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

PLAN COMMISSION MEETING AGENDA

TUESDAY, May 13, 2014
AT 6:00 P.M.

-
- 1) ROLL CALL
 - 2) Minutes of the April 22, 2014 and April 29, 2014 meetings
 - 3) Significant Common Council Actions
 - 4) NEW BUSINESS
 - a) PLAN REVIEW – Review a request for amendment of a condition of approval submitted by Bryan Walker, Clayco, for a proposed manufacturing facility at 111 W. Oakview Parkway (111 W. Oakview Parkway, Tax Key No. TBD). Follow this agenda item on Twitter [@OakCreekPC#OCPCProjectRed](https://twitter.com/OakCreekPC#OCPCProjectRed).
 - b) CONDITIONS AND RESTRICTIONS - Review conditions and restrictions for an indoor commercial recreation facility as a conditional use submitted by the Southeast Wisconsin Baseball Booster Club, Inc. on the property at 6758 S. 13th St. (Tax Key No. 735-9044). Follow this item on Twitter [@OakCreekPC#OCPCBooster](https://twitter.com/OakCreekPC#OCPCBooster).
 - c) CERTIFIED SURVEY MAP - Review a Certified Survey Map submitted by Jared Suminski, Oak Creek Investment, for the property at 9345 S. 15th Ave. (Tax Key No. 871-9985-002). Follow this item on Twitter [@OakCreekPC#OCPCInvest](https://twitter.com/OakCreekPC#OCPCInvest).
 - d) PLAN REVIEW – Review site, building, and landscaping plans submitted by Tom Wolf, Sportland 2, for a proposed outbuilding on the property located at 7221 S. 13th St. (Tax Key No. 763-9019). Follow this agenda item on Twitter [@OakCreekPC#OCPCSportland2](https://twitter.com/OakCreekPC#OCPCSportland2).
 - 5) ADJOURN

PLEASE NOTE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 768-6511, (FAX) 768-9587, (TDD) 768-6513 or by writing to the ADA Coordinator at the Health Department, City Hall, 8640 South Howell Avenue, Oak Creek, Wisconsin 53154. There is the potential that a quorum of the Committee of the Whole will be present at this meeting. Copies of staff reports and other supporting documentation are available for review at the Department of Community Development, City Hall, 8640 South Howell Avenue during operating hours. (7:30 am-4 pm weekdays).

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, APRIL 22, 2014

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

Commissioner Siefert moved to approve the minutes of the April 8, 2014 regular Plan Commission meeting. Commissioner Johnston second. 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 Hearing
Tredroc Tire Service
Key Key No. 903-0010**

Ms. Papelbon read the public hearing notice into the record. The Mayor made three calls for public comment. Hearing no public comments, the Mayor closed the hearing.

**Sign Appeal – Tredroc Tire Service
9810 S. Ridgeview Drive
Tax Key No.: 903-0010**

Commissioner Correll asked what would be the benefit of an additional sign. Richard Kor, Midwest Sign and Lighting, stated that Tredroc Tire Service wants one sign to be visible from the freeway so people know that they are back there.

Commissioner Chandler asked if it was common to have signs on three sides. Mr. Wagner stated that there are buildings throughout the City that do have signs on multiple elevations. It is common to have two signs, but not three. It is up to the Commission to decide, on a case-by-case basis, if it is an appropriate location for three signs.

Commissioner Siefert stated that the Applicants have a road sign coming into their place, they have a 4' x 8' ground sign, and they also have a sign facing the freeway.

Commissioner Johnston stated that he does not see the need for a 25 square-foot sign when a building is located 100' away from the freeway.

Alderman Bukiewicz stated that the building is tucked away and asked for further explanation on the existing monument sign.

Mr. Kor explained that there is a temporary sign, and one illegal sign that must be taken down. They are trying to get the one in front, the 25 square-foot sign, so when visitors pull up to the

building there is a sign. They are looking at cost to determine whether it is cheaper to put up a 25 square foot sign or a \$5000 monument sign with brick and electrical.

Commissioner Correll moved to deny the sign appeal for 9810 S. Ridgeview Drive. Commissioner Siepert seconded. All voted aye. Motion to deny the sign appeal carried.

**Temporary Use Permit
Zignego Company
I-94 and Rawson Avenue**

This is a request for a temporary portable concrete batch plant within the right of way at I-94 and Rawson Avenue. 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.

Alderman Bukiewicz stated that he had two concerns: the safety of the truck traffic coming in and out, and also the maintenance of the site. He asked what their schedule is to clean up the area. Mr. John Zignego, Zignego Company, stated that according to the permit they received from Milwaukee County they are required to power sweep on heavy days and will also have a broom come in at night to clean the road. The permit calls for the Applicant to power sweep once a day and as needed to keep the road clean. The County will be monitoring the site. Assistant Fire Chief Mike Kressuk stated that they are required to follow all applicable fire codes for the access roads and Fire Department access to the gated portion of the site.

Mr. Zignego explained that he does not anticipate operating many Saturdays; however, extenuating circumstances may require such to maintain their schedule.

Commissioner Bukiewicz moved 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.

Commissioner Chandler seconded. All voted aye. Motion to approve carried.

**Plan Review
Project Red
111 W. Oakview Parkway
Tax Key No. TBD**

Ms. Papelbon explained that this is a request 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.

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.

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 $\frac{3}{4}$ 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.

Mayor Scaffidi asked if the Applicants were asking for more time than the proposed 5 years. Ms. Papelbon stated yes, they are saying maybe 6 to 7 years. He also asked if there was another treatment that they could use that doesn't look like metal panels. Ms. Papelbon stated that they will be painted to match the color of the precast so it will match the building. The metal wall panels are insulated so it will help with the refrigerated areas that are on both sides. And both of those areas will be expanded. It also makes economic sense to be composed of that type of material rather than a precast right away.

Commissioner Correll asked for clarification of the proposed 5-year condition. Ms. Papelbon stated that there are two ways that the Commission could address this: the Commission could keep the timeframe at 5 years and have the Applicant come back if more time is needed, or the Commission could expand the timeframe. Commissioner Correll stated that he would leave it at five and have the opportunity to extend.

Commissioner Bukiewicz asked what would happen to the metal panels if the economy tanks and the Applicants can't afford the expansion.

Jen Guzman, CEO of Stella & Chewy's, stated the reason for the request for the five- to seven-year window is because Stella & Chewy's has the option to purchase the building in five to five-and-a-half years. If that happens, Stella and Chewy's would want to start the expansion after the purchase option. Commissioner Bukiewicz asked if they would still proceed with the expansion if they chose not purchase the building. Ms. Guzman stated that they would proceed with the expansion if they did not purchase. Ms. Guzman explained that the proposed building, which is 164,000 square feet, is expandable to 280,000 square feet. They are also looking at an option to purchase the adjacent 4 acres of land, which would accommodate another 50,000 to 60,000 square feet. Commissioner Bukiewicz asked if the expansion would be for office space or refrigeration. Ms. Guzman stated that the expansion is for refrigeration on one side, and additional warehousing and freeze-drying space on the other. The office space would also be expandable.

Commissioner Bukiewicz asked staff about the percentages of metal panels. Ms. Papelbon stated the percentage of precast and metal panels for each of the elevations has been received. On the east elevation it looks like more than half would be precast concrete panels, and on the west precast concrete panels comprise 68 percent. On the other two elevations precast concrete comprise less than 15 percent of the building materials. Ms. Papelbon stated that they did add extensive landscaping to their plan along Howell Avenue.

Ms. Papelbon stated that a Council Member had received a neighbor inquiry regarding odors and asked if the Applicant's representative could address that concern. Ms. Guzman stated that no odors would be emitted from the facility.

Jerry Franke, WisPark, stated that the building has been a matter of great concern, and since the modifications have been made to the overall building design in the last two weeks, this building has improved many times over in terms of its appearance. Mr. Franke stated he believes due to the topographic difference between Howell Ave. and the final grade, combined with the extensive landscaping proposed, the east side will be very well mitigated; the west side does not impact anybody.

Commissioner Chandler asked what type of equipment will be in the building. Ms. Guzman stated that there will be grinding equipment, patty making or forming equipment, freeze drying and packaging equipment.

Assistant Fire Chief Kressuk stated that at this time there are no special needs outside of the standard Fire Department pre-plan program and familiarization with the structure.

Commissioner Siefert asked about the dog run and if it was visible from the highway. Ms. Guzman stated that it was for the office dogs and will not be visible from the highway.

Commissioner Chandler asked what the times would be for truck deliveries and pickup. The Director of Operations stated that deliveries would occur during first- and second-shift operation (any time between five or six in the morning through five in the afternoon) Monday through Friday. Occasionally deliveries would occur on Saturday if they have to get a truck out.

