



## PLAN COMMISSION MEETING AGENDA

TUESDAY, October 14, 2014  
AT 6:00 P.M.

- 
- 1) ROLL CALL
  - 2) Minutes of the September 23, 2014 meeting
  - 3) Minutes of the September 30, 2014 meeting
  - 4) Significant Common Council Actions
  - 5) OLD BUSINESS
    - a) PLAN REVIEW – Review site and building plans submitted by Pasa Ece, Wisconsin Granite Depot, for an addition to the existing building located at 6720 S. 27th St. (Tax Key No. 737-9038). Follow this agenda item on Twitter **@OakCreekPC#OCPCWIGranite.**
  - 6) NEW BUSINESS
    - a) CERTIFIED SURVEY MAP – Review a certified survey map submitted by Steve Mark for the property at 324 E. Forest Hill Avenue (Tax Key No. 814-9011) Follow this item on Twitter **@OakCreekPC #OCPCMark1**
    - b) CERTIFIED SURVEY MAP – Review a certified survey map submitted by Steve Mark for the property at 400 E. Lily Drive (Tax Key No. 814-0256) Follow this item on Twitter **@OakCreekPC #OCPCMark2**
    - c) PRELIMINARY PLAT - Review a preliminary plat submitted by Midwest Development Corporation for the Oakfield Village Addition #2 located at 324 E. Forest Hill Avenue and 400 E. Lily Drive (Tax Key Nos. 814-9011 & 814-0256) Follow this item on Twitter **@OakCreekPC#OCPCOakFid**
    - d) TEMPORARY USE – OUTDOOR STORAGE – Review a temporary use permit request submitted James Watson by for the outdoor storage of building materials located at 9833 S. 15<sup>th</sup> Ave. (Tax Key No. 910-9978). Follow this agenda item on Twitter **@OakCreekPC#Watson**
    - e) RIGHT-OF-WAY VACATION – Review a request by the City of Oak Creek and One West Drexel, LLC to vacate a portion of the Northwest ¼ of the Northeast ¼ of Section 17. Follow this agenda item on Twitter **@OakCreekPC#Vacate**

- f) CERTIFIED SURVEY MAP – Review a certified survey map submitted by Jerold Franke, One West Drexel, LLC, for the property at 331 W. Drexel Ave. (Tax Key No. 813-9031-000) Follow this item on Twitter **@OakCreekPC #OCPCOWD1**
- g) CERTIFIED SURVEY MAP – Review a certified survey map submitted by Jerold Franke, One West Drexel, LLC, for the property at 331 W. Drexel Ave. (Tax Key No. 813-9031-000) Follow this item on Twitter **@OakCreekPC #OCPCOWD2**
- h) CERTIFIED SURVEY MAP – Review a certified survey map submitted by Jerold Franke, One West Drexel, LLC, for the property at 7941 S. Howell Ave. (Tax Key No. 813-9030-000) Follow this item on Twitter **@OakCreekPC #OCPCOWD3**
- i) CERTIFIED SURVEY MAP – Review a certified survey map submitted by Jerold Franke, One West Drexel, LLC, for the property at 7941 S. Howell Ave. (Tax Key No. 813-9030-000) Follow this item on Twitter **@OakCreekPC #OCPCOWD4**

7) 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, SEPTEMBER 23, 2014

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Guzikowski, Commissioner Siepert and Commissioner Chandler. Alderman Bukiewicz and Commissioner Correll were excused. Also present: Pete Wagner, Zoning Administrator/Planner and Kari Papelbon, Planner.

Commissioner Dickmann moved to approve the minutes of the September 9, 2014 meeting. Commissioner Siepert seconded. Roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Guzikowski, Commissioner Siepert, and Commissioner Chandler voted aye. Mayor Scaffidi abstained. Motion carried.

**Significant Common Council Actions**

There were no comments or concerns from the Commission.

**Plan Review**

**WE Energies**

**10770 S. Chicago Rd. & 11060 S. Chicago Rd.**

**Tax Key Nos. 966-9999-002 & 965-9999-001**

Rick O'Connor, Project Manager, WE Energies, 7720 Milwaukee Avenue, Wauwatosa, WI stated that he was requesting approval for expansion of the coal storage area at the Oak Creek Power Plant. They are looking to double the size of the storage area from 15 acres to a total of 30 acres. It would increase the storage from 750,000 tons to 1½ million tons. Some additional equipment would need to be installed such as a coal stacker and a coal reclaimer. They will also need to relocate one of American Transmission Company's high voltage power lines to make room for the pile. A coal pile runoff basin will be constructed to collect the additional stormwater.

Mr. O'Connor explained the process of conveying the coal for use at the plant. In the event that the coal silos are filled in the plant, the coal goes to inside or outside coal storage. The coal storage becomes the buffer between the train delivery of coal and usage. Since the delivery of coal is inconsistent, this could lead to a surplus of coal that needs to be stored, or insufficient supply, in which case the stored coal would need to be used. WE Energies is looking to dispatch the Oak Creek and Elm Road units quite a bit more in the future, which will drive the additional need for coal at this site.

Mr. O'Connor stated that WE Energies is constrained to put all the coal handling within the railroad loop. Other locations on the site are precluded to being used as it would involve extensive high-voltage line relocations, using the coal storage stormwater runoff basin, and/or wetland designations. The proposed location is ideal because it is close to the train car dumper and the crusher tower where the coal is brought back.

Mr. O'Connor stated he hoped to receive all the permits and approvals from various agencies in the spring of 2015, when they will order the equipment. The equipment will arrive in 2016, with an operational system in 2017.

Mr. O'Connor stated they looked at several surrounding locations to determine if the coal piles would be visible (east end of Elm Road and from the new entrance of Highway 32). The coal pile will not be visible from these locations.

Commissioner Siepert asked about how the coal dust is handled. Mr. O'Connor responded the coal dust is regulated by WisDNR through dust collectors and dust suppression systems using water and chemicals.

Commissioner Chandler asked why the coal storage has doubled. Mr. O'Connor responded that WE Energies expects the market demand from these units to increase, and it is also due to inconsistent rail deliveries.

Commissioner Siepert asked about the increase in coal ash. Mr. O'Connor responded that the ash is utilized in concrete mixtures and various by-products.

Commissioner Dickmann moved that Plan Commission approve the site and building plans submitted by Pat Lawlor, WE Energies, for the properties located at 10770 & 11060 S. Chicago Rd., with the condition that all building and fire codes are met. Commissioner Siepert seconded. On roll call: All voted aye. Motion carried.

#### **Plan Review**

#### **Wired Properties**

**331 W. Drexel Avenue**

**Tax Key No. 813-9031-000**

Blair Williams, Wired Properties, stated that the buildings being reviewed are two of the most prominent on Main Street in Drexel Town Square.

Mr. Williams stated his firm has worked very hard on arriving on a design that not only accomplishes fundamental objectives for the types of spaces they are trying to create for the consumer in the form of residential units on the upper floors and retail downstairs, but tried to maintain a series of sensitivities to how Main Street will feel over time and the pedestrian experience that will be created for the constituents of Oak Creek and visitors to this community.

Mr. Williams went on to describe the building layout, design consideration, materials and parking.

Commissioner Siepert stated his concern that the amount of parking may be a potential problem due to the amount of expected activity. Mr. Blair responded that based on his history of similar developments, he is comfortable with the parking count for the residential space. There are 14 one-bedroom apartments and not all of those residents will have two cars. There are 35 total two-bedroom apartments, and in his experience in other communities, some percentage will be occupied by single people and will typically not have two cars. There are 13 three-bedroom apartments, which are typically occupied by two people and much more likely to have two cars associated with them. They are allowing 1.5 spaces per unit. Based on these figures, Mr. Williams believes the amount of parking is contextually appropriate. Mayor Scaffidi stated he feels the plan captures what is needed for parking.

Commissioner Carillo asked how many retailers would be in each building. Mr. Williams responded that the buildings would have 10 to 13 retailers.

Alderman Guzikowski asked if there are any security concerns or if there needs to be Police Department presence or a location to be housed there. Mr. Williams has designed a place for the Police Department, if so needed.

Alderman Guzikowski asked what the target demographic is for the apartments. Mr. Williams responded that it fills a need for clientele who are looking for a more urban environment in the community in which they already live. This would include people who want to sell their home because they no longer want to do the upkeep and maintenance, but still want to live in the community. Also, this is an attractive location for people who relocate to Oak Creek and don't know yet where they want to live, corporate people who are coming to work with the major employers in the community, couples with split-location professions to have a central living location, and people who are in transition.

Alderman Guzikowski asked when construction might start. Mr. Williams responded that if there are favorable weather conditions, as early in spring as possible.

Commissioner Siepert asked about the requirements for handicap parking spaces. Steve Morales from Rinka Chung Architecture stated that they do meet the requirements for handicap parking.

In response to Commissioner Chandler's request for color descriptions, materials samples were distributed.

Alderman Guzikowski moved that Plan Commission approve the site and building plans submitted by Blair Williams, Wired Properties, for the property located at 331 W. Drexel Ave., with the following conditions:

1. That all building and fire codes are met.
2. That detailed plans for signage are reviewed and approved by the Plan Commission.
3. That details for the dumpster enclosures are submitted for review and approval by the Department of Community Development prior to the issuance of building permits.
4. That all landscaping plans are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.

Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Chandler (nay).

**Temporary Use – Outdoor Storage**  
**J. Wenzell Enterprises (JWE)**  
**124 E. Rawson Avenue**  
**Tax Key No. 733-9005**

Mr. Wagner stated that this request, because of its duration (3 months) needed to come before the Plan Commission. It is for storage and assembly of monotube arms for the WisDOT project on Howell Avenue.

Commissioner Dickmann moved that the Plan Commission approve the temporary use permit for the outdoor storage and assembly of monotube arms on the northeast corner of the property located at 124 E. Rawson Avenue until December 31, 2014. Commissioner Siepert seconded. On roll call: all voted aye.

Commissioner Carillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. The meeting was adjourned at 7:05 p.m.

MINUTES OF THE  
OAK CREEK SPECIAL PLAN COMMISSION MEETING  
TUESDAY, SEPTEMBER 30, 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, Alderman Bukiewicz, Alderman Guzikowski, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Commissioner Carillo was excused. Also present: Kari Papelbon, Planner.

**Plan Review**  
**Water Street Brewery**  
**7941 S. Howell Avenue**  
**Tax Key No. 813-9030**

Ms. Papelbon stated that this development will be governed by the General Development Plan and Regulating Plan for Drexel Town Square. She stated that the correct square footage is approximately 11,900 rather than what is contained in the Plan Commission report. Ms. Papelbon stated there is a limitation on the property with regard to some plantings. There are utility easements on the north and east, which prevent the planting of trees. Therefore, the plantings will be shrubs and flowers, but nothing with a significant root system that will interfere with the utility easements. Staff continues to work with the designer to make sure there is a thorough landscaping plan. Unless otherwise directed by the Plan Commission, the final landscape plans will be approved by the Director of Community Development prior to the issuance of building permits.

Mayor Scaffidi asked if there is a setback for proximity to the proposed bioswale. Ms. Papelbon stated that there is not a setback, but nothing can be placed within the bioswale. The bioswale has to incorporate certain types of plants, be designed for infiltration, and is part of the stormwater plan for Drexel Town Square.

Jerry Franke, WisPark, 301 W. Wisconsin Avenue, Milwaukee, stated that Meijer has some very strict restrictions on the suburban outlots of DTS, including the building heights. Although this development will exceed those height preferences, Meijer has been working very diligently to approve this.

Commissioner Chandler asked what the purpose is for the silos on the building. Matt Schmidt from the owner's group responded that the silo on the rooftop is decorative, and the other one is a functional silo that they will use for storage of grain for the brewing operations. Mr. Schmidt then described the brewing operations.

Commissioner Siepert asked if this is a 24/7 operation. Mr. Schmidt responded that the hours of operation are 11 a.m. to midnight during the week, and that they will open at 10 a.m. on Saturday and Sunday for brunch.

Commissioner Siepert asked how many employees they will have. Mr. Schmidt responded that the number of employees will be between 70 and 80 during their busiest times. Commissioner Dickmann asked if there would be designated parking for employees. RC Schmidt, Water Street Brewery, stated that the employees usually park in the stalls farthest from the door. He stated that there have been some issues with the easements and bioswale, and it has affected about 25% of the property and it has been shrunk down. The first plan had 201 parking spaces. Since then, because of the easements and the bioswale, the building keeps getting pushed back. They have not worked through all of the parking issues yet. Commissioner Johnston stated that approximately 10 parking spaces will be lost due to the bioswale. Mayor Scaffidi stated that since Drexel Town Square is a walkable site, the people patronizing this restaurant will also be walking from other places that have parking, and will not necessarily be using the parking designated for Water Street Brewery. Mr. Franke stated that the Meijer site has 750 spaces, and on Friday and Saturday nights when the restaurant is the busiest, there will be parking there.

Commissioner Dickmann asked if the signage will be approved by staff or brought before the Plan Commission for approval. Ms. Papelbon stated that as with the other uses that have been approved in Drexel Town Square, the Plan Commission has approved the signs thus far. She stated it is up to the Plan Commission to make that decision. Alderman Bukiewicz stated he would like the sign review to come back before the Plan Commission.

Alderman Bukiewicz asked if there would be a (Drexel Town Square development) monument sign at this corner property, or if it would be a berm. Mr. Franke stated that the monument signs will be at Delco Drive, at West Town Square Way, and at Main Street. Alderman Bukiewicz asked who will be maintaining that (landscaping). Mr. Franke responded that each of the suburban outlot owners maintain their own property.

Alderman Guzikowski asked when the restaurant will open. RC Schmidt responded they would like to be open June 1, 2015. Alderman Guzikowski asked if there was any consideration to installing a pedestrian walkway from Drexel Avenue. Ms. Papelbon responded that because there is too much of a grade change between the top of the parcel and sidewalk level, there will not be a pedestrian walkway.

Commissioner Chandler asked for an explanation of why there are so many parking spaces. RC Schmidt stated that on a busy night, the restaurant employs 40 to 50 people. He further stated his concern that if people see a full parking lot, they will go somewhere else. Even at 192 parking spaces, they will see it full and it may even spill over to other parking areas. Ms. Papelbon stated that with the revisions due to the easements and bioswales, there would be at least 150 spaces. Commissioner Chandler asked if there was enough space for 190 parking spaces. Ms. Papelbon stated she did not have an answer at this time. Commissioner Chandler asked when that information would be available. Ms. Papelbon stated it would depend on the coordination between the applicant and Graef Engineering on getting the bioswale design finalized. RC Schmidt also stated the parking would be determined by if he could pave over the easements as well as the bioswale considerations. Ms. Papelbon stated the easements were not going to change and can be paved over; however, room has to be left for landscaping. Also, there is a significant grade change there.

Commissioner Chandler asked what the other option would be if the applicant is not able to get back those parking spaces. Mr. Franke stated the only option he could think of is to move the building further to the west and make better use of the east side of the property. However, that does get away from the intersection cornering (urban edge) that the City wants to see at that site.

Commissioner Chandler asked why the applicant chose a historic look rather than a modern look. RC Schmidt responded that they try to fit their building style to fit the area. Because it was an industrial site (Delphi), he wanted to continue that feel into the style of the building (industrial).

Commissioner Chandler asked if the logo on the decorative silo would be considered a sign. Ms. Papelbon responded that the logo would be considered a sign.

Commissioner Johnston stated there is a water lateral that needs to be relocated. The existing lateral comes into the mid-house operations and the utility room.

Commissioner Johnston asked if brick could be used for the trash enclosure rather than wood. RC Schmidt stated that they didn't want that part of the site to look like the building, but rather an appendage that will be decorative. Commissioner Johnston stated that because it is visible from Drexel Avenue, he would like to see something other than a wood fence.

Commissioner Correll stated that if both properties (Meijer and Water Street Brewery) don't agree that there is going to be some shared parking, we are going to squeeze this until it doesn't work. Ms. Papelbon stated that even without using Meijer as an overflow lot, there could be a connection to the lot to the south allowing for shared parking if that is an acceptable solution. Mr. Franke stated that this property is under contract and he would have to talk to the purchasers. Given the complimentary use of the parking based on times of day, it should be able to be worked out.

Mayor Scaffidi stated that caution needs to be exercised with too much parking because during non-peak times of business, these are just parking spots and don't look good or serve any purpose. He further stated that ultimately, the applicant will have to find a solution to the parking that they are comfortable with. Ms. Papelbon clarified that with the current plan, the applicant is exceeding the capacity that is required by Code.

Mr. Franke stated that there is a chance that the use to the south could be shifted to accommodate one row of parking. The lot that remains between the Meijer fueling station and the parcel next to the Water Street Brewery is 2.15 acres. Mr. Franke further stated that there are 750 spaces at Meijer and another 25 spaces on the unnamed parcel to the south, and parking to the west. There will be plenty of parking. In an environment like Drexel Town Square, they are trying to get away from the mentality that everyone has to control their own parking area.

Commissioner Dickmann moved that Plan Commission approves the site and building plans submitted by RC Schmidt, WSB Oak Creek, LLC, for the property located at 7941 S. Howell Ave., with the following conditions:

1. That revised plans, illustrating parking spaces outside the bioswale, are submitted to the Department of Community Development prior to the submission of building permit applications.
2. That the stormwater and grading plans are revised to incorporate the design of the bioswale.
3. That all building and fire codes are met.
4. That detailed plans for signage are reviewed and approved by the Plan Commission.
5. That details for the dumpster enclosure are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.
6. That all landscaping plans are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.
7. That details for the sconces on the building are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.

Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Chandler. Motion carried.

Commissioner Correll moved to adjourn. Alderman Guzikowski seconded. On roll call: All voted aye. The meeting was adjourned at 6:50 p.m.





## Significant Common Council Actions

ITEM: 4

DATE: Oct. 14, 2014

### Summary of Significant Common Council Actions

Approval of Resolution No. 11545-100714 approving a capital improvements budget for the Lake Vista Redevelopment.

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

Kari Papelbon, CFM, AICP  
Planner



# Plan Commission Report

ITEM: 5a  
DATE: October 14, 2014

**PROJECT:** Plan Review – Pasa Ece, Wisconsin Granite Depot

**ADDRESS:** 6720 S. 27<sup>th</sup> St.

**TAX KEY NO:** 737-9038

**STAFF RECOMMENDATION:** That Plan Commission does not approve the site and building plans submitted by Pasa Ece, Wisconsin Granite Depot, for the property located at 6720 S. 27<sup>th</sup> St.

However, should the Plan Commission approve the application, Staff proposes the following conditions:

1. That a minimum of 30% open space as defined in Section 17.1009(a)(21) is maintained on the property.
2. That a minimum of fifty-eight (58) parking stalls are maintained on the property.
3. That landscaping plans are submitted for review and approval by the Department of Community Development prior to issuance of permits.
4. That all building and fire codes, including required emergency vehicle turnarounds, are met. Any substantive changes to the plans will require additional Plan Commission review.

**Ownership:** Wisconsin Granite Depot, LLC, 6720 S. 27<sup>th</sup> St., Oak Creek, WI 53154

**Size:** 2.088 acres

**Existing Zoning:** B-2 (CU), Community Business; RR, Regional Retail Overlay District

**Adjacent Zoning:** North – Rd-1, Two-Family Residential; I-1 (CCU), Institutional; Rs-4, Single-Family Residential  
 East – Rd-1 (PUD), Two-Family Residential  
 South – B-4 (CU), Highway Business; RR, Regional Retail Overlay District  
 West – 27<sup>th</sup> St.; City limits

**Comprehensive Plan:** Planned Business.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** Yes, a small portion of a cul-de-sac at the end of S. 26<sup>th</sup> St. on the officially mapped street pattern affects this property.

**Commentary:** This item was held at the September 9, 2014 meeting to allow the Applicant additional time to provide requested information. Since that time, several conversations between staff and the Applicant’s architect occurred regarding required revisions. Based on the minutes from the September 9 meeting, Plan Commissioners requested details for the dumpster enclosure, removal of fencing on the east and south, landscaping on the east, and building materials. Specifically, the motion required details for the items discussed at the meeting, and for renderings of the north side of the building and from Menard’s to be submitted for Plan Commission review.

Although staff attempted to obtain the information requested by the Plan Commission, the Applicant’s architect disagreed with staff and stated that all requested information had been submitted. Items that are missing include the rendering of the proposed addition as viewed from Menard’s, and a detailed and enhanced landscape plan for the east. There are notes on the plan to reflect removal of the fencing on the north and south sides, a 4-foot-tall

CMU wall on the south side to screen the dumpsters and depressed loading dock, and a gate for the dumpsters. Included in this packet are the latest revisions to the proposed plans.

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*September 9, 2014*

This item was held at the August 26, 2014 meeting to allow the Applicant to address several concerns, to make necessary revisions to the proposed plans, and to allow Staff to prepare conditions of approval. Staff's position has not changed and the recommendation is still that the Plan Commission does not approve of the application. However, based on the discussion from the previous meeting, in conjunction with the submitted revised plan, Staff has drafted the conditions above for the Commission's review and approval.

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*August 26, 2014*

The Applicant is requesting approval of a 7,712 square-foot addition onto the eastern portion of the existing building at 6720 S. 27th St. The addition, to be constructed of split face block with bands to match the existing building, is proposed to be used as warehouse space. Two overhead doors and one depressed loading dock are shown on the south elevation. The existing fence on the north elevation is proposed to be removed, while the paved area will be extended on the southeast corner for access around the building.

Although setback requirements are fulfilled with the proposed location of the addition, the Regional Retail Overlay District requires loading docks to be fully screened from adjoining properties through the use of fully opaque landscaping and/or a wall matching the building. The Code does not allow screening through the use of gates or fencing. The locations of the proposed loading docks may be viewed from the property to the south as a chain link fence with 50% opacity slats exists along the southern property line.

Parking on this lot is severely restricted with the proposal. During the September 23, 2013 review of the application for a fence on the property, the Plan Commission approved a reduction in the minimum parking requirement, and required a minimum of 59 stalls to remain available for parking. This was acceptable as an area was set aside for 11 future parking stalls on the northeast portion of the property at the May 23, 2000 meeting as part of the review for the original building, and there was sufficient space for additional parking on the east. At the January 14, 2014 meeting, the Plan Commission approved the construction of the 6,704 square-foot addition onto the east of the existing building. No change to the existing parking was proposed and there was still sufficient space for future parking stalls on the east. For reference, this would have required an additional 45 parking stalls according to Section 17.0403(j)(2).

In the current proposal, the number of parking stalls is being reduced to 58 with no possibility for future parking on the property. With an addition of this size, the Code requires "one (1) space per 5,000 square feet of gross floor area, plus one (1) space per employee for the work shift with the largest number of employees." Therefore, at least 16 new parking stalls would be required based on the size of the space, and assuming 14 employees onsite at any given time.

The Plan Commission may reduce the minimum number of required off-street parking spaces on a case-by-case basis using the following:

1. Evidence That Actual Parking Demands Will Be Less Than Ordinance Requirements. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the Chapter requires.
2. Availability of Shared Parking. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that off-site shared parking spaces are available within 400 feet of the lot line and within the same block to satisfy the parking demand. When a reduction of parking spaces attributable to shared

parking is requested, the petitioner shall submit written verification that such parking is available and shall include copies of any contracts, joint lease agreements, purchase agreements, and other such documentation to show that such shared parking can be accomplished. Any and all such agreements shall be recorded with the Milwaukee County Register of Deeds, at the applicants expense, and a copy of the recorded agreement shall be filed with the City Clerk. The off-site shared parking spaces shall be clearly posted for the joint use of employees, and/or tenants, or customers of each respective use sharing those spaces.

3. Use of Optional Modes of Transportation. Upon demonstration to the Plan Commission that effective alternative transportation to the automobile will occur within 12 months following the issuance of the certificate of compliance, the Plan Commission may reduce parking requirements. Optional modes of transportation may include, but is not limited to, bus transit, van pool operations, car pool/ride sharing, and bicycles. Parking management plans/operations may also be used as a basis to reduce required parking. Parking management plans may include, but are not limited to, flexible working hours or shifts, preferential parking for car pools/van pools, transit/van pool fare subsidy, imposition of a charge for parking, and establishment of a transportation coordinator to implement car pool, van pool, and transit programs. Proposals for adjustments of parking requirements under this section shall show how the alternative transportation modes will be implemented, the permanency of such modes, extent of the program, the number of vehicles the mode will replace, and other pertinent information.

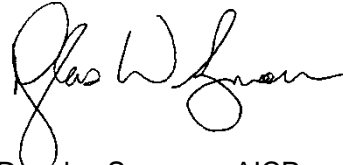
Additionally, site plans must include space set aside for future parking areas in full compliance with Code requirements. If granted by the Plan Commission, this would be the third reduction in the minimum parking requirements. Staff has concerns for the limited number of parking stalls proposed and the fact that the addition leaves no room for future parking areas. There is no capacity for further expansion of the building or parking to meet Code requirements, and the lot currently does not meet the minimum 30% open space requirement. Therefore, staff recommends that the Plan Commission does not approve of the proposed addition.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

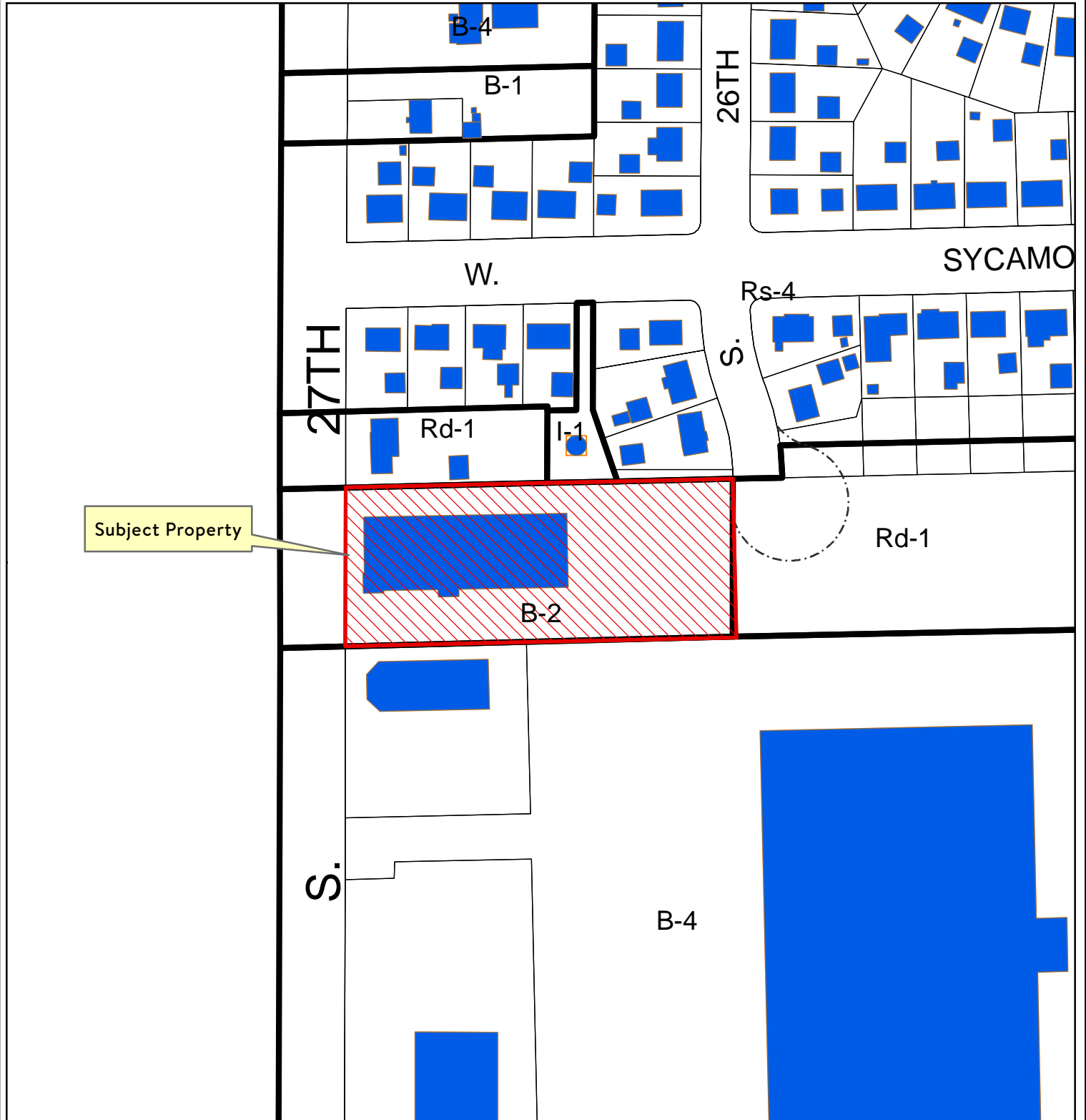
Respectfully Submitted by:



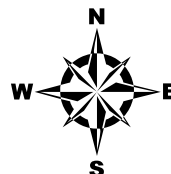
Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 6720 S. 27th St.



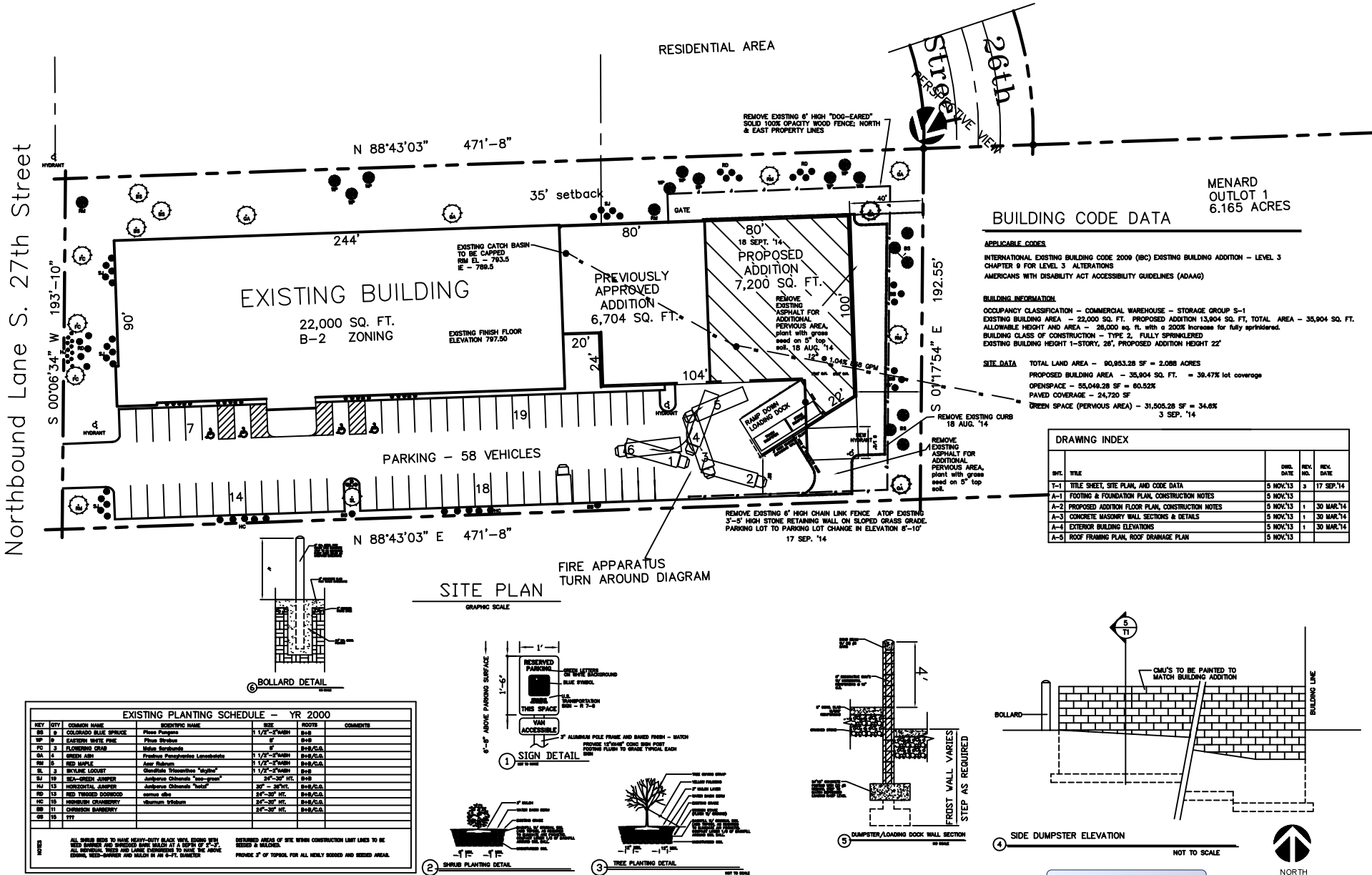
Subject Property



Legend	
	6720 S. 27th St.
	Existing Street Pattern

# Wisconsin Granite Depot – Building Addition

6720 S. 27th Street, Oak Creek, Wisconsin



### BUILDING CODE DATA

**APPLICABLE CODES**  
 INTERNATIONAL EXISTING BUILDING CODE 2009 (IBC) EXISTING BUILDING ADDITION – LEVEL 3  
 CHAPTER 9 FOR LEVEL 3 ALTERATIONS  
 AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG)

**BUILDING INFORMATION**  
 OCCUPANCY CLASSIFICATION – COMMERCIAL WAREHOUSE – STORAGE GROUP S-1  
 EXISTING BUILDING AREA – 22,000 SQ. FT. PROPOSED ADDITION 13,904 SQ. FT. TOTAL AREA – 35,904 SQ. FT.  
 ALLOWABLE HEIGHT AND AREA – 28,000 sq. ft. with a 200% increase for fully sprinklered.  
 BUILDING CLASS OF CONSTRUCTION – TYPE 2, FULLY SPRINKLERED  
 EXISTING BUILDING HEIGHT 1-STORY, 20'. PROPOSED ADDITION HEIGHT 22'

**SITE DATA**  
 TOTAL LAND AREA – 90,853.28 SF = 2.088 ACRES  
 PROPOSED BUILDING AREA – 35,904 SQ. FT. = 39.47% lot coverage  
 OPENSACE – 55,049.28 SF = 60.52%  
 PAVED COVERAGE – 24,720 SF  
 GREEN SPACE (PERVIOUS AREA) – 31,505.28 SF = 34.6%  
 3 SEP. '14

DRAWING INDEX			
SHT.	TITLE	DWG. DATE	REV. NO. / REV. DATE
T-1	TITLE SHEET, SITE PLAN, AND CODE DATA	5 NOV'13	3 / 17 SEP'14
A-1	FOOTING & FOUNDATION PLAN, CONSTRUCTION NOTES	5 NOV'13	
A-2	PROPOSED ADDITION FLOOR PLAN, CONSTRUCTION NOTES	5 NOV'13	1 / 30 MAR'14
A-3	CONCRETE MASONRY WALL SECTIONS & DETAILS	5 NOV'13	1 / 30 MAR'14
A-4	EXTERIOR BUILDING ELEVATIONS	5 NOV'13	1 / 30 MAR'14
A-5	ROOF FRAMING PLAN, ROOF DRAINAGE PLAN	5 NOV'13	

EXISTING PLANTING SCHEDULE – YR 2000						
KEY	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOTS	COMMENTS
BB	8	COLORADO BLUE SPRUCE	Picea pungens	3 1/2" – 2" W&B	B&B	
BP	19	EASTERN WHITE PINE	Pinus strobus	6"	B&B	
PC	3	FLOWERING CRAB	Malus floribunda	6"	B&B/C/A	
GA	4	SHEDD ARB	Fraxinus pennsylvanica lanceolata	3 1/2" – 2" W&B	B&B/C/A	
MI	5	RED MAPLE	Acer rubrum	1 1/2" – 2" W&B	B&B/C/A	
SL	3	SKYLARK LOCUST	Glutierrezia trichomanes "skyline"	1 1/2" – 2" W&B	B&B	
SJ	19	SEA-DWARF JUNCUS	Juncus chinensis "sea-green"	24" – 30" HT.	B&B	
ML	13	HORSETAIL JUNCUS	Juncus chlorostachyus "hedge"	30" – 36" HT.	B&B/C/A	
RD	13	RED THROATED DOGWOOD	Swida alba	24" – 30" HT.	B&B/C/A	
HC	18	HORSERUSH CRANBERRY	Viburnum trilobum	24" – 30" HT.	B&B/C/A	
SB	11	COMMON BARNDOOR		24" – 30" HT.	B&B/C/A	
OB	15	LYT				

ALL SHEDD BIRDS TO HAVE HEAVY-DUTY BLACK WELD. DRIVING WITH WELD MARKING AND WELDING MARK SHALL BE AT LEAST 1/2" OF 1/2" ALL SHEDD BIRDS AND LARGE BIRDS SHALL AT LEAST 1/2" OF 1/2" BIRDS SHALL BE WELDED AND WELDED IN 1/2" OF 1/2" DIAMETER. PROVIDE 3" OF TYPICAL FOR ALL NEWLY BARRIED AND BARRIED AREAS.

