation of the proposed event.
- Event powering equipment will consist of three generators within a sound withdrawing enclosure placed outside of the customer boundary limit.
- Evaluation of customer attendance is estimated to be on average 200 people per night during event operational times, equivalent to 50 people per hour.<sup>1</sup>
- Parking specifications for the event are based within ≈0.7 acres on the event property.
- 112, 8.5'x18' parking stalls are located on an outdoor surface over 50 feet away from any part of the attraction.
- Refer to **Document 4** "Event Lighting Plan" for all lighting specification.
- Customer common area (CCA) is ≈0.8 acres of open territory for patrons to enjoy Halloween entertainment outside of the main attraction.
- Restrooms, hygiene stations, garbage and recycling cans will be within the CCA to attempt to prevent any unnecessary waste within the event, this will also assist in preserving a cleaner atmosphere.
- The Halloween attraction is located within ≈3.4 acres of wooded territory within the property. Patrons will be guided through the attraction by plastic fencing encasing them within the boundary limits.
- Designed Scenes<sup>2</sup> will be implemented within the attraction.

1: With the event inside of its first year of operation there is no data to support the customer evaluation.

2: Non-permanent panels with a weather guard overhead to keep out any inclement weather these arrangements may experience.

-All components of proposed event will be stored properly off of temporary site.

-Security personal will be implemented throughout the entire event.

-**Document 3** "Emergency Plan Reference Guide" will be in place in the probability of an emergency situation taking place.

-Staff will follow accepted procedures stated within the plan.

-Event rules i.e. "Absolutely No Smoking" will be posted throughout the event and anywhere where tickets can be purchased to ensure the customers knowledge of the events regulations.

-Event staffing will be fulfilled through the use of volunteers. See **document 6** "Event Staffing" for further details.

## Document 4- Event Lighting Plan

### **1.0 Introduction**

All 3mm, 5mm and Superflux LED lighting will be installed in PVC piping for proper mounting. For all LED light illumination level please see attached document 4.1 "LED Specifications." The manufacturer provided document 4.1.

### **2.0 Parking**

4- 500-watt halogen lights mounted on 10ft wooden poles.

### **3.0 Customer Common Area**

3 – Red Superflux LED mounted near the entrance.

#### **3.1 Ticket Booth**

3 – Warm White Superflux LEDs mounted on wall units 8ft high.

#### **3.2 Concession Stand**

4 – Amber SuperFlux LEDs mounted on the tents 8ft high.

#### **3.4 Game Tents**

5 – Amber SuperFlux LEDs mounted on PVC poles 8ft high.

### **4.0 Main Attraction**

#### **4.1 Queue Tent**

4- Red High Intensity Spot LEDs mounted on the front base.

2- Warm White SuperFlux LEDs on wall unit in a prop fixture 12ft high.

#### **4.2 Spider Den**

2- Green Superflux LEDs mounted on the front base.

#### **4.3 Asylum**

1- Warm White SuperFlux LED on wall unit in a prop fixture 8ft high.

#### **4.4 Voodoo**

2- Blue SuperFlux LEDs mounted on the front base.

#### **4.5 Clown House**

2- UV SuperFlux LEDs mounted on the front base.

#### **4.6 Tornado Hall**

1- Amber SuperFlux LED mounted on wall unit in a prop fixture 8ft high.

#### **4.7 Back Cabin**

4- Amber SuperFlux LEDs mounted on wall unit in a prop fixture 8ft high.



## 4.1 LED Specifications

<u>5mm LED</u>	<u>Current (mA)</u>	<u>Luminous Flux (lumens)</u>	<u>Wavelength (nm)</u>	<u>Color Temperature (deg. K)</u>
Cool WhiteCool White	20	3.15		9,000 - 10,000
Warm WhiteWarm White	20	2.3		2,800 - 3,000
Blue	20	1.25	465 - 470	
Red	20	0.48	620 - 625	
Green	20	3.05	520 - 525	
Amber	20	0.5	605 - 610	
Pink	20	0.96	695 - 700	1,200 - 1,400
UV	20	0.05	405 - 410	

<u>SuperFlux</u>	<u>Current (mA)</u>	<u>Luminous Flux (lumens)</u>	<u>Wavelength (nm)</u>	<u>Color Temperature (deg. K)</u>
WhiteWhite	80	19.5		9,000 - 10,000
Blue	80	3.5	465 - 470	
Red	80	4.5	620 - 625	
Green	80	14.6	520 - 525	
Amber	80	3.5	605 - 610	
Pink	80	6.5	695 - 700	1,200 - 1,400
UV	80	0.35	405 - 410	

<u>High Intensity Flood</u>	<u>Current (mA)</u>	<u>Luminous Flux (lumens)</u>	<u>Wavelength (nm)</u>	<u>Color Temperature (deg. K)</u>
ool WhiteCool White, Silver	142.6	70.4	488	6211
arm WhiteWarm White, Silver	154.7	78.3	581	3259
Red, Silver	90.2	32.2	618	
Blue, Silver	161	12.5	459	
Green, Silver	149.9	61.2	519	
Amber, Silver	103.6	53.8	590	

<u>High Intensity Spot</u>	<u>Current (mA)</u>	<u>Luminous Flux (lumens)</u>	<u>Wavelength (nm)</u>	<u>Color Temperature (deg. K)</u>
ool WhiteCool White, Silver	156.3	70.8	541	5635
arm WhiteWarm White, Silver	155.1	84.2	580	3245
Red, Silver	114.7	43.5	619	
Blue, Silver	153.6	11.7	461	
Green, Silver	153.3	56.8	522	
Amber, Silver	112.5	31.8	593	

## Document 6- Event Staffing

### ***1.0 Introduction***

Event staffing will be fulfilled through the use of volunteers.

### ***2.0 Parking***

2 Volunteers

### ***3.0 Customer Common Area***

#### **3.1 Ticket Booth**

3 Acquaintances

#### **3.2 Concession Stand**

2 Volunteers

#### **3.4 Game Tents**

1 Volunteer

### ***4.0 Main Attraction***

#### **4.1 Queue Tent**

3 Volunteers

#### **4.2 Spider Den**

1 Volunteer

#### **4.3 Back Ally**

2 Volunteers

#### **4.4 Voodoo**

2 Volunteers

#### **4.5 Circus**

3 Volunteers

#### **4.6 Tornado**

2 Volunteers

#### **4.7 Cabin**

2 Volunteers

### ***5.0 Security***

3 Acquaintances

### ***6.0 Zone Leaders***

5 Acquaintances

PROPOSED DESIGN FOR:

# MILWAUKEE'S 13TH HOUR

1720 WEST ELM ROAD  
OAK CREEK, WI 53154

## CLIENT

REALITY CHECK, LLC  
8930 S PARKSIDE DR  
OAK CREEK, WI 53154  
P: 414.559.0725

## DRAFTER

NICHOLAS MATHER  
3375 N. 97TH PL.  
MILWAUKEE, WI 53222  
P: 414.581.4056  
NJMATHER1@GMAIL.COM

## MILWAUKEE'S 13TH HOUR

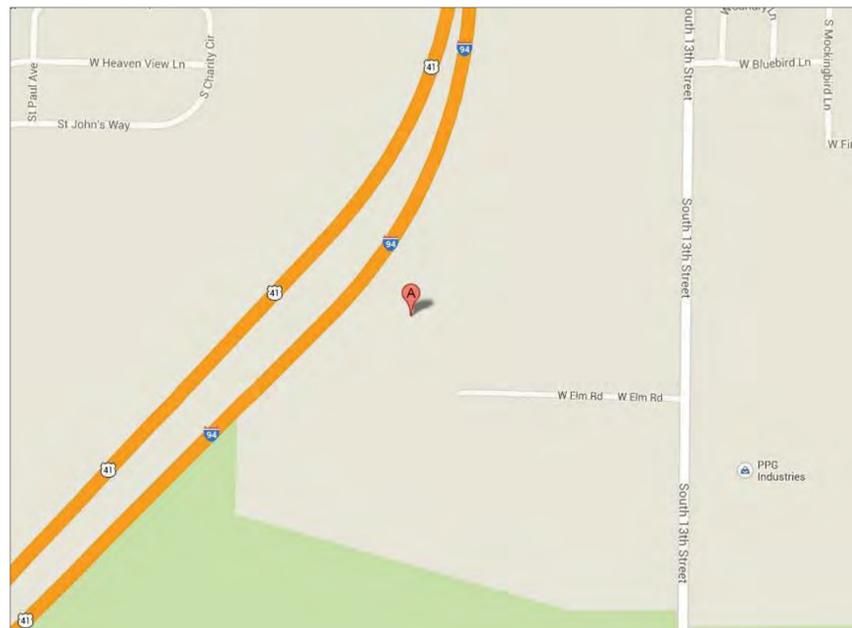
1720 WEST ELM ROAD  
OAK CREEK, WI 53154

### CLIENT

REALITY CHECK, LLC  
8930 S PARKSIDE DR  
OAK CREEK, WI 53154

DRAWINGS AND SPECIFICATIONS  
COMPLETED BY:  
NICHOLAS MATHER  
3375 N 97TH PL  
MILWAUKEE, WI 53222

DATE	REV	ISSUE
02/06/2014	1	CD- CITY REVIEW



1 PROJECT LOCATION  
N.T.S.



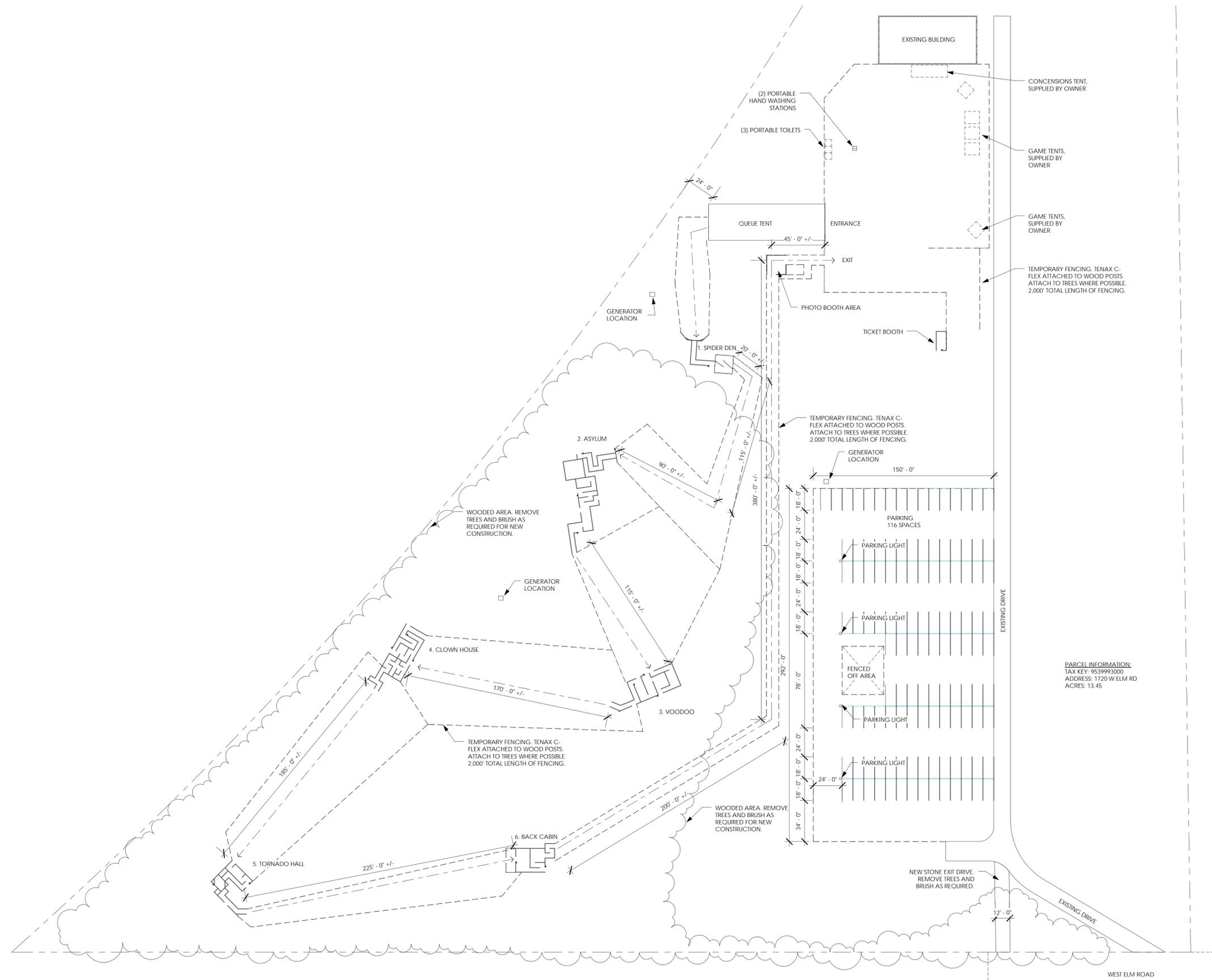
LEGEND	
	4'-0" HIGH WALL UNIT
	8'-0" HIGH WALL UNIT
	12'-0" HIGH WALL UNIT
	WALL UNIT DOOR

SHEET INDEX	
T1.00	TITLE SHEET
A0.00	SITE PLAN
A1.01	FLOOR PLAN
A1.02	FLOOR PLAN
A1.03	FLOOR PLAN
A1.04	FLOOR PLAN
A1.05	FLOOR PLAN
A1.06	FLOOR PLAN
A1.07	FLOOR PLAN
A1.08	FLOOR PLAN
A2.00	DETAILS
11	

PROJECT NUMBER 14002  
 START DATE 11/12/2013  
 DRAWN BY NJM  
 CHECKED BY NJM  
 SCALE 12" = 1'-0"

TITLE SHEET

# T1.00



**MILWAUKEE'S  
13TH HOUR**

1720 WEST ELM ROAD  
OAK CREEK, WI 53154

**CLIENT**  
REALITY CHECK, LLC  
8930 S PARKSIDE DR  
OAK CREEK, WI 53154

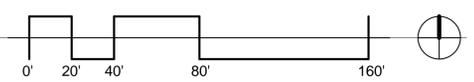
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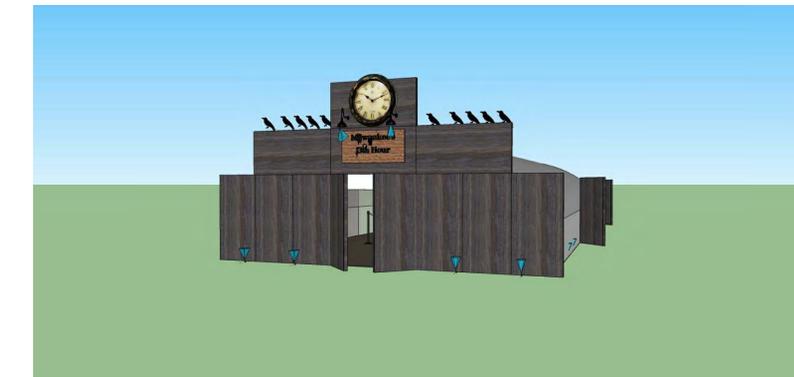
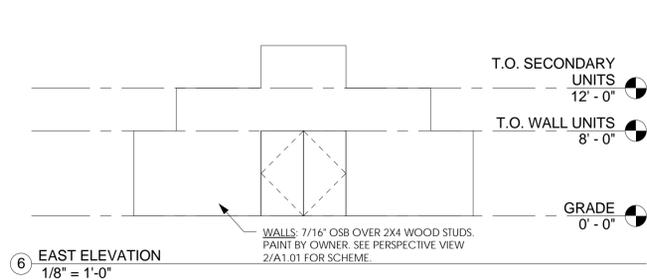
DATE	REV	ISSUE
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ACRES: 13.45

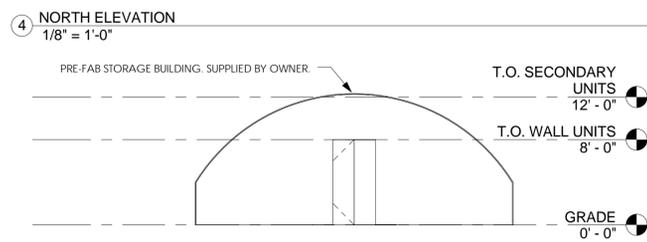
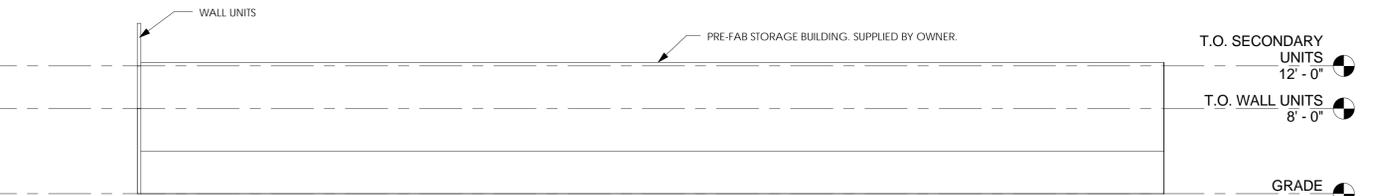
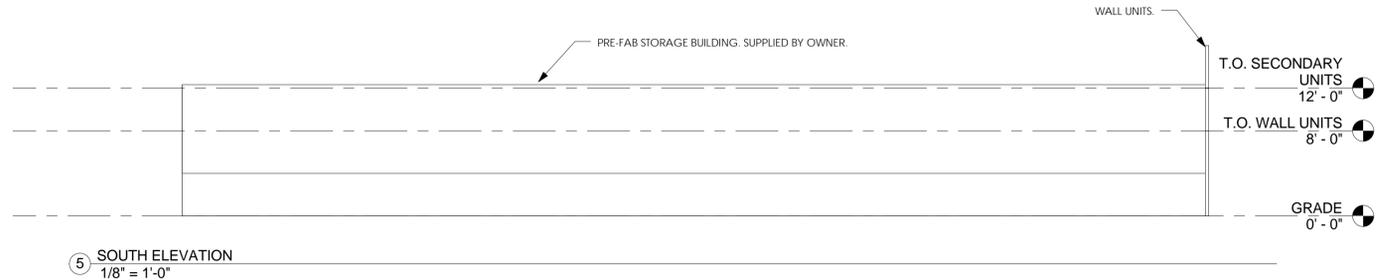
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SCALE 1" = 40'-0"

1 SITE PLAN  
1" = 40'-0"



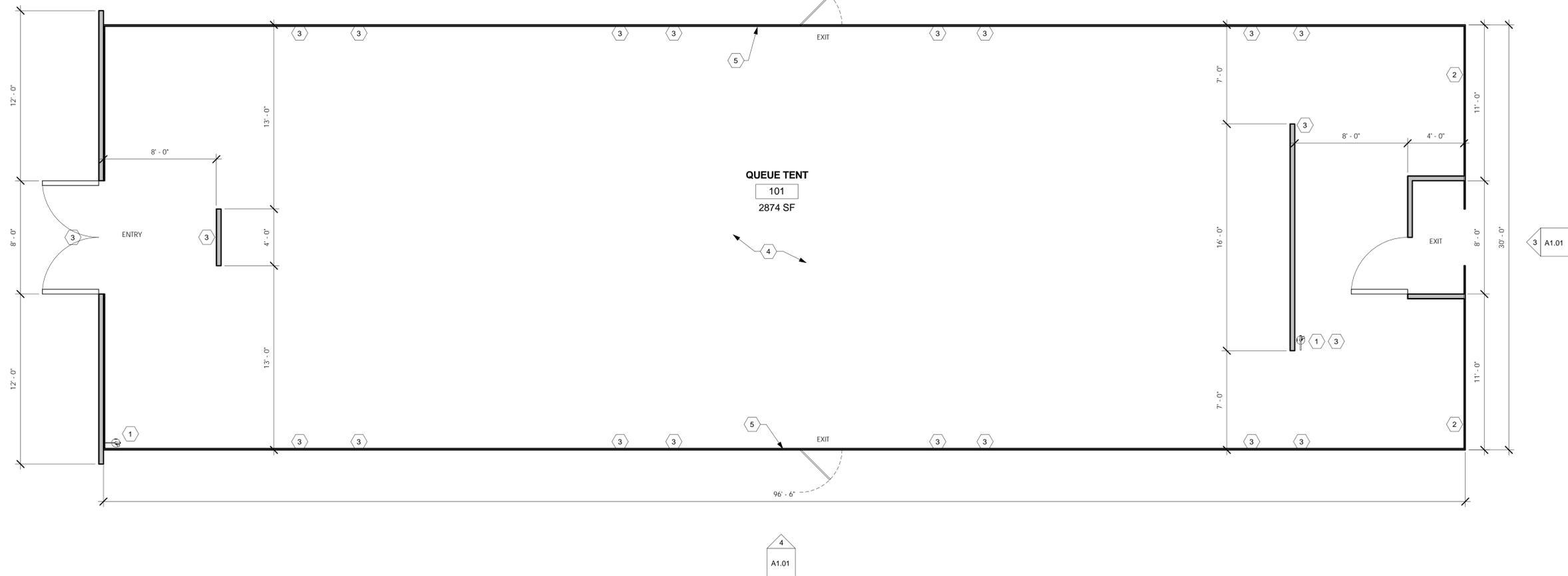


2 PERSPECTIVE  
12" = 1'-0"



3 WEST ELEVATION  
1/8" = 1'-0"

KEYNOTES	
1	FIRE EXTINGUISHER, TOP MOUNTED AT 5'-0" AFF.
2	SPEAKER
3	LED LIGHT FIXTURE.
4	MOVABLE LINE DIVIDERS, SUPPLIED BY OWNER.
5	PRE-FAB STORAGE BUILDING, SUPPLIED BY OWNER.