Larry Godager, 10144 S. Warwick Dr., stated that he has a concern regarding odors. The Director of Operations for Stella and Chewy's explained that all of the food products are high-quality, raw, and frozen. No rendering will be conducted onsite.

Jim Potter, 10656 S. Howell Avenue, stated that he didn't hear where the dog runs are. The dog run will be on the east side, and there currently are about six dogs that come to work with employees in the office space.

Alderman Bukiewicz moved that the Plan Commission approve 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 appropriate 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.

Commissioner Siefert seconded. All voted aye. Motion to approve carried.

**Certified Survey Map
City of Oak Creek and Black Bear Bottling Group
9750 and 9770 S. 20th Street
Tax Key No. 903-9002-001 and 903-9003-001**

Black Bear Bottling Group is requesting approval of a Certified Survey Map combining the two properties at 9750 and 9770 S. 20th St. Black Bear is currently in the process of acquiring the property at 9750 S. 20th 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 intention 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.

Mayor Scaffidi informed the Commission that Doug Seymour suggested this option.

Commissioner Correll moved that the Plan Commission recommend to the Common Council that the the Certified Survey Map for the properties at 9750 and 9770 S. 20th St. be approved with the condition that any technical corrections are made prior to recording.

Alderman Bukiewicz seconded. All voted aye except Commissioner Siefert, who abstained. Motion to approve carried.

**Plan Review
Black Bear Bottling**

9750 and 9770 S. 20th Street
Tax Key No. 903-9002-001 and 903-9003-001

Black Bear Bottling Group is requesting approval of a relocation of the approved parking for the facility at 9770 S. 20th 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. 20th 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.

Commissioner Chandler asked if there were any issues relocating the parking. Ms. Papelbon stated not with this configuration.

Alderman Bukiewicz motioned that the Plan Commission approves the site and landscaping plans for the properties at 9750 and 9770 S. 20th 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.

Commissioner Correll second. All voted aye, motion to approve carries.

Conditional Use Permit
Southeast Wisconsin Baseball Booster Club, Inc.
6758 S. 13th Street
Tax Key No. 735-9044

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.

Commissioner Correll stated he had concerns regarding the key entry and asked if there was room for expansion. Mr. Foeckler appearing by remote access stated that only the managers will have key codes. He stated that the other 15,000 square feet could be available; currently it is being used by Eder Flag as storage.

Alderman Bukiewicz asked if there was first aid available in case someone gets hurt. Mr. Foeckler stated that liability wise; he carries a first aid kit with his team and did state that there should be a first aid kit available and that is something that they will provide.

Commissioner Chandler asked what are the age groups that would be using the facility. Mr. Foeckler stated that the ages start at 8U and up to high school. It will also be opened up to other communities.

Commissioner Siepert asked how will the teams schedule time for the facility and would he work with the Oak Creek Park and Recreation Department. Mr. Foeckler stated that they will have a website and everything will run through himself. It will be first come first serve. It will also be soft ball. They have not contacted the Park and Recreation department but stated it would be something they would be open to.

Commissioner Chandler asked if there was a system in place to eliminate teams booking multiple times. Mr. Foeckler stated no. It will cost about \$200 for a year's membership per child so it would become costly to book a team for the whole year.

Mr. Foeckler stated that they may want to run some clinics during the weekday. Mayor Scaffidi stated that would be an item for the conditions and restrictions.

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

Commissioner Siepert second. All voted aye, motion to approve carries.

Plan Review
MATC
6665 S. Howell Avenue
Tax Key No. 781-9961-002

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.

Commissioner Chandler asked what the parking would be used for. Jamie Vega, director of construction, MATC, stated that the additional parking would be used to consolidate the tractor trailer units that serve the driving training facility as well as the diesel repair shop.

Commissioner Siepert asked if the parking lot would be lit. Mr. Vega stated yes.

Commissioner Bukiewicz motioned 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. Commissioner Chandler second. All voted aye, motion to approve carries.

Commissioner Correll motioned to adjourn. Commissioner Siepert second. All voted aye, meeting adjourned at 7:10 p.m.

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, APRIL 29, 2014

Mayor Scaffidi called the meeting to order at 6:16 p.m. The following Commissioners were present at roll call: Commissioner Johnston, Alderman Bukiewicz, Mayor Scaffidi, Commissioner Carrillo and Alderman Guzikowski. Also present were Kari Papelbon, Planner; Doug Seymour, Director of Community Development; and Assistant Fire Chief Mike Kressuk.

Plan Review
Liberty Property Trust
10020 S. Reinhart Dr.
Tax Key No. 927-9038

The Applicant is requesting site, building, landscaping, and sign plan approval for a proposed 172,000 square-foot distribution building at 10020 S. Reinhart Drive. Painted, insulated precast wall panels comprise a majority of the building materials. Decorative accents include variations in color, prefinished metal wall panels and overhangs at the entrances, metal coping along the roofline, and several windows. Knockout panels allow future tenants to add windows as needed. The elevations do not show rooftop mechanicals; however, any mechanicals will be required to be screened.

The location of the building meets all required setbacks. Truck docks will be located on the west side of the building, which will face the existing truck docks on the neighboring parcel to the west. Dumpsters will also be located on the west side of the building adjacent to the center truck dock. The dumpsters will be enclosed with painted precast wall panels to match the building and plywood slats on the gate. A 10-foot-tall precast privacy wall with mixed landscaping is proposed on the southern elevation to screen the truck docks from Corporate Preserve Drive.

Parking has been provided on the east side of the building, with three access points off of Reinhart Drive, in accordance with the general development plan approved in 2007. A total of 135 parking spaces are proposed, which exceeds the minimum requirement of 1 space per 5,000 square feet of warehouse space (35 spaces).

According to the general development plan, an evergreen planting buffer is required to screen the parking from Reinhart Drive. A mix of shade trees, ornamental trees, evergreens, shrubs, ornamental grasses, and perennials is proposed. Landscaping is also proposed between the building and the parking lot in accordance with Section 17.

One 8' x 5' 4" monument sign has been proposed on the north side of the central access drive off of Reinhart Drive. This sign will match the existing monument sign on the lot to the west. Landscaping will be provided along the bottom of the sign. A permit for the sign will be required.

There are a few minor technical corrections that will be required: Corporate Preserve Drive on the east side of the building should be Reinhart Drive, and all sheets should depict the correct square footage for the proposed building. Detailed stormwater and grading plans for the lot will be required by the Engineering Department prior to the issuance of building permits. The Applicant should contact the Fire Department for requirements for multiple occupancy buildings.

Mayor Scaffidi asked Assistant Fire Chief Kressuk if he had any concerns on the building. Assistant Fire Chief Kressuk stated that he had no comments on this structure, but encouraged the applicant to contact the Fire Department early on in the process.

Mayor Scaffidi asked what the timeline for construction would be.

Neil Driscoll, Liberty Property Trust, stated that they have selected a general contractor and plan to have equipment on site and delivery of at least the floor in June. A complete delivery is anticipated very close to Thanksgiving.

Commissioner Johnston commented that this is a planned development, which is part of TIF 7, and will complement the existing buildings. Doug Seymour provided additional details, stating that the setbacks for the parking from Reinhart Drive are less than the typical 40 feet, and that this lot is part of the general development plan that was approved as part of the planned unit development in 2007. This proposal is in accordance with the general development plan, the site has been prepped, and is consistent with the existing development.

Alderman Bukiewicz moved that the Plan Commission approve the site, building, landscaping, and sign plan for the property at 10020 S. Reinhart Dr. with the following conditions:

1. That all mechanical equipment is screened from view.
2. That all technical corrections are made prior to the issuance of building permits.
3. That all building and fire codes are met.
4. That all required stormwater, erosion control, and grading plans are submitted for review and approval by the Engineering Department prior to the issuance of building permits.
5. That the lighting plan is approved by the Electrical Inspector.

Commissioner Johnston seconded. All voted aye. Motion to approve carried.

Commissioner Carrillo moved to adjourn. Alderman Bukiewicz seconded. Meeting adjourned at 6:23 p.m.

Summary of Significant Common Council Actions May 6, 2014

1. Approved: Resolution No. 11464-031814 approving a vacation and discontinuation of a portion of a public street right-of-way in the City of Oak Creek (ABC Street).
2. Approved: Ordinance No. 2718 approving a conditional use permit for an indoor commercial recreation facility located at 7265 S. 1st St.
3. Approved: Resolution No. 11487-050614 approving Tax Incremental District No. 8 finance Development Agreement with Stella & Chewys, LLC (OakView Business Park).
4. Approved: Resolution 11484-050614 approving a certified survey map for the properties at 9750 and 9770 S. 20th Street with the condition that all technical corrections are made prior to recording (Black Bear Bottling Group).
5. Approved: Resolution 11486-050614 approving the first amendment to the Declaration of Resolution for Parcel 1 of Certified Survey Map 6868 (Centennial Park Commerce Center, LLC).



