



## PLAN COMMISSION MEETING AGENDA

**TUESDAY, April 22, 2014  
AT 6:00 P.M.**

- 
- 1) ROLL CALL
  - 2) Minutes of the April 8, 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 9810 S. Ridgeview Dr. submitted by Tony Lavelle, Tredroc Tire Service, that would allow an additional wall sign on the façade of the building (Tax Key No. 903-0010). Follow this item on Twitter **@OakCreekPC#OCPCTredroc**.
  - 5) NEW BUSINESS
    - a) SIGN APPEAL – Consider a request for sign appeal for the property at 9810 S. Ridgeview Dr. submitted by Tony Lavelle, Tredroc Tire Service, that would allow an additional wall sign on the façade of the building (Tax Key No. 903-0010). Follow this item on Twitter **@OakCreekPC#OCPCTredroc**.
    - b) TEMPORARY USE PERMIT – Review a request for a temporary use permit submitted by John Zignego, Zignego Company, Inc., for a temporary concrete batch plant within the Wisconsin Department of Transportation right-of-way at I-94 and Rawson Ave. (exit ramp). Follow this agenda item on Twitter **@OakCreekPC#OCPCZignego**.
    - c) PLAN REVIEW – Review site, building, and landscaping plans submitted by Bryan Walker, Clayco, for a proposed manufacturing facility at 111 W. Oakview Parkway (OakView Business Park, Tax Key No. TBD). Follow this agenda item on Twitter **@OakCreekPC#OCPCProjectRed**.
    - d) CERTIFIED SURVEY MAP - Review a Certified Survey Map submitted by Peter Caruso, Black Bear Bottling Group, for the properties at 9750 and 9770 S. 20<sup>th</sup> St. (Tax Key Nos. 903-9003-001 & 903-9002-001). Follow this item on Twitter **@OakCreekPC#OCPCBBCSM**.
    - e) PLAN REVIEW – Review site and landscaping plans submitted by Peter Caruso, Black Bear Bottling Group, for a revision to the approved parking plan for the property located at 9770 S. 20<sup>th</sup> St. (Tax Key No. 903-9003-001). Follow this agenda item on Twitter **@OakCreekPC#OCPCBlackBear**.
    - f) CONDITIONAL USE PERMIT – Review a request submitted by the Southeast Wisconsin Baseball Booster Club, Inc. for a conditional use for an indoor recreation facility on the

property at 6758 S. 13<sup>th</sup> St. (Tax Key No. 735-9044). Follow this item on Twitter **@OakCreekPC#OCPCBooster**.

- g) PLAN REVIEW – Review site plans submitted by Jaime Vega, Milwaukee Area Technical College, for a revision to the approved parking plan for the property located at 6665 S. Howell Ave. (Tax Key No. 718-9961-002). Follow this agenda item on Twitter **@OakCreekPC#OCPCMATC**.

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. (7:30 am-4 pm weekdays).

Summary of Significant Common Council Actions  
April 15, 2014

1. Approved: Resolution No. 11475-041514 approving a certified survey map for the properties at 9921 S. Shepard Avenue and 635 E. Fitzsimmons Road.
2. Approved: Resolution No. 11476-041514 approving a certified survey map for the properties at 641 W. Oakwood Road, 10303 S. Howell Avenue, 10711 S. Howell Avenue.



Kari Papelbon, CFM, AICP  
Planner

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, APRIL 8, 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, Commissioner Correll, Commissioner Siefert and Commissioner Chandler. Also present were Kari Papelbon, Planner; Peter Wagner, Zoning Administrator; and Assistant Fire Chief Mike Kressuk.

Commissioner Dickmann moved to approve the minutes of the April 25, 2014 regular Plan Commission meeting. Commissioner Siefert seconded. Roll call, all voted aye. The minutes were approved as submitted.

**Significant Common Council Actions**

There were no comments or concerns from the Commission.

**Sign Appeal – Tri City National Bank  
6462 S. 27<sup>th</sup> Street  
Tax Key No.: 715-9019**

Mr. Wagner explained to the Commission that the applicant was seeking a variance from Municipal Code Section 17.0706(j)(2), which states that individual tenants in buildings with internal entrances shall only be permitted a wall sign. The item was held at the last Plan Commission since there was not a representative present to answer questions.

Commissioner Chandler requested information on how the sign would be lighted. Mr. Mark Lampe, 1655 Blue Ridge Boulevard, Elm Grove, explained that the letters would be backlit with red and light would be behind the green as well. Commissioner Chandler questioned if this was standard for Tri City Banks. Mr. Lampe explained they were in the process of changing all of the locations to match, and Roundy's has given them the approval to put it on the building.

Commissioners Siefert and Bukiewicz stated that they approve of the request and feel it is necessary for customers to know the bank is in the building.

Commissioner Dickmann mentioned the main bank is closed on Sundays, so it is a good idea to have the sign. They meet all of the requirements for an appeal.

Commissioner Bukiewicz moved that the Plan Commission approve the request for variance from Section 17.0706(2) and allow Tri City Bank to erect a 38 square-foot tenant sign on the façade of the building located at 6462 S. 27<sup>th</sup> Street.

Commissioner Correll seconded. Roll call, all voted aye. The motion to approve carried.



**Certified Survey Map – Tyson Tlachac and David & Maura Keane  
9921 S. Shepard Avenue and 635 E. Fitzsimmons Road  
Tax Key Nos.: 923-9022 & 923-9025**

Ms. Papelbon explained to the Commission that the applicants were requesting approval of a certified survey map that would reconfigure a portion of the lots at 9921 S. Shepard Avenue and 635 E. Fitzsimmons Road. Following the reconfiguration, both lots will exceed the minimum lot size requirement of 12,000 square feet. The reconfiguration brings Mr. Tlachac's western property boundary in line with the western property boundaries of the two lots to the south, which also border the Keane's eastern property boundary.

Commissioner Correll moved that the Plan Commission recommend to the Common Council that the certified survey map submitted by Tyson Tlachac and David and Maura Keane for the properties at 9921 S. Shepard Avenue and 635 E. Fitzsimmons Road be approved subject to any technical corrections being made prior to recording.

Commissioner Siepert seconded. Roll call, all voted aye. The motion to approve carried.

**Conditions and Restrictions – John Schlueter, Weasler Number 1, LLC  
7265 S. 1<sup>st</sup> Street  
Tax Key No.: 765-9054-001**

Ms. Papelbon explained that at the March 25, 2014 meeting, the Plan Commission recommended that the Common Council approve a conditional use permit for an indoor commercial recreation facility for Chasing Tales, Inc. at 7265 S. 1<sup>st</sup> Street. Staff has prepared conditions and restrictions for this conditional use permit for the Commission's review.

Commissioner Dickmann questioned if a future sign request would come before the Commission or would it be handled by the Planning Department. Ms. Papelbon explained there was no sign plan required for this development, so just a sign permit would be required.

Commissioner Johnston questioned if the tenant was only occupying part of the building would the conditions and restrictions impact anything else that would go into the building. Mr. Wagner explained the only negative impact would be for adult entertainment in the M-1, which would not be allowed to operate near where children were located. Commissioner Johnston questioned if the conditions and restrictions would negatively impact a use with the parking. Mr. Wagner stated there would not be a negative impact.

Mayor Scaffidi noted the applicant was in attendance at the meeting to answer questions.

Ms. Cindy Zielinski, Chasing Tales, Inc., commented that she did not receive a copy of the conditions and restrictions. Commissioner Dickmann questioned if there were any

concerns with the conditions and restrictions. Ms. Zielinski commented she did not see anything of concern in the restrictions.

Commissioner Dickmann moved that the Plan Commission recommend that the Common Council adopt the conditions and restrictions as part of the conditional use permit for an indoor commercial recreation facility located at 7265 S. 1<sup>st</sup> Street after a public hearing.

Commissioner Correll seconded. Roll call, all voted aye. The motion to approve carried.

**Plan Review – Carlo Pedone, Trattoria diCarlo**  
**8469 S. Howell Avenue**  
**Tax Key No.: 828-9029**

Ms. Papelbon explained that the applicant was requesting site, building, and landscaping plan approval for an addition to the existing building on the property at 8469 S. Howell Avenue. The 41'9" x 18' 6 1/2" (774 sf) single-story addition will be located on the northwestern portion of the existing building and meets all required setbacks.

The addition will contain dishwashing stations, storage, and coolers. The plans indicated that the addition will be constructed of EIFS. EIFS is not permitted as a primary exterior building material, but is allowed as an accent material comprising a maximum of 25% of the visible perimeter of the building. The Plan Commission may modify the standards in this section of the Code by 3/4 majority vote, although it should be noted that the addition is not within the visible perimeter.

Commissioner Chandler questioned if the driveway would be at least 18' wide with the reduction of the proposed three feet (for the addition). Ms. Papelbon stated it was not clear exactly how wide the driveway is on the plans, but the requirement to remain at least 18' wide would be part of the approval. Assistant Fire Chief Kressuk explained the Code does describe the Fire Department access road necessary widths. It is reduced at the location of the building. As part of the review process with the owner, the Fire Department will talk with the owner and work with them to make sure that they can accommodate that portion.

Alderman Bukiewicz commented that he calculated there would be five parking spaces lost, and the EIFS would be visible from the north end. When they talk about perimeter what side are they talking about? Ms. Papelbon explained the visible perimeter is what you can see from Howell Avenue, so this would not be in the visible perimeter as laid out by the Code. There is landscaping located along the property line. It would be behind the visible perimeter as laid out in the Code. As far as the EIFS is concerned, the color will match the existing building.

Alderman Bukiewicz questioned if we know that for sure or is it only speculation on the color. Ms. Papelbon replied that the applicant stated the EIFS will match the existing

color of the building. Alderman Bukiewicz commented it will not appear brick, it will just match the brick color of the building.

Mr. Carlo Pedone stated they would be losing two parking spots with the addition, right behind the building. Mayor Scaffidi stated they have a significant number of extra parking spots on the site at this time.

Commissioner Chandler questioned why they chose EIFS since it is not an approved item. Mr. Pedone stated he thought it would be approved. He was under the impression there was a certain percentage of EIFS they could put on the building. This is not an addition to the dining room - they are just trying to make it a little more comfortable for the employees to work in a high traffic area.

Mayor Scaffidi stated that he did not have a problem with the material and commented it should look as good as it can, given the fact there is slight chance that someone approaching from the north would see that part.

Commissioner Dickmann commented the addition on the north end is less than 25% of the total perimeter and does meet the requirements.

Commissioner Johnston pointed out another building proposed sometime in the future on the lot to the north that would hide the addition from Howell Avenue.

Commissioner Chandler questioned if there were any plans for sprinklers and fire alarms. Mr. Pedone stated everything would meet the code as far as sprinklers and fire alarms.

Commissioner Bukiewicz moved that the Plan Commission approve the site, building, and landscaping plans submitted by Carlo Pedone, Trattoria diCarlo, for the property located at 8469 S. Howell Avenue with the condition that all building and fire codes are met.

Commissioner Siepert seconded. Roll call, all voted aye. The motion to approve carried.

**Certified Survey Map – Wispark, LLC**

**641 W. Oakwood Road, 10303 S. Howell Avenue, 10711 S. Howell Avenue**

**Tax Key Nos.: 975-1004, 955-1002-000, 974-1003-000**

Ms. Papelbon explained to the Commission the purpose of the proposed certified survey map was to adjust property lines and acreages in a CSM previously approved last month. All of the proposed lots are compliant with the requirements of the M-1, Manufacturing district.

Commissioner Chandler questioned the reason for the change. Mr. Jerry Franke, Wispark, LLC, explained there was an error made on the previous submittal and they caught it before recording.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the certified survey map submitted by Wispark, LLC, for the properties at 641 W. Oakwood Road, 10303 S. Howell Avenue, 10711 S. Howell Avenue be approved subject to any technical corrections being made prior to recording.

Commissioner Dickmann seconded. Roll call, all voted aye. The motion to approve carried.

### **Plan Amendment: Park and Open Space Plan**

Mr. Wagner explained to the Commission that the Common Council approved the 2013 Park and Open Space Plan last year. Since that time, the development of Drexel Town Square has evolved. The west end is going to be dedicated as a future park. The intent of this park is to enhance the existing wetlands and provide a recreational trail that will accommodate pedestrians and bicyclists.

Staff was unaware of the ownership and use of this area, and as a result this park was not included in the plan. Now that the future use and ownership of the open space has been determined, staff is proposing the amendments before you at this time.

Commissioner Correll asked for clarification that the wetlands were part of the Drexel Town Square and nothing was slated to go in that area. It is going to be created into what is called a park area to get the dollars, and they are not losing or giving up any space that was there. Mr. Wagner confirmed that was the case.

Alderman Bukiewicz commented this really shines on the development of the 80 acres of an old industrial site. This is opening up to the public the wetlands as a nature trail.

Commissioner Chandler questioned if there were special requirements to get the grant such as size or special use. Mr. Wagner explained it would need to be included as a recognized open space and park area for the City as part of the grant.

Commissioner Siepert questioned if the grant money would cover the whole park or only a portion. Mr. Wagner explained a good portion of the park would be paid for by park impact fees.

Arden Degner, 8540 S. Pennsylvania Avenue, questioned if Lake Vista was still included in the park plan. Mr. Wagner stated it was still included as part of the Park Plan. Mr. Degner stated it was amazing to go from an industrial site to park land. He hoped the taxpayers would not have to finance the park.

Commissioner Bukiewicz moved that the Plan Commission recommend to the Common Council that the 2013 Parks and Open Space Plan be amended as proposed.

Commissioner Correll seconded. Roll call, all voted aye. The motion to approve carried.

Commissioner Carrillo moved to adjourn. Commissioner Correll seconded. Roll call, all voted aye. The meeting was adjourned at 6:37 p.m.



# Plan Commission Report

ITEM: 4a & 5a

DATE: April 22, 2014

**PROJECT:** Sign Appeal – Tredroc Tire Service

**ADDRESS:** 9810 S. Ridgeview Drive

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

**TAX KEY NO:** 903-0010

**Ownership:** Patrick & Peggy Crawley

**Size:** 1.65 acres

**Existing Zoning:** M-1 PUD, Manufacturing District, Planned Unit Development

**Adjacent Zoning:** north -- M-1 PUD, Manufacturing District, Planned Unit Development  
east – I-94, M-1 PUD, Manufacturing District, Planned Unit Development  
south – M-1 PUD, Manufacturing District, Planned Unit Development  
west – M-1 PUD, Manufacturing District, Planned Unit Development

**Comprehensive Plan:** Planned Industrial

**Wetlands:** None

**Floodplain:** None

**Official Map:** None

**Commentary:** The applicant is seeking a variance from Municipal Code Section 17.0706(h)(1), which states that single and two tenant office, retail, or manufacturing buildings shall be permitted one wall sign per tenant per street frontage.

The applicant is requesting two additional wall signs which would total the number of wall signs on the building to three. A wall sign currently exists on the northeastern elevation of the building facing I-94. The two proposed wall signs will be 25 square feet in area and be locate on the southern and western elevations of the building. The proposed signs are in compliance with other sign code regulations. Illustrations of how the signs would appear on the building are included in your packet.

If granted this variance would allow the tenant to erect a total of three wall signs, one on the east, south, and west elevations of the building located at 9810 S. Ridgeview Drive.

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:

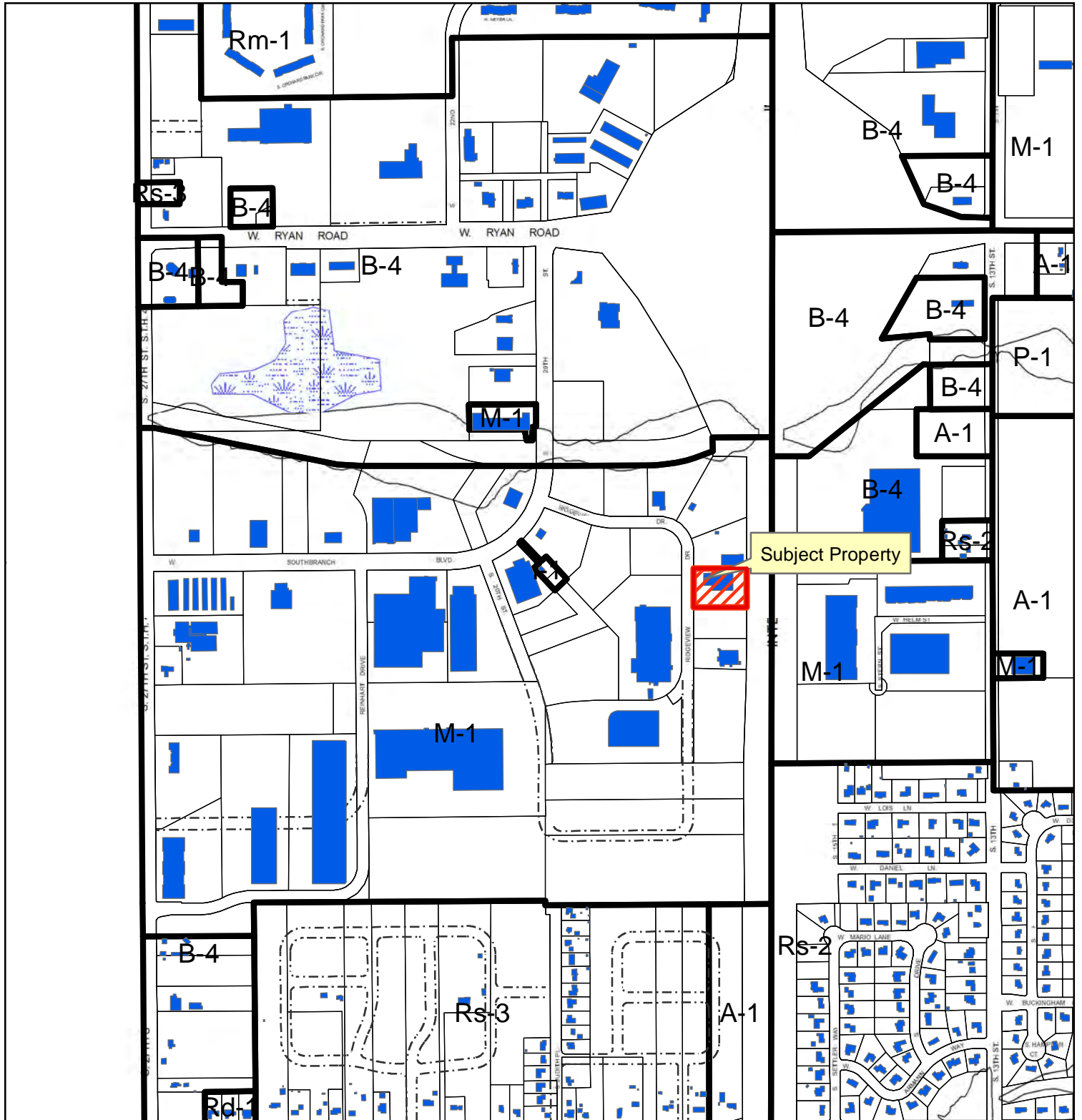
  
Peter Wagner  
Zoning Administrator/Planner

Respectfully Submitted:

  
Douglas Seymour, AICP  
Director of Community Development

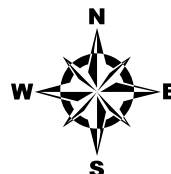
# Location Map

## 9810 S. Ridgeview Drive



**OAKCREEK**  
— WISCONSIN —

Department of Community Development



Legend	
	9810_Ridgeview
	Existing Street Pattern
	Wetland



OAKCREEK  
— WISCONSIN —

ZONING  
ADMINISTRATION

February 26, 2014

Richard Kor  
Midwest Sign & Lighting  
PO BOX 100045  
Milwaukee, WI 53210

Dear Richard:

I have made a preliminary review of the proposed wall signs for Tredroc Tire Services located at 9810 S. Ridgeview Drive. Staff is unable to issue sign permits since the propose signs exceeds the maximum number of wall signs for a parcel. According to Municipal Section Code 173.0707(i)(1):

Single and two (2) tenant office, retail, or manufacturing buildings shall be permitted one wall sign per tenant per street frontage...

Although the parcel abuts the freeway, the parcel does not have access to the freeway and does not meet the definition of street frontage. This letter is to inform you that the signs you are proposing do not comply with Municipal Code Section 17.0706(h)(1). Consider this letter as an official letter of denial. If you wish to appeal staff's decision you may apply for a variance from the Plan Commission within 30 days of this letter. You will need to fill out a sign appeal application and return it to the Department of Community Development along with a copy of this letter.

Please contact me should you have any questions regarding this matter. I can be reached at (414) 768-6529 or via e-mail at [pwagner@oakcreekwi.org](mailto:pwagner@oakcreekwi.org).