1 QUEUE TENT - FLOOR PLAN  
1/4" = 1'-0"

MILWAUKEE'S  
13TH HOUR

1720 WEST ELM ROAD  
OAK CREEK, WI 53154

CLIENT  
REALITY CHECK, LLC  
8930 S PARKSIDE DR  
OAK CREEK, WI 53154

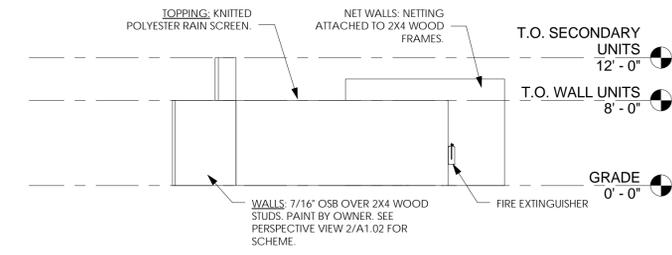
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COMPLETED BY:  
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3335 N 97TH PL  
MILWAUKEE, WI 53222

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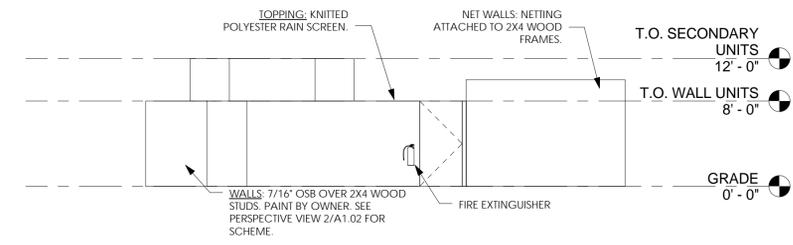
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START DATE	11/12/2013
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SCALE	As indicated

FLOOR PLAN

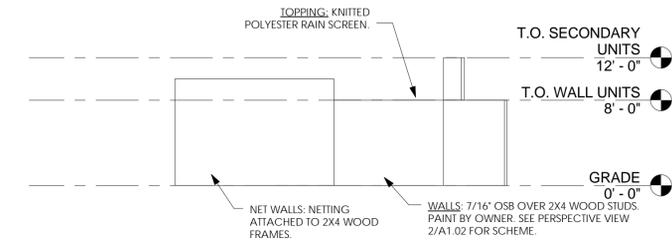
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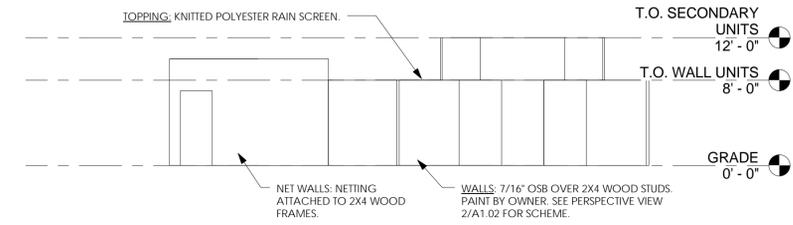
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1/8" = 1'-0"



5 SOUTH ELEVATION  
1/8" = 1'-0"

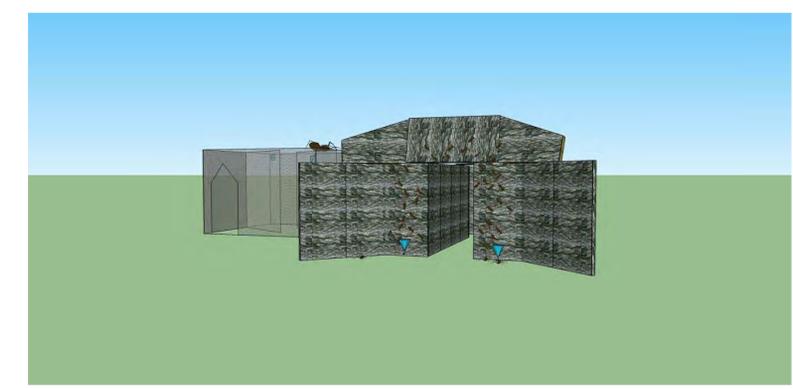


4 EAST ELEVATION  
1/8" = 1'-0"

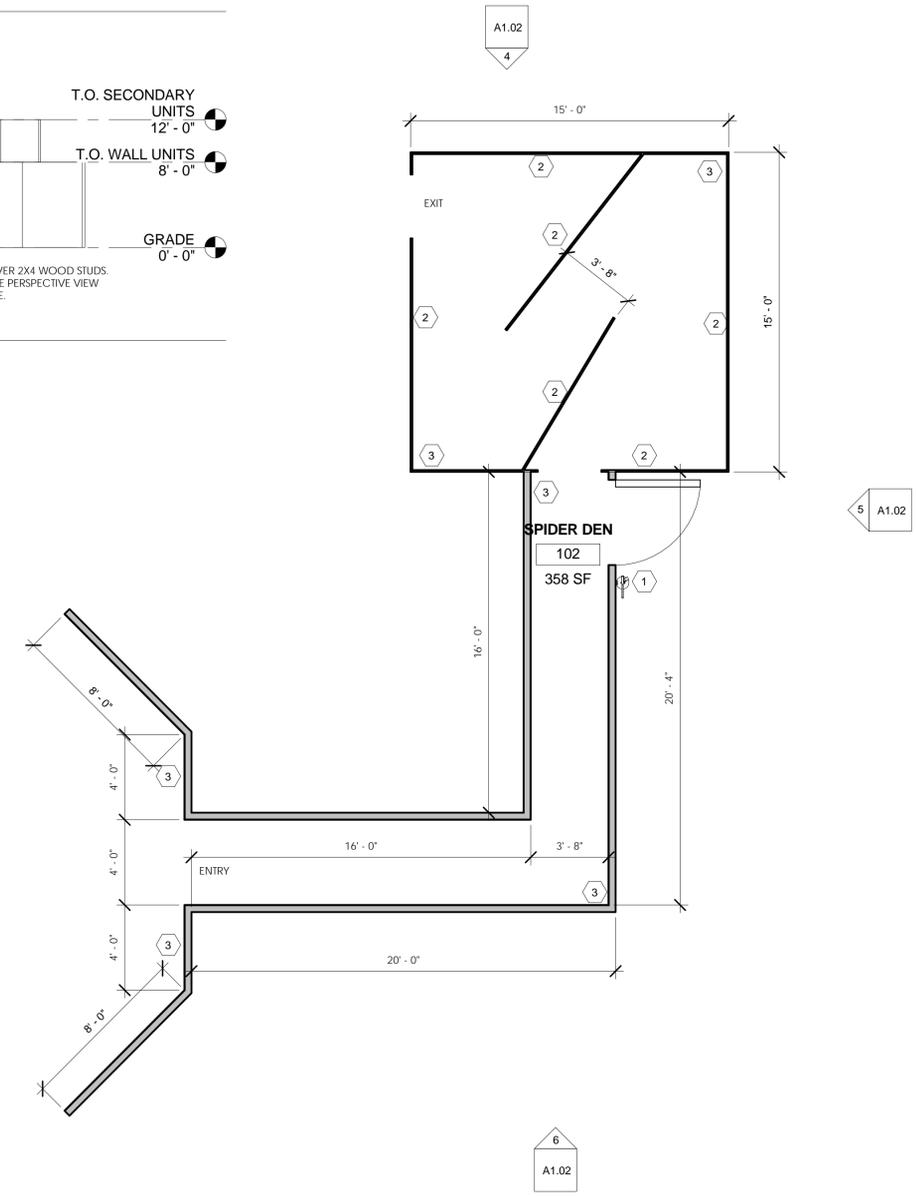


3 NORTH ELEVATION  
1/8" = 1'-0"

KEYNOTES	
1	FIRE EXTINGUISHER, TOP MOUNTED AT 5'-0" AFF.
2	NETTING ATTACHED TO 2X4 WOOD FRAMES.
3	LED LIGHT FIXTURE MOUNTED AT TOP OF WALL UNIT



2 PERSPECTIVE  
12" = 1'-0"



1 SPIDER DEN - FLOOR PLAN  
1/4" = 1'-0"

# MILWAUKEE'S 13TH HOUR

1720 WEST ELM ROAD  
OAK CREEK, WI 53154

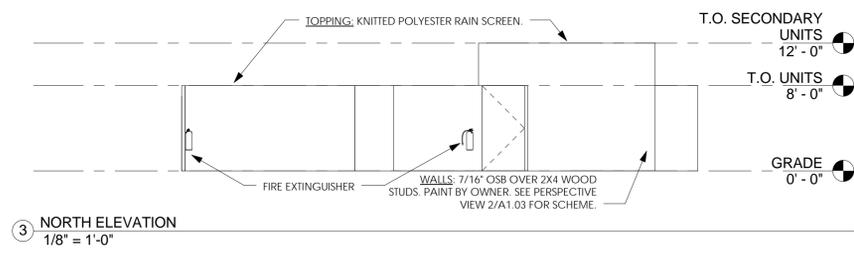
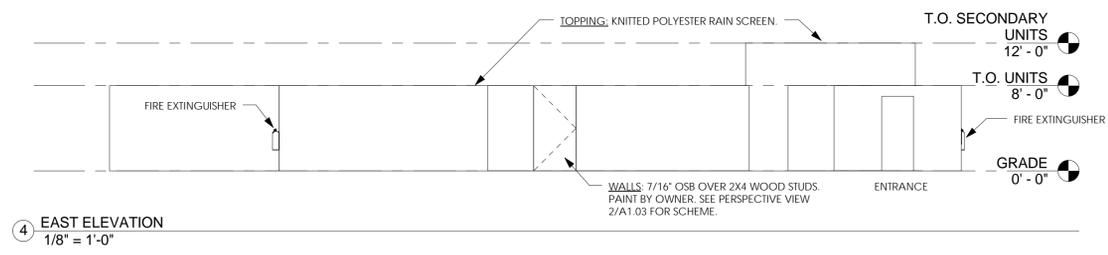
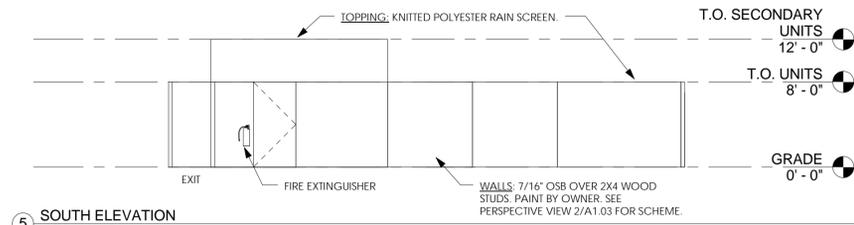
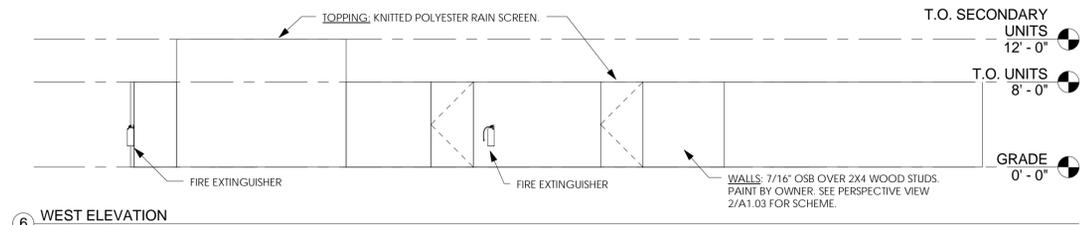
CLIENT  
REALITY CHECK, LLC  
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OAK CREEK, WI 53154

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COMPLETED BY:  
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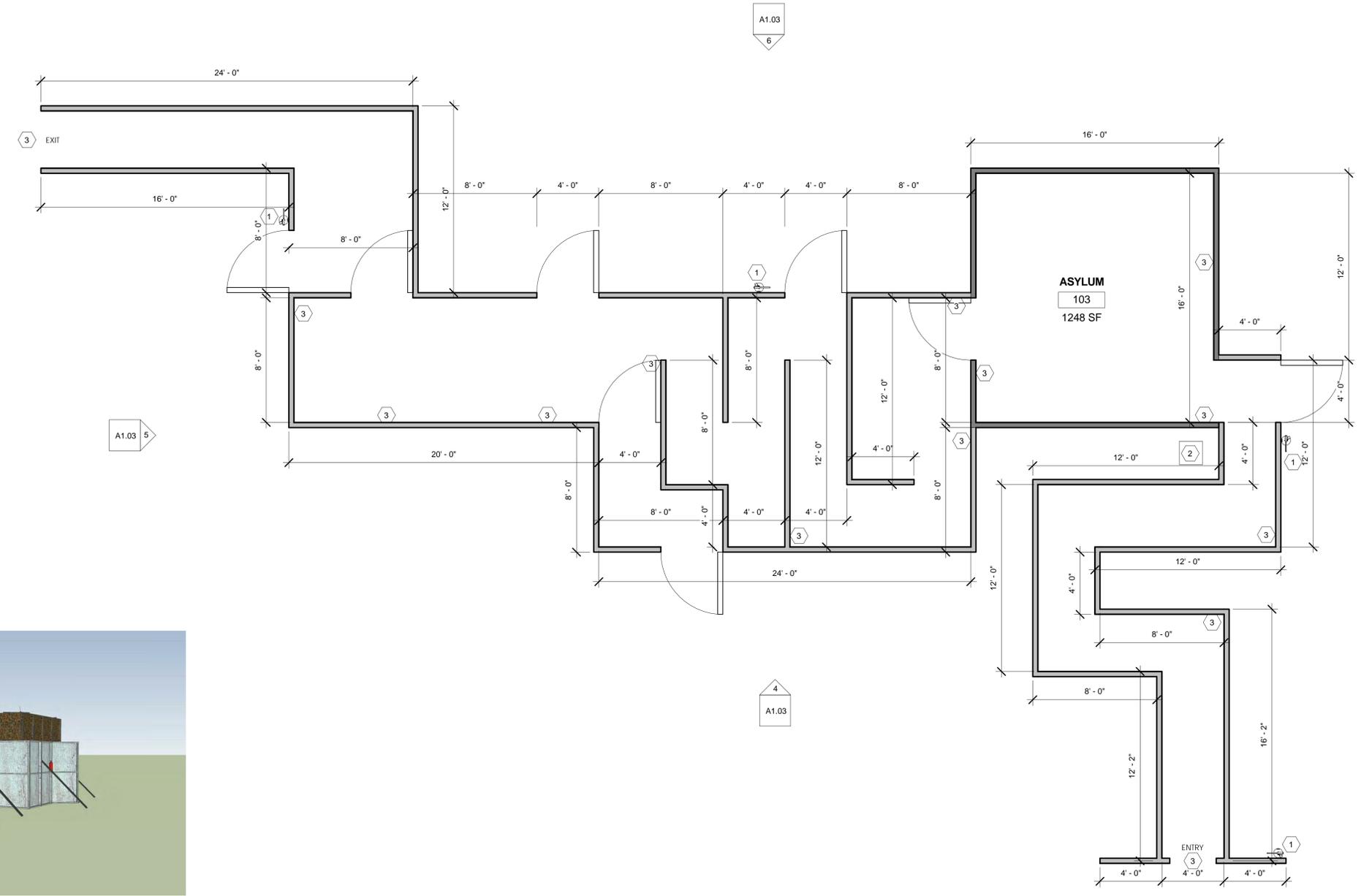
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PROJECT NUMBER	14002
START DATE	11/12/2013
DRAWN BY	NJM
CHECKED BY	NJM
SCALE	As indicated

## FLOOR PLAN A1.02



- KEYNOTES
- 1 FIRE EXTINGUISHER. TOP MOUNTED AT 5'-0" AFF.
  - 2 SPEAKER
  - 3 LED LIGHT FIXTURE MOUNTED AT TOP OF WALL UNIT



MILWAUKEE'S  
13TH HOUR

1720 WEST ELM ROAD  
OAK CREEK, WI 53154

CLIENT  
REALITY CHECK, LLC  
8930 S PARKSIDE DR  
OAK CREEK, WI 53154

DRAWINGS AND SPECIFICATIONS  
COMPLETED BY:  
NICHOLAS MATHER  
3335 N 97TH PL  
MILWAUKEE, WI 53222

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PROJECT NUMBER 14002  
START DATE 11/12/2013  
DRAWN BY NJM  
CHECKED BY NJM  
SCALE As indicated

FLOOR PLAN  
A1.03

MILWAUKEE'S  
13TH HOUR

1720 WEST ELM ROAD  
OAK CREEK, WI 53154

CLIENT  
REALITY CHECK, LLC  
8930 S PARKSIDE DR  
OAK CREEK, WI 53154

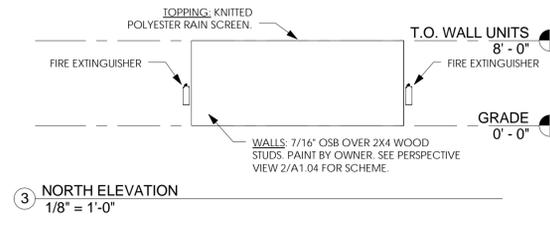
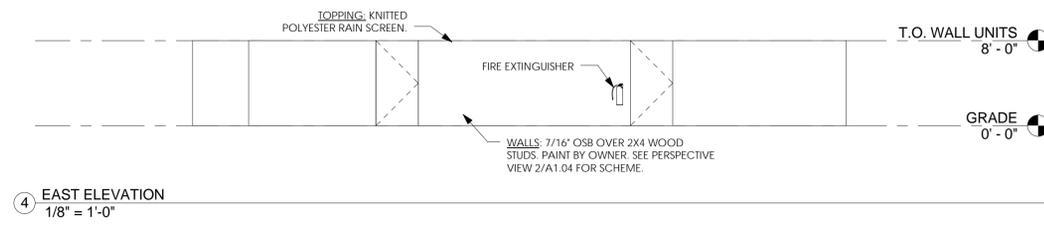
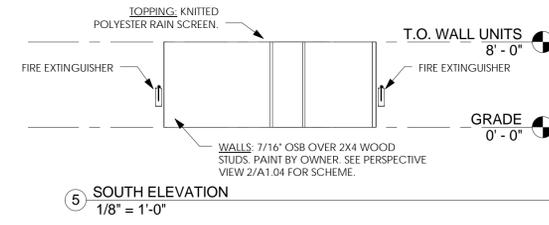
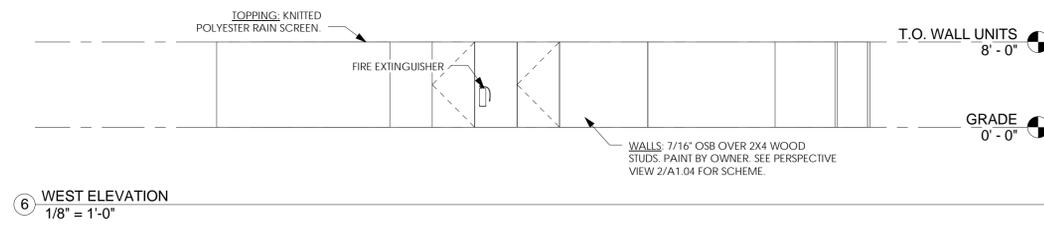
DRAWINGS AND SPECIFICATIONS  
COMPLETED BY:  
NICHOLAS MATHER  
3335 N 97TH PL  
MILWAUKEE, WI 53222