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a

DATE: May 13, 2014

PROJECT: Plan Amendment – Stella and Chewy’s (“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 amendment to the approved site, building, and landscaping plans for the Project Red property, Lot 3 of OakView Business Park, with the following conditions:

1. That all building and fire codes are met.
2. That detailed lighting plans be approved by the Electrical Inspector prior to the issuance of building permits.
3. 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: At the Plan Commission meeting on April 22, 2014, the Plan Commission approved of site, building, and landscaping plans for the proposed manufacturing facility with office space for Stella and Chewy’s (“Project Red”). It was noted in the staff report that the east and west elevations were to be comprised primarily of insulated metal panel walls 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. Metal wall panels are not acceptable as a primary building material nor do they meet the visible perimeter requirements.

Staff proposed, and the Plan Commission included in their motion, the following condition of approval:

“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.”

While this was intended to provide some flexibility for the needs of the business while still maintaining the spirit of the requirements of Chapter 17, concerns were raised for the interruption of production at such time this condition was to be met. Staff met with the Applicants to discuss an alternative plan, which is included

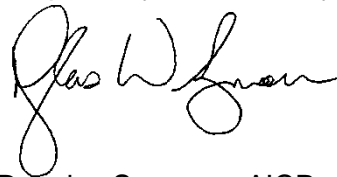
in your packets. The plans now depict precast concrete walls on the east elevation (along Howell Ave.) instead of the metal wall panels shown in the previously-approved plans. The insulated metal panel walls would remain on the west elevation, but proposed landscaping would limit the view from Oakview Parkway (interior to OakView Business Park). Therefore, staff has recommended approval of the revised plans.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

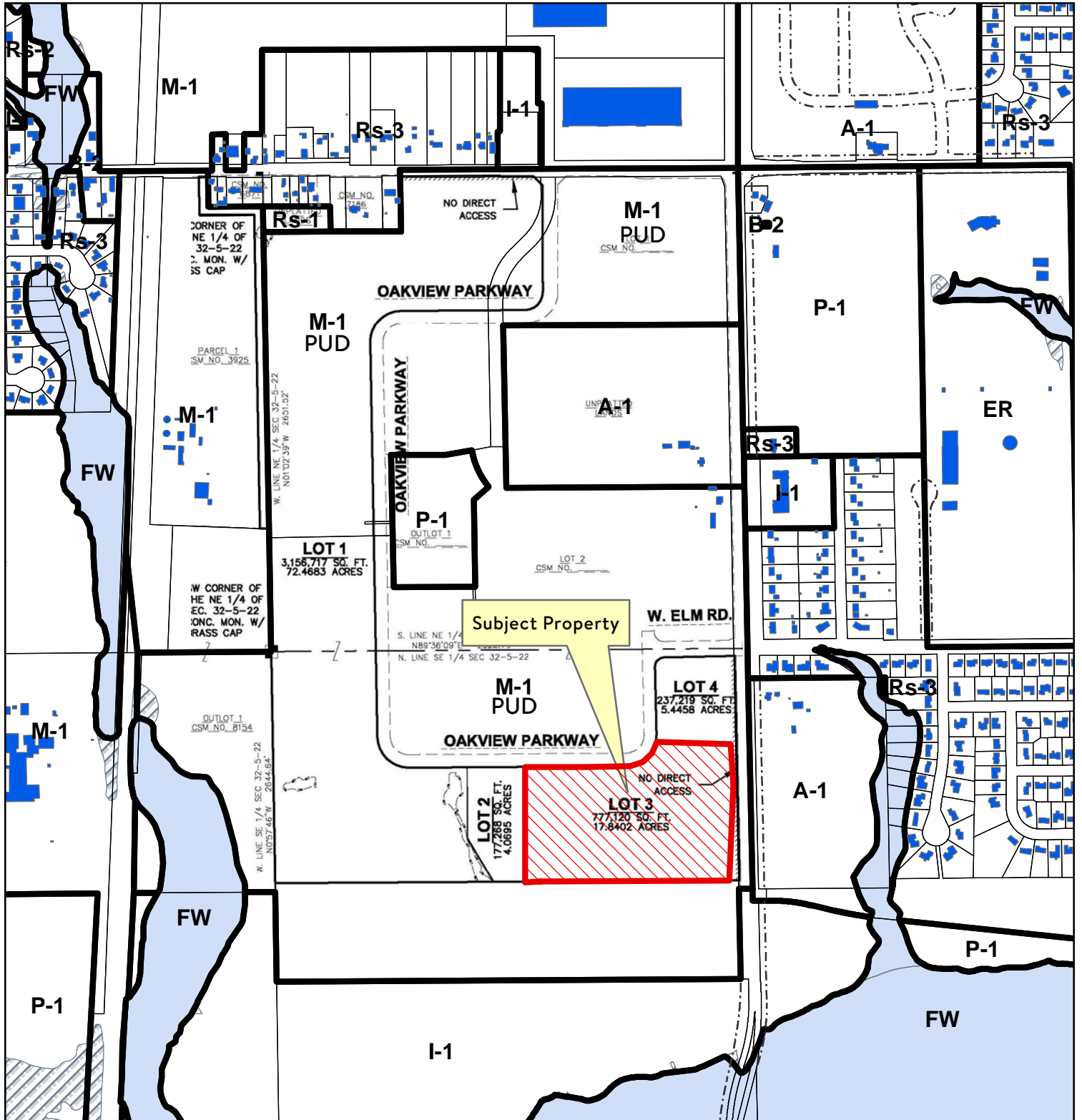
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

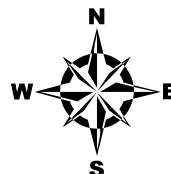
Location Map

Stella & Chewy's - 111 W. Oakview Parkway

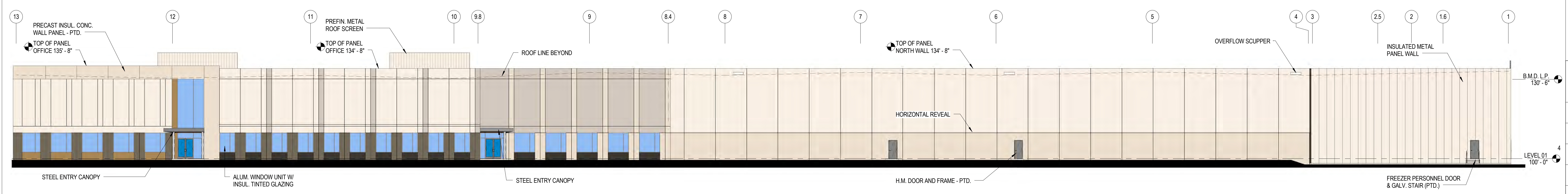
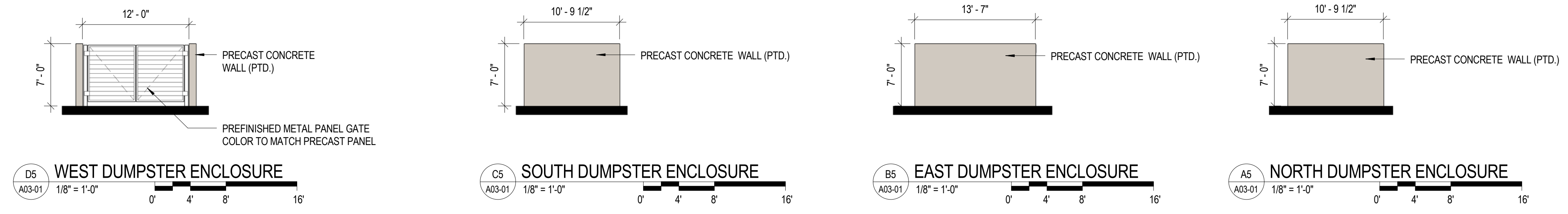