Sincerely,

Peter Wagner  
Zoning Administrator

100.60





5'x 5' cabinet

25' Sq.ft.

**MIDWEST**  
**Sign & Lighting, Inc.**  
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 3110 W. Fond du Lac Ave., Milwaukee, WI 53210  
 P 414.447.8227 • P 414.447.0220

Tredroc

CUSTOMER

Customer Name

Address

City/State/Zip

Wall Signs

PROJECT

Franklin

LOCATION

CUSTOMER APPROVAL



REVISIONS

Revision 1

Revision 2

1/25/14

Date

Scale

Drawing #

SERVING WISCONSIN FOR OVER  
**20**  
 YEARS





5'x 5' cabinet

25' Sq.ft.

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 3110 W. Fond du Lac Ave., Milwaukee, WI 53210  
 P 414.447.8227 • P 414.447.0220

Tredroc

CUSTOMER

Company \_\_\_\_\_  
 Phone \_\_\_\_\_  
 e-mail@tredroc.com \_\_\_\_\_

Wall Signs

PROJECT

Franklin

LOCATION

CUSTOMER APPROVAL



REVISIONS

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

1/25/14

Date

Scale

Drawing #

SERVING WISCONSIN FOR OVER  
**20**  
 YEARS

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# Plan Commission Report

ITEM: 5b

DATE: April 22, 2014

**PROJECT:** Temporary Use – Concrete Batch Plant – John Zignego, Zignego Company

**ADDRESS:** I-94 & Rawson Ave. (right-of-way, off-ramp)

**TAX KEY NO:** N/A

**STAFF RECOMMENDATION:** That the Plan Commission approves the temporary use permit for the temporary concrete batch plant within the right-of-way at I-94 & Rawson Ave., subject to the following conditions:

1. That all building and fire codes are met.
2. That any hydrant usage is approved by the Water Utility.
3. That the hours of operation be limited to Monday through Friday between 7:00 AM and 8:00 PM and Saturday between 8:00 AM and 5:00 PM.
4. That the temporary use shall expire on January 31, 2015.

**Ownership:** State of Wisconsin DOT (right-of-way, off-ramp)

**Size:** N/A

**Existing Zoning:** Rs-4, Single Family Residential

**Adjacent Zoning:** North – Rm-1 (PUD), Multifamily Residential  
East – Rs-4, Single Family Residential  
South – P-1, Park District  
West – Rs-4, Single Family Residential

**Comprehensive Plan:** N/A

**Wetlands:** Yes\*

**Floodplain:** None

**Official Map:** N/A

**Commentary:** The Applicant is requesting approval of a temporary, portable concrete batch plant within the right-of-way at I-94 and Rawson Avenue (off-ramp) to support two WisDOT projects on Ryan Road and 27<sup>th</sup> Street. Both projects have been awarded to the Zignego Company, and permits from WisDOT and Milwaukee County for the concrete batch plant have been issued.

All materials to be used in the production of concrete will be hauled to the site and stockpiled or stored in sealed silos / bulk containers (“pigs”). Additional materials such as rebar, dowel bar baskets, curing compound, and steel forms will also be stored onsite. Fuel tank storage will be coordinated with the Fire Department. Deliveries to the site will occur most frequently within the first 1-2 weeks of the temporary use. The Applicant estimates 150 loads/day will be hauled for stockpiling; 50 loads/day will be hauled on an as-needed basis. Three to five employees will remain onsite during the operation. The site will be fenced with a locked gate to prevent unauthorized entry.

Proposed days and hours of operation are as follows:

	<b>Days</b>	<b>Hours</b>
<b>General</b>	Monday through Friday	7:00 AM to 7:00 PM
<b>As needed</b>	Saturdays	Not specified
<b>Closed</b>		
	May 23 to May 27	Noon on 5/23 to 6:00 AM on 5/27**
	July 3 to July 7	Noon on 7/3 to 6:00 AM on 7/7**
	August 29 to September 2	Noon on 8/29
	November 26 to December 1	Noon on 11/26 to 6:00 AM on 12/1**

*\*\*Noise ordinance limits hours of operation to between 7:00 AM and 8:00 PM unless “the City Engineer determines that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or the excavation of streets and highways...” Additionally, exceptions can be made for “[e]xcavations or repairs of bridges, streets, highways, waterlines or sewer lines by or on behalf of the City, the county or the state, during the nighttime when the public welfare and convenience renders it impracticable to perform such work during the day.”*

The plant will be operating 60-70 days between May 19 and November 15. During this time, 15-20 trucks/day will haul 5-7 loads each for five days. The next 2-3 weeks will see 5-10 trucks hauling 5-7/loads per day. Hauling will stop for the next 2-4 weeks before resuming. This schedule will repeat an additional three times. Trucks will only utilize designated truck routes (Rawson Avenue, 27<sup>th</sup> Street, Hwy 100/Ryan Road, I-94).

Erosion control consists of silt fence around the site and inlet protection under WisDOT control. The concrete plant itself has a dust collection system; however, water for additional dust control will be supplied to the site via water truck. Any usage of fire hydrants must be coordinated with the Water Utility. The gravel pad and driveway will serve as tracking pads. A power broom will be stored onsite to clean paved roads as needed, and a street sweeper will be scheduled after hours on an as-needed basis.

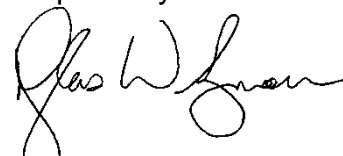
Staff has minor concerns for the hours and days of operation proposed. Although the proposed hours of operation for Monday through Friday are in compliance with the requirements of the noise ordinance, extended hours and Saturday hours have not been specified in the application. As there are residences to the west of the proposed site, Staff recommends that weekday hours of operation not extend past 8:00 PM and Saturday hours be limited to 8:00 AM and 5:00 PM. Requests for extensions for dates or hours of operation will require additional review and approval by the Plan Commission.

Prepared by:



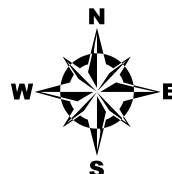
Kari Papelbon, CFM, AICP  
Planner


Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map I-94 & Rawson Ave. (right-of-way)



Legend	
---	Existing Street Pattern
	Floodfringe
	Wetland



# ZIGNEGO COMPANY, INC.

W226 N2940 DUPLAINVILLE ROAD • WAUKESHA, WI 53186 • Phone: (262) 547-4700 • FAX: (262) 547-4508

## *“Celebrating over 50 Years of Quality Concrete!”*

Zignego Company Inc. is a road construction company that has been the successful bidder on two WiDOT projects in the area. One is on USH 241 (27th street) from the Union Pacific RR south to Howard Avenue. The second is on STH 100 (Ryan Road) from 27<sup>th</sup> street east to STH 38 (Howell Avenue). All the work for these projects will be completed this year(2014). Zignego will be reconstructing these projects and will require a portable concrete plant in close proximity to the work due to the project specifications limiting the haul time of the concrete. Zignego has obtained permission from the WiDOT to set up this plant on state right of way at Rawson Avenue in the northwest quadrant at I-94.

**Plan of Operation:** A portable concrete batch plant will be set up on site by Zignego Company to produce concrete for reconstruction of road projects under WiDOT contracts. Raw materials for producing concrete will be hauled and stockpiled on site. These include washed concrete sand and stone. Bulk cement powder and flyash will also be hauled in and stored in sealed silos and bulk containers called ‘pigs’ on site. These materials will be loaded into the plant which will proportion them into batches of concrete to be hauled out to the projects. Erosion control will consist of silt fence around the site and inlet protection in the inlets along Rawson Avenue next to the site and one inlet past the downstream direction. These items will be under the direction and control of the WiDOT project engineers. Dust control will be maintained by use of a water truck during operations. A power broom will be on site at all times to clean the paved road if needed. A street sweeper will be scheduled after hours to clean paved surfaces when needed. The gravel pad and gravel driveway will serve as a tracking pad to keep the paved road clean. The concrete plant has a dust collection system to collect and recycle cement/fly ash dust when operating. We will haul water from a hydrant designated and permitted by the City of Oak Creek Water Utility.

**Hours of Operation:** Operating hours will be from 7:00 am until 7:00 pm, Mondays thru Fridays. Depending on weather and other delays beyond Zignego’s control, we may be required to work some Saturdays to keep on schedule. We normally do not run the plant on Saturdays unless forced to make up time. We are requesting the option to run on a few Saturdays if needed. Please keep in mind that road work is completely weather dependent and the only way a lot of wet weather can be made up for is longer days and Saturdays. We will not be working on the following holidays: Closed from noon Friday May 23 until 6:00 am Tuesday May 27; Closed noon Thursday, July 3 until 6:00 am Monday July 7, Closed from noon Friday August 29 until Tuesday September 2, and closed from noon Wednesday November 26 until 6:00 am Monday December 1. All these dates in this year 2014. Also, depending on the staging for the projects, this plant will running 2-3weeks and then sit idle for 2-3weeks off and on throughout the





# ZIGNEGO COMPANY, INC.

W226 N2940 DUPLAINVILLE ROAD • WAUKESHA, WI 53186 • Phone: (262) 547-4700 • FAX: (262) 547-4508

*“Celebrating over 50 Years of Quality Concrete!”*

season. There will be a total of about 60 to 70 days from May 19 until November 15 that this plant will be running. Of these days, there will be 5 days of 15 -20 tucks/day hauling 5-7 loads each, then 2-3 weeks of 5-10 trucks hauling 5-7 loads/day. Then a 2-4week gap and then the cycle repeats 3 more times. In summary, there will be a total of 20 days spread out from May 19 until November 15 that we will haul out 150-200 loads/day, and about 10 days we will haul 30-50 loads/day and 30-40 days we will haul 10-25 loads/day.

**Frequency of deliveries:** Initially, trucks will be hauling in raw materials for 1-2weeks to build up our stock piles, and then as we start producing, we will haul in more material as it is used up. We will haul in 150 loads a day for stockpiling and 50 loads a day when needed. This hauling will also be intermittent depending on project staging as described above.

**Number of Employees:** There will be 3-5 five on site when we are running with 3-15 trucks hauling out concrete.

**Outside Storage:** Zignego will be storing job supplies such as: steel rebar, dowel bar baskets, curing compound, and steel forms on site. The entire site is fenced with a locked gate. There will also be outside fuel tanks set up on site meeting all local codes. Zignego will contact The City of Oak Creek FD to verify and inspect the fuel tanks and necessary requirements for these tanks.

**Haul Routes:** Zignego will utilize designated truck routes only. We will be using Rawson Avenue west to USH 241 (27<sup>th</sup> Street) and then north to the project limits for the USH 241 project. For Ryan Rd., we will use Rawson Avenue west to USH 241 (27th Street) and then south to STH 100 (Ryan Rd.). I-94 between Rawson and STH 100 will also be used.





To see all the details that are visible on the screen, use the "Print" link next to the map.



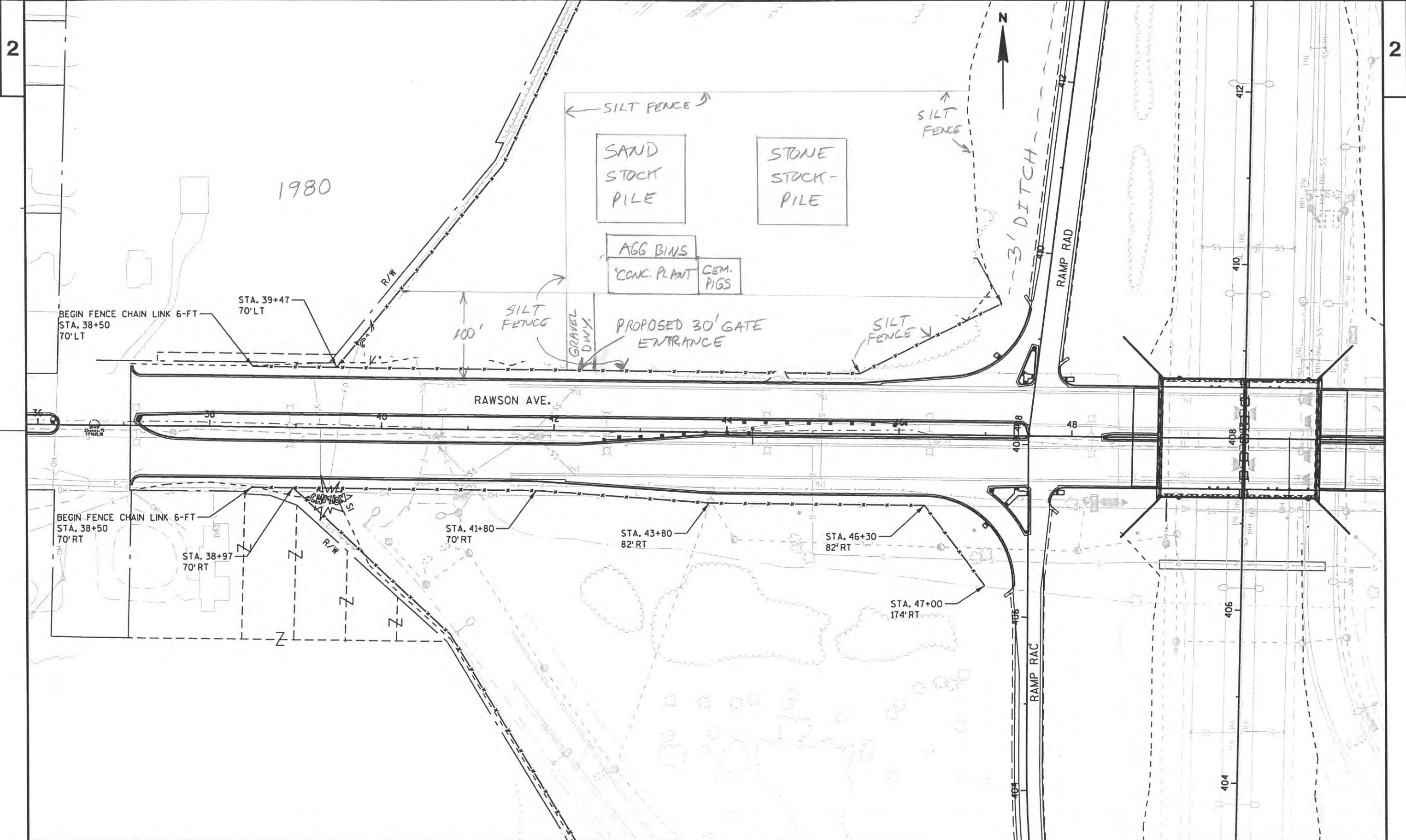












PROJECT NO: 1030-20-82

HWY: IH-94/RAWSON AVENUE

COUNTY: MILWAUKEE

FENCING - RAWSON AVENUE

SHEET

E

FILE NAME : j:\projects\cd2\_10302094\82\027101\_fn.dgn

PLOT DATE : 24-JUL-2012 13:42

PLOT BY : dotslk

PLOT NAME :

PLOT SCALE : 100:1

290  
WISDOT/CADD SHEET 42



# Plan Commission Report

ITEM: 5c

DATE: April 22, 2014

**PROJECT:** Plan Review – Project Red

**ADDRESS:** 111 W. Oakview Parkway (Lot 3 of OakView Business Park)

**TAX KEY NO:** TBD

**STAFF RECOMMENDATION:** That the Plan Commission approves the site, building, and landscaping plans for the Project Red property, Lot 3 of OakView Business Park, with the following conditions:

1. The prefinished metal panel walls shall be converted to a more permanent material (e.g., precast concrete) if the planned east expansion is not commenced within 5 years of the date of initial occupancy of the building.
2. That all building and fire codes are met.
3. That detailed lighting plans be approved by the Electrical Inspector prior to the issuance of building permits.
4. That grading, drainage, and stormwater plans be approved by the Engineering Department prior to the issuance of building permits.

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

**Size:** 17.8402 acres

**Existing Zoning:** M-1 (PUD), Manufacturing

**Adjacent Zoning:** North – M-1 (PUD), Manufacturing  
East – M-1 (PUD), Manufacturing  
South – M-1 (PUD), Manufacturing  
West – M-1 (PUD), Manufacturing

**Comprehensive Plan:** Planned Industrial.

**Wetlands:** Yes, per CSM.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** This request is for approval of site, building, and landscaping plans for a manufacturing facility with office space within OakView Business Park, temporarily named “Project Red.” Within the 164,007 square-foot building there will be approximately 24,000 square feet of office space, 20,000 square feet of dry storage, 99,000 square feet of factory (production) space, and 20,000 square feet of freezer storage. All of the loading docks are located at the rear (south) of the building, which will be accessed via drives around the building. Food production, storage, and distribution are the principal uses for the facility. All building and parking setbacks are met or exceeded in the proposed plan.

Two access drives, which meet the minimum width requirements, will be off of Oakview Parkway. There will not be access off of Howell Avenue. The Applicant expects to initially employ 130 people throughout the facility. This would equate to a minimum of 130 parking spaces required per Chapter 17. However, as the building also includes some warehousing, an additional parking stall per 5,000 square feet of warehouse space is required. A total of 135 stalls are required; the plans show a total of 204 stalls, 9 of which are designated for disabled access. Therefore, the minimum parking requirement is exceeded.

The building will primarily be constructed with a mix of precast insulated concrete wall panels and insulated metal panel walls. All rooftop mechanicals are proposed to be screened with metal panels. Two cooling towers and a nitrogen tank located at the rear of the building will not be screened and will be 45' tall (approximately 10' above the roof line). The north entrance/office façades incorporate variations in colors and building materials, windows, and canopies.

It should be noted that Section 17.1009(a)(2) states that "prefabricated steel panels are not permitted as a primary exterior building material and shall only be allowed as an accent material comprising no more than 25 percent of the visible perimeter of the building." A minimum of 75% of the visible perimeter must be constructed with materials such as glass, brick, or decorative masonry material. The building's visible perimeter is measured both from Oakview Parkway and Howell Avenue, which would require at least 3 sides of the building to be constructed with glass, brick, or decorative masonry. As of writing this report, calculations for the percentages of proposed building materials on each elevation had not been received but are forthcoming.

Both the east and west elevations are comprised of the aforementioned blank metal panel wall sections, which are in excess of 100 feet each. These two walls are proposed to be constructed of insulated metal panels due to the refrigeration needed by the production and storage of food products, as well as the ability to expand the building to the east and west. Section 17.1009(a)(8) states that "[s]ides of a building that are visible from adjoining residential properties and/or public streets should contribute to the pleasing scale features of the building by featuring characteristics similar to the front façade of the building." The Applicant's consultants have proposed extensive landscaping to provide a visual buffer from both Oakview Parkway and Howell Avenue; however, the use of metal panels, particularly within the visible perimeter for the building, will require a ¾ majority approval of the Plan Commission. Staff recognizes the need to plan for the economical expansion of the building within a reasonable period of time. However, these metal wall panels, while appropriate in the short term, should not become a long term feature of the building elevation facing the exterior of the business park along Howell Avenue. Therefore, staff has proposed a condition to convert the metal panels, at least on the Howell Avenue frontage (east side), to match the precast walls if the planned east expansion is not commenced within 5 years of the date of initial occupancy of the building.

Dumpsters will be located behind a precast concrete enclosure with a prefinished metal gate on the east side of the parking lot. The enclosure will match the color of the building. A four-foot tall cyclone fence on the east side of the building will enclose a dog run.

Preliminary sign designs are included in your packets; however, sign plan approval by the Plan Commission is not required. The Applicant will be required to obtain permits for all future signs.

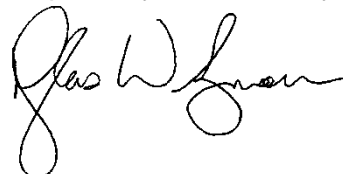
Landscaping plans have been submitted and reviewed by the City Forester. These plans are in conformance with the requirements of Chapter 17.