DATE	REV	ISSUE
02/06/2014	1	CD: CITY REVIEW

PROJECT NUMBER	14002
START DATE	11/12/2013
DRAWN BY	NJM
CHECKED BY	NJM
SCALE	As indicated

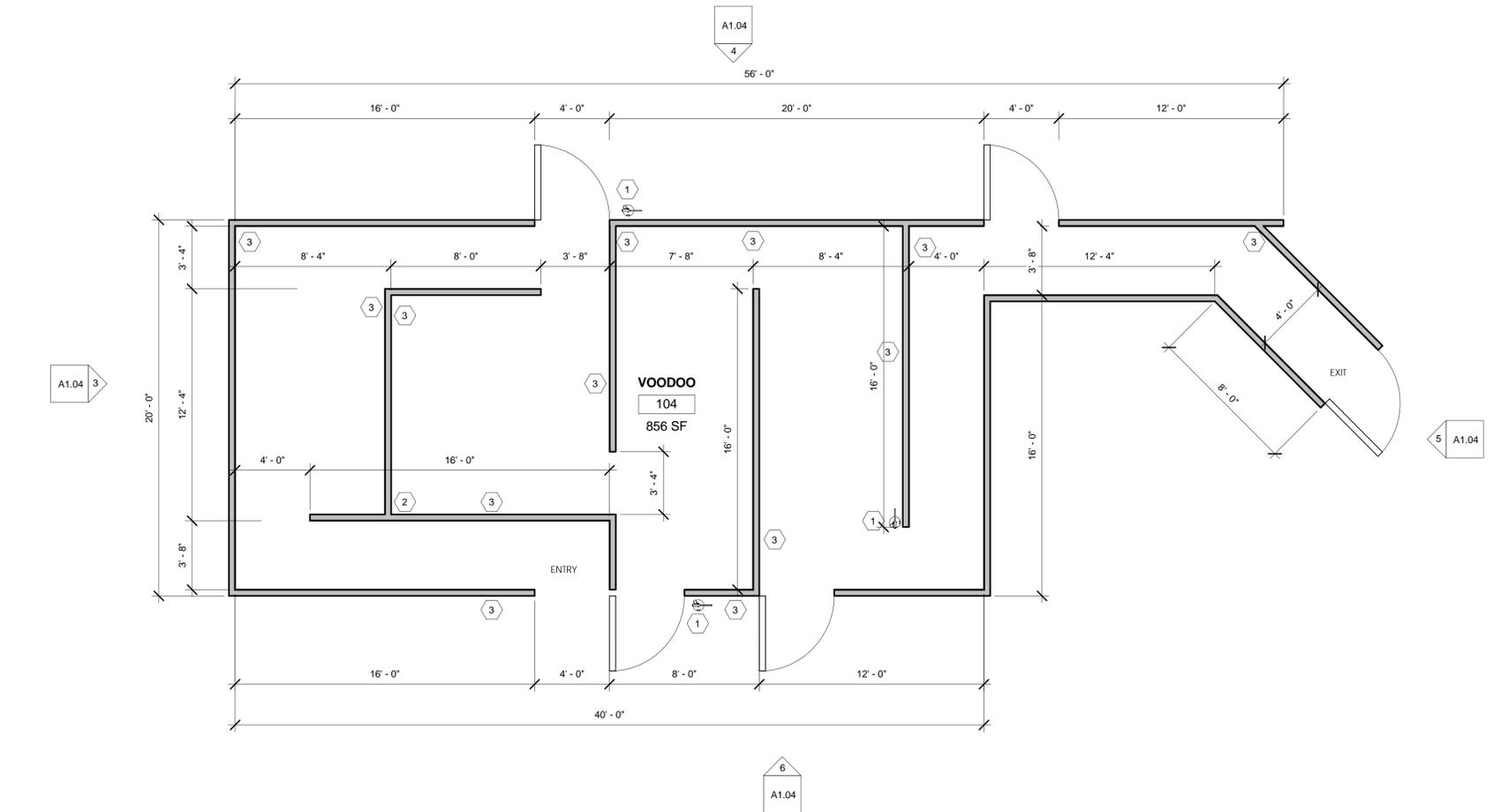
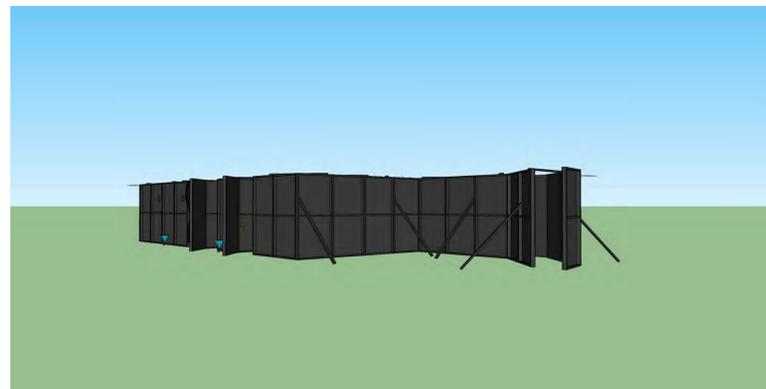
FLOOR PLAN

A1.04

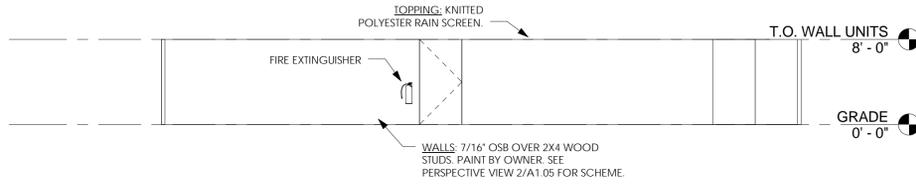


KEYNOTES

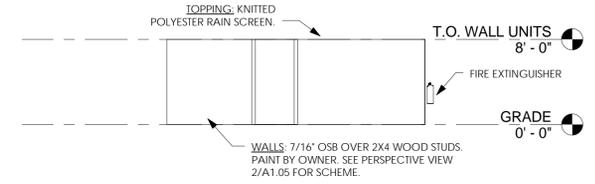
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- 2 SPEAKER
- 3 LED LIGHT FIXTURE MOUNTED AT TOP OF WALL UNIT



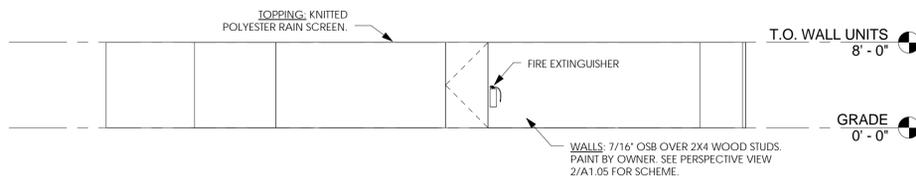




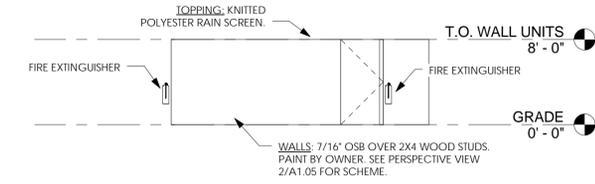
⑥ WEST ELEVATION  
1/8" = 1'-0"



⑤ SOUTH ELEVATION  
1/8" = 1'-0"



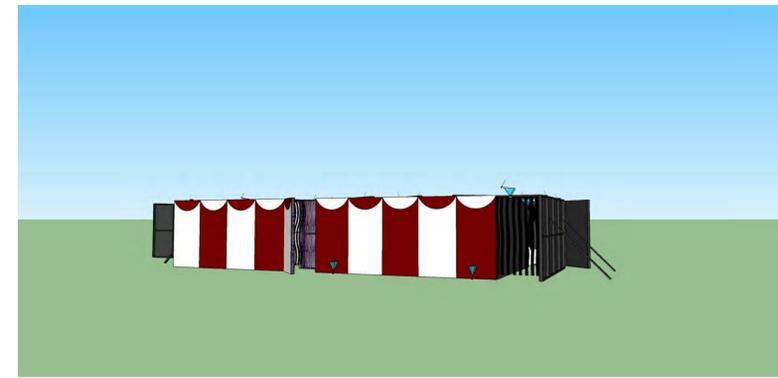
④ EAST ELEVATION  
1/8" = 1'-0"



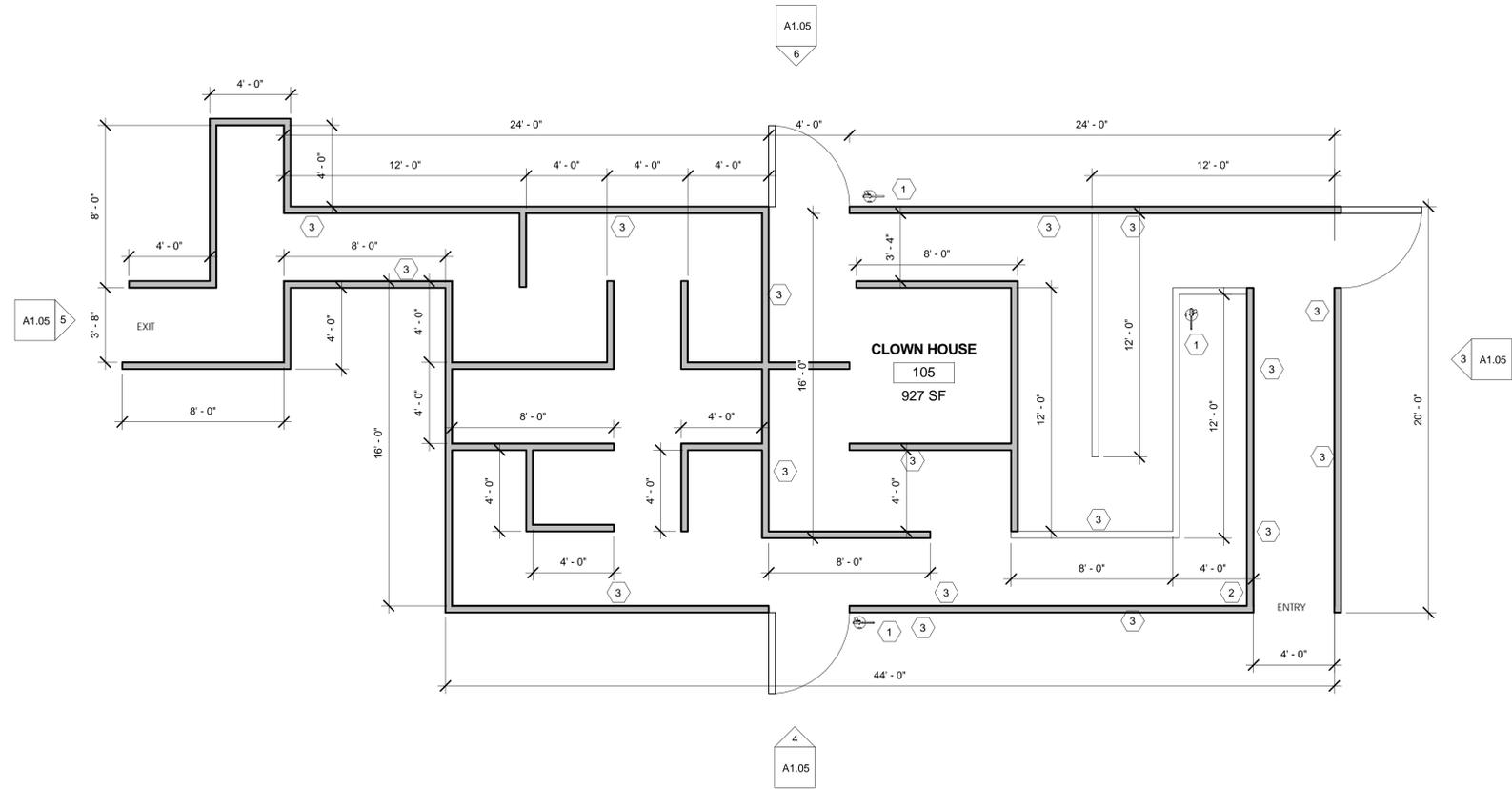
③ NORTH ELEVATION  
1/8" = 1'-0"

KEYNOTES

①	FIRE EXTINGUISHER. TOP MOUNTED AT 5'-0" AFF.
②	SPEAKER
③	LED LIGHT FIXTURE MOUNTED AT TOP OF WALL UNIT



② PERSPECTIVE  
1/2" = 1'-0"



① CLOWN HOUSE - FLOOR PLAN  
1/4" = 1'-0"

# MILWAUKEE'S 13TH HOUR

1720 WEST ELM ROAD  
OAK CREEK, WI 53154

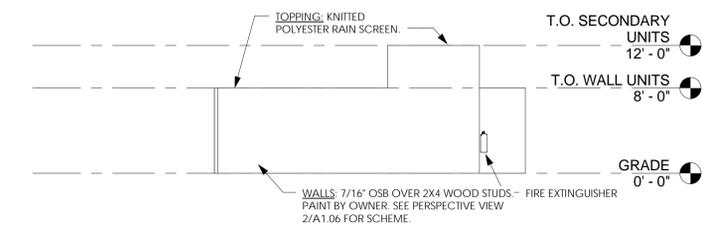
CLIENT  
REALITY CHECK, LLC  
8930 S PARKSIDE DR  
OAK CREEK, WI 53154

DRAWINGS AND SPECIFICATIONS  
COMPLETED BY:  
NICHOLAS MATHER  
3335 N 97TH PL  
MILWAUKEE, WI 53222

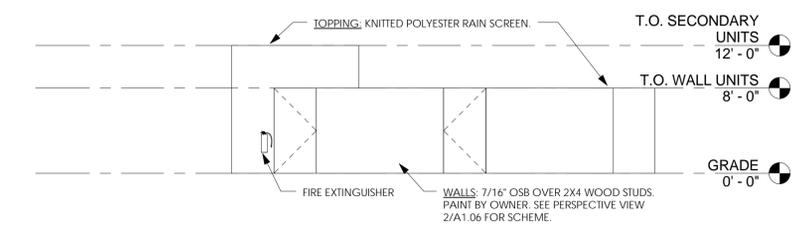
DATE	REV	ISSUE
02/06/2014	1	CD: CITY REVIEW

PROJECT NUMBER	14002
START DATE	11/12/2013
DRAWN BY	NJM
CHECKED BY	NJM
SCALE	As indicated

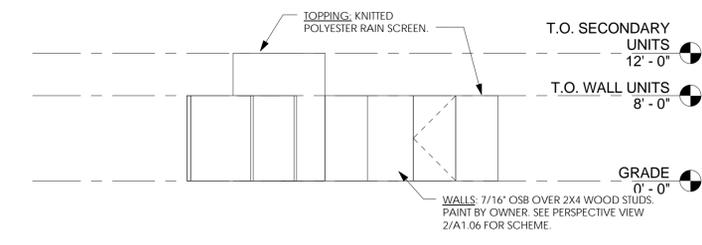
FLOOR PLAN  
**A1.05**



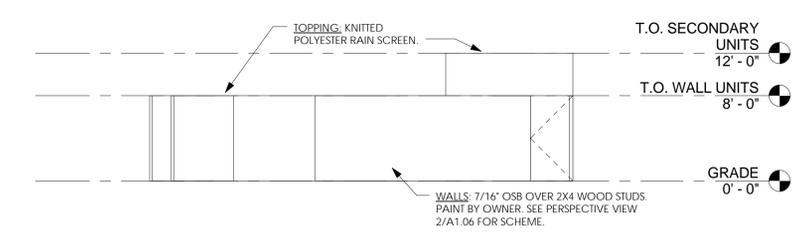
6 WEST ELEVATION  
1/8" = 1'-0"



5 SOUTH ELEVATION  
1/8" = 1'-0"



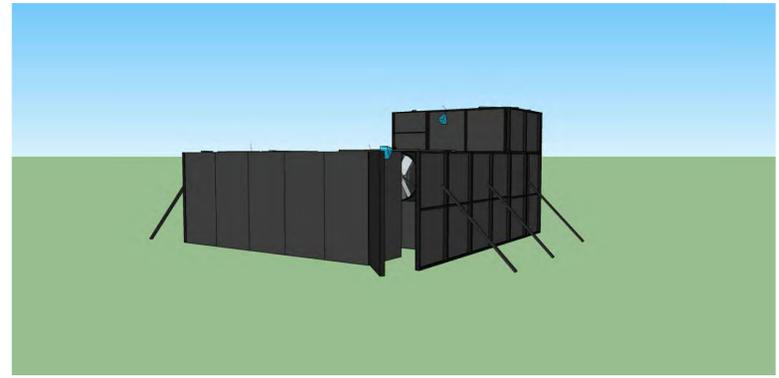
4 EAST ELEVATION  
1/8" = 1'-0"



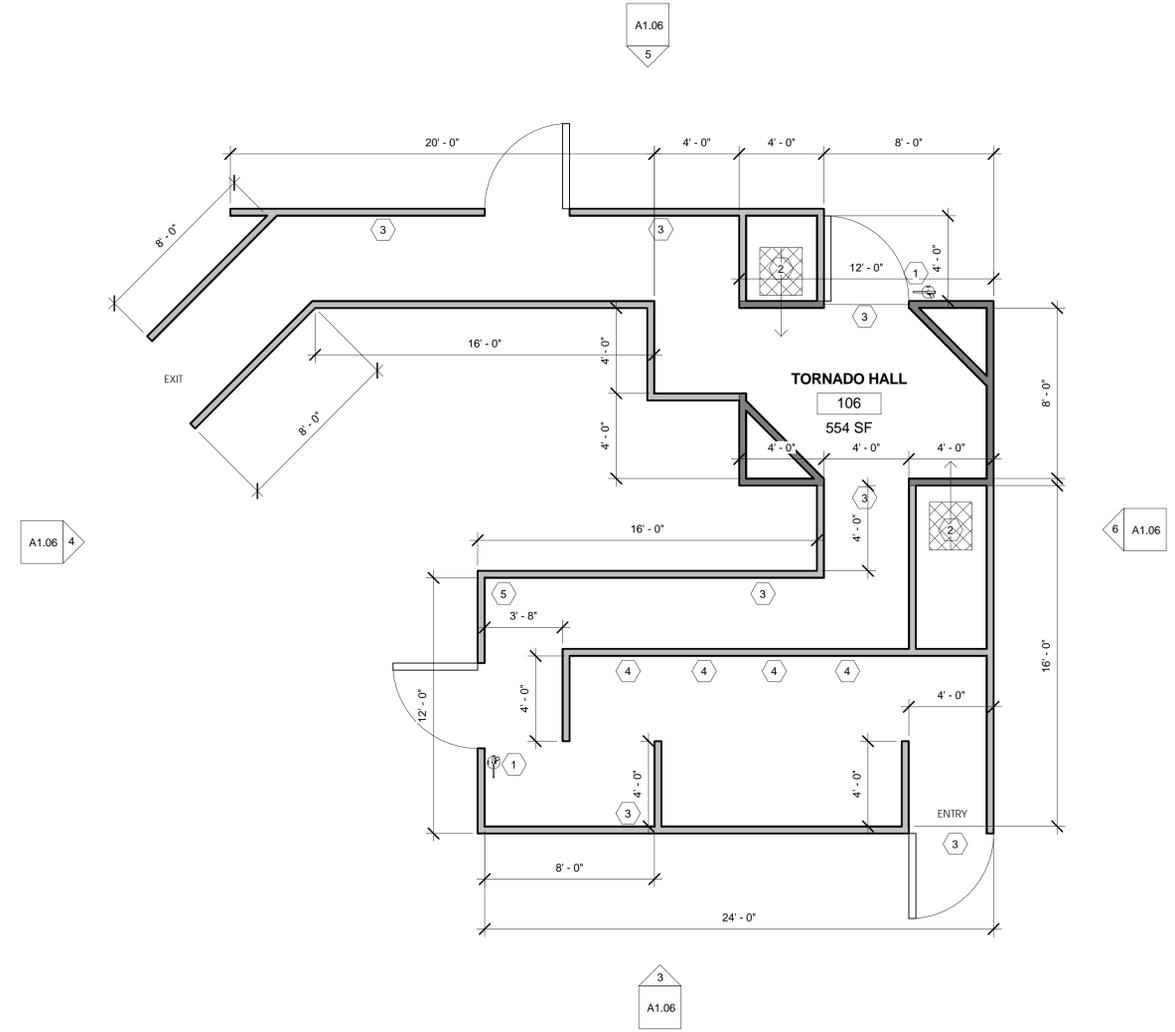
3 NORTH ELEVATION  
1/8" = 1'-0"

KEYNOTES

- 1 FIRE EXTINGUISHER. TOP MOUNTED AT 5'-0" AFF.
- 2 INDUSTRIAL FAN, SUPPLIED BY OWNER.
- 3 LED LIGHT FIXTURE MOUNTED AT TOP OF WALL UNIT.
- 4 FAKE FAN INSTALLED INTO TOP OF WALL UNIT.
- 5 SMALL FAN MOUNTED AT TOP OF WALL UNIT.