OAKCREEK
— WISCONSIN —

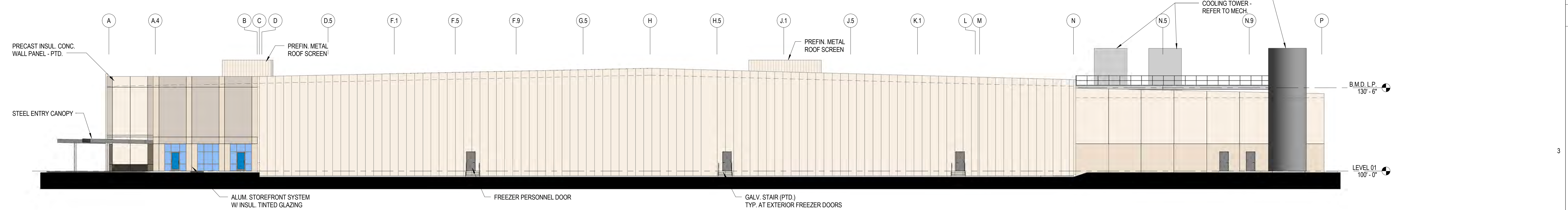
Department of Community Development



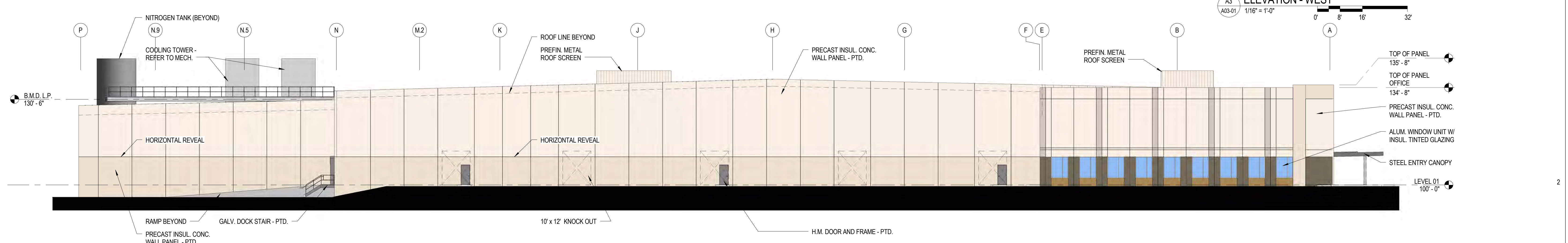
Legend	
	Existing Street Pattern
	Floodfringe
	Floodway



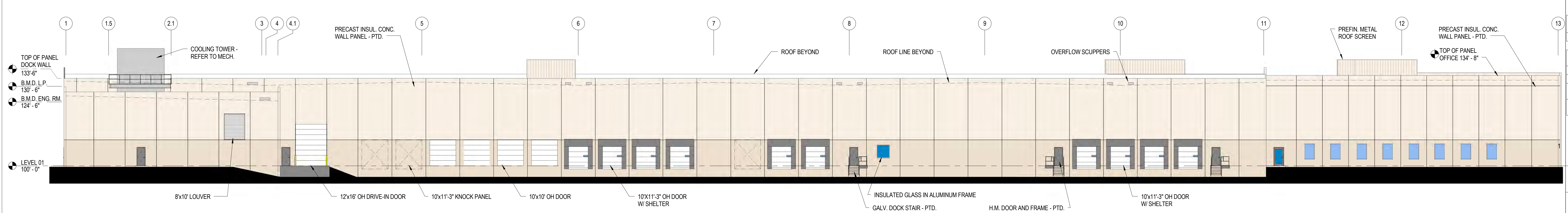
ELEVATION - NORTH
 A4
 1/16" = 1'-0"
 0' 8' 16' 32'



ELEVATION - WEST
 A3
 1/16" = 1'-0"
 0' 8' 16' 32'



ELEVATION - EAST
 A2
 1/16" = 1'-0"
 0' 8' 16' 32'



ELEVATION - SOUTH
 A1
 1/16" = 1'-0"
 0' 8' 16' 32'

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

ARCHITECT
FORUM
 2109 ANNEBERG BUSINESS CENTER DRIVE
 ST. LOUIS, MISSOURI 63114
 PH: 314.425.1010 FX: 314.425.7770
CONTRACTOR / DEVELOPER
LANDSCAPE ARCHITECT
FORUM STUDIO
CIVIL ENGINEER
JACOB & HEFNER ASSOCIATES, INC.
STRUCTURAL ENGINEER
KJWW
MECHANICAL ENGINEER
ELECTRICAL ENGINEER
PLUMBING ENGINEER
FIRE PROTECTION ENGINEER

RECEIVED
 By: Keri Papellbon at 3:00 pm, May 08, 2014

PROJECT RED
 111 W. OAKVIEW PARKWAY
 OAKCREEK, WISCONSIN

DRAWING ISSUE		
#	DESCRIPTION	DATE
1	PLANNING SUBMITTAL	03/20/14
2	PRECAST PACKAGE	04/01/14
3	MEP BID PACKAGE	04/01/14
4	FDN PERMIT/STEEL PRICING PACKAGE	04/15/14
5	DESIGN DEVELOPMENT	04/18/14
6		04/25/14

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



Plan Commission Report

ITEM: 4b

DATE: May 13, 2014

PROJECT: Conditions and Restrictions – 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 adopt the conditions and restrictions as part of the conditional use permit for an indoor commercial recreation facility located at 6758 S. 13th St. after a public hearing.

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: At the April 22, 2014 meeting, the Plan Commission recommended Common Council approval of a conditional use permit for an indoor commercial recreation facility at 6758 S. 13th St. The business, The Zone, will be owned and operated by the Southeast Wisconsin Baseball Booster Club, Inc. within Suites A and B of the existing multi-tenant building on the property. No changes to the exterior of the building or property were proposed.

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

Prepared by:

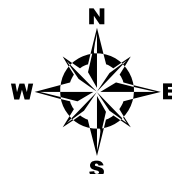
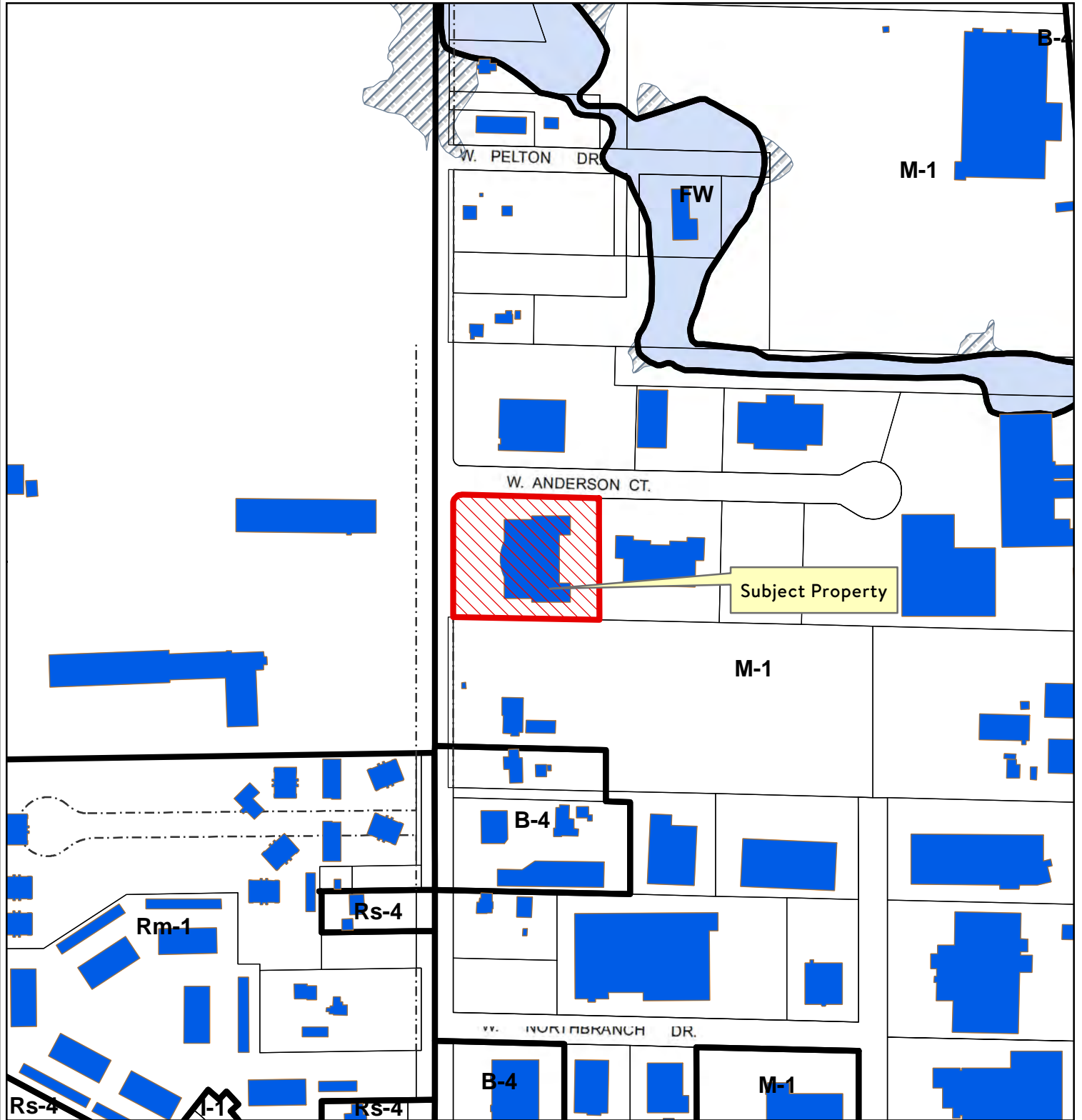
Kari Papelbon, CFM, AICP
Planner






Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

6758 S. 13th St.



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

City of Oak Creek – Conditional Use Permit

DRAFT Conditions and Restrictions

Applicant: Southeast Wisconsin Baseball Booster Club, Inc. & Eugene J. Eder Living Trust

Property Address: 6758 S. 13th St.