Prepared by:



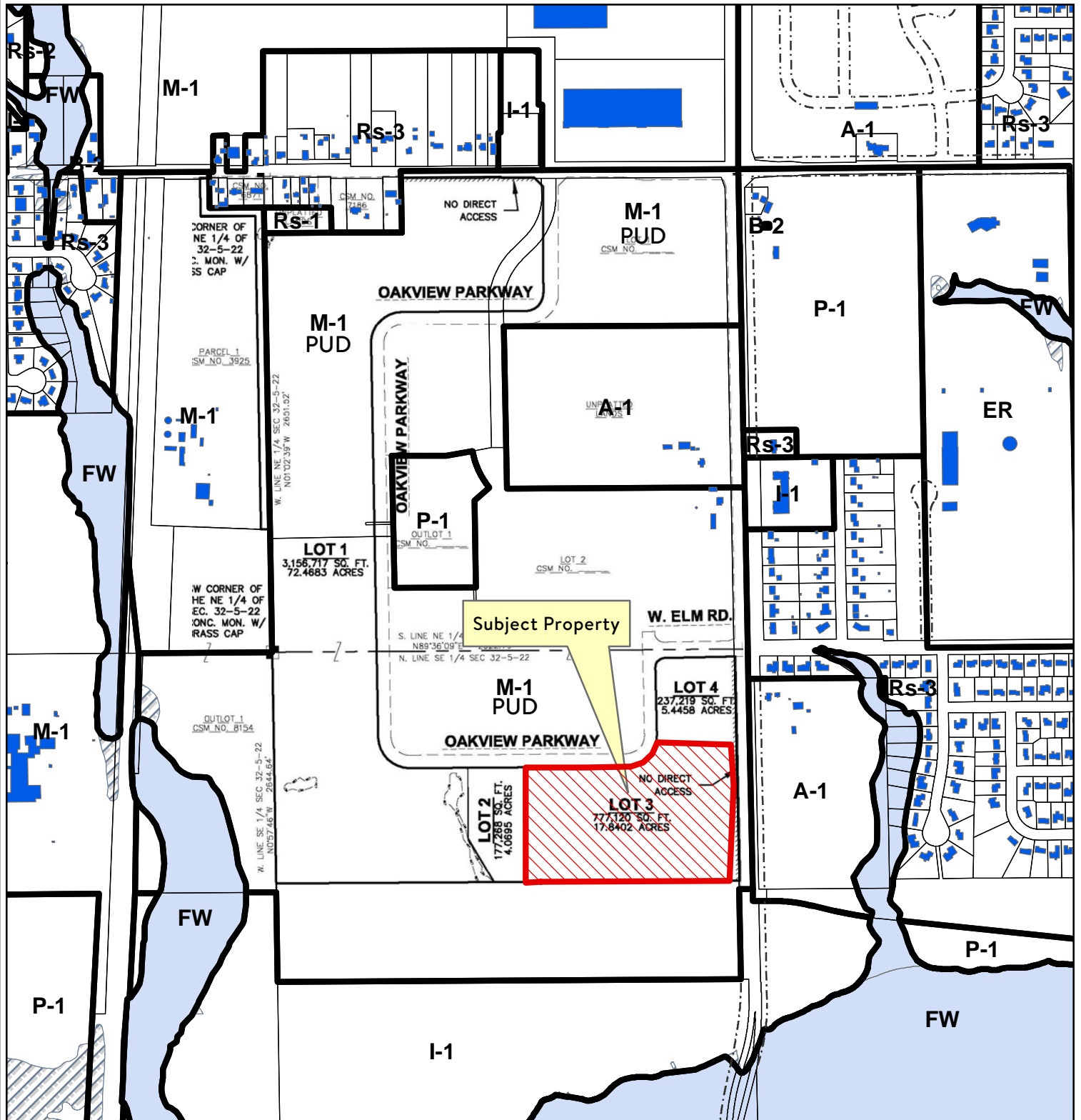
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:



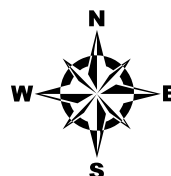
Douglas Seymour, AICP  
Director of Community Development

# Location Map Project Red - OakView Business Park



**OAKCREEK**  
— WISCONSIN —

Department of Community Development



Legend	
	Existing Street Pattern
	Floodfringe
	Floodway



THE ART & SCIENCE OF BUILDING

35 East Wacker Drive  
Suite 1300  
Chicago, Illinois  
60601

p 312 658 0747  
f 314 890 7664  
claycorp.com

March 25, 2014

Project Red – Plan Commission Application

Lots 13 & 14 Oakview Business Park – address to be determined

Attn: Kari Papelbon – City Planner

Clayco is please to submit the enclosed documents on behalf of our client that desires their identity to remain unknown at this time. Clayco/Venture One will be the developer/design/builder for the new facility. The tenant will use this building for food production, storage and distribution. There will be no outside storage with exception to a dumpster enclosure and recycle containers located in the dock area. Dock area is located on the south side of the building and is not visible from the street. Parking for 130 employees will be provided on the north and east sides of the building. The tenant anticipates 130 employees spread across 3 daily shifts. The first shift starts at 5am and the 3<sup>rd</sup> shift ends at 5am. They anticipate two production shifts and one sanitation shift. The tenant anticipates a total of ten (10) trucks to visit the site daily (5 inbound, 5 outbound).

The building structure will consist of structural precast panels with insulated metal panels at the east and west future expansion walls. Roof section will consist of metal joists and deck with insulation and EPDM roof membrane/ballast. The building consists of refrigerated production area, freezer/cooler storage and dry storage with an office administration component built from aforementioned materials. Because the plant is refrigerated we have not proposed any windows within the plant space. We have provided ample fenestration at the office administrative space.

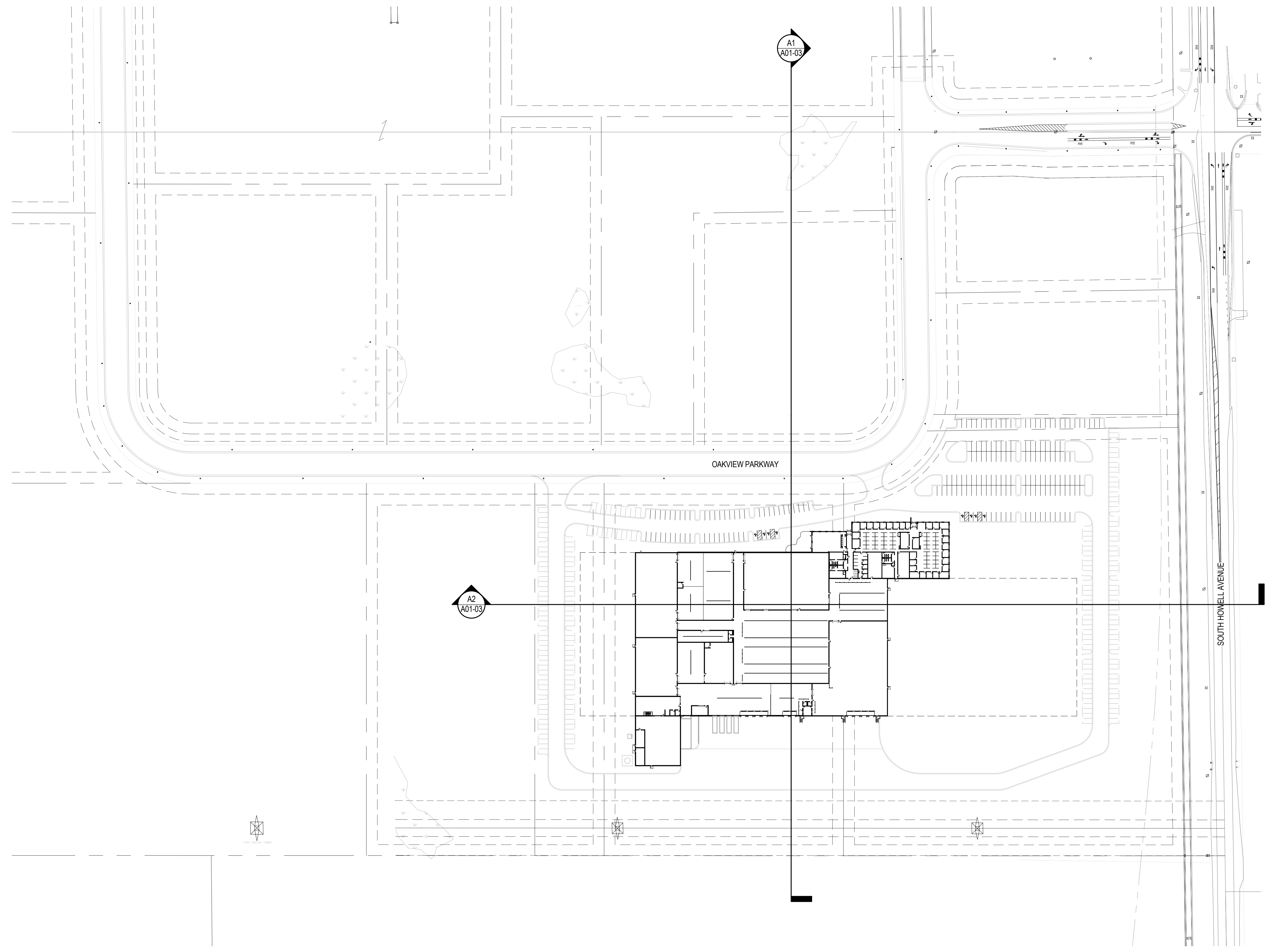
The new facility will be designed and built to comply with all applicable codes and ordinances set forth by local AHJ. If you have any further questions regarding the facility and proposed development, please don't hesitate to call me at: 312-909-5904.

Regards,

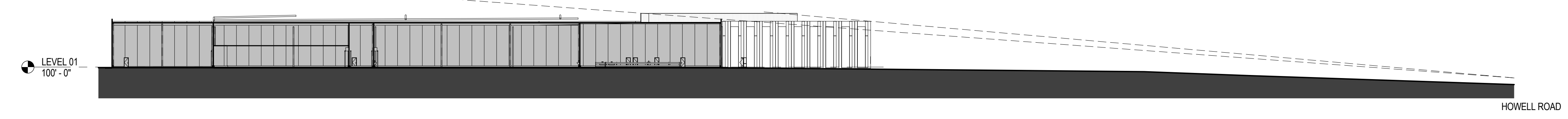
Bryan Walker

Project Manager

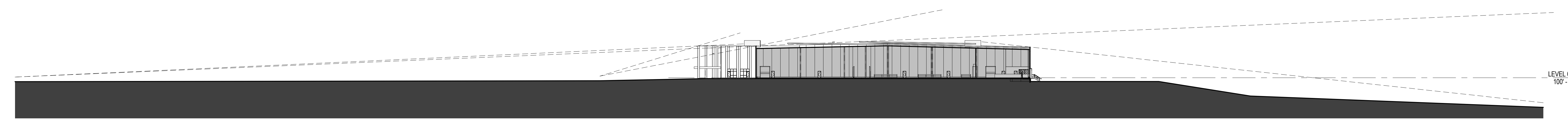




**A3 SITE PLAN**  
1" = 100'-0"  
0 100 200



**A2 SITE LINE STUDY (EAST WEST)**  
1" = 50'-0"  
0 50 100



**A1 SITE LINE STUDY (NORTH SOUTH)**  
1" = 50'-0"  
0 50 100

**CLAYCO**  
THE ART & SCIENCE OF BUILDING  
25 EAST WACKER DRIVE, SUITE 1800  
CHICAGO, IL 60601  
PH: 312.555.0777 FX: 314.800.7654

ARCHITECT  
**FORUM**  
2199 ANKERBELL BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
PH: 314.425.1010 FX: 314.425.7770

CONTRACTOR / DEVELOPER

LANDSCAPE ARCHITECT

CIVIL ENGINEER

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

PLUMBING ENGINEER

FIRE PROTECTION ENGINEER

**PROJECT RED**  
OAKCREEK, WISCONSIN

DRAWING ISSUE

#	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	03/20/14

DRAWING TITLE

SITE LINE STUDY SITE PLAN

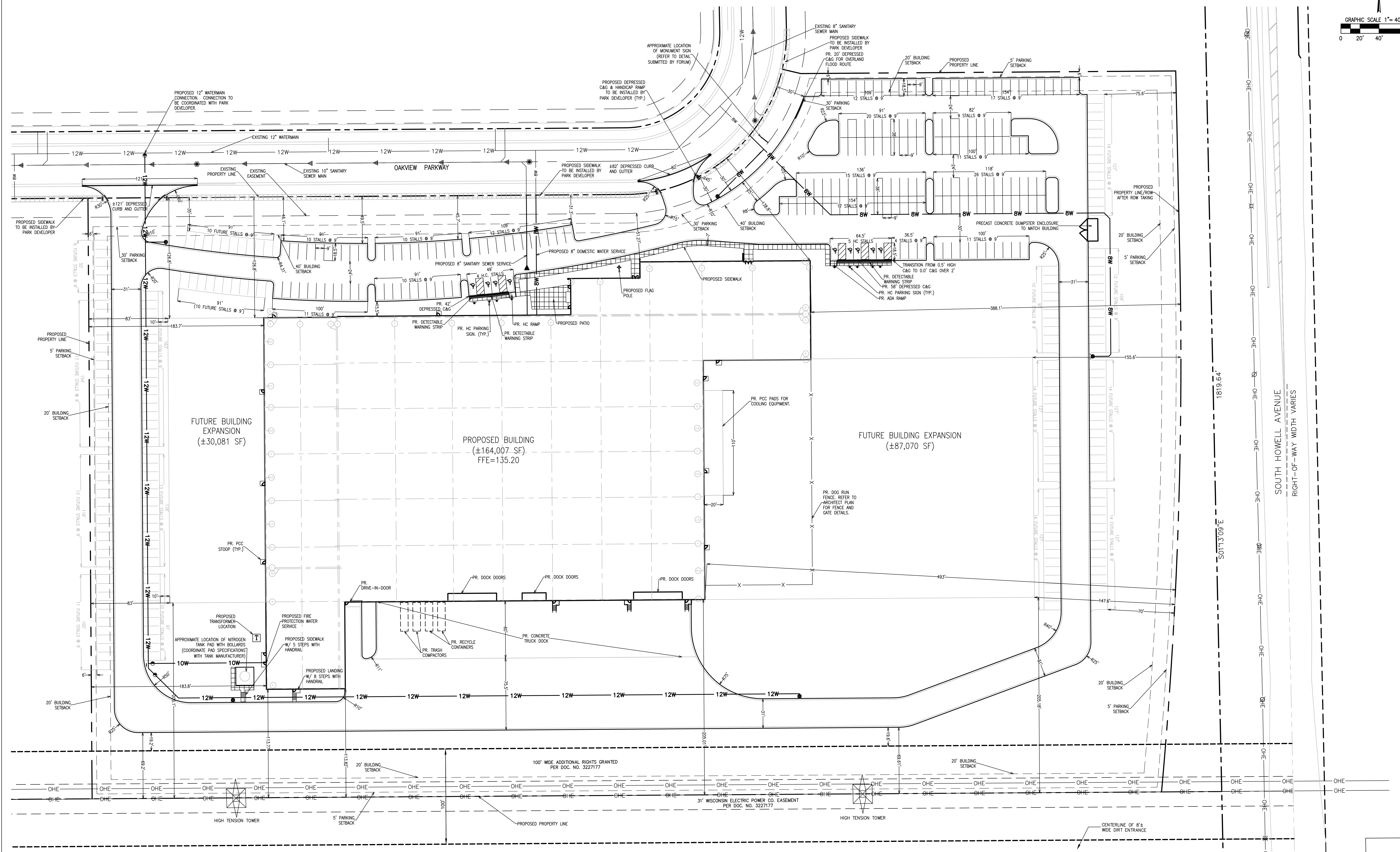
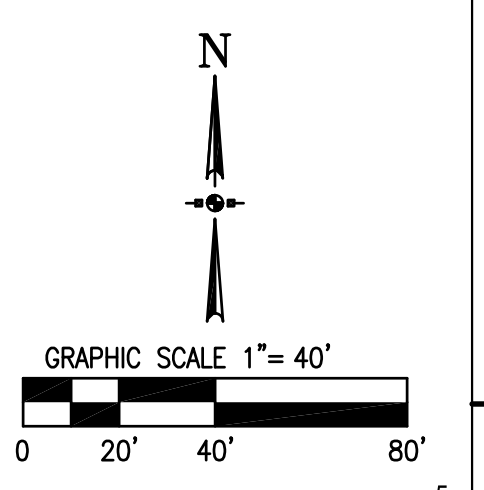
DRAWING NO.

**A01-03**

Forum # 601-01445 Consult #



RECEIVED  
By Kari Papelon at 10:00 am, Apr 16, 2014



**PARKING DATA**

PROPOSED STANDARD PARKING STALLS:	=	195 STALLS
PROPOSED ACCESSIBLE PARKING STALLS:	=	9 STALLS
TOTAL PROPOSED PARKING STALLS:	=	204 STALLS
FUTURE STANDARD PARKING STALLS:	=	200 STALLS
FUTURE ACCESSIBLE PARKING STALLS:	=	0 STALLS
TOTAL FUTURE PARKING STALLS:	=	200 STALLS
TOTAL ULTIMATE PARKING STALLS:	=	404 STALLS
EMPLOYEE COUNT:	=	130 EMPLOYEES

**CLAYCO**  
THE ART & SCIENCE OF BUILDING  
35 EAST WACKER DRIVE, SUITE 1800  
CHICAGO, IL 60601  
PH: 312.686.0747 FX: 314.880.7664

ARCHITECT  
**FORUM**  
2109 WINSHELLE BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
PH: 314.439.1010 FX: 314.439.7770

CONTRACTOR / DEVELOPER  
LANDSCAPE ARCHITECT

4 CIVIL ENGINEER  
JACOB & NEFFER ASSOCIATES, INC.  
STRUCTURAL ENGINEER

MECHANICAL ENGINEER  
ELECTRICAL ENGINEER

PLUMBING ENGINEER  
FIRE PROTECTION ENGINEER

**PROJECT RED**  
OAK CREEK, WISCONSIN

**DRAWING ISSUE**

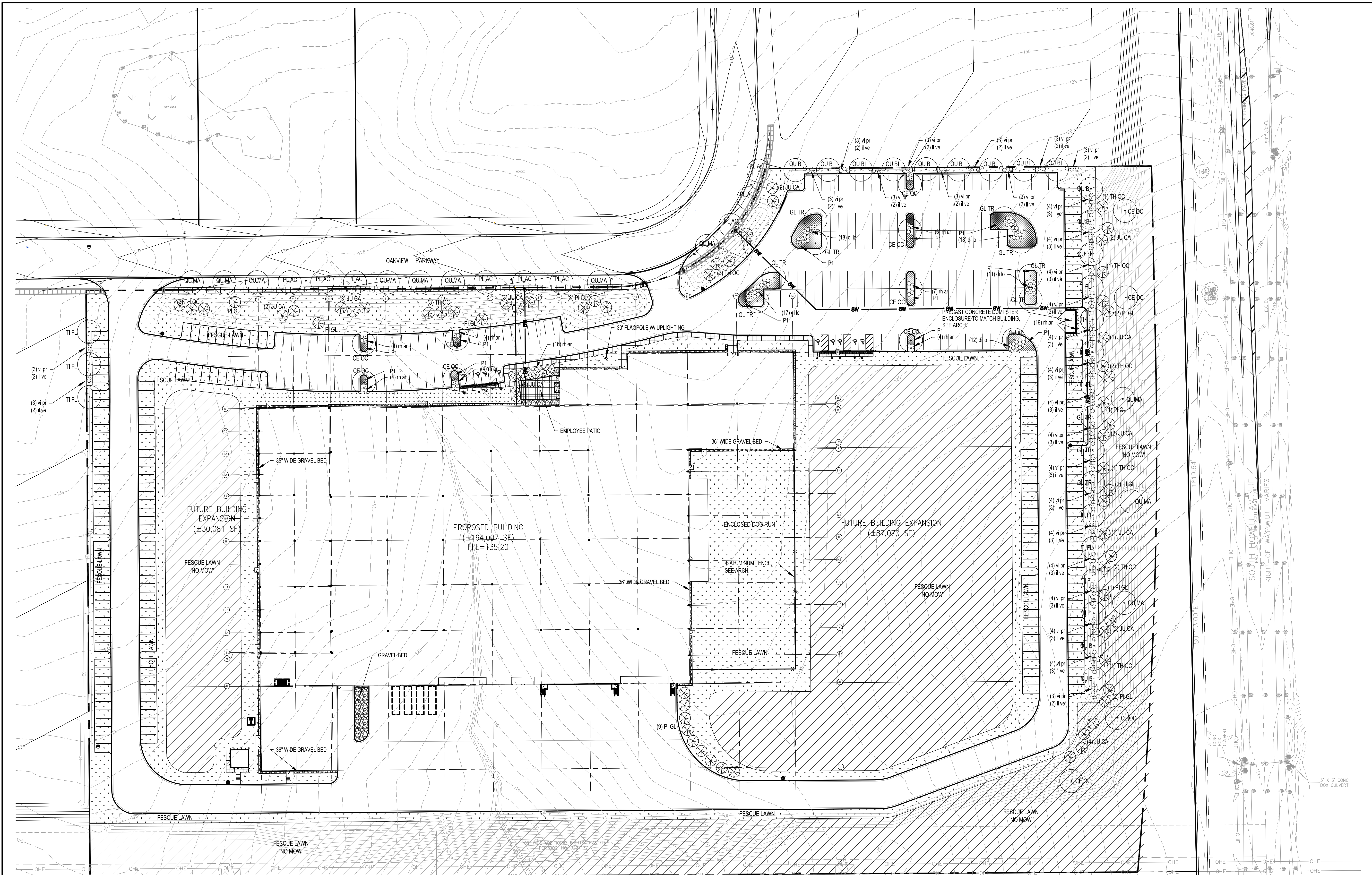
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1	PLANNING SUBMITTAL	3/20/14
2	PER PLANNING COMMENTS	4/9/14