2 PERSPECTIVE  
12" = 1'-0"



1 TORNADO HALL - FLOOR PLAN  
1/4" = 1'-0"

# MILWAUKEE'S 13TH HOUR

1720 WEST ELM ROAD  
OAK CREEK, WI 53154

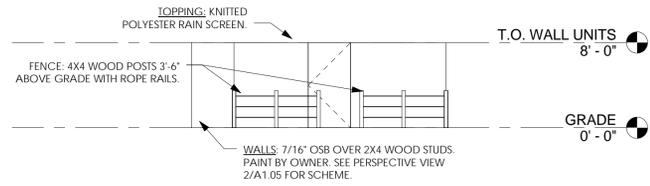
CLIENT  
REALITY CHECK, LLC  
8930 S PARKSIDE DR  
OAK CREEK, WI 53154

DRAWINGS AND SPECIFICATIONS  
COMPLETED BY:  
NICHOLAS MATHER  
3335 N 97TH PL  
MILWAUKEE, WI 53222

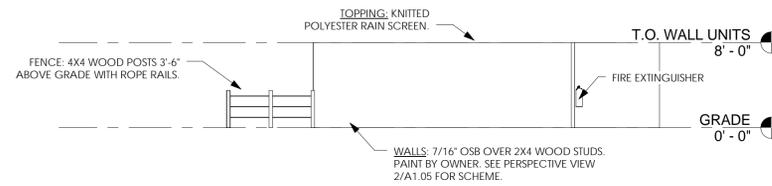
DATE	REV	ISSUE
02/06/2014	1	CD: CITY REVIEW

PROJECT NUMBER	14002
START DATE	11/12/2013
DRAWN BY	NJM
CHECKED BY	NJM
SCALE	As indicated

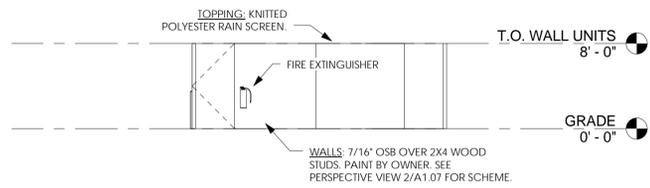
## FLOOR PLAN A1.06



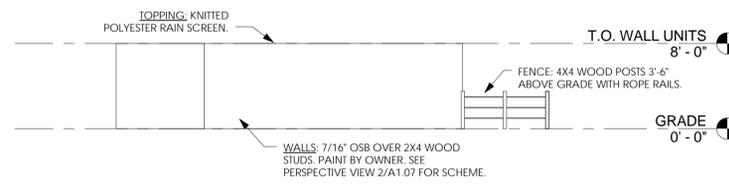
⑥ WEST ELEVATION  
1/8" = 1'-0"



⑤ SOUTH ELEVATION  
1/8" = 1'-0"

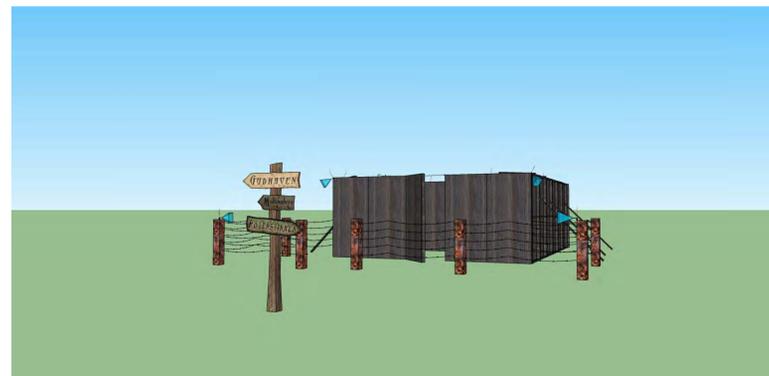


④ EAST ELEVATION  
1/8" = 1'-0"

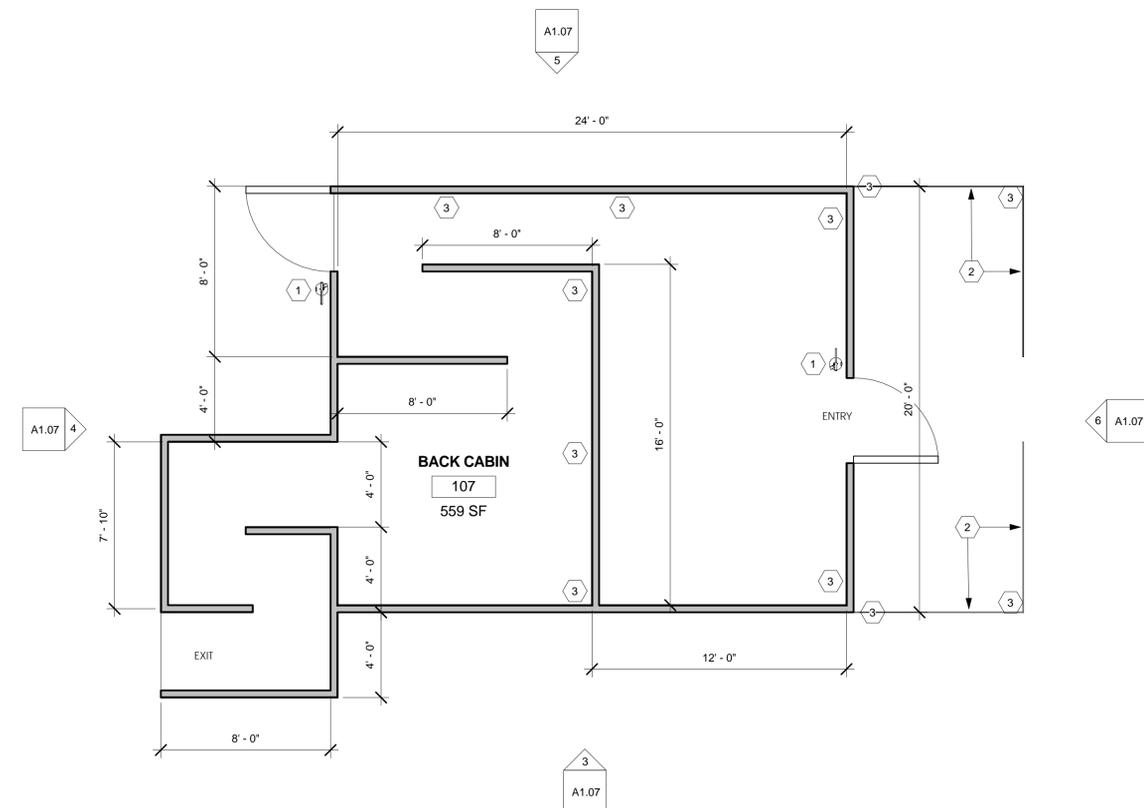


③ NORTH ELEVATION  
1/8" = 1'-0"

KEYNOTES	
①	FIRE EXTINGUISHER, TOP MOUNTED AT 5'-0" AFF.
②	FENCE: 4X4 WOOD POSTS 3'-6" ABOVE GRADE WITH ROPE RAILS
③	LED LIGHT FIXTURE MOUNTED AT TOP OF WALL UNIT



② PERSPECTIVE  
12" = 1'-0"



① BACK CABIN - FLOOR PLAN  
1/4" = 1'-0"

# MILWAUKEE'S 13TH HOUR

1720 WEST ELM ROAD  
OAK CREEK, WI 53154

CLIENT  
REALITY CHECK, LLC  
8930 S PARKSIDE DR  
OAK CREEK, WI 53154

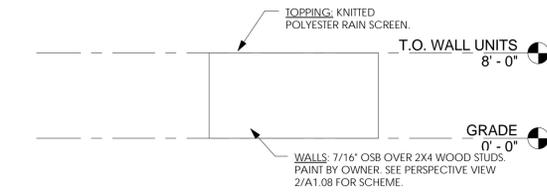
DRAWINGS AND SPECIFICATIONS  
COMPLETED BY:  
NICHOLAS MATHER  
3335 N 97TH PL  
MILWAUKEE, WI 53222

DATE	REV	ISSUE
02/06/2014	1	CD: CITY REVIEW

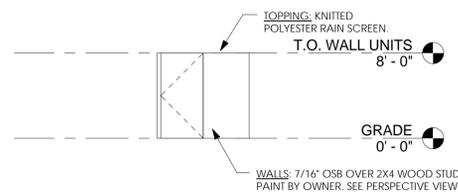
PROJECT NUMBER 14002  
START DATE 11/12/2013  
DRAWN BY NJM  
CHECKED BY NJM  
SCALE As indicated

FLOOR PLAN

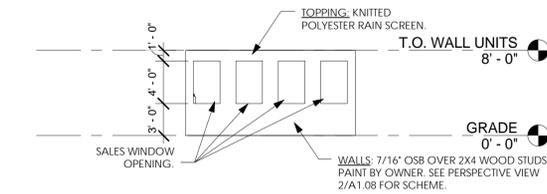
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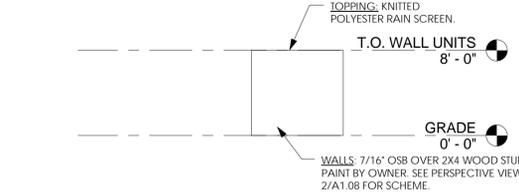
6 WEST ELEVATION  
1/8" = 1'-0"



5 SOUTH ELEVATION  
1/8" = 1'-0"

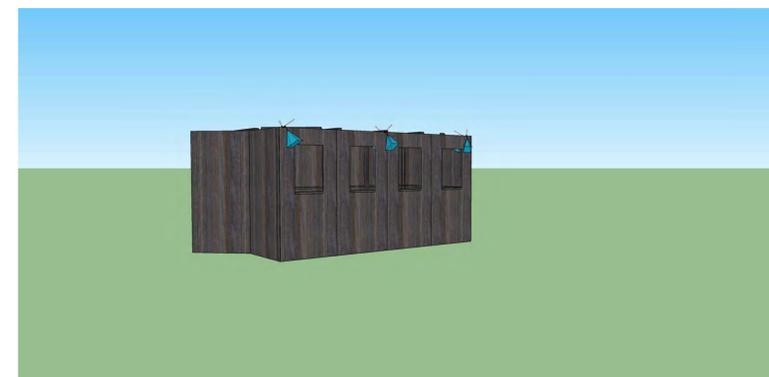


4 EAST ELEVATION  
1/8" = 1'-0"

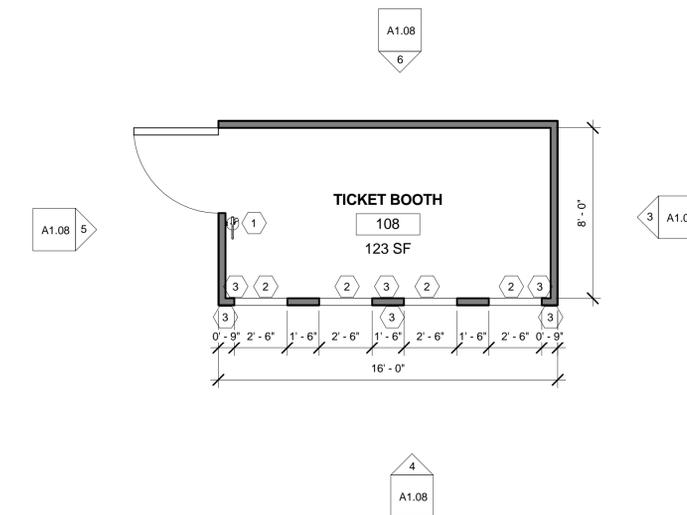


3 NORTH ELEVATION  
1/8" = 1'-0"

KEYNOTES	
1	FIRE EXTINGUISHER. TOP MOUNTED AT 5'-0" AFF.
2	2'-6" X 4'-0" OPENING 36" ABOVE GRADE.
3	LED LIGHT FIXTURE MOUNTED AT TOP OF WALL UNIT.



2 PERSPECTIVE  
12" = 1'-0"



1 TORNADO HALL - FLOOR PLAN  
1/4" = 1'-0"

MILWAUKEE'S  
13TH HOUR

1720 WEST ELM ROAD  
OAK CREEK, WI 53154

CLIENT  
REALITY CHECK, LLC  
8930 S PARKSIDE DR  
OAK CREEK, WI 53154

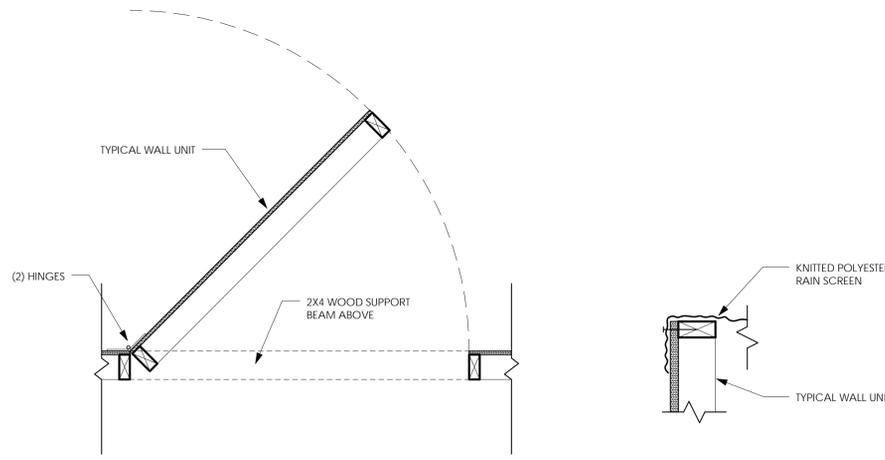
DRAWINGS AND SPECIFICATIONS  
COMPLETED BY:  
NICHOLAS MATHER  
3375 N 97TH PL  
MILWAUKEE, WI 53222

DATE	REV	ISSUE
02/06/2014	1	CD- CITY REVIEW

PROJECT NUMBER	14002
START DATE	11/12/2013
DRAWN BY	NJM
CHECKED BY	NJM
SCALE	As indicated

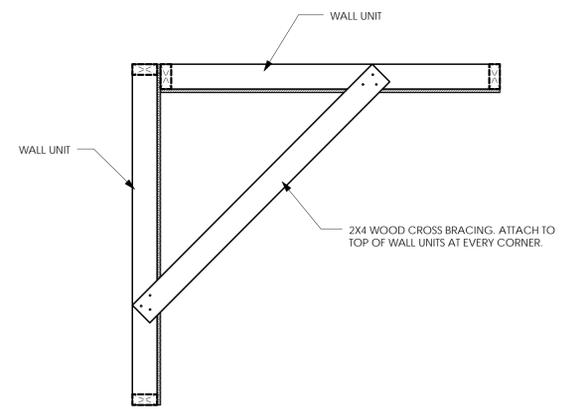
FLOOR PLAN

A1.08

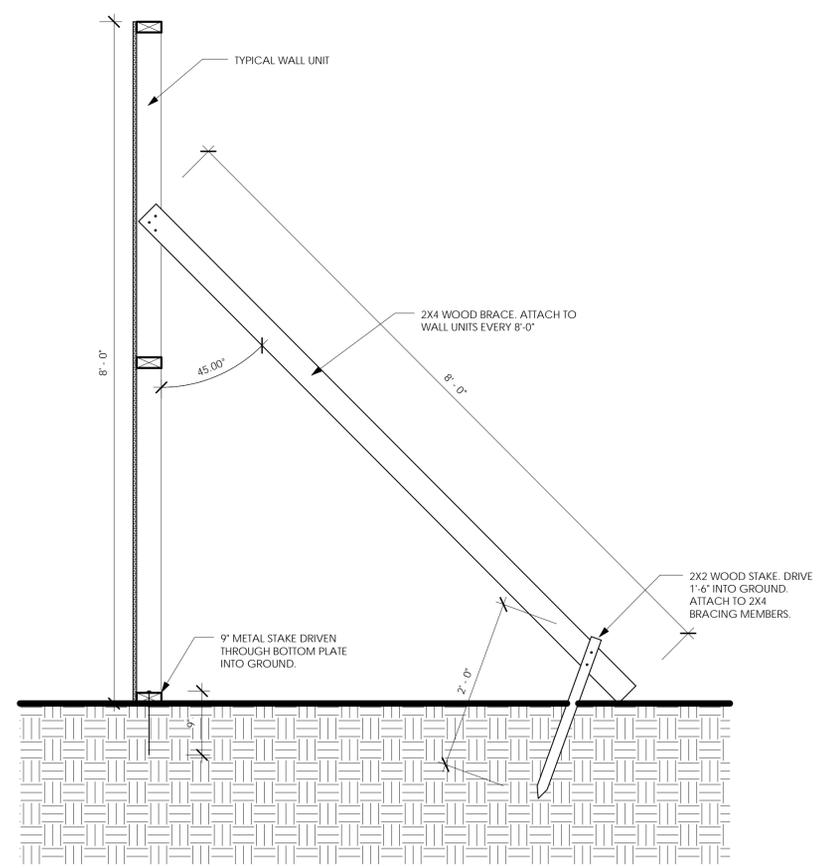


5 DOOR DETAIL  
1" = 1'-0"

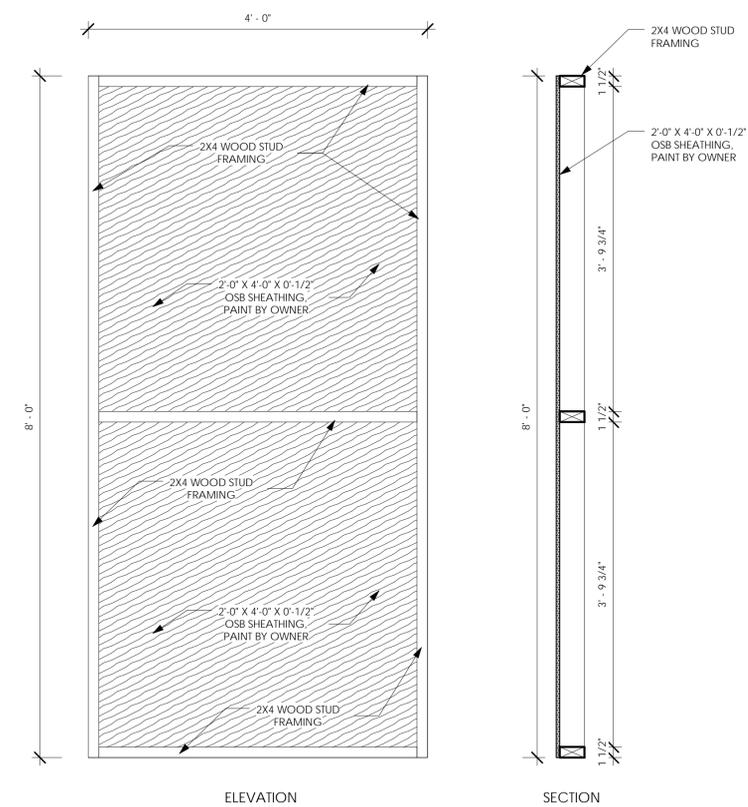
3 RAIN SCREEN CONNECTION  
1 1/2" = 1'-0"



2 CORNER CONNECTION DETAIL  
1" = 1'-0"



4 WALL UNIT BRACE DETAIL  
1" = 1'-0"



1 WALL UNIT DETAIL  
1" = 1'-0"

MILWAUKEE'S  
13TH HOUR

1720 WEST ELM ROAD  
OAK CREEK, WI 53154

CLIENT  
REALITY CHECK, LLC  
8930 S PARKSIDE DR  
OAK CREEK, WI 53154

DRAWINGS AND SPECIFICATIONS  
COMPLETED BY:  
NICHOLAS MATHER  
3335 N 97TH PL  
MILWAUKEE, WI 53222

DATE	REV	ISSUE
02/06/2014	1	CD- CITY REVIEW

PROJECT NUMBER	14002
START DATE	11/12/2013
DRAWN BY	NJM
CHECKED BY	NJM
SCALE	As indicated

DETAILS

A2.00



# Plan Commission Report

ITEM: 4b  
DATE: March 11, 2014

**PROJECT:** Right-of-Way Vacation – Wispark, LLC

**LOCATION:** ABC Street in OakView Business Park

**TAX KEY NO:** N/A

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the ABC Street right-of-way in OakView Business Park be vacated after a public hearing.