STEVEN ROBERT SHARPE & ASSOCIATES  
 5110 South Loomis Road  
 Waterford, Wisconsin 53185  
 Ph. (414) 807-4000 CELL (262) 534-3866 OFFICE

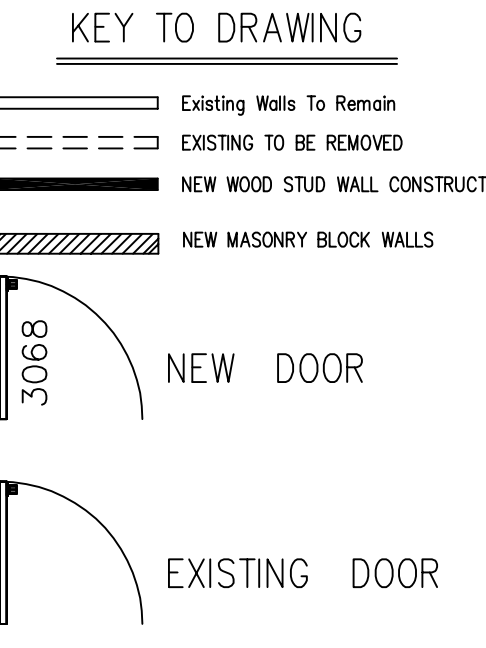
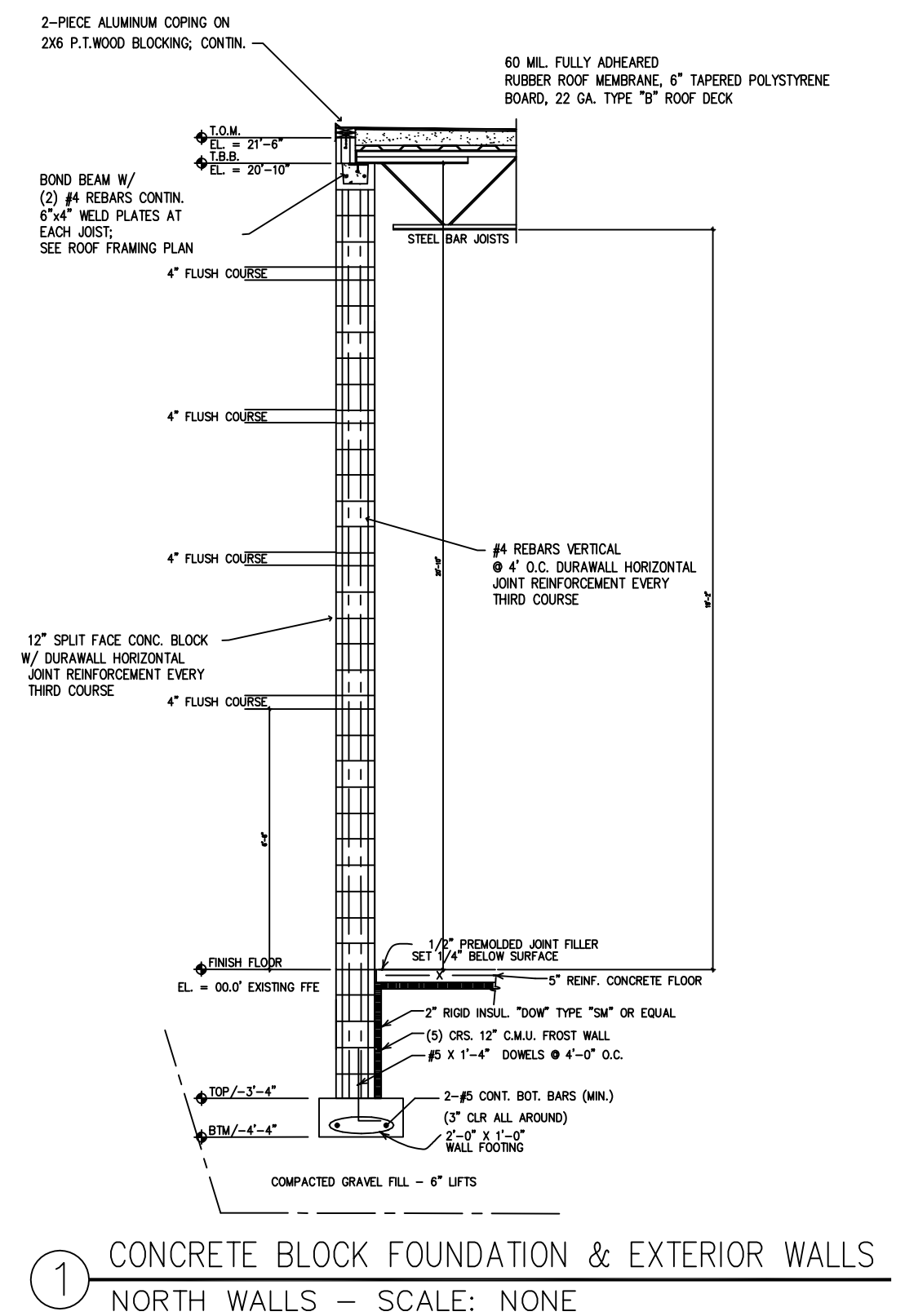
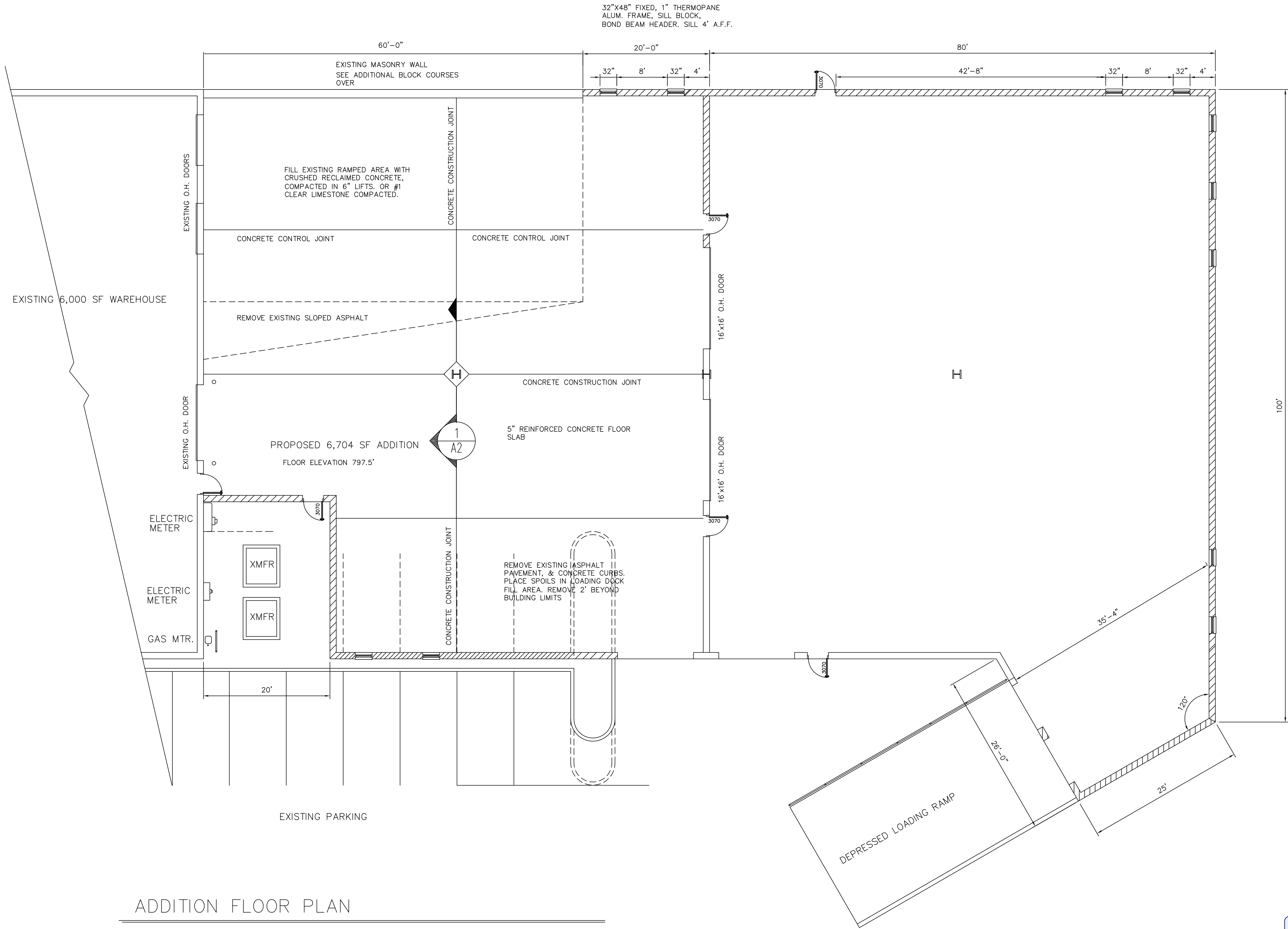
Building Addition  
 Wisconsin Granite Depot  
 6720 S. 27th Street  
 Oak Creek, Wisconsin

Drawn: SRS  
 Checked: SRS  
 Mr. Pasco Ece  
 414-248-7997  
 Date: 5 NOV. '13

Revisions:	
30 MAR'14	
9 JULY '14	
22 JULY '14	
15 AUG. '14	
18 AUG. '14	
3 SEP. '14	
17 SEP. '14	

Project No. 1311500  
 Sheet No. T1  
 Of 6 Sheets

DOOR SCHEDULE						
SYM	SIZE	MATERIAL	TYPE	LOCKSET	HEADER	NOTES
A	3070 RH	H.M.		KEYED	PRECAST CONCRETE	LEVER HANDLE
B	12'X16' OVERHEAD	STL. INSUL.			W8X24	AUTOMATIC OPENER



**RECEIVED**  
By Kari Papalbon at 10:01 am, Oct 01, 2014

RELEASED FOR CONSTRUCTION  
RELEASED FOR BIDS  
RELEASED FOR PLAN REVIEW

STEVEN ROBERT SHARPE  
ARCHITECT  
5110 S. Loomis Road  
Waterford, Wisconsin 53185  
Ph. (262) 534-3886 Voice & Fax (414) 807-4000 Cell

Wisconsin Granite Depot  
Proposed Building Addition  
6720 S. 27th Street  
Oak Creek, Wisconsin

Drawn: srs  
Checked: SRS

GRADE LEVEL  
FLOOR PLAN

Date: 5 Nov. 13

Revisions:
30 MAR. '14
26 AUG. '14
17 SEPT. '14

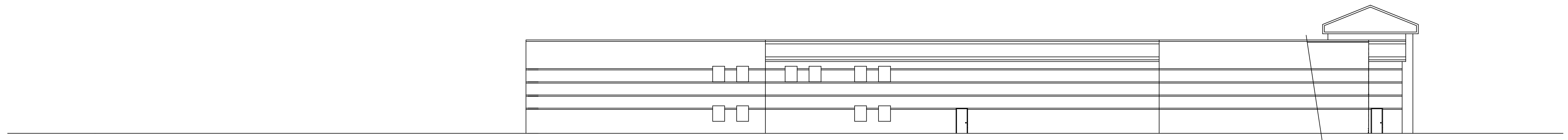
Project No.  
1311500

Sheet No.  
A2  
Of 6 Sheets

ADDITION FLOOR PLAN  
14,416 SF SCALE: 1/8" = 1'-0"

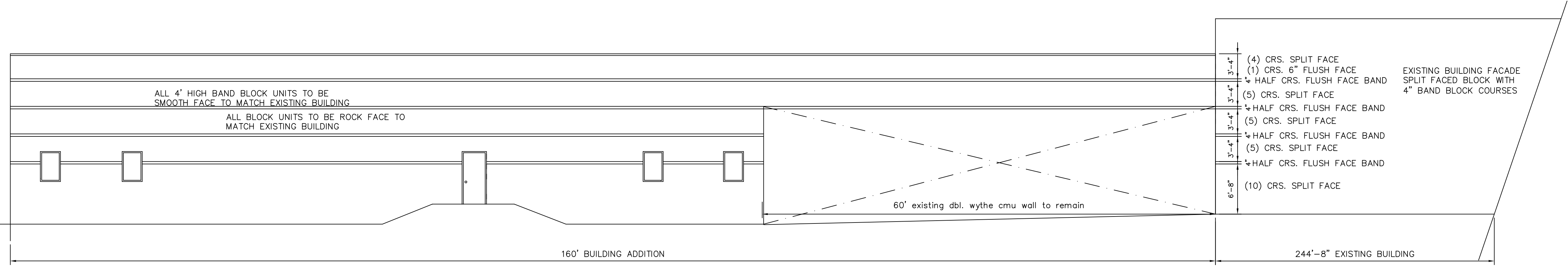
11 WINDOWS  
ADDITION





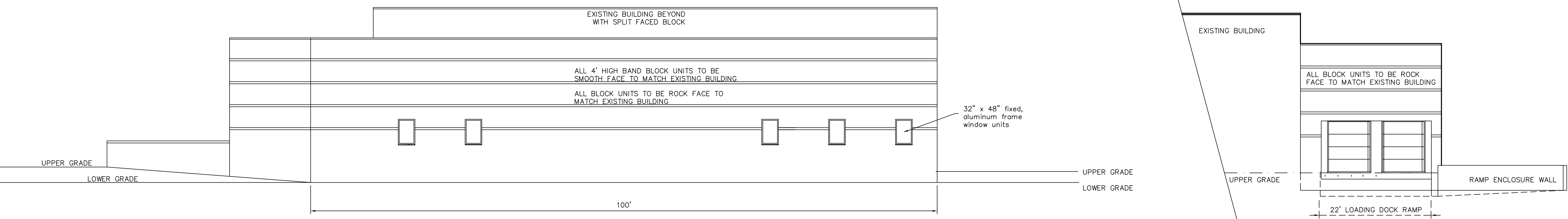
EXISTING NORTH ELEVATION

SCALE: 1/32" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

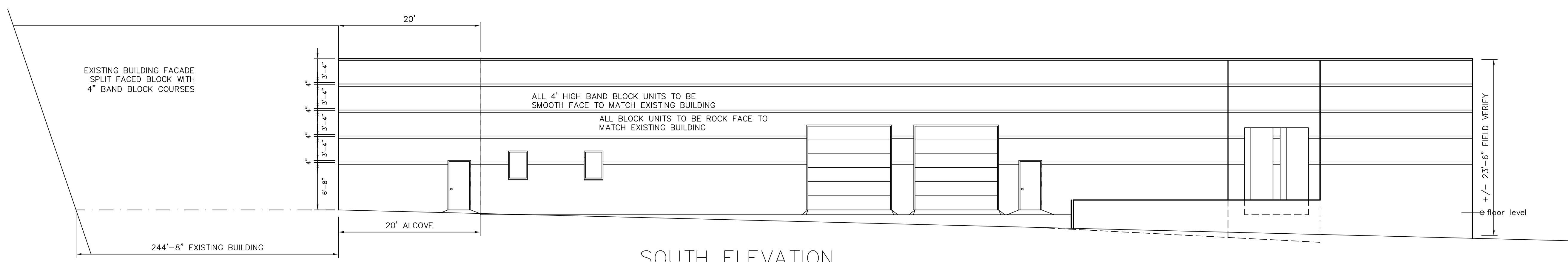


EAST ELEVATION

SCALE: 1/8" = 1'-0"

WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

STEVEN ROBERT SHARPE  
ARCHITECT  
5110 S. Loomis Road  
Waterford, Wisconsin 53185  
Ph. (262) 534-3886 Voice & Fax (414) 807-4000 Cell

Wisconsin Granite Depot  
Proposed Building Addition  
6720 S. 27th Street  
Oak Creek, Wisconsin

Drawn: srs  
Checked: SRS

ADDITION  
EXTERIOR  
ELEVATIONS

Date: 5 Nov. '13

Revisions:

25 Nov. '13
30 MAR. '14
20 JULY '14
18 AUG. '14
117 SEPT. '14

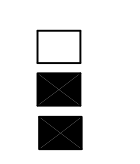
Project No.  
1311500

Sheet No.  
A4  
Of 6 Sheets

WINDOWS  
ADDITION  
ELEVATIONS  
BANDS

**RECEIVED**  
By Karl Papelon at 10:01 am, Oct 01, 2014

RELEASED FOR CONSTRUCTION  
RELEASED FOR BIDS  
RELEASED FOR PLAN REVIEW









# Plan Commission Report

ITEM: 6a  
DATE: October 14, 2014

**PROJECT:** Certified Survey Map – Steve Mark, Lily Drive Developments, LLC

**ADDRESS:** 324 E. Forest Hill Ave.

**TAX KEY NO:** 814-9011

**STAFF RECOMMENDATION:** That Plan Commission recommends to the Common Council that the certified survey map submitted by Steve Mark for the property at 324 E. Forest Hill Ave. be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That the utility and drainage easement along the western property line of the proposed Outlot 1 is updated per the requirements of the Water and Sewer Utility and Engineering Department prior to recording.
3. That a detailed grading plan is submitted for review and approval by the City of Oak Creek Engineering Department prior to recording.
4. That a paved turnaround area be required on all building lots.

**Ownership:** Lily Drive Developments, LLC, 2990 Universal Dr., Ste. B, Oshkosh, WI 54904

**Size:** Lot 1 = 0.2766 acres; Lot 2 = 0.2766 acres; Lot 3 = 0.2756 acres; Outlot 1 = 1.5708 acres (following division)

**Existing Zoning:** Rs-3, Single-Family Residential

**Adjacent Zoning:** North – Rs-3, Single-Family Residential  
East – Rs-3, Single Family Residential  
South – Rs-3, Single-Family Residential  
West – Rs-3, Single-Family Residential

**Comprehensive Plan:** Single-Family Residential.

**Wetlands:** As shown on map (Lot 2).

**Floodplain:** None.

**Official Map:** E. Lily Drive to the north.

**Commentary:** The Applicant is requesting approval of a Certified Survey Map (CSM) that would split the property at 324 E. Forest Hill Ave into three building lots and one outlot. Plan Commissioners will recall that this property was the subject of a CSM review in August of 2013, in relation to the proposal for the Oakfield Village Addition #2. Due to several factors, including the identification of a wetland on Lot 2/Outlot 1, the original CSM was not recorded. Therefore, the review process must be repeated.

The City's adopted Comprehensive Plan designates E. Forest Hill Avenue as a minor arterial roadway and recommends managing and controlling access on arterial and collector roadways. It goes on to state that only major facilities such as large shopping centers or other significant traffic generators should be allowed direct access to arterial roadways. Staff has historically gone on record with concerns regarding single-family lots each taking direct access to arterial streets. However, in this instance, the officially mapped street pattern leaves no realistic alternative. In this case, considering the increasing traffic on the street and its minimal cross section, Staff recommended in 2013 that a restriction be placed on the CSM requiring a paved turnaround area on each of the lots to avoid vehicles having to back out into the traffic lanes of the minor arterial street. This is depicted as a note on page 1.

Staff also recommended at the meeting in 2013 that a minimum front setback of 40 feet be illustrated on Lots 1 – 3 for consistency with the front setbacks of the adjacent parcels. This recommendation has been incorporated for the three lots along E. Forest Hill Ave.

A 10-foot-wide utility and drainage easement is depicted along the western lot line for Outlot 2. This easement may need to be widened, and Staff recommends coordinating with the Water and Sewer Utility as well as the Engineering Department to determine the width specifications.

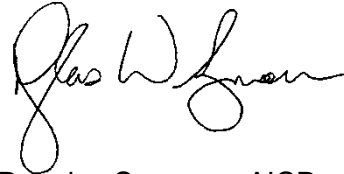
Each proposed parcel meets the minimum lot width and area requirements for the zoning district. The Applicant has indicated that a wetland permit application will be submitted to the Department of Natural Resources for Lot 2 following local approval. This CSM will incorporate comments received from the County, and correspond to the CSM for 400 E. Lily Drive and the Preliminary Plat for Oakfield Village Addition No. 2.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

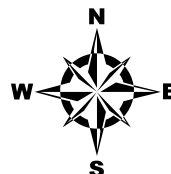
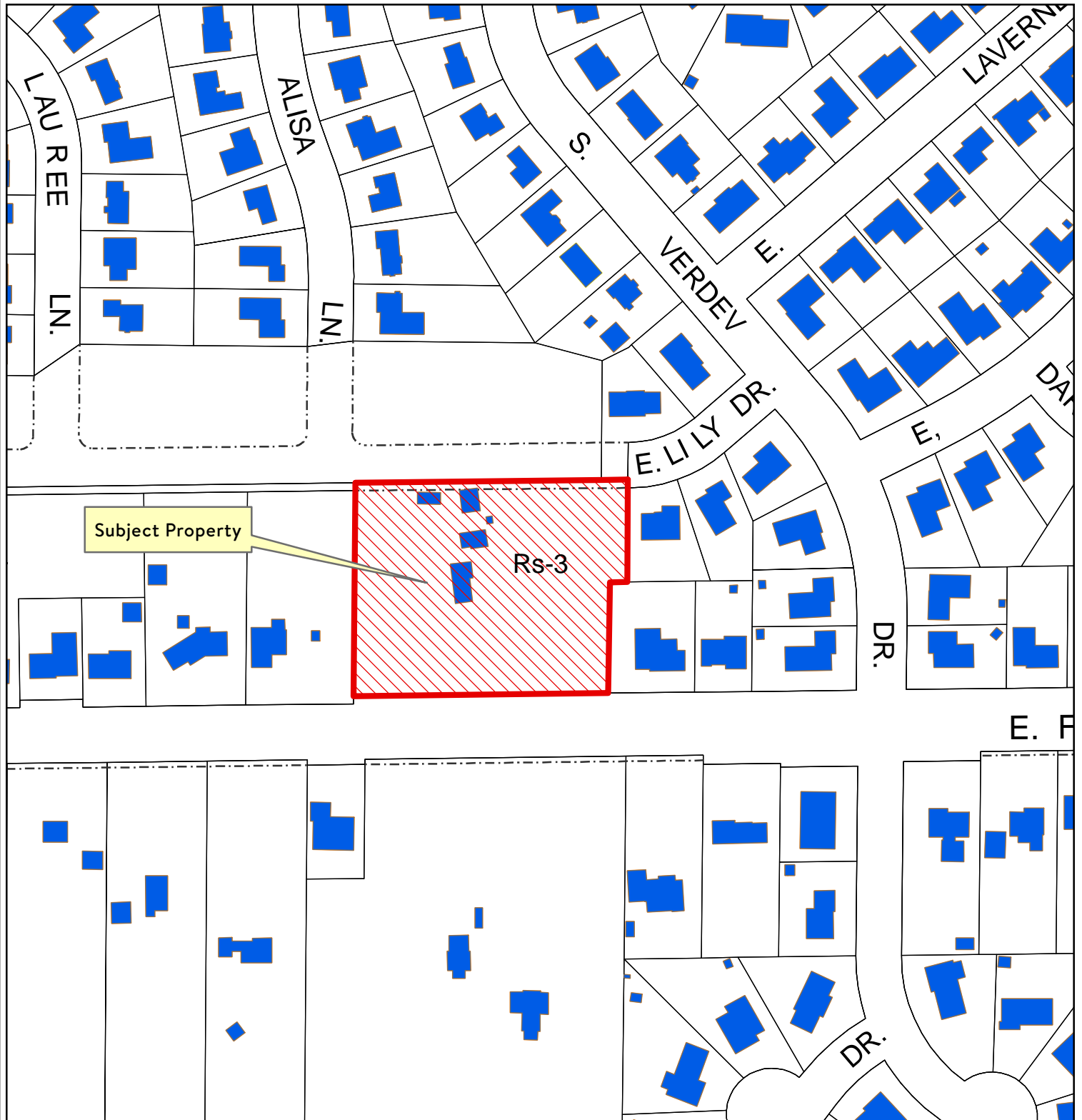
Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 324 E. Forest Hill Ave.



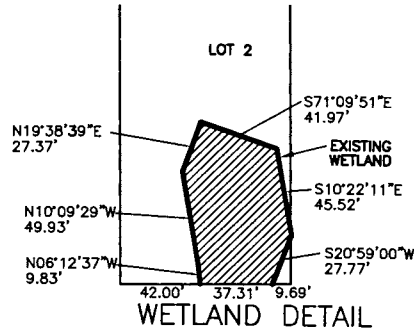
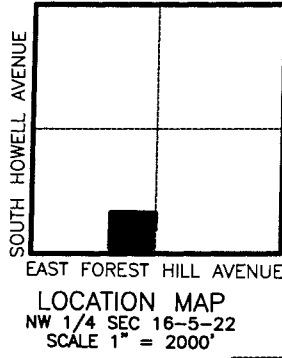
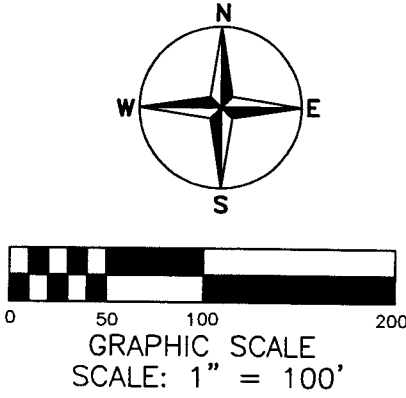
Legend	
	324 E. Forest Hill Ave.
	Existing Street Pattern



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

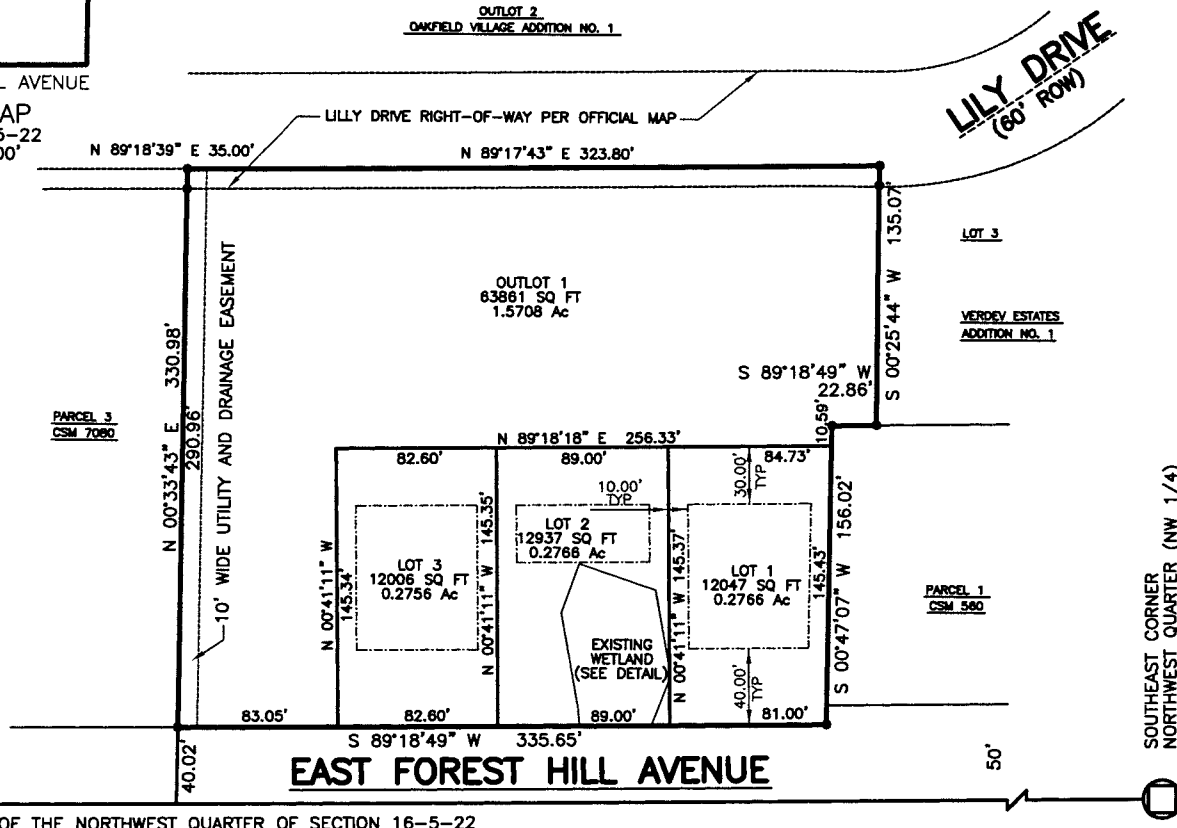
THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWN 5 NORTH, RANGE 22 EAST CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

REFERENCE BEARING: The south line of the Northwest Quarter (NW 1/4) was used as the reference bearing and bears North 89°18'49" East

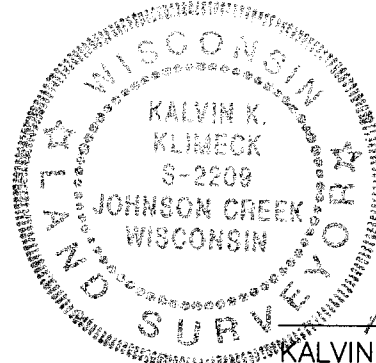


SOUTHWEST CORNER  
NORTHWEST QUARTER (NW 1/4)  
SEC 16, TOWN 5 NORTH, RANGE 22 EAST

NOTE:  
A PAVED TURNAROUND IS  
REQUIRED FOR LOTS 1-3



SOUTHEAST CORNER  
NORTHWEST QUARTER (NW 1/4)  
SEC 16, TOWN 5 NORTH, RANGE 22 EAST



*Calvin K. Klimeck*  
KALVIN K. KLIMECK - Wis Reg. No. S-2209  
Dated this 11th day of August, 2014



# Plan Commission Report

ITEM: 6b  
DATE: October 14, 2014

**PROJECT:** Certified Survey Map – Steve Mark, Lily Drive Developments, LLC  
**ADDRESS:** 400 E. Lily Dr.  
**TAX KEY NO:** 814-0256

**STAFF RECOMMENDATION:** That Plan Commission recommends to the Common Council that the certified survey map submitted by Steve Mark for the property at 400 E. Lily Dr. be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That all utility and drainage easements are updated prior to recording.

**Ownership:** Lily Drive Developments, LLC, 2990 Universal Dr., Ste. B, Oshkosh, WI 54904

**Size:** Outlot 1 = 0.7834 acres; Outlot 2 = 2.8746 acres (following division)

**Existing Zoning:** Rs-3, Single-Family Residential

**Adjacent Zoning:** North – Rs-3, Single-Family Residential  
East – Rs-3, Single Family Residential  
South – Rs-3, Single-Family Residential  
West – Rs-3, Single-Family Residential

**Comprehensive Plan:** Single-Family Residential.

**Wetlands:** N/A

**Floodplain:** N/A

**Official Map:** Yes, officially mapped roads are located through the property as shown on the location map.

**Commentary:** The Applicant is requesting approval of a Certified Survey Map (CSM) that would split the property at 400 E. Lily Dr. into two outlots. Plan Commissioners will recall that this property was the subject of a CSM review in August of 2013, in relation to the proposal for the Oakfield Village Addition #2. Due to several factors, the Applicant was unable to record the previous CSM by the deadline. Therefore, the review process must be repeated.

Each parcel meets the minimum lot width and area requirements for the zoning district; however, it should be noted that this is a required step prior to the subdivision of Outlot 2. As with the CSM for 324 E. Forest Hill Ave., comments from the County will be incorporated (e.g., updating the street labels) and both CSMs will correspond to the Preliminary Plat for Oakfield Village Addition No. 2.

Prepared by:

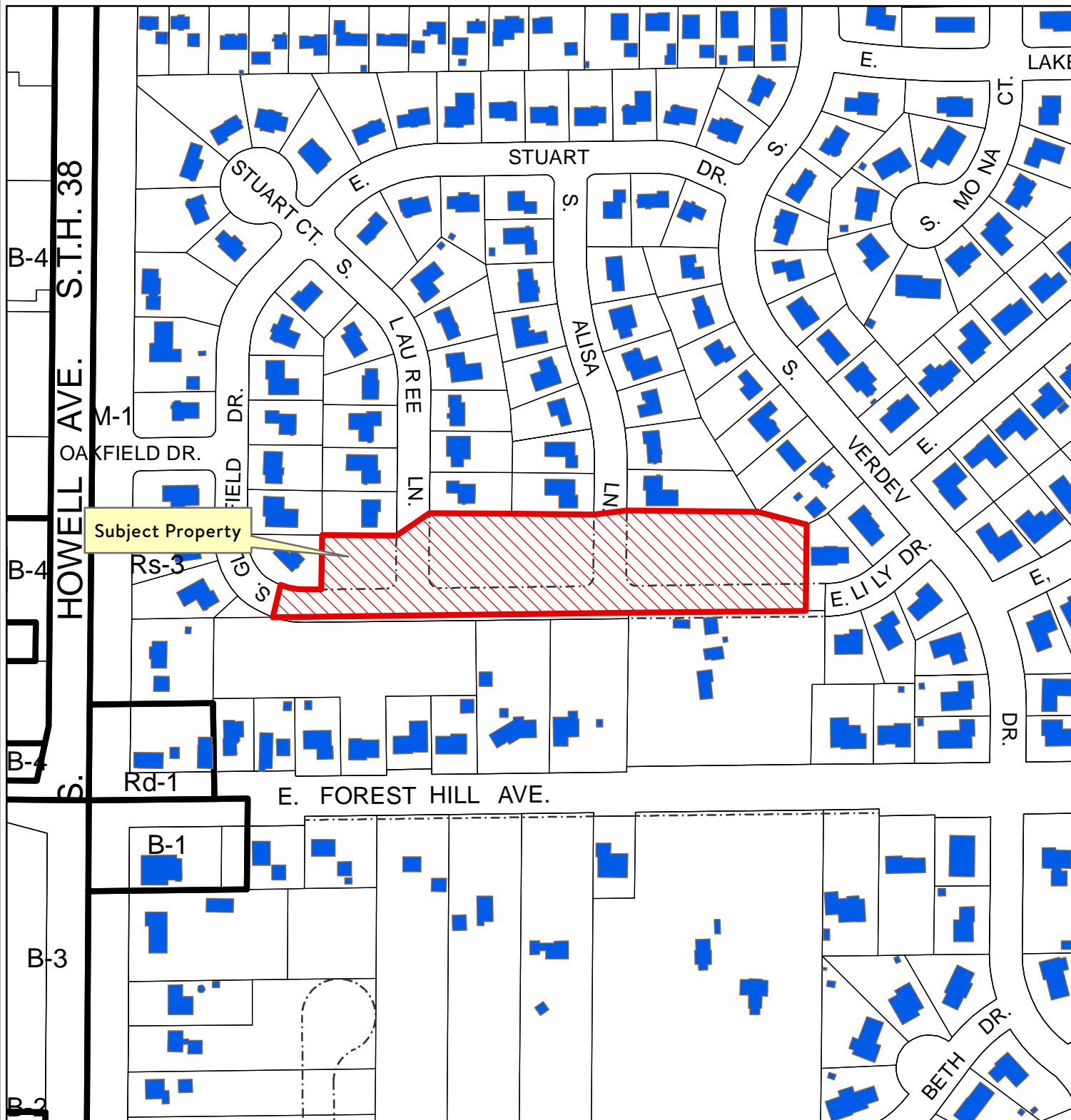
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

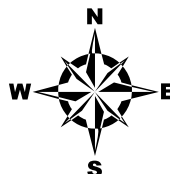
# Location Map

## 400 E. Lily Dr.

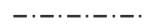


**OAKCREEK**  
— WISCONSIN —

Department of Community Development



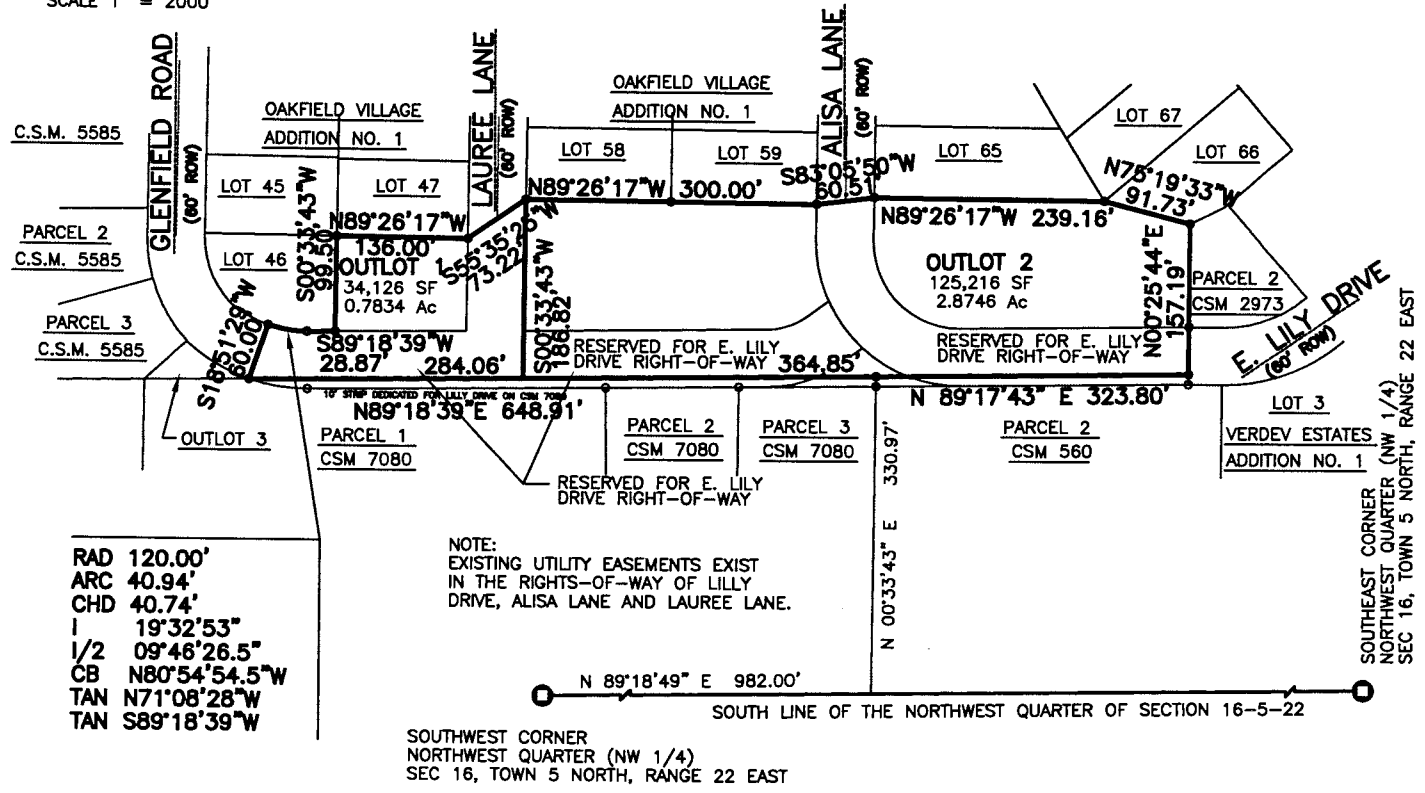
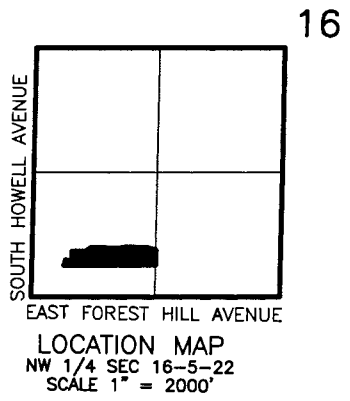
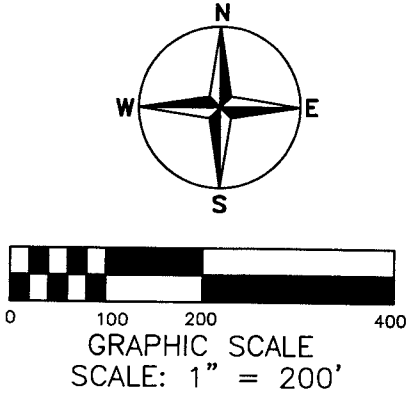
### Legend

-  400 E. Lily Dr.
-  Existing Street Pattern

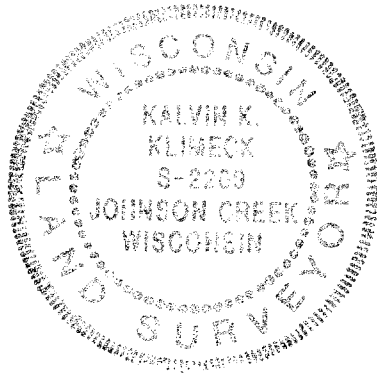
This map is not a survey of the actual boundary of any property this map depicts.

THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWN 5 NORTH, RANGE 22 EAST CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

REFERENCE BEARING: The south line of the Northwest Quarter (NW 1/4) was used as the reference bearing and bears North 89°18'49" East



RAD 120.00'  
ARC 40.94'  
CHD 40.74'  
I 19°32'53"  
1/2 09°46'26.5"  
CB N80°54'54.5"W  
TAN N71°08'28"W  
TAN S89°18'39"W



*Calvin K. Klimeck*  
KALVIN K. KLIMECK - Wis Reg. No. S-2209  
Dated this 11th day of August, 2014





# Plan Commission Report

ITEM: 6c  
DATE: October 14, 2014

**PROJECT:** Preliminary Plat – Steve Mark, Lily Drive Developments, LLC

**ADDRESS:** 324 E. Forest Hill Ave. & 400 E. Lily Dr.

**TAX KEY NO:** 814-9011 & 814-0256

**STAFF RECOMMENDATION:** That Plan Commission recommends to the Common Council that the certified survey map submitted by Steve Mark for the property at 400 E. Lily Dr. be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That all utility and drainage easements are updated prior to recording.
3. That comments from the Water and Sewer Utility are incorporated as required.

**Ownership:** Lily Drive Developments, LLC, 2990 Universal Dr., Ste. B, Oshkosh, WI 54904

**Size:** 3.658 acres

**Existing Zoning:** Rs-3, Single-Family Residential

**Adjacent Zoning:** North – Rs-3, Single-Family Residential  
East – Rs-3, Single Family Residential  
South – Rs-3, Single-Family Residential  
West – Rs-3, Single-Family Residential

**Comprehensive Plan:** Single-Family Residential.

**Wetlands:** N/A

**Floodplain:** N/A

**Official Map:** Yes, officially mapped roads are located through the property as shown on the location map.

**Commentary:** The Applicant is requesting approval of a Preliminary Subdivision Plat for the properties at 324 E. Forest Hill Ave. and 400 E. Lily Dr. (Oakfield Village Addition #2). Plan Commissioners will recall that a version of this subdivision was reviewed in August of 2013. As with the CSMs for these two properties, the review process must be repeated.

Eight (8) new building lots and two (2) outlots, all in compliance with district requirements, are proposed. Stormwater infrastructure will be sited on at least one of the outlots. Comments from the Water and Sewer Utility and Milwaukee County were received, and will be incorporated into the final subdivision plat.

Prepared by:

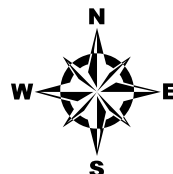
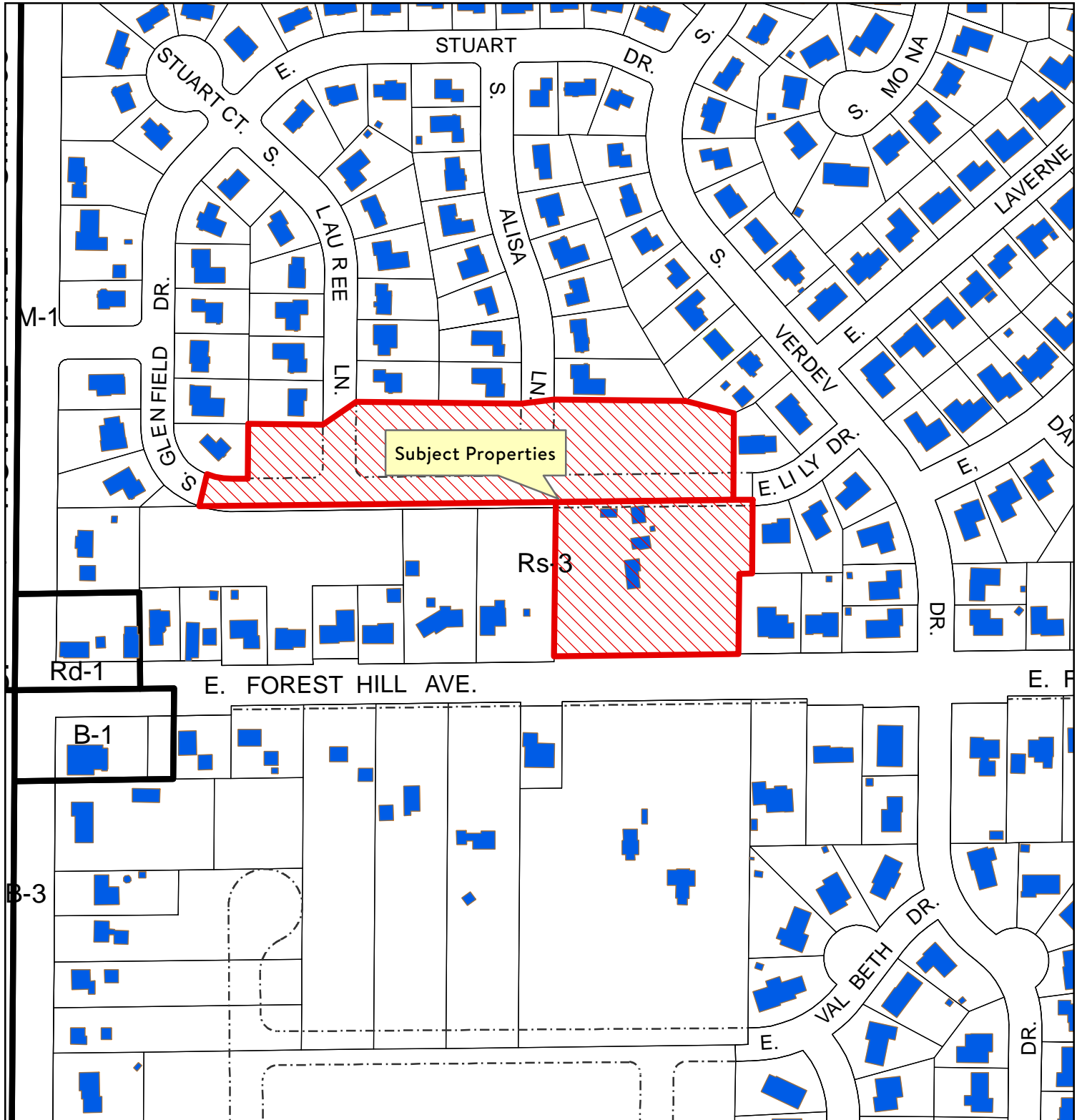
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 400 E. Lily Dr. & 324 E. Forest Hill Ave.

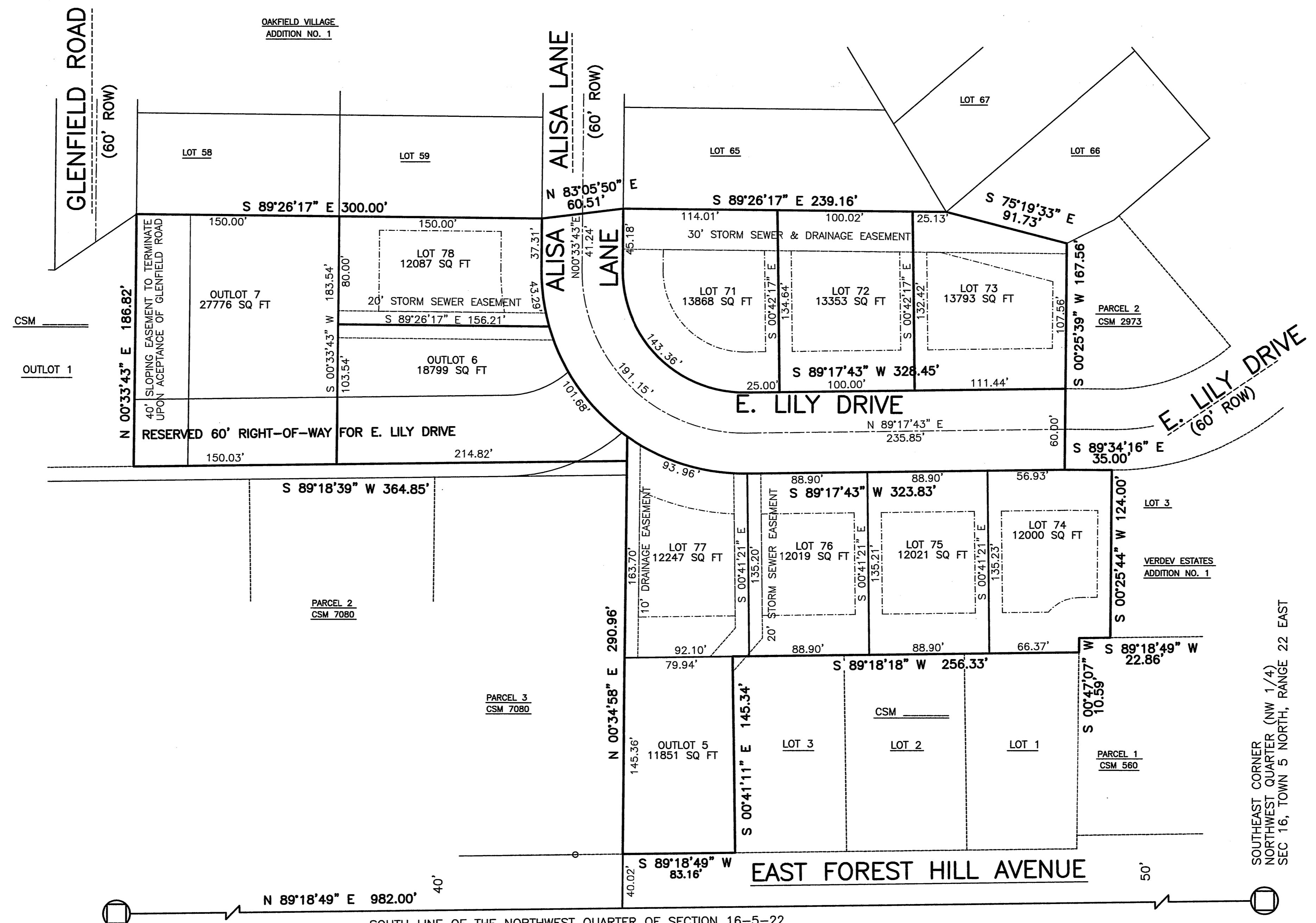
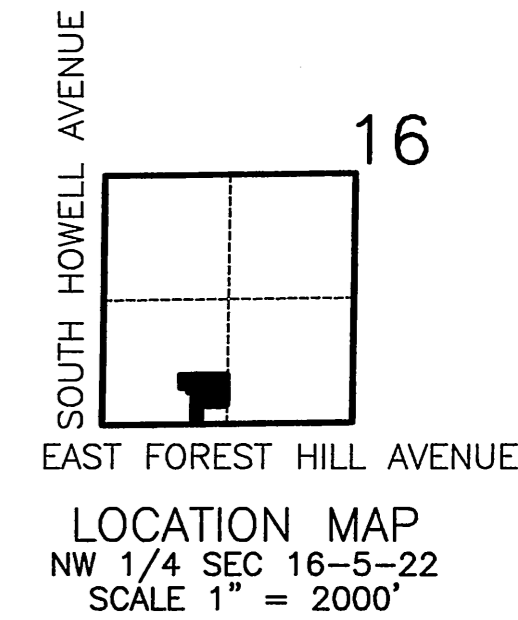
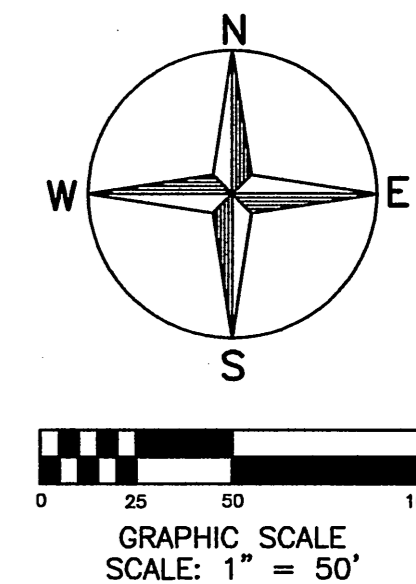


**Legend**

-  400 E. Lily Dr. & 324 E. Forest Hill Ave.
-  Existing Street Pattern

**INDEX TO DRAWINGS:**

- PAGE 1 COVER SHEET
- GRADING PLAN:**
- PAGE 1 MASTER GRADING PLAN
- PAGE 2 INTERIM GRADING PLAN
- PAGE 3 CUT / FILL PLAN
- SANITARY SEWER PLAN:**
- PAGE 1 SANITARY SEWER PLAN
- PAVING PLAN:**
- PAGE 1 PAVING PLAN
- STORM SEWER PLAN:**
- PAGE 1 STORM SEWER SYSTEM PLAN
- PAGE 2 STORM SEWER PLAN
- PAGE 3 STORM SEWER BY-PASS PLAN
- WATERMAIN PLAN:**
- PAGE 1 WATERMAIN PLAN



**SURVEYOR'S DESCRIPTION:**

BEING A REDIVISION OF ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_ AND ALL OF OUTLOT 2 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWN 5 NORTH, RANGE 22 EAST IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

SOUTHWEST CORNER NORTHWEST QUARTER (NW 1/4) SEC 16, TOWN 5 NORTH, RANGE 22 EAST

**NOTES:**

- 1) OUTLOT 5 IS OWNED AND SHALL BE MAINTAINED BY THE OAKFIELD VILLAGE ADDITION NO. 2 SUBDIVISION HOMEOWNERS ASSOCIATION AND EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP OF THE OUTLOT AND THAT MILWAUKEE COUNTY AND THE CITY OF OAK CREEK SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT MILWAUKEE COUNTY OR THE CITY OF OAK CREEK SHOULD BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF DELINQUENCY. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN SAID OUTLOT IN AN UNOBSTRUCTED CONDITION SO AS TO MAINTAIN ITS INTENDED PURPOSE. CONSTRUCTION OF ANY BUILDING, GRADING OR FILLING IN SAID OUTLOT IS PROHIBITED UNLESS APPROVED BY THE CITY OF OAK CREEK. THE HOMEOWNERS ASSOCIATION GRANTS TO THE CITY THE RIGHT (BUT NOT THE RESPONSIBILITY) TO ENTER UPON THE OUTLOT IN ORDER TO INSPECT, REPAIR OR RESTORE SAID OUTLOT TO ITS INTENDED PURPOSE. EXPENSES INCURRED BY THE CITY OF SAID INSPECTION, REPAIR OR RESTORATION OF SAID OUTLOT MAY BE PLACED AGAINST THE TAX ROLL FOR SAID ASSOCIATION AND COLLECTED BY SPECIAL CHARGE BY THE CITY.
- 2) OWNERSHIP AND MAINTENANCE OF OUTLOT 6 SHALL BE RETAINED BY DEVELOPER.
- 3) OUTLOT 7 TO BE DEEDED TO THE CITY OF OAK CREEK FOR PURPOSES OF STORM WATER MANAGEMENT. MAINTENANCE SHALL RESIDE WITH THE CITY OF OAK CREEK.

NO.	REVISIONS	BY	DATE

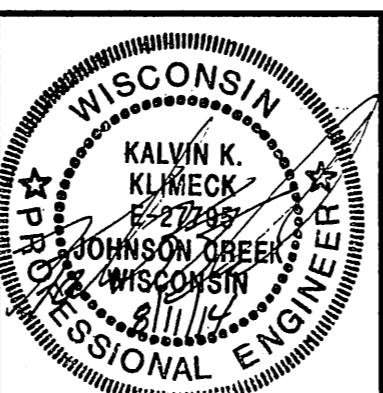
DESIGNED BY:  
K. K. KLIMECK

DRAWN BY:  
K. K. KLIMECK

CHECKED BY:  
K. K. KLIMECK

SCALE:  
1" = 50' HORIZ.

DATE:  
AUGUST 11, 2014



**PIONEER ENGINEERING AND SURVEYING, LLC.**

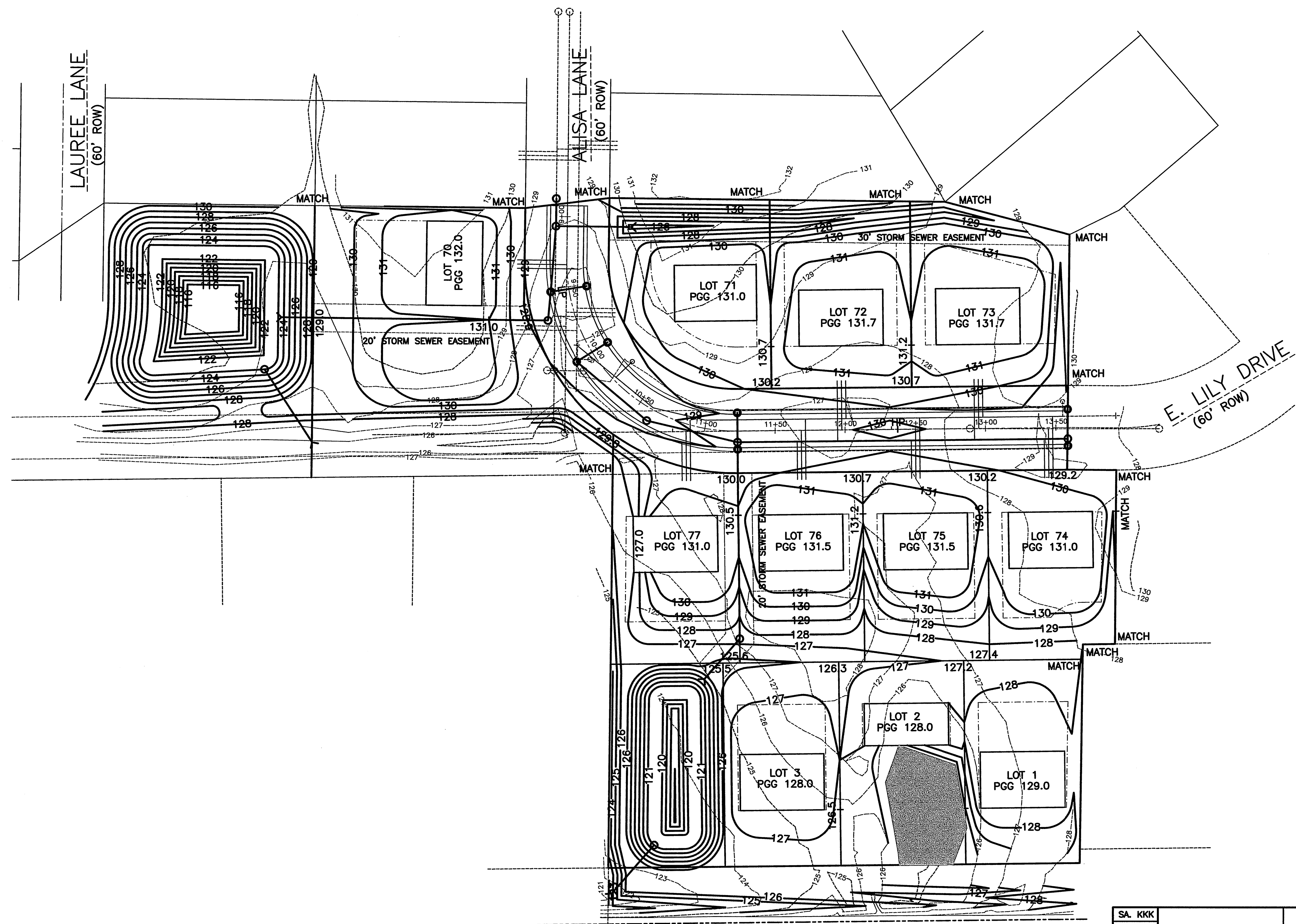
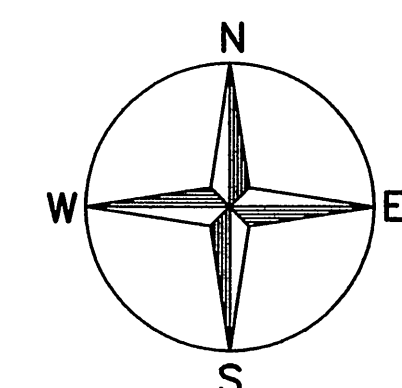
CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS

3902 C.T.H. "B"  
JOHNSON CREEK, WI. 53038  
(414) 651-0490 e-mail: kalpioneereng@tds.net

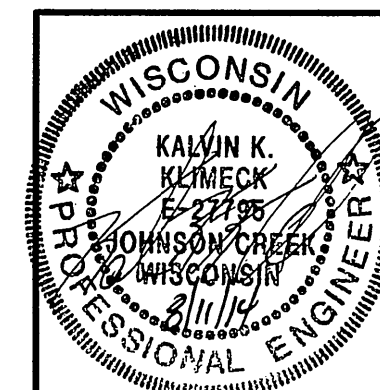
**COVER SHEET FOR  
OAKFIELD VILLAGE ADDITION NO. 2**

MUNIC. PROJ. NO. .....	PIONEER PROJ. NO. 13-03
CITY OF OAK CREEK APPROVED BY: .....	PIONEER SHT. NO. <b>PAGE 1 OF 1</b>
CITY ENGINEER DATE	PIONEER FILE NO. 13-03

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THE LOCATION OF UNDERGROUND STRUCTURES OR FACILITIES SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME OF PLAN PREPARATION & ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION DURING THE COURSE OF THE WORK.



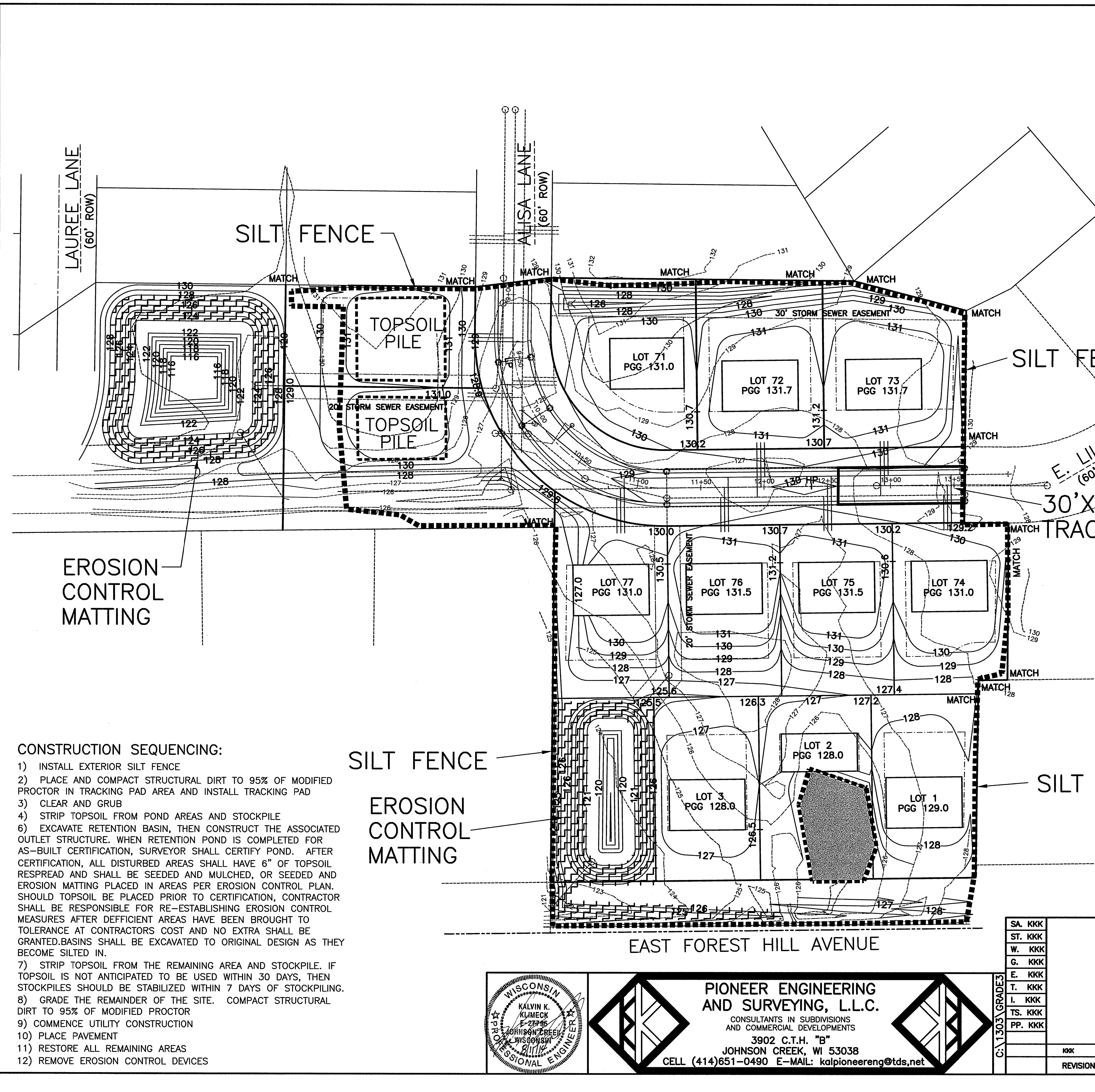
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REVISION BY	DATE
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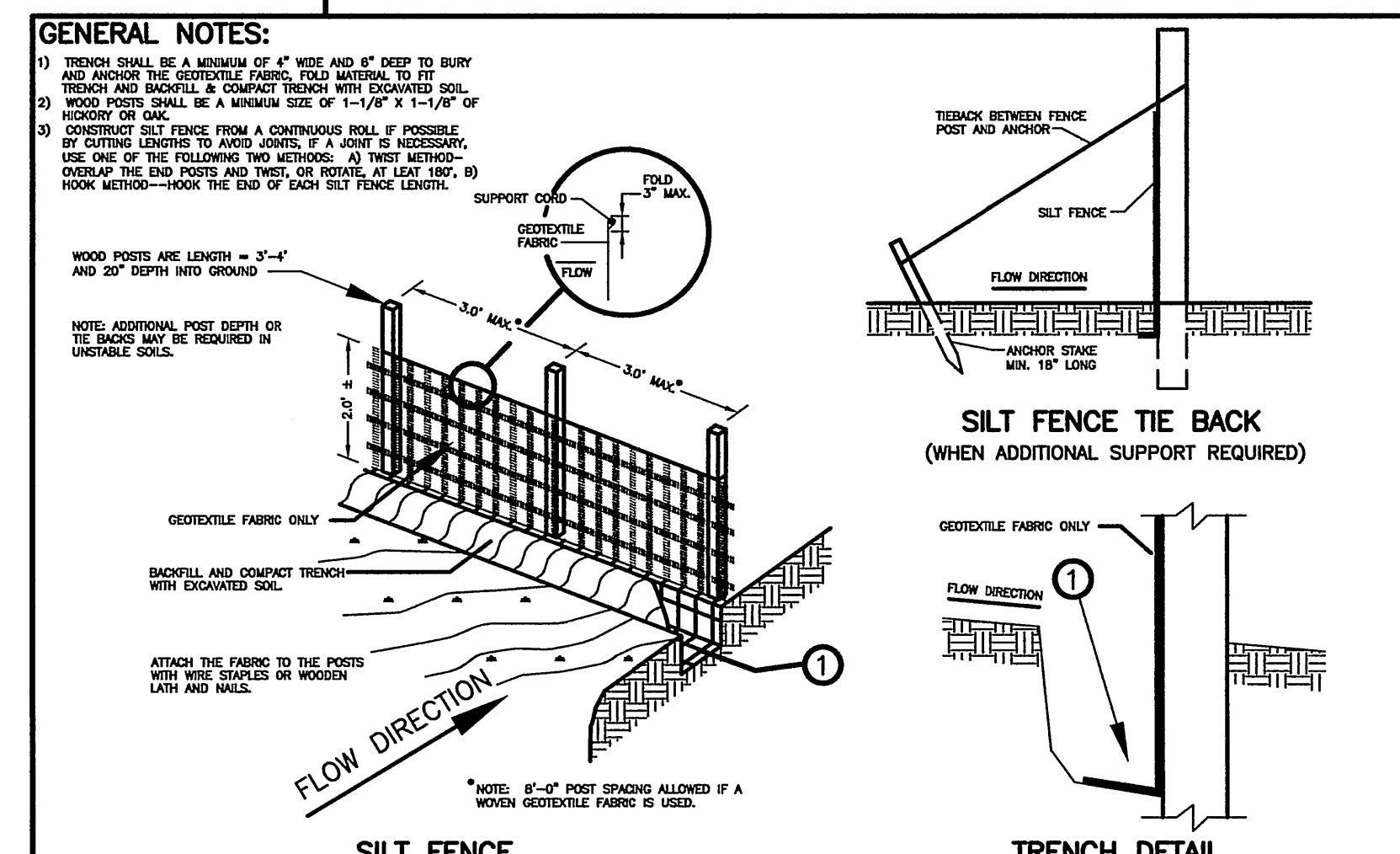
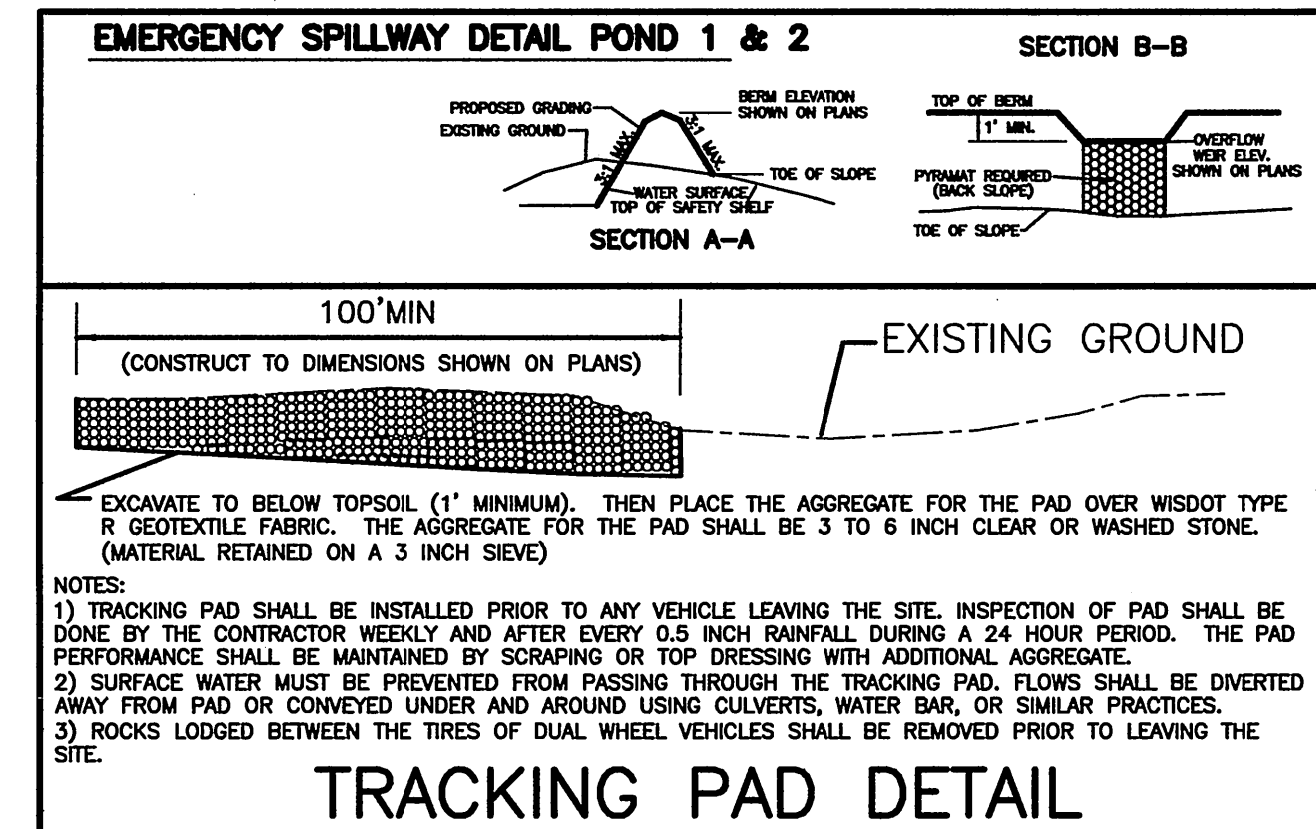
CITY OF OAK CREEK, WISCONSIN - ENGINEERING DEPARTMENT			
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CHECKED BY	DATE	CITY ENGINEER	DATE
K.K. KLIMECK	8/11/14		
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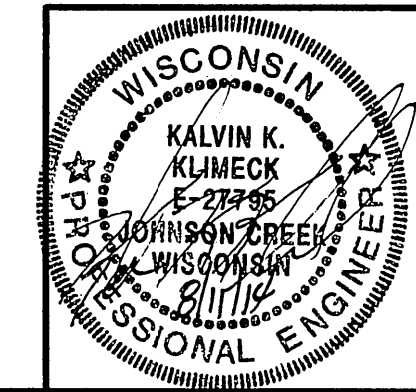




- NOTES:
- 1) THE DNR REQUIRES THAT AFTER SEPTEMBER 15 OF ANY CONSTRUCTION YEAR, ANY UNFINISHED SOIL DISTURBED AREA MUST EITHER BE SEEDED AND EROSION BLANKET APPLIED OR THE APPLICATION OF SEED AND TACIFIER IN CONFORMANCE TO THEIR WINTER STABILIZATION PROGRAM. TEMPORARY SEED SHALL CONFORM TO STATE SPECIFICATIONS 630.2.1.5.1.2 AND PERMANENT SEED SHALL CONFORM TO STATE SPECIFICATIONS 630.2.1. SEED MIX NO. 40, USED BLUE TAG CERTIFIED SEED. EACH SEED LOT WILL BE SUBJECT TO SAMPLING AND TESTING BY THE STATE SEED TESTING LABORATORY. TEMPORARY AND PERMANENT SEED SHALL USE SOWING METHOD "A" FOLLOWING STATE SPECIFICATIONS 630.3, AND SHALL USE A SOWING RATE OF 2 POUNDS PER 1000 SQUARE FEET. SEEDED AREAS SHALL BE MAINTAINED FOR A PERIOD OF 2 MONTHS AFTER GRASS HAS SHOWN "A CATCH" OR UNIFORM STAND VERIFIED BY THE CITY. LAWN AREAS SHALL RECEIVE AT LEAST 2 INCH MOWINGS BEFORE ACCEPTANCE. RESEED AREAS WHICH FAIL TO SHOW ADEQUATE CATCH OR SATISFACTORY STAND OF ESTABLISHED GRASS. CORRECT DAMAGE RESULTING FROM EROSION, GULLIES, WASHOUTS, OR OTHER CAUSES BY FILLING WITH TOPSOIL, TAMPING, REFERTILIZING AND RESEEDING IF DAMAGE OCCURS BEFORE WORK ACCEPTANCE. REQUEST INSPECTION BY CITY AT END OF MAINTENANCE PERIOD.
  - 2) ALL MULCH SHALL BE APPLIED AS TO PROVIDE A CONTINUOUS COVER (70% MINIMUM FOR SEEDING AREAS AND 80% MINIMUM FOR UNSEEDING AREAS) AT A UNIFORM RATE OF 1.5 TO 2 TONS/ACRE FOR SEEDING AREAS AND 2 TO 3 TONS/ACRE FOR UNSEEDING AREAS. MULCHED AREAS SHALL BE ANCHORED IMMEDIATELY FOLLOWING APPLICATION AND SHALL CONFORM TO WNR TECHNICAL STANDARD 1058 MULCHING FOR CONSTRUCTION SITES. POLYMER (POLYACRYLAMIDE) EQUIVALENT MAY BE SUBSTITUTED FOR MULCH AND APPLIED AT A RATE OF 400 LBS/ACRE FOR WINTER STABILIZATION. IF POLYMER IS USED THE CONTRACTOR SHALL CONTACT THE CITY FOR INSPECTION REQUEST.
  - 3) FOR THE FIRST SIX WEEKS AFTER THE INITIAL STABILIZATION (SEED, MULCH, EROSION MAT, SOD) OF DISTURBED AREA, PROVISIONS SHALL BE MADE FOR WATERING WHENEVER MORE THAN 7 DAYS OF DRY WEATHER ELAPSE.
  - 4) SHOULD DETERIORATION BECOME NECESSARY FOR THE RETENTION BASINS / FORE BAYS, THE CONTRACTOR SHALL UTILIZE A SEDIMENTATION BAG CONFORMING TO WISCONSIN DNR TECHNICAL STANDARDS 1061. SAID BAG SHALL BE PLACED INSIDE HAYBALE BARRIERS FOR ADDED PROTECTION. MAXIMUM DISCHARGE HOSE SHALL BE 4" DIAMETER. EVERY PUMP SHALL BE REQUIRED TO HAVE ITS OWN SEDIMENTATION BAG.
  - 5) PROVIDE WOOD TYPE "D" INLET PROTECTION OR EQUIVALENT. INLET PROTECTION SHALL BE INSTALLED PRIOR TO THE STORM SEWER RECEIVING SITE RUNOFF. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY AND WHENEVER 0.5" OF RAIN IS PRODUCED WITHIN 24 HOURS. ALL NECESSARY MAINTENANCE SHOULD FOLLOW THE INSPECTIONS WITHIN 24 HOURS.
  - 6) ALL STONE USED ON-SITE FOR TRACKING PADS, RIP-RAP, AND CHECK DAMS SHALL BE CLEAR (I.E., SCREENED TO REMOVE FINES). ALL STONE SMALLER THAN 3-INCH DIA. NEEDS TO BE WASHED AS WELL.
  - 7) SITE RUNOFF SHALL BE DIRECTED TO THE RETENTION BASIN SHOWN ON THE PLANS AT ALL TIMES DURING CONSTRUCTION.
  - 8) STREET SWEEPING ACTIVITIES SHALL OCCUR EVERY NIGHT ON EVERGREEN DRIVE DURING CONSTRUCTION ACTIVITIES UPON COMPLETION OF BINDER COURSE, STREET SWEEPING ACTIVITIES SHALL OCCUR AT LEAST ONCE A WEEK ON INTERIOR SUBDIVISION ROADS.
  - 9) SHOULD AREAS OF PROBLEMLIC STABILIZATION ARISE, ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO THESE AREAS.
  - 10) INSPECTIONS OF ALL EROSION CONTROL DEVICES SHALL BE DONE AT LEAST ONCE A WEEK OR AFTER EACH RAINFALL EVENT. AREAS WHERE BEST MANAGEMENT PRACTICES HAVE BEEN DAMAGED SHALL BE REPAIRED.
  - 11) THE CONTRACTOR SHALL FOLLOW WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS 1001 (WET DETENTION BASIN), 1050 (LAND APPLICATION OF ANIONIC POLYACRYLAMIDE), 1052 (NON CHANNEL EROSION MAT), 1053 (CHANNEL EROSION MAT), 1056 (SILT FENCE), 1057 (STONE TRACKING PAD AND TIRE TRACKING PAD), 1058 (MULCHING FOR CONSTRUCTION SITES), 1061 (DEWATERING), 1062 (DITCH CHECK), 1064 (SEDIMENT BASIN), 12) EROSION CONTROL BLANKET TO BE BY EROSION CONTROL BLANKET S-31 OR EQUAL.



- CONSTRUCTION SEQUENCING:
- 1) INSTALL EXTERIOR SILT FENCE
  - 2) PLACE AND COMPACT STRUCTURAL DIRT TO 95% OF MODIFIED PROCTOR IN TRACKING PAD AREA AND INSTALL TRACKING PAD
  - 3) CLEAR AND GRUB
  - 4) STRIP TOPSOIL FROM POND AREAS AND STOCKPILE
  - 6) EXCAVATE RETENTION BASIN, THEN CONSTRUCT THE ASSOCIATED OUTLET STRUCTURE. WHEN RETENTION POND IS COMPLETED FOR AS-BUILT CERTIFICATION, SURVEYOR SHALL CERTIFY POND. AFTER CERTIFICATION, ALL DISTURBED AREAS SHALL HAVE 6" OF TOPSOIL RESPREAD AND SHALL BE SEEDED AND MULCHED, OR SEEDED AND EROSION MATTING PLACED IN AREAS PER EROSION CONTROL PLAN. SHOULD TOPSOIL BE PLACED PRIOR TO CERTIFICATION, CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING EROSION CONTROL MEASURES AFTER DEFICIENT AREAS HAVE BEEN BROUGHT TO TOLERANCE AT CONTRACTORS COST AND NO EXTRA SHALL BE GRANTED. BASINS SHALL BE EXCAVATED TO ORIGINAL DESIGN AS THEY BECOME SILTED IN.
  - 7) STRIP TOPSOIL FROM THE REMAINING AREA AND STOCKPILE. IF TOPSOIL IS NOT ANTICIPATED TO BE USED WITHIN 30 DAYS, THEN STOCKPILES SHOULD BE STABILIZED WITHIN 7 DAYS OF STOCKPILING.
  - 8) GRADE THE REMAINDER OF THE SITE. COMPACT STRUCTURAL DIRT TO 95% OF MODIFIED PROCTOR
  - 9) COMMENCE UTILITY CONSTRUCTION
  - 10) PLACE PAVEMENT
  - 11) RESTORE ALL REMAINING AREAS
  - 12) REMOVE EROSION CONTROL DEVICES



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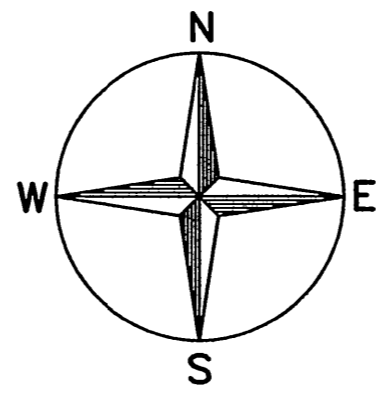
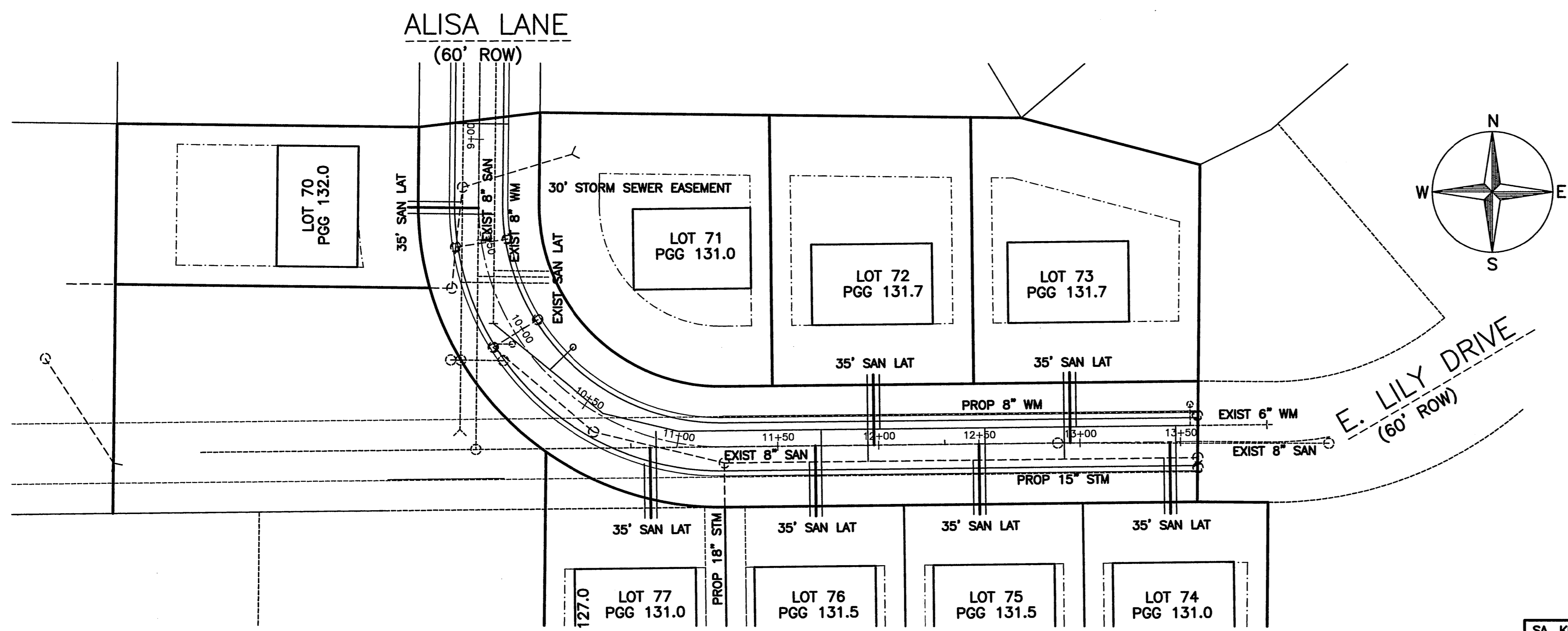
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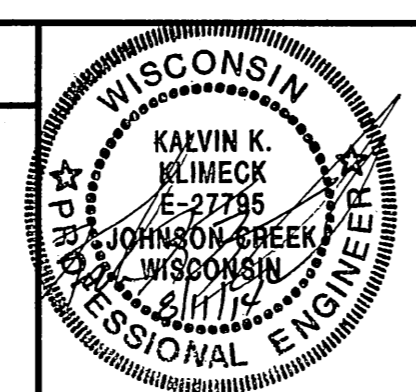
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SA. KKK		CITY OF OAK CREEK, WISCONSIN – ENGINEERING DEPARTMENT			
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**ESTIMATE OF QUANTITIES**

6" SAN LATERAL                      245 LIN FT



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**OAKFIELD VILLAGE ADDITION NO 2  
 PROPOSED SANITARY SEWER PLAN**

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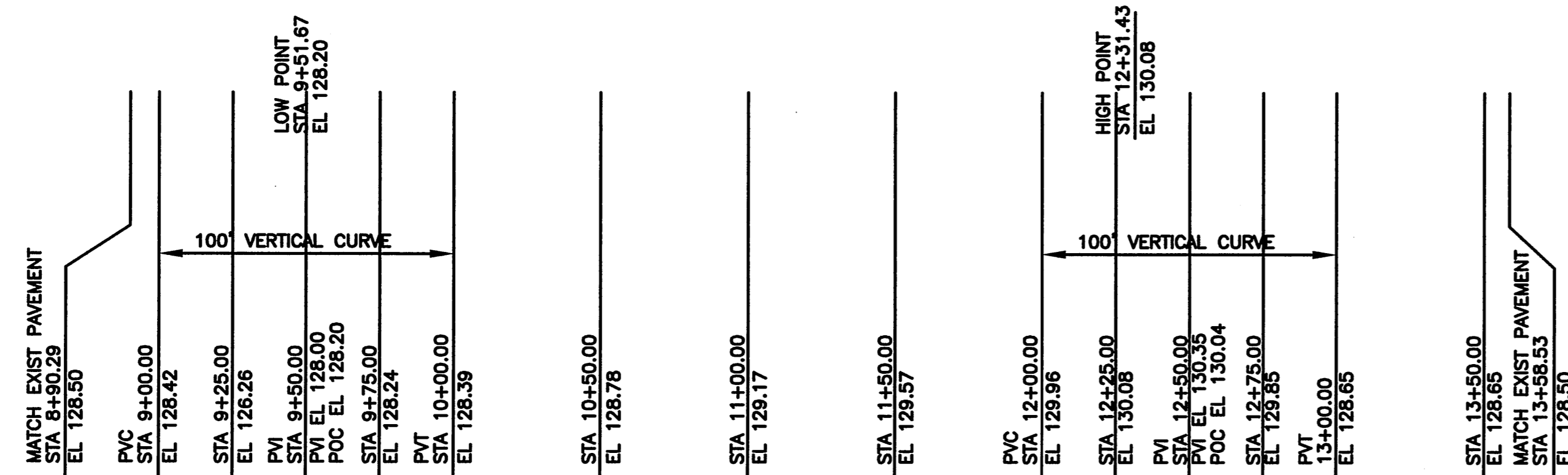
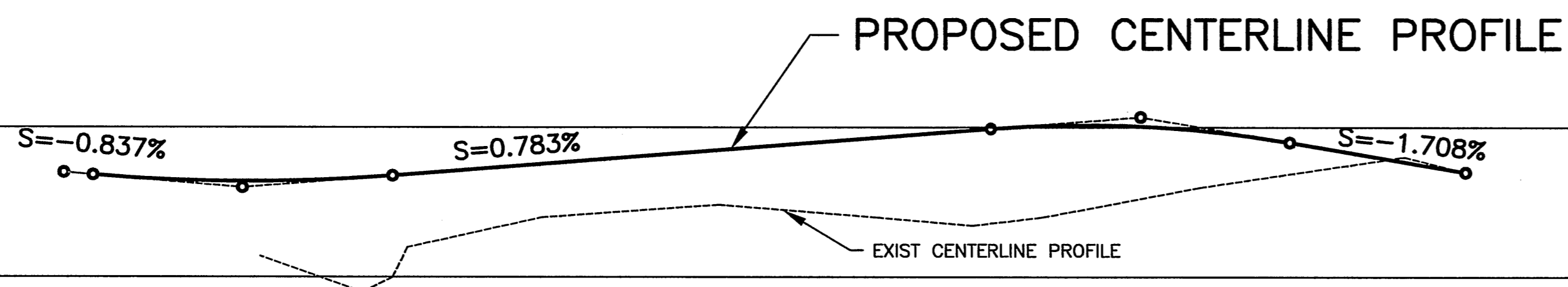
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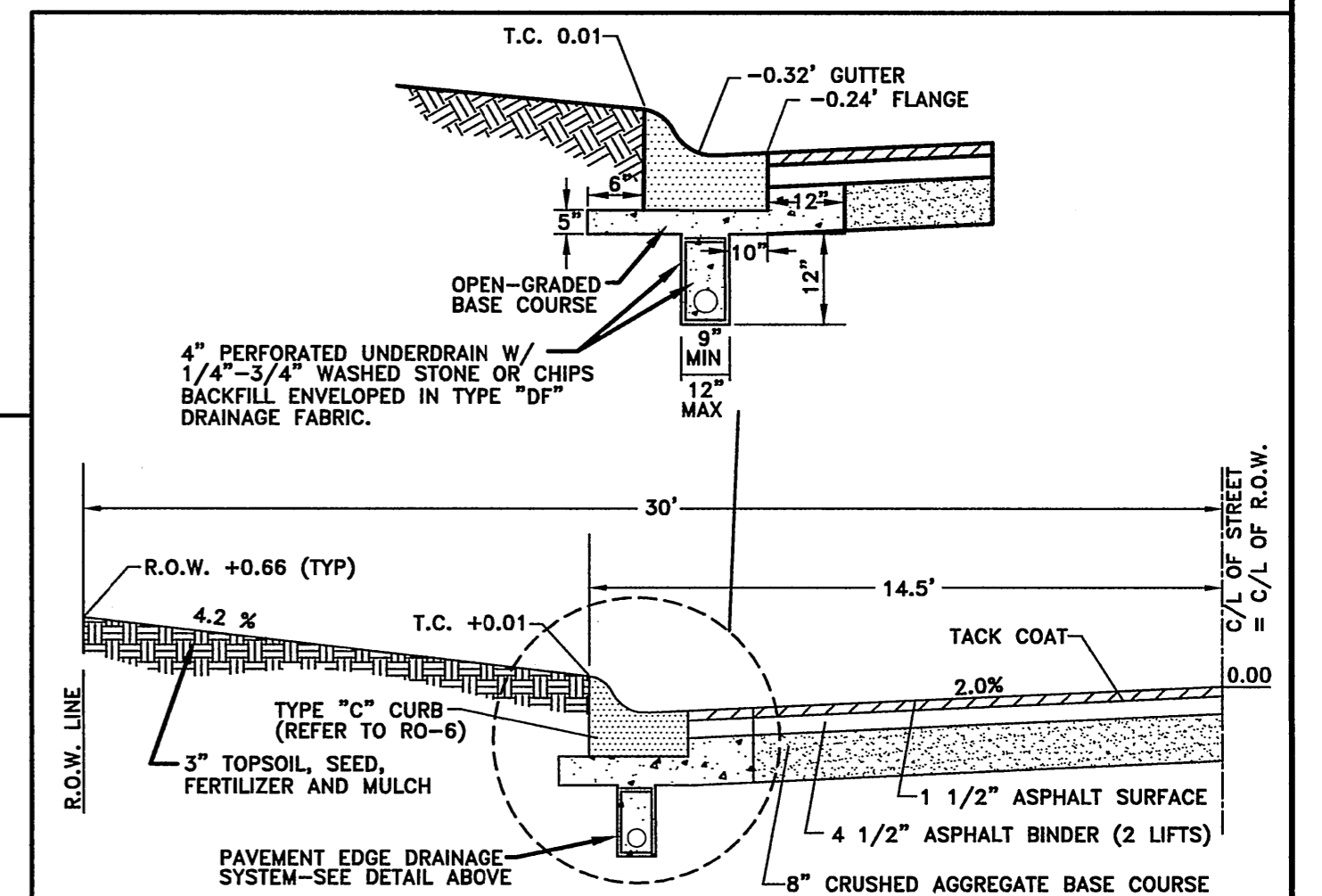
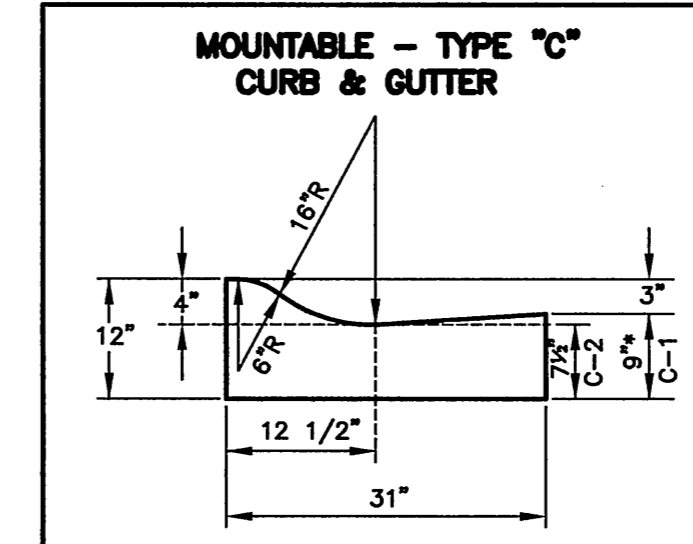
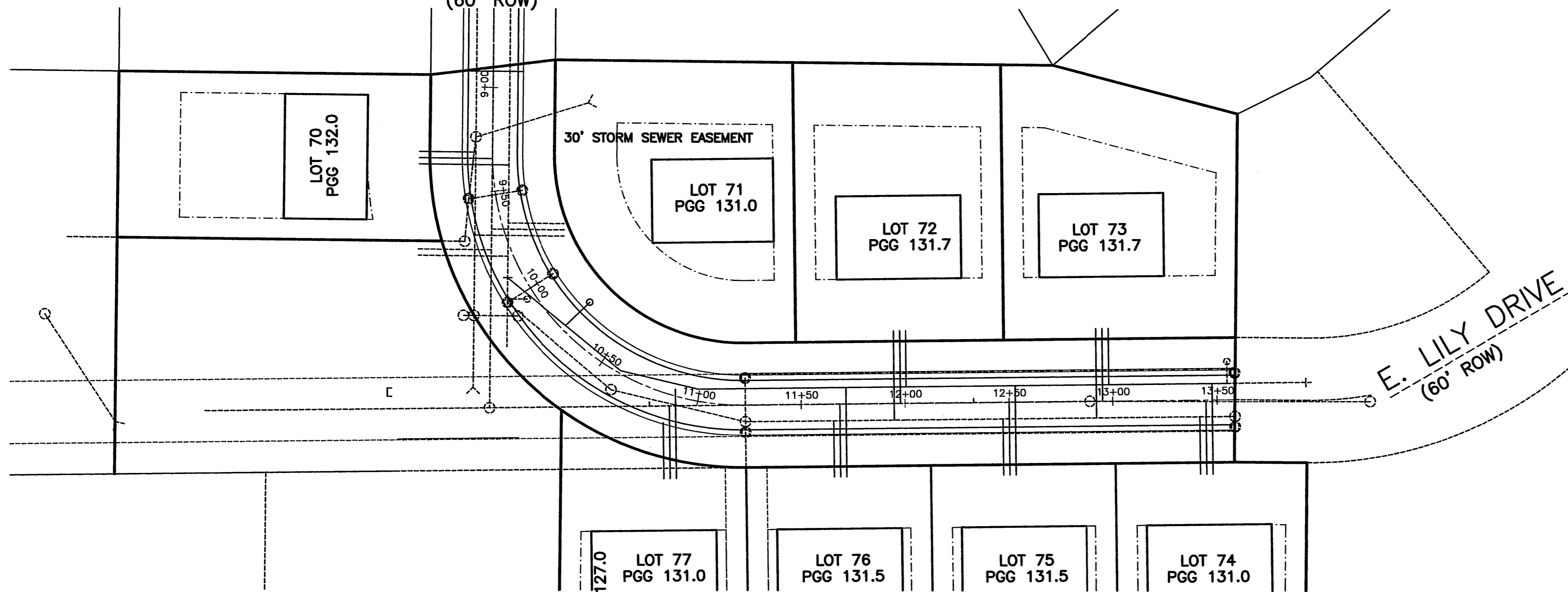
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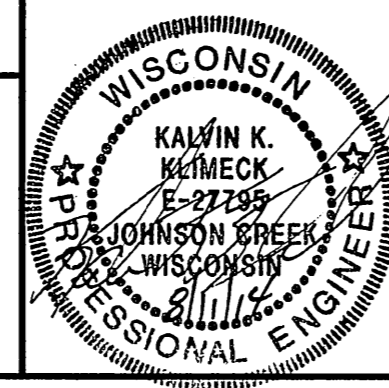
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ALISA LANE  
(60' ROW)



ESTIMATE OF QUANTITIES

1-1/2" ASPHALT SURFACE COURSE	1235 SQ YDS
4-1/2" ASPHALT BINDER COURSE	1235 SQ YDS
8" CRUSHED AGGREGATE BASE COURSE	1235 SQ YDS
31" MOUNTABLE CURB & GUTTER	932 LIN FT



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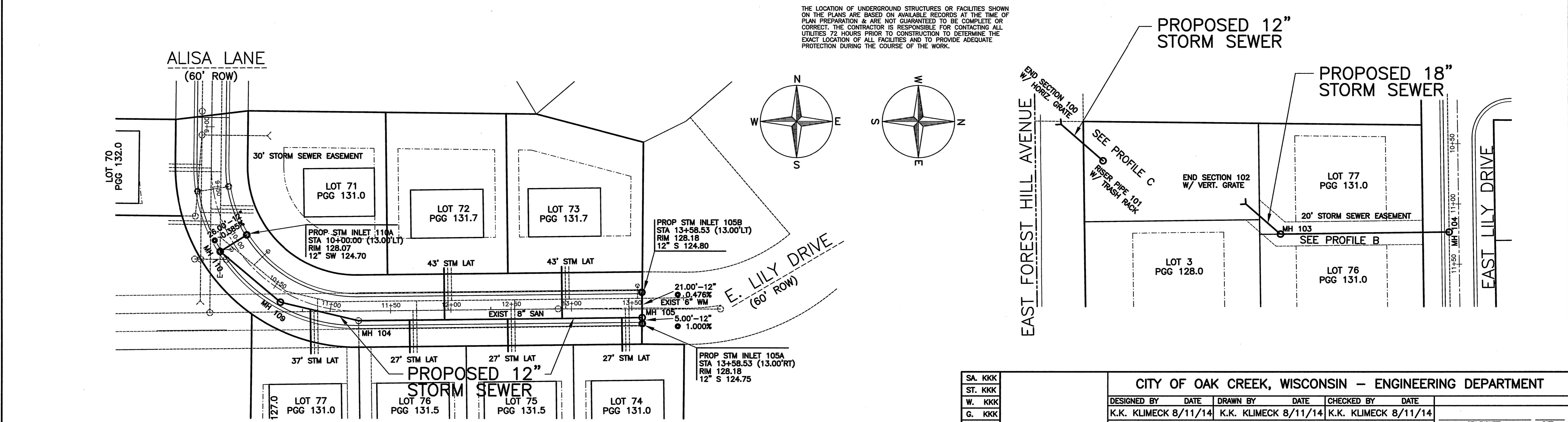
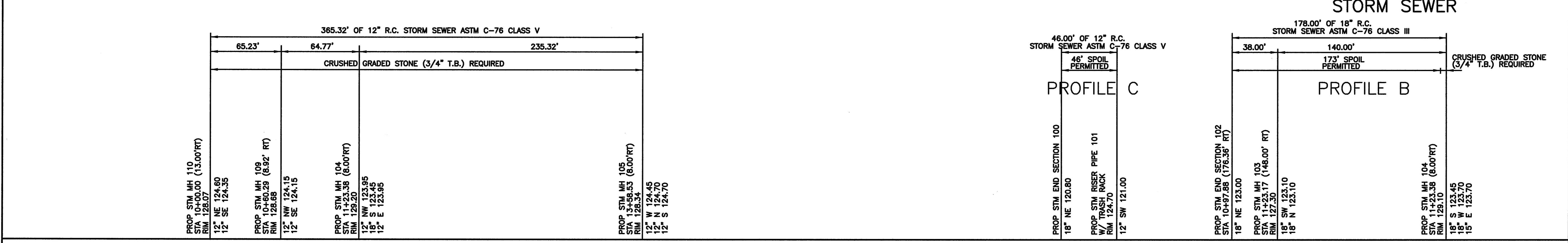
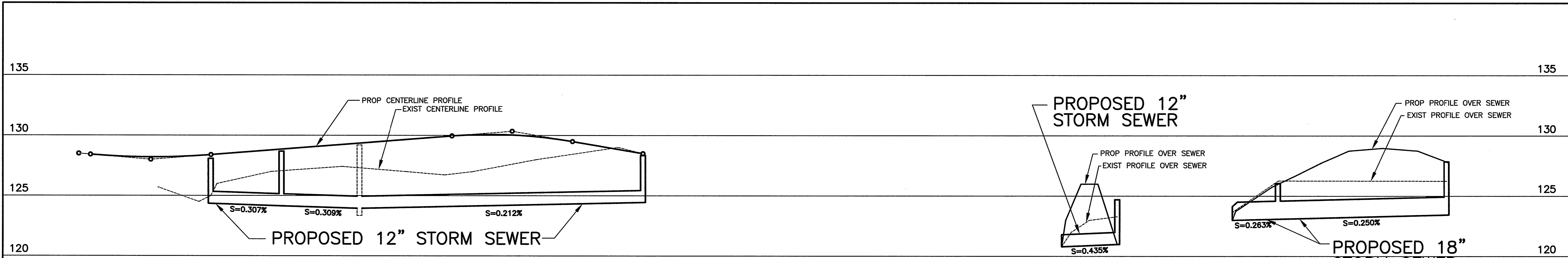
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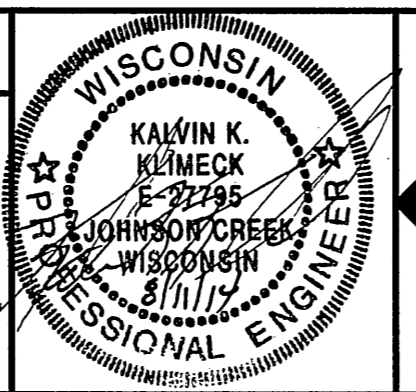






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18" R.C. STORM SEWER (STONE BK FILL)	5 LIN FT	48" DIA. STORM SEWER MANHOLE	4 EACH
18" R.C. STORM SEWER (SPOIL BK FILL)	173 LIN FT	STANDARD INLET	4 EACH
12" R.C. STORM SEWER (STONE BK FILL)	417 LIN FT	18" END SECTION W/GRATE	1 EACH
12" R.C. STORM SEWER (SPOIL BK FILL)	46 LIN FT	12" END SECTION W/GRATE	1 EACH
6" STORM SEWER LATERAL	204 LIN FT	RISER PIPE W/TRASH RACK	1 EACH
4" PERFORATED UNDERDRAIN	1045 LIN FT		



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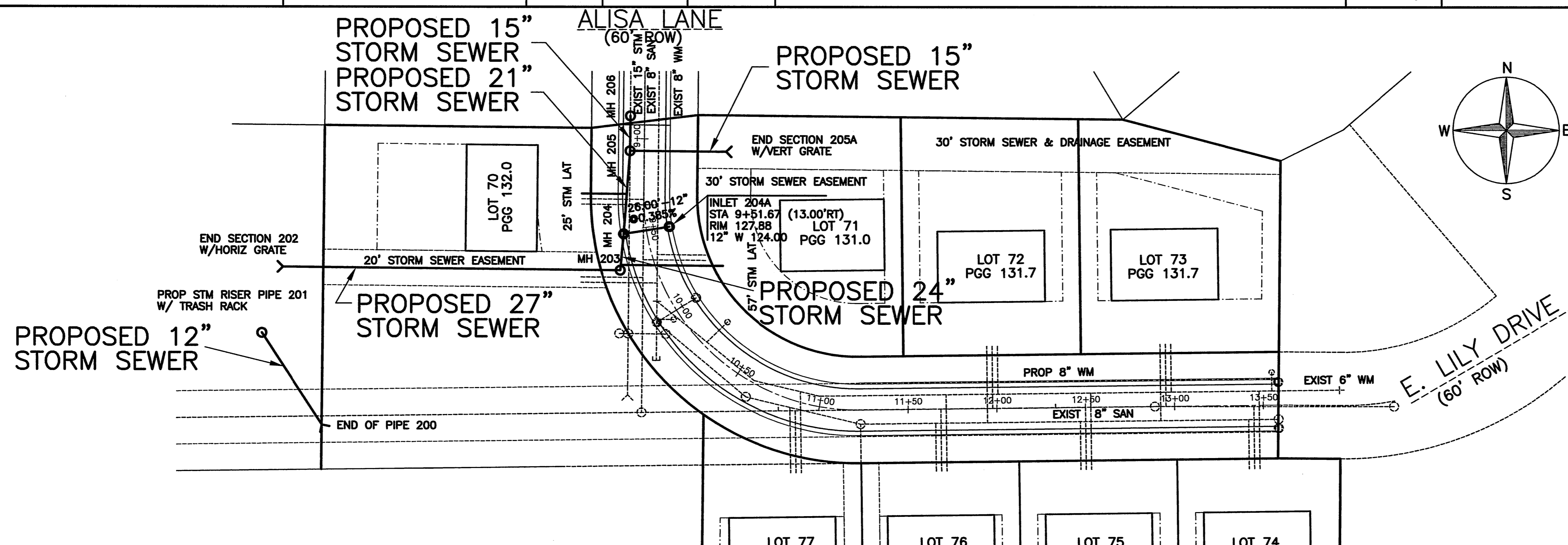
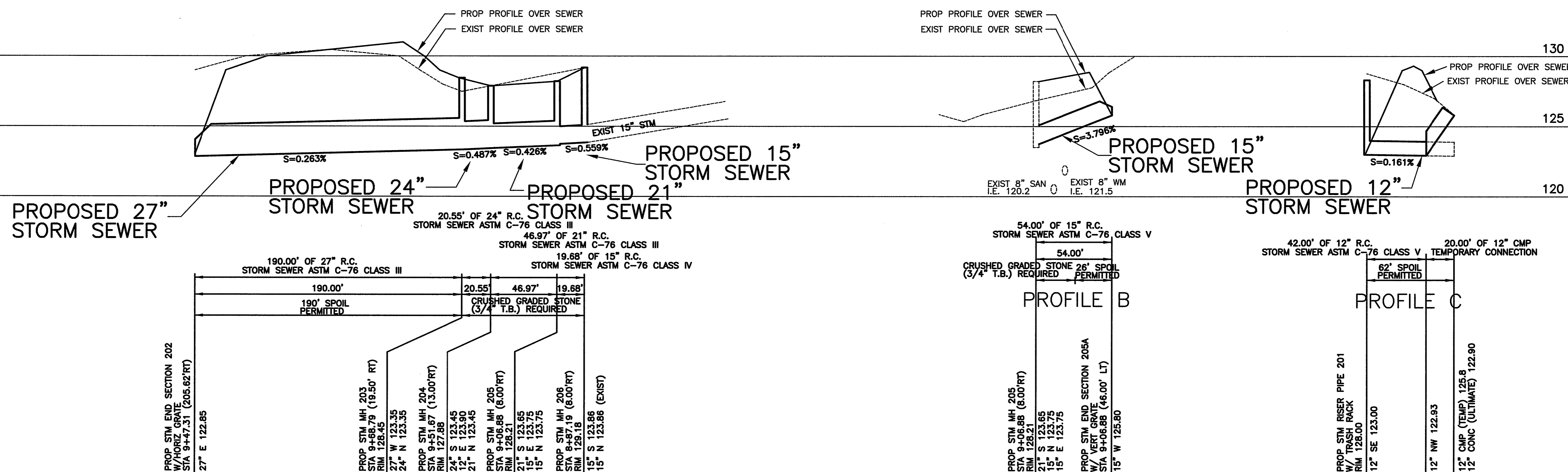
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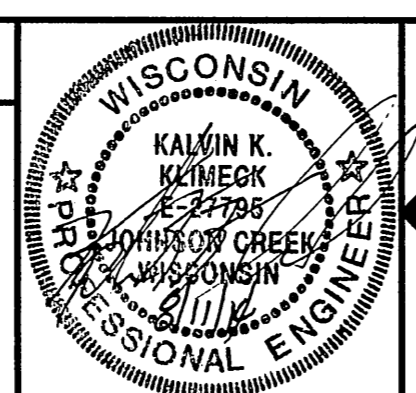
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**ESTIMATE OF QUANTITIES**

27" R.C. STORM SEWER (SPOIL BKFL)	190 LIN FT	REMOVE EXIST 15" STORM SEWER	157 LIN FT
24" R.C. STORM SEWER (STONE BKFL)	21 LIN FT	REMOVE EXIST MANHOLE	1 EACH
21" R.C. STORM SEWER (STONE BKFL)	47 LIN FT	REMOVE EXIST INLET	2 EACH
15" R.C. STORM SEWER (STONE BKFL)	54 LIN FT	48" DIA. STORM SEWER MANHOLE	4 EACH
12" R.C. STORM SEWER (SPOIL BKFL)	26 LIN FT	STANDARD INLET	1 EACH
12" R.C. STORM SEWER (STONE BKFL)	26 LIN FT	27" END SECTION W/GRATE	1 EACH
12" CMP STORM SEWER (SPOIL BKFL)	20 LIN FT	RISER PIPE W/TRASH RACK	1 EACH
6" STORM SEWER LATERAL	82 LIN FT		



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CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

SCALE \_\_\_\_\_ SHEET \_\_\_\_\_

**OAKFIELD VILLAGE ADDITION NO 2**  
**PROPOSED STORM SEWER PLAN**

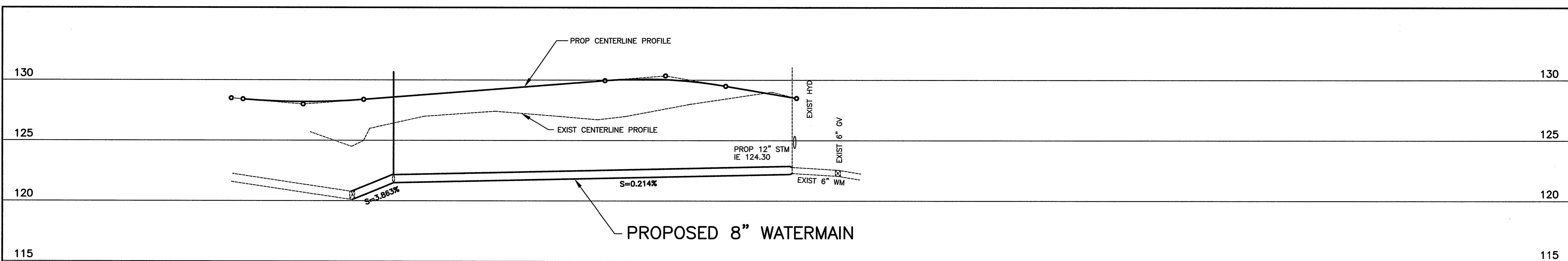
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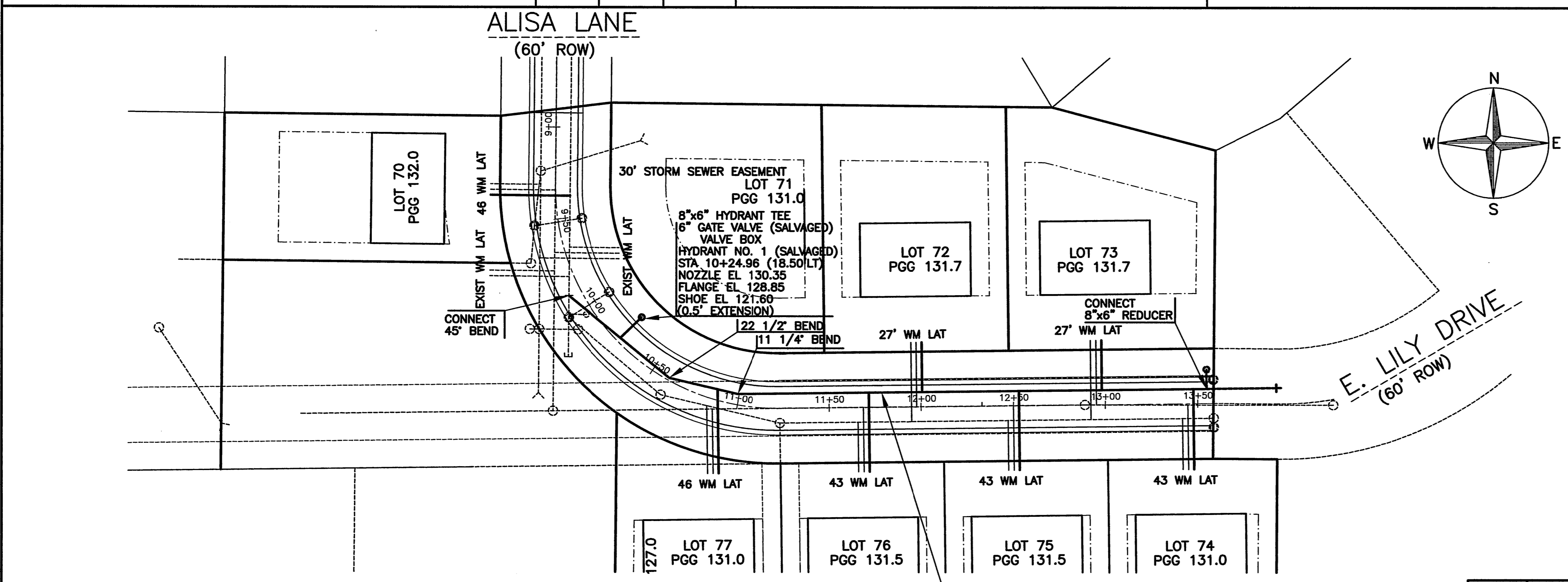


363.12' OF 8" P.V.C. WATERMAIN AWWA C-900 SDR-18 CLASS 150

36.24'	34.21'	38.17'	254.50'
CRUSHED GRADED STONE (3/4" T.B.) REQUIRED			

CONNECT 45° BEND STA 9+80.53 (7.05' RT) 8" EL 120.1  
 8"x6" HYDRANT TEE STA 10+24.96 (2.35' LT) 8" EL 121.50  
 22 1/2" BEND STA 10+59.85 (1.35' LT) 8" EL 121.57  
 11 1/4" BEND STA 10+99.10 (5.80' LT) 8" EL 121.65  
 CONNECT 8" X 6" REDUCER STA 13+54.9 (8.0' RT) 8" EL 122.2  
 6" EL 122.3

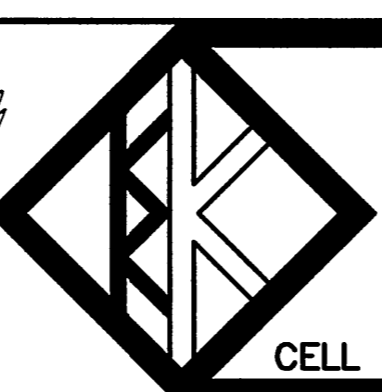
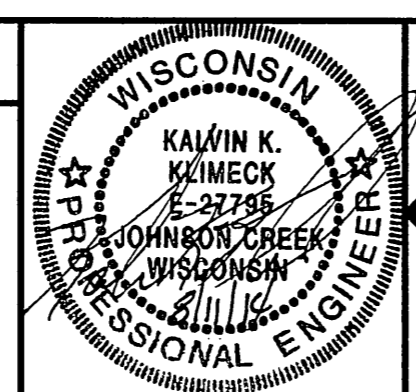
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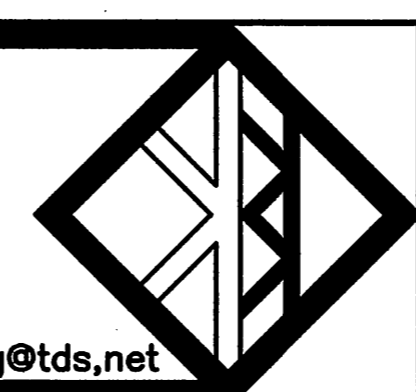
PROPOSED 8" WATERMAIN

ESTIMATE OF QUANTITIES

8" PVC WATERMAIN (STONE BK FILL)	363 LIN FT
6" HYDRANT LEAD	16 LIN FT
1" PLASTIC LATERAL	279 LIN FT
SALVAGED HYDRANT	1 EACH
SALVAGED 6" GATE VALVE	1 EACH



**PIONEER ENGINEERING AND SURVEYING, L.L.C.**  
 CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS  
 3902 C.T.H. "B"  
 JOHNSON CREEK, WI 53038  
 CELL (414)651-0490 E-MAIL: kalpioneereng@tds.net



SA. KKK
ST. KKK
W. KKK
G. KKK
E. KKK
T. KKK
I. KKK
TS. KKK
PP. KKK

**CITY OF OAK CREEK, WISCONSIN - ENGINEERING DEPARTMENT**

DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
K.K. KLIMECK	8/11/14	K.K. KLIMECK	8/11/14	K.K. KLIMECK	8/11/14

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**OAKFIELD VILLAGE ADDITION NO 2  
 PROPOSED WATERMAIN PLAN**

SCALE \_\_\_\_\_ SHEET \_\_\_\_\_

PLAN HOR. 1" = 40' OF PAGE 1  
 PROFILE HOR. 1" = 40'  
 VER. 1" = 4' 1 PAGES

REVISION BY \_\_\_\_\_ DATE \_\_\_\_\_ APPROVED BY COUNCIL RESOLUTION NO. \_\_\_\_\_ FILE NO: \_\_\_\_\_



# Plan Commission Report

ITEM: 6d  
DATE: October 14, 2014

**PROJECT:** Temporary Use – Outdoor Storage – James Watson

**ADDRESS:** 9833 S. 15<sup>th</sup> Avenue

**TAX KEY NO:** 910-9978

**STAFF RECOMMENDATION:** That the Plan Commission approves the temporary use permit allowing for the storage of bricks and concrete blocks on the property at 9833 S. 15<sup>th</sup> Avenue, subject to the following conditions:

1. That no filling or grading activity may take place on this property until building permits are approved.
2. That the blocks are stored in an orderly manner.
3. That the blocks are stored outside of the wetlands and floodplain areas.
4. That the temporary use shall expire on October 15, 2015.

**Ownership:** James & Kyong Watson

**Size:** 6.1 acres

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

**Adjacent Zoning:** north – A-1, Limited Agricultural  
east – A-1, Limited Agricultural  
south - A-1, Limited Agricultural  
west – A-1, Limited Agricultural

**Comprehensive Plan:** Single-Family Residential and Limited Development Area

**Wetlands:** Yes, see location map for details.

**Floodplain:** Yes, see location map for details.

**Official Map:** No officially mapped streets affect this parcel.

**Commentary:** James and Kyong Watson are requesting approval of a temporary use permit that would allow them to continue to store concrete blocks on a property they own at 9833 S. 15<sup>th</sup> Avenue for an additional twelve months. In September of 2012, the Watsons requested and received a temporary use permit for the outdoor storage of concrete block for their future home. The permit expired in 2013. At the time, the applicant was told that if construction did not commence before the expiration of the temporary use permit, they would need to either remove the material or re-apply to the Plan Commission for a new temporary use permit.

Since then, the applicants have had SEWRPC delineate the wetlands on the property and submitted a building permit. They have also recently applied for a fill permit with the Army Corps of Engineers and the Wisconsin DNR to be able to install a driveway crossing the wetlands to the proposed home. Since it takes between 60 and 90 days to get approvals from these agencies, and with winter approaching, staff is recommending that this temporary use permit be granted for twelve months. If construction has not commenced prior to the expiration of the temporary use permit, the applicant will need to remove the materials from the site. No extensions will be granted.

The Engineering Department is concerned with this proposal because the property contains significant wetlands and floodplain. There is a map enclosed with this report that shows the delineated wetland

boundaries established by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) for multiple properties owned by the applicants. The Plot Plan map shows areas outside of the wetlands and floodplain where the blocks could be stored on the property. Also included with the report is a map (Milwaukee County Interactive Mapping Service) using 2013 aerial photos showing where the the blocks have been stored. The materials appear to be stored in the flood fringe and will need to be relocated to the area identified on the Plot Plan that was submitted by the applicant. If approved, staff will inspect the site within 30 days of approval to confirm the materials are located outside the flood fringe and wetlands.

Prepared by:



Peter Wagner  
Zoning Administrator/Planner

Respectfully Submitted by:

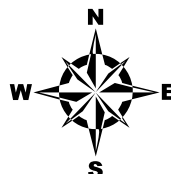
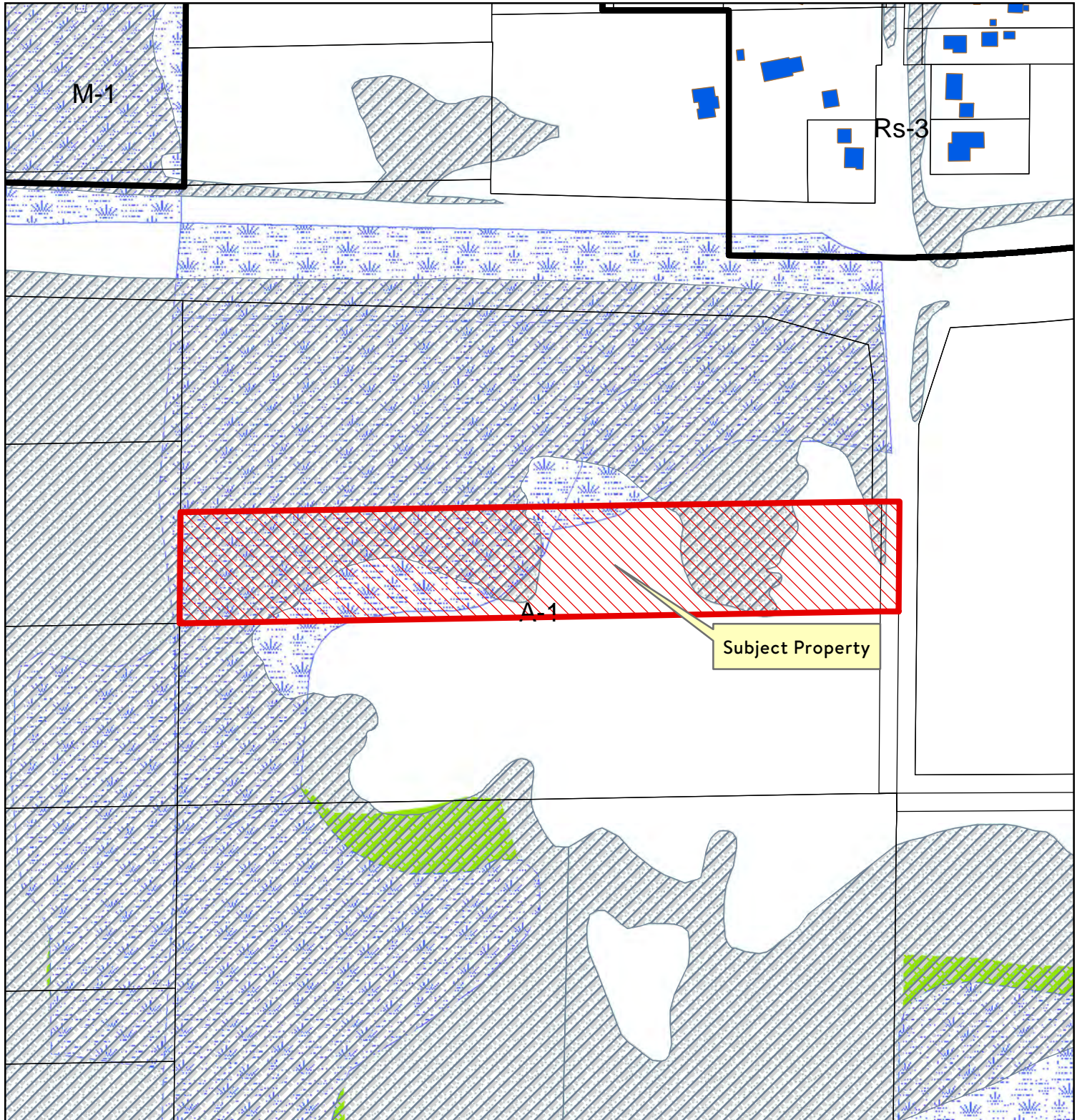


Douglas Seymour, AICP  
Director of Community Development



# Location Map

## 9833 S. 15th Ave.



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

Legend	
	9833 S. 15th Ave.
	Wetland
	Floodfringe
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)





# MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



## Legend

Tax Parcels

Taxparcel Boundary

- ParcelLine
- ExtParcelLine

ROW

- Right of Way
- + Railway

Carto Line

- Extended Tie Line, Hook, or PT
- Dimension, Identification, or Note A
- TieLine
- Easement
- MeanderLine
- CivilDivision

Subdivision

- Current
- Old

Condo

- Current
- Old

CSM

- Current
- Old

Water

- SEWRPC Floodplain 100YR
- 100-year Floodplain, Floodfringe, or
- 100-year Floodway or Hidden Floor

Plat of Survey

FORECLOSURE

Subdivision Docs

Condo Docs

CSM Docs

2013 ACUPLUS

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

Structure

1: 1,045



174 0 87 174 Feet

NAD\_1927\_StatePlane\_Wisconsin\_South\_FIPS\_4803

© MCAMLIS

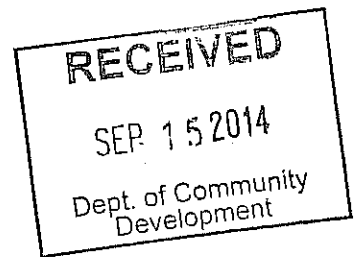
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**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.

Notes

9883 S. 15th Avenue





September 12, 2014

Plan Commission  
City of Oak Creek  
8640 S. Howell Avenue  
Oak Creek, WI 53154

**RE: 9833 S. 15<sup>th</sup> Avenue**  
**Tax Key Number 910-9978**  
**Current Zoning A-1**

To the Plan Commission:

This letter serves as a formal request for issuance of a one-year temporary use permit for the property located at 9833 South 15<sup>th</sup> Avenue (Tax Key Number 910-9978). We had previously been issued a temporary use permit for our property; however, that permit has expired.

We currently use the property to store approximately 200 pallets of brick/block that will eventually be used to construct a home in this location. We have experienced a delay in the construction process due to the wetland delineation of the land. Our building plan has been recently submitted. However, we need additional time prior to requesting a building permit so that the Army Corps of Engineers and the Department of National Resources (DNR) can review our proposal for a fill permit.

Attached you will find a plan that indicates where on the property the pallets will be stored. Please do not hesitate to contact us at any time if you need additional information as you review our request.

Sincerely,

A handwritten signature in black ink, appearing to read "James K. Watson". The signature is written over a horizontal line that extends to the right.

James K. Watson  
6101 S. Pennsylvania Ave.  
Cudahy, Wisconsin 53110  
(414) 418-1095

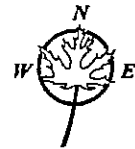
Kyong S. Watson

enc: Plan

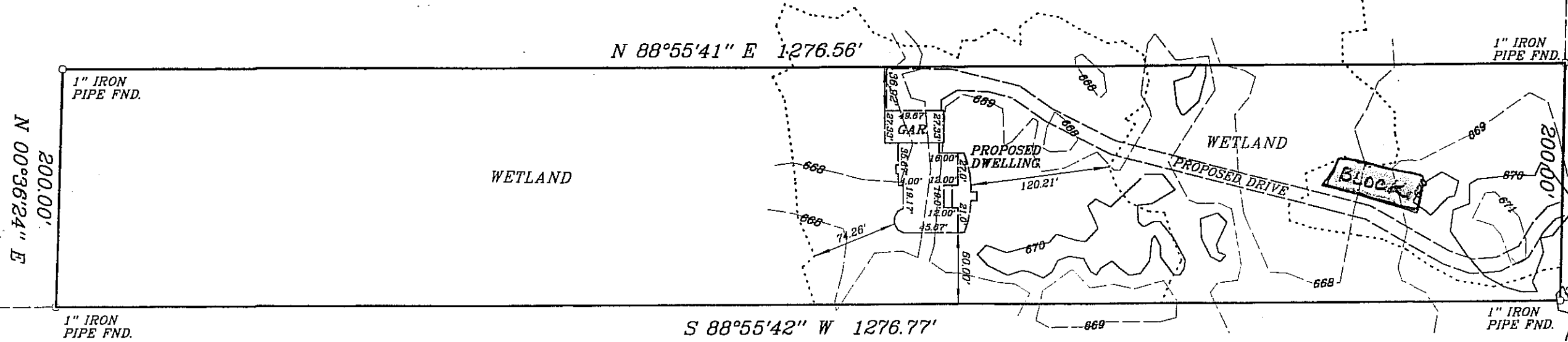
# PLOT PLAN

BEING A PART OF THE SE 1/4 OF THE NE 1/4 SECTION 27, TOWN 5 NORTH,  
RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

AUGUST 28, 2014



SCALE: 1"=100'



EAST LINE NE 1/4 SEC 27-5-22

S. 15TH AVENUE (66')

S 00°32'47\"/>



THIS IS AN ORIGINAL PRINT ONLY  
IF SEAL IS IMPRINTED IN RED

BEARINGS REFER TO THE EAST LINE OF THE  
QUARTER SECTION ASSUMED N00°32'47\"/>

BLOCK STORAGE

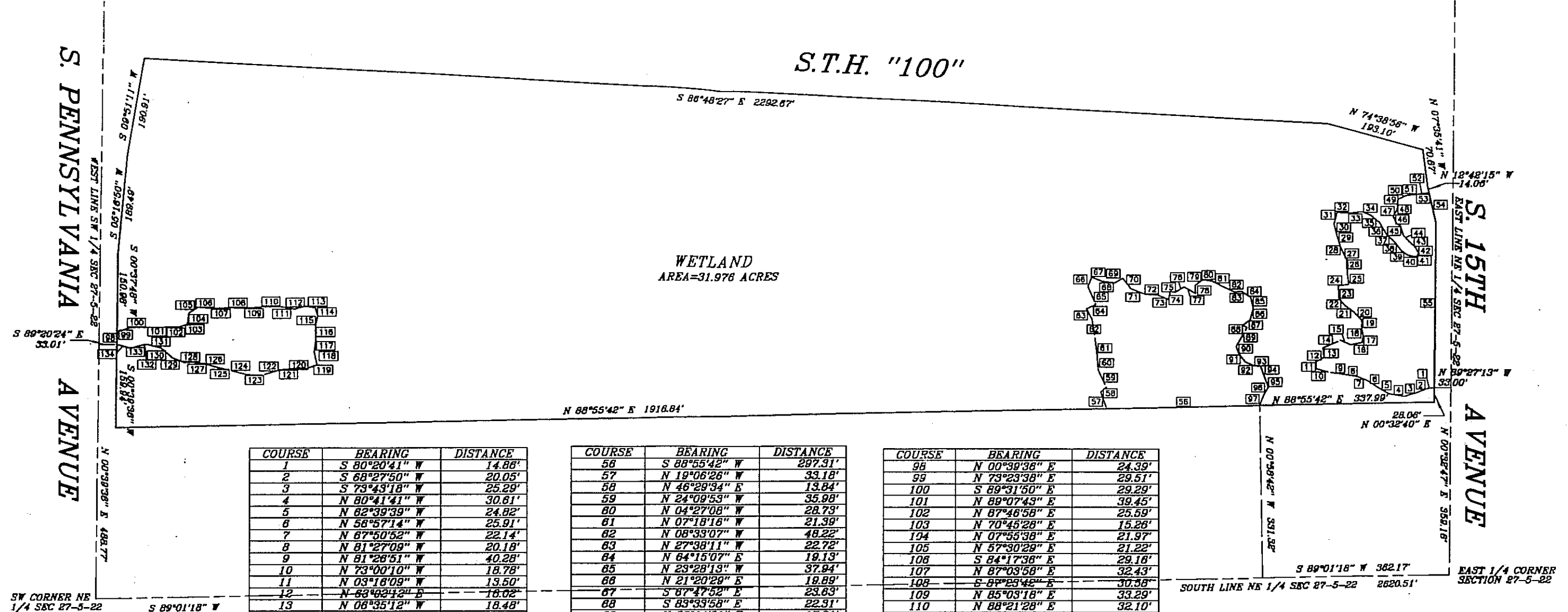
**EDGEWOOD SURVEYING D**  
 14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151  
 (262)366-5749 • fax (262)797-6329  
 EMAIL: edgewoodsurveying@att.net  
 www.edgewoodsurveying.com

**RECEIVED**  
 SEP 15 2014  
 Dept. of Community  
 Development

SOUTH LINE NE 1/4 SEC 27-5-22

EAST 1/4 CORNER  
SECTION 27-5-22

S.T.H. "100"



WETLAND  
AREA=31.976 ACRES

COURSE	BEARING	DISTANCE
1	S 80°20'41" W	14.86'
2	S 68°27'50" W	20.05'
3	S 73°43'18" W	25.29'
4	N 80°41'41" W	30.61'
5	N 82°39'39" W	24.82'
6	N 58°57'14" W	25.91'
7	N 67°50'52" W	22.14'
8	N 81°27'09" W	20.18'
9	N 81°28'51" W	40.28'
10	N 73°00'10" W	18.78'
11	N 03°18'09" W	13.50'
12	N 63°03'42" E	18.02'
13	N 08°35'12" W	18.48'
14	N 88°11'48" E	35.55'
15	S 67°54'10" E	21.93'
16	N 80°09'40" E	22.00'
17	N 15°24'58" E	11.59'
18	N 13°31'20" W	14.33'
19	N 01°11'39" W	17.27'
20	N 42°22'17" W	21.72'
21	N 51°59'19" W	21.39'
22	N 43°38'46" W	18.11'
23	N 01°55'55" W	24.32'
24	N 81°35'08" E	19.95'
25	N 07°48'28" W	24.39'
26	N 01°50'49" W	23.58'
27	N 28°23'31" W	14.80'
28	N 25°27'11" W	14.29'
29	N 16°13'52" W	23.68'
30	N 12°38'08" W	20.44'
31	N 15°36'02" E	22.83'
32	S 88°18'21" E	28.30'
33	N 83°01'20" E	20.74'
34	S 67°28'22" E	19.50'
35	S 52°35'28" E	22.53'
36	S 29°48'09" E	28.40'
37	S 48°10'54" E	25.23'
38	S 35°30'33" E	18.42'
39	S 56°12'00" E	17.36'
40	S 74°57'42" E	15.53'
41	N 41°22'23" E	9.50'
42	N 33°13'17" W	14.58'
43	N 48°16'07" W	16.81'
44	N 41°52'31" W	18.34'
45	N 18°18'04" W	17.92'
46	N 58°54'10" W	10.30'
47	N 24°08'03" W	14.23'
48	N 29°48'14" E	15.99'
49	N 03°10'24" E	19.15'
50	N 65°52'19" E	17.58'
51	N 83°25'08" E	24.17'
52	N 81°23'18" E	14.82'
53	S 88°12'00" E	6.44'
54	S 12°57'48" E	58.98'
55	S 00°32'40" W	318.48'

COURSE	BEARING	DISTANCE
56	S 88°55'42" W	287.31'
57	N 19°06'26" W	33.18'
58	N 46°29'34" E	13.84'
59	N 24°09'53" W	35.98'
60	N 04°27'08" W	28.73'
61	N 07°18'18" W	21.39'
62	N 08°33'07" W	48.22'
63	N 27°38'11" W	22.72'
64	N 64°15'07" E	19.13'
65	N 23°28'13" W	37.84'
66	N 21°20'29" E	18.89'
67	S 87°47'52" E	23.63'
68	S 83°33'58" E	22.31'
69	N 59°14'51" E	17.21'
70	S 38°29'37" E	28.40'
71	S 68°56'30" E	29.84'
72	S 89°32'48" E	24.01'
73	S 68°14'29" E	22.84'
74	N 13°38'29" E	15.14'
75	S 89°32'36" E	10.04'
76	N 60°11'22" E	19.51'
77	S 80°47'03" E	25.53'
78	N 03°41'51" W	15.35'
79	N 53°10'21" E	18.90'
80	S 81°18'04" E	18.71'
81	S 02°08'10" E	27.31'
82	S 66°08'10" E	21.69'
83	N 82°17'22" E	12.75'
84	S 57°21'15" E	21.15'
85	S 11°53'47" E	22.81'
86	S 12°53'58" W	22.13'
87	S 53°58'39" W	17.72'
88	S 62°25'40" E	9.18'
89	S 31°00'29" W	42.20'
90	S 22°12'03" E	16.51'
91	S 39°03'13" E	18.63'
92	S 65°58'33" E	17.98'
93	S 87°19'03" E	13.87'
94	S 18°38'09" E	20.75'
95	S 22°44'33" E	22.27'
96	S 28°05'32" W	20.47'
97	S 21°11'45" W	19.39'

COURSE	BEARING	DISTANCE
98	N 00°39'38" E	24.39'
99	N 73°23'38" E	29.51'
100	S 89°31'50" E	29.29'
101	N 89°07'43" E	39.45'
102	N 87°46'58" E	25.59'
103	N 70°45'28" E	15.28'
104	N 07°55'38" E	21.97'
105	N 57°30'29" E	21.22'
106	S 84°17'38" E	29.18'
107	N 87°03'58" E	32.43'
108	S 87°23'42" E	30.58'
109	N 85°03'18" E	33.29'
110	N 88°21'28" E	32.10'
111	S 79°00'30" E	28.95'
112	N 73°50'14" E	21.37'
113	S 80°04'23" E	19.68'
114	S 16°17'52" E	15.88'
115	S 12°38'44" W	19.69'
116	S 01°22'37" E	28.30'
117	S 05°47'14" W	23.11'
118	S 11°38'32" E	24.68'
119	S 71°10'05" W	20.54'
120	S 89°56'07" W	26.58'
121	S 84°02'25" W	28.10'
122	S 73°44'48" W	38.55'
123	N 87°19'24" W	28.05'
124	N 76°04'49" W	38.96'
125	N 78°58'28" W	17.05'
126	N 73°20'35" W	28.54'
127	N 80°49'40" W	25.68'
128	S 85°49'49" W	15.54'
129	N 88°28'32" W	25.37'
130	N 50°04'30" W	28.68'
131	N 75°06'20" W	28.98'
132	S 75°37'20" W	15.87'
133	S 73°54'59" W	14.80'
134	N 75°49'50" W	28.91'

ENTIRE PROPERTY=35.763 ACRES

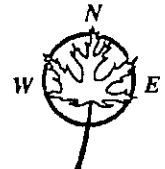
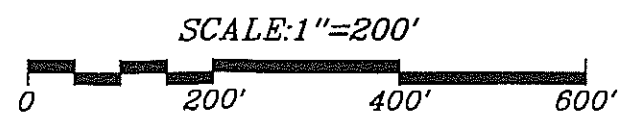
WETLAND DELINEATED BY SEWRPC  
ON AUGUST 22, 2013

WETLAND MAP

BEING A PART OF THE NE 1/4 SECTION 27,  
TOWN 5 NORTH, RANGE 22 EAST, CITY OF  
OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

PREPARED FOR:  
JAMES & KYONG WATSON

DECEMBER 9, 2013



**E DGEWOOD SURVEYING D**  
14185 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151  
(262)366-5749 • fax (262)797-8329  
EMAIL: edgewoodsurveying@aol.net  
www.edgewoodsurveying.com



# Plan Commission Report

ITEM: 6e  
DATE: October 14, 2014

**PROJECT:** Right-of-Way Vacation – City of Oak Creek and One West Drexel, LLC

**LOCATION:** South 6<sup>th</sup> Street right-of-way at 331 W. Drexel Ave.

**STAFF RECOMMENDATION:** That Plan Commission recommends to the Common Council that the unimproved right-of-way of a portion of the Northwest ¼ of the Northeast ¼ of Section 17 (east side of South 6<sup>th</sup> Street at 331 W. Drexel Ave.) be vacated after a public hearing.

**Ownership:** City of Oak Creek, 8640 S. Howell Ave., Oak Creek, WI 53154

**Size:** 266 square feet (to be vacated)

**Existing Zoning:** DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

**Adjacent Zoning:**  
North – M-1, Manufacturing  
East – DTSMUPDD, Drexel Town Square Mixed Use Development District  
South – DTSMUPDD, Drexel Town Square Mixed Use Development District  
West – DTSMUPDD, Drexel Town Square Mixed Use Development District

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** Yes, South 6<sup>th</sup> Street.

**Commentary:** In July of 2013, a CSM created and dedicated South 6<sup>th</sup> Street to the City of Oak Creek for public street purposes as part of the Drexel Town Square development. Since that time, an adjustment to the east line of South 6<sup>th</sup> Street occurred, narrowing the original width at the north end from 85 feet to 82 feet. The realignment was noted and the strip dedicated in a subsequent CSM recorded in December of 2013. However, there was no action taken by the City to vacate the strip at that time. The City wishes to complete that vacation with this application. Once vacated, the three-foot strip will become part of the lot with a current address of 331 W. Drexel Avenue.

Prepared by:

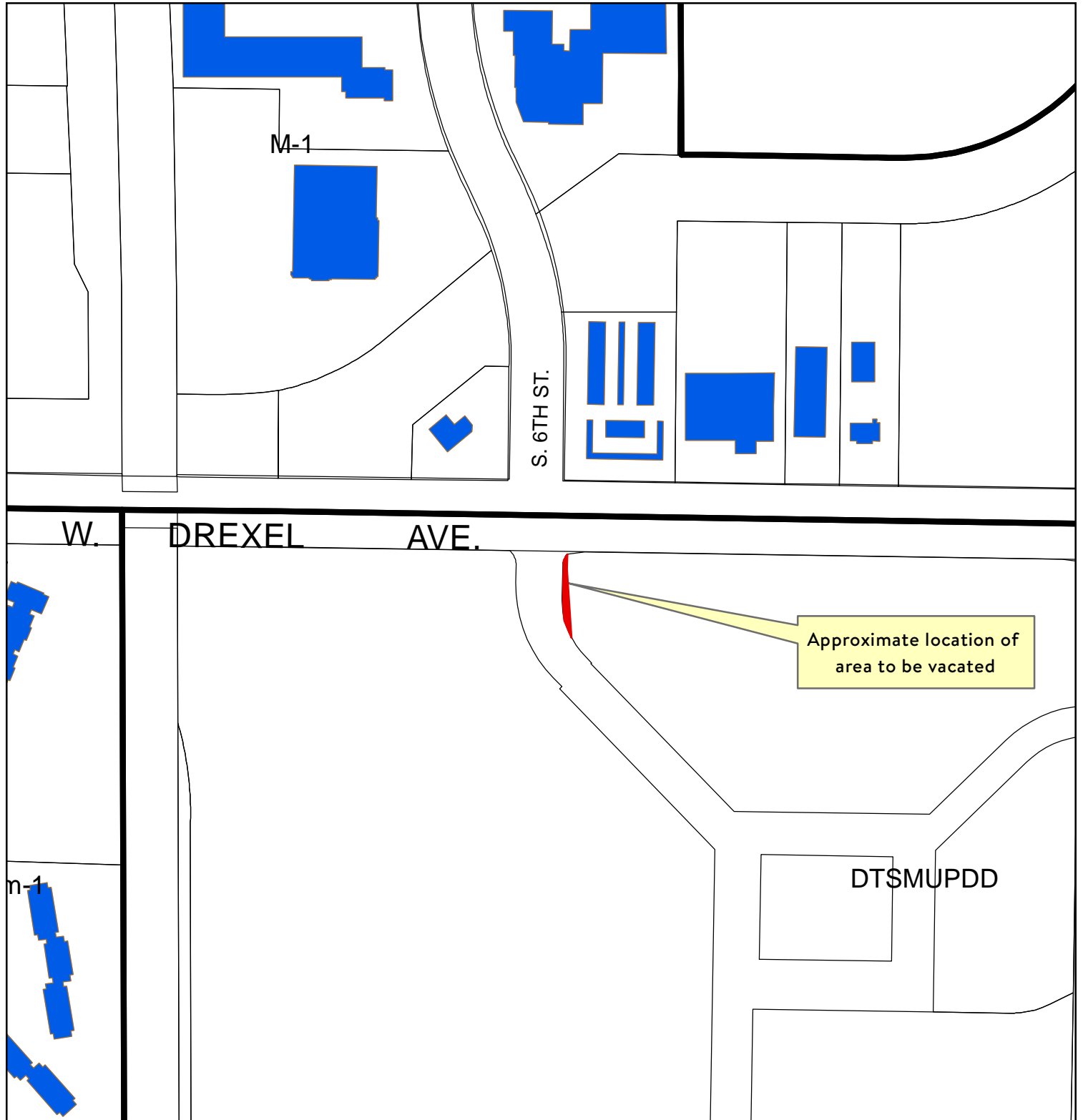
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

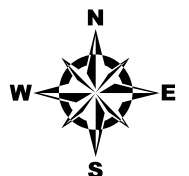
## 6th Street Right-of-Way Vacation



**OAKCREEK**

— WISCONSIN —

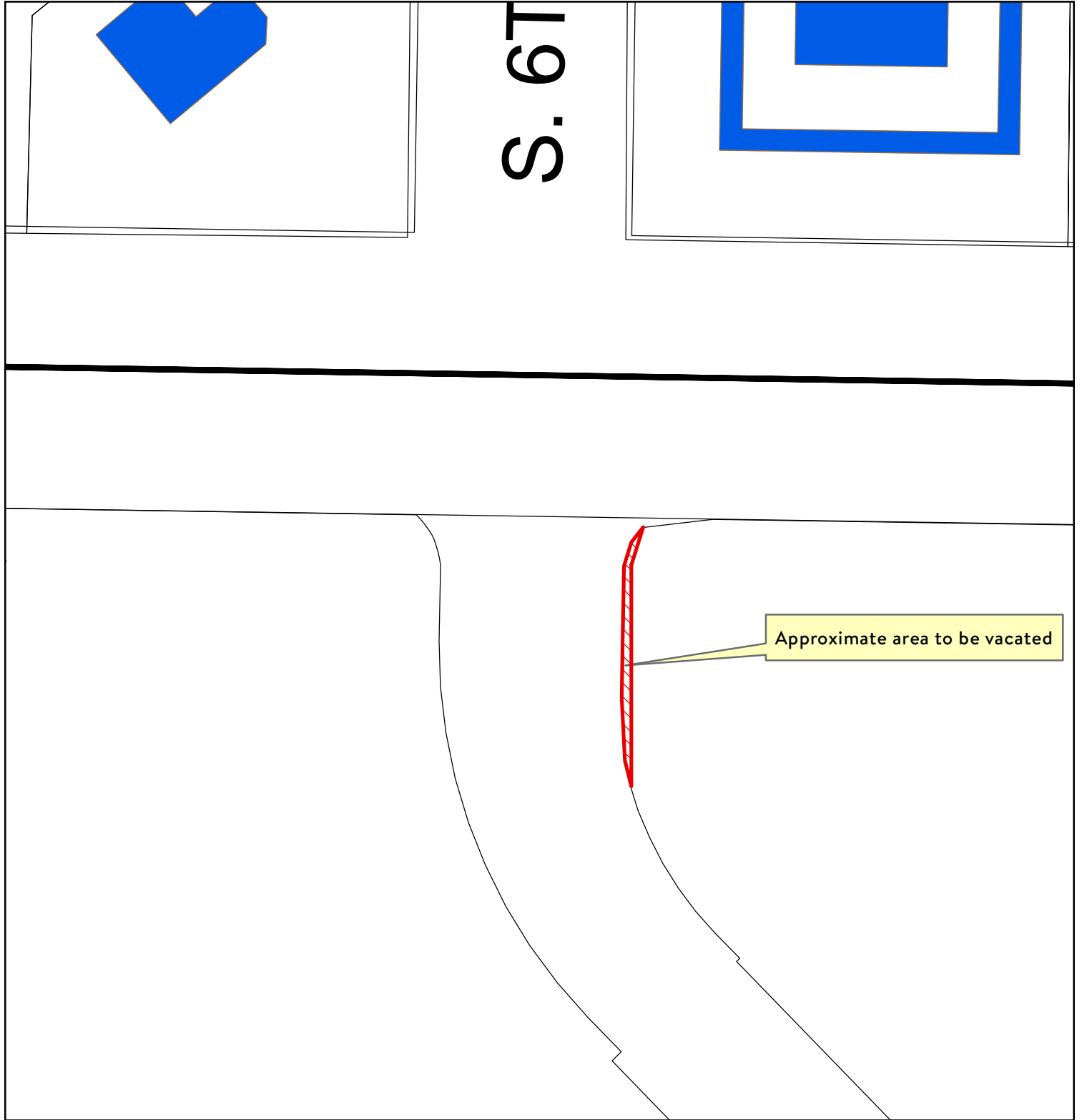
Department of Community Development



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

# Location Map

## 6th Street Right-of-Way Vacation



**OAKCREEK**

— WISCONSIN —

Department of Community Development



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

# EXHIBIT

## PART OF SOUTH 6 STREET TO BE VACATED

Part of South 6th Street as dedicated on Certified Survey Map No. 8542, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

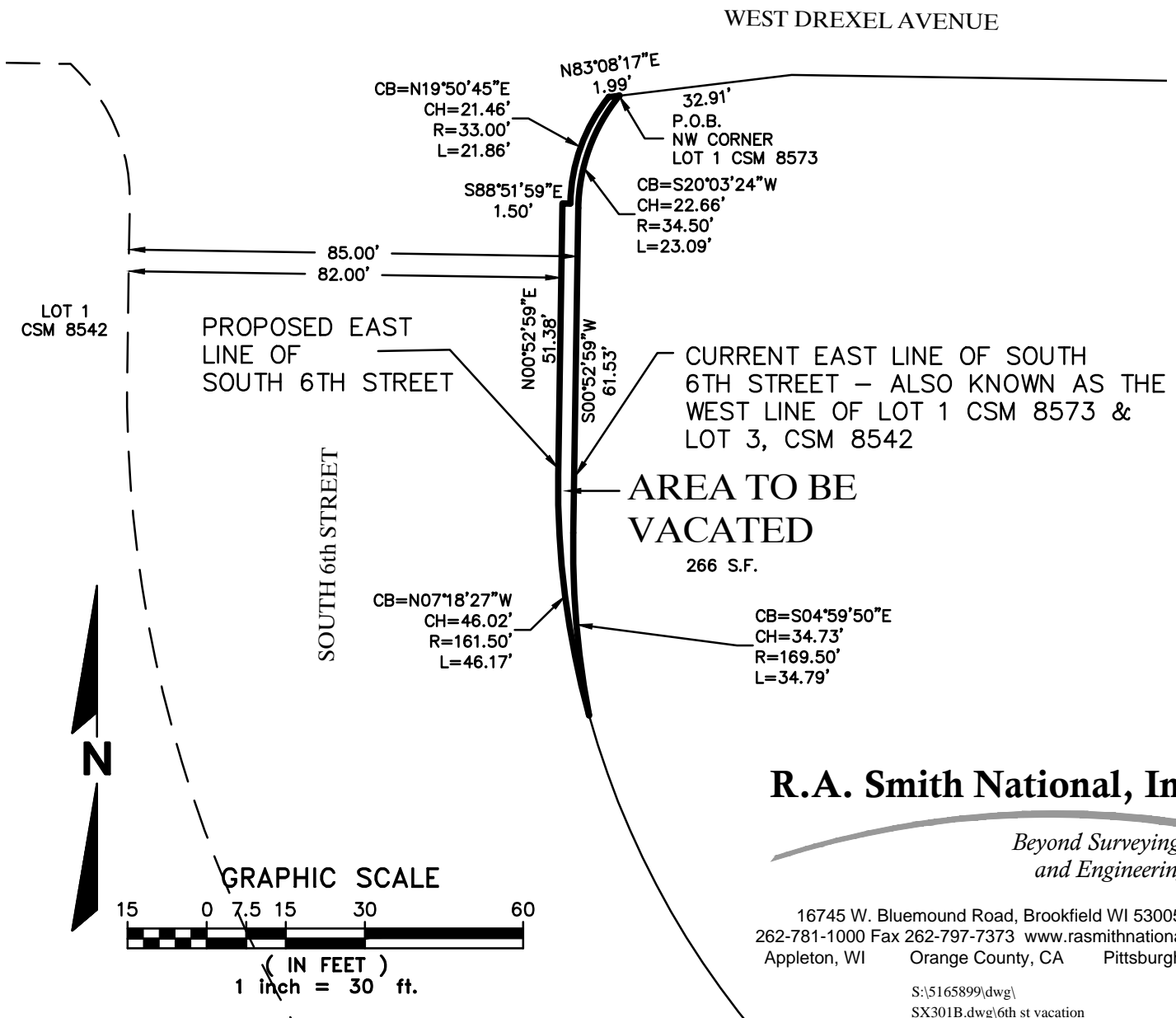
Beginning at the Northwest corner of Lot 1 in Certified Survey map No. 8573, said point also in the East line of South 6th Street; thence Southwesterly 23.09 feet along said East line and an arc of a curve whose center lies to the Southeast, whose radius is 34.50 feet and whose chord bears South 20°03'24" West 22.66 feet to a point; thence South 00°52'59" West along said East line 61.53 feet to a point; thence Southeasterly 37.79 feet along said East line and an arc of a curve whose center lies to the Northeast, whose radius is 169.50 feet and whose chord bears South 04°59'50" East 34.73 feet to a point; thence Northwesterly 46.17 feet along an arc of a curve whose center lies to the Northeast, whose radius is 161.50 feet, and whose chord bears North 07°18'27" West 46.02 feet to a point; thence North 00°52'59" East 51.38 feet to a point; thence South 88°51'59" East 1.50 feet to a point; thence Northeasterly 21.86 feet along an arc of a curve whose center lies to the Southeast, whose radius is 33.00 feet and whose chord bears North 19°50'45" East 21.46 feet to a point; thence North 83°08'17" East 1.99 feet to the point of beginning.

Said lands contain 266 square feet.

October 2, 2014

City of Oak Creek

Drawing No. 165899-RMK



**R.A. Smith National, Inc.**

*Beyond Surveying  
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005  
262-781-1000 Fax 262-797-7373 www.rasmithnational.com  
Appleton, WI Orange County, CA Pittsburgh, PA

S:\5165899(dwg)  
SX301B.dwg\6th st vacation

SHEET 1 OF 1

R.A. Smith National, Inc.



# Plan Commission Report

ITEM: 6f  
DATE: October 14, 2014

**PROJECT:** Certified Survey Map – Jerold Franke, One West Drexel, LLC

**ADDRESS:** 331 W. Drexel Ave.

**TAX KEY NO:** 813-9031-000

**STAFF RECOMMENDATION:** That Plan Commission recommends to the Common Council that the certified survey map submitted by Jerold Franke, One West Drexel, LLC, for the property at 331 W. Drexel Ave. be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That storm sewer, water, and sanitary sewer easements are updated on the map prior to recording.

**Ownership:** One West Drexel, LLC, 301 W. Wisconsin Ave., Milwaukee, WI 53202

**Size:** Lot 1 = 1.554 acres; Lot 2 = 1.4545 acres; Lot 3 = 1.5473 acres; Lot 4 = 3.6701 acres (following division)

**Existing Zoning:** DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

**Adjacent Zoning:** North – M-1, Manufacturing; FF, Flood Fringe; FW, Floodway; C-1, Shoreland Wetland Conservancy  
 East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District  
 South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District  
 West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** Yes, South Main Street, South 6<sup>th</sup> Street, and West Town Square Way.

**Commentary:** One West Drexel is requesting approval of a Certified Survey Map (CSM) for the property at 331 W. Drexel Ave. This is one of two CSMs on the agenda for review affecting this property, which will divide the property into four lots: Lots 1-3 on the east and Lot 4 on the west. Each proposed lot meets the minimum lot width and area requirements for the zoning district. A storm sewer easement must be shown on Lot 4 (3.6701 acres) on Sheets 1, 4, and 5. Comments have also been received by the Water and Sewer Utility, and should be incorporated prior to recording.

Prepared by:

Kari Papelbon, CFM, AICP  
Planner

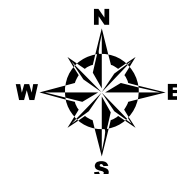
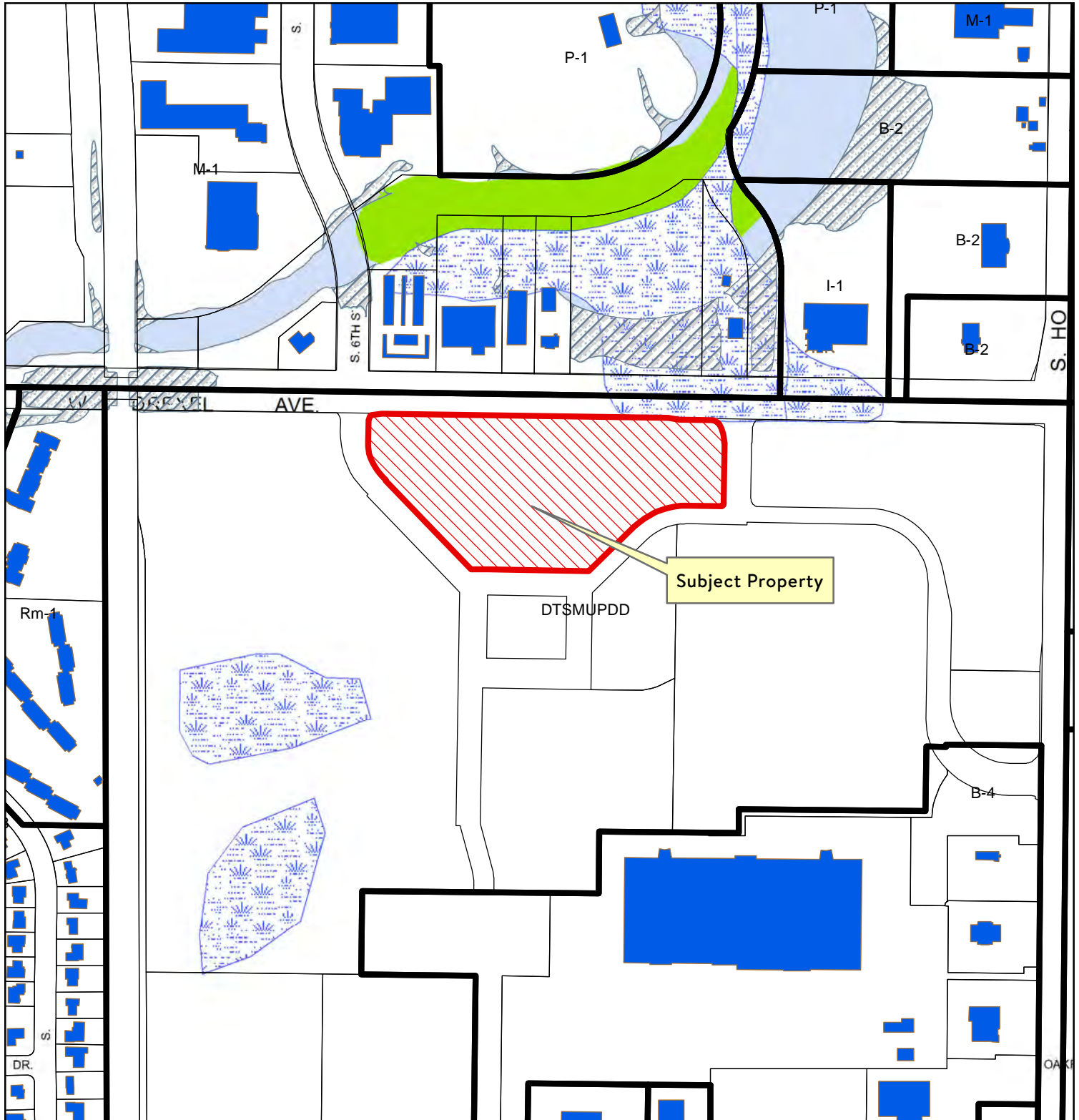
Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development



# Location Map

## 331 W. Drexel Ave.



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

Legend	
	331 W. Drexel Ave.
	Wetland
	Floodway
	Floodfringe
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)

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

A division of Lot 1 of Certified Survey Map No. 8573, in the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

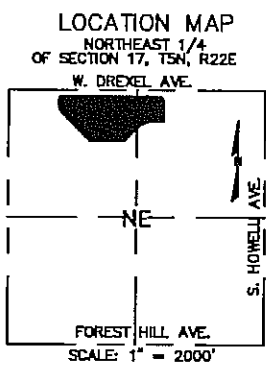
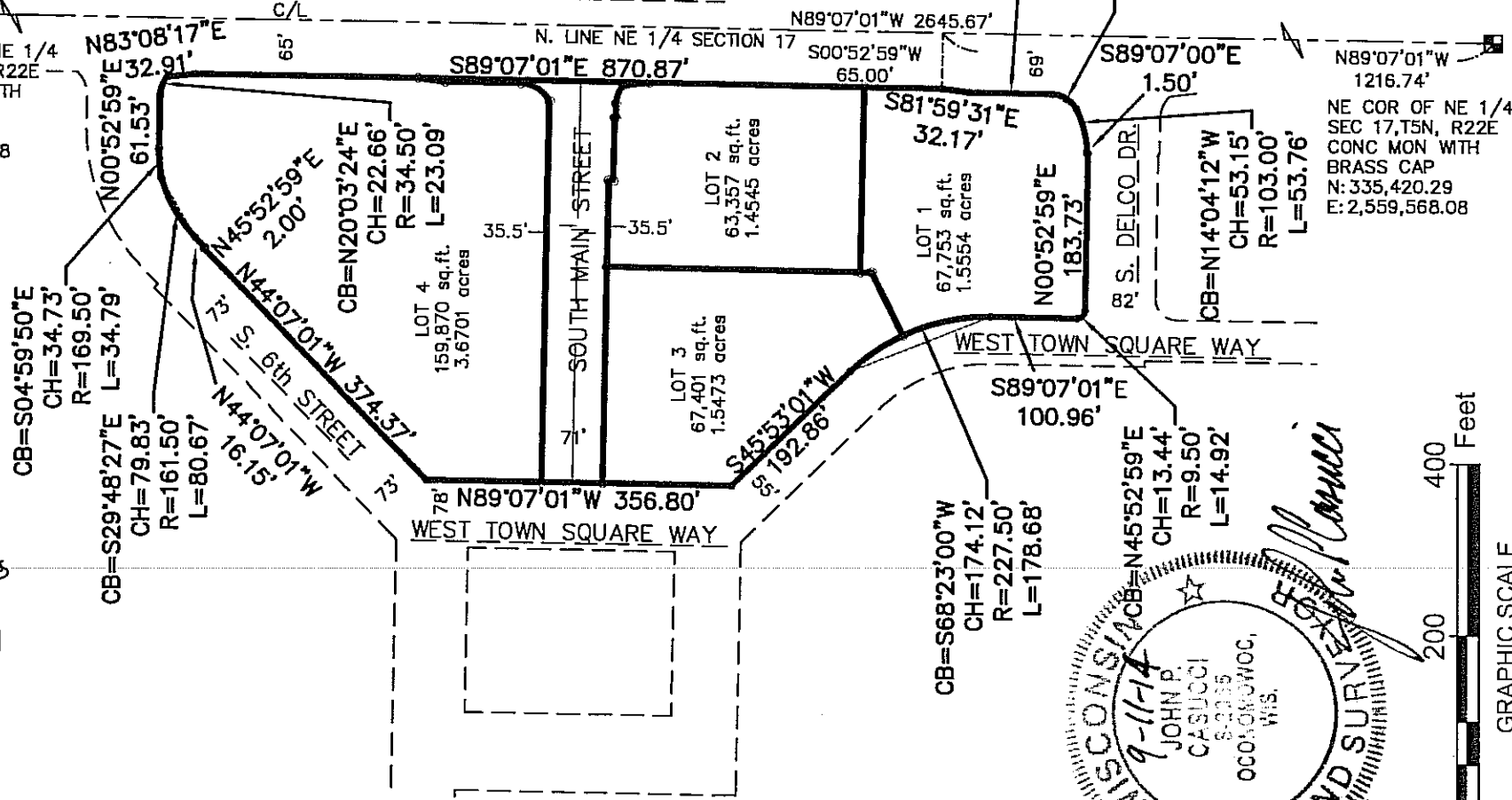
THESE PARCELS ARE AFFECTED BY OFFICIALLY MAPPED STREETS.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

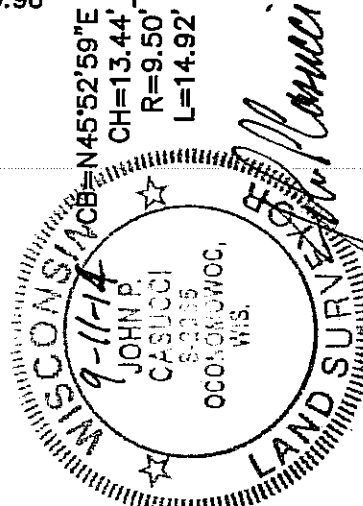
SEE SHEETS 2 & 3 FOR LOT DETAILS  
SEE SHEETS 4 & 5 FOR EASEMENT DETAILS

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.  
ALL BEARINGS ARE REFERENCED TO THE N. LINE OF THE NE 1/4 OF SECTION 17, T 5 N, R 22 E, WHICH BEARS N89°07'01"W OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE

NW COR OF NE 1/4 SEC 17, T5N, R22E - CONC MON WITH BRASS CAP  
N: 335,461.06  
E: 2,256,922.88



**TRAFFIC VISIBILITY**  
Per SEC. 17.04(1) of the City of Oak Creek Zoning Code, No obstructions, such as structures, parking, or vegetation, shall be permitted in any district between the heights of two and one-half (2 1/2) feet and 10 feet above the plane through the mean curb grades within the triangular space formed by any two (2) existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of 15 feet from their intersection. In the Case of Arterial Streets intersecting with other streets or railroads, the corner cut-off distances establishing the vision triangle clearance space shall be increased to 50 feet. Illustrations are provided in SEC 17 of the Zoning Code.



**R.A. Smith National, Inc.**  
Beyond Surveying  
and Engineering

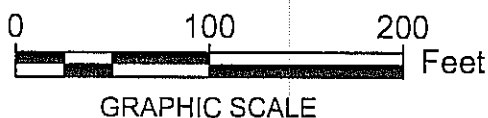
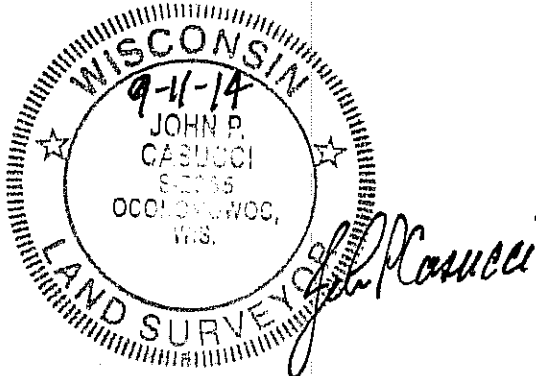
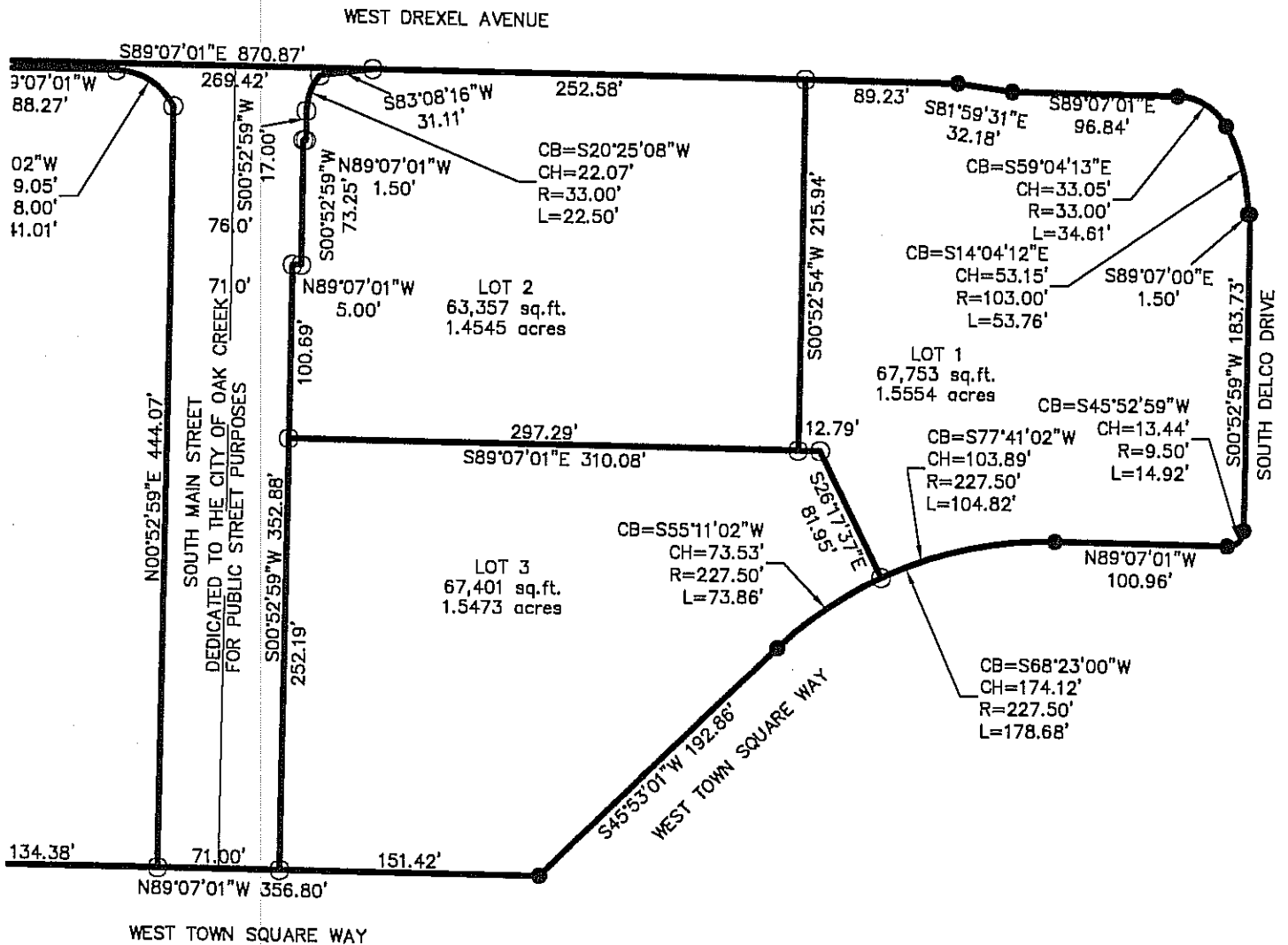
16745 W. Bluemound Road, Brookfield WI 53005  
262-781-1000 Fax 262-787-7373 www.ra-smithnational.com  
Appleton, WI Orange County, CA Pittsburgh, PA

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GRAPHIC SCALE

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

A division of Lot 1 of Certified Survey Map No. 8573, in the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



**R.A. Smith National, Inc.**

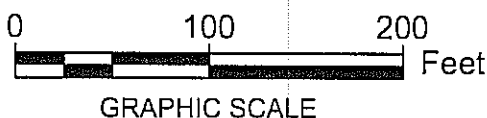
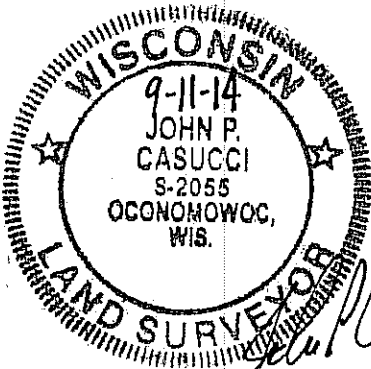
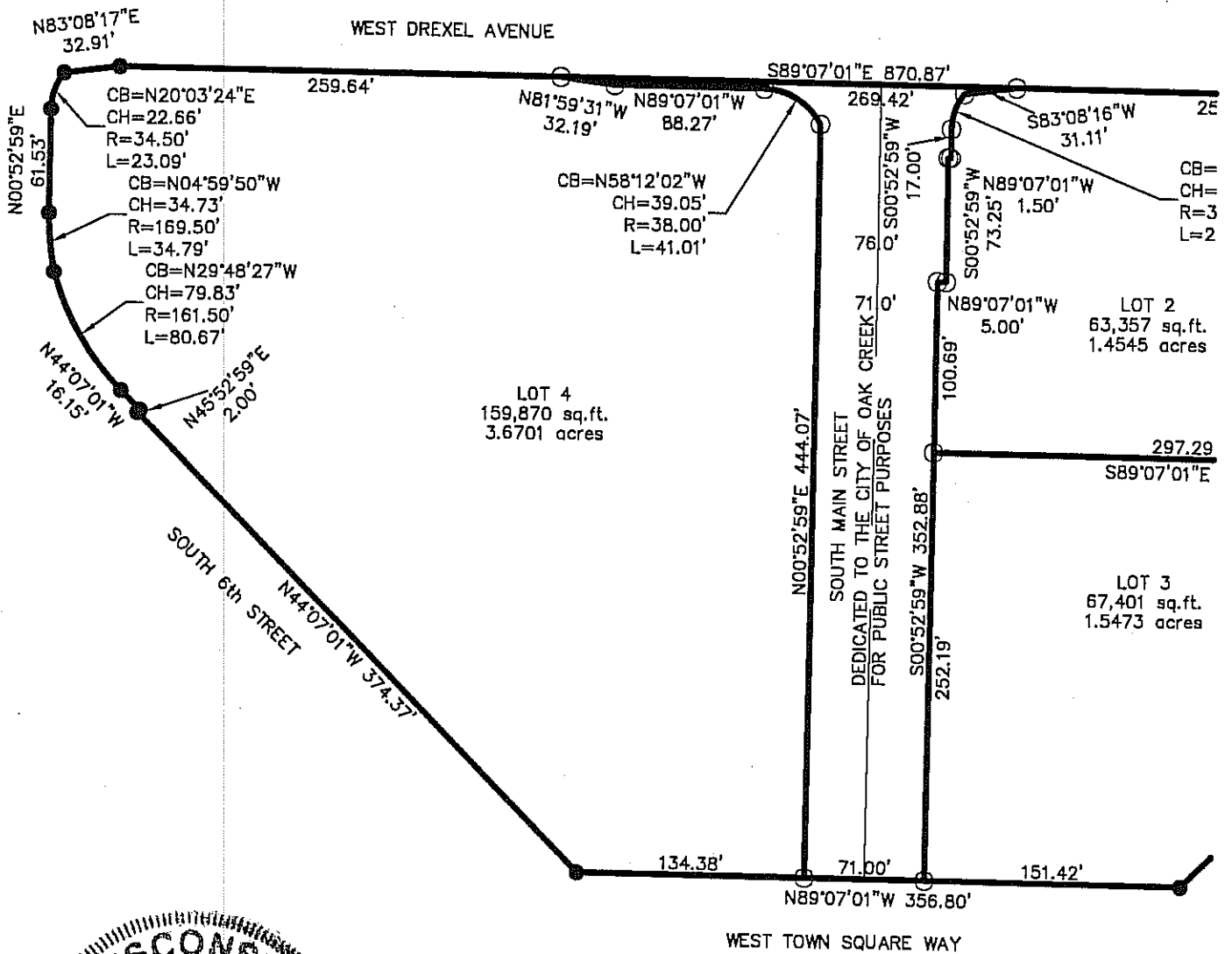
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and Engineering*

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Appleton, WI Orange County, CA Pittsburgh, PA

S:\5165899\dwg\  
CS501L00.DWG\SHEET 2

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

A division of Lot 1 of Certified Survey Map No. 8573, in the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



**R.A. Smith National, Inc.**

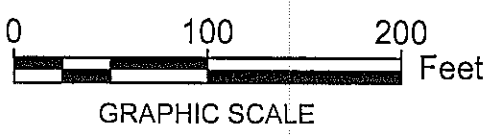
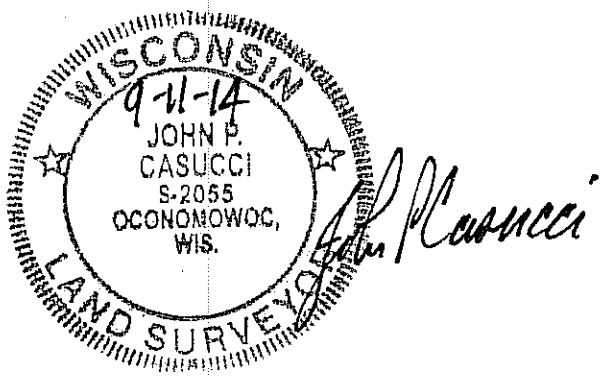
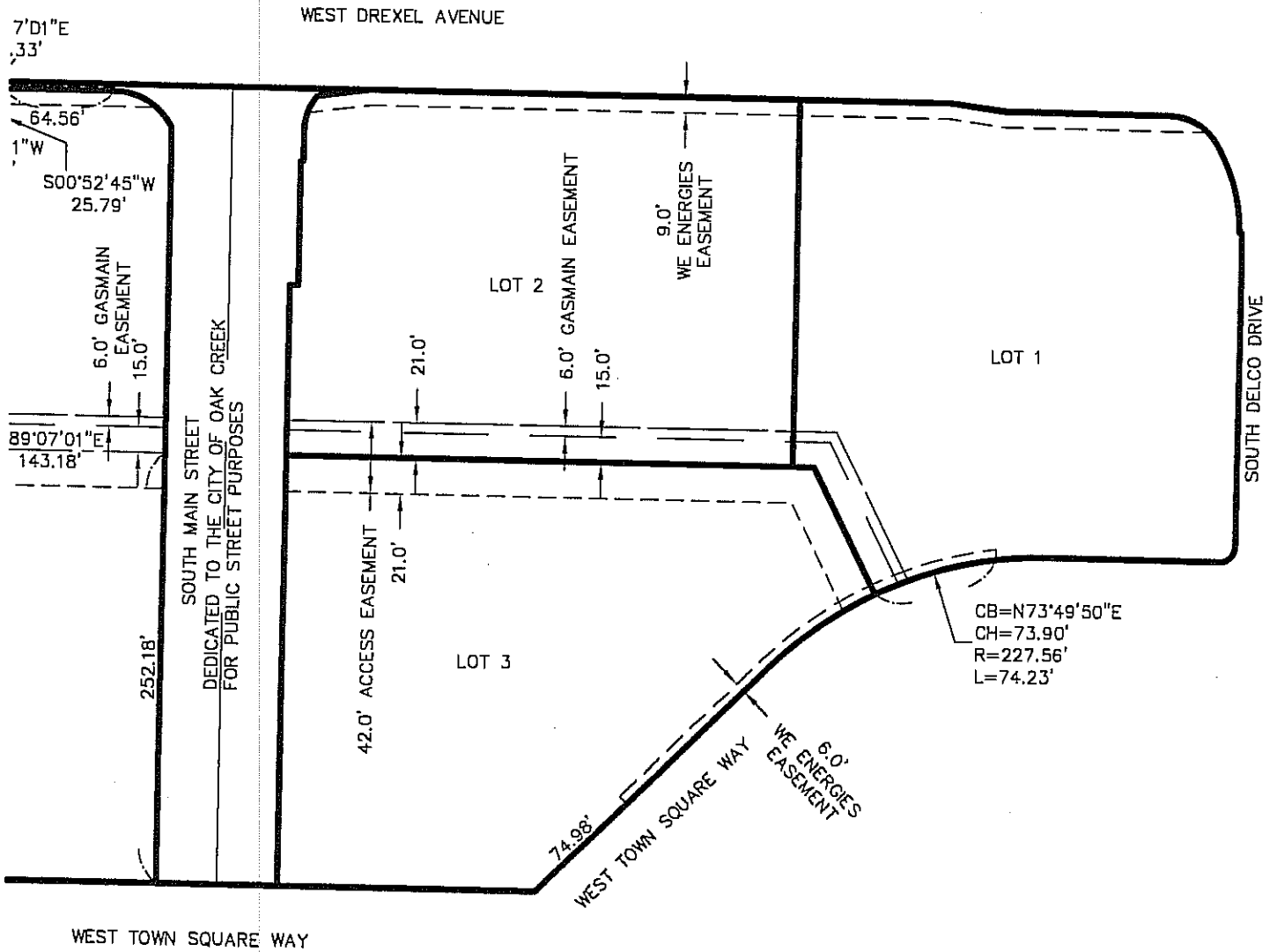
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and Engineering*

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S:\165899\dwg\1  
CS501L00.DWG\SHEET 3

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

A division of Lot 1 of Certified Survey Map No. 8573, in the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



**R.A. Smith National, Inc.**

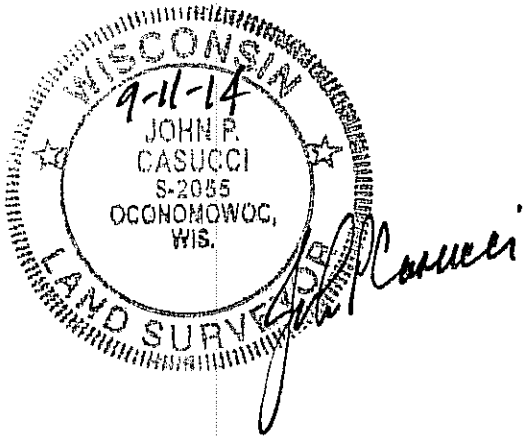
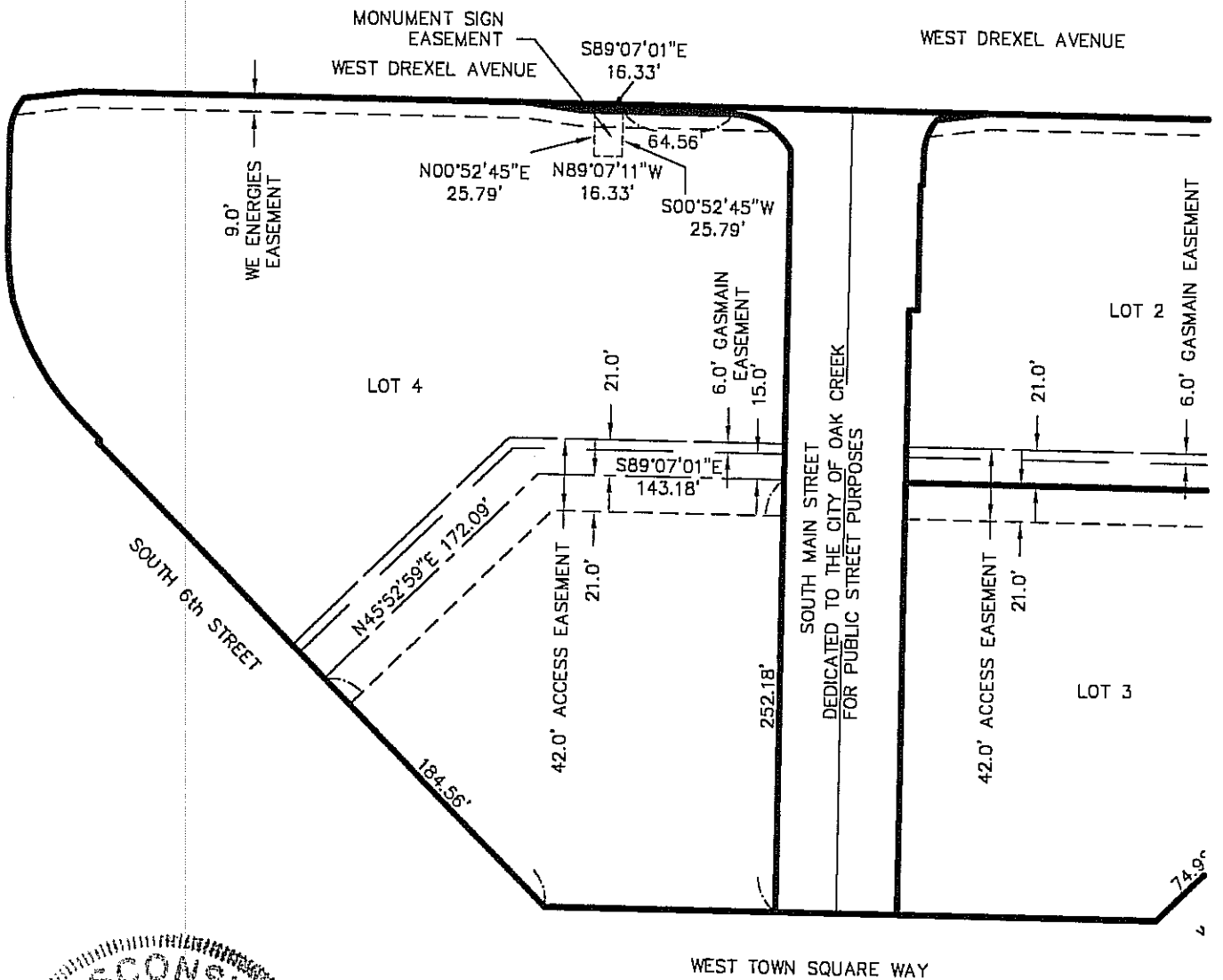
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Appleton, WI Orange County, CA Pittsburgh, PA

S:\S165899\dwg1  
CS501100.DWG\SHEET 4

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

A division of Lot 1 of Certified Survey Map No. 8573, in the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



GRAPHIC SCALE

WEST TOWN SQUARE WAY

R.A. Smith National, Inc.

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S:\S165899\dwg\CS501100.DWG SHEET 5



# Plan Commission Report

ITEM: 6g  
DATE: October 14, 2014

**PROJECT:** Certified Survey Map – Jerold Franke, One West Drexel, LLC

**ADDRESS:** 331 W. Drexel Ave.

**TAX KEY NO:** 813-9031-000

**STAFF RECOMMENDATION:** That Plan Commission recommends to the Common Council that the certified survey map submitted by Jerold Franke, One West Drexel, LLC, for the property at 331 W. Drexel Ave. be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That storm sewer easements are updated on the map prior to recording.

**Ownership:** One West Drexel, LLC, 301 W. Wisconsin Ave., Milwaukee, WI 53202

**Size:** Lot 1 = 2.5021 acres; Lot 2 = 1.1680 acres

**Existing Zoning:** DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

**Adjacent Zoning:** North – M-1, Manufacturing; FF, Flood Fringe; FW, Floodway; C-1, Shoreland Wetland Conservancy  
East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District  
South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District  
West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** Yes, South Main Street, South 6<sup>th</sup> Street, and West Town Square Way.

**Commentary:** One West Drexel is requesting approval of a Certified Survey Map (CSM) for the property at 331 W. Drexel Ave. This is the second of two CSMs on the agenda for review affecting this property, which will divide Lot 4 into two lots of conforming size and width. As with the CSM that split the property into 4 lots, a storm sewer easement must be shown between Lots 1 & 2.

Prepared by:

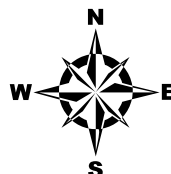
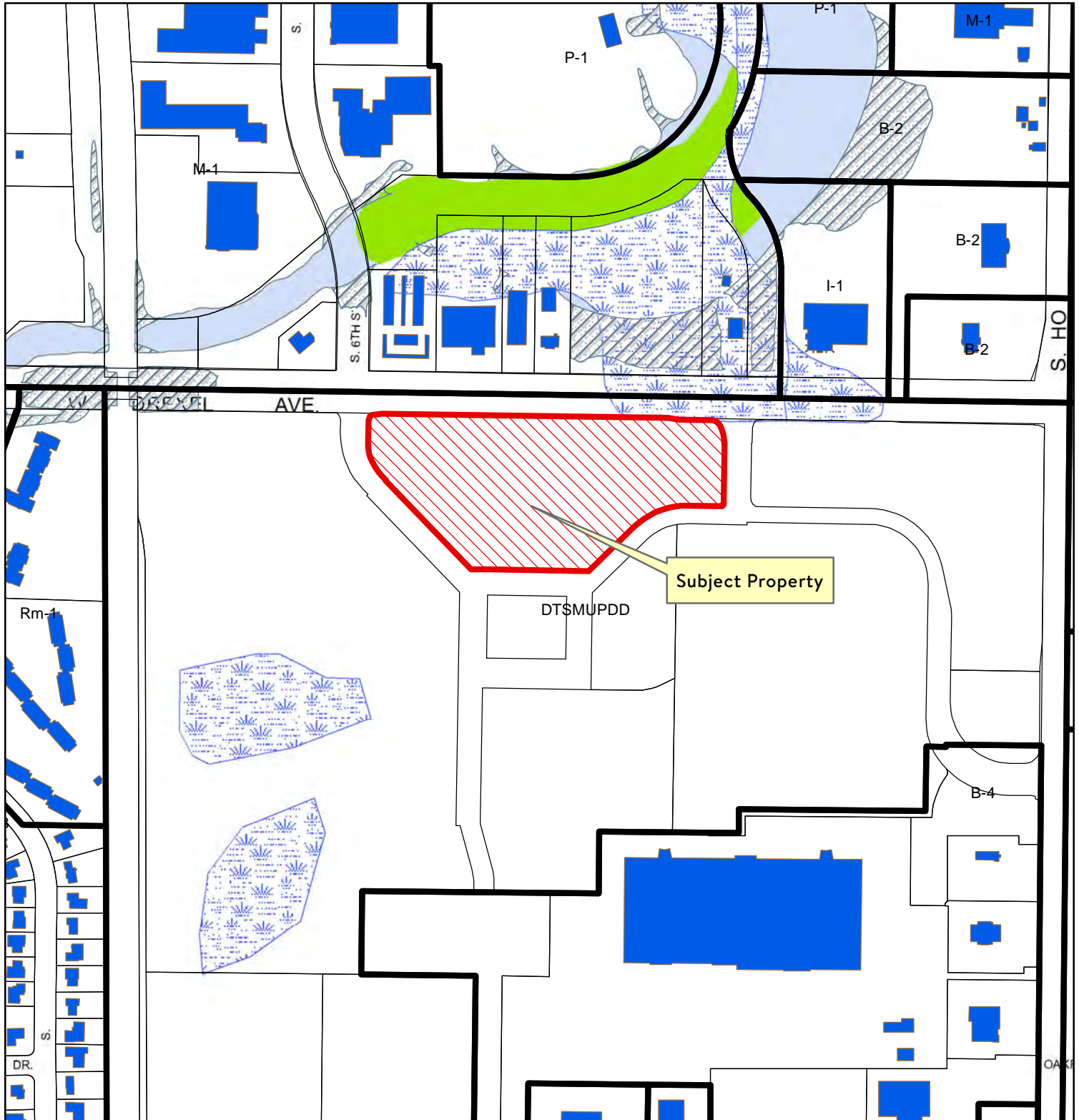
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 331 W. Drexel Ave.



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

Legend	
	331 W. Drexel Ave.
	Wetland
	Floodway
	Floodfringe
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)



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

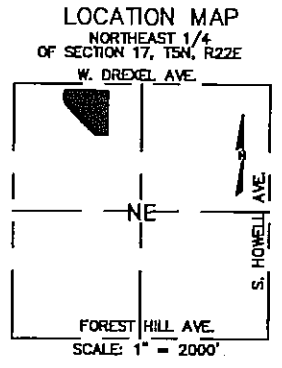
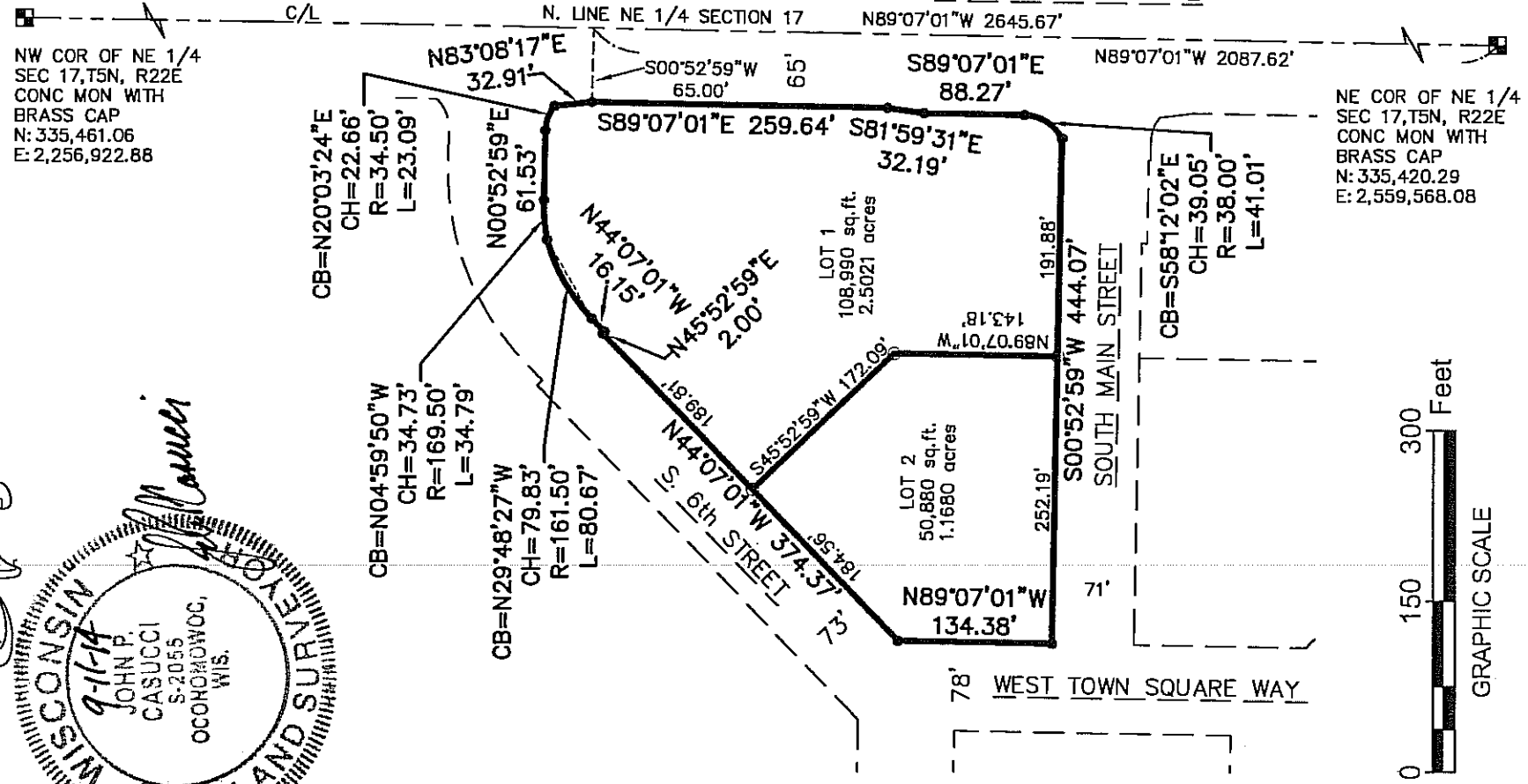
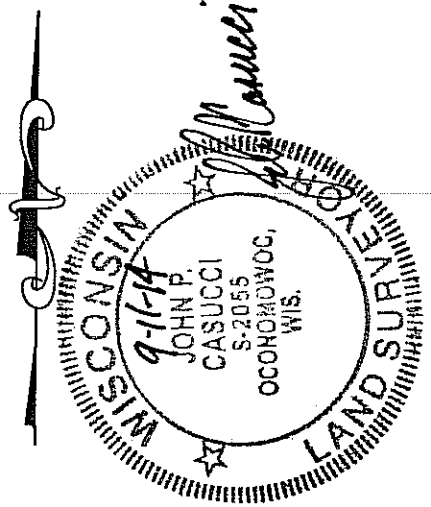
A division of Lot 4 of Certified Survey Map No. \_\_\_\_\_, in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

THESE PARCELS ARE AFFECTED BY OFFICIALLY MAPPED STREETS.

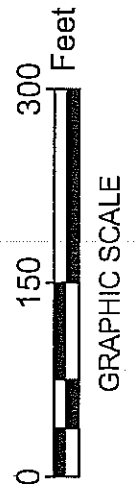
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

SEE SHEET 2 FOR EASEMENT DETAILS

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.  
ALL BEARINGS ARE REFERENCED TO THE N. LINE OF THE NE 1/4 OF SECTION 17, T 5 N, R 22 E, WHICH BEARS N89°07'01"W OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE



**TRAFFIC VISIBILITY**  
Per SEC. 17.0401 of the City of Oak Creek Zoning Code, No obstructions, such as structures, parking, or vegetation, shall be permitted in any district between the heights of two and one-half (2 1/2) feet and 10 feet above the plane through the mean curb grades within the triangular space formed by any two (2) existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of 15 feet from their intersection. In the Case of Arterial Streets intersecting with other streets or railroads, the corner cut-off distances establishing the vision triangle clearance space shall be increased to 50 feet. Illustrations are provided in SEC 17 of the Zoning Code.



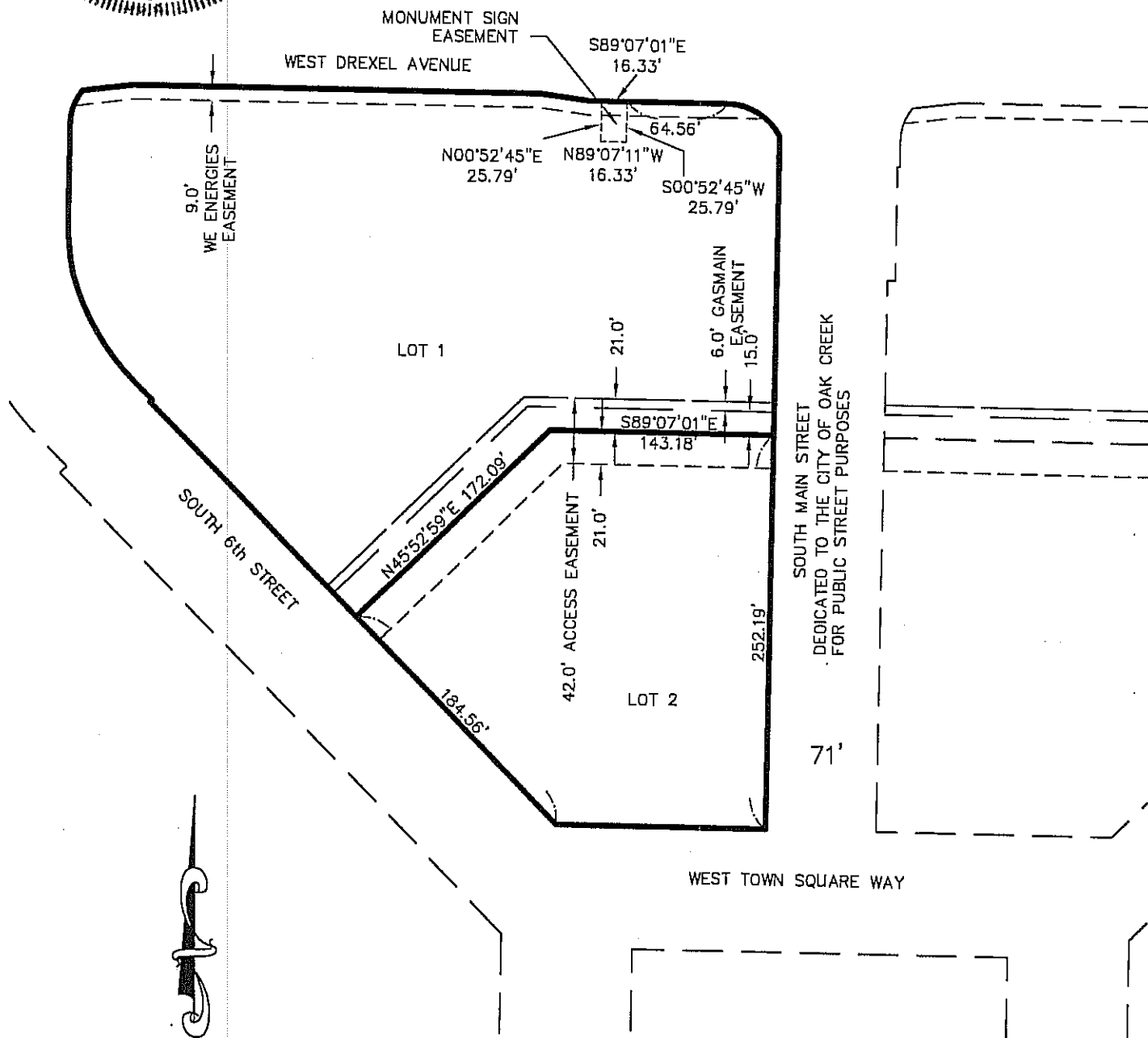
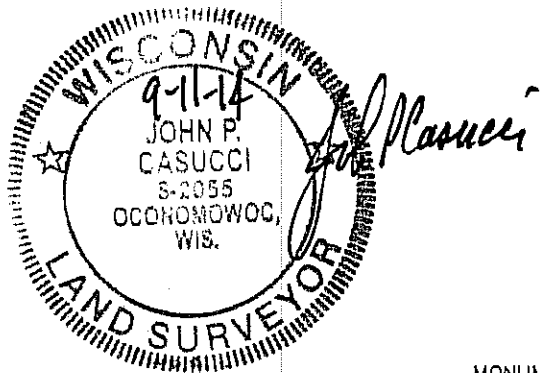
R.A. Smith National, Inc.

Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield WI 53005  
262-781-1000 Fax 262-797-7373 www.ra-smithnational.com  
Appleton, WI Orange County, CA Pittsburgh, PA  
S:\5165899\dwg\ CS:\70101.DWG\SHEET 1

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

A division of Lot 4 of Certified Survey Map No. \_\_\_\_\_, in the Northwest 1/4 of the Northeast 1/4 of Section 17, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



GRAPHIC SCALE

**R.A. Smith National, Inc.**

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and Engineering*

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S:\5165899\dwg\CS701100.DWG\SHEET 2



# Plan Commission Report

ITEM: 6h

DATE: October 14, 2014

**PROJECT:** Certified Survey Map – Jerold Franke, One West Drexel, LLC

**ADDRESS:** 7941 S. Howell Ave.

**TAX KEY NO:** 813-9030-000

**STAFF RECOMMENDATION:** That Plan Commission recommends to the Common Council that the certified survey map submitted by Jerold Franke, One West Drexel, LLC, for the property at 7941 S. Howell Ave. be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That storm sewer easements and bioswale easements are updated on the map prior to recording.

**Ownership:** One West Drexel, LLC, 301 W. Wisconsin Ave., Milwaukee, WI 53202

**Size:** Lot 1 = 3.0833 acres; Lot 2 = 2.4447 acres; Lot 3 = 1.1450 acres; Lot 4 = 2.1577 acres

**Existing Zoning:** DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

**Adjacent Zoning:** North – I-1, Institutional; FF, Flood Fringe; FW, Floodway; C-1, Shoreland Wetland Conservancy; B-2 (CCU), Community Business; B-2, Community Business  
East – B-2, Community Business  
South – DTSMUPDD, Drexel Town Square Mixed Use Development District  
West – DTSMUPDD, Drexel Town Square Mixed Use Development District

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** Yes, South Delco Drive and West Town Square Way.

**Commentary:** One West Drexel is requesting approval of a Certified Survey Map (CSM) for the property at 7941 S. Howell Ave. This is the first of two CSMs on the agenda for review affecting this property, which will divide the property into four lots of conforming size and width. A “no access” area has been identified along Howell Avenue for Lots 2-4. Page 1 should correspond in language to Page 3 for this area (“no access” vs. “no vehicular access”).

There are two additional corrections that need to be made:

1. There is an error in the distance for Lot 1 (3.0833 acres) off of S. Delco Drive. The correct distance should be 158.73’ and not 168.73’.
2. The bioswale/stormwater easements as shown are not the sizes approved by the SWMP. These easements are larger than depicted on the CSM.

Prepared by:

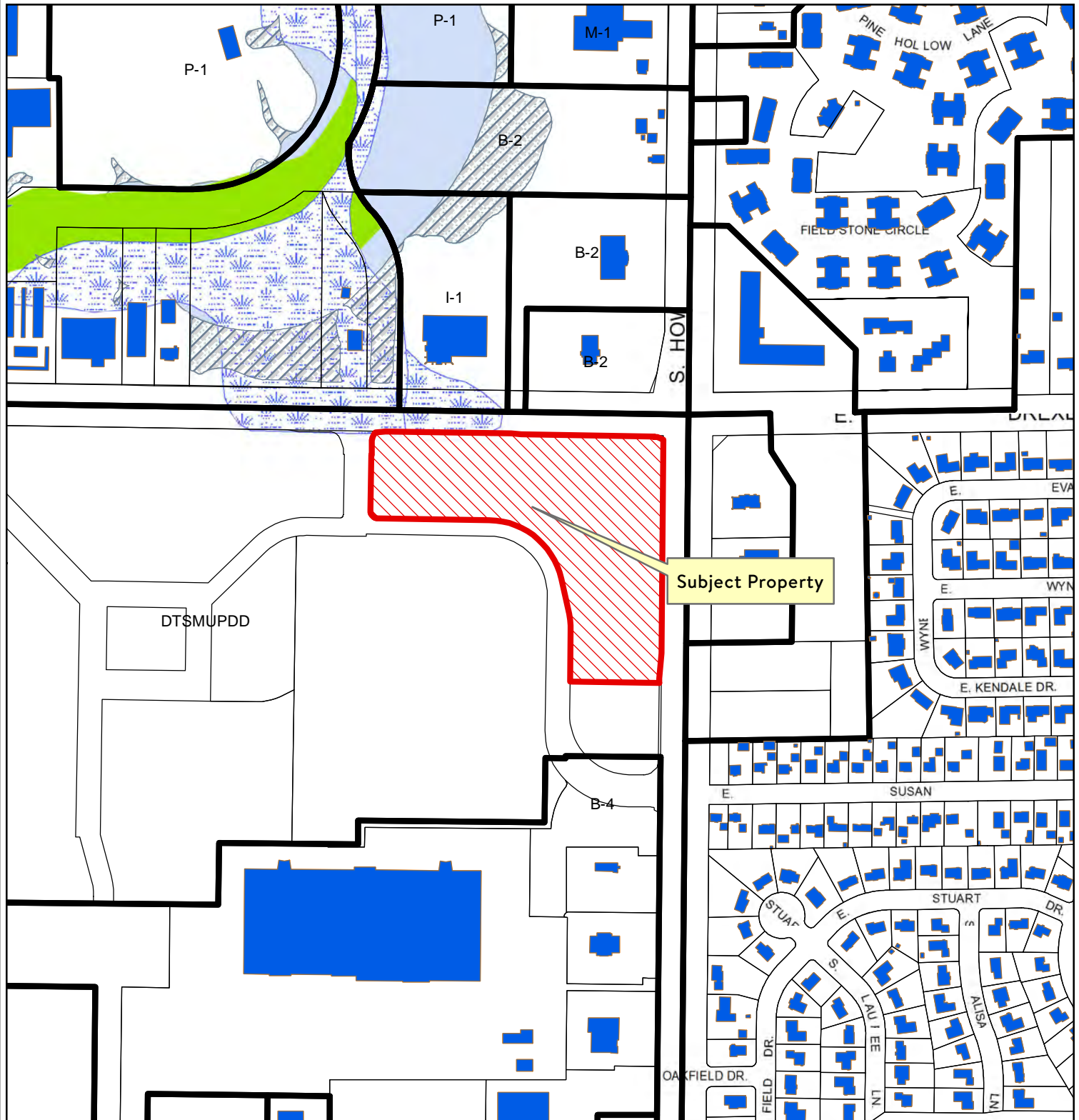
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

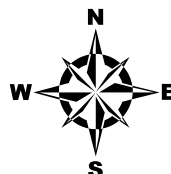
Douglas Seymour, AICP  
Director of Community Development










# Location Map

## 7941 S. Howell Ave.



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



Legend	
	7941 S. Howell Ave.
	Wetland
	Floodway
	Floodfringe
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
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	Regional Retail Overlay District (RR)

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

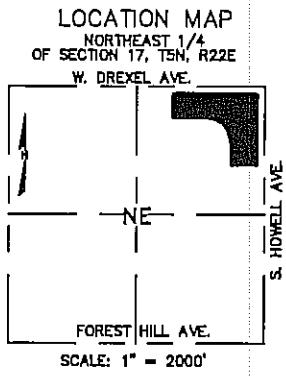
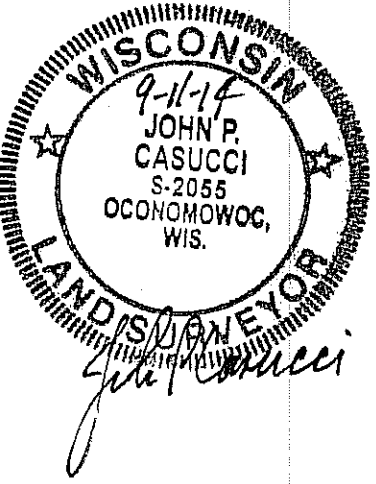
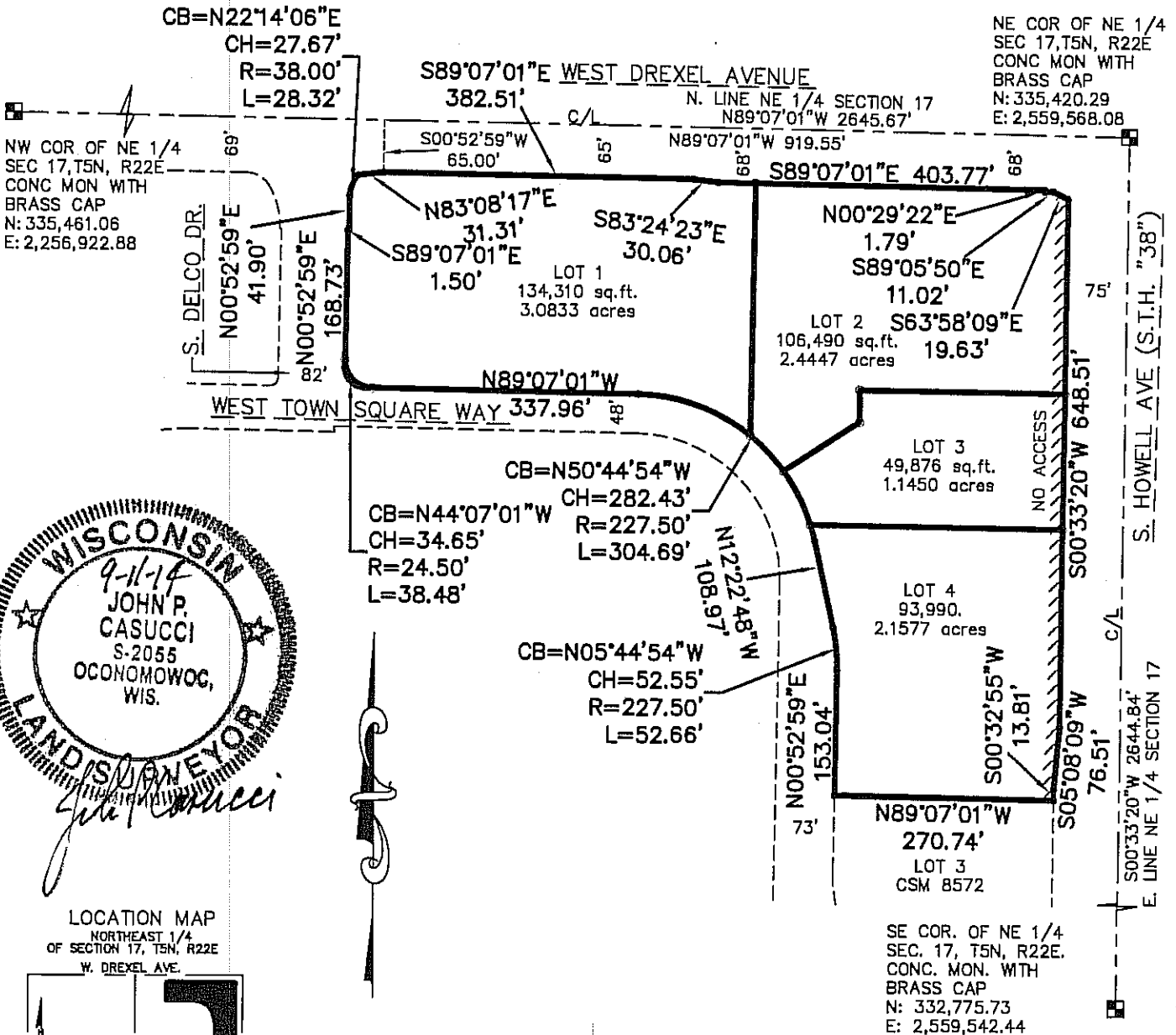
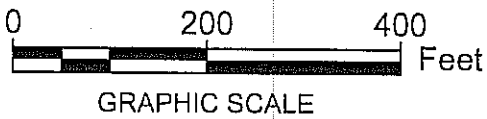
A division of Lot 4 of Certified Survey Map No. 8572, in the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

THESE PARCELS ARE AFFECTED BY OFFICIALLY MAPPED STREETS.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

SEE SHEETS 2 & 3 FOR LOT DETAILS  
SEE SHEETS 4 & 5 FOR EASEMENT DETAILS

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
ALL BEARINGS ARE REFERENCED TO THE N. LINE OF THE NE 1/4 OF SECTION 17, T 5 N, R 22 E, WHICH BEARS N89°07'01"W OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE



R.A. Smith National, Inc.

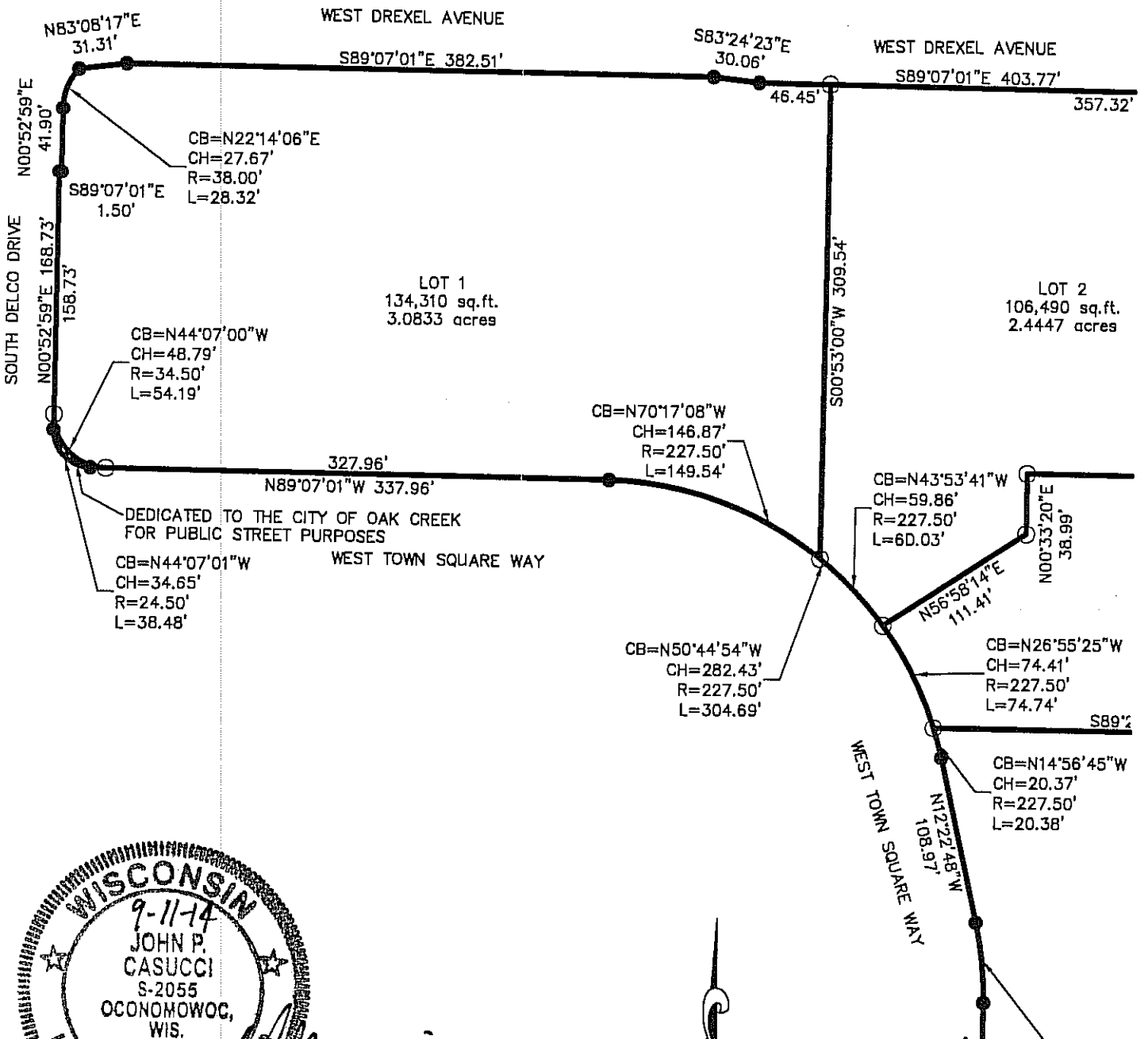
Beyond Surveying and Engineering

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262-781-1000 Fax 262-797-7373 www.rasmithnational.com  
Appleton, WI Orange County, CA Pittsburgh, PA

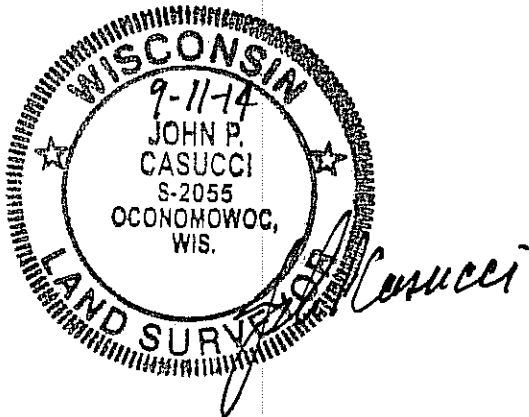
S:\3163899\dwg\CS601.L00.DWG\SHEET 1

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

A division of Lot 4 of Certified Survey Map No. 8572, in the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



DEDICATED TO THE CITY OF OAK CREEK FOR PUBLIC STREET PURPOSES

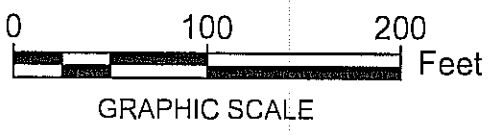
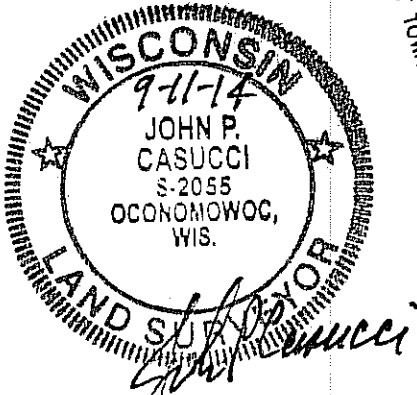
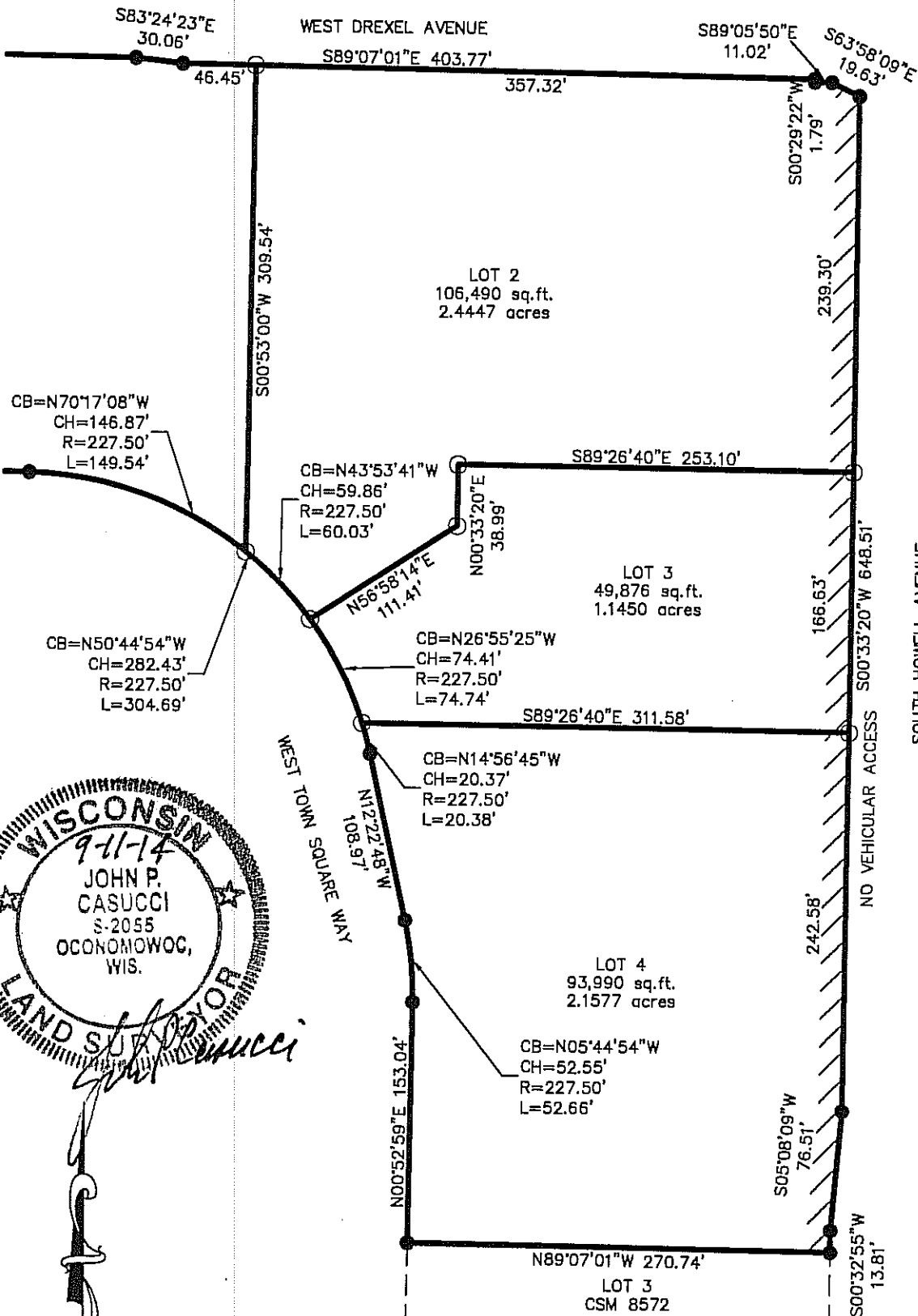


**R.A. Smith National, Inc.**  
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Appleton, WI Orange County, CA Pittsburgh, PA  
S:\S165899\dwg\CS601100.DWG SHEET 2

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

A division of Lot 4 of Certified Survey Map No. 8572, in the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



**R.A. Smith National, Inc.**

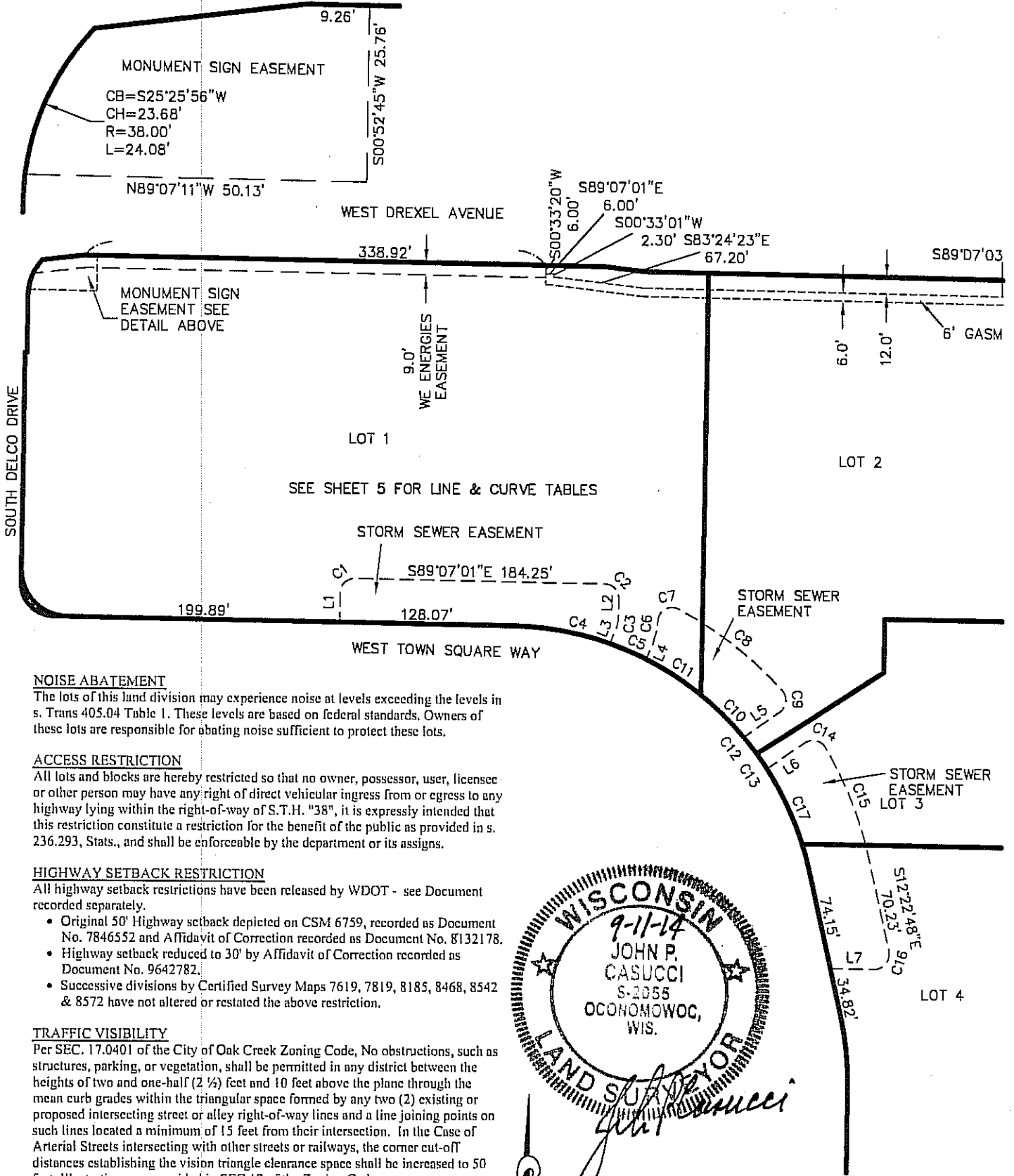
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and Engineering*

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Appleton, WI Orange County, CA Pittsburg, PA

S:5165899.dwg  
CS6011.00.DWG/SHEET 3

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

A division of Lot 4 of Certified Survey Map No. 8572, in the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



**NOISE ABATEMENT**

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04 Table 1. These levels are based on federal standards. Owners of these lots are responsible for abating noise sufficient to protect these lots.

**ACCESS RESTRICTION**

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H. "38", it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns.

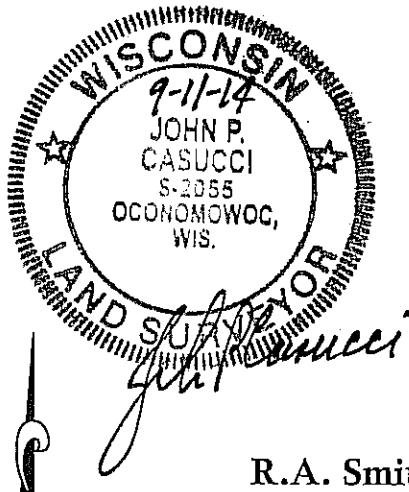
**HIGHWAY SETBACK RESTRICTION**

All highway setback restrictions have been released by WDOT - see Document recorded separately.

- Original 50' Highway setback depicted on CSM 6759, recorded as Document No. 7846552 and Affidavit of Correction recorded as Document No. 8132178.
- Highway setback reduced to 30' by Affidavit of Correction recorded as Document No. 9642782.
- Successive divisions by Certified Survey Maps 7619, 7819, 8185, 8468, 8542 & 8572 have not altered or restated the above restriction.

**TRAFFIC VISIBILITY**

Per SEC. 17.0401 of the City of Oak Creek Zoning Code, No obstructions, such as structures, parking, or vegetation, shall be permitted in any district between the heights of two and one-half (2 1/2) feet and 10 feet above the plane through the mean curb grades within the triangular space formed by any two (2) existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of 15 feet from their intersection. In the Case of Arterial Streets intersecting with other streets or railways, the corner cut-off distances establishing the vision triangle clearance space shall be increased to 50 feet. Illustrations are provided in SEC 17 of the Zoning Code.



**R.A. Smith National, Inc.**

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CS601L00.DWG SHEET 4

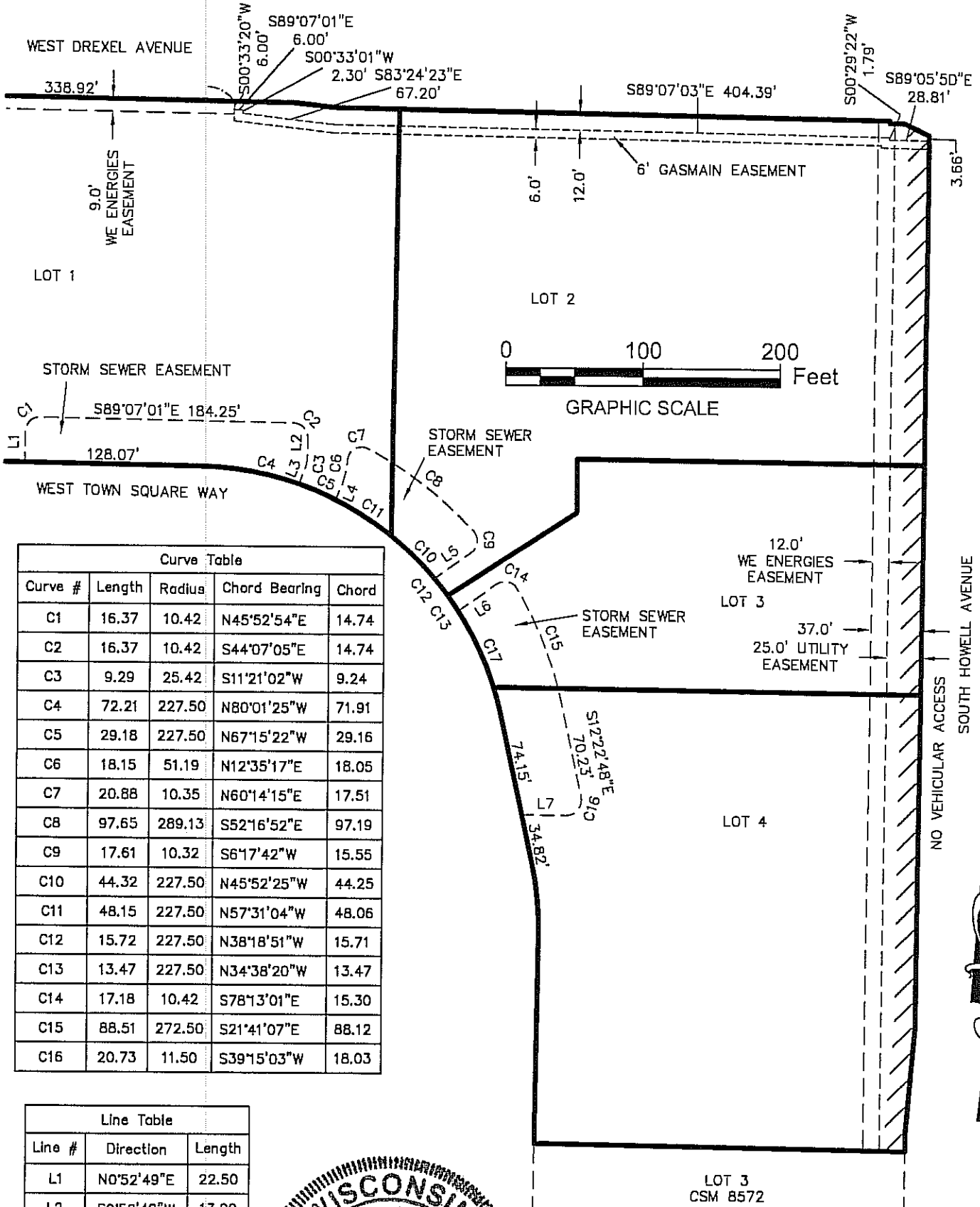


GRAPHIC SCALE



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

A division of Lot 4 of Certified Survey Map No. 8572, in the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord
C1	16.37	10.42	N45°52'54"E	14.74
C2	16.37	10.42	S44°07'05"E	14.74
C3	9.29	25.42	S11°21'02"W	9.24
C4	72.21	227.50	N80°01'25"W	71.91
C5	29.18	227.50	N67°15'22"W	29.16
C6	18.15	51.19	N12°35'17"E	18.05
C7	20.88	10.35	N60°14'15"E	17.51
C8	97.65	289.13	S52°16'52"E	97.19
C9	17.61	10.32	S6°17'42"W	15.55
C10	44.32	227.50	N45°52'25"W	44.25
C11	48.15	227.50	N57°31'04"W	48.06
C12	15.72	227.50	N38°18'51"W	15.71
C13	13.47	227.50	N34°38'20"W	13.47
C14	17.18	10.42	S78°13'01"E	15.30
C15	88.51	272.50	S21°41'07"E	88.12
C16	20.73	11.50	S39°15'03"W	18.03

Line Table		
Line #	Direction	Length
L1	N0°52'49"E	22.50
L2	S0°52'49"W	13.99
L3	S22°44'38"W	11.63
L4	N22°44'38"E	11.83
L5	S54°33'25"W	32.62
L6	N54°33'25"E	34.01
L7	N89°07'11"W	31.71

LOT 3  
CSM 8572

**R.A. Smith National, Inc.**

*Beyond Surveying  
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005  
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Appleton, WI Orange County, CA Pittsburgh, PA

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# Plan Commission Report

ITEM: 6i  
DATE: October 14, 2014

**PROJECT:** Certified Survey Map – Jerold Franke, One West Drexel, LLC

**ADDRESS:** 7941 S. Howell Ave.

**TAX KEY NO:** 813-9030-000

**STAFF RECOMMENDATION:** That Plan Commission recommends to the Common Council that the certified survey map submitted by Jerold Franke, One West Drexel, LLC, for the property at 7941 S. Howell Ave. be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That storm sewer easements and bioswale easements are updated on the map prior to recording.

**Ownership:** One West Drexel, LLC, 301 W. Wisconsin Ave., Milwaukee, WI 53202

**Size:** Lot 1 = 3.0833 acres; Lot 2 = 2.4447 acres; Lot 3 = 1.1450 acres; Lot 4 = 2.1577 acres

**Existing Zoning:** DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

**Adjacent Zoning:** North – I-1, Institutional; FF, Flood Fringe; FW, Floodway; C-1, Shoreland Wetland Conservancy; B-2 (CCU), Community Business; B-2, Community Business  
East – B-2, Community Business  
South – DTSMUPDD, Drexel Town Square Mixed Use Development District  
West – DTSMUPDD, Drexel Town Square Mixed Use Development District

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** Yes, South Delco Drive and West Town Square Way.

**Commentary:** One West Drexel is requesting approval of a Certified Survey Map (CSM) for the property at 7941 S. Howell Ave. This is the second of two CSMs on the agenda for review affecting this property, which will divide Lot 1 into two lots of conforming size and width. As with the previous CSM, technical corrections should be made regarding distances and easements.

Prepared by:

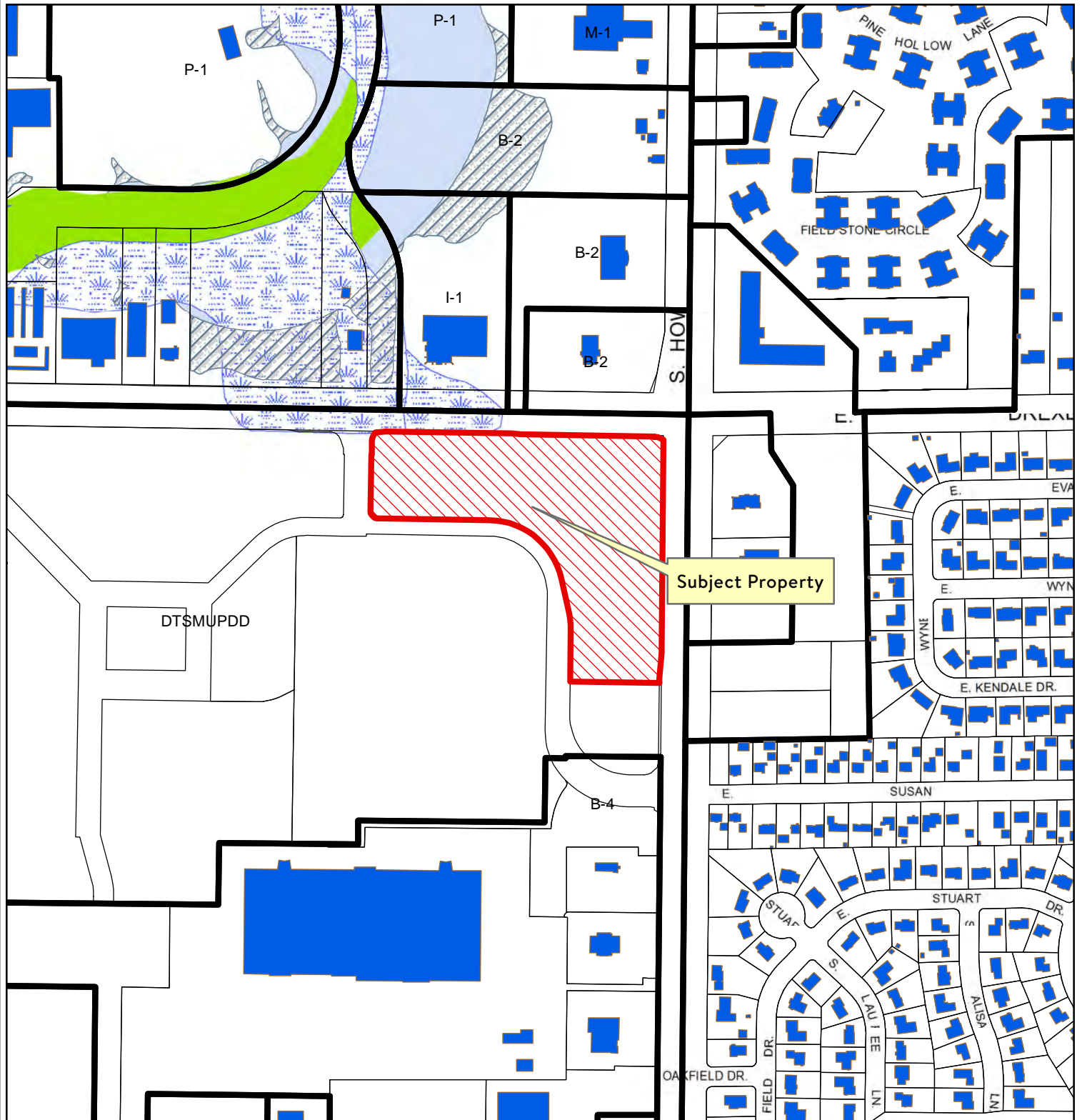
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

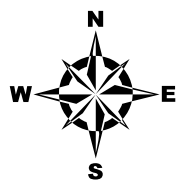
Douglas Seymour, AICP  
Director of Community Development











# Location Map

## 7941 S. Howell Ave.



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



Legend	
	7941 S. Howell Ave.
	Wetland
	Floodway
	Floodfringe
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)

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

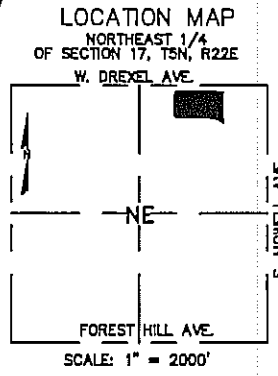
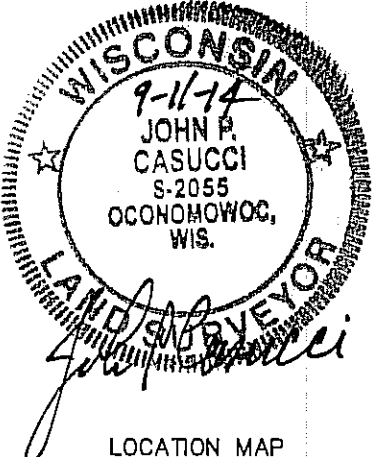
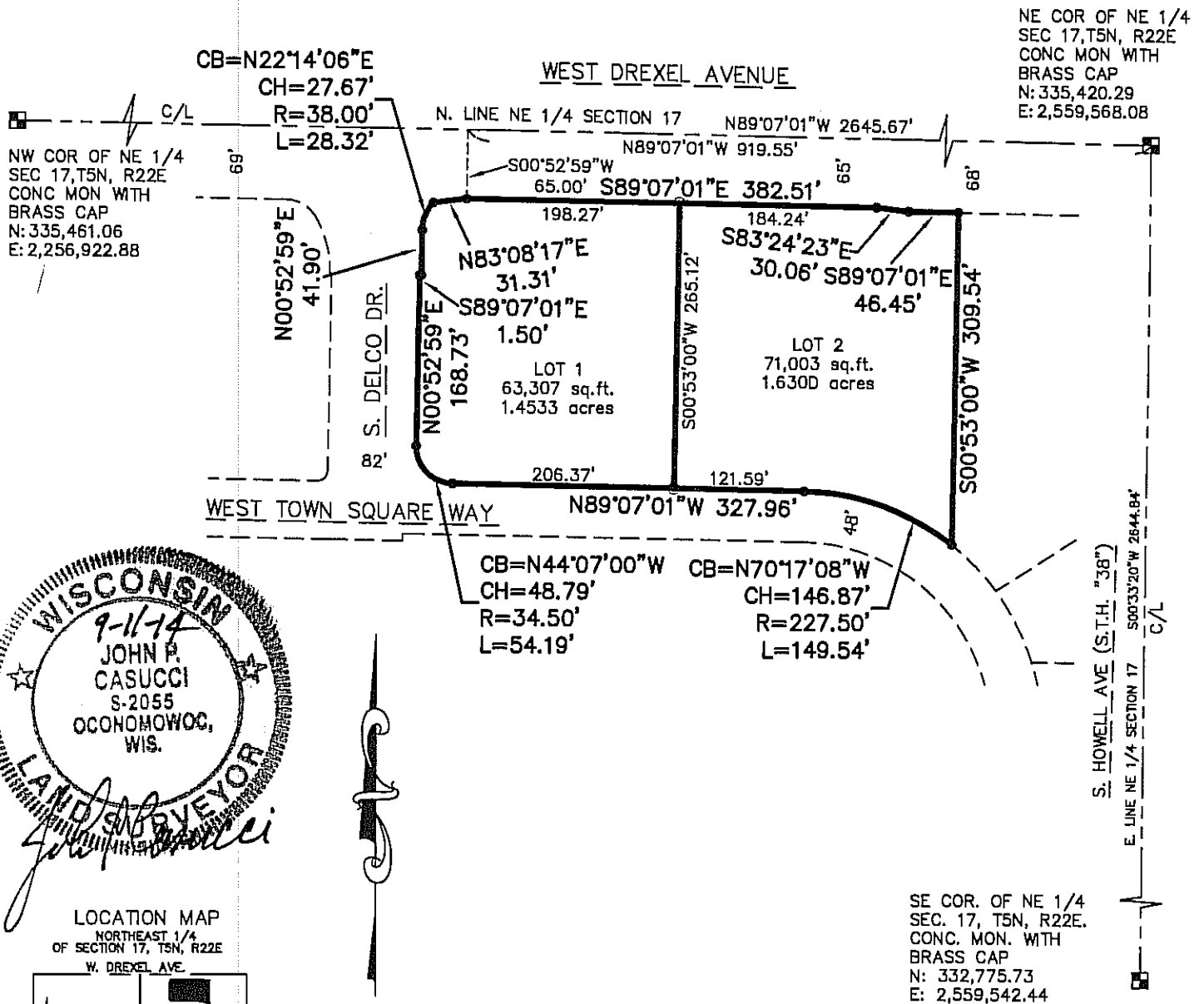
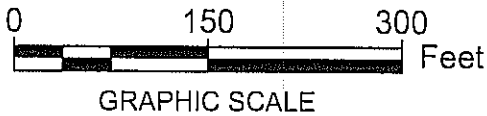
A division of Lot 1 of Certified Survey Map No. \_\_\_\_\_, in the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

THESE PARCELS ARE AFFECTED BY OFFICIALLY MAPPED STREETS.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. ALL BEARINGS ARE REFERENCED TO THE N. LINE OF THE NE 1/4 OF SECTION 17, T 5 N, R 22 E, WHICH BEARS N89°07'01"W OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE

SEE SHEETS 2 & 3 FOR LOT DETAILS  
SEE SHEETS 4 & 5 FOR EASEMENT DETAILS



**R.A. Smith National, Inc.**

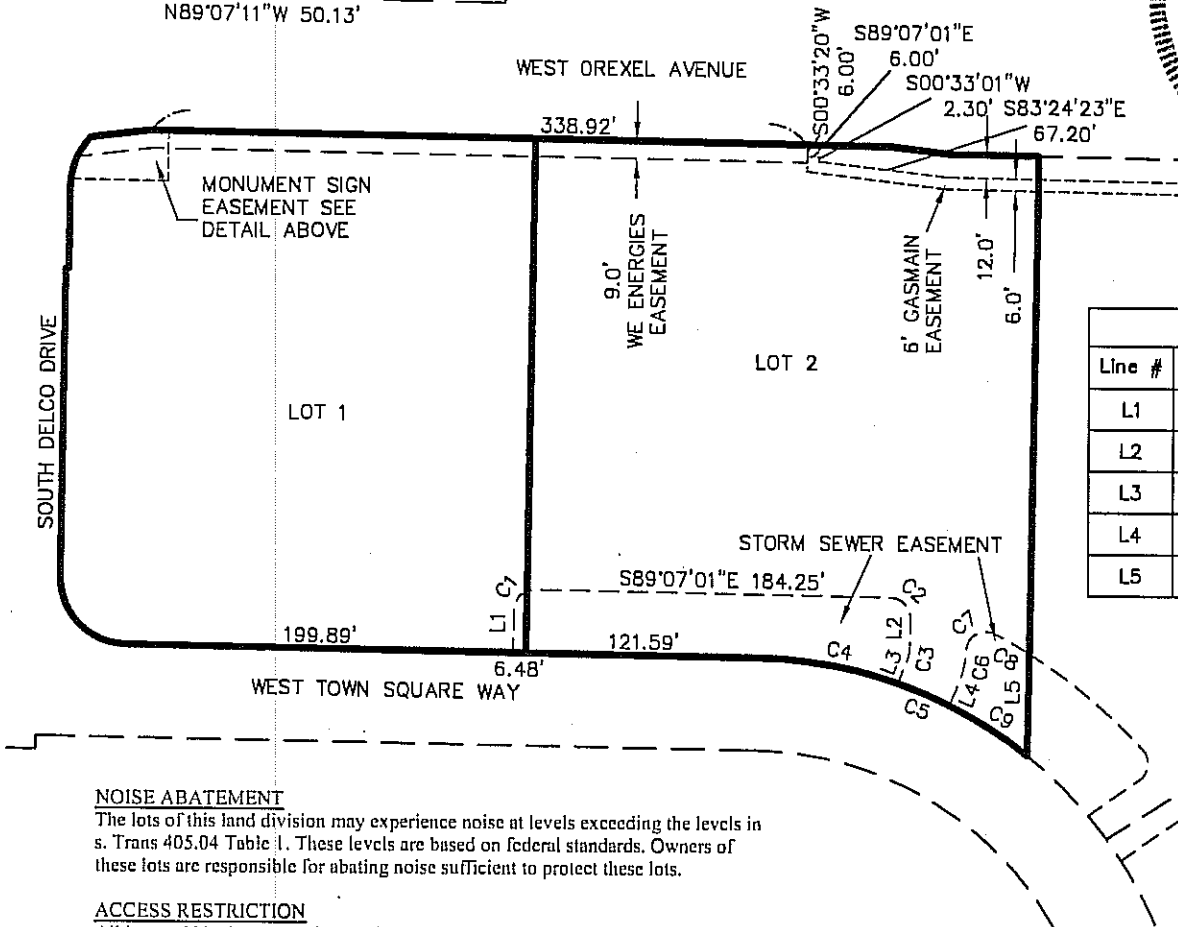
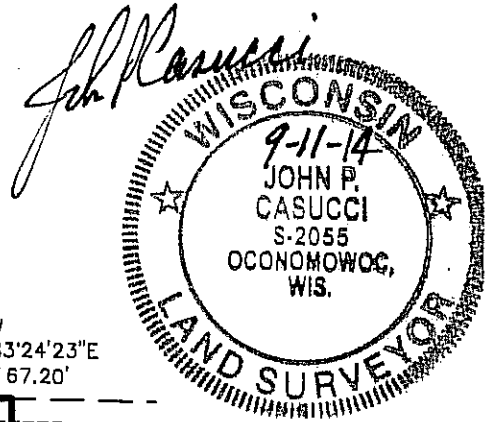
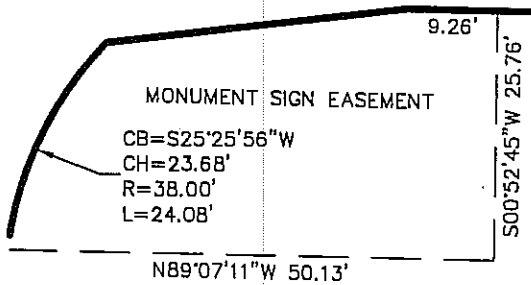
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S:\5165899\dwg\CS801100.DWG\$H1BET 1

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

A division of Lot 1 of Certified Survey Map No. \_\_\_\_\_, in the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



Line Table		
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L3	S22°44'38"W	11.63
L4	N22°44'38"E	11.83
L5	S0°53'00"W	52.82

**NOISE ABATEMENT**

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04 Table 1. These levels are based on federal standards. Owners of these lots are responsible for abating noise sufficient to protect these lots.

**ACCESS RESTRICTION**

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H. "38", it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns.

**HIGHWAY SETBACK RESTRICTION**

All highway setback restrictions have been released by WDOT - see Document recorded separately.

- Original 50' Highway setback depicted on CSM 6759, recorded as Document No. 7846552 and Affidavit of Correction recorded as Document No. 8132178.
- Highway setback reduced to 30' by Affidavit of Correction recorded as Document No. 9642782.
- Successive divisions by Certified Survey Maps 7619, 7819, 8185, 8468, 8542 & 8572 have not altered or restated the above restriction.

**TRAFFIC VISIBILITY**

Per SEC. 17.0401 of the City of Oak Creek Zoning Code, No obstructions, such as structures, parking, or vegetation, shall be permitted in any district between the heights of two and one-half (2 1/2) feet and 10 feet above the plane through the mean curb grades within the triangular space formed by any two (2) existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of 15 feet from their intersection. In the Case of Arterial Streets intersecting with other streets or railways, the corner cut-off distances establishing the vision triangle clearance space shall be increased to 50 feet. Illustrations are provided in SEC 17 of the Zoning Code.

Curve Table				
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S:\165899\dwg\CS801L00.DWG SHEET 2  
 SHEET 2 OF 5 SHEETS



GRAPHIC SCALE