DRAWING TITLE  
GENERAL DEVELOPMENT PLAN

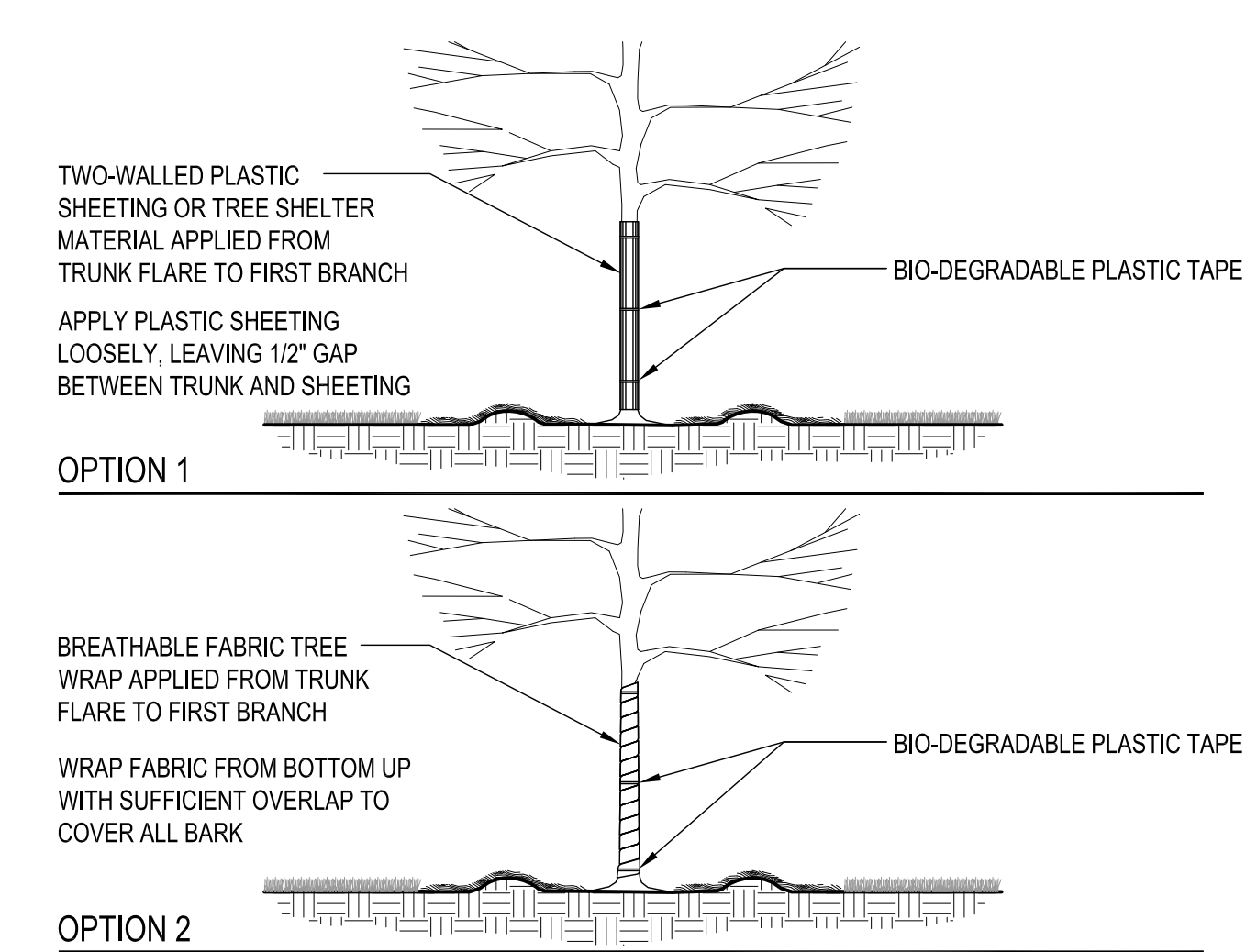
DRAWING NO.  
**CP1**  
Forum# 601-01445 Consult# F060

1/27/2014 3:28:11 PM





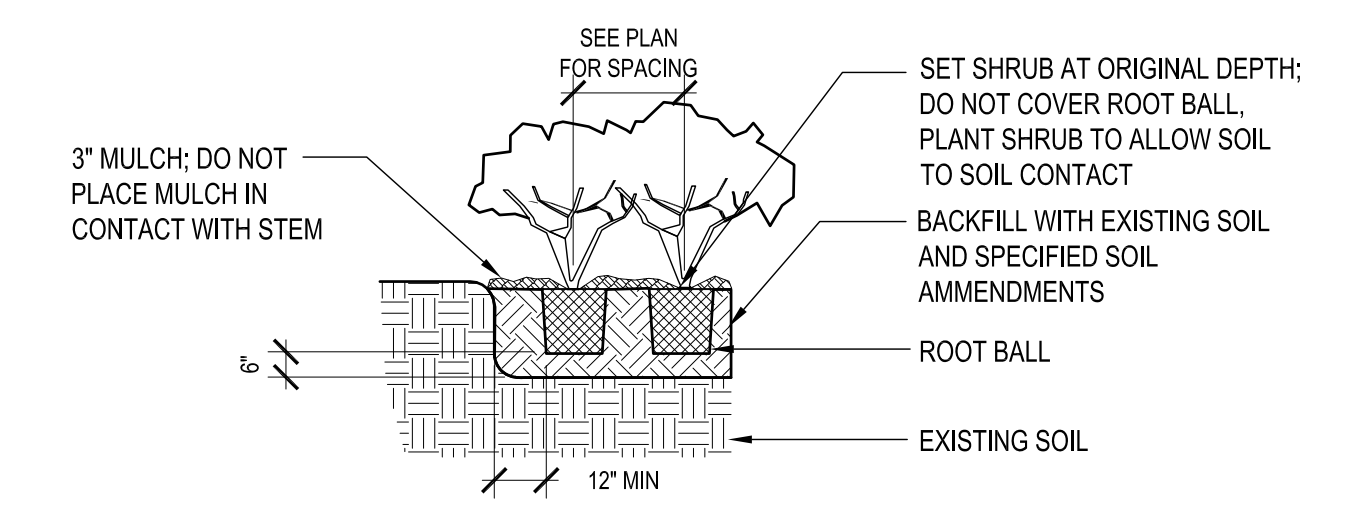
- PLANTING PLAN NOTES**
- VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION AND IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
  - VERIFY THE LOCATION OF ALL UTILITIES INCLUDING SANITARY AND STORM SEWER + ROOF DRAINS PRIOR TO BEGINNING CONSTRUCTION.
  - ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS AND WITH ALL APPLICABLE CODES, STANDARDS AND ORDINANCES.
  - ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIALS.
  - ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE.
  - THE EARTHWORK CONTRACTOR SHALL PROVIDE TOPSOIL.
  - THE SITE SHALL BE FINISH GRADED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
  - ANY EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
  - REFER TO SPECIFICATION FOR SOIL TYPE. ALL AREAS INDICATED IN THE PLANS TO BE SODDED SHALL BE MOVED JUST PRIOR TO INSTALLATION AND SHALL BE GUARANTEED FOR A PERIOD OF ONE MONTH. ALL SOD AREAS ARE TO BE WATERED DAILY FOR ONE WEEK AND EVERY OTHER DAY FOR THE NEXT TWO WEEKS.
  - ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING.
  - PROVIDE AND INSTALL LOCALLY AVAILABLE HARDWOOD MULCH AROUND THE BASE OF ALL TREES AND SHRUBS. REFER TO PLANTING DETAILS. MULCH WITH SHRUB AND PERENNIAL BEDS SHALL BE CONTINUOUS.



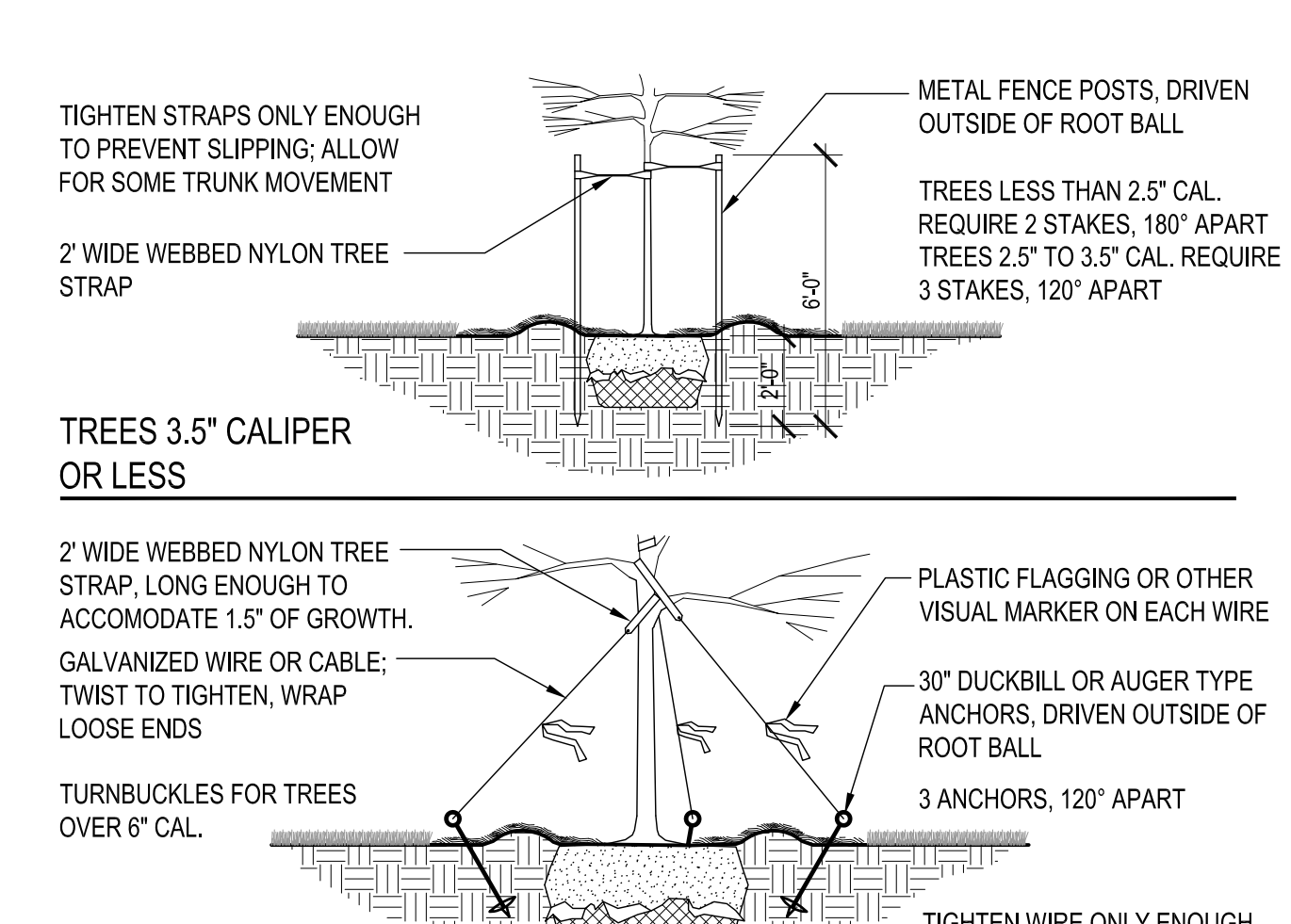
**GENERAL NOTES:**  
1. TREES TO BE WRAPPED ONLY AS SPECIFIED. SEE PLANT SCHEDULE.  
2. TREE WRAP SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER PLANTING.

**A3 TREE WRAPPING**  
1/4" = 1'-0"

SPACING "D"	ROW "A"	PLANTS PER SQ. FT.	QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE
24"	20.8"	290	
30"	26"	185	
36"	30"	120	
4"	41.5"	073	
5"	52"	046	



**A2 SHRUB PLANTING**  
1/4" = 1'-0"



**TREES 3.5" CALIPER OR LESS**  
2" WIDE WEBBED NYLON TREE STRAP, LONG ENOUGH TO ACCOMMODATE 1.5" OF GROWTH. TWIST TO TIGHTEN, WRAP LOOSE ENDS.

**TREES GREATER THAN 3.5" CALIPER**  
TIGHTEN STRAPS ONLY ENOUGH TO PREVENT SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT.

**TREES GREATER THAN 3.5" CALIPER**  
TIGHTEN WIRE ONLY ENOUGH TO PREVENT SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT.

**F2 LANDSCAPE PLAN**  
1" = 92'-0"

**PLANT CALCULATION**

PLANT TYPE	QTY.	SQ. FT.	TOTAL SQ. FT.	% OF PLANT COVERAGE
Evergreen	44	75 ea.	3,300	40.65%
Medium Shrubs	241	20 ea.	4,820	59.35%
Perennial				
- Lawn (No Mow)			133,668	
- Parking Island Mix			3,971	
<b>Total:</b>	<b>370</b>		<b>145,759</b>	<b>100%</b>

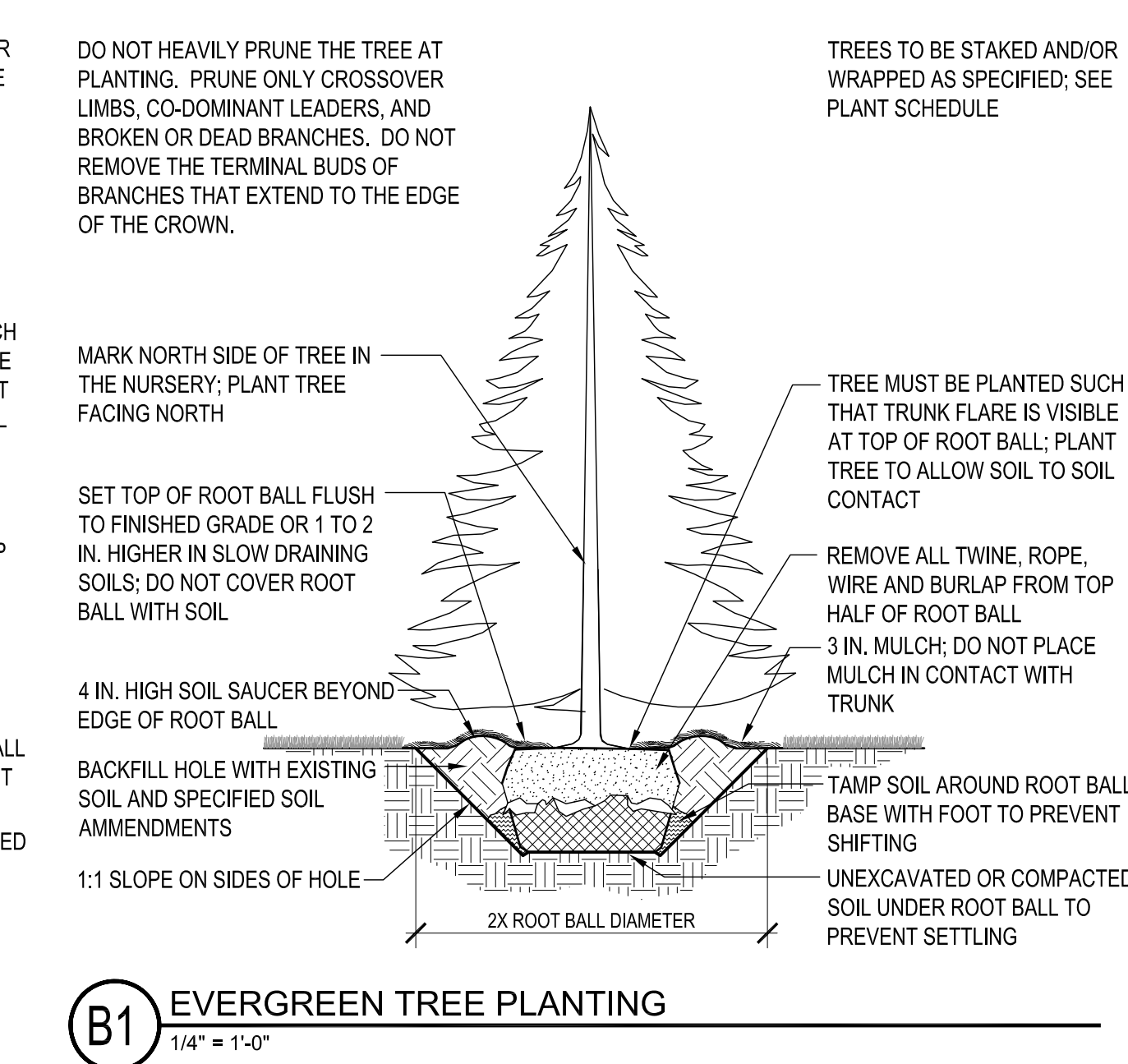
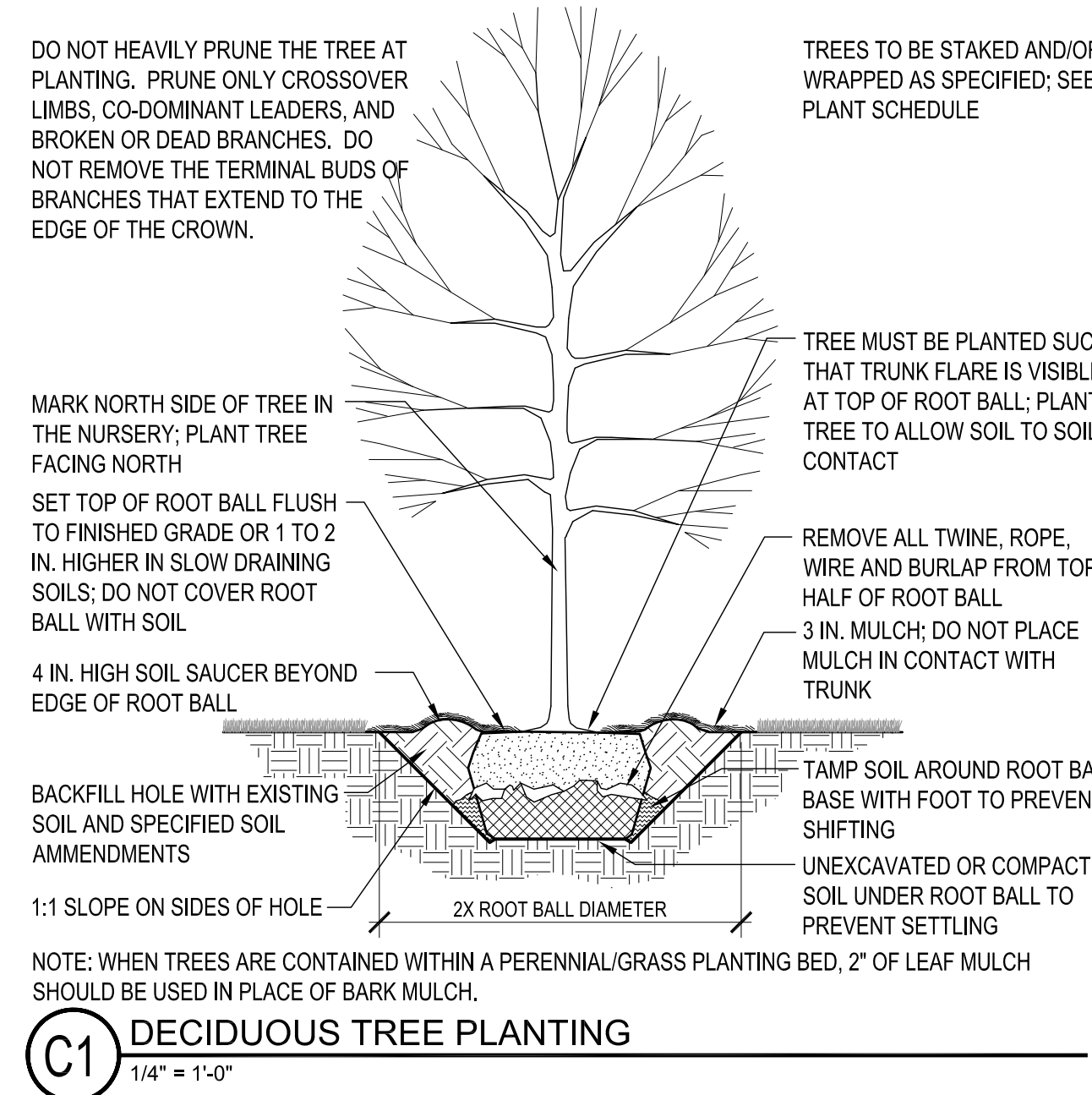
Total Open Space: 466,963 sq.ft (10.72 acres)  
Total Planted Area: 145,759 sq.ft (3.35 acres) = 31.2% of Total Open Space