Tax Key Number: 735-9044

Conditional Use: Indoor Commercial Recreation Facility

Approved by Plan Commission: TBD

Approved by Common Council: TBD

(Ord. #TBD)

1. LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 7727, being all that part of Outlot 1 College Park Business Center & Parcel 1 CSM #1333, located in part of the Northeast ¼ and Northwest ¼ of the Southwest ¼ of Section 5, Town 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

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

1) **General Development Plan**

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

2) **Landscape Plan**

- a) screening plan for outdoor storage
- b) number, initial size and type of plantings
- c) parking lot screening/berming

3) **Building Plan**

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

4) **Lighting Plan**

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

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

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

6) **Fire Protection**

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

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

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

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

3. PARKING AND ACCESS

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

4. LIGHTING

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

5. LANDSCAPING

- A. The site containing this conditional use shall be maintained in accordance with the site, building, and landscaping plans approved by the City of Oak Creek Plan Commission on September 13, 2005. All proposed changes to the approved landscaping plans shall be submitted to the Plan Commission for review and approval prior to the issuance of an occupancy permit.

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

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

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

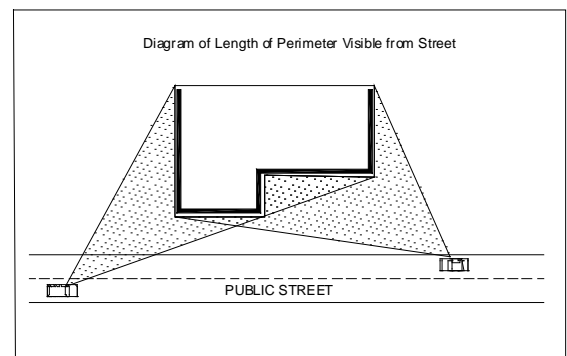
* Note shade and ornamental trees are not considered a plant type contributing to "at grade" coverage.

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

- I. Retaining Walls. No retaining wall shall exceed four (4) feet in height unless it has been designed and its construction supervised by a Professional Engineer. A retaining wall may be stepped to achieve greater height. Each step of the wall shall be no more than four (4) feet in height and shall be set back a minimum of three (3) feet from the previous step. Acceptable materials for retaining walls are: segmental masonry type, timber, railroad ties, or concrete
- J. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.
- K. Buffer Yards. Appropriate buffers shall be provided between dissimilar uses as set forth in Section 17.0205 (d) of the Municipal Code.
- L. Submittal Requirements. A Landscape Plan (to scale) must be submitted which includes details of all proposed landscaping, buffering and screening, including the estimated cost of the landscaping. These plans shall be prepared by a landscape professional and show the location and dimensions of all existing and proposed structures, parking, drives, right-of-ways and any other permanent features, and all other information required by the Plan Commission, including but not limited to the following:
 - 1. A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing and the scientific and common names of all landscape materials used.
 - 2. The location and type of existing trees over four (4) inches in diameter (measured six (6) inches above the ground) within the area to be developed.
 - 3. The location and percent of slope of all proposed berms using one (1) foot contours.
 - 4. Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
 - 5. Methods used in staking, mulching, wrapping or any other early tree care used.
 - 6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule.

6. ARCHITECTURAL STANDARDS

- A. The site and building containing this conditional use shall be constructed and maintained in accordance with the site, building, landscaping and lighting plans approved by the Plan Commission on September 13, 2005. Any changes to these plans shall be submitted to the Plan Commission for their review and approval.
- B. No building shall be permitted if the design or exterior appearance is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- C. No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades of surrounding properties and presents an attractive appearance to the public. Predominant exterior building materials must be of high quality. These include, but are not limited to brick, stone and tinted/textured concrete masonry units (CMUs). Smooth-faced concrete block, EIFS products (such as Dryvit) or pre-fabricated steel



panels are not permitted as a primary exterior building material.

- D. The facade of a manufacturing, commercial, office, institutional, or park building shall be finished with an aesthetically pleasing material. A minimum of seventy-five (75) percent of the visible perimeter (see diagram) shall be finished with glass, brick or decorative masonry material.
- E. Material and color samples shall be submitted to the Plan Commission for review and approval.
- F. The Plan Commission has the discretion to adjust this minimum for building additions.
- G. The relative proportion of a building to its neighboring buildings or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- H. Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.
- I. Sides of a building that are visible from adjoining residential properties and/or public streets should contribute to the pleasing scale features of the building by featuring characteristics similar to the front façade of the building.
- J. Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.
- K. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule; as well as the approved protection of the identified wetlands and woodlands on the approved plan.

7. BUILDING AND PARKING SETBACKS

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure	40'	20'	20'
Accessory Structure*	40'	20'	20'
Off-street Parking	40'	0'	0'

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

8. MAINTENANCE AND OPERATION

- A. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan. Solid waste collection and recycling shall be the responsibility of the owner.
- B. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.

9. SIGNS

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code. All signs must be approved by the Plan Commission as part of the site plan review process.

10. PERMITTED USES

- A. All permitted uses in the M-1, Manufacturing (PUD) zoning district.
- B. One (1) indoor commercial recreation facility (no outdoor storage).
- C. Usual and customary accessory uses to the above listed permitted uses.

11. TIME OF COMPLIANCE

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

12. OTHER REGULATIONS

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

13. VIOLATIONS & PENALTIES

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

14. REVOCATION

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

15. ACKNOWLEDGEMENT

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

Owner's authorized representative

Date

(please print name)



Plan Commission Report

ITEM: 4c

DATE: May 13, 2014

PROJECT: Certified Survey Map – Jared Suminski, Oak Creek Investment

ADDRESS: 9345 S. 15th Ave.

TAX KEY NO: 871-9985-002

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the Certified Survey Map for the property at 9345 S. 15th Ave. be approved with the following conditions:

1. That Lot 1 is designated as an outlot.
2. That a note is included on the CSM stating that any further division and/or development of Lot 2 will require a wetland delineation prior to submission of any applications for review.
3. That all floodways and floodplain boundaries are depicted on the CSM.
4. That all technical corrections are made prior to recording.

Ownership: Oak Creek Investment, 700 Waters Edge Rd., #14, Racine, WI 53402

Size: Lot 1 = 9.885 acres; Lot 2 = 1.175 acres

Existing Zoning: Rs-3, Single Family Residential; FW, Floodway; FF, Flood Fringe

Adjacent Zoning:

- North – P-1, Park District; Rs-3, Single Family Residential; FF, Flood Fringe
- East – Rs-2, Single Family Residential; Rs-3, Single Family Residential; FW, Floodway; FF, Flood Fringe
- South – Rs-3, Single Family Residential; FW, Floodway; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy
- West – Rs-3, Single Family Residential; FW, Floodway; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy; P-1, Park District

Comprehensive Plan: Resource Protection Area and Single Family Residential.

Wetlands: Yes, wetlands exist on the majority of Lot 1.

Floodplain: Yes, floodway and floodplain exist on the majority of Lots 1 and 2.

Official Map: Yes, officially-mapped roads exist through the proposed Lot 1.

Commentary: The Applicant is requesting approval of a Certified Survey Map that would split the property at 9345 S. 15th Avenue into two lots. Lot 1 is proposed to be sold to the Milwaukee Metropolitan Sewerage District Conservation Fund. As no development can or will occur on this lot, the CSM should reflect its designation as an outlot. Floodway and floodplain boundaries must be shown on the map prior to recording.

The proposed Lot 2 is encumbered by floodway, floodplain, and a water/sewer lateral along the north boundary that serves the property at 3110 E. Ryan Rd. The floodway and floodplain boundaries, as well as a 25-foot-wide easement for the existing lateral, must be shown on the CSM prior to recording. If this lot is anticipated for any development, a wetland delineation will be required prior to local review and approval.

Prepared by:

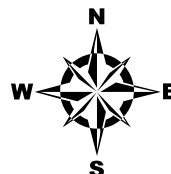
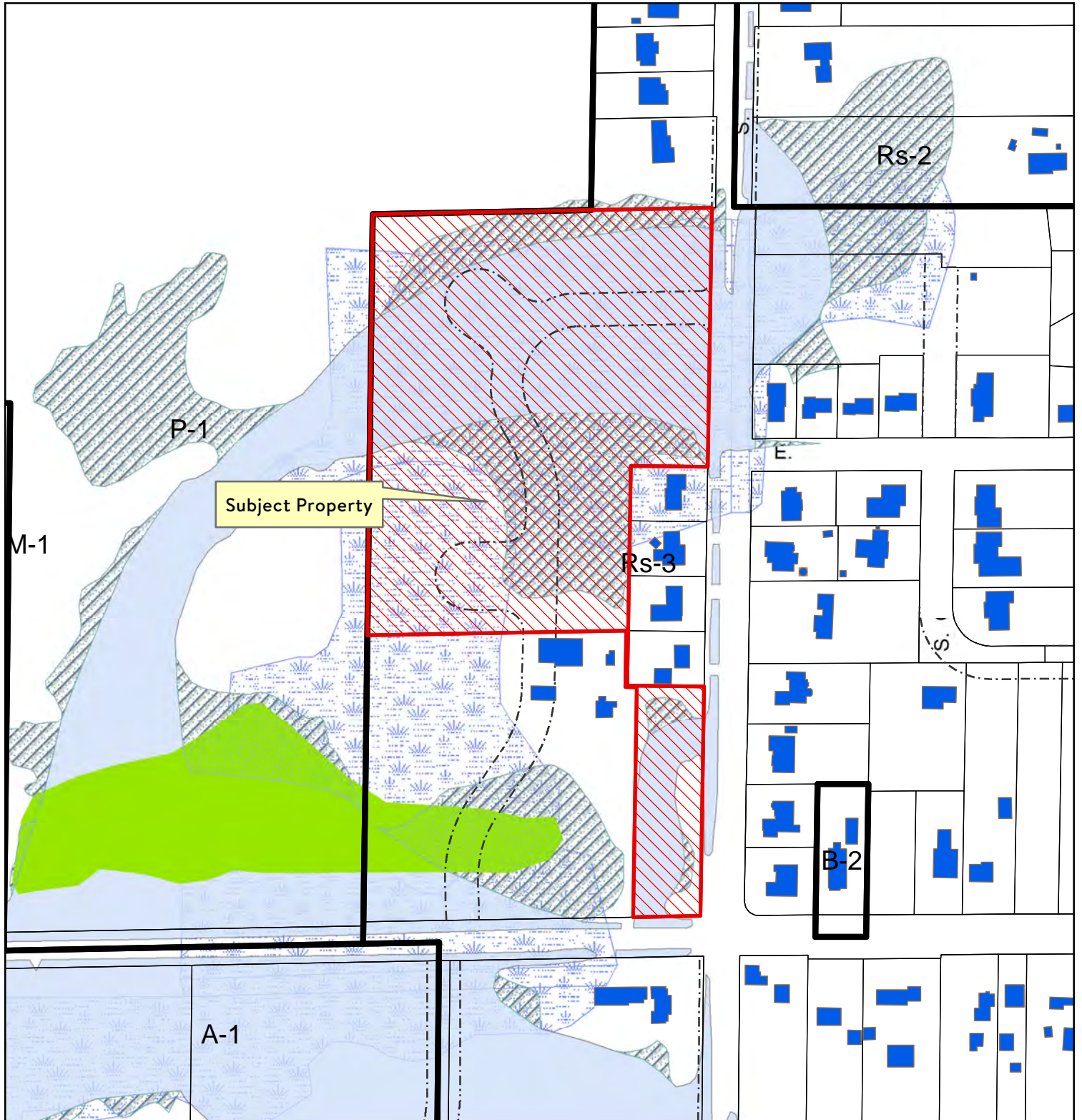
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

9345 S. 15th Ave.



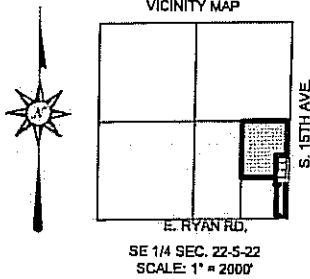
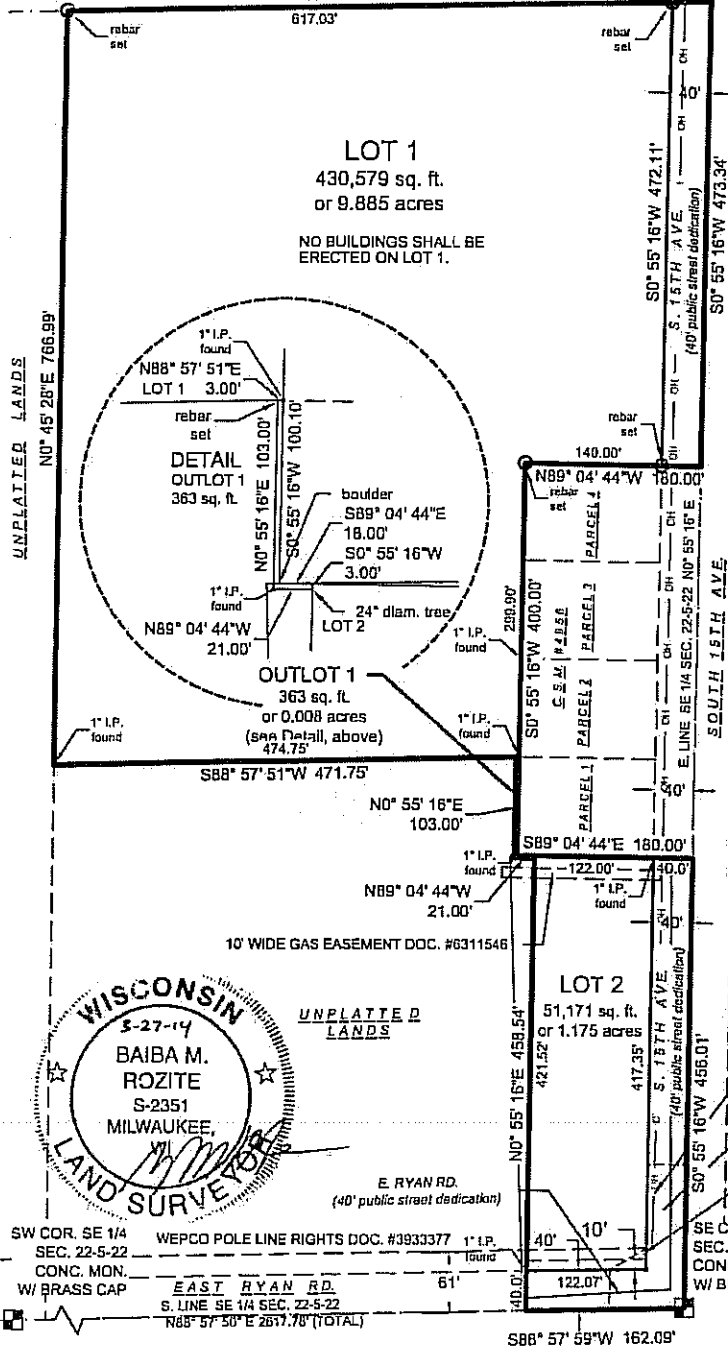
Legend	
	9345 S. 15th Ave.
	Existing Street Pattern
	Floodfringe
	Floodway
	Wetland
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakelfront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

UNPLATTED LANDS

N88° 57' 45" E 657.05'



LEGEND & NOTES:

FOUND MONUMENTATION, AS NOTED ON DRAWING.

- INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.58 LBS/LIN, FT.

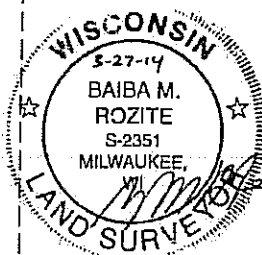
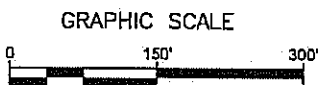
COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE EAST LINE OF THE SE 1/4 OF SEC. 22-5-22, BEARING N 0° 55' 16" E, AS PUBLISHED BY SEWRPC, NAD 1927.

DISTANCES MEASURED TO THE NEAREST 0.01'. ANGLES MEASURED TO THE NEAREST 01'.

LOT AND OUTLOT AREAS DO NOT INCLUDE RIGHT-OF-WAY

SUBDIVIDER:
THE CONSERVATION FUND
260 W. SEEBOTH ST.
MILWAUKEE, WI 53204

OWNER:
OAK CREEK INVESTMENT
c/o JARED SUMINSKI
700 WATERS EDGE ROAD #14
RACINE, WI 53402



SW COR. SE 1/4 SEC. 22-5-22 CONC. MON. W/ BRASS CAP
WEPCO POLE LINE RIGHTS DOC. #3933377
EAST RYAN RD. S. LINE SE 1/4 SEC. 22-5-22 N88° 57' 50" E 2617.78' (TOTAL)
SE COR. SE 1/4 SEC. 22-5-22 CONC. MON. W/ BRASS CAP
WEPCO POLE LINE RIGHTS 10' WIDE DOC. #3887570

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



Plan Commission Report

ITEM: 4d

DATE: May 13, 2014

PROJECT: Plan Review – Thomas Wolf, Sportland 2, Inc.

ADDRESS: 7221 S. 13th St.

TAX KEY NO: 763-9025-000

STAFF RECOMMENDATION: That the Plan Commission approves the site, building, and landscaping plans submitted by Thomas Wolf, Sportland 2, Inc., for the property at 7221 S. 13th St. with the following conditions:

1. That all building and fire codes are met.
2. That all required stormwater, erosion control, and grading plans and impervious surface calculations are submitted for review and approval by the Engineering Department prior to the issuance of building permits.
3. That a plan depicting outdoor display areas and associated landscaping is submitted for review and approval by the Plan Commission.

Ownership: SL2 Real Estate, LLC, 7221 S. 13th St., Oak Creek, WI 53154

Size: 2.82211 acres

Existing Zoning: B-4 (PUD), Highway Business

Adjacent Zoning: North – B-4 (PUD), Highway Business
East – B-4 (PUD), Highway Business; B-4, Highway Business
South – B-4 (PUD), Highway Business
West – B-4 (PUD), Highway Business

Comprehensive Plan: Planned Business.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: Sportland 2 is requesting approval of a 4800 square-foot (120' x 40') storage building on the property at 7221 S. 13th Street. The accessory building meets all required setbacks for the B-4 district. No changes to the existing parking are proposed as the building will be located south of the outdoor storage area on the property, and will be solely for the storage of recreational vehicles and equipment.

Each side of the building is slightly different in terms of the materials used. The north wall (facing the existing store) will be constructed primarily with pro-rib steel panels. Novabrik wainscot will be provided along the bottom, extending up 36" (about halfway up the length of the service door). Two overhead doors and two service doors will provide the only access points to the building. The east wall will be brick or brick veneer from ground to roof. The south wall will be constructed with a mix of pro-rib steel panels, windows, and 36" of Novabrik wainscot along the bottom to match the north wall. Windows will provide natural light into the building on this elevation only. Finally, the west wall will be constructed primarily with pro-rib steel panels, with 35" of pro-rib steel wainscot panels along the bottom.

There are two requirements related to exterior building materials that apply to this application. Section 17.1009(a)(2) states: "Materials such as smooth-faced concrete block, EIFS products...or 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% of the visible perimeter of the building” (see attached diagram). Subsection (ii) further states that at least 75% of the visible perimeter of a manufacturing, commercial, office, institutional, or park building “shall be finished with an acceptable glass, brick or decorative masonry material.” The east wall meets both of these requirements; however, the remaining walls utilize steel panels as primary building materials. Therefore, the application will require a ¾ majority approval of the Plan Commission.

Landscaping has been proposed along the west and south sides of the storage building in conformance with Section 17.1010. There are no plans for the building to have water or sewer service, and the Fire Department has indicated that the size of the building is under the threshold for sprinkler requirements. Impervious surface calculations will be required by the Engineering Department prior to issuance of any building permits.

Currently, there are several vehicles and related retail items for sale on display at various locations outside of the existing building. Since the proposed accessory building will be for storage, many of these items will be moved inside the new building once constructed. Staff recognizes that while the business may wish to occasionally display items for sale outside, a plan depicting outdoor display area(s) should be reviewed and approved by the Plan Commission per local requirements. This will ensure that setbacks, landscaping, parking, surfacing, and other local requirements are maintained while allowing the business to continue displaying merchandise for sale outside.

Prepared by:



Kari Papellbon, CFM, AICP
Planner

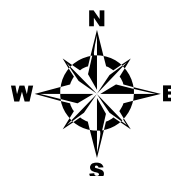
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

7221 & 7223 S. 13th St.








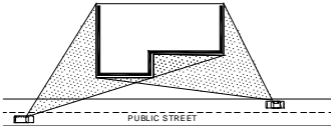
Legend	
	7221 & 7223 S. 13th St.
	Existing Street Pattern
	Floodfringe
	Wetland
	Floodway

Diagram of Length of Perimeter Visible from Street



BUILDING SPECIFICATIONS AND GENERAL NOTES

OWNER'S INFORMATION: NAME: **SPORTLAND 2**
 ADDRESS: **7221 S 13TH STREET**
 CITY: **OAK CREEK**
 STATE: **WI**
 ZIP: **53154**

BUILDING REQUIREMENTS: - USE OF BUILDING: **STORAGE WAREHOUSE**
 - OCCUPANCY: **S-1**
 - CONSTRUCTION TYPE: **2**
 - DESIGN CODE: **2011 W. CODE BLDG CODE**
 - OCCUPANCY CATEGORY: **2**

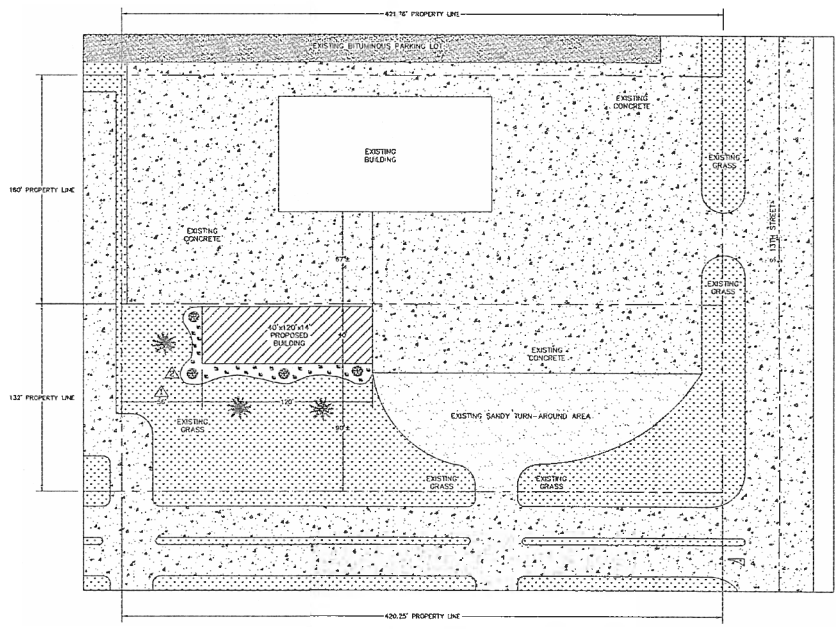
SHOW	WIND	SEISMIC	TRUSS DEAD LOADS
(F ₀) = 30.0 PSF	B.W.S = 90 MPH	- SEISMIC USE: 1.00	D.T.C = 4 PSF
(C ₀) = 1.00	(K) = 1.00	- SPECTRA RESPONSE COEFFICIENT S ₀₁ : 0.118	PLUG = 2 PSF
(H) = 1.00	EXPOSURE = C	- SPECTRA RESPONSE COEFFICIENT S ₀₂ : 0.118	
(E ₀) = 1.00		- SPECTRA RESPONSE COEFFICIENT S ₀₃ : 0.118	
(F ₁) = 22.68 PSF		- SITE CLASSIFICATION: 0	
(C ₁) = 0.24		- SEISMIC DESIGN CATEGORY: B	
(F ₂) = 21.26 PSF			
(E ₁) = 20.02 PSF			

