



PLAN COMMISSION MEETING AGENDA

**TUESDAY, June 24, 2014
AT 6:00 P.M.**

-
- 1) ROLL CALL
 - 2) Minutes of the June 10, 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 130 W. Ryan Rd. submitted by Danielle Baerwald, Erv’s Mug, that would allow a monument sign to be located 3 feet from the side lot line (Tax Key No. 875-9001). Follow this item on Twitter **@OakCreekPC#OCPCervsMug**.
 - 5) NEW BUSINESS
 - a) SIGN APPEAL – Consider a request for sign appeal for the property at 130 W. Ryan Rd. submitted by submitted by Danielle Baerwald, Erv’s Mug, that would allow a monument sign to be located 3 feet from the side lot line (Tax Key No. 875-9001). Follow this item on Twitter **@OakCreekPC#OCPCervsMug**.
 - b) PLAN REVIEW – Review site and building plans submitted by Michael Mazur/Emjay Corp., for an addition to the AAA Sales and Engineering building on the property located at 6960 S. 10th St. (Tax Key No. 735-9006-003). Follow this agenda item on Twitter **@OakCreekPC#OCPCAAA**.
 - c) PLAN REVIEW – Review site plans submitted by Peter Caruso, Black Bear Bottling Group, for an expansion of the approved parking for the property located at 9770 S. 20th St. (Tax Key No. 903-9003-001). Follow this agenda item on Twitter **@OakCreekPC#OCPCBlackBear**.
 - d) CANCELLATION OF MEETING – the Plan Commission will vote on a motion to cancel the July 22 meeting.
 - 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).

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, June 10, 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, Mayor Scaffidi, Alderman Guzikowski, Commissioner Siepert and Commissioner Chandler. Commissioner Correll and Alderman Bukiewicz were excused. Also present were Kari Papelbon, Planner; Doug Seymour, Director of Community Development; and Mike Kressuk, Assistant Fire Chief.

Commissioner Dickmann moved to approve the May 27, 2014 Plan Commission minutes as revised. Commissioner Siepert seconded. Roll call: all voted aye. Motion carried.

Conditions and Restrictions

Panda Express

8041 S. Howell Avenue

Tax Key No. 813-9028

At the May 27, 2014 meeting, the Plan Commission recommended Common Council approval of a conditional use permit for a restaurant with drive-through facility for a proposed Panda Express restaurant at 8041 S. Howell Ave.

It was discovered that the zoning classification (Drexel Town Square Mixed Use Planned Development District or DTSMUPDD) in the previous staff report was incorrect, and that the parcel is actually located in the B-4, Highway Business district. However, as restaurants with drive-through facilities are conditional uses in the B-4, Highway Business district, this process is still valid. As a reminder, site, building, landscaping, lighting, and signage plan review will occur at a later date.

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.

Ms. Papelbon went through the conditions and restrictions, but stated that she will verify the Time of Compliance section. The rest of the conditions and restrictions are standard.

Mayor Scaffidi asked if it will be similar in appearance to the one on 76th Street. Ms. Papelbon stated that it will be similar.

Commissioner Dickmann asked if Panda Express will have to follow the requirements for the DTSMUPDD since it is located in B-4 zoning. Ms. Papelbon stated that for the architectural standards and other requirements, staff would make sure that the plans would meet the standards for both zoning districts in the event the parcel is rezoned into the DTSMUPDD.

Commissioner Siepert asked if the lighting would match the lighting of Drexel Town Square or will they have separate lighting fixtures. Ms. Papelbon stated that detailed lighting plans have not been submitted for this site at this time; however, staff believes there has been some

discussion about making sure the exterior lighting in the parking lot will match the rest of Drexel Town Square.

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 a restaurant with drive-through facilities located at 8041 S. Howell Avenue after a public hearing.

Commissioner Chandler seconded. Roll call: all voted aye. Motion to approve carried.

Plan Review
Drexel Town Square
361 W. Town Square Way
Tax Key NO. 813-9032

The Applicant is requesting site and landscaping plan approval for the Town Square at 361 W. Town Square Way. The review of these site and landscaping plans are governed by the general development plan and regulating plan for the Drexel Town Square Mixed Use Planned Development.

Plan Requirements and Compliance

Under the terms of the adopted regulating plan, the Oak Creek Plan Commission is charged with interpreting and assuring compliance with the DTSMUPDD. Building permits will not be issued without Plan Commission approval. The review process should:

- Allow for the successful implementation of the general urban design patterns as in the DTSMUPDD.
- Allow designers and developers reasonable flexibility in the creation of specific designs to meet current and future market and economic realities.
- Generate and sustain economic and social value as subareas develop and redevelop over time.
- Ensure high quality development that creates a vibrant, diverse, clean, safe, destination.
- Create meaningful community places for current and future users through the integration of buildings, site, and landscape features.
- Ensure that building and site designs create an attractive, interactive environment for pedestrians, cyclists, and motorists.

The Town Square plans as presented generally conform to the DTSMUPDD general development plan and regulating plan. This development is considered a first generation proposal by the Plan, which allows for greater flexibility in the review of first generation development proposals.

Key Components

As mentioned in the general development plan and regulating plan, the Town Square is to be “the heart of the district with an open, flexible design allowing for year-round activities.” To that end, the submitted plans illustrate a variety of entertainment options that will be available to visitors. These include:

1. A 25' x 40' splash pad with ground sprays on the west.
2. Two in-ground chess/checkers boards on the northwest and southwest. These are scaled to be "life-sized" (64 x 18" x 18").
3. An area with built-in chess/checkers tables and seats along the east.
4. Oval with in-ground recessed area for ice skating rink on the south (center).
5. Sloped lawn area on the north (center) to be used for concerts, etc. The lawn will be connected to an irrigation system.

Throughout the Town Square will be benches, raised concrete planters with seating areas, trees, monuments/markers, annual and perennial landscaping, and decorative pavers. Proposed lighting elements include bollards, pole-mounted lighting to match those on Main Street, and uplighting for planters and flag poles (on the south side of the oval).

Parking

Parking is provided on the streets surrounding the Town Square; however, the number of stalls and final design are part of the public street plans that are outside the development limits for this application.

Landscape, Streetscape, Community Places, Signage & Lighting

With the exception of wayfinding signs previously approved by the Plan Commission, there are no plans at this time for additional signage on the Town Square.

A complete lighting photometric plan will be submitted at a later date. This plan will need to be approved by the Electrical Inspector prior to the issuance of permits, and will meet the outdoor lighting requirements of the regulating plan.

Sidewalks for this site are outside of the project scope for the development portion of the Town Square, and will be included in the street infrastructure design. These plans have not yet been finalized and will be reviewed by the Engineering Department throughout the process. Detailed landscaping and grading plans for the site will also be approved at a later date.

Summary Recommendation

Based on the information above, it appears that the submitted site and preliminary landscaping plans meet the requirements of the DTSMUPDD. If the Plan Commission is comfortable with conditions prepared by Staff, the appropriate action would be to approve the site plans. Such approval will allow the project to move forward coincident with construction in progress, and to meet estimated completion goals.

Mayor Scaffidi stated that he likes everything except the moveable chess pieces. He stated that in place of that he would like to see a covering in case of inclement weather, for example: an umbrella bar.

Commissioner Dickmann asked about who would make the determination regarding statues.

Jerry Franke, One West Drexel, Inc., stated that the Town Square component will not be built for a year from now as it will be one of the last components completed. He stated that would like to see an Oak Creek Knights "Walk of Fame," with students' names incorporated.

Matt Rinka, Rinka Chung Architects, stated that the statues are just placeholders. In terms of the chess and checkers - those could be different elements; a covered structure would be great. The idea was to put some placeholders noting that these would be activated areas other than the green lawn, which would be a great opportunity for concerts, festivals - that sort of activity.

The green lawn actually slopes down to the plaza space where the emblem (logo) is abstractly imprinted into the plaza, and there are steps that come back up toward City Hall. The idea is to create a sense of grandeur as people move down Main Street, approach the Square, and head south toward City Hall. There are planters by the splash pad that are at sitting height to create spaces where parents can sit, and also serve as a barrier to keep kids from running into the parking or street areas. This is the start of a design process, and we felt that this was consistent to what we had shown to the community about a year in a half ago.

Mayor Scaffidi asked (referring to the graphic) if the line down the center was a walkway. Mr. Rinka stated it was, and they are looking at pavers, colored concrete, stamped concrete, and other options. There are brick and colored pavers around the square where there will be opportunities for a public market. Mr. Rinka stated that he would love to see plug-in stations for electric vehicles as well as the market booths. The idea is to try and incorporate as many of the great ideas as possible.

Mayor Scaffidi asked if there is a bike rack. Mr. Rinka stated that they are working with Jerry and Doug on options for permanent bike racks that are actually covered. Appropriate locations - such as to the south of the hotel near the walkway that connects to the Meijer property, near Main Street, or near the phase one of the apartments on the west side - are being researched.

Jerry Franke stated that the flag poles will be arranged so that a canvas screen could be erected in between for a Friday movie night, for example. Restrooms may be incorporated into the mixed-use buildings on Main Street.

Commissioner Johnston stated that he agrees with the Mayor regarding the portable chess, and would like to see another use in that area. He stated that we want to make sure we create some sort of definition along that splash pad so that the kids aren't running wild, suggesting adding more planters to the area.

Commissioner Carrillo stated that the splash pad will be a huge attraction, and suggested that it could be made larger with a wall to prevent children from running into traffic. She stated that the splash pad looked pretty close to the edge, and also mentioned vertical bike racks are a good idea.