**PLANT SCHEDULE**

SYM	QTY	BOTANICAL NAME	CULTIVAR	COMMON NAME	SIZE	METHOD	SPACING	DETAIL	COMMENTS
<b>DECIDUOUS TREES</b>									
CE OC	12	Celtis occidentalis		Common Hackberry	2.5' Cal.	B & B	SEE PLAN		
GL TR	12	Gleditsia triacanthos inermis		Honeylocust	2.5' Cal.	B & B	SEE PLAN		
PL AC	9	Platanus x acerifolia		London Planetree	2.5' Cal.	B & B	SEE PLAN		
QU BI	14	Quercus bicolor		Swamp White Oak	2.5' Cal.	B & B	SEE PLAN		
QU MA	11	Quercus macrocarpa		Bur Oak	2.5' Cal.	B & B	SEE PLAN		
TI FL	12	Tilia flavescens	Glenleven	Littleleaf Linden	2.5' Cal.	B & B	SEE PLAN		
<b>EVERGREEN TREES</b>									
JU CA	31	Juniperus virginiana	Canant	Eastern Red Cedar	6" Ht.	B & B	SEE PLAN		
PI CA	24	Pinus glauca		White Spruce	6" Ht.	B & B	SEE PLAN		
TH OC	17	Thuja occidentalis	Green Giant	Green Giant Arborvitae	10" Ht.	B & B	SEE PLAN		
<b>DECIDUOUS SHRUBS</b>									
di lo	76	Diervilla lonicera		Northern Bush Honeyuckle	24-30" Ht.	Container	36" O.C.		
li ve	59	Liriodendron tulipifera		Yellow-flowering Tulip Tree	36-30" Ht.	Container	36" O.C.		
ph op	45	Physocarpus opulifolius		Diablo	24-30" Ht.	Container	36" O.C.		
po fr	20	Potentilla fruticosa		Potentilla	24-30" Ht.	Container	36" O.C.		
rh ar	68	Rhus aromatica	Go-Low	Low-Growing Sumac	12" Ht.	Container	36" O.C.		
vi gr	72	Viburnum prunifolium		Blackhaw Viburnum	36-48" Ht.	Container	48" O.C.		
<b>LAWN</b>									
Sod all disturbed lawn areas with Tall Turf Fescue Sod of the following mix:									
						METHOD			
		Festuca elatior	Jaguar III	Jaguar III Tall Turf Fescue	Seed	95%			
		Poa pratensis		Improved Kentucky Bluegrass	Seed	5%			

**P1 PARKING ISLAND MIX**  
FULL SUN - PART SUN  
QTY: 3,971 SF

Grasses / Sedges	50% by Area
Bouteloua curtipendula	Sideoats Grama 30%
Carex stricta	Short's Sedge 30%
Sporobolus heterostachyus	Prairie Dropseed 40%
Forbs	50% by Area
Aster oblongifolius	Aromatic Aster 15%
Conepis latifolia	Lanceleaf Coneopsis 20%
Echinacea purpurea	Purple Coneflower 25%
Heuchera richardsonii	Prairie Alum Root 15%
Penstemon digitalis	Fargone Beardtongue 25%



**A1 TREE STAKING**  
1/4" = 1'-0"

**CLAYCO**  
THE ART & SCIENCE OF BUILDING  
2028 INHERBERT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
PH: 314.423.1010 FAX: 314.423.7770

**ARCHITECT**  
**FORUM**  
2109 INHERBERT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
PH: 314.423.1010 FAX: 314.423.7770

**CONTRACTOR / DEVELOPER**

**LANDSCAPE ARCHITECT**  
**FORUM STUDIO, INC.**

**CIVIL ENGINEER**  
**JACOB & HEFNER ASSOCIATES, INC.**

**STRUCTURAL ENGINEER**

**MECHANICAL ENGINEER**

**ELECTRICAL ENGINEER**

**PLUMBING ENGINEER**

**FIRE PROTECTION ENGINEER**

**Project Red**  
OAK CREEK, WISCONSIN

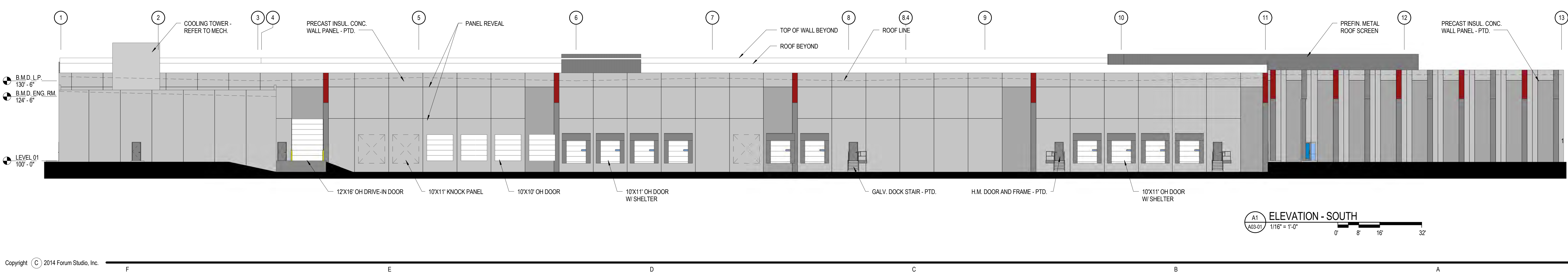
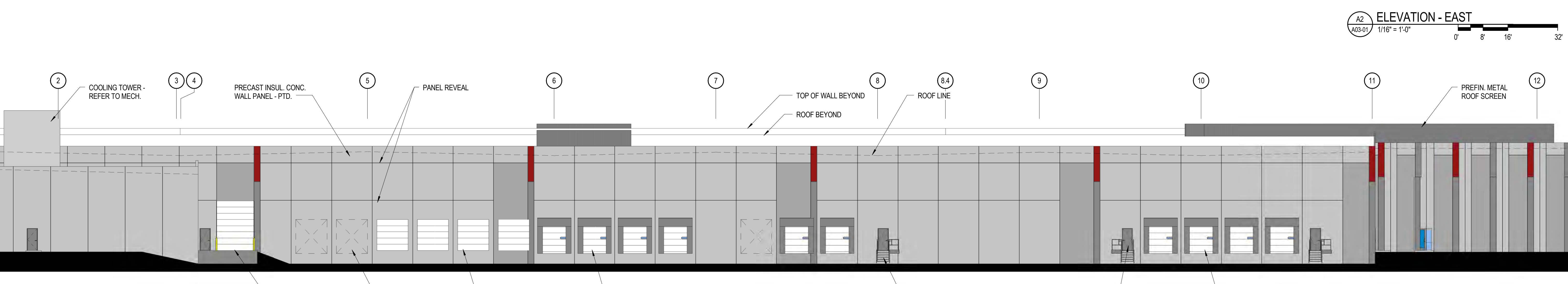
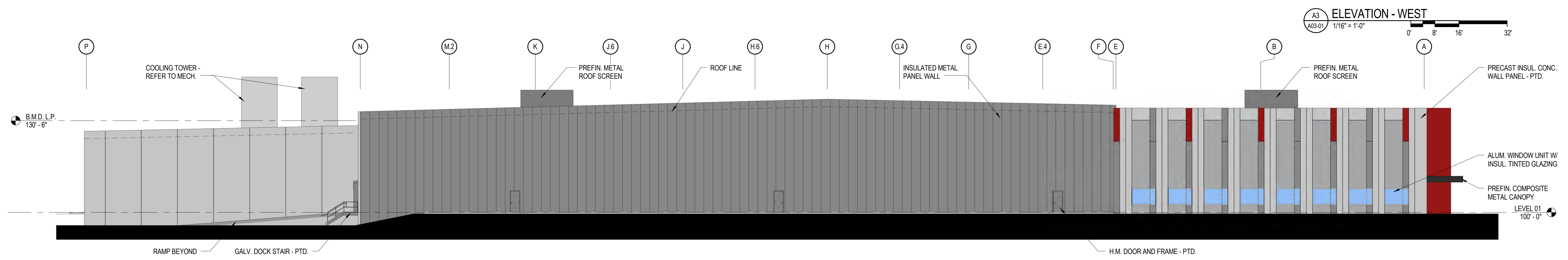
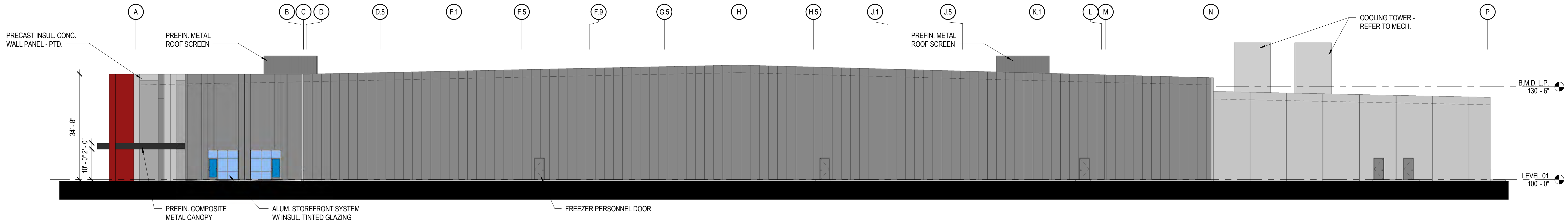
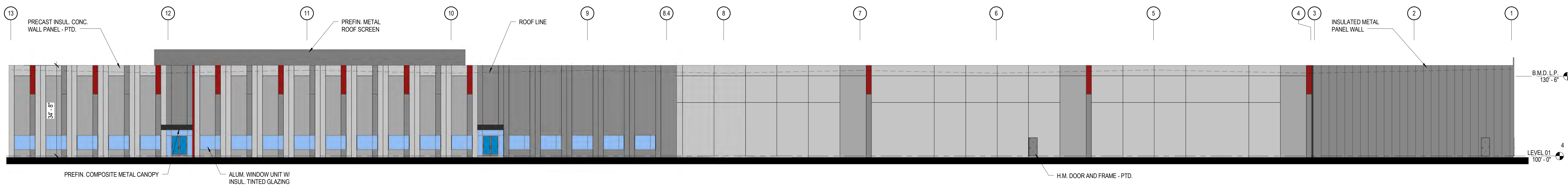
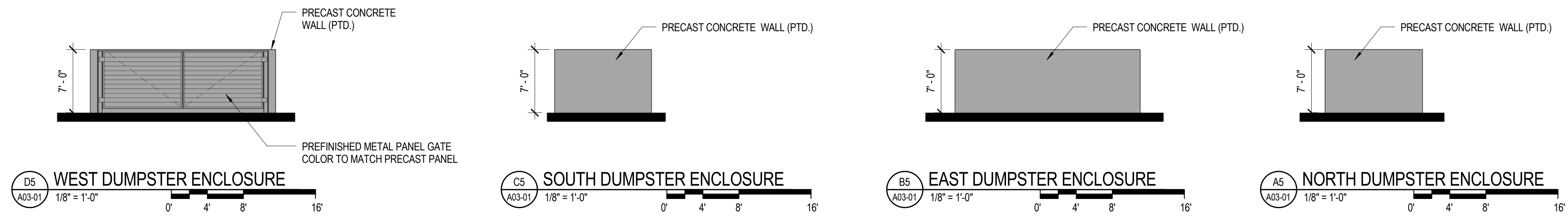
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#	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	3/20/2014
2	PLANNING SUBMITTAL	4/9/2014
3	PLANNING SUBMITTAL	4/15/2014

**DRAWING TITLE**  
LANDSCAPE PLAN, SCHEDULE, & DETAILS

**DRAWING NO.**  
**L01**

Forum # Project # Consult #





**CLAYCO**  
THE ART & SCIENCE OF BUILDING  
25 EAST WACKER DRIVE, SUITE 1800  
CHICAGO, IL 60601  
PH: 312.555.0747 FX: 314.880.7654

ARCHITECT  
**FORUM**  
2199 ANKERBELL BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
PH: 314.425.1010 FX: 314.425.9770  
CONTRACTOR / DEVELOPER  
LANDSCAPE ARCHITECT  
CIVIL ENGINEER  
STRUCTURAL ENGINEER  
MECHANICAL ENGINEER  
ELECTRICAL ENGINEER  
PLUMBING ENGINEER  
FIRE PROTECTION ENGINEER

**PROJECT RED**  
OAKCREEK, WISCONSIN

DRAWING ISSUE		
#	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	03/2014

DRAWING TITLE  
BUILDING ELEVATIONS  
DRAWING NO.  
**A03-01**  
Forum # 601-01445 Consult #



**PLAN NOTES**

**GENERAL NOTES**

- ⊞ STAINLESS STEEL HAND SINK
- ⊕ 4x4 120V/20A WALL OUTLET
- HOSE BIB
- AIR

**CLAYCO**  
THE ART & SCIENCE OF BUILDING

**FORUM**  
2199 ANNEBELL BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
PH: 314.426.1010 FX: 314.426.9776

- CONTRACTOR / DEVELOPER
- LANDSCAPE ARCHITECT
- CIVIL ENGINEER
- STRUCTURAL ENGINEER
- MECHANICAL ENGINEER
- ELECTRICAL ENGINEER
- PLUMBING ENGINEER
- FIRE PROTECTION ENGINEER

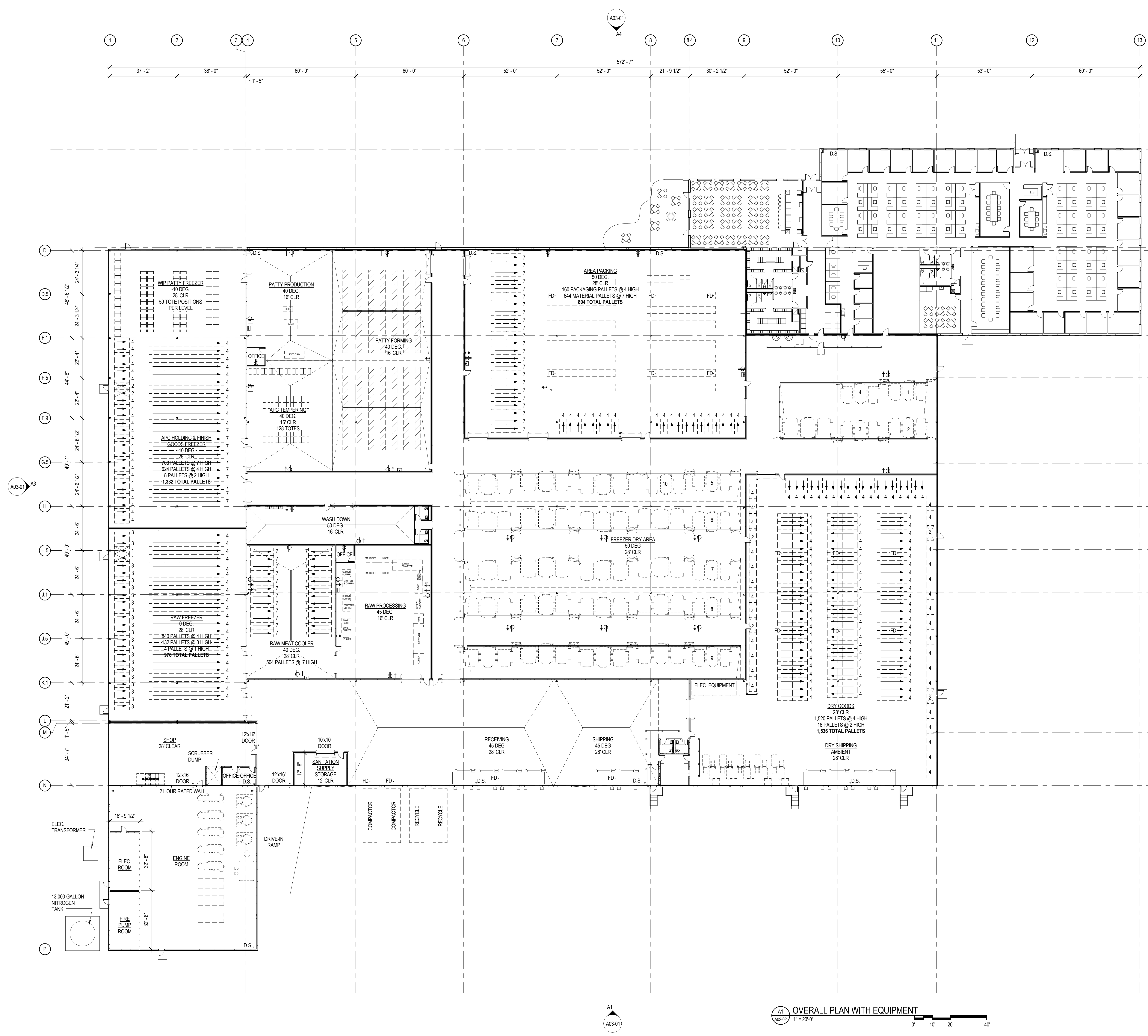
**PROJECT RED**  
OAKCREEK, WISCONSIN

DRAWING ISSUE		
#	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	03/2014

DRAWING TITLE  
OVERALL PLAN WITH EQUIPMENT

DRAWING NO.  
**A02-02**

Forum # 601-01445 Consult #



3/10/2014 4:02:01 PM





4.17.2014

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THE ART & SCIENCE OF BUILDING

## PROJECT RED

Oak Creek, Wisconsin

 **VENTURE ONE**  
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By Kari Papelbon at 12:45 pm, Apr 17, 2014





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Oak Creek, Wisconsin

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04.14.2014

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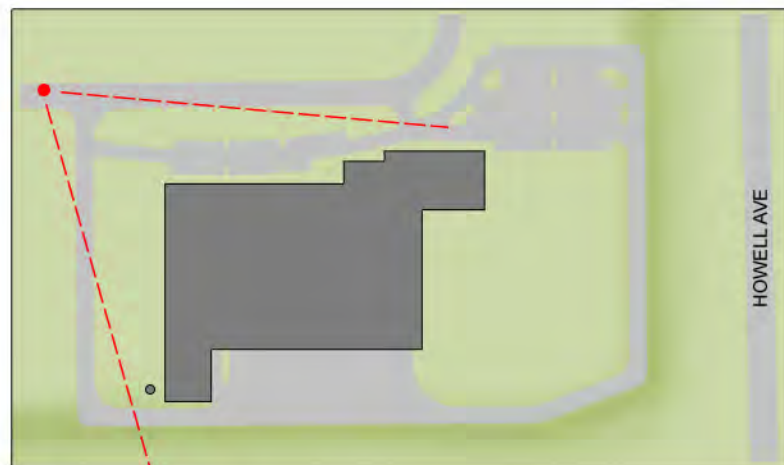
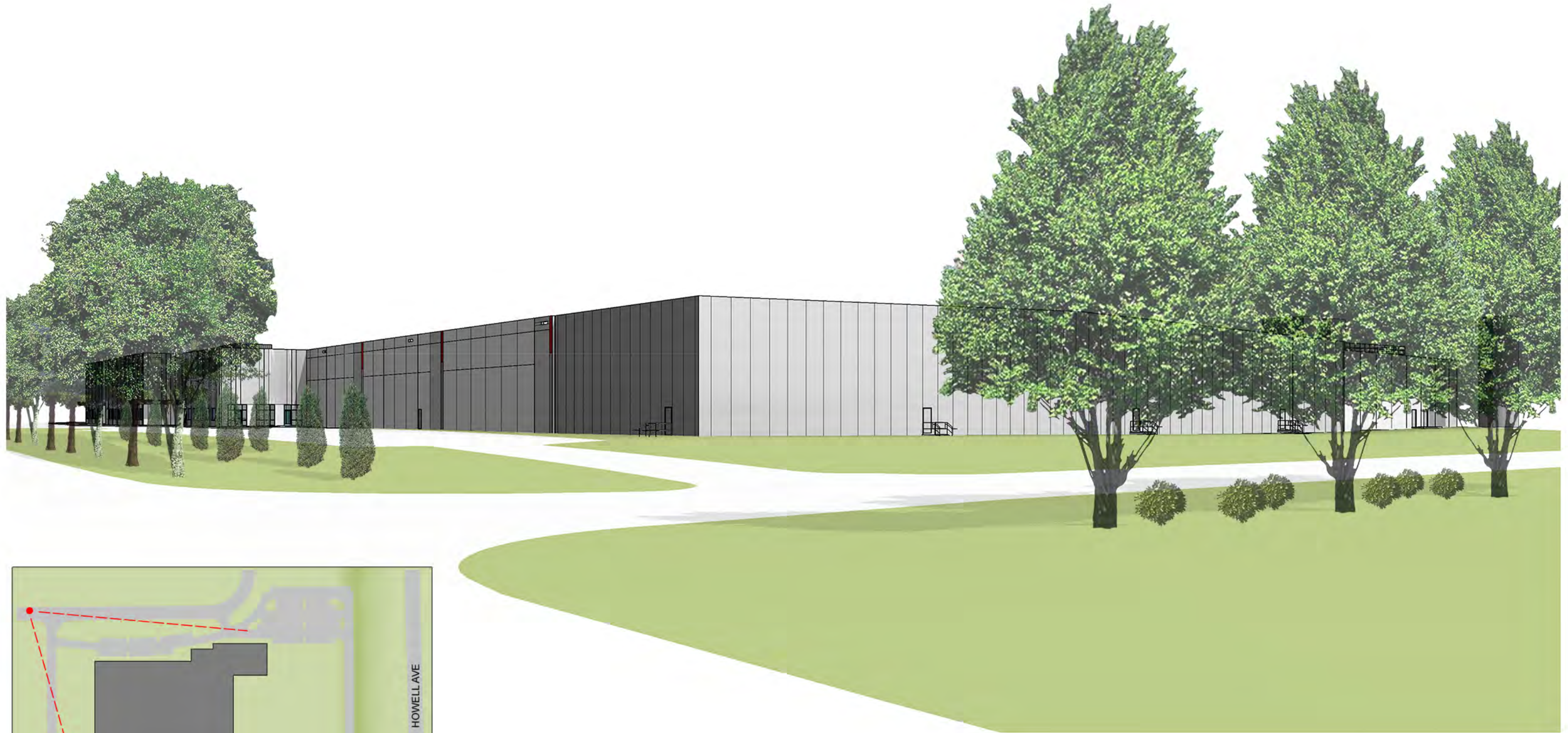
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Oak Creek, Wisconsin

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**FORUM**





VIEW FROM OAKVIEW PARKWAY

04.17.2014

# PROJECT RED

Oak Creek, Wisconsin

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VIEW FROM HOWELL AVENUE

# PROJECT RED

Oak Creek, Wisconsin

04.17.2014

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**Project**

**Project Red**

Oak Creek, Wisconsin

Scale: 1/4"=1'

Original Page Size: 11" x 17"

**Notes**

.