**Ownership:** Wispark, LLC, 301 W. Wisconsin Ave., Milwaukee, WI 53203

**Size:** 125,762 square feet (2.8871 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 that ABC Street in OakView Business Park be vacated as the configuration shown in CSM 8154 no longer matches the geometry of the public street right-of-way. ABC Street will also be renamed to Oakview Parkway and dedicated as a public right-of-way. There are two additional requests with this vacation:

1. That the “no access” restriction on the south side of Oakwood Road be removed.
2. That the two (2) 50’ x 50’ vision corner easements at the north end of the current ABC Street be removed.

According to the application, the access restriction will be adjusted on the new CSM (see Items 4c and 4d), and the vision corners will be part of the Oakview Parkway right-of-way.

Prepared by:

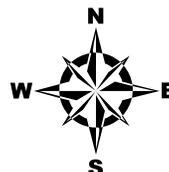
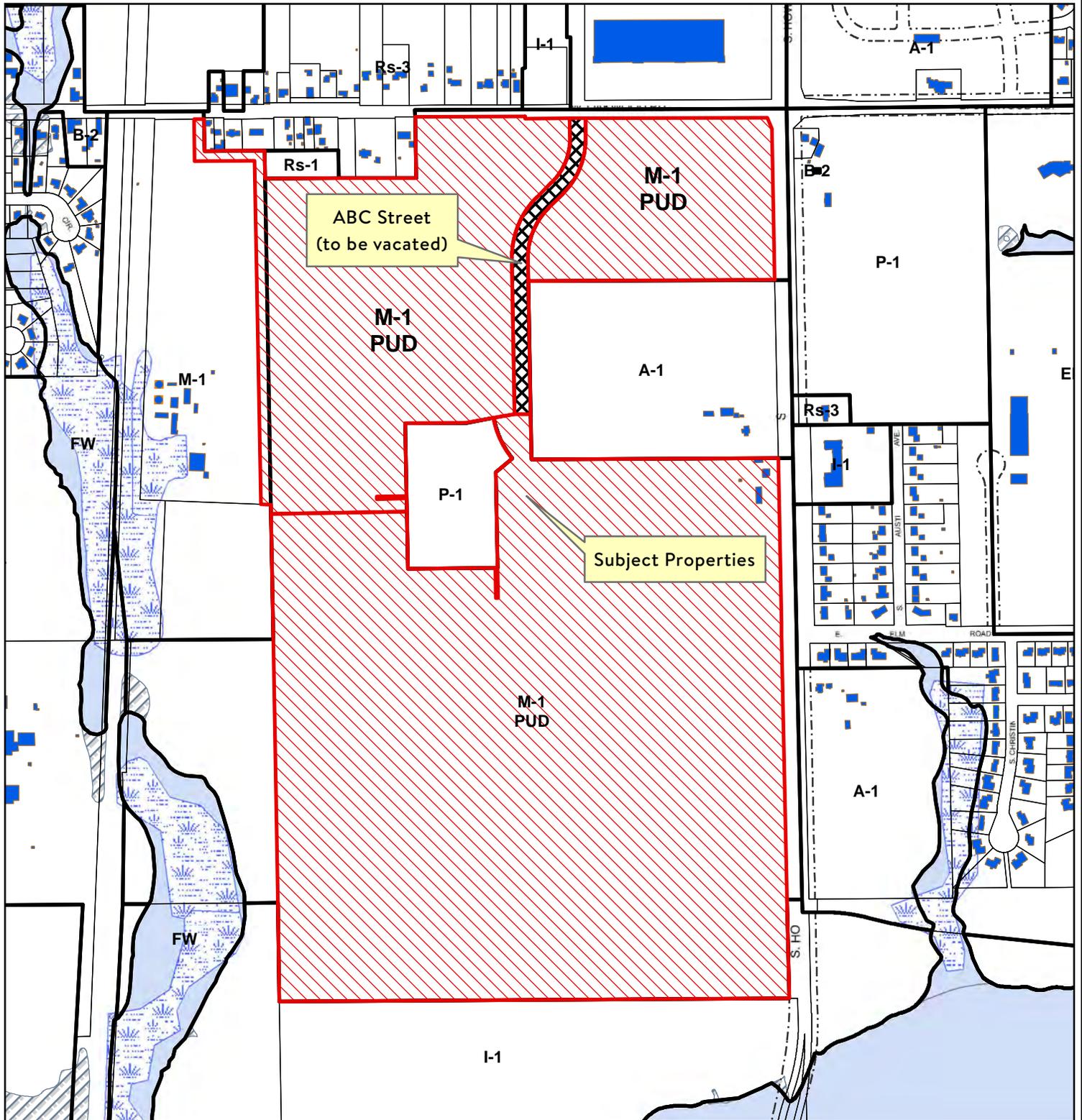
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

641 W. Oakwood Rd., 10303 S. Howell Ave., 10711 S. Howell Ave.



**Legend**

- ABC Street ROW to be vacated
- 641 W. Oakwood Rd., 10303 & 10711 S. Howell Ave.
- Existing Street Pattern
- Floodfringe
- Wetland
- Floodway



# Plan Commission Report

ITEM: 4c

DATE: March 11, 2014

**PROJECT:** Certified Survey Map – Wispark, LLC

**ADDRESS:** 641 W. Oakwood Rd., 10303 S. Howell Ave., 10711 S. Howell Ave.

**TAX KEY NO:** 975-1004, 955-1002-000, 974-1003-000

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the certified survey map submitted by Jerold Franke, Wispark, LLC, for the properties at 641 W. Oakwood Rd., 10303 S. Howell Ave., 10711 S. Howell Ave. be approved subject to any technical corrections being made prior to recording.

**Ownership:** Wispark, LLC, 301 W. Wisconsin Ave., Ste. 400, Milwaukee, WI 53203

**Size:** Lot 1 = 17.3015 acres; Lot 2 = 61.9943 acres; Lot 3 = 99.8238 acres; Lot 4 = 32.0333 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:** This certified survey map is the first of two for review this evening related to OakView Business Park. The purposes of the map are to re-divide the land into four parcels, and to establish public dedications for rights-of-way and easements.

Oakview Parkway and West Elm Road will be dedicated for public rights-of-way through the development. A 20-foot-wide general utility easement is depicted following the proposed roads. An additional easement on the east and north sides of Oakview Parkway will be dedicated for a general utility and public path easement. Several easements are proposed throughout the development related to stormwater and drainage, sanitary sewer, water, and electric power.

All proposed lots are compliant with the requirements of the M-1, Manufacturing district.

Prepared by:

Kari Papelbon, CFM, AICP  
Planner

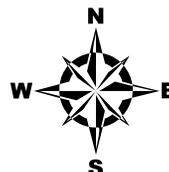
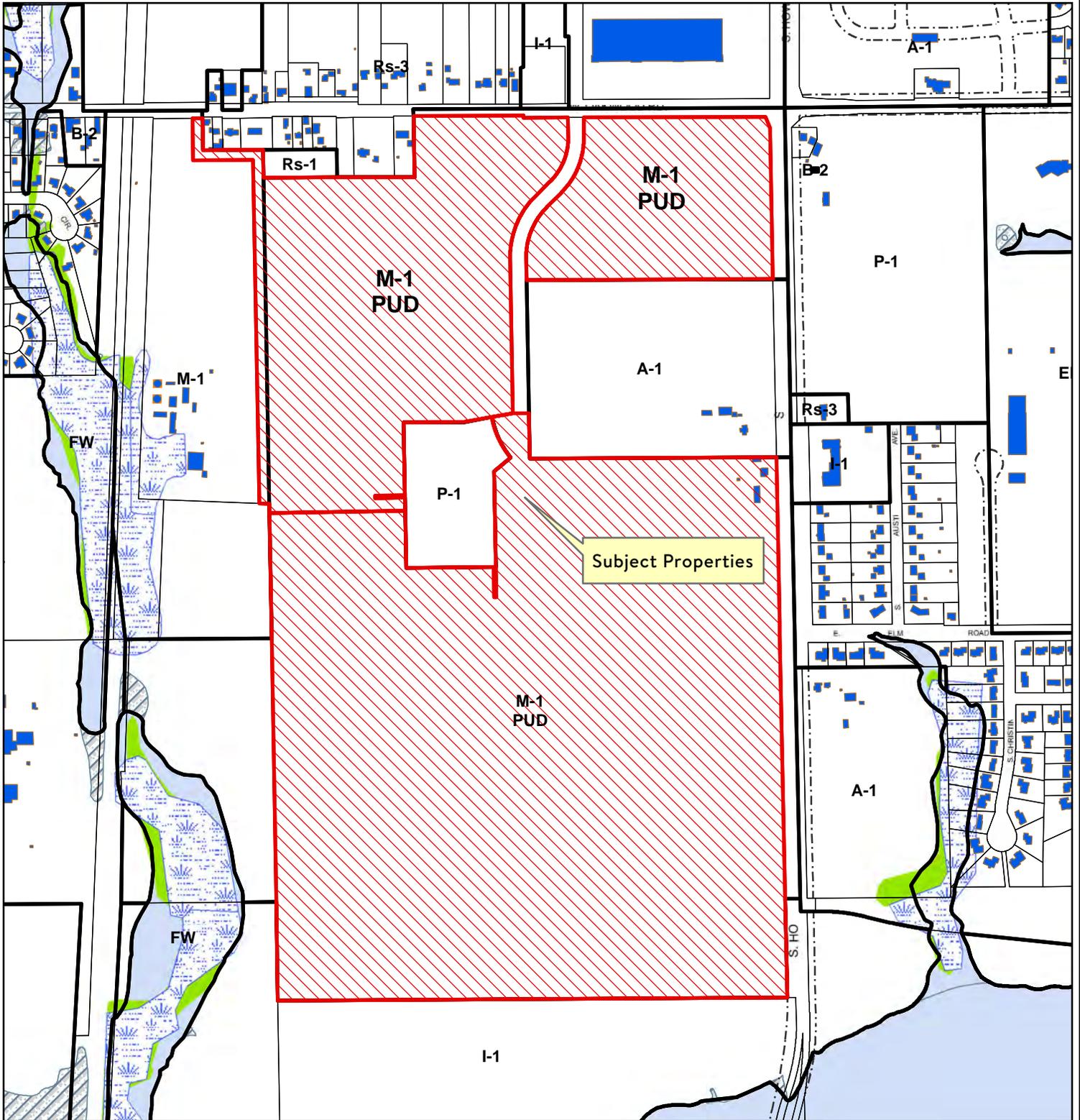
Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development



# Location Map

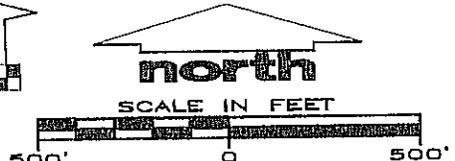
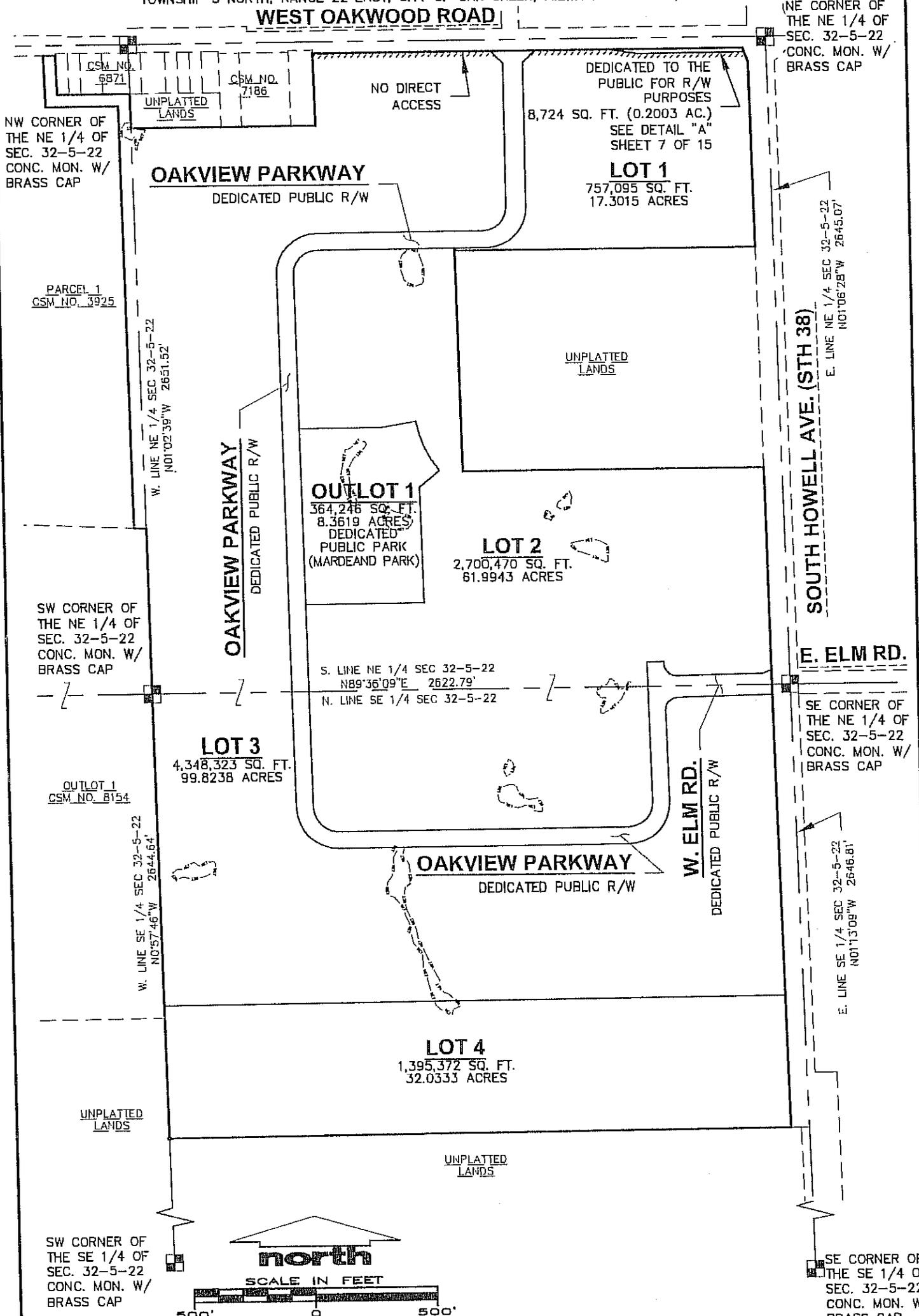
641 W. Oakwood Rd., 10303 S. Howell Ave., 10711 S. Howell Ave.



Legend	
	641 W. Oakwood Rd., 10303 & 10711 S. Howell Ave.
	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)

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF ALL OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8154; VACATED ABC STREET AND GLEN OAKS DRIVE RIGHTS-OF-WAY; AND ADDITIONAL LANDS, ALL LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

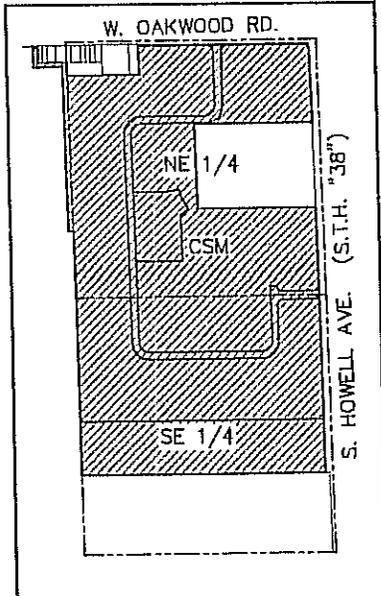


DATED THIS \_\_\_\_\_ DAY OF FEBRUARY, 2014  
 THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

J:\isb Projects\08CS179 Oak Creek BP.dwg\08CS179 CSM.dwg

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF ALL OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8154; VACATED ABC STREET AND GLEN OAKS DRIVE RIGHTS-OF-WAY; AND ADDITIONAL LANDS, ALL LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



**VICINITY MAP**

NE 1/4 SEC. 32-5-22  
SE 1/4 SEC. 32-5-22  
SCALE: 1"=2000'

**LEGEND:**

- 1" IRON PIPE FOUND & ACCEPTED
- 3/4" REBAR FOUND & ACCEPTED
- ⊕ CHISELED CROSS FOUND & ACCEPTED
- MAG ● MAG NAIL FOUND & ACCEPTED
- SET ○ 1"x18" IRON PIPE SET WT. 1.13 LBS/LIN. FT.
- ▨ NO DIRECT VEHICULAR ACCESS
- WETLAND (SEE NOTE BELOW)

**PREPARED FOR:**

WISPAK LLC  
301 WEST WISCONSIN AVENUE  
SUITE 400  
MILWAUKEE, WI 53203  
AND  
CITY OF OAK CREEK  
8640 S. HOWELL AVE.  
OAK CREEK WI, 53154

**PREPARED BY:**

**USD** Professional Services, Inc.  
• Engineers • Surveyors • Planners  
MILWAUKEE REGIONAL OFFICE  
N22 W22931 HANCOCK COURT SUITE 3  
WAUKESHA, WISCONSIN 53186  
262.513.0666 PHONE | 262.613.1232 FAX

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°15'20"W	70.71'
L2	S44°44'40"W	70.71'

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD BEARING	CHORD	CENTRAL ANGLE
C1	211.88'	135.00'	S44°42'26.5"W	190.80'	89°55'33"
C2	156.95'	100.00'	S44°42'26.5"W	141.33'	89°55'33"
C3	266.82'	170.00'	S44°42'26.5"W	240.26'	89°55'33"
C4	213.73'	135.00'	S44°18'53"W	192.10'	90°42'40"
C5	269.15'	170.00'	S44°18'53"W	241.91'	90°42'40"
C6	158.32'	100.00'	S44°18'53"W	142.30'	90°42'40"
C7	226.25'	437.02'	S24°52'05.5"E	223.73'	29°39'45"
C8	210.54'	135.00'	S45°43'08.5"E	189.84'	89°21'23"
C9	265.13'	170.00'	S45°43'08.5"E	239.06'	89°21'23"
C10	155.96'	100.00'	S45°43'08.5"E	140.62'	89°21'23"
C11	213.99'	135.00'	N44°11'30"E	192.28'	90°49'18"
C12	158.51'	100.00'	N44°11'30"E	142.43'	90°49'18"
C13	269.47'	170.00'	N44°11'30"E	242.13'	90°49'18"
C14	78.54'	50.00'	N43°46'51"E	70.71'	90°00'00"
C15	78.54'	50.00'	S46°13'09"E	70.71'	90°00'00"

**NOTES:**

CSM NO. 8154 RECORDED ON JUNE 3, 2009 AT MILWAUKEE CO. REGISTER'S OFFICE AS DOC. 9747350.

ABC STREET (PUBLIC R/W) VACATED PER CITY RESOLUTION NO. \_\_\_\_\_; RECORDED ON \_\_\_\_\_, 2014 AT MILWAUKEE CO. REGISTER'S OFFICE IN AS DOC. \_\_\_\_\_.

GLEN OAKS DR. (PUBLIC R/W) VACATED PER CITY RESOLUTION NO. \_\_\_\_\_; RECORDED ON \_\_\_\_\_, 2014 AT MILWAUKEE CO. REGISTER'S OFFICE IN AS DOC. \_\_\_\_\_.

OUTLOT 1 OF THIS CSM TO BE DEDICATED PUBLIC PARK AS A REDIVIDED MARDEAND PARK

WETLAND LOCATIONS BASED ON WETLAND DELINEATION REPORT DATED DECEMBER 5, 2008 AS PREPARED BY NATURAL RESOURCES CONSULTING, INC., WITH SUPPLEMENT REPORT BY WETLAND & WATERWAY CONSULTING, LLC DATED DECEMBER 23, 2012 AND WETLAND FILL PERMIT LETTERS ISSUED BY WDNR AND USACOE DATED OCTOBER 30, 2013 AND JUNE 14, 2013, RESPECTIVELY.

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FEMA MAP PANEL NUMBER 55079C0231E, EFFECTIVE OATE: SEPTEMBER 26, 2008.

BEARING BASIS  
ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, WAS USED AS NORTH 01°06'28" WEST.

PROJECT CONVERSION FACTOR: GRID/0.99994301 = GROUND

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

DATED THIS \_\_\_\_\_ DAY OF FEBRUARY, 2014  
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

**CERTIFIED SURVEY MAP No.**

BEING A REDIVISION OF ALL OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8154; VACATED ABC STREET AND GLEN OAKS DRIVE RIGHTS-OF-WAY; AND ADDITIONAL LANDS, ALL LOCATED IN THE NORTHEAST 1/4, SOUTHWEST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; NORTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

NW CORNER OF THE NE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP

NO DIRECT ACCESS

**WEST OAKWOOD ROAD**

N89°44'40"E 1765.91'

N89°41'28"E 50.00'  
S1°02'39"E 159.94'  
160.00' (R)

NW CORNER OF THE NE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP

N1°02'39"W 209.94'  
300.00' (R)  
N89°42'06"E 300.00'

S01°02'39"E 140.05'

CSM NO. 7166

UNPLATTED LANDS

UNPLATTED LANDS

N89°44'40"E 758.07'

N01°02'39"W 295.03'

STORM SEWER EASEMENT PER DOC. NO. 5642095

PARCEL 1 CSM NO. 3925

N01°02'39"W 1723.88'

W. LINE NE 1/4 SEC 32-5-22 N01°02'39"W 2651.52'

20' WIDE GENERAL UTILITY EASEMENT

20' WATER MAIN EASEMENT, SEE DETAIL SHEET 10 OF 15

SEE DETAIL "B" SHEET 7 OF 15

STORM POND, DRAINAGE AND STORM SEWER EASEMENT, SEE DETAIL SHEET 9 OF 15

**LOT 3**  
4,348,323 SQ. FT.  
99.8238 ACRES

**OAKVIEW PARKWAY**

N89°44'22"E 335.71'

N79°57'46"E 145.68'

N1°04'33"E 893.83'

STORM POND DRAINAGE A STORM SEWER EASEMENT, SEE DETAIL SHEET 11 OF 15

UNPLATTED LANDS

**OUTLOT 1**  
364,246 SQ. FT.  
8.3619 ACRES  
DEDICATED PUBLIC PARK (MARDEAND PARK)

**LOT 2**  
2,700,470 SQ. FT.  
61.9943 AC

N87°50'56"W 50.07'  
50.07' (R)

N01°02'39"W 675.50'

SW CORNER OF THE NE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP

20' SANITARY SEWER EASEMENT, SEE DETAIL SHEET 9 OF 15

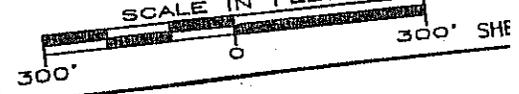
20' WIDE GENERAL UTILITY AND PUBLIC PATH EASEMENT

S. LINE NE 1/4 SEC 32-5-22 N89°36'09"E 2622.79'  
N. LINE SE 1/4 SEC 32-5-22

OUTLOT 1 CSM NO. 8154



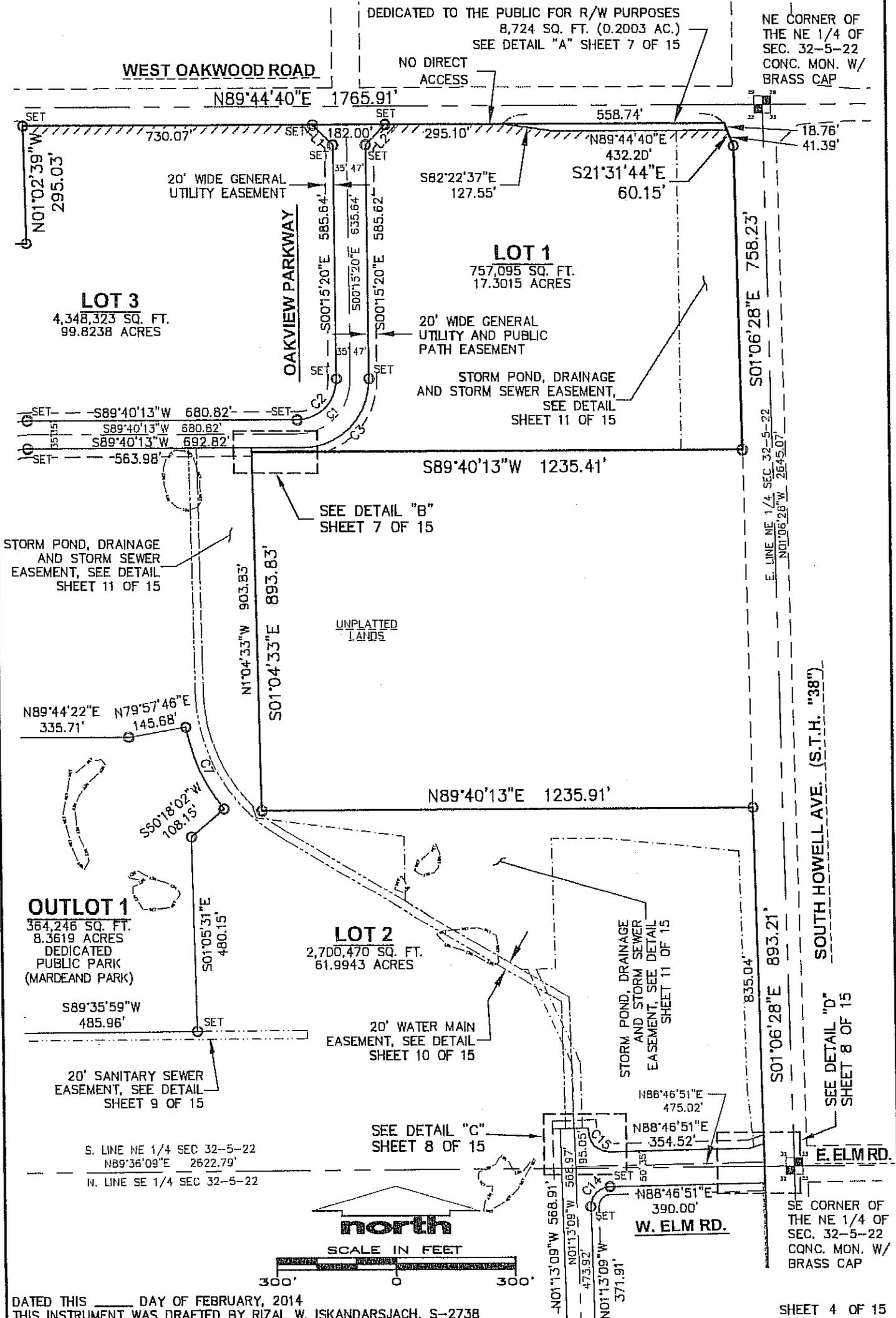
SCALE IN FEET



DATED THIS \_\_\_\_\_ DAY OF FEBRUARY, 2014  
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF ALL OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8154; VACATED ABC STREET AND GLEN OAKS DRIVE RIGHTS-OF-WAY; AND ADDITIONAL LANDS, ALL LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



DATED THIS \_\_\_\_\_ DAY OF FEBRUARY, 2014  
 THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

J:\USD Projects\08C3179 Oak Creek BP.dwg\08C3179 CSM.dwg

**CERTIFIED SURVEY MAP No.**

BEING A REDIVISION OF ALL OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8154; VACATED ABC STREET AND GLEN OAKS DRIVE RIGHTS-OF-WAY; AND ADDITIONAL LANDS, ALL LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

SW CORNER OF THE NE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP

OUTLOT 1 CSM NO. 8154

S. LINE NE 1/4 SEC 32-5-22 N89°36'09"E 2622.79'  
N. LINE SE 1/4 SEC 32-5-22

**LOT 2**  
2,700,470 SQ. FT.  
61.9943 ACRES

20' WIDE GENERAL UTILITY AND PUBLIC PATH EASEMENT

STORM POND, DRAINAGE AND STORM SEWER EASEMENT, SEE DETAIL SHEET 12 OF 15

**OAKVIEW PARKWAY**

20' WIDE GENERAL UTILITY EASEMENT

**LOT 3**  
4,348,323 SQ. FT.  
99.8238 ACRES

N00°57'46"W 1818.13'  
W. LINE SE 1/4 SEC 32-5-22 N0°57'46"W 2644.64'

31' WISCONSIN ELECTRIC POWER CO. EASEMENT PER DOC. NO. 3227177

100' WIDE ADDITIONAL RIGHTS GRANTED PER DOC. NO. 3227177

STORM POND, DRAINAGE AND STORM SEWER EASEMENT, SEE DETAIL SHEET 12 OF 15

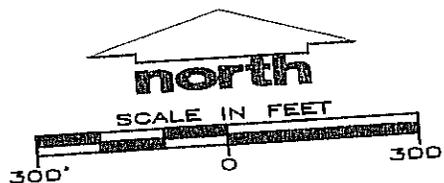
**LOT 4**  
1,395,372 SQ. FT.  
32.0333 ACRES

UNPLATTED LANDS

S89°38'04"W 2555.93'

UNPLATTED LANDS

SW CORNER OF THE SE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP



**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF ALL OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8154; VACATED ABC STREET AND GLEN OAKS DRIVE RIGHTS-OF-WAY; AND ADDITIONAL LANDS, ALL LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

SE CORNER OF THE NE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP

S. LINE NE 1/4 SEC 32-5-22  
N89°36'09"E 2622.79'  
N. LINE SE 1/4 SEC 32-5-22

SEE DETAIL "C"  
SHEET 8 OF 15

**LOT 2**  
2,700,470 SQ. FT.  
61.9943 ACRES

20' WIDE GENERAL UTILITY AND PUBLIC PATH EASEMENT

**OAKVIEW PARKWAY**

20' WIDE GENERAL UTILITY EASEMENT

**LOT 3**  
4,348,323 SQ. FT.  
99.8238 ACRES

**LOT 4**  
1,395,372 SQ. FT.  
32.0333 ACRES

STORM POND, DRAINAGE AND STORM SEWER EASEMENT, SEE DETAIL SHEET 12 OF 15

31' WISCONSIN ELECTRIC POWER CO. EASEMENT PER DOC. NO. 3227177

100' WIDE ADDITIONAL RIGHTS GRANTED PER DOC. NO. 3227177

5' WIDE PATH CLEAR ZONE EASEMENT SEE DETAIL BELOW

SEE DETAIL "D"  
SHEET 8 OF 15

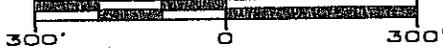
**SOUTH HOWELL AVE. (S.T.H. "38")**

S89°38'04"W 2555.93'

UNPLATTED LANDS

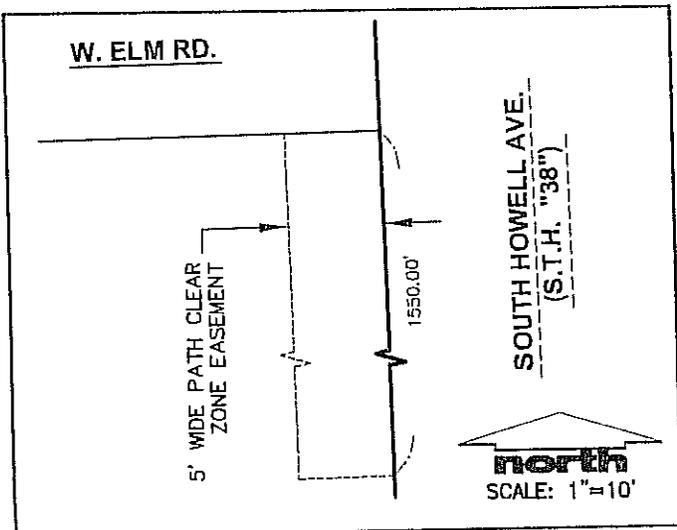


SCALE IN FEET



N89°38'04"E 75.01'

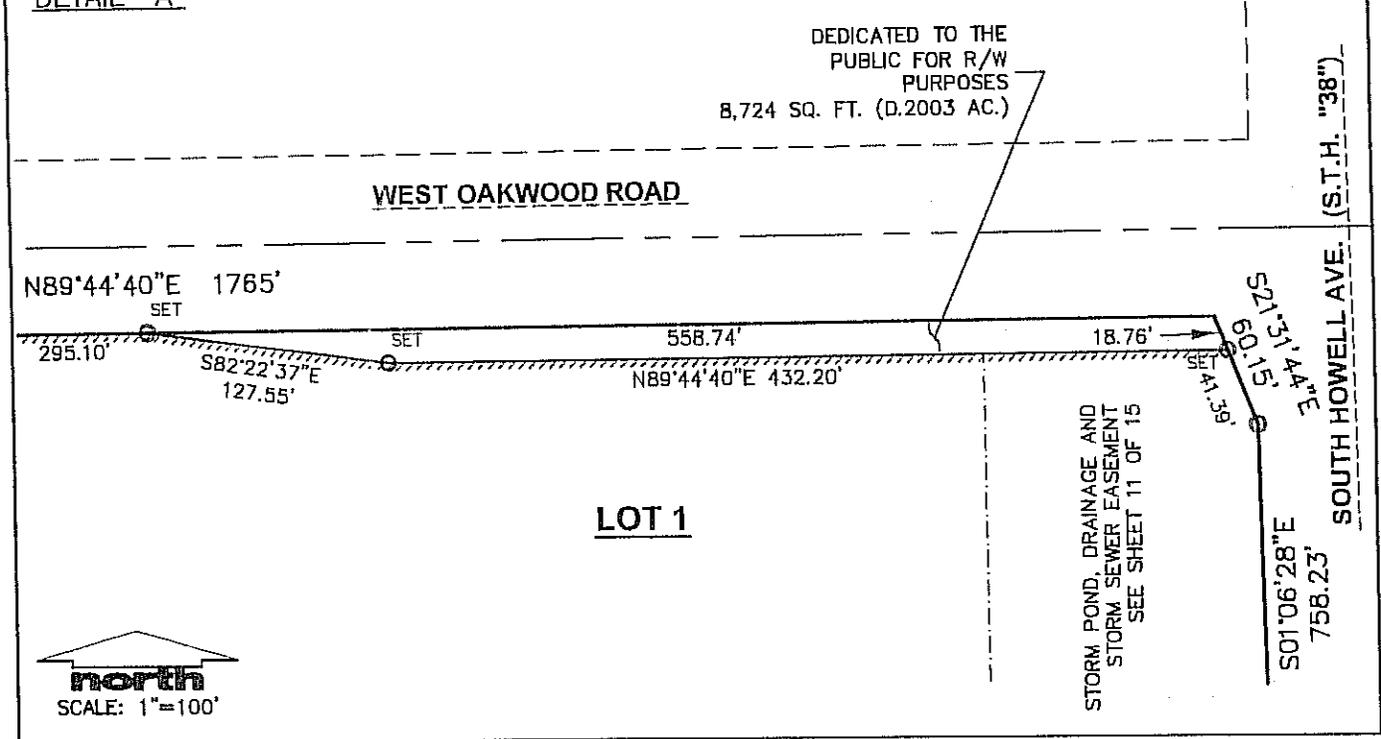
SE CORNER OF THE SE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP



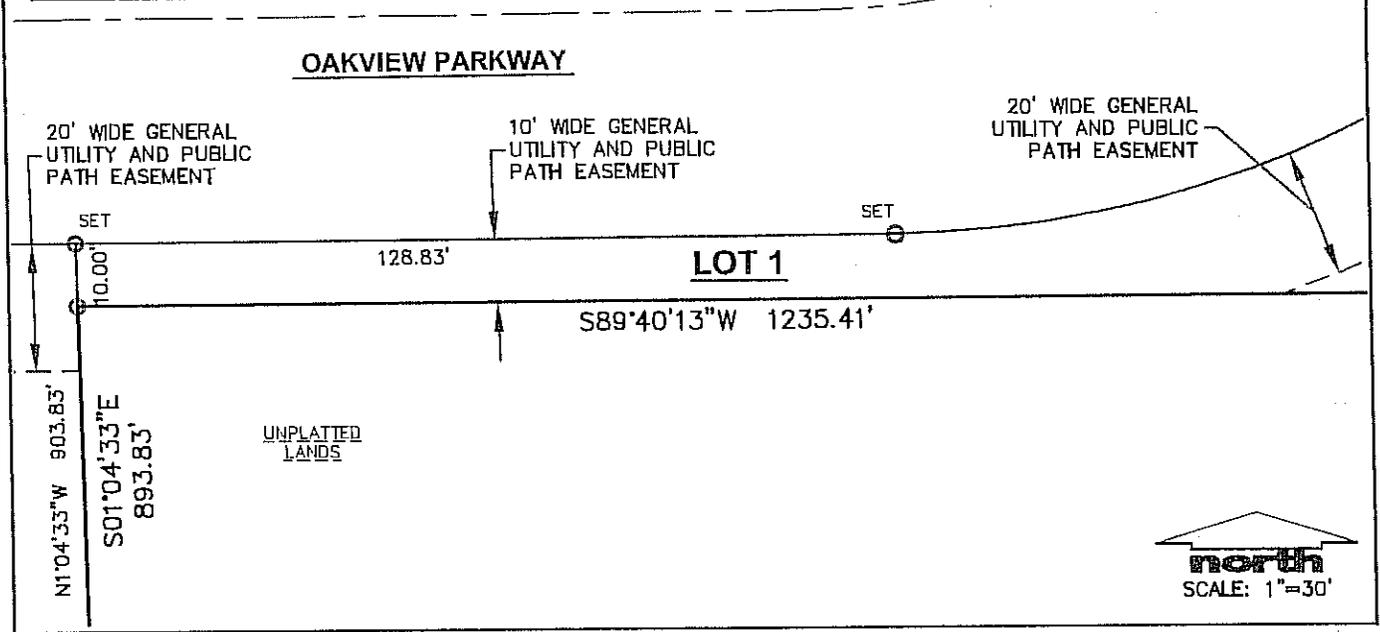
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BEING A REDIVISION OF ALL OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8154; VACATED ABC STREET AND GLEN OAKS DRIVE RIGHTS-OF-WAY; AND ADDITIONAL LANDS, ALL LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