Jerry Franke asked if the splash pad could be flipped so that it would be located on the east side. Commissioner Johnston stated that the water lateral should be installed next week, which prevents relocation. Mr. Rinka stated that the splash pad is larger than the one at Bay Shore Town Center. Mayor Scaffidi stated that maximizing seating around the splash pad is key so that parents could sit and watch their children.

Alderman Guzikowski asked about how slippery the stamped concrete is when it gets wet or in winter. He also asked whether there will be water used for the ice skating rink. Mr. Franke stated that they are leaning towards using an artificial ice surface because the refrigeration for ice is cost-prohibitive for a limited-use period.

Mayor asked about whether you could use your own skates or would you have to rent skates. Mr. Franke stated that he would find out, since they do not want to rent skates.

Commissioner Chandler asked for more details about the stamped concrete. Mr. Rinka stated that details are forthcoming as the decision has not yet been made as to which materials will be utilized. However, whatever material is selected will be commercial grade and slip resistant. Mayor Scaffidi recommended that they work with the Brand Manager and Savage Solutions regarding the logo.

Commissioner Carrillo asked where the chess pieces would be stored. Mr. Rinka stated they would be very interested in having the library be engaged due to the proximity, and suggested that perhaps the pieces could be stored in the library. Mr. Franke mentioned that bocce ball has become very popular, and suggested that it could be incorporated into the Town Square activities.

Mayor Scaffidi stated that he would like to see parking meters installed in a few of the perimeter parking spots around the Town Square, with the money supplied to a charity. Mr. Franke stated that meters can go in after the fact.

Eric Schmidt, Graef, stated that Bay Shore Town Square installed meters and that they donate the money to local charities. He couldn't speak to how they set up the programs, but stated that meters could go in retroactively.

Commissioner Siefert asked who will maintain the Square. Mr. Franke explained that there is an Owners Association, and that owners will pay an annual assessment. There will be a professional property management company that manages both the common areas of the development and the programming of the space. The Town Square is privately owned and not a City owned park.

Commissioner Chandler asked if there will be a covering for the sitting area, if will there be a place to store items, and will there be handicap access to enjoy the entertainment on the Town Square. Mr. Rinka replied that covered sitting areas can be designed. There are no storage lockers, and using City Hall basement would be a security risk. Mr. Rinka explained that a typical ADA ramp would be 1:12, and the slope of the Town Square green lawn would be only a foot and a half across an entire block. He explained that there will be a hard surface in the front to allow for wheelchairs and setup chairs. Mr. Franke added that a couple of thousand people will be able to fit in the grassy area.

Commissioner Dickmann asked about maintenance, Mr. Franke stated that any underground piping whether it's for the splash pad or sprinkling system will not be the responsibility of the City. Commissioner Johnston reminded everyone that Town Square is privately-owned and not a City-owned park.

Commissioner Chandler offered some suggestions in lieu of chess or checkers (ex: ping pong table, electronic charging station). Mr. Rinka stated that they are looking at charging stations around the perimeter.

Commission Carrillo asked whether the Town Square will be "for rent," and asked how, for example, would a play be permitted. Mr. Franke explained that the ownership and management of the Square will be the responsibility of the Owners Association and management company, but it will be in their best interest to maximize the activity there.

Mayor Scaffidi asked about the accessibility of water. Mr. Rinka stated that is something they have to consider as a component.

Commissioner Johnston moved that the Plan Commission approves the site and landscaping plans submitted by Wispark, LLC for the property at 361 W. Town Square Way with the following conditions:

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

Alderman Guzikowski seconded. Roll call: all voted aye. Motion to approve carried.

Commissioner Carrillo moved for adjournment. Commissioner Siepert seconded. All voted aye. Meeting adjourned at 6:34 p.m.



Significant Common Council Actions

ITEM: 3

DATE: June 24, 2014

Summary of Significant Common Council Actions June 17, 2014

1. **Approved:** a motion to authorize the City Administrator to enter into a renewal marketing contract with the Packers Radio Network to promote the City of Oak Creek for the 2014-15 season in an amount not to exceed \$23,700.

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

Kari Papelbon, CFM, AICP
Planner

PUBLISH June 12, 2014

**CITY OF OAK CREEK
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

A public hearing for a sign appeal will be held:

Date: Tuesday, June 24, 2014
Time: 6:00 p.m.
Place: Oak Creek City Hall
COMMON COUNCIL CHAMBERS
8640 South Howell Avenue
Oak Creek, WI 53154
Appellant: Erv's Mug
Tax Key No. 875-9001
Property location: 130 W. Ryan Road
To Request: A variance from Section 17.0706(d), which states that ground signs shall be located not closer than ten feet to a street right-of-way nor closer than ten feet to a side or rear lot line.

If granted this variance would allow the applicant to erect a ground sign one foot from the side lot line and ten feet from the front lot line located at 130 W. Ryan Road.

Zoning of Property:

All interested persons wishing to be heard are invited to be present.

Dated this 12th Day of June, 2014

PLAN COMMISSION
CITY OF OAK CREEK, WISCONSIN

/s/ Stephen Scaffidi, Chairman

Public Notice

For questions concerning this notice, please contact the Oak Creek Deputy Clerk at 768-6511.

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 S. Howell Avenue, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.



Plan Commission Report

ITEM: 4a & 5a

DATE: June 24, 2014

PROJECT: Sign Appeal – Erv’s Mug

ADDRESS: 130 W. Ryan Road

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

TAX KEY NO: 875-9001

Ownership: Ervin Jr. & Barbara Kazik

Size: 0.865 acres

Existing Zoning: B-4, Highway Business District

Adjacent Zoning: north – B-4, Highway Business District
east – B-4 CU, Highway Business District, Conditional Use
south – B-4, PUD, Highway Business District Planned Unit Development
west – B-3 CCU, Office & Professional Business District, Conforming Conditional Use

Comprehensive Plan: Planned Business

Wetlands: None

Floodplain: None

Official Map: None

Commentary: The applicant is seeking a variance from Municipal Code Section 17.0706(d), which states that ground signs can be located no closer than ten feet from a street right-of-way and no closer than ten feet to a side or rear lot line.

The proposed sign will be 8-feet by 8-feet in size and be 64-square feet in area which is in compliance with the sign code. Included in your packet is a graphic illustrating how the sign will look and the location of the sign. The proposed sign will have a ten-foot setback from the front property line, but only three feet from the east lot line. Included in your packet is the applicant’s rationale for the variance.

If granted this variance would allow the business to erect a 64 square-foot ground sign in the southeastern portion of the property with a side setback of three feet, located at 130 W. Ryan Road.

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:

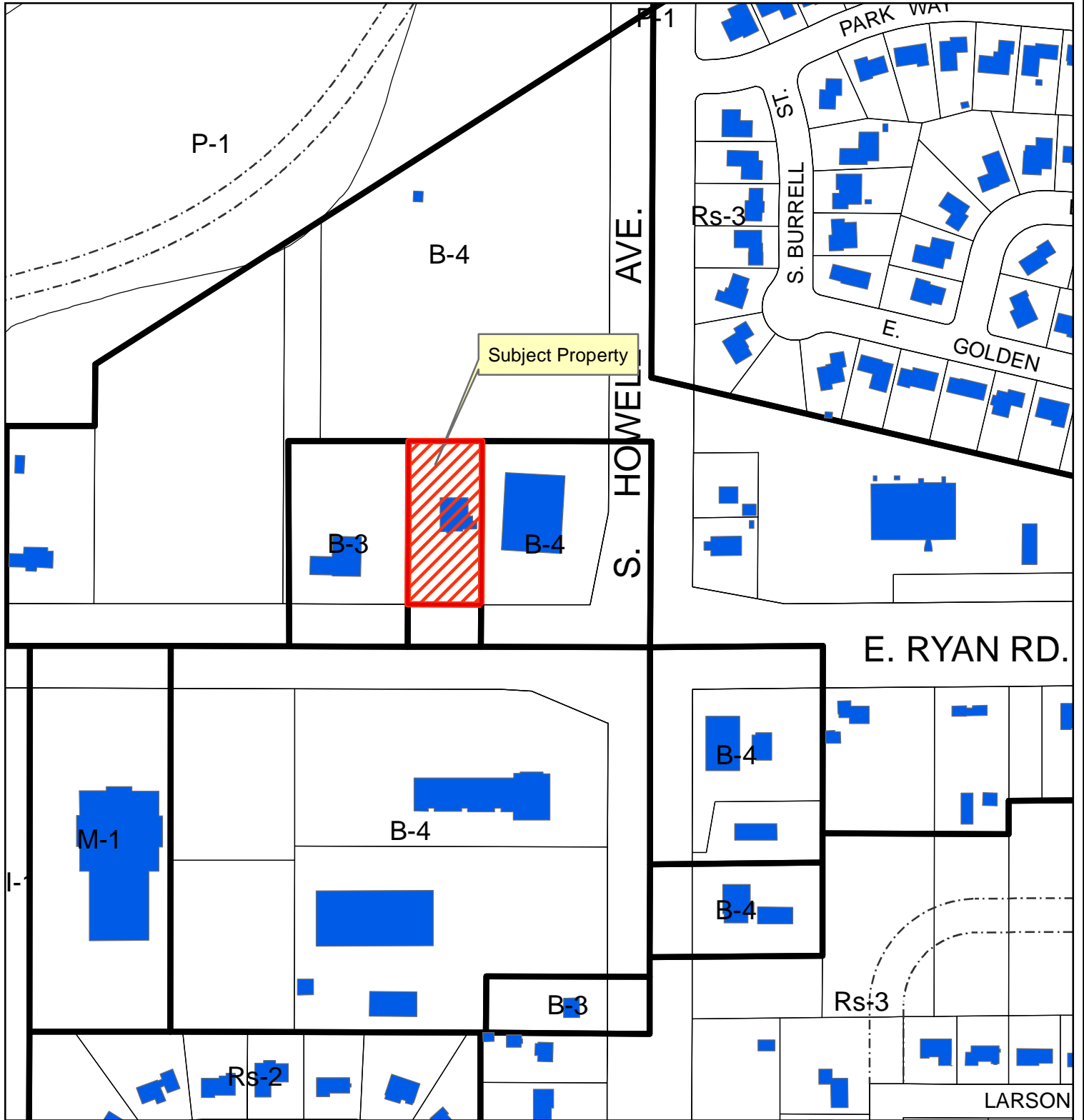


Douglas Seymour, AICP
Director of Community Development

:

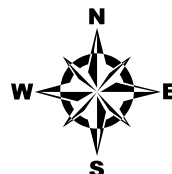
Location Map

130 W. Ryan Road





OAKCREEK
— WISCONSIN —

Department of Community Development



Legend

-  130_W._Ryan_Road
-  Existing Street Pattern



May 19, 2014

Michael McDonald
2179 S. Doral Road
Waukesha, WI 53154

Re: **Sign Permit Denial for 130 W. Ryan Road**

Dear Michael:

I have made a preliminary review of the proposed monument sign for Erv's Mug located at 130 W. Ryan Road. Staff is unable to issue a sign permit since the propose sign does not meet the minimum side setback of 10 feet for ground signs. According to Municipal Section Code 173.0706(d):

*Ground signs shall not exceed eight (8) feet in height and shall not exceed 100 square feet on any one side nor more than 200 square feet on all sides for any premises. **Ground signs shall be located not closer than ten feet to a street right-of-way nor closer than ten feet to a side or rear lot line.***

This letter is to inform you that the sign you are proposing does not comply with Municipal Code Section 17.0706(d). 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.

Sincerely,

Peter Wagner
Zoning Administrator

VARIANCE REQUEST FOR MONUMENT SIGN LOCATION

Erv'S Mug

Owner: Danielle Baerwald

Address: 130 West Ryan Road

Oak Creek, Wisconsin 53154

1. We are requesting a variance to install a monument sign in location that does not meet the minimal set back from a side lot line of 10ft.
2. Due to road construction project on Ryan Road, and the new lot lines that are set in place, the existing Erv's sign had to be removed and a new location needs to be considered. A new sign needs to be constructed. The side lot line to the east of the property, between Walgreens and Erv's Mug is the only suitable location for the new sign proposed. Other locations considered would be the West lot line and in the middle of property. The west lot line cannot work because there are high voltage lines present and is not in the scope of work to be removed. The middle of the property would place the monument sign in the parking lot. This would eliminate several parking spots and create a hazard for vehicles running into the sign. The owner has already lost several parking spots due to the construction. This new location would place the sign 10' from the front property line, (is required) and 3' from the side lot line, (not required). Please see pictures.
3. The new sign location will not be a danger for vehicles existing Walgreens parking lot. Vehicles existing Walgreens only need to look for traffic from the east on Rawson. The sign is set back far enough to not place any danger with traffic.
4. The sign location proposed meets the 10ft. set back from the front lot line. Variance requested for the 3' side lot line, (10' required by the City of Oak Creek).
5. The new sign for Erv's mug meets all requirements from the City of Oak Creek. This new location will give the owner proper advertising needed to keep her business profitable and allow customers the ease of finding location.



www.Innovative-Signs.com

P: 262-432-1330

F: 262-432-1331

Client

ERV'S MUG

Size

See Right

Materials & Colors

**Aluminum Cabinet
Monument Sign**

LED Message Center
2 Single Faces

- Dark Sage Green
- Copper Print
- White

Revisions

- 1.
- 2.
- 3.
- 4.

Representative

MIke M.

Designer

Nick Mason

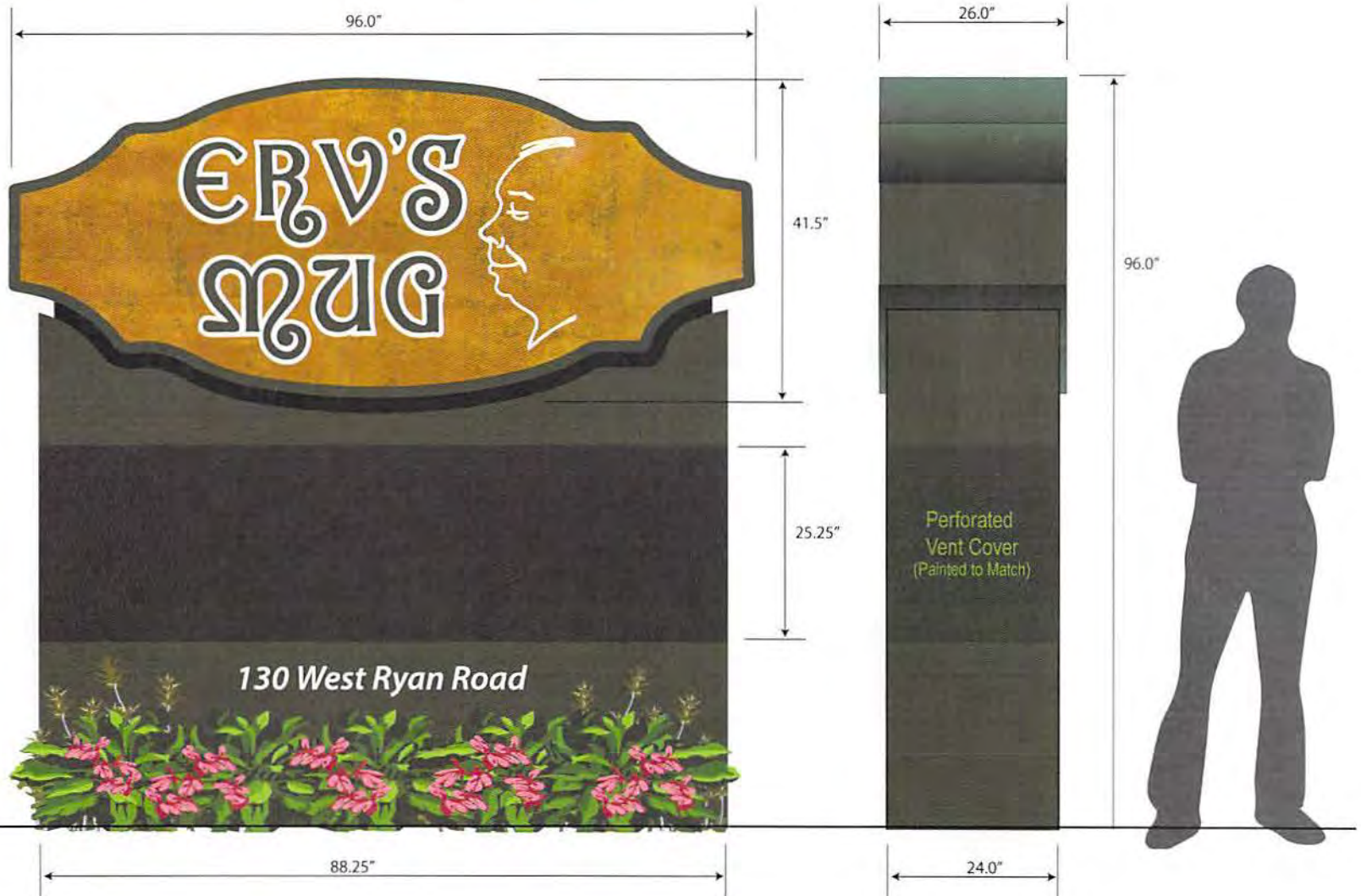
Date: 5-6-2014

*Production cannot begin until we receive your written authorization the proof is accurate. Delays in receiving your approval will delay production times.



Display Specification

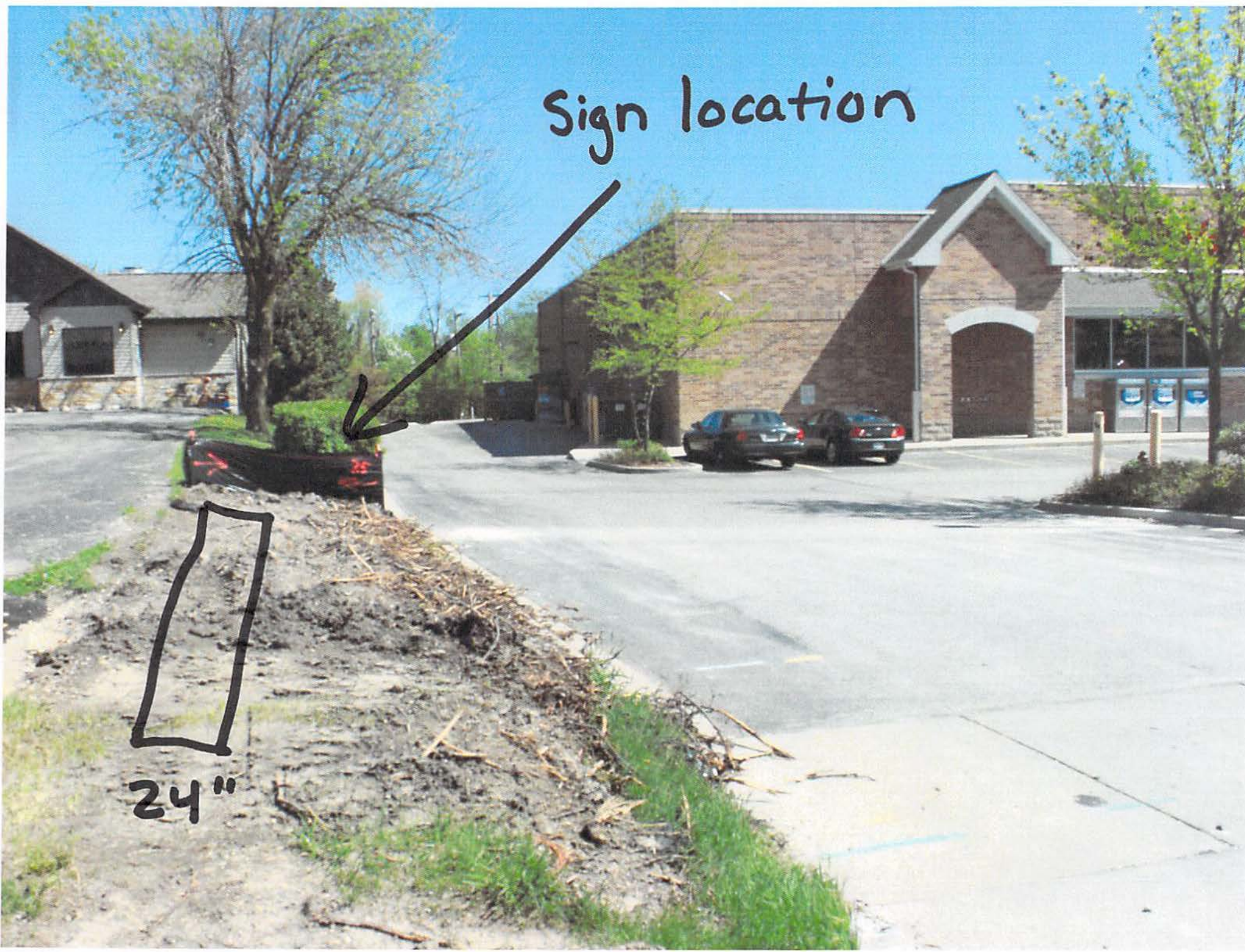
Color Processing:	Amber
Character Size:	5.5" Inches
Pixel Matrix:	32 x 112
Resolution	3584 pixels per sign face
Cabinet Size:	2' 1 3/16" x 7' 4 3/16" x 7 7/8"
Display Area:	2' 1 3/16" x 7' 4 3/16"
Display Net Weight:	295.68 lbs. per face (+/- 10%)
Maintenance:	Front
Cabinet Design:	Non-Hinged Single Enclosure w/o border
Plastic Cover:	No
Display Ventilation:	



Sign location



24"



WEST LOT

Power Lines

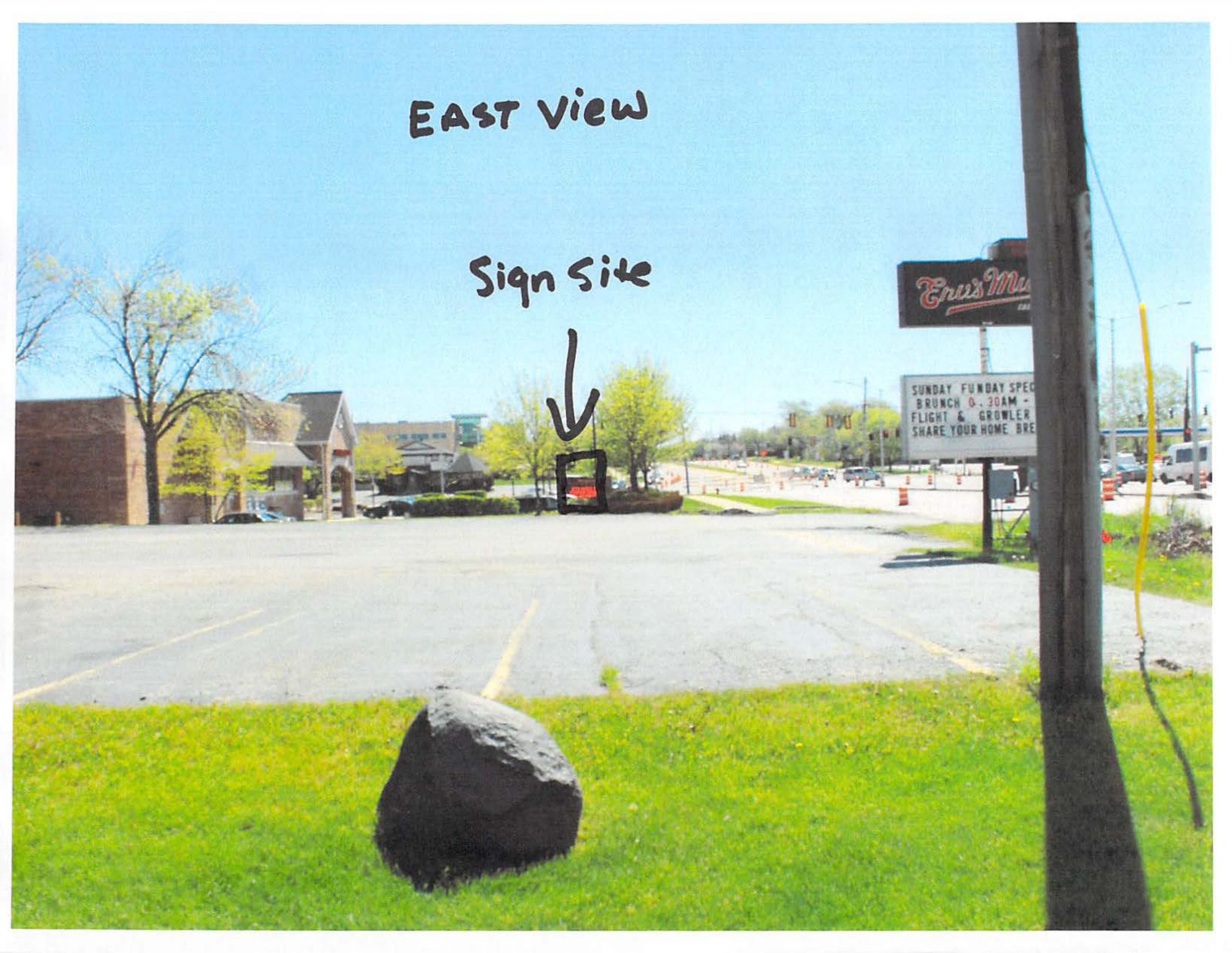


EAST View

Sign Site



SUNDAY FUNDAY SPEC
BRUNCH 0.30AM -
FLIGHT & GROWLER
SHARE YOUR HOME BRE



TLE FOR SLOPES

TLE FOR SLOPES & DRIVES

WE ENERGIES TIME WARNER & AT&T EASEMENT

Sign Location

38

DANIEL YOUN

CSM 4456
DOC. 5709957
R. 1631, I. 842
PARCEL 2

PART
65'

CSM 4456
PARCEL 1

CSM 556
DOC. 4254255
R. 308, I. 30
LOT 1

CALHOUN ROAD
PROPERTIES LP

LAKESIDE
CREDIT
UNION

WE ENERGIES
& AT&T

39

40

41

PRW538

PRW539

10'

SIGN

335'

5' FEE

1/4"

110

221.73'

SIGN

124.33'

130.00'

75'

1/4"

193.47'

115

STH 100 R

RYAN ROAD

ACCESS
ALLOWED
40'

5' FEE

440.00'

15'

175.80'

365.05'

5' FEE

75'

394.76'

115'

30.10'

25.60'

84.25'

113+44.19

RW

66.75'

144.27'

567°49'11"E

15'

65.29'

42.65'

25'

18.94'

16.75'

5'

6.59'

33

LARSEN FAMILY
LTD PARTNERSHIP

NORTH SHORE
BANK

34

5' 9.95'
1+00

25'

30'

15'

5'

5'

Existing

ACQUISITION AERIAL





- ➔ - Photo # and direction
- - Property Boundary
- - Fee Taking
- - Temporary Limited Easement
- XXX - Loss of Parking Area





PHOTOGRAPH INDEX

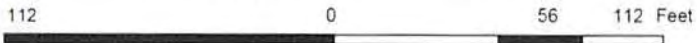


 - Property Boundary
 - Photo # and direction

Notes

THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAMLIS

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.



Legend 1: 671

- Taxparcel Boundary
 - ParcelLine
 - ExtParcelLine
- ROW
 - Right of Way
 - Railway
- Tax Parcels
 - 2010(High Res) NAT CLR
 - Red Band_1
 - Green Band_2
 - Blue Band_3

Sign location



3) View of TLE and Fee Taking area looking west across property



4) View of subject's driveway facing south



Plan Commission Report

ITEM: 5b

DATE: June 24, 2014

PROJECT: Plan Review – AAA Service & Engineering

ADDRESS: 6960 S. 10th St.

TAX KEY NO: 735-9006-003

STAFF RECOMMENDATION: That Plan Commission approves the site, building, and landscaping plans submitted by Michael Mazur/Emjay Corp., for the property located at 6960 S. 10th St. with the following conditions:

1. That all future parking areas be delineated and paved in conformance with Sections 16.08 and 17.0403(f)(1) of the Municipal Code prior to use.
2. 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.
3. That all building and fire codes are met.
4. That all mechanical equipment is screened from view.
5. That the lighting plan is approved by the Electrical Inspector prior to the issuance of building permits.

Ownership: Michael Mazur DBA the Emjay Company, P.O. Box 108, Oak Creek, WI 53154

Size: 6.180 acres

Existing Zoning: M-1, Manufacturing

Adjacent Zoning: North – M-1, Manufacturing
East – M-1 (CU), Manufacturing; M-1, Manufacturing
South – M-1, Manufacturing; M-1 (CU), Manufacturing
West – M-1 (CU), Manufacturing

Comprehensive Plan: Planned Industrial.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting site, building, and landscaping plan approval for an addition to the existing building on the property at 6960 S. 10th St. The proposed 5,500 square-foot single-story addition will be located on the southwestern portion of the existing building and meets all required setbacks.

Currently, there are 40 employees at this location, with 56 dedicated parking stalls depicted on the plans. No additional employees are anticipated as a result of the new construction, although the company expects to add up to 15 employees over the next 3-5 years. Based on the size of the addition, a total of 22 new parking stalls would be required. The plans show an area for overflow employee parking behind the existing building rather than the addition of the required stalls. The Plan Commission may approve of a reduction in the required parking per Section 17.0404 if the site plan includes “sufficient open space on the subject site to accommodate the additional parking space otherwise required.” However, there is also a requirement for such areas to be paved and be separate from loading and service areas. The proposed location is currently a gravel outdoor storage area. Staff has proposed a condition of approval for the area to be designated and paved prior to use for parking.

The plans indicate that the addition will be constructed mainly of 4-inch brick veneer, fiber cement architectural wall panels, and windows. Fiber cement products require a ¾ majority approval of the Plan Commission per Section 17.1009(a)(2). As the colors, architectural design, and materials are intended to match the existing building, Staff recommends approval of the use of fiber cement wall panels.

The existing stormwater is out of compliance and needs to be designed to standards prior to any new development. Engineering staff continue to work with the Applicant to resolve these stormwater issues.

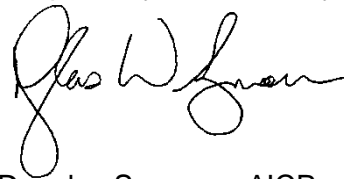
Landscaping is proposed adjacent to the addition. This includes the addition of five (5) trees, several shrubs and perennials, and a 3' – 4' tall decorative brick accent wall between the existing building and the proposed addition. The plans appear to be in conformance with landscaping requirements.

Prepared by:



Kari Papellbon, CFM, AICP
Planner

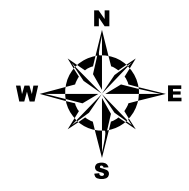
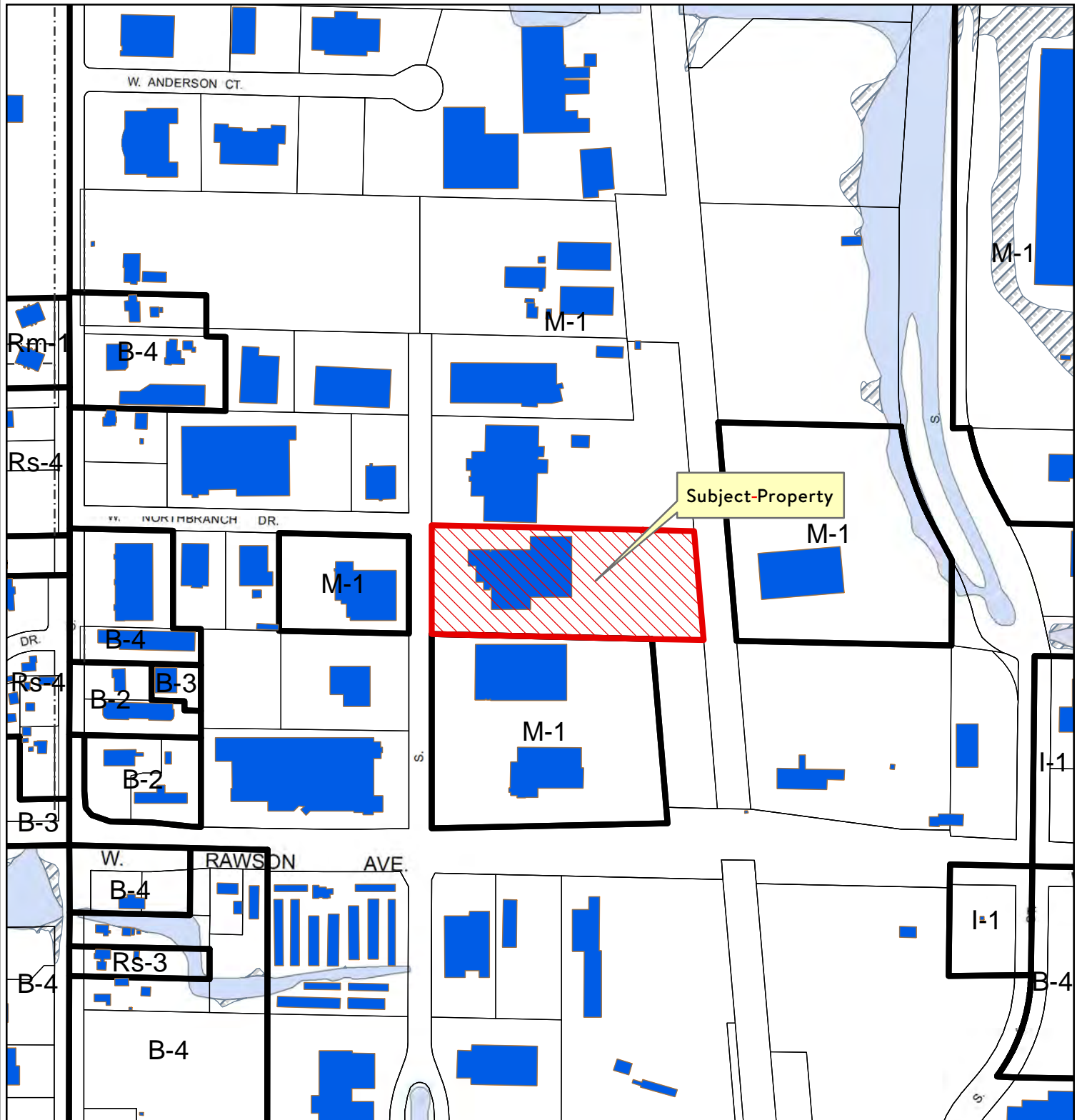
Respectfully Submitted by:








Douglas Seymour, AICP
Director of Community Development

Location Map

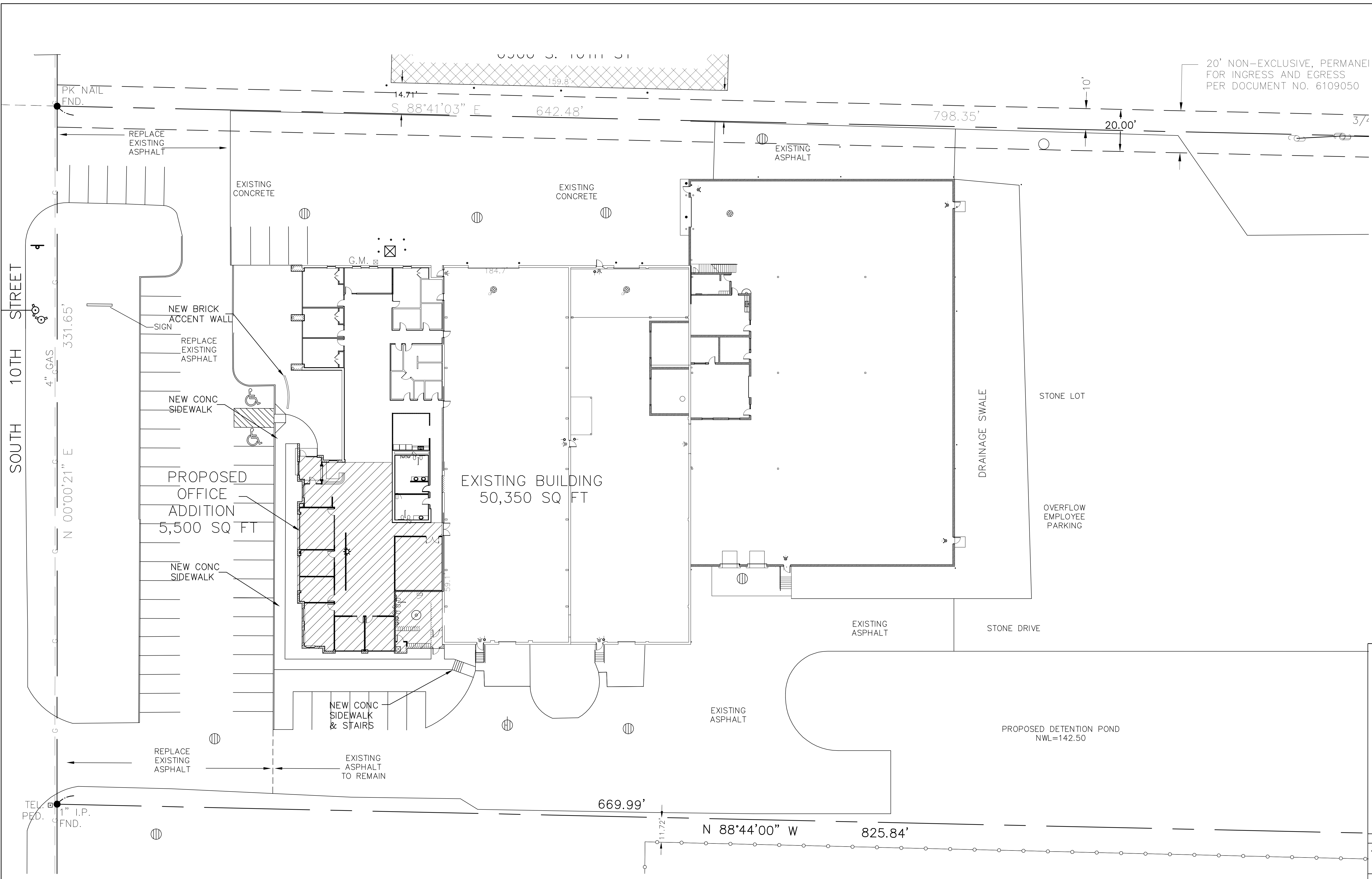
6960 S. 10th St.



Legend

-  6960 S. 10th St.
-  Existing Street Pattern
-  Floodfringe
-  Wetland
-  Floodway

THIS DRAWING AND DESIGN IS MADE EXCLUSIVELY FOR THE CLIENT NAMED IN THE TITLE BLOCK AND REMAINS THE PROPERTY OF WAHLGREN-SCHWENN INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR PART BY ANY PROCESS WITHOUT THE PRIOR WRITTEN CONSENT FROM WAHLGREN-SCHWENN INC.



20' NON-EXCLUSIVE, PERMANENT FOR INGRESS AND EGRESS PER DOCUMENT NO. 6109050

WAHLGREN SCHWENN
Developing solutions.
Building relationships.

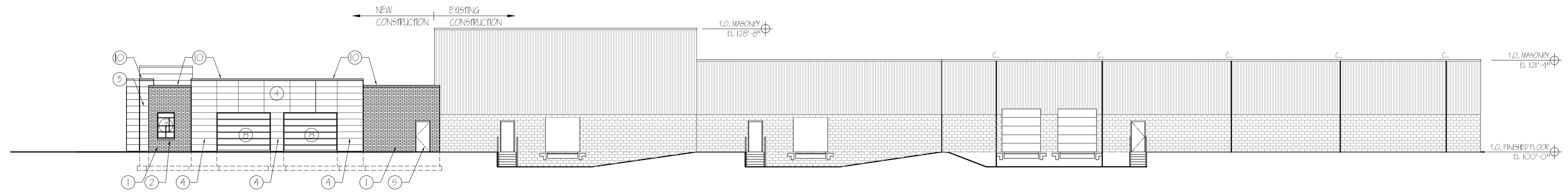
MENOMONEE FALLS, WISCONSIN
Phone: (262) 703.3000

DESCRIPTION:	Site Plan - Office Expansion
JOB NAME:	AAA Sales & Engr.
LOCATION:	6960 S. 10th Street Oak Creek, WI
DRAWN BY:	JUJ
CHECKED BY:	KCW
DATE:	May 23, 2014

SCALE:	1"=20'
JOB NUMBER:	704
SHEET:	A-1.0
COPYRIGHT 2014 WAHLGREN SCHWENN INC. ALL RIGHTS RESERVED	

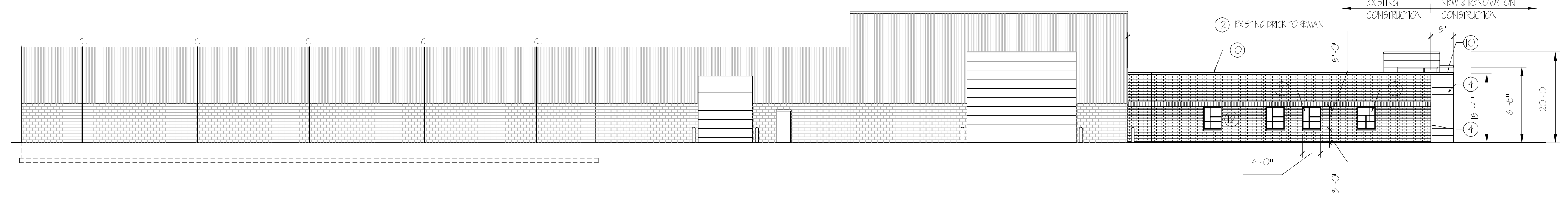
SITE PLAN - OFFICE ADDITION
SCALE: 1"=20'

THIS DRAWING AND DESIGN IS MADE EXCLUSIVELY FOR THE CLIENT NAMED IN THE TITLE BLOCK AND REMAINS THE PROPERTY OF WAHLGREN-SCHWENN INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR PART BY ANY PROCESS WITHOUT THE PRIOR WRITTEN CONSENT FROM WAHLGREN-SCHWENN INC.



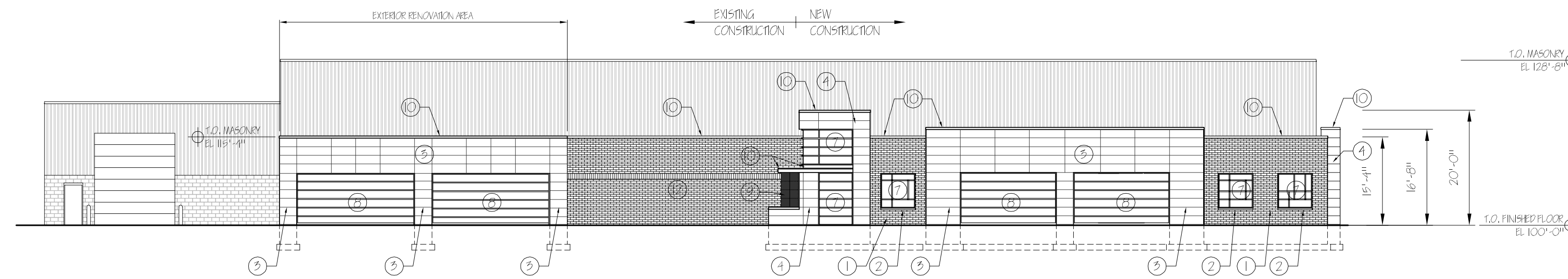
SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



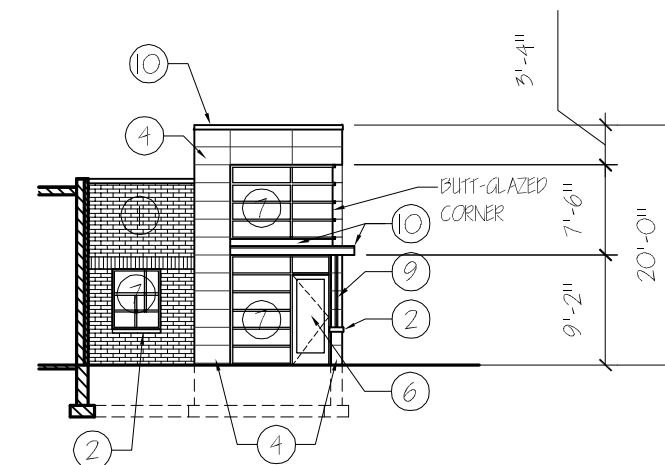
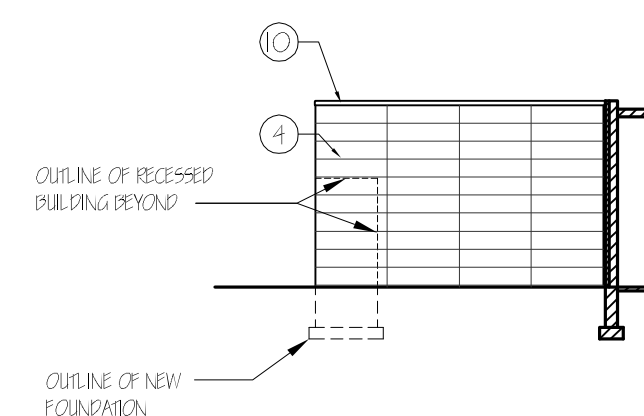
NORTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION @ COURTYARD

SCALE: 1/16" = 1'-0"

NORTH ELEVATION @ COURTYARD

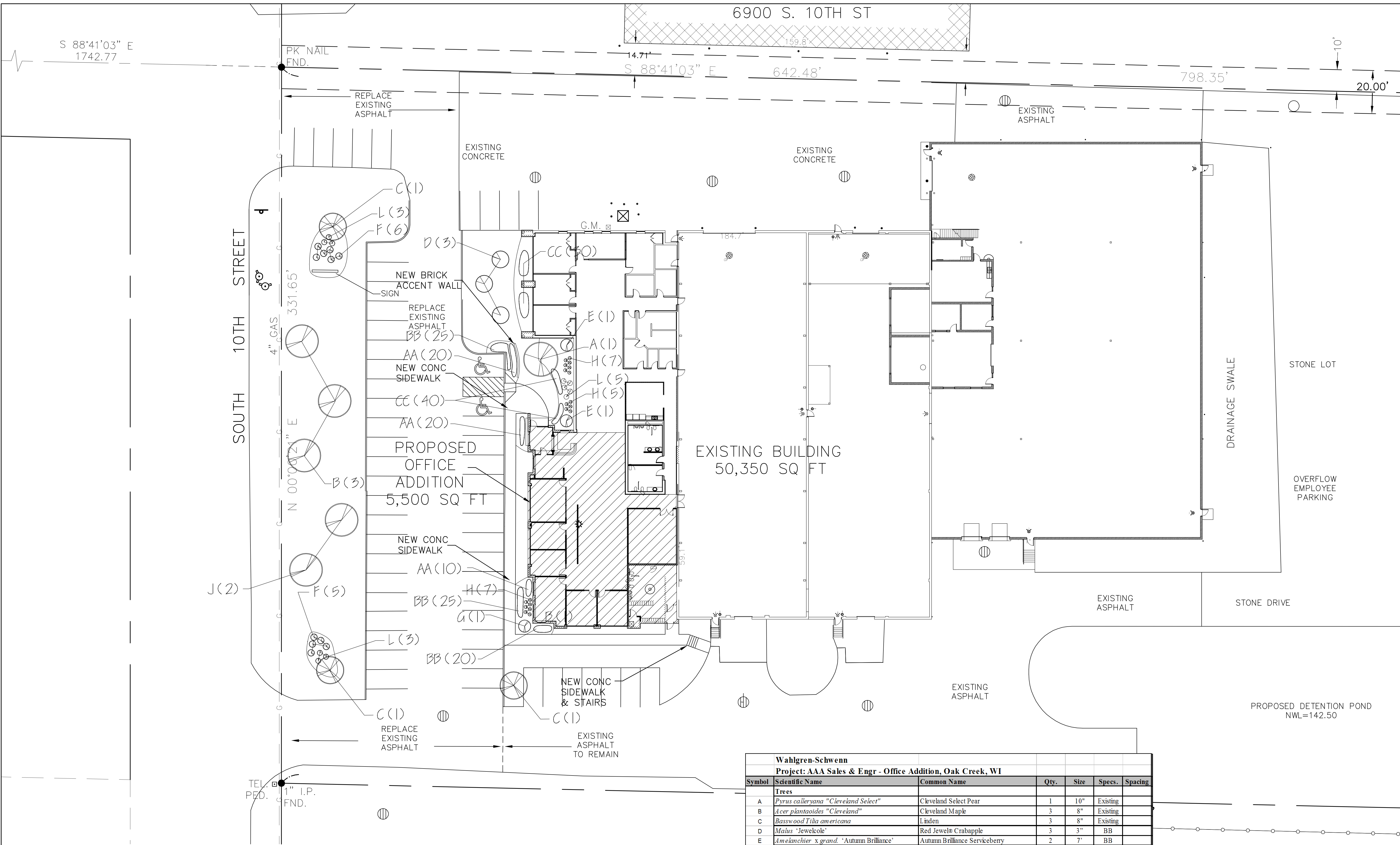
SCALE: 1/16" = 1'-0"

ELEVATION KEY NOTES	
1	4" BRICK VENEER - SIZE: UTILITY - 3 3/8" X 11 3/8" X 5 3/8" COLOR: TO MATCH EXISTING BRICK TEXTURE: WIRE REBEAD FINISH
2	5" PRECAST CONC. SILL - TEXTURE: SMOOTH COLOR: BUFF
3	FIBER CEMENT ARCHITECTURAL WALL PANEL - NICHIA ILLUMINATION SERIES SIZE: 18" X 72" X 3/8" (W/ OUT SCORE) COLOR: SW 6349
4	FIBER CEMENT ARCHITECTURAL WALL PANEL - NICHIA ILLUMINATION SERIES SIZE: 18" X 72" X 3/8" (W/ OUT SCORE) COLOR: SW 6507
5	5'-0" X 7'-0" HOLLOW METAL DOOR & FRAME W/ 4" HEAD IN MASONRY WALL - TO BE PAINTED TO MATCH BRICK COLOR
6	3'-0" X 7'-6" MEDIUM STYLE ANODIZED ALUMINUM ENTRY DOOR W/ FULL GLASS FRAMES AND GLAZING TO MATCH WINDOW SYSTEM
7	WINDOW ALUMINUM GLAZING SYSTEM: 1" INSULATED / LOW-E GLAZING (PPG - SOLARBAN BLO ON CLEAR) IN THERMALLY BROKEN ANODIZED ALUMINUM FRAMING (COLOR: CHAMPAGNE)
8	WINDOW ALUMINUM BURT-GLAZING SYSTEM: 1" INSULATED / LOW-E GLAZING (PPG - SOLARBAN BLO ON CLEAR) IN THERMALLY BROKEN ANODIZED ALUMINUM FRAMING (COLOR: CHAMPAGNE)
9	PERFORATED ALUMINUM PANELS
10	PRE-FINISHED BREAK METAL (COLOR TO MATCH WINDOW FRAMING)
11	PRE-FINISHED METAL ROOF COPING (COLOR TO MATCH WINDOW FRAMING)
12	EXISTING BRICK

WAHLGREN SCHWENN
Developing solutions.
Building relationships.

DESCRIPTION: Exterior Elevations	DATE: 23 May 2014
JOB NAME: AAA Sales & Engr - Office Expansion	CHECKED BY: KCW
LOCATION: 6960 S. 10th Street Oak Creek, WI	DRAWN BY: JJJ
SCALE: 1/16" = 1'-0"	
JOB NUMBER: 704	
SHEET: A-3.0	
COPYRIGHT 2014 WAHLGREN SCHWENN INC. ALL RIGHTS RESERVED	

THIS DRAWING AND DESIGN IS MADE EXCLUSIVELY FOR THE CLIENT NAMED IN THE TITLE BLOCK AND REMAINS THE PROPERTY OF WAHLGREN-SCHWENN INC. AND MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR PART BY ANY PROCESS WITHOUT THE PRIOR WRITTEN CONSENT FROM WAHLGREN-SCHWENN INC.



Symbol	Scientific Name	Common Name	Qty.	Size	Specs.	Spacing
Trees						
A	<i>Pyrus calleryana</i> "Cleveland Select"	Cleveland Select Pear	1	10"	Existing	
B	<i>Acer platanoides</i> "Cleveland"	Cleveland Maple	3	8"	Existing	
C	<i>Basswood Tilia americana</i>	Linden	3	8"	Existing	
D	<i>Malus 'Jewelcole'</i>	Red Jewel Crabapple	3	3"	BB	
E	<i>Amelanchier x grand.</i> "Autumn Brilliance"	Autumn Brilliance Serviceberry	2	7"	BB	
J	<i>Ginkgo biloba</i> (male cultivars only)	Ginkgo	2	3"	BB	
Shrubs						
F	<i>x rhytidophylloides</i> "Allegheny"	Viburnum	11	36"	Existing	
G	<i>Cornus sericea</i> "Bergeson"	Bergeson Redtwig Dogwood	1	30"	BB	
H	<i>Rhus aromatica</i> "Gro-low"	Gro-low Sumac	19	#2	Cont.	4' o.c.
L	<i>Taxus cuspidata</i>	Japanese Yew	6	36"	Existing	
L	<i>Taxus cuspidata</i>	Japanese Yew	5	18"	BB	3' o.c.
Perennials						
AA	<i>Calamagrostis brachytricha</i>	Fall Blooming Reed Grass	50	#1	Cont.	2.5' o.c.
BB	<i>Hemerocallis 'Stella D'Oro'</i>	Stella D'Oro Daylily	70	#1	Cont.	2' o.c.
CC	<i>Hemerocallis 'Happy Return'</i>	Happy Returns Daylily	70	#1	Cont.	2' o.c.

LANDSCAPE PLAN - OFFICE ADDITION
SCALE: 1"=20'

DESCRIPTION: Landscape Plan - Office Expansion
 JOB NAME: AAA Sales & Engr.
 LOCATION: 6960 S. 10th Street, Oak Creek, WI
 DRAWN BY: JCW
 CHECKED BY: JCW
 DATE: May 23, 2014
 SCALE: 1"=20'
 JOB NUMBER: 704
 SHEET: L-1.0
 COPYRIGHT 2014 WAHLGREN SCHWENN INC. ALL RIGHTS RESERVED

WAHLGREN SCHWENN
 Developing solutions.
 Building relationships.
 MENOMONEE FALLS, WISCONSIN
 Phone: (262) 703.3000

Additional Changes as per City Direction	KCW	11 June 2014
Modified as per City Direction	KCW	9 June 2014



© 2014 Wahlgren-Schwenn Inc.

Project # 704
AAA - New Office Addition / Alteration
05.23.14

Concept Perspective I

WAHLGREN SCHWENN
*Developing solutions.
Building relationships.*



© 2014 Wahlgren-Schwenn Inc.

Project # 704
AAA - New Office Addition / Alteration
05.23.14

Concept Perspective II

WAHLGREN SCHWENN
*Developing solutions.
Building relationships.*



© 2014 Wahlgren-Schwenn Inc.

Project # 704
AAA - New Office Addition / Alteration
05.23.14

Concept Perspective III

WAHLGREN | SCHWENN
*Developing solutions.
Building relationships.*



Plan Commission Report

ITEM: 5c

DATE: June 24, 2014

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

ADDRESS: 9770 S. 20th St.

TAX KEY NO: 903-9004-000

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

1. That all building and fire codes are met.
2. That all required stormwater, erosion control, and grading plans are submitted for review and approval by the Engineering Department prior to the issuance of permits.
3. That landscaping plans are submitted for review and approval by the Department of Community Development prior to issuance of permits.

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

Size: 3.26 acres

Existing Zoning: M-1 (PUD), Manufacturing

Adjacent Zoning: North – M-1 (PUD), Manufacturing; M-1 (PUD/CU), Manufacturing; FF, Flood Fringe
East – I-1, Institutional; M-1 (PUD), Manufacturing; M-1 (PUD/CU), 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 an expansion of the approved parking for the facility at 9770 S. 20th Street. Plan Commissioners will recall that the parking was relocated from the south to the northwest portion of the building in anticipation of acquiring the City-owned property at 9750 S. 20th St. earlier this year.

The plans call for the addition of 11 parking stalls on the north in the approximate location of the existing utility building that will be demolished. All setback requirements are met in the proposal. Following the expansion there will be a total of 33 parking stalls on the property, which exceeds the parking requirements of Chapter 17.

Staff is working with the Applicant's consultants to ensure that all landscaping requirements are met. If the Plan Commission is comfortable with the proposed condition above, final landscaping plans will be reviewed and approved by the Department of Community Development.

Prepared by:

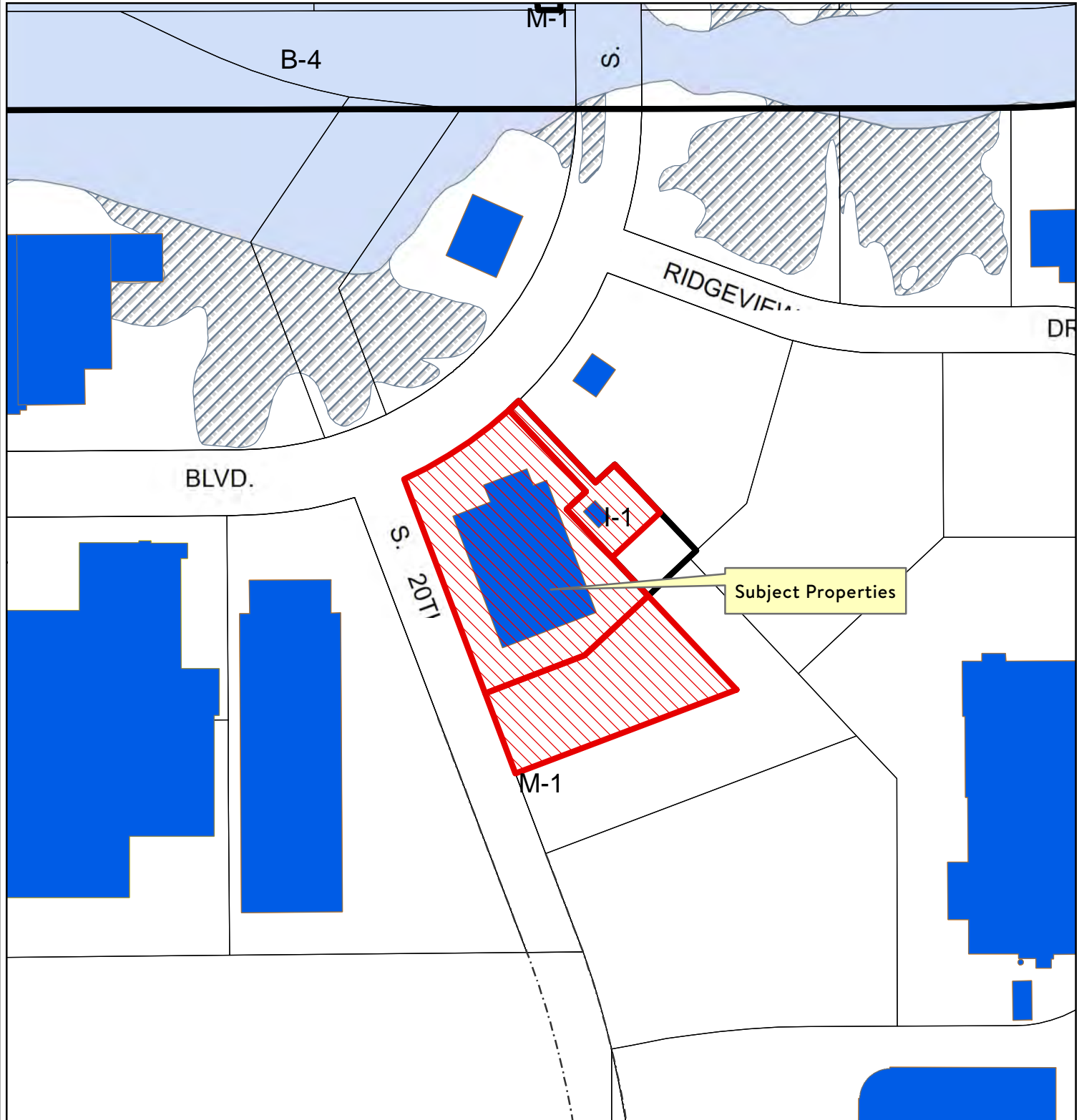
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

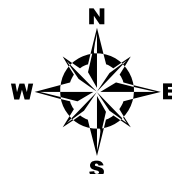
Location Map

9750 & 9770 S. 20th St.



OAKCREEK
— WISCONSIN —

Department of Community Development



Legend

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

This map is not a survey of the actual boundary of any property this map depicts.

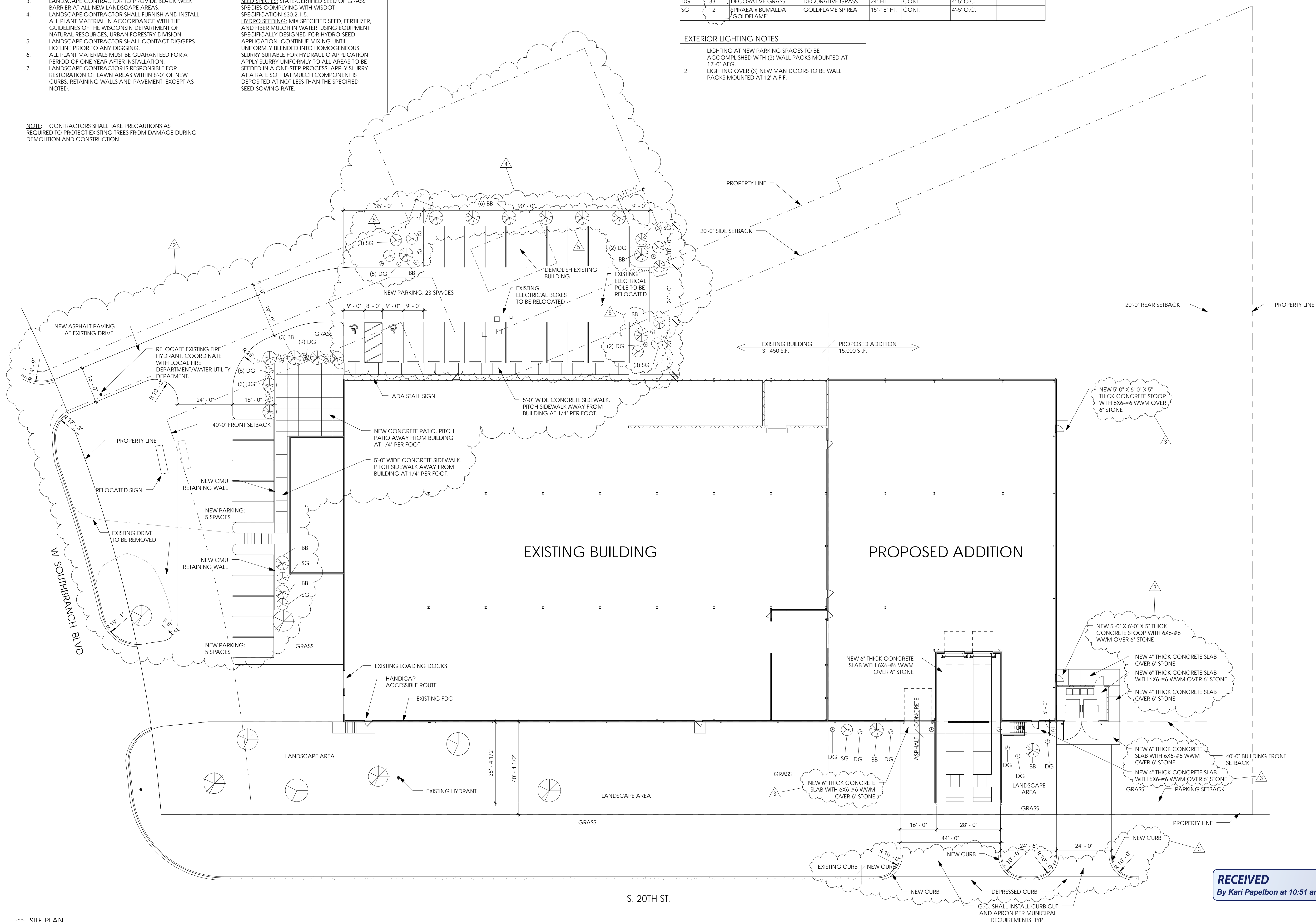
LANDSCAPE NOTES

- 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 WEAK 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 SEEDING 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	19	EUCONYMIUS COMPACTUS	DWARF BURNING BUSH	60"-72" HT.	CONT.	6'-8" O.C.	
DG	33	DECORATIVE GRASS	DECORATIVE GRASS	24" HT.	CONT.	4'-5" O.C.	
SG	12	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 OVER (3) NEW MAIN DOORS TO BE WALL PACKS MOUNTED AT 12' A.F.F.



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

PROPOSED ADDITION TO:
BLACK BEAR BOTTLING EAST

9770 S 20TH ST
 OAK CREEK, WI 53154

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

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

DATE	REV	ISSUE
07/29/13	--	SD: PLAN COM. SUBMITTAL
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
5/16/14	3	FINAL CONSTRUCTION SET
5/29/14	4	CD: PARKING REVISION
6/20/14	5	CD: LANDSCAPE REVISION

KELLER JOB NUMBER 56515
 PROJECT NUMBER 13-040
 START DATE 05/19/2013
 DRAWN BY NJM
 CHECKED BY ELM
 SCALE As indicated

SITE AND LANDSCAPE PLAN

A0.01

ISSUED FOR CONSTRUCTION

RECEIVED
 By Kari Papillon at 10:51 am, Jun 20, 2014

1 SITE PLAN
 1" = 20'-0"

6/20/2014 10:26:42 AM