WITH UNBALANCED LOADS AS REQUIRED

- PLEASE NOTE:
- DESIGNER LIABILITY LIMITED TO THE PREPARATION OF THE DRAWINGS WITH THE PARAMETER CONTRACTOR AND REFERENCING TO CODE COMPLIANCE.
 - THESE DRAWINGS ARE DIAGNOSTIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE RECEIVED FROM THE ENGINEER THROUGH WRITTEN CORRECTIONS ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, & DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
 - NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ENGINEER.
 - WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
 - SOIL CLASSIFICATION #4 BASED ON IBC TABLE 1606.2 (CLASS OF MATERIAL: SM, SL, CL, OL, MH, OH, AND GC).
 - A SOIL BEARING VALUE ASSUMED AT 2000 PSF. ALL FOOTINGS AND SLAB TO BEAR ON UNDISTURBED HETEROGENEOUS SOIL OR SOIL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
 - ALL 50'LS BELOW CONCRETE SHALL BE A NON-FROST SUSCEPTIBLE SOIL AS REQUIRED IN ASCE 3.3.
 - OWNER RESPONSIBLE FOR VERIFYING SITE SOIL CONDITIONS. ALL SOILS TO MEET OR EXCEED REQUIREMENTS AS REFERENCED IN THE GENERAL NOTES. CONSULT GEOTECHNICAL ENGINEER IF NECESSARY.
- CONCRETE:
- CONCRETE SHALL BE IN ACCORDANCE WITH ACI-308 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
 - ALL REBAR SHALL MEET #615 GRADE 40 OR BETTER.
- LUMBER:
- ALL WOOD CONSTRUCTION SHALL BE OF MATERIALS SHOWN AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE NATIONAL FOREST PRODUCTS ASSOCIATION SPECIFICATIONS FOR WOOD CONSTRUCTION.
 - ALL LUMBER IN CONTACT WITH CONCRETE ABOVE GRADE SHALL BE TREATED IN ACCORDANCE TO ANPA U1-10 UG30 OR BETTER REQUIREMENTS.
 - ALL LUMBER BELOW GRADE SHALL BE TREATED IN ACCORDANCE TO ANPA U1-10 UG40 OR BETTER REQUIREMENTS.
- COLUMNS:
- ALL LAUNCHED COLUMNS SHALL BE MINIMUM MANUFACTURER'S RING1 CLASIFIED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.
- TRUSSES:
- DESIGNED IN ACCORDANCE TO 2009 IBC TR APPROVED THIRD PARTY SPECIFIED.
 - LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEETS FOR WOOD BRACE LOCATIONS.
- STEEL PANEL:
- PREMIUM PRO-180 STEEL PANEL, 0157" MINIMUM THICKNESS BEFORE PAINTING 016" MINIMUM THICKNESS AFTER PAINTING. COOL GALVANIZED COATING FLUO AND PHOSPHATE. STRUCTURAL STRENGTH ASTM-A563 GRADE 80 (FULL HARD STEEL) 82000 PSI MINIMUM TENSILE STRENGTH.
- SOFFIT PANELS:
- COLOR MATCHED WHITE STEEL SOFFIT PANELS CERAM-A-STAR 1050 PAINT SYSTEM.
- FRAMING FASTENERS:
- GALVANIZED THREADED HARDENED STEEL RINGSHANK NAILS.
- PANEL FASTENERS:
- COLOR MATCHED GALVANIZED WOODGRIP SCREWS, #9 DIAMETER, 1/4" HEX HEAD.
- GRADE:
- ALL GRADES TO SLOPE AWAY FROM BUILDING AT A MIN. 2% GRADE FOR PROPER DRAINAGE.
- CONSTRUCTION BRACING:
- TEMPORARY BRACING DURING CONSTRUCTION SHALL BE CONTRACTOR'S RESPONSIBILITY. REFER TO BC93-B1 AND/OR B10 SUMMARY SHEET "GUIDE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF TRUSSES", BY THE TRUSS PLATE INSTITUTE (TPI) AND THE WOOD TRUSS COUNCIL OF AMERICA (WTA).
- HVAC:
- HEATING, VENTING, AND AIR CONDITIONING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE APPROVED BY LOCAL OFFICIALS.
- PLUMBING:
- PLUMBING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE INSTALLED IN ACCORDANCE WITH REQUIRED BUILDING CODES.
- ELECTRICAL:
- ELECTRICAL REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.
- EXIT LIGHTS:
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES, TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH THE IBC ELECTRICAL CODE.
- ACCESSIBLE PARKING:
- SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 5.
- ACCESSIBLE ROUTE:
- SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 4.
- ACCESSIBLE DOOR HARDWARE:
- SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 3 SECTION 309. HANDLES, PULLS, LATCHES, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT FINGERING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPENED, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" (1200 MM) ABOVE FINISHED FLOOR. THE THRESHOLD OF SERVICE DOORS MAY NOT EXCEED 1/2" ON EITHER SIDE OF THE DOOR.
- FIRE EXTINGUISHERS:
- SHALL BE INSTALLED, PROVIDED, AND MAINTAINED AS SPECIFIED IN NFPA NO. 10 (BY OTHERS).

SPORTLAND 2

OAK CREEK, WI



- LANDSCAPING LEGEND:
- = 2" DIA. SPRING SNOW GRAB TREE (4 TOTAL)
 - = 16"-24" GOLD FLAME SPICE (24 TOTAL)
 - = 7'-8" TALL BLUE SPRUCE (3 TOTAL)

SITE PLAN
SCALE: 1"=40'-0"

BUILDING INFORMATION:
 NAME: **SPORTLAND 2**
 ADDRESS: **7221 S 13TH STREET**
 CITY: **OAK CREEK**
 STATE: **WI**
 ZIP CODE: **53154**
 COUNTY: **DELAWARE**

NOTE: LANDSCAPE BED SHALL BE 6"-8" WIDE W/ LANDSCAPING FABRIC AND #1 WASHED STONE.

NOTE: OWNER/CONTRACTOR SHALL VERIFY ALL SETBACKS WITH LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION.

NOTE: ALL GRADES SLOPE AWAY FROM THE BUILDING @ A MIN. 2% SLOPE.

NOTE: IF MORE THAN ONE ACRE OF LAND IS DISTURBED BY BUILDING ERECTION AND/OR PARKING AND ACCESS DRIVE SURFACES, THE OWNER/CONTRACTOR SHALL SUBMIT A WATER RESOURCES APPLICATION FOR PROJECT PERMITS (WRAPP) AS PER THE DDE.

NOTE: ELEVATION @ ALL SERVICE DOORS SHALL BE LEVEL AND FLUSH WITH ADJACENT PAVEMENT AND OUTSIDE FLOOR AS PER IBC 1008.1.4.

NOTE: ELEVATION @ ALL SERVICE DOORS SHALL BE LEVEL AND FLUSH WITH ADJACENT PAVEMENT AND OUTSIDE FLOOR AS PER IBC 1008.1.4.

NOTE: OWNER SHALL PROVIDE DESIGNATED SPACE WITHIN OR ADJACENT TO STRUCTURE FOR THE COLLECTION OF RECYCLABLE MATERIALS AS PER SPS 202.0-400(2).

NOTE: THE OWNER SHALL PROVIDE AN ALL WEATHER HARD SURFACE AREA 30 FEET OR MORE IN WIDTH EXTENDING AT LEAST 50% OF THE LENGTH OF ONE SIDE OF THE PROPOSED STRUCTURE AND MUST BE ACCESSIBLE TO FIRE FIGHTING EQUIPMENT.

NOTE: PARKING LOT REQUIRES MANICAP ACCESSIBLE PARKING STALLS (MINOR 50%) FOR NUMBER OF STALLS REQUIRED, SEE WISCONSIN CODE SECTION 1108.

SHEET #	SHEET DESCRIPTION
01	GENERAL NOTES & SITE PLAN
02	ELEVATIONS
03	FLOOR PLAN, COLUMN & FOOTING SCHEDULE
04	ROOF FRAMING PLAN & TRUSS COLUMN SCHEDULE
05	WALL SECTION, SECTION DETAILS & WIRE DETAILS
06	GENERAL SECTION, SECTION DETAILS & COVERED DOOR DETAILS
07	TRUSS WALL SECTION, SECTION DETAIL & FRAMING DETAILS
08	STEEL ERECTION DETAILS
09	STEEL LAYOUTS



PROJECT TITLE: **SPORTLAND 2**
OAK CREEK, WI

SHEET TITLE: **GENERAL NOTES & SITE PLAN**

REVISIONS		PROFESSIONAL ENGINEER	FIELD NAME	SHEET NO.
NO.	DATE	DESCRIPTION	BY	
1	11/18/24	DIM. 66" X 18 20"	AA	
2	01/26/24	ADDED LANDSCAPING	AA	
3				
4				

DATE: **10-01-13**

SCALE: **AS NOTED**

S1