**Revisions**

REV	DESCRIPTION	BY	DATE
01	location/white ltrs	sew	03.24.14

Rep.: Ron Rogahn

Drawn By: Sarah Watson      Orig. Date: 03/24/14

**Sign Loc. No.**

**LL-01**

Lit Letters

Sign. Type

**64927**

OPP - Project - Job No.

**C01**

Design

**[A] - ILLUMINATED LETTERS**

Lighting: LED

Voltage: [TBD]

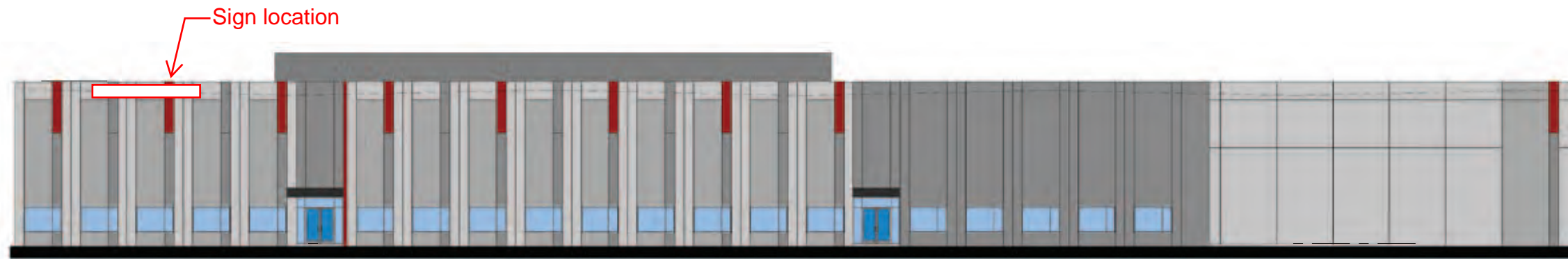
Description: Face-Lit [Acrylic]

Face Color: White [TBD]

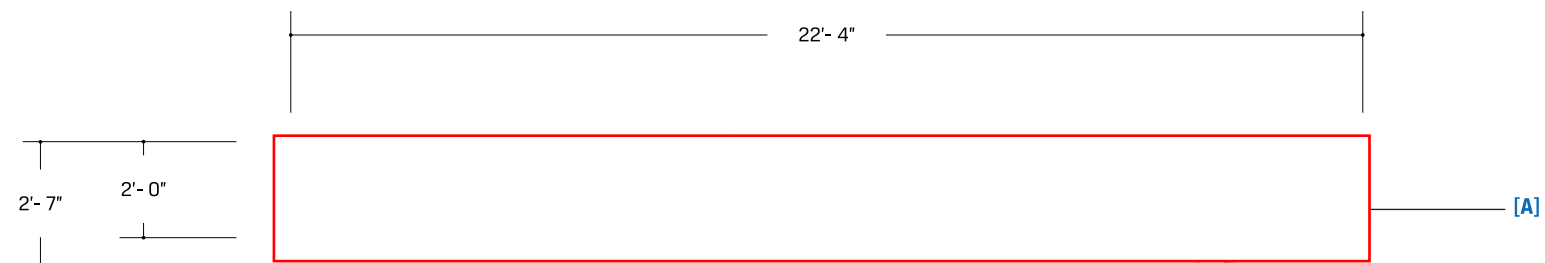
Return Color: White

Trimcap Color: White

Installation: Flush to wal



proposed location - NTS - north elevation



[A]

# SIGN SPECIFICATIONS

## [A] - CABINET

Lighting: Non-Lit  
 Material: Aluminum  
 Color: Paint Light Tan [TBD]  
 Installation: New Structure

## [B] - LOGO & LETTERS

Digital Print  
 Color: Brown PMS 4625c

## [C] - LOGO

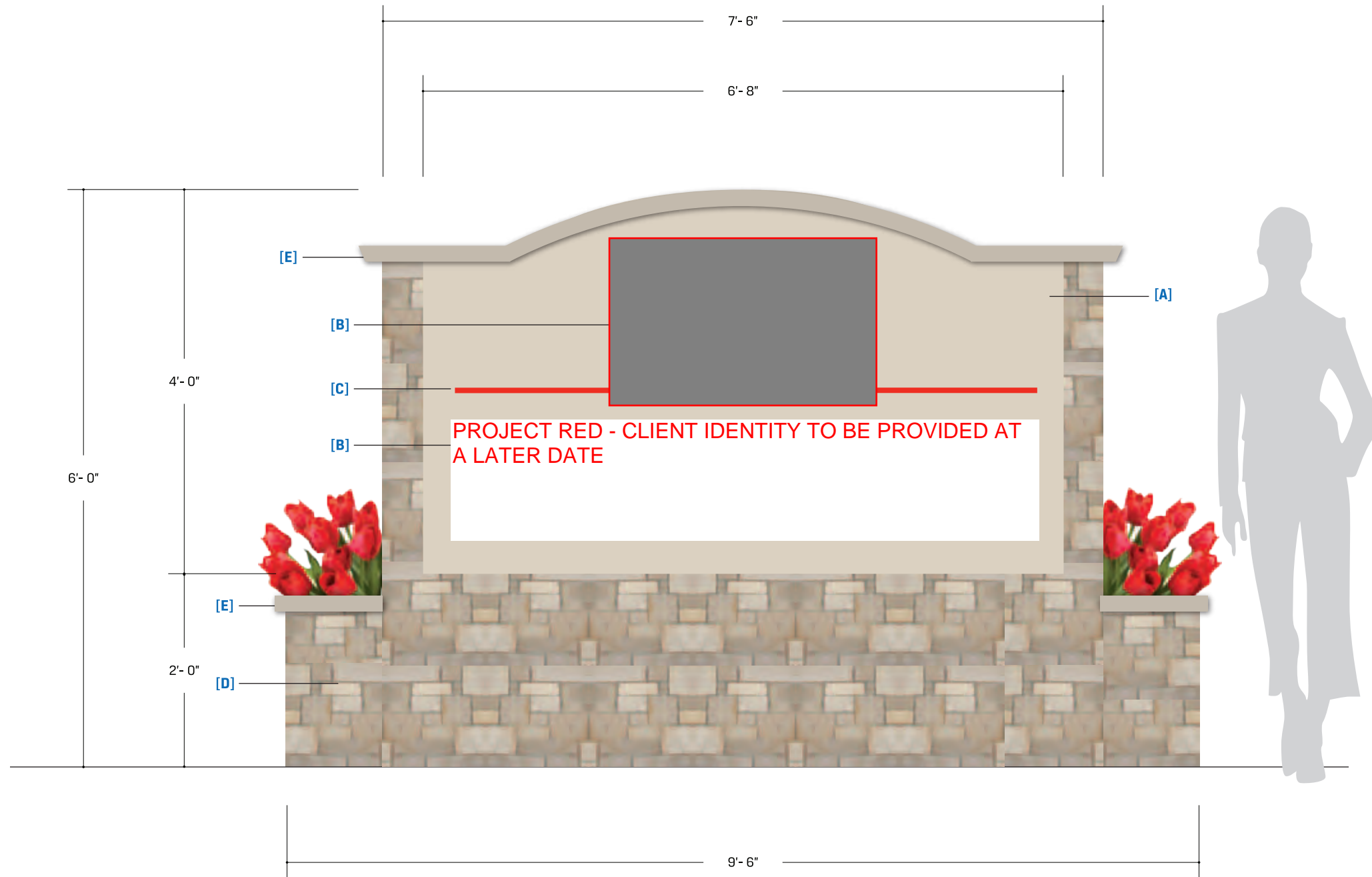
Digital Print  
 Color: Red PMS 485c

## [D] - BASE

Material: Masonry by others

## [E] - CAPS

Material: Aluminum  
 Color: Paint Medium Tan [TBD]



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## Project

**Project Red**

Oak Creek, Wisconsin

Scale: 3/4"=1'

Original Page Size: 11" x 17"

## Notes

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## Revisions

REV	DESCRIPTION	BY	DATE
.			

.

Rep.: Ron Rogahn

Drawn By: Sarah Watson Orig. Date: 03/24/14

## Sign Loc. No.

**MON-01**

D/F Monument

Sign. Type

**64927**

OPP - Project - Job No.

**C02**

Design



# Plan Commission Report

ITEM: 5d  
DATE: April 22, 2014

**PROJECT:** Certified Survey Map – City of Oak Creek and Peter Caruso, Black Bear Bottling Group

**ADDRESS:** 9750 and 9770 S. 20<sup>th</sup> St.

**TAX KEY NO:** 903-9002-001 & 903-9003-001

**STAFF RECOMMENDATION:** That the Plan Commission approves the Certified Survey Map for the properties at 9750 and 9770 S. 20<sup>th</sup> St. with the condition that any technical corrections are made prior to recording.

**Ownership:** City of Oak Creek, 8640 S. Howell Ave., Oak Creek, WI 53154  
Triwire 2, LLC, 9770 S. 20<sup>th</sup> St., Oak Creek, WI 53154

**Size:** 0.307 acres and 2.96 acres

**Existing Zoning:** I-1, Institutional and M-1 (PUD), Manufacturing

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

**Comprehensive Plan:** Planned Industrial.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** Black Bear Bottling Group is requesting approval of a Certified Survey Map combining the two properties at 9750 and 9770 S. 20<sup>th</sup> St. Black Bear is currently in the process of acquiring the property at 9750 S. 20<sup>th</sup> St., which is owned by the City of Oak Creek (Water Utility). As the property is no longer used or needed for the Water Utility, they have indicated their intentions to sell and are considered co-applicants for this request.

This CSM is required in anticipation of relocating the approved parking for the Black Bear facility, which is on tonight's agenda for the Plan Commission's consideration. The Water Utility has indicated that there is an existing hydrant that will need to be removed or relocated. Staff recommends that Black Bear representatives coordinate with the Water Utility and the Fire Department with regard to onsite hydrants.

Prepared by:

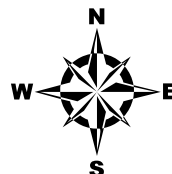
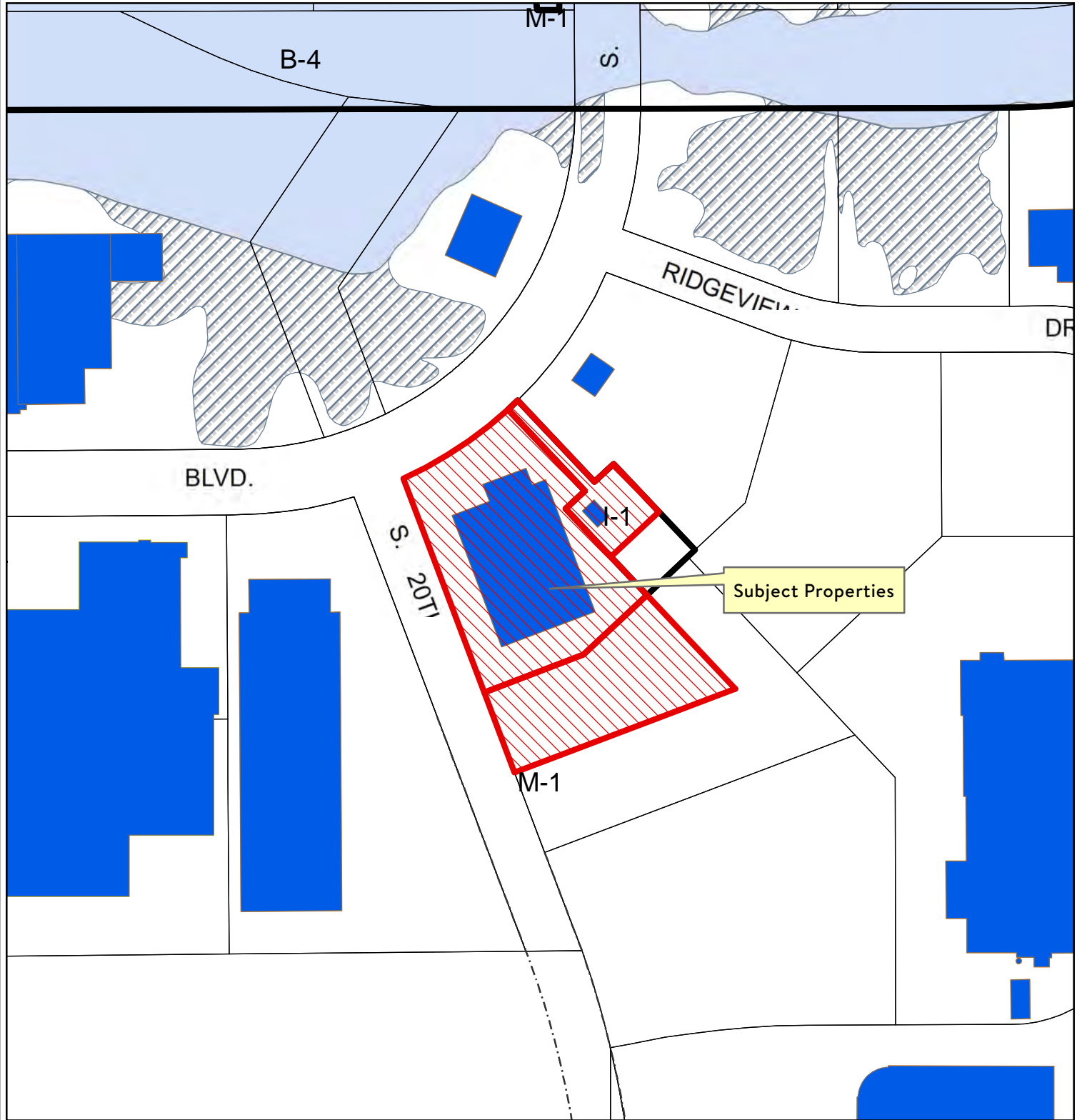
Kari Papelbon, CFM, AICP  
Planner


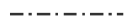



Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 9750 & 9770 S. 20th St.



Legend	
	9750 & 9770 S. 20th St.
	Existing Street Pattern
	Floodfringe
	Wetland
	Floodway

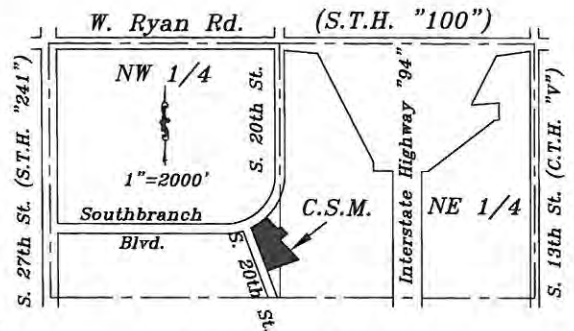


CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being all of Lot 1 of C.S.M. No. 623 and all of Lot 1 of C.S.M. No. 8582, all being a part of the Southwest 1/4 of the Northeast 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 30, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

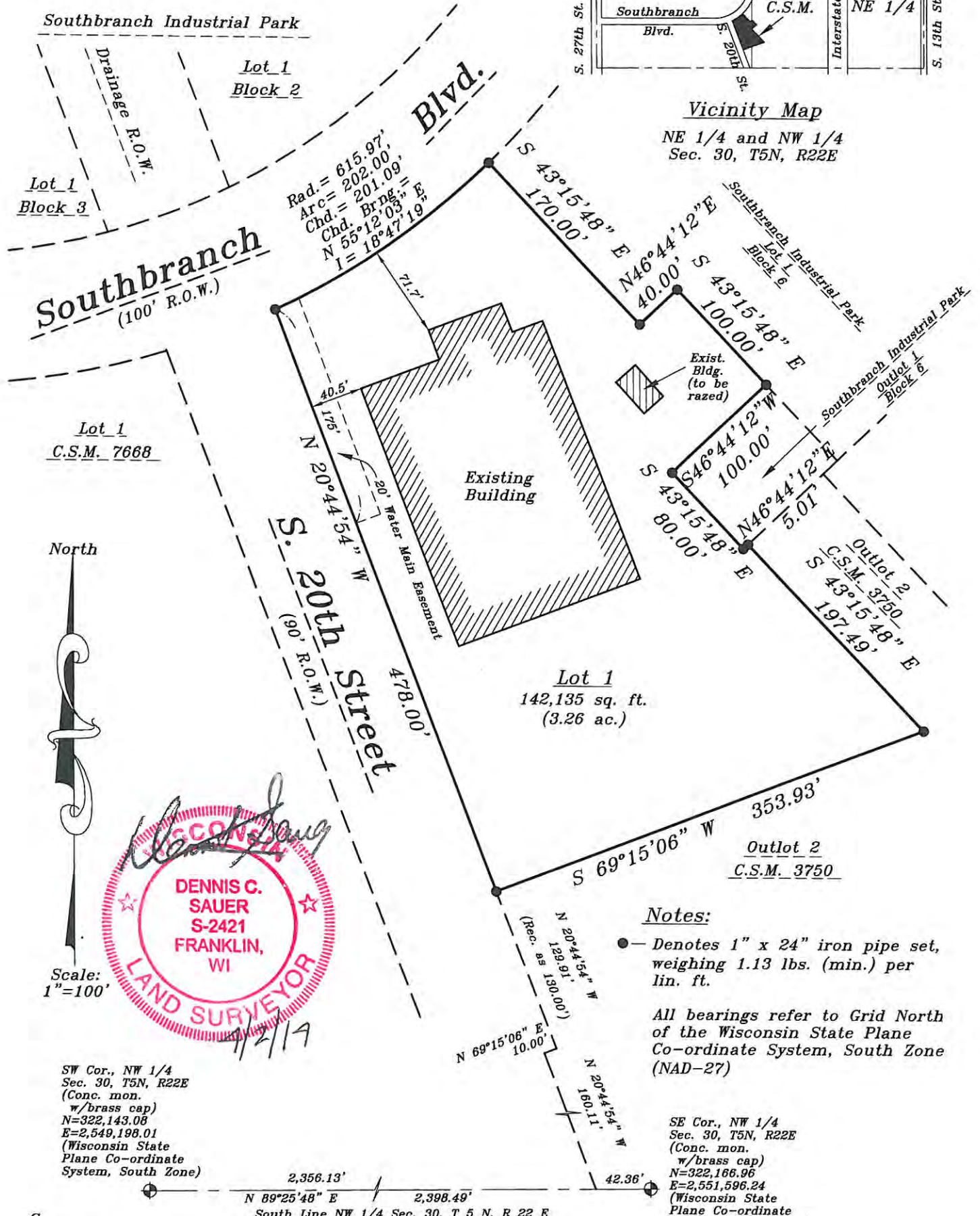


Graphic Scale:  
1"=100'

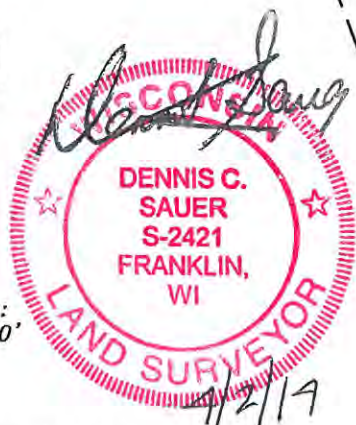


Vicinity Map

NE 1/4 and NW 1/4  
Sec. 30, T5N, R22E



Scale:  
1"=100'



SW Cor., NW 1/4  
Sec. 30, T5N, R22E  
(Conc. mon.  
w/brass cap)  
N=322,143.08  
E=2,549,198.01  
(Wisconsin State  
Plane Co-ordinate  
System, South Zone)

2,356.13'  
N 89°25'48" E 2,398.49'  
South Line NW 1/4 Sec. 30, T 5 N, R 22 E

Notes:

- Denotes 1" x 24" iron pipe set, weighing 1.13 lbs. (min.) per lin. ft.