**DETAIL "A"**



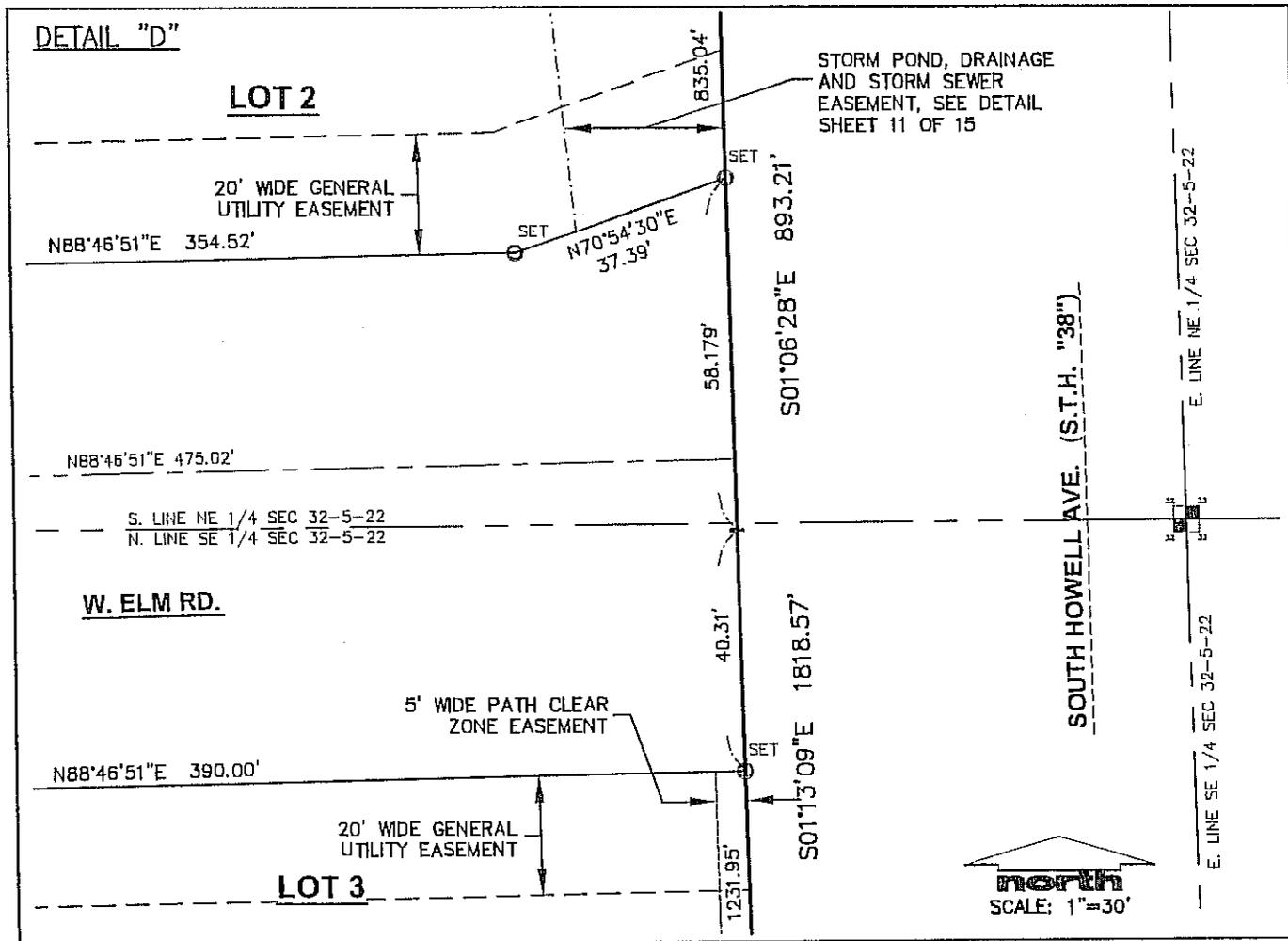
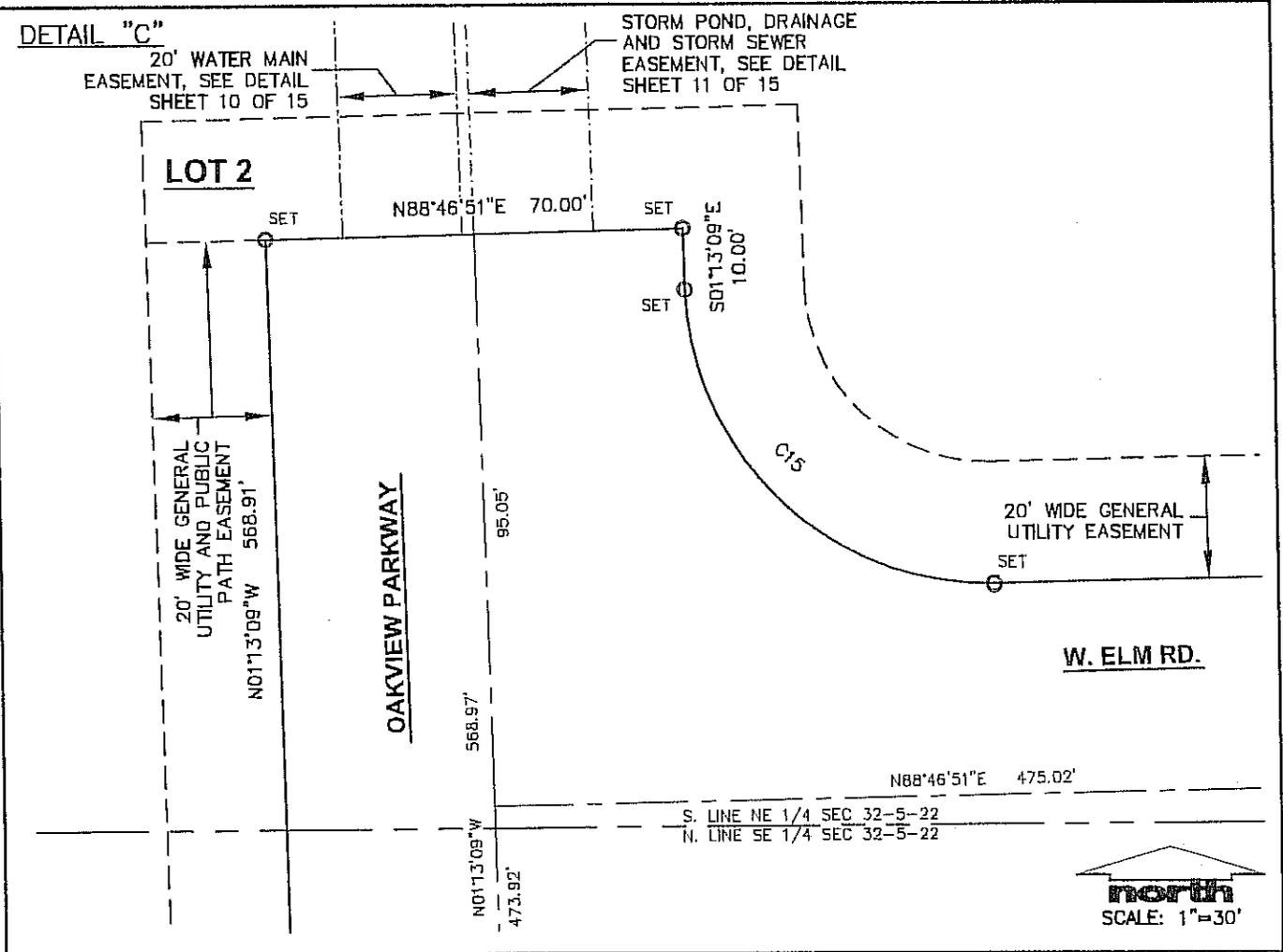
**DETAIL "B"**





**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF ALL OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8154; VACATED ABC STREET AND GLEN OAKS DRIVE RIGHTS-OF-WAY; AND ADDITIONAL LANDS, ALL LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF ALL OF LOTS 1, 2 AND 3 OF CERTIFIED SURVEY MAP NO. 8154; VACATED ABC STREET AND GLEN OAKS DRIVE RIGHTS-OF-WAY; AND ADDITIONAL LANDS, ALL LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

NW CORNER OF THE NE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP

**WEST OAKWOOD ROAD**

STORM SEWER EASEMENT PER DOC. NO. 5642095

**LOT 3**  
4,348,323 SQ. FT.  
99.8238 ACRES

DEDICATED STORM POND, DRAINAGE AND STORM SEWER EASEMENT

20' WIDE GENERAL UTILITY EASEMENT

20' WATER MAIN EASEMENT, SEE DETAIL SHEET 10 OF 15

STORM POND, DRAINAGE AND STORM SEWER EASEMENT, SEE DETAIL SHEET 11 OF 15

1146.15'

205.02'

N89°44'22"E  
442.45'

S00°15'38"E  
175.00'

N89°44'22"E  
185.00'

S89°44'22"W  
625.06'

**OUTLOT 1**  
364,246 SQ. FT.  
8.3619 ACRES  
DEDICATED PUBLIC PARK (MARDEAND PARK)

**LOT 2**  
2,700,470 SQ. FT.  
61.9943 ACRES

20.00'

2.82'

N89°58'52"W  
89.44'

S89°58'52"E  
109.44'

S01°02'28"E  
348.25'

20.00'

N89°45'13"E 515.70'

S89°45'13"W 535.70'

N89°35'59"E 762.23'

S89°35'59"W 762.23'

S0°24'01"E  
20.00'

SW CORNER OF THE NE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP

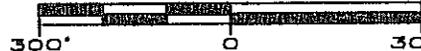
DEDICATED 20' SANITARY SEWER EASEMENT

20' WIDE GENERAL UTILITY EASEMENT

**OAKVIEW PARKWAY**



SCALE IN FEET



DATED THIS \_\_\_\_ DAY OF FEBRUARY, 2014  
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 9 OF 15

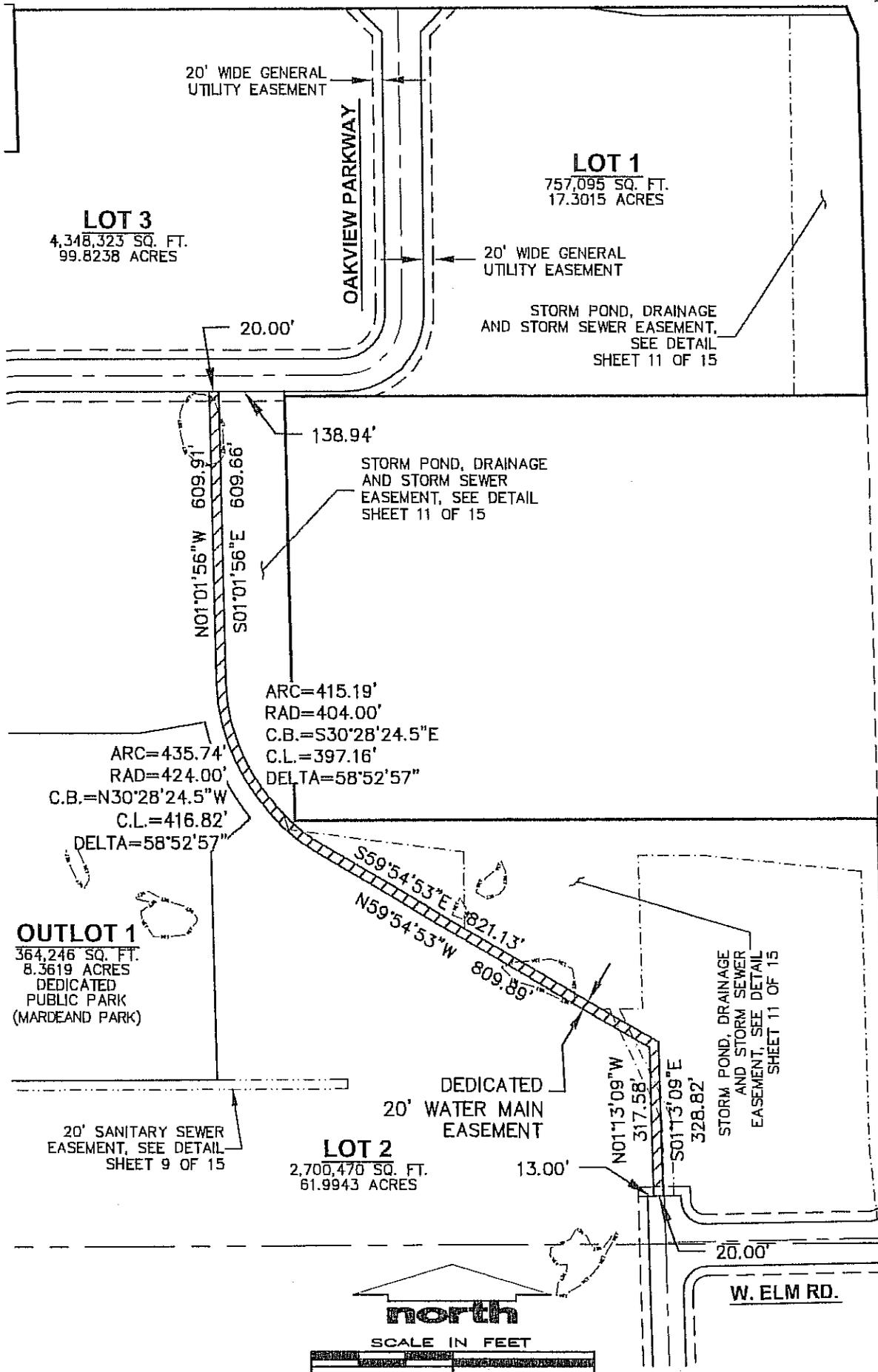
J:\USD Projects\08C-3179 Oak Creek BP\dwg\08C3179\_CSM.dwg

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

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**WEST OAKWOOD ROAD**

NE CORNER OF THE NE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP



**SOUTH HOWELL AVE. (S.T.H. "38")**

**E. ELM RD.**

**W. ELM RD.**

SE CORNER OF THE NE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP

DATED THIS \_\_\_\_\_ DAY OF FEBRUARY, 2014  
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

SHEET 10 OF 15

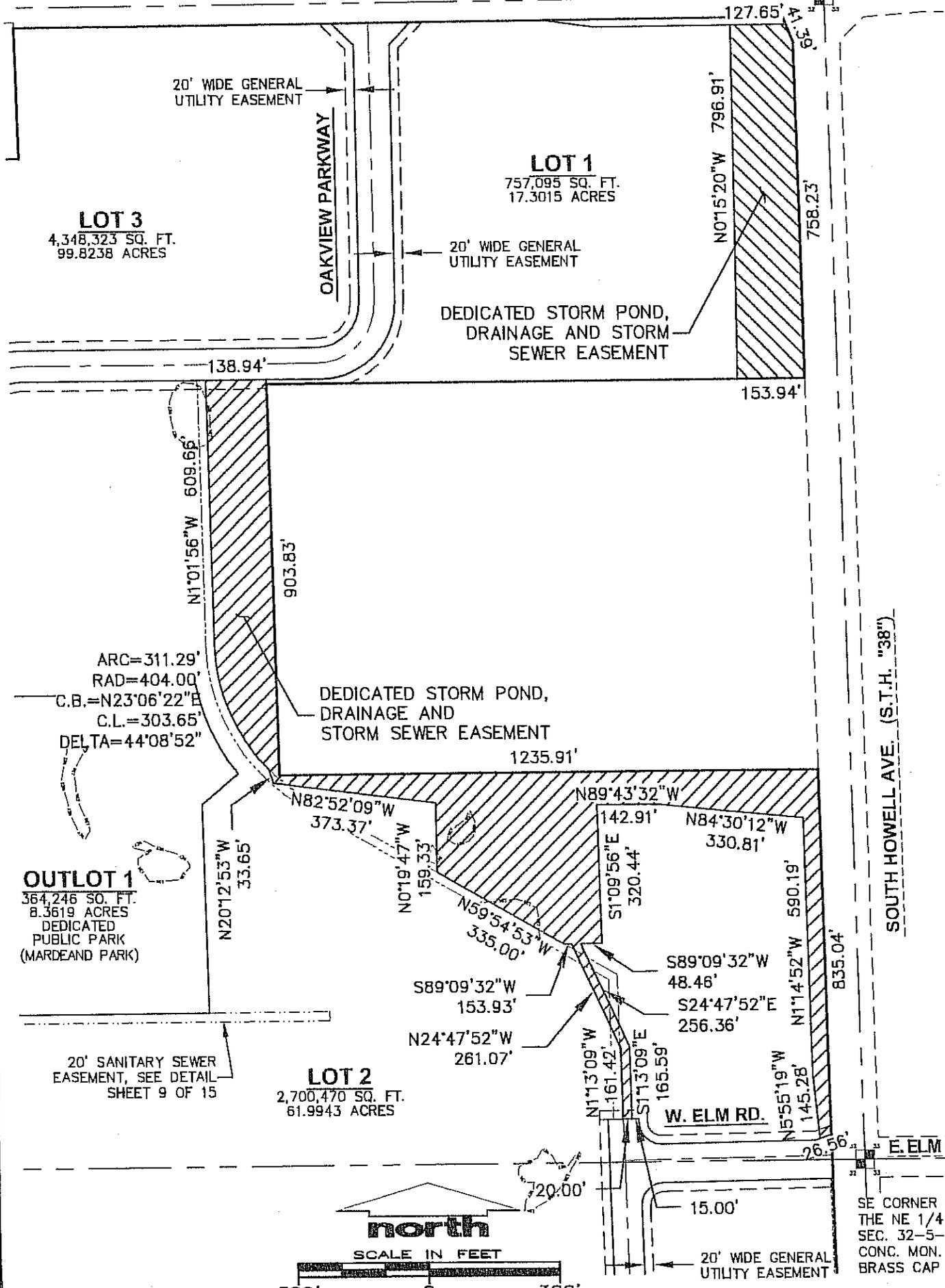
J:\USD Projects\08C3179 Oak Creek BP\dwg\08C3179 CS.M.dwg

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

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NE CORNER OF THE NE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP

**WEST OAKWOOD ROAD**



20' WIDE GENERAL UTILITY EASEMENT

**LOT 1**  
757,095 SQ. FT.  
17.3015 ACRES

**LOT 3**  
4,348,323 SQ. FT.  
99.8238 ACRES

20' WIDE GENERAL UTILITY EASEMENT

DEDICATED STORM POND, DRAINAGE AND STORM SEWER EASEMENT

ARC=311.29'  
RAD=404.00'  
C.B.=N23°06'22"E  
C.L.=303.65'  
DELTA=44°08'52"

DEDICATED STORM POND, DRAINAGE AND STORM SEWER EASEMENT

**OUTLOT 1**  
364,246 SQ. FT.  
8.3619 ACRES  
DEDICATED PUBLIC PARK (MARDEAND PARK)

20' SANITARY SEWER EASEMENT, SEE DETAIL SHEET 9 OF 15

**LOT 2**  
2,700,470 SQ. FT.  
61.9943 ACRES

**north**

SCALE IN FEET  
300' 0 300'

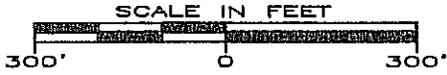
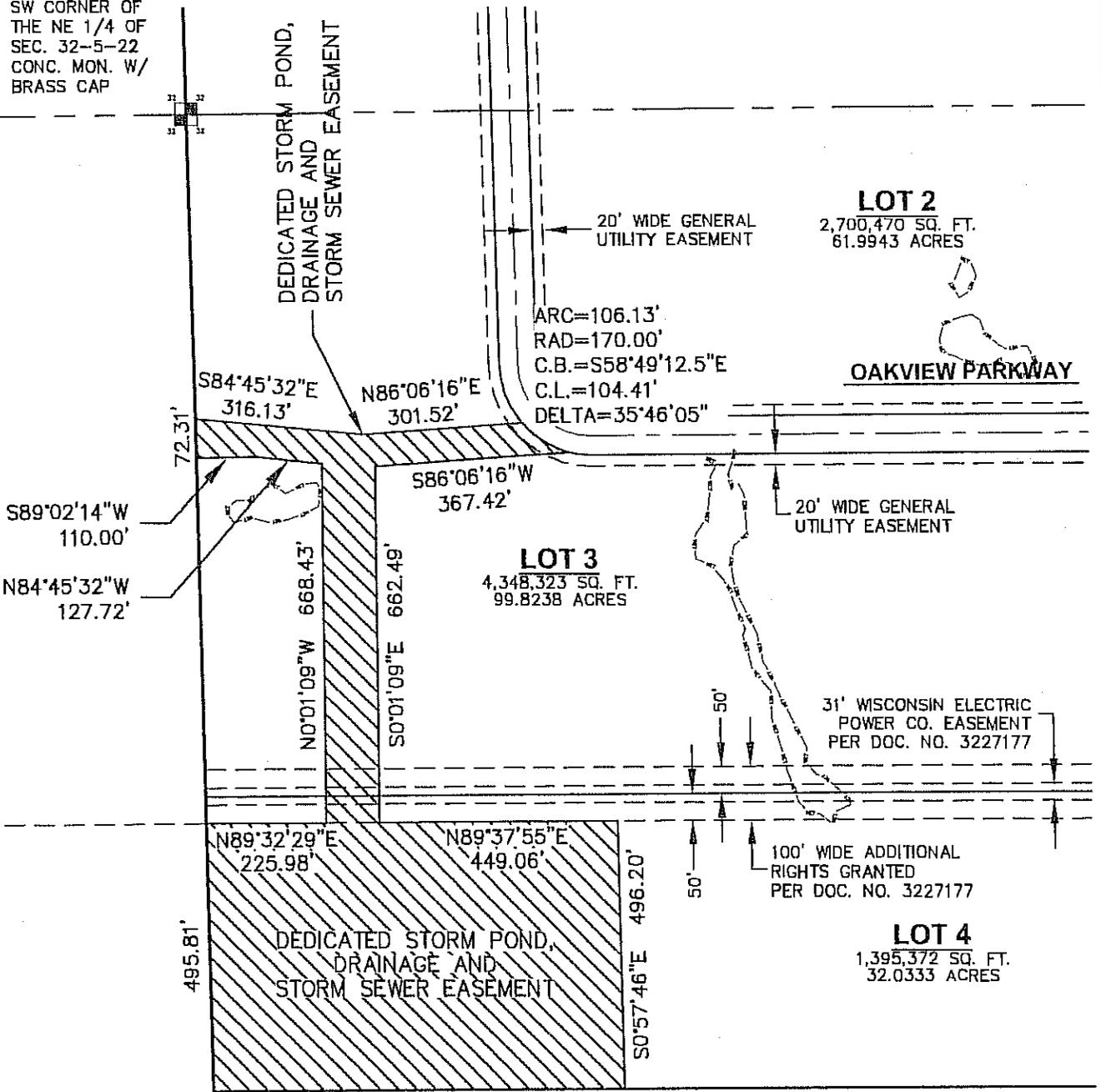
SE CORNER OF THE NE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP

J:\VSD Projects\08C3179 Oak Creek EP\Draw\08C3179 CSM.dwg

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SW CORNER OF THE NE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP



SW CORNER OF THE SE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP

J:\USD Projects\0803179 Oak Creek BR\dwg\0803179 CSM.dwg





**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

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**PLAN COMMISSION APPROVAL**

This Certified Survey Map is hereby approved by the Plan Commission of the City of Oak Creek, on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Stephen Scaffidi, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Douglas Seymour, Secretary

\_\_\_\_\_  
Date

**COMMON COUNCIL APPROVAL**

This Certified Survey Map is approved by the Common Council of the City of Oak Creek, on this \_\_\_\_\_ day of \_\_\_\_\_, 2014 by Resolution Number \_\_\_\_\_.

\_\_\_\_\_  
Stephen Scaffidi, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Catherine Roeske, City Clerk

\_\_\_\_\_  
Date





# Plan Commission Report

ITEM: 4d  
DATE: March 11, 2014

**PROJECT:** Certified Survey Map – Wispark, LLC  
**ADDRESS:** 641 W. Oakwood Rd., 10303 S. Howell Ave., 10711 S. Howell Ave.  
**TAX KEY NO:** 975-1004, 955-1002-000, 974-1003-000

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the certified survey map submitted by Jerold Franke, Wispark, LLC, for the properties at 641 W. Oakwood Rd., 10303 S. Howell Ave., 10711 S. Howell Ave. be approved subject to any technical corrections being made prior to recording.

**Ownership:** Wispark, LLC, 301 W. Wisconsin Ave., Ste. 400, Milwaukee, WI 53203

**Size:** Lot 12 = 72.4684 acres; Lot 13 = 3.9875 acres; Lot 14 = 17.6598 acres; Lot 15 = 5.7081 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:** This certified survey map (CSM) is the second of two for review this evening related to OakView Business Park. The purpose of this CSM is to further divide lots for conveyance. Three lots will be created from Lot 12, which was created as Lot 3 in the previous CSM. Based on the recording requirements for Milwaukee County, these lots should be consecutively numbered beginning from Lot 1.

All proposed lots are compliant with the requirements of the M-1, Manufacturing district.

Prepared by:

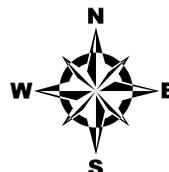
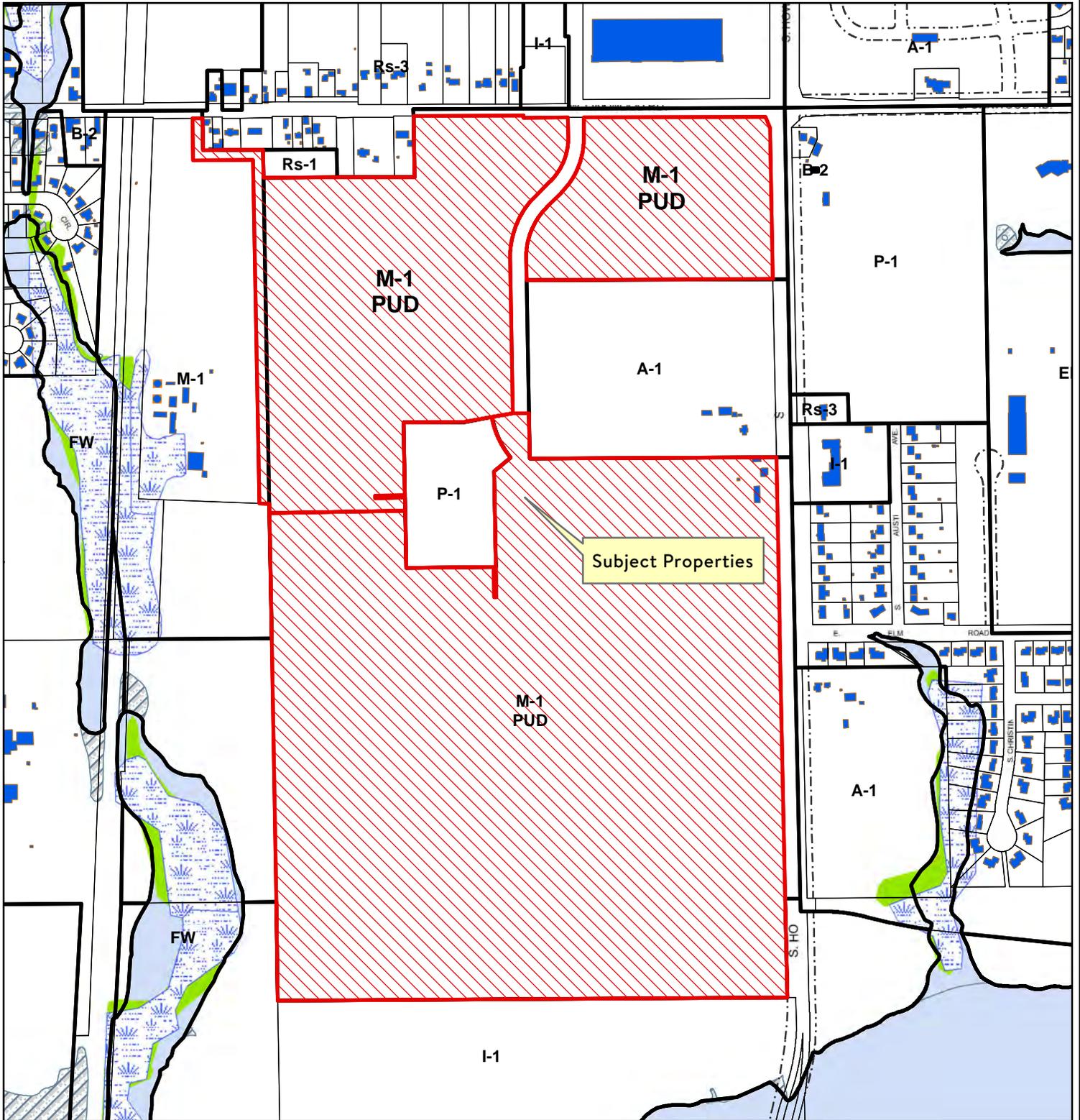
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

641 W. Oakwood Rd., 10303 S. Howell Ave., 10711 S. Howell Ave.

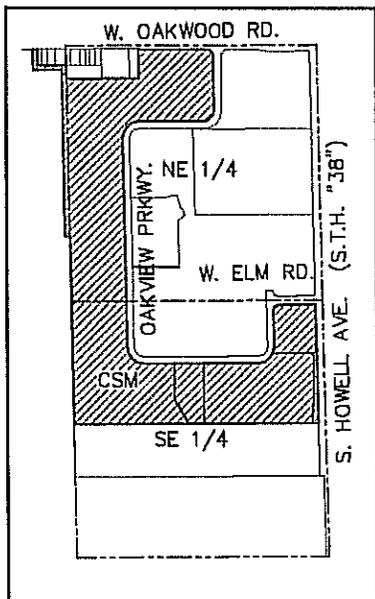


Legend	
	641 W. Oakwood Rd., 10303 & 10711 S. Howell Ave.
	Existing Street Pattern
	Floodfringe
	Wetland
	Floodway
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)



**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF ALL OF LOT 3 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4; AND NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



**VICINITY MAP**

NE 1/4 SEC. 32-5-22  
SE 1/4 SEC. 32-5-22  
SCALE: 1"=2000'

**LEGEND:**

- 1" IRON PIPE FOUND & ACCEPTED
- 3/4" REBAR FOUND & ACCEPTED
- ⊕ CHISELED CROSS FOUND & ACCEPTED
- MAG ○ MAG NAIL FOUND & ACCEPTED
- SET ○ 1"X18" IRON PIPE SET WT. 1.13 LBS/LIN. FT.
- //// NO DIRECT VEHICULAR ACCESS
- - - WETLAND (SEE NOTE BELOW)

**PREPARED FOR:**

WISPARK LLC  
301 WEST WISCONSIN AVENUE  
SUITE 400  
MILWAUKEE, WI 53203

**PREPARED BY:**

**JSD** Professional Services, Inc.  
MILWAUKEE REGIONAL OFFICE  
N22 W22631 NANCY'S COURT SUITE 3  
WALKESSIA, WISCONSIN 53180  
262.513.0660 PHONE | 262.513.1232 FAX

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°15'20"E	70.71'

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD BEARING	CHORD	CENTRAL ANGLE
C1	156.95'	100.00'	S44°42'26.5"W	141.33'	89°55'33"
C2	269.15'	170.00'	S44°18'53"W	241.91'	90°42'40"
C3	265.13'	170.00'	S45°43'08.5"E	239.06'	89°21'23"
C4	269.47'	170.00'	N44°11'30"E	242.13'	90°49'18"
C5	189.87'	170.00'	N57°36'21"E	180.16'	63°59'38"
C6	79.60'	170.00'	N12°11'41.5"E	78.88'	26°49'41"
C7	78.54'	50.00'	N43°46'51"E	70.71'	90°00'00"
C8	560.22'	5000.00'	S01°57'43.5"W	559.93'	06°25'11"

**NOTES:**

CSM NO. \_\_\_\_\_ RECORDED ON \_\_\_\_\_ AT MILWAUKEE CO. REGISTER'S OFFICE AS DOC. \_\_\_\_\_

WETLAND LOCATIONS BASED ON WETLAND DELINEATION REPORT DATED DECEMBER 5, 2008 AS PREPARED BY NATURAL RESOURCES CONSULTING, INC., WITH SUPPLEMENT REPORT BY WETLAND & WATERWAY CONSULTING, LLC DATED DECEMBER 23, 2012 AND WETLAND FILL PERMIT LETTERS ISSUED BY WDNR AND USACOE DATED OCTOBER 30, 2013 AND JUNE 14, 2013, RESPECTIVELY.

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FEMA MAP PANEL NUMBER 55079C0231E, EFFECTIVE DATE: SEPTEMBER 26, 2008.

**BEARING BASIS**

ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, WAS USED AS NORTH 01°06'28" WEST.

PROJECT CONVERSION FACTOR: GRID/0.99994301 = GROUND

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

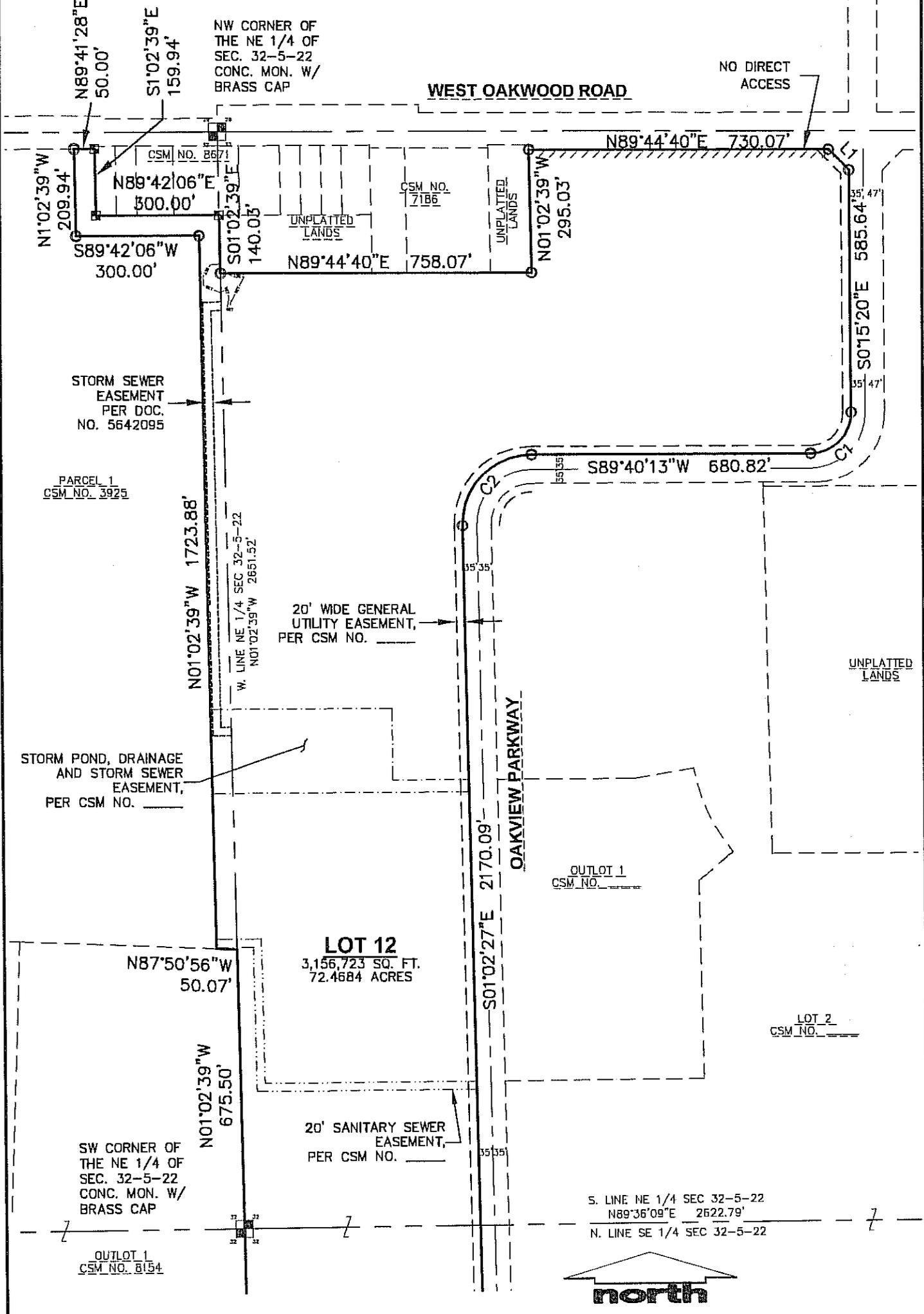
ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

DATED THIS \_\_\_\_\_ DAY OF FEBRUARY, 2014  
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S--2738

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

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 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF  
 OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



J:\USD Projects\08C3179 Oak Creek BP\dwg\08C3179 CSM ProjRed.dwg

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 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF  
 OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

SW CORNER OF  
 THE NE 1/4 OF  
 SEC. 32-5-22  
 CONC. MON. W/  
 BRASS CAP

OUTLOT 1  
 CSM NO. B154

S. LINE NE 1/4 SEC 32-5-22  
 N89°36'09"E 2622.79'  
 N. LINE SE 1/4 SEC 32-5-22

20' WIDE GENERAL  
 UTILITY EASEMENT  
 PER CSM \_\_\_\_\_

**LOT 12**  
 3,156,723 SQ. FT.  
 72.4684 ACRES

LOT 2  
 CSM NO. \_\_\_\_\_

**OAKVIEW PARKWAY**

N00°57'46"W 1271.96'

W. LINE SE 1/4 SEC 32-5-22  
 N0°57'46"W 2644.64'

N00°23'51"W  
 391.57'

**LOT 13**  
 173,694 SQ. FT.  
 3.9875 ACRES

STORM POND, DRAINAGE  
 AND STORM SEWER  
 EASEMENT, CSM NO. \_\_\_\_\_

**LOT 14**  
 769,259 SQ. FT.  
 17.6598 ACRES

N31°02'23"W  
 277.72'

N00°23'51"W 630.59'

1200.83' SET 160.74' SET 1128.71'  
 S89°37'55"W 2553.49'

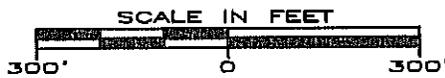
31' WISCONSIN ELECTRIC  
 POWER CO. EASEMENT  
 PER DOC. NO. 3227177

100' WIDE ADDITIONAL  
 RIGHTS GRANTED  
 PER DOC. NO. 3227177

LOT 4  
 CSM NO. \_\_\_\_\_

UNPLATTED  
 LANDS

UNPLATTED  
 LANDS



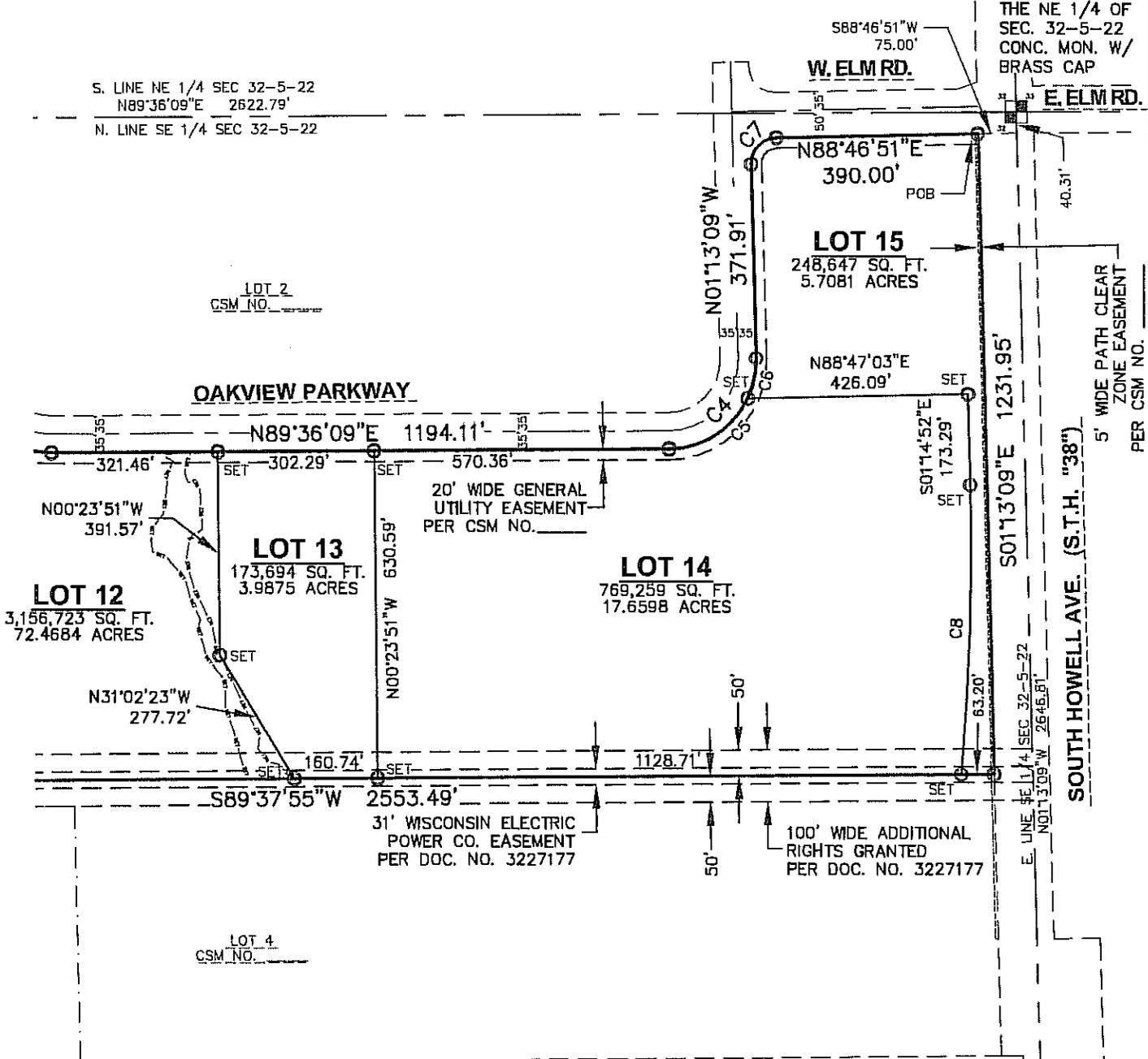
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 CONC. MON. W/  
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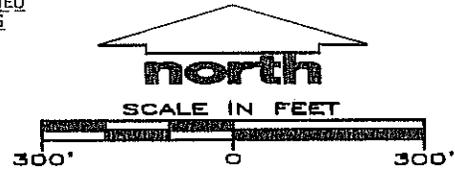
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UNPLATTED  
 LANDS



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OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

**OWNER'S CERTIFICATES**

WISPARK LLC, a Wisconsin limited liability company, as owner, does hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Section 14.82 of the City of Oak Creek requirements for Certified Survey Maps.

WISPARK LLC

\_\_\_\_\_  
Jerold P. Franke, President Date

State of Wisconsin )  
                                  ) SS  
\_\_\_\_\_ County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, the above named Jerold P. Franke, the President of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, as Manager, by its authority.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

**PLAN COMMISSION APPROVAL**

This Certified Survey Map is hereby approved by the Plan Commission of the City of Oak Creek, on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Stephen Scaffidi, Chairman Date

\_\_\_\_\_  
Douglas Seymour, Secretary Date

**COMMON COUNCIL APPROVAL**

This Certified Survey Map is approved by the Common Council of the City of Oak Creek, on this \_\_\_\_\_ day of \_\_\_\_\_, 2014 by Resolution Number \_\_\_\_\_.

\_\_\_\_\_  
Stephen Scaffidi, Mayor Date

\_\_\_\_\_  
Catherine Roeske, City Clerk Date