All bearings refer to Grid North of the Wisconsin State Plane Co-ordinate System, South Zone (NAD-27)

SE Cor., NW 1/4  
Sec. 30, T5N, R22E  
(Conc. mon.  
w/brass cap)  
N=322,186.96  
E=2,551,596.24  
(Wisconsin State  
Plane Co-ordinate  
System, South Zone)



# Plan Commission Report

ITEM: 5e

DATE: April 22, 2014

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

**ADDRESS:** 9750 and 9770 S. 20<sup>th</sup> St.

**TAX KEY NO:** 903-9002-001 & 903-9003-001

**STAFF RECOMMENDATION:** That the Plan Commission approves the site and landscaping plans for the properties at 9750 and 9770 S. 20<sup>th</sup> St. with the following conditions:

1. That all building and fire codes are met.
2. That the plans are revised to include additional landscaping in place of the middle driveway.

**Ownership:** City of Oak Creek, 8640 S. Howell Ave., Oak Creek, WI 53154  
Triwire 2, LLC, 9770 S. 20<sup>th</sup> St., Oak Creek, WI 53154

**Size:** 0.307 acres and 2.96 acres

**Existing Zoning:** I-1, Institutional and M-1 (PUD), Manufacturing

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

**Comprehensive Plan:** Planned Industrial.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** Black Bear Bottling Group is requesting approval of a relocation of the approved parking for the facility at 9770 S. 20<sup>th</sup> Street. As mentioned in the previous report for the CSM, the Applicant is in the process of acquiring the City-owned property at 9750 S. 20<sup>th</sup> St.

The parking that was approved by the Plan Commission on November 26, 2013 will be relocated from the south side of the property to the north and east. Reconfigurations of the existing parking at the front of the building will result in 10 parking stalls on the north and 12 parking stalls on the east, as well as a new 5-foot-wide concrete sidewalk and concrete patio. The previously-approved site plan showed 4 existing parking stalls at the front entrance (north) and 10 new parking stalls at the rear addition (south). Both plans exceed the parking requirements of Chapter 17. Additional landscaping is proposed around the concrete patio and reconfigured parking on the north.

Following the combination of the two lots there will be three existing drives for the property. The middle driveway will be removed per the plan. Staff recommends incorporating additional landscaping in this area.

Prepared by:

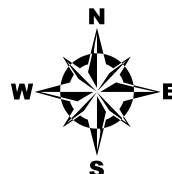
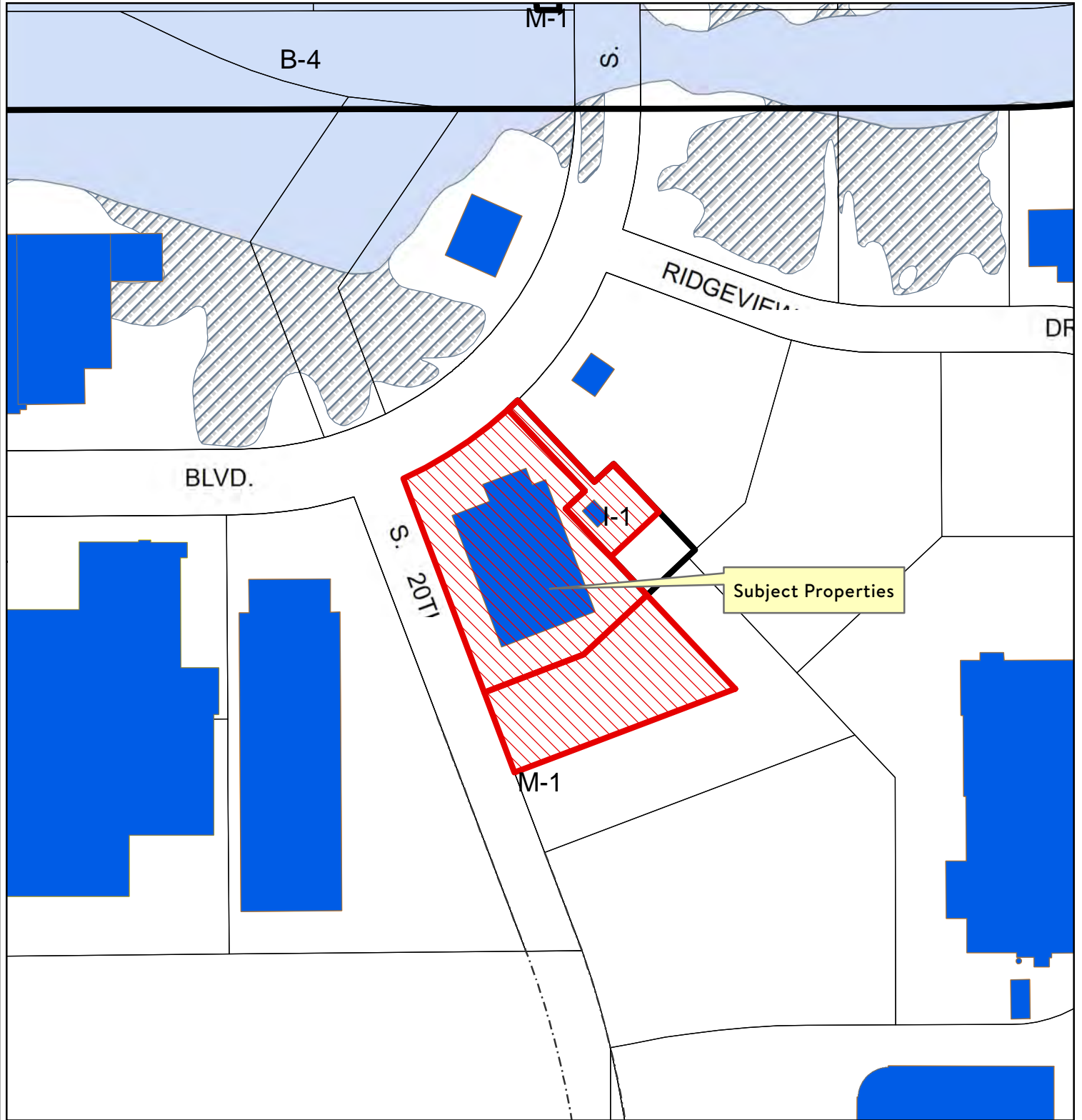
Kari Papelbon, CFM, AICP  
Planner


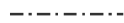



Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 9750 & 9770 S. 20th St.



Legend	
	9750 & 9770 S. 20th St.
	Existing Street Pattern
	Floodfringe
	Wetland
	Floodway



**LANDSCAPE NOTES**

- LANDSCAPE CONTRACTOR TO PROVIDE BLACK PLASTIC EDGING AT ALL NEW LANDSCAPE AREAS, EXCEPT AS NOTED.
- LANDSCAPE CONTRACTOR TO PROVIDE A MINIMUM OF 3" SHREDDED BARK MULCH TO MATCH EXISTING AT ALL NEW LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR TO PROVIDE BLACK WEEK BARRIER AT ALL NEW LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH THE GUIDELINES OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, URBAN FORESTRY DIVISION.
- LANDSCAPE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE PRIOR TO ANY DIGGING.
- ALL PLANT MATERIALS MUST BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF LAWN AREAS WITHIN 8'-0" OF NEW CURBS, RETAINING WALLS AND PAVEMENT, EXCEPT AS NOTED.
- AREAS SCHEDULED TO BE GRASS SHALL BE HYDRO-SEEDED IN ACCORDANCE WITH WISDOT STANDARDS:  
**GRASS SEED:** FRESH, CLEAN, DRY NEW-CROP SEED COMPLYING WITH SEED MIXTURE NUMBER 30 PER WISDOT SPECIFICATION 630.  
**SEED SPECIES:** STATE-CERTIFIED SEED OF GRASS SPECIES COMPLYING WITH WISDOT SPECIFICATION 630.2.1.5.  
**HYDRO SEEDING:** MIX SPECIFIED SEED, FERTILIZER, AND FIBER MULCH IN WATER, USING EQUIPMENT SPECIFICALLY DESIGNED FOR HYDRO-SEED APPLICATION. CONTINUE MIXING UNTIL UNIFORMLY BLENDED INTO HOMOGENEOUS SLURRY SUITABLE FOR HYDRAULIC APPLICATION. APPLY SLURRY UNIFORMLY TO ALL AREAS TO BE SEEDED IN A ONE-STEP PROCESS. APPLY SLURRY AT A RATE SO THAT MULCH COMPONENT IS DEPOSITED AT NOT LESS THAN THE SPECIFIED SEED-SOWING RATE.

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

PROPOSED PLANT SCHEDULE							
MARK	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT CONDITION	SPACING	REMARKS
BB	10	EQUYMOUS COMPACTUS	DWARF BURNING BUSH	60"-72" HT.	CONT.	6'-8" O.C.	
DG	21	DECORATIVE GRASS	DECORATIVE GRASS	24" HT.	CONT.	4'-5" O.C.	
SG	3	SPIRAEA x BUMALDA "GOLDFLAME"	GOLDFLAME SPIREA	15"-18" HT.	CONT.	4'-5" O.C.	

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

**RECEIVED**  
By Kari Papelon at 4:14 pm, Apr 14, 2014



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

PROPOSED ADDITION TO:  
**BLACK BEAR BOTTLING**  
  
9770 S 20TH ST  
OAK CREEK, WI 53154

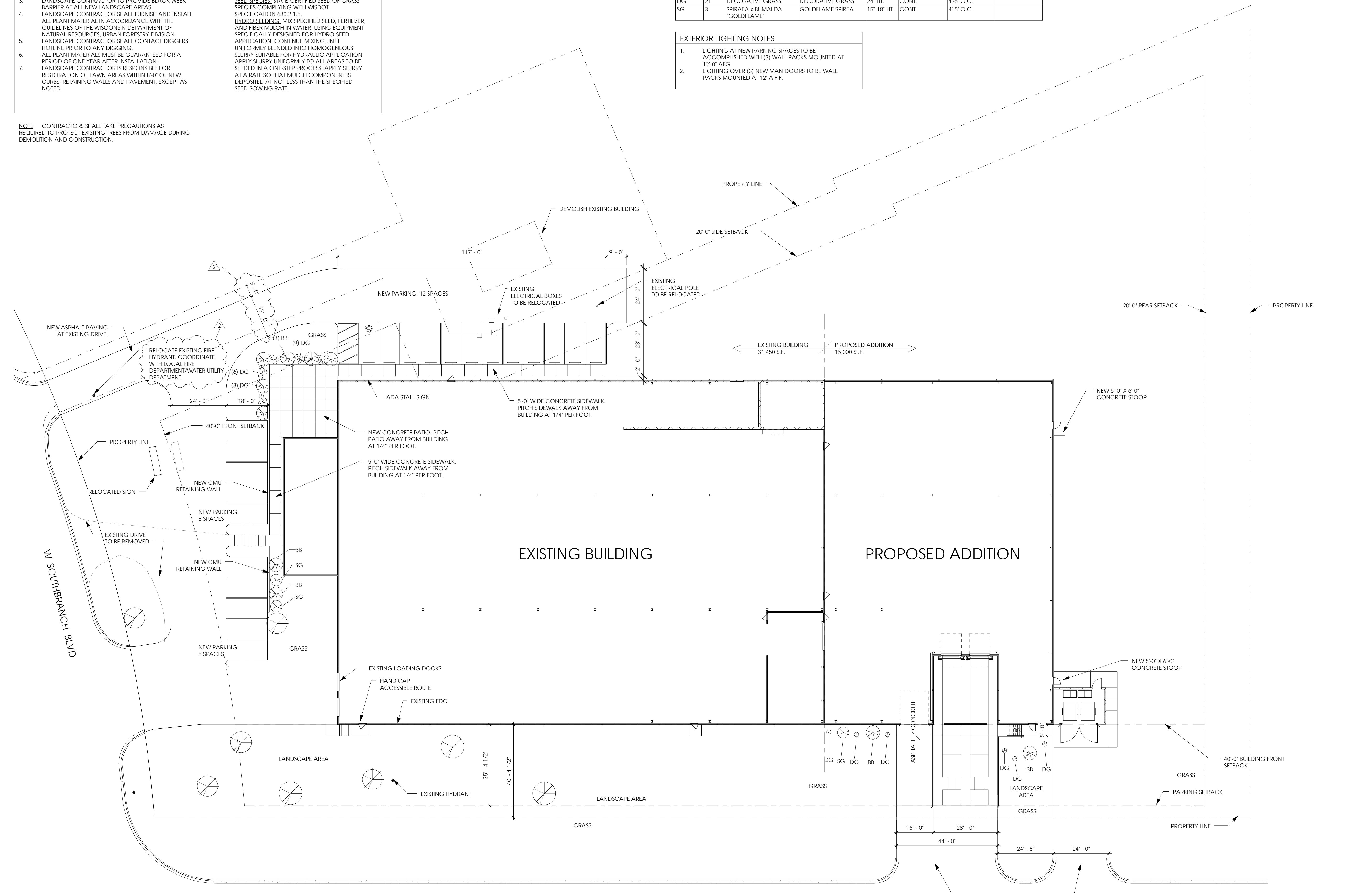
**CLIENT**  
BLACK BEAR BOTTLING  
2025 W. SOUTHBRANCH ROAD  
OAK CREEK, WI 53154

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DATE	REV	ISSUE
07/29/13	--	SD: PLAN COM. SUBMITTAL
11/19/13	--	SD: PLAN COM. REVISIONS
12/11/13	--	CD: ARCHITECT REVIEW
1/17/14	--	CD: REVISED SITE & DOCKS
2/17/14	--	CD: STATE SUBMITTAL
3/04/14	1	CD: STATE RE-SUBMITTAL
4/14/14	2	CD: SITE PLAN REVISION

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

**SITE AND LANDSCAPE PLAN**  
**A0.01**



1 SITE PLAN  
1" = 20'-0"

4/14/2014 2:41:10 PM



# Plan Commission Report

ITEM: 5f

DATE: April 22, 2014

**PROJECT:** Conditional Use Permit – Southeast Wisconsin Baseball Booster Club, Inc.

**ADDRESS:** 6758 S. 13th St.

**TAX KEY NO:** 735-9044

**STAFF RECOMMENDATION:** That Plan Commission recommends that the Common Council approve a conditional use permit allowing an indoor commercial recreation facility located at 6758 S. 13th St. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting (May 13, 2014).

**Ownership:** Eugene J. Eder Living Trust c/o Zetley, Carneol & Stein, S.C., 788 N. Jefferson St., Milwaukee, WI 53202

**Size:** 2.420 acres

**Existing Zoning:** M-1, Manufacturing

**Adjacent Zoning:** North – M-1, Manufacturing  
East – M-1, Manufacturing  
South – M-1, Manufacturing  
West – City of Milwaukee

**Comprehensive Plan:** Planned Industrial.

**Wetlands:** None.

**Floodplain:** None.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting approval of a conditional use permit for an indoor commercial recreation facility at 6758 S. 13th St. The Southeast Wisconsin Baseball Booster Club, Inc. will occupy a portion (Units A & B = 15,000 sf) of the existing building as an indoor baseball and softball team training facility to be known as The Zone. Indoor facilities will include padded turf and netted infield, batting cages/pitching tunnels, pitching machines, and a soft toss and tee work area.

Indoor commercial recreation facilities are considered conditional uses in the M-1, Manufacturing District. The proposal does not include any changes to the exterior of the building or site. No outdoor storage is requested.

The facility will accommodate a maximum of 2 teams at a time (max. 40 players and coaches) during assigned two-hour blocks. Parents may stay at the facility during the assigned time. General hours of operation are below:

- Weekdays - 4:00 PM to 10:00 PM
- Weekends – 8:00 AM to 10:00 PM

Currently, the parking lot is striped for approximately 40 stalls in the front of the building to be shared by all tenants. Based on the proposed use, at least one parking stall is required for every four patrons plus one space for each employee during the largest work shift. As the plan will only allow two teams totaling 40 people using the facility at any given time, this equates to 10 parking stalls. It is unknown how many parents

would remain at the facility; however, an additional 30 stalls at the front of the building would be available. No employees will staff the facility. Instead, the facility will operate much like a fitness facility with an access card and code provided to coaches.

Trash receptacles currently exist on the property. No new trash receptacles are proposed. No sign details have been included as part of this proposal. Should the applicant wish to add a monument or wall sign a permit will be required.

If the Plan Commission recommends Common Council approval of the Conditional Use Permit, staff will prepare conditions and restrictions for review at the May 13, 2014 meeting.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

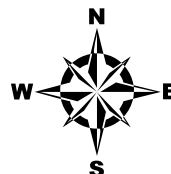
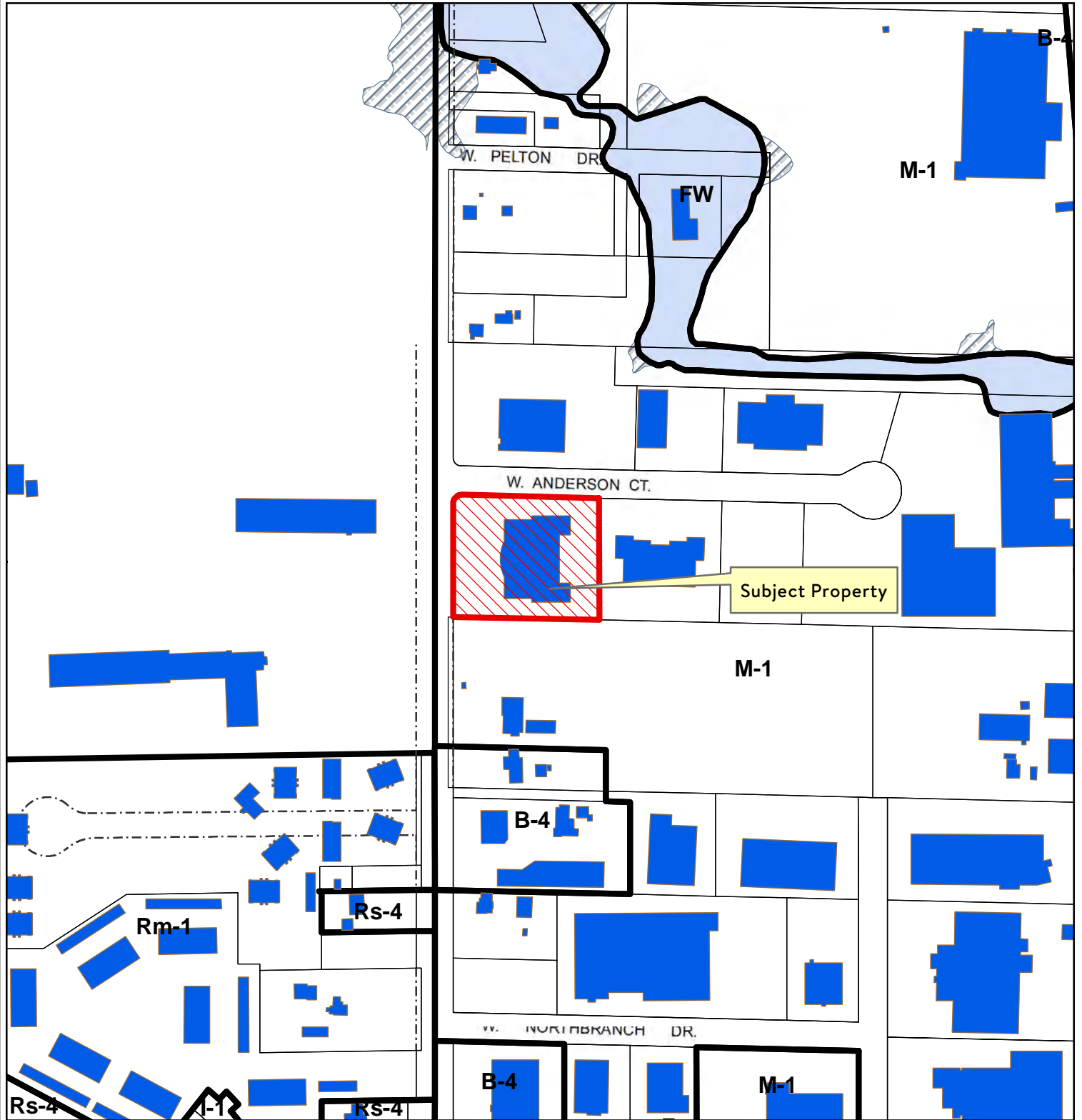







Douglas Seymour, AICP  
Director of Community Development



# Location Map

## 6758 S. 13th St.



Legend	
	6758 S. 13th St.
	Existing Street Pattern
	Floodfringe
	Wetland
	Floodway

# THE ZONE

INDOOR BASEBALL AND SOFTBALL TEAM TRAINING FACILITY

[www.ZoneBaseball.net](http://www.ZoneBaseball.net)  
[info@ZoneBaseball.net](mailto:info@ZoneBaseball.net)

414-405-7079

Date: April 1, 2014

To: Oak Creek Common Council & Plan Commission

From: Southeast Wisconsin Baseball Booster Club, Inc. d/b/a **The ZONE**

**The ZONE** is excited to become a part of Oak Creek! Opening July 1, 2014, **The ZONE** will be a 15,000 square foot indoor baseball and softball team training facility located at 6758 South 13<sup>th</sup> Street. **The ZONE** will offer affordable year-round indoor practice space to baseball and softball teams in the south suburban area.

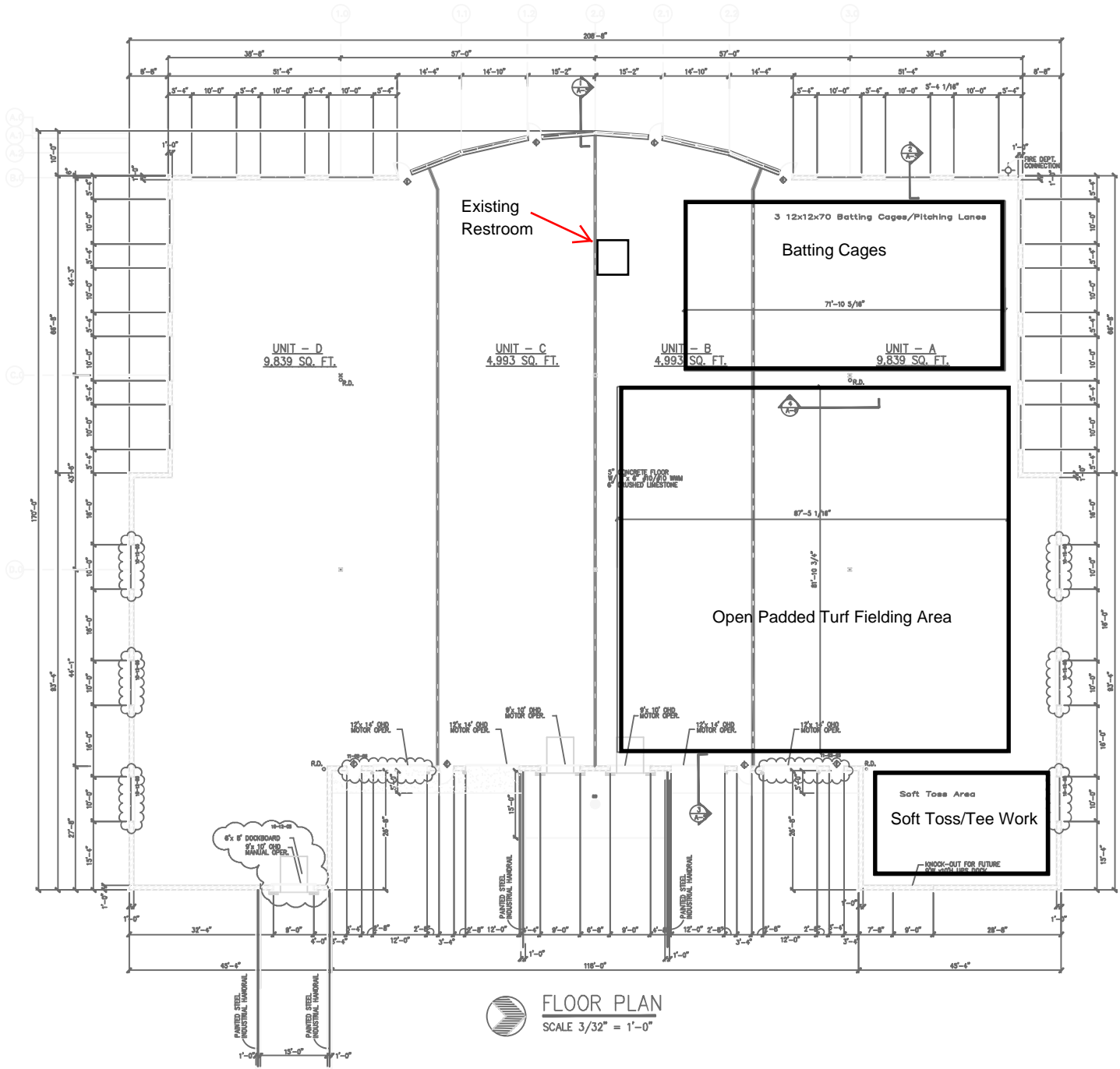
**The ZONE** will be a quality indoor team training facility. Each member team will have year-round access to the facility for a predetermined two hour time slot each week including one hour of access to a full padded turf and netted infield (nearly 7,500 sf) and one hour of access to 3-4 batting cages/pitching tunnels, two Iron Mike pitching machines, and a nearly 1,200 sf “soft toss and tee work area.” Professional installation of padded turf, netting and high efficiency lighting will assure a quality facility for member teams. Parents will enjoy free WiFi for those that want to stay and wait or watch.

**The ZONE** will be a safe and secure training facility. **The ZONE** will operate weekdays from 4 p.m. to 10 p.m. (three 2 hour timeslots) and weekends from 8 a.m. to 10 p.m. (seven 2 hour timeslots) and will have an eight camera 24/7 video surveillance system including outside cameras and 360 degree coverage of the inside of the facility. **The ZONE** will have team member-only access with less than 40 players and coaches combined occupying the 15,000 sf facility at one time. Only two teams will be allowed to use the facility at one time. All areas in which baseballs or softballs are used will be fully netting (ceiling netting and fully enclosed side netting). Ample parking out front will accommodate drop off and pick up.

**The ZONE** supports youth teams by operating as a 501(c)(3) non-profit public charitable organization in order to offer an affordable option for a year-round quality indoor training facility.

**The ZONE** challenges the status quo. The reality in Southeast Wisconsin is that available indoor practice space has been limited to school and church gymnasiums and select “baseball businesses,” which focus on providing space and services to select players at premium prices. The lack of indoor practice space results in shortening the “baseball season” to a few short months between April and July- weather permitting. Even during the “good weather” of spring and summer, demand for practice fields outweighs supply, and when it rains – managers have no choice but to cancel practice – again. **The ZONE** is stepping up to the plate to provide youth baseball and softball teams with an affordable indoor option.

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**FLOOR PLAN**  
SCALE 3/32" = 1'-0"

LEGEND	
SYMBOL	DESCRIPTION
100	ROOM NUMBERS
100	DOOR NUMBERS
⬇	EXIT LIGHT
⊕	FIRE EXT. 10# TYPE A.I.C.
⬆	SECTIONS
⬆	DETAILS
⬆	WALL TYPES
⊙ R.D.	ROOF DRAW

8-30-05	MULTI-TENANT BUILDING CORNER OF 13TH STREET & ANDERSON OAK CREEK, WI	FLOOR PLAN
9-23-05		
9-27-05		
10-12-05		
11-02-05		
8-15-05	BIDDING	

1285 E. WISCONSIN AVE., PEWAUKEE, WI. 53072 (262)691-2121 FAX (262)691-1159





# Plan Commission Report

ITEM: 5g  
DATE: April 22, 2014

**PROJECT:** Plan Review – Jaime Vega, MATC

**ADDRESS:** 6665 S. Howell Ave.

**TAX KEY NO:** 718-9961-002

**STAFF RECOMMENDATION:** That the Plan Commission approves the site plan for the property at 6665 S. Howell Ave. with the condition that all required stormwater, erosion control, and grading plans are submitted for review and approval by the Engineering Department.

**Ownership:** MATC, 6665 S. Howell Ave., Oak Creek, WI 53154

**Size:** 109.883 acres

**Existing Zoning:** I-1 (CU), Institutional; FW, Floodway; FF, Flood Fringe

**Adjacent Zoning:** North – M-1, Manufacturing; City of Milwaukee  
East – Rs-3, Single Family Residential; M-1, Manufacturing; B-4 (PUD), Highway Business; B-4 (CU), Highway Business; Rs-2, Single Family Residential; FW, Floodway; FF, Flood Fringe; I-1, Institutional  
South – M-1, Manufacturing; M-1 (CCU), Manufacturing; FF, Flood Fringe; FW, Floodway  
West – B-4, Highway Business & M-1 (PUD), Manufacturing; FW, Floodway; FF, Flood Fringe; M-1, Manufacturing

**Comprehensive Plan:** Planned Industrial.

**Wetlands:** Yes, on various portions of the land.

**Floodplain:** Yes, on the south and west.

**Official Map:** N/A.

**Commentary:** MATC is requesting approval of a parking lot expansion northwest of the building complex and existing parking lot. An additional 35,232 square feet of impervious surface will be added. The Applicant has been working with the Engineering Department on grading, stormwater, and erosion control requirements. The proposed location for the expanded parking lot meets all setback requirements for the I-1, Institutional district.

Prepared by:

Kari Papelbon, CFM, AICP  
Planner

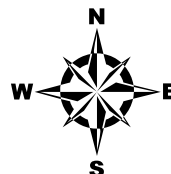
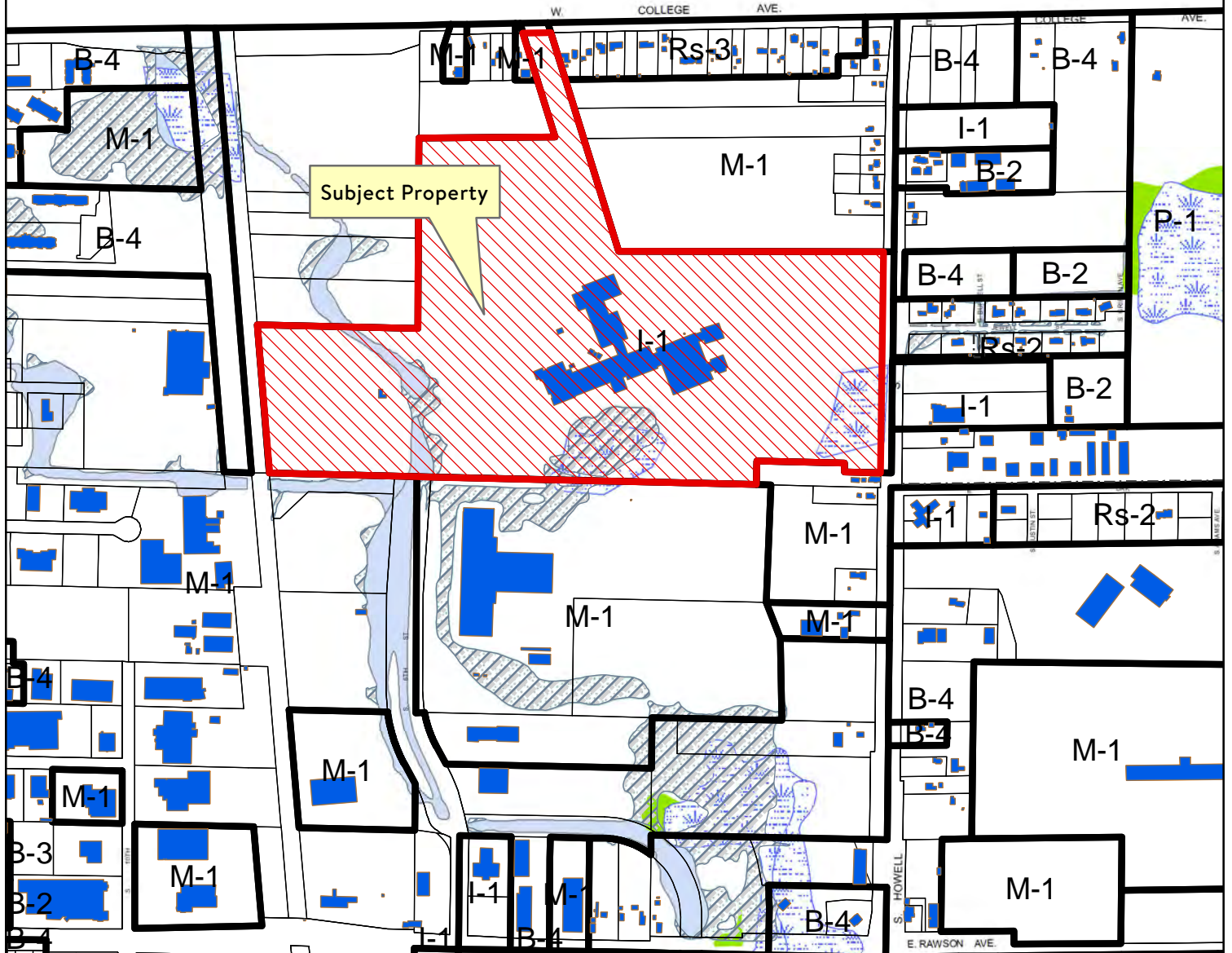
Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 6665 S. Howell Ave.

City of Milwaukee



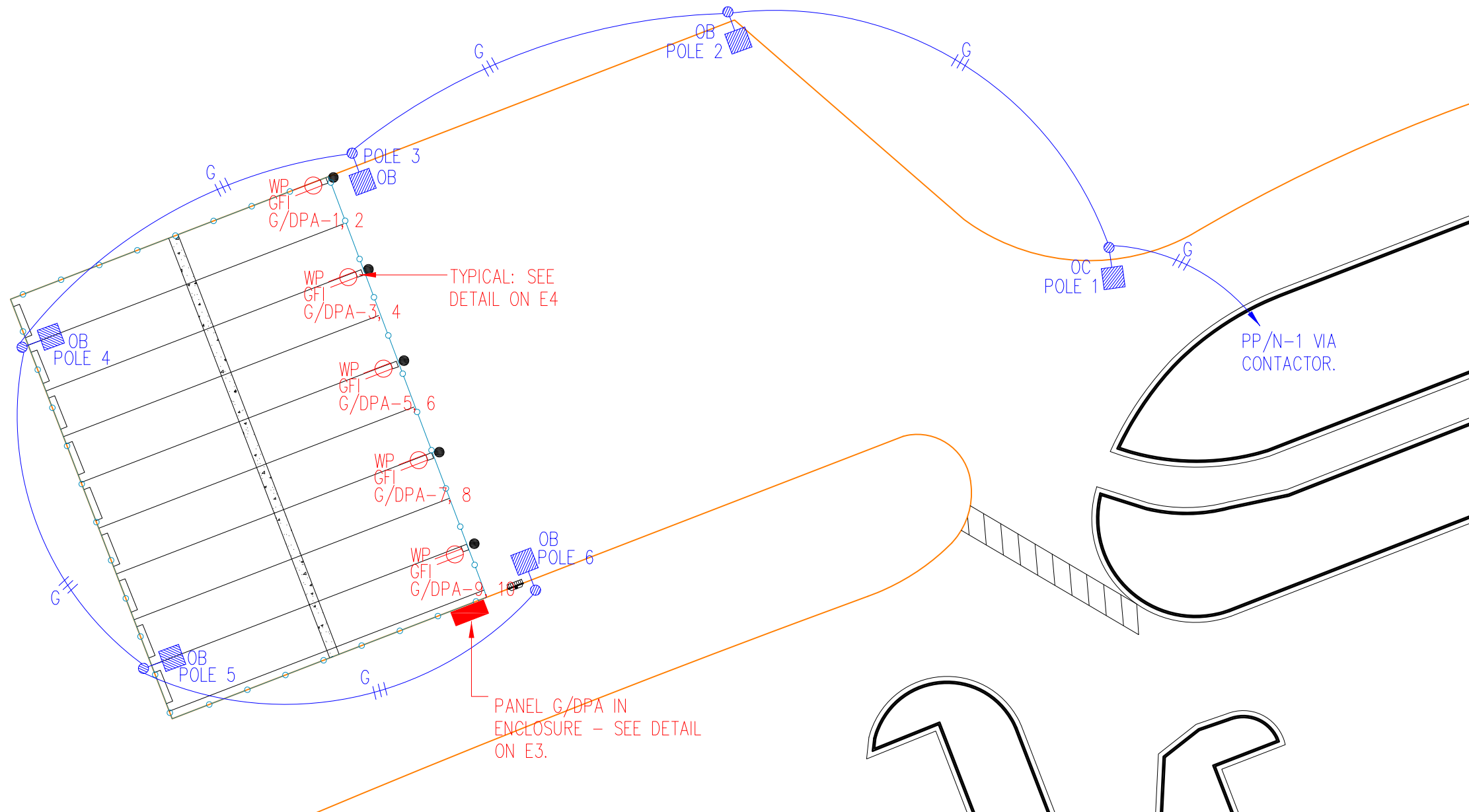
Legend	
	6665 S. Howell Ave.
	Existing Street Pattern
	Floodfringe
	Wetland
	Floodway
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)



**LOCATION OF  
PROPOSED  
PARKING  
EXPANSION**







1  
E2  
SITE LIGHTING PLAN  
1" = 40'-0"

TAG	LAMP DATA		DESCRIPTION	LIGHTING FIXTURE		MOUNT	CEILING TYPE	VOLT	SEE NOTE
	NO	TYPE		MAKE	CATALOG NO				
OA		120 LED 17436 LUMENS	TYPE 3 CUTOFF LED FIXTURE 525 MA	CREE	ARE-EDG 3M DA 12 E UL BZ 525 F	25 FT. POLE		277	1
DB		120 LED 18391 LUMENS	TYPE 3 CUTOFF LED FIXTURE 525 MA	CREE	ARE-EDG 4M DA 12 E UL BZ 525 F	25 FT. POLE		277	1

NOTES:  
1. PROVIDE 25 FOOT SQUARE STRAIGHT STEEL POLE FINISHED TO MATCH LUMINAIRE.

04034  
**CZARNECKI ENGINEERING INCORPORATED**  
 1121 MARLIN COURT, SUITE B - WAUKESHA, WI 53090  
 VOICE: (262) 513-2000 FAX: (262) 513-2023  
 WEB PAGE: www.ceng.com

**IRS**  
**INDUSTRIAL ROOFING SERVICES, INC.**  
 13000 WEST SILVER SPRING DRIVE - BUTLER, WI 53007  
 PHONE: (800) 236-3477 / (262) 432-0500 FAX: (262) 432-0504

CONSULTANT DOES NOT WARRANTY THE ACCURACY OF THE EXISTING CONDITIONS SHOWN ON THIS DRAWING. USER SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY WORK RELATED TO THIS BUILDING.

PROJECT NAME:  
 MILWAUKEE AREA TECHNICAL COLLEGE  
 6665 SOUTH HOWELL AVE.  
 TITLE:  
 SITE LIGHTING PLAN

DRAWN BY:  
 CZE  
 DATE:  
 3-13-14  
 DRAWING NO.:  
 E2  
 SCALE:  
 1" = 40'  
 DRAWING TYPE:  
 LIGHTING PLAN

KEY:

- A - AREA DESIGNATION
- - AREA SEPARATOR
- - CONCRETE
- ♿ - HANDICAP PARKING
- ♿ - VAN ACCESSIBLE PARKING
- ⊕ - CATCH BASIN
- ⊕ - CATCH BASIN W/ CONCRETE COLLAR
- ⊔ - CURB INLET
- ⊔ - SINGLE HEAD LIGHT POLE
- ⊔ - DOUBLE HEAD LIGHT POLE
- ⊕ - FIRE HYDRANT
- - FENCE
- - EXTRUDED ASPHALT CURB

NOTES: