



PLAN COMMISSION MEETING AGENDA

TUESDAY, NOVEMBER 25, 2014
AT 6:00 PM

- 1) ROLL CALL
- 2) Minutes of the November 11, 2014 meeting
- 3) Significant Common Council Actions
- 4) OLD BUSINESS
 - a) CLARIFICATION OF ACTION – Clarify approval vote from November 11, 2014 meeting regarding the 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#OCPCOakFld.**
 - b) SITE PLAN REVIEW – Review site and building plans submitted by Kurt Maass, Maass Excavating and Trucking, for a salt storage shed on the property at 380 W. Ryan Rd. (Tax Key No. 875-9996-002). Follow this agenda item on Twitter **@OakCreekPC #OCPCMaass.**
- 5) NEW BUSINESS
 - a) REZONE – Review a request submitted by Timothy Wallen, MLG PF Oak Creek, LLC, to rezone a portion of the properties at 3110, 3260, & 3300 E. Elm Rd. from A-1, Agricultural to Rs-2, Single Family Residential (Tax Key Nos. 959-9991, 960-9994, 960-9993-001). Follow this item on Twitter **@OakCreekPC #OCPCWallenRezone.**
 - b) PLAN REVIEW – Review site plans submitted by Ken Patel, Raghav Hospitality, LLC, for a relocation of the dumpster enclosure and an expansion to the parking lot on the MainStay Suites property at 1001 W. College Ave. (Tax Key No. 717-9004). Follow this agenda item on Twitter **@OakCreekPC#OCPCMMainStay.**
 - c) CONDITIONAL USE – Review a request submitted by Leah Berlin, Kwik Trip, Inc., for a condition use for a gasoline service station for the property at 7880 S. 10th St. (Tax Key No. 783-9073). Follow this item on Twitter **@OakCreekPC #OCPCKwikTrip.**
 - d) PLAN REVIEW – Review site plans submitted by Doug Pellock, Marcus Theatre Corp., for building façade modifications to the existing building on the property at 7241 S. 13th St. (Tax Key No. 763-9018). Follow this agenda item on Twitter **@OakCreekPC #OCPCMarcus.**

- e) **PLAN REVIEW** – Review site and building plans submitted by Randy Swain and Josh Couch, Love’s Corporation, for building modifications and an addition to the existing tire shop building on the property at 9650 S. 20th St. (Tax Key No. 904-9000). Follow this item on Twitter **@OakCreekPC #OCPCLOves**

- 6) **ADJOURN**

PLEASE NOTE

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

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, NOVEMBER 11, 2014

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

Commissioner Dickmann moved to approve the minutes of the October 28, 2014 meeting. Commissioner Siefert seconded. On roll call: All voted aye, except Commissioner Chandler abstained. Motion passed.

**Sign Appeal Hearing – Peterbilt
1800 W. Ridgeview Drive
Tax Key No. 903-0007**

Mr. Wagner read the public hearing notice. If granted, the variance would allow the applicant to erect a pole sign 80' tall, 310.5 SF in area, located in the M-1 manufacturing district at 1800 W. Ridgeview Drive.

Mayor Scaffidi called for public comment. Larry Haase, 2333 W. Haden Avenue, Chicago, IL, representing JX Peterbilt, general manager for Oak Creek, described the Peterbilt business and stated they cannot stay in this location without some form of facility expansion to accommodate the anticipated additional business. The Peterbilt ownership has directed him to seek a variance for a sign, which is a key component for them to move forward. If they cannot obtain a sign variance, they will have to try to look for another location. They are trying to improve their visibility in the Oak Creek area, which is key to their business.

Mayor Scaffidi called for a second and third call for public comment on this sign appeal. Seeing none, the public hearing was closed at 6:10 p.m.

**Sign Appeal – Peterbilt
1800 W. Ridgeview Drive
Tax Key No. 903-0007**

Commissioner Chandler asked for the heights of the current pole signs in the area. Mr. Wagner responded they are similar in height, but the other signs are in the B-4 District, where pole signs are allowed. Many of those pole signs in the area were constructed in the 1980s and 1990s, and at that time 40' tall pole signs were permitted. However, since then the City has changed its view of pole signs, and has amended the ordinance accordingly to reduce the size of pole signs.

Commissioner Dickmann asked how a pole sign height of 80' was chosen. Mr. Haase responded that the Love's Travel Stop sign is 80' tall. They chose the 80' height in an attempt to match that sign.

Commissioner Johnston asked if the applicant was open to a sign at a lower height. Mr. Haase

responded that they are not necessarily stuck at the 80', but as part of the initial application being denied, they did reduce the sign size to 311', which is a 27' wide sign. They are trying to achieve some visibility from Ryan Road, I-94 and Route 41. He stated there may be some leeway at that 80', but they are starting at the height that is the same as the neighbors.

Commissioner Correll stated his concern for the City's position on new businesses with similar signage that if this is allowed.

Commissioner Correll asked if any adjustments could be made to fit in this area. Alderman Guzikowski stated his concern about the size of the sign, and asked if they could make it smaller. Mr. Haase stated he also needed this height to get over the height of the trees in the area.

Commissioner Chandler asked what the forecast is for additional customers to come to this facility as a result of this sign. Mr. Haase stated they plan to double the size of the business with the expansion of the facility. The owners won't approve expansion without being able to get a sign. Mr. Haase did not have an exact figure on how much business the sign would bring in. Mr. Haase stated he would probably add the sign in conjunction with the expansion.

Commissioner Johnston stated his concern about setting a precedent. He questioned the feasibility of an expansion on this site with the wetlands and floodplain that surround this property. Mr. Haase stated they own the two adjoining parcels, which are all flood fringe.

Commissioner Carillo asked if they have a sign now. Mr. Haase responded that they only have wall signs now.

Mayor Scaffidi asked if the Plan Commission could adjust the size and height of the sign if this variance were granted. Mr. Wagner responded the Plan Commission has the authority to change the dimensions.

Commissioner Carillo stated her concern that the City is going to see a lot of sign requests in the next few years with all the new construction. She stated she does not see how this business cannot thrive or grow without this massive sign. Her concern is that this request is not even close to the City code requirements for signs.

Commissioner Correll moved that the Plan Commission grant the applicant a variance to erect a pole sign 80' tall, 310.5' in area, located in the M-1 manufacturing district at 1800 W. Ridgeview Drive. Commissioner Dickmann seconded. On roll call: all voted no. Motion failed. Mr. Wagner stated they could work with the applicant should they choose to resubmit.

Certified Survey Map – Steve Mark, Lily Drive Developments, LLC
324 E. Forest Hill Avenue
Tax Key No. 814-9011

Ms. Papelbon provided an overview of the Certified Survey Map proposal, and noted that E. Forest Hill Avenue is a minor arterial roadway and requires management and control access by the Comprehensive Plan. Only major facilities should be allowed direct access to arterials. Therefore, there is a requirement for a 40-foot setback and turn-around on each of the lots so people are not backing out onto Forest Hill. Even though there were concerns with single-family lots having direct access to arterials, the officially-mapped street patterns leave no realistic alternative. In this case, considering the increase in traffic on this street and its minimal cross-

section, staff recommended in 2013 and still recommends that the restrictions just mentioned be placed on the CSM.

Commissioner Chandler asked why these lots are being split. Calvin Klimeck, Pioneering Engineering, stated that years ago Midwest Development developed all the lands to the north of this property. They were unable to secure the lots south of Lily Drive, and it would not have been possible to develop a single-sided road for any developer. Recently, the land became available, and that land was purchased by Midwest. They decided to make four lots with one being for a detention basin, conforming to the stormwater management requirements of the City. This will be the first CSM. The plan for this development is to have the stormwater meet 2014 standards, and they expect this when the development is all done. When the surrounding developments were built, there were no stormwater management requirements at all. They are sacrificing lands and working with the City to bring that into current conformance of the whole development. Mayor Scaffidi stated that essentially this finishes the neighborhood that was designed years ago.

Commissioner Siepert asked about the use of Lot 2. Mr. Klimeck stated they have been working with Engineering and Planning on Lot 2. They discovered there is a little wetland pocket. There is some emergent wetland growth that is classified as wetlands, and hydric soils and model soils that conform to wetlands. Engineering has a concern about the buildability of the house behind the wetlands, so they are proposing to divide the lots and now there is one lot to deal with for wetland. The applicant will be making a joint permit application with the City after the CSM is recorded to WisDNR to fill that wetland area. Commissioner Johnston concurred and stated the Applicant and consultant have worked extensively with Planning and Engineering to arrive at a solution to this the drainage and the impacts to everyone along the corridor. There have been drainage concerns that they are trying to deal with here.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the certified survey map submitted by Steve Mark for the property at 324 E. Forest Hill Avenue 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.

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

Certified Survey Map – Steve Mark, Lily Drive Developments, LLC
400 E. Lily Drive
Tax Key No. 814-0256

Ms. Papelbon provided an overview of the Certified Survey Map proposal. Commissioner Chandler asked if there have been any changes to this submittal since it was brought to the Plan Commission in 2013. Ms. Papelbon stated there have been minor changes regarding configuration of the proposed road, but there are no major differences between the submittals.

Commissioner Johnston moved 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 all comments received by the County are incorporated as required.

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

Preliminary Plat Steve Mark, Lily Drive Developments, LLC
Oakfield Village Addition #2
324 E. Forest Hill Avenue
400 E. Lily Drive
Tax Key Nos. 814-9011 and 814-0256

Ms. Papelbon provided an overview of the preliminary plat and subdivision proposal. Mark Beaumont, 300 E. Forest Hill Avenue, asked about the use of the lot next to his property. Ms. Papelbon stated that it is an outlot, which is considered a non-building lot, so it would remain empty.

Mr. Beaumont stated his concern about the drainage as he has seen significant flooding and wanted to know how this plan helps his property. Commissioner Johnston stated that this is a lot of what the City has been working on with the developer. The plan is that the detention ponds will be slowing all the water down. They were able to capture the stormwater for the 10 acres that have already been developed into that pond. A City project is planned to bring in a storm sewer, fill in the ditch, and continue that drainage onto the south.

Tim Chamberlain, 101 E. Oakfield Drive, asked if the sewer line is going to connect to Glenfield. Commissioner Johnston stated it will pick up some of the drainage from Glenfield and pick up the west side of this development as well.

Mr. Chamberlain asked if anything will be done with the gravel road that goes back to the subdivision and connects to Glenfield Drive. Commissioner Johnston stated the purpose of that section of gravel road was a way for snow plows and garbage trucks to get around through there without having to back up. Commissioner Johnston stated that section will remain gravel and is not part of this planned development. Mr. Chamberlain stated there is a problem with the gravel road because people dump stuff in the ditch there and that affects drainage. He stated that that whole section should be taken into account to add on to this development.

Mr. Beaumont stated that the area needs to be looked at periodically by City staff (Street Department) because it is not a finished road and needs to be cleaned up. Mr. Beaumont stated that area gets overgrown and he has had to call the City to have the weeds cut. Mayor Scaffidi stated he would pass his comments on to City staff.

Arden Degner, 8540 S. Pennsylvania Ave., asked if sidewalks would be a part of this development. Commissioner Johnston responded that the City is planning on putting in sidewalks along Lily Drive to tie the two subdivisions together.

Jodi Hazen, 410 E. Lily Drive, asked if the gravel road could be filled in as regular land. Commissioner Johnston stated that is what they are hoping for. Commissioner Johnston

showed on the map what the plans are to eliminate this problem. Commissioner Correll asked if removal of the gravel road could be part of this Plan Commission approval. Mayor Scaffidi asked if the gravel road bed could be naturalized. Mr. Klimeck stated that that is all going to be done and will be filled in with grass.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that the preliminary plat submitted by Steve Mark for the properties at 324 E. Forest Hill Avenue and 400 E. Lily Drive be approved with the following conditions:

- 1) That comments from the Water and Sewer Utility are incorporated as required.

Commissioner Dickmann seconded. On roll call: all voted aye. Motion carried.

TIF No. 11 Project Plan & Boundary Amendment Public Hearing

Ms. Papelbon read the public hearing notice. Mayor Scaffidi asked for three calls for public comment. Seeing none, the public hearing was closed at 7:10 p.m.

TIF No. 11 Project Plan & Boundary Amendment

Ms. Papelbon provided an overview of the TID 11 Amendment. Doug Seymour, Director of Community Development, stated that with the cooperation of adjacent property owner Woodman's, the City was able to secure right-of-way for S. 6th Street. There were some realignments of the stormwater ponds in that area, making a part of one lot suitable for development. It was not large enough to do anything with. In the process of reconfiguring their parcel, they made that lot bigger. State law says that the parcels in a TIF district have to be contiguous and they have to be whole parcels. A TID boundary cannot bisect a property. The purpose of this amendment is to make sure the TID parcels encompass whole parcels.

Commissioner Chandler asked what the financial advantage would be to adding this land. Mr. Seymour responded that while the financial impact is minimal, it is positive. Whatever is developed in that parcel would be included in the TIF district.

Commissioner Correll moved that Plan Commission adopts Resolution No. 2014-01 adding the territory of 400 W. Forest Hill Avenue and amending the Project Plan for Tax Increment Financing District (TID) No. 11. Commissioner Dickmann seconded. On roll call: all voted aye. Motion carried.

Conditions and Restrictions

Matthew Lyons, Azura, LLC

8870 S. Mayhew Drive

Tax Key Nos. Multiple (860-1001 to 860-1208, new key TBD)

Ms. Papelbon provided an overview of the conditions and restrictions for the proposed conditional use. Matthew Lyons, 3190 S. Wadsworth, Lakewood, CO asked for clarification on the age restrictions. Ms. Papelbon stated the reason it wasn't clarified in the conditions and restrictions was because, after discussions with the City Attorney, restricting one building versus another to a certain age would be inappropriate and difficult, if not impossible, to enforce. Ms. Papelbon stated it was not noted because of the understanding that this facility is primarily going to be treating Azheimers and dementia residents who are, primarily, of an elderly age.

Mr. Lyons stated it may be necessary to note this information especially since item 10b refers to a section of the code that states the age of an elderly person is 62+. Ms. Papelbon responded she would clarify the condition.

Commissioner Correll moved that Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a Community Based Residential Facility with a capacity of more than 15 residents located at 8870 S. Mayhew Drive after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Temporary Use – Giuffre X, LLC Mallory Properties
9401 S. 13th Street
Tax Key No. 877-9006

Mr. Wagner provided an overview of the proposal. Commissioner Chandler asked who the salt storage is for. Mr. Wagner responded Winter Services, Inc. They are a tenant at 9401 S. 13th Street. This is a salt storage facility for the snow removal at the Wheaton Hospital on 27th Street.

Don Gotzi, Director of Operations, Winter Services, 2700 S. 116th Street, West Allis, stated that the storage facility building is roughly 900 square feet total and 20' in height. The building can store approximately 400 tons.

Commissioner Chandler asked if they had any long-term plans of staying at this location. Mr. Gotzi responded they would leave this location. They don't lease any space for the property. They don't keep any equipment there. It is simply to refill a truck that maintains the Wheaton Hospital parking lot.

Commissioner Dickmann asked what would happen to the remaining salt at the end of the season. Mr. Gotzi stated if there is any it would be taken to their West Allis location.

Commissioner Correll stated he does not have an issue with this temporary use.

Commissioner Chandler asked if grading and drainage is an issue that needs to be addressed. Mr. Gotzi responded that the overhang of the dome would alleviate any direct contact with moisture. This will eliminate any drainage of salt.

Commissioner Chandler asked how often trucks would come in. Mr. Gotzi responded that, subject to the weather conditions, probably one truck once a day in the worst case scenario.

Commissioner Dickmann moved that the Plan Commission approves the temporary use permit for the outdoor salt storage building located on the property at 9401 S. 13th Street with the following conditions:

- 1) That all building and fire codes are met.
- 2) That the permit expires May 1, 2015

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

Conditional Use – Dragan Radeta, M & M Express, Inc.
9840 S. 27th Street

Tax Key No. 903-9030

Ms. Papelbon provided an overview of the proposal, explained that the overlay district does not allow for the truck terminal and warehouse uses, and stated that staff did offer the applicant the opportunity to withdraw the application. The applicant chose to speak with the Plan Commission.

Dragan Radeta, S71 W16575 Glencoe Court, Muskego, stated that the property in West Allis where his current operation is located is not big enough, so they are looking to buy another location which is bigger. He stated he also has a towing business with a repair shop, where they do repairs for the company equipment and outside service as well. Mr. Radeta was planning on using the property for truck repair and parking for his trucks and trailers.

Ms. Papelbon asked for clarification of what the storage of trailers would be. Mr. Radeta stated it would be parking for a short period of time. Ms. Papelbon stated that off-street parking is allowed as an accessory use to a business use in the overlay district. Mr. Seymour stated that off street parking as an accessory use is permitted in the overlay district, but not truck terminals. Mr. Seymour stated that the off-street parking refers to the cars that would be patrons or workers within those permitted uses in the district. Mr. Seymour stated that the City of Oak Creek and City of Franklin have established standards of what they wish to see on 27th Street, and created an overlay district. Based on some very good research and analysis, both communities choose not to allow those types of uses along 27th Street.

Jim Larkin, Colliers International, 1243 N. 10th Street, Milwaukee, listing broker representing the owner, asked if they deem this as just simply a truck repair facility, would the City allow them occupancy under permitted uses from 1995. Ms. Papelbon stated that truck storage is not allowed. The office, the truck repair, equipment repair and sales are all allowed. Truck terminal and warehousing would not be allowed, nor would the trailer storage.

Mr. Larkin asked if they could resubmit their application as an inside truck repair facility. Ms. Papelbon stated that based on the 1995 original approval and the current overlay district, they would come back for site plan review, if necessary to continue the use of that property under the 1995 approval and overlay district.

Alderman Guzikowski stated that he is not in favor of this. The City is trying to clean up 27th Street; there is a lot of work that needs to be done. He is not in favor of outdoor storage.

Commissioner Chandler what the purpose was for outdoor storage of trucks and trailers. Mr. Larkin stated that this is a three-party logistics company moving items from one company to another similar to a truck terminal. Commissioner Chandler asked if they are pulling items from the warehouse. Mr. Larkin responded that originally that is what they were asking, but they are being told they cannot do that. Part of the business is a truck repair.

Asst. Chief Kressuk stated that the fire suppression in that building is generally non-existent. He would encourage the seller and any potential occupants to contact the Fire Department well in advance because certain occupancies will require fire suppression. That is something that any potential occupant of this building should consider.

Mr. Seymour suggested allowing the applicant to withdraw this request and thus being entitled to getting a good portion of their application fee back. Mayor Scaffidi asked the applicant if they wished to withdraw their request. The applicant responded yes.

**Site plan review – Kurt Maass, Maass Excavating and Trucking
380 W. Ryan Rd.
Tax Key No. 875-9996-002**

Mayor Scaffidi stated that this item is held.

Scheduling and General Announcements

Ms. Papelbon mentioned that there are two more meetings left in 2014 – November 25, 2014 and December 9, 2014. There is no scheduled December 23, 2014 meeting. The Plan Commission concurred.

Ms. Papelbon stated that the kickoff meeting for Focus 2035 for updating the Comprehensive Plan will be held at City Hall on November 12, 2014 at 6:00 p.m. Ms. Papelbon stated this is not a formal public participation event, but more of an informational event. The City is going to launch an online public participation application as part of additional public participation opportunities.

Ms. Papelbon stated they will be asking for some participation on a sub-committee level to assist with reviewing certain sections of the Comprehensive Plan update, and possibly drafting new sections as they can. Ms. Papelbon stated they will still be presenting to the whole Plan Commission, but this will assist them in moving forward so that the Plan Commission can have a more complete version rather than trying to sort through some working documents.

Mr. Seymour stated there will be opportunities in the very near future for Plan Commissioners to take a much more active role in the implementation of the Lake Vista plan, specifically on two projects that Ms. Papelbon and Mr. Wagner are overseeing. These are the development of the active recreational fields on the DuPont properties as well as some of the lakeshore park and terrace areas that are being developed on the south the City's public park.

Commissioner Carillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 8:06 p.m.



Significant Common Council Actions

ITEM: 3

DATE: Nov. 25, 2014

Summary of Significant Common Council Actions

Approve Resolution Nos. 11561-111814, 11562-111814, 11563-111814 approving CSM's for the properties at 324 E. Forest Hill Ave., 400 E. Lily Dr., and 8870 S. Mayhew Dr.

Approve Resolution No. 11564-111814 to add territory to TIF No. 11 and to amend the Project Plan for TIF No. 11.

Approve Resolution No. 11565-111814 approving TID No. 11 Term Sheet between the City of Oak Creek and Barrett Visionary Properties, Inc.

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

Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4b

DATE: November 25, 2014

PROJECT: Plan Review – Kurt Maass, Maass Excavating and Trucking

ADDRESS: 380 W. Ryan Rd.

TAX KEY NO: 875-9996-003

STAFF RECOMMENDATION: That Plan Commission approves the site and building plans submitted by Kurt Maass, Maass Excavating and Trucking, for the property at 380 W. Ryan Rd. with conditions to be determined by the Plan Commission at the time of review.

Ownership: D & A Holdings, S79 W16151 Bay Lane Place, Muskego, WI 53150

Size: 1.261 acres

Existing Zoning: M-1 (CCU), Manufacturing

Adjacent Zoning:
North – P-1, Park District
East – M-1 (CCU), Manufacturing
South – I-1, Institutional
West – P-1, Park District

Comprehensive Plan: Planned Business.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: This item was held at the November 11, 2014 meeting to allow the Applicant additional time to submit requested information. Since that time, the Applicant has provided a site and grading plan in the proposed location of the salt storage building. Staff has reviewed this plan and no longer has concerns for salt runoff provided that the entrance to the structure is constructed such that the salt will not be exposed to the elements and water cannot seep into the structure.

Staff has concerns that the proposed building materials do not meet Code requirements; however, if the Plan Commission is comfortable with the proposed building, a ¾ majority will be needed for approval. Staff also notes that Section 17.1010 requires landscaping for new buildings. Like the building material requirements, the Plan Commission may modify those requirements with a ¾ majority. It will be at the Plan Commission's discretion whether additional landscaping or screening will be required for the proposed storage building. Finally, per the terms of approval for the use on this property, a detailed site plan is required showing all existing buildings and outdoor storage areas on the property. As of writing this report, staff is working with the Applicant to fulfill this requirement.

November 11, 2014

The Applicant is requesting approval of a proposed 33' x 30' x 15' (900 square feet) salt storage shed at 380 W. Ryan Rd. The proposed location is behind the existing residence on the property. All setback requirements are fulfilled in the proposed location.

Examples of the proposed type of shed have been submitted; however, a final selection has not been determined by the applicant. Building materials may consist of concrete blocks set on top of a concrete slab, and a fabric cover supported by galvanized steel tubes to serve as the roof. There is no door or wall proposed on the east side of the

building. These materials do not meet the architectural standards of Section 17.1009(a)(2), and will require a ¾ majority approval of the Commission.

Staff has concerns for the type and durability of construction materials, especially the fabric cover, as well as setting a precedent for future requests. Although the proposed structure would be located behind an existing residence at a lower elevation than the road, it would not be screened and could still be visible to vehicles traveling on Ryan Road. Section 17.1010 also requires landscaping for all new or expanded buildings. In 2008, staff expressed similar concerns for two salt storage buildings on the property at 824 E. Rawson Ave. (KEI Enterprises).

Additionally, staff has expressed concerns regarding potential runoff. No plans that address how runoff would be prevented have been submitted to date, although State standards for salt storage must be followed.


Under the terms of Ordinance 1327 (November 1988) a site grading and drainage plan shall be submitted to the City Engineer prior to the issuance of any building permits. Additionally, this ordinance, which established a conditional use permit on the property for cartage and express, requires a precise detailed site plan to be submitted to and approved by the Plan Commission. One of the ongoing operational concerns with outdoor storage uses in the City is that many of them (including this one) do not have approved detailed site plans and thus it is difficult to monitor the extent of these operations over time. In fact, recent imagery for this property appears to indicate that the outdoor storage use has spread onto adjacent County property. There appears to be considerable outdoor storage already taking place within the area designated for this salt shed. Staff would like additional information as to where this displaced storage would be relocated to on the property. The plans that were submitted do not meet the criteria for a precise, detailed site plan, and are not of sufficient detail for staff to make a positive recommendation at this time.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

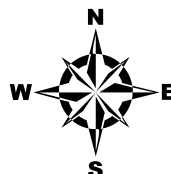
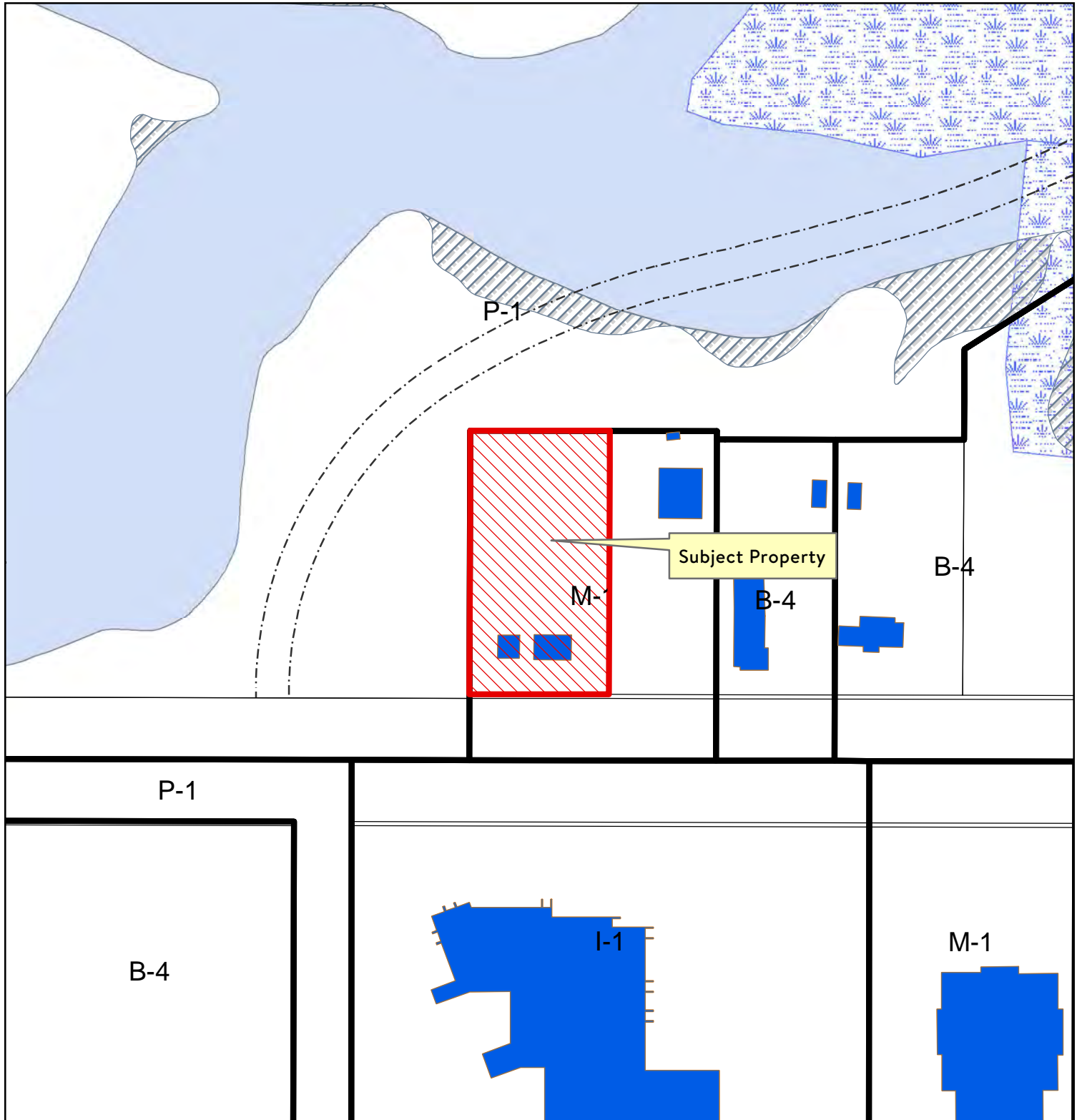
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

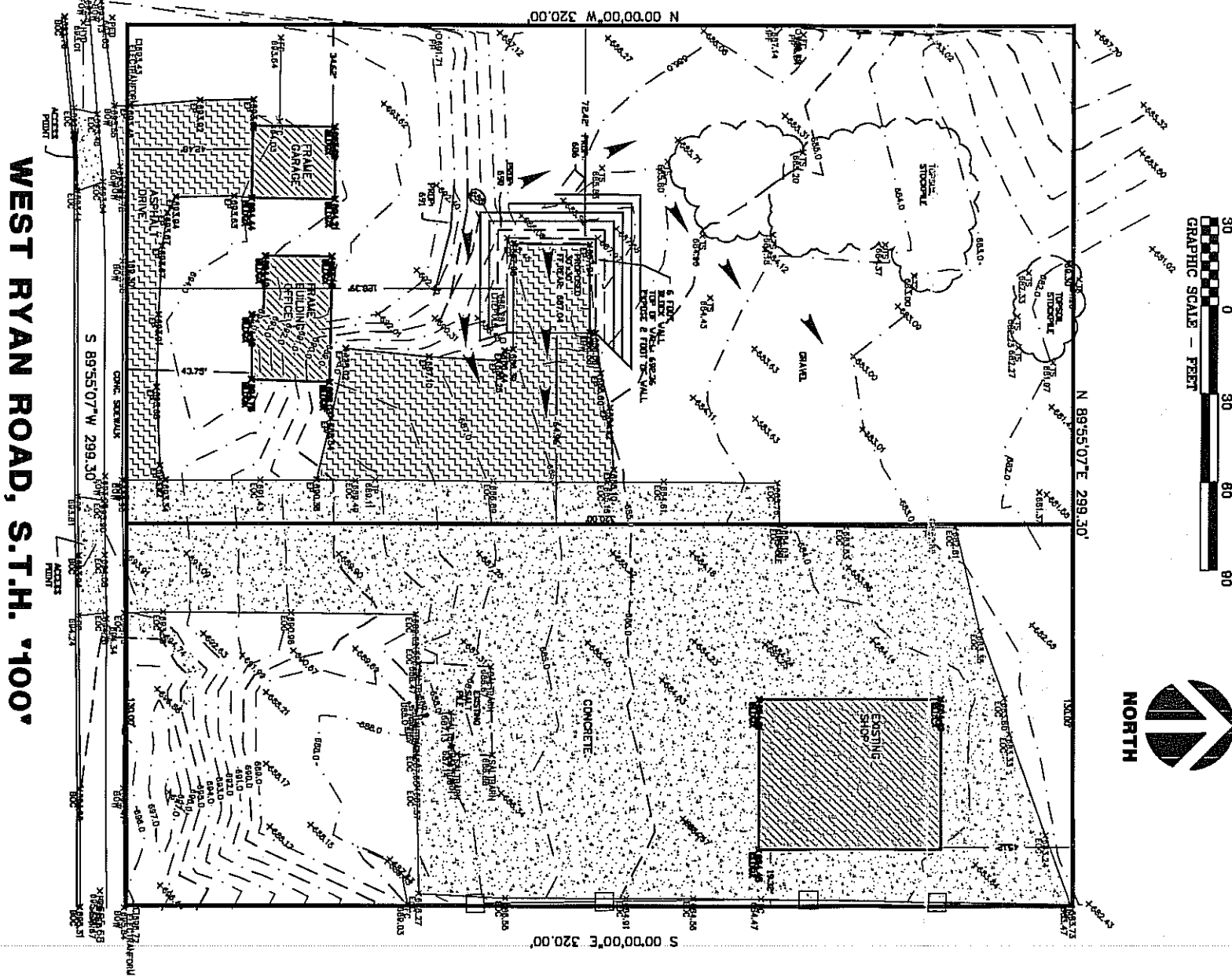
Location Map

380 W. Ryan Rd.



Legend	
	380 W. Ryan Rd.
	Existing Street Pattern
	Wetland
	Floodfringe
	Floodway

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



WEST RYAN ROAD, S.T.H. '100'



Sheet
of
1

CITY OF OAK CREEK

PROJECT:
STAKEOUT SURVEY/GRADING PLAN
PREPARED FOR: MAASS EXCAVATING & TRUCKING

DRAWN BY: PLB	REVISIONS:	DATE
CHECKED BY: PLB		
PLOT SCALE: 1 = 30		
DATE: 11/18/2014		
JOB NO.: 2014150		
DWG. FILE: JN2014226	CLIENT NO.	04786

AMERICAN SURVEYING COMPANY, INC.
12207 C.T.H. "K" FRANKSVILLE, WISCONSIN 53126
TEL. (262) 835-4774 FAX: (262) 835-2379
beaufordbailey@hotmail.com

I want to...

169.30'

130'

100.0'

315.81'

Shop

875-9995-003

875-9996-003

← 74.3 * 30 ← 65 →

356.57'

875-9995-003

9301

380
New 30x30
SALT storage

322

300'

60

356.57'

400'

Garage

House

← 51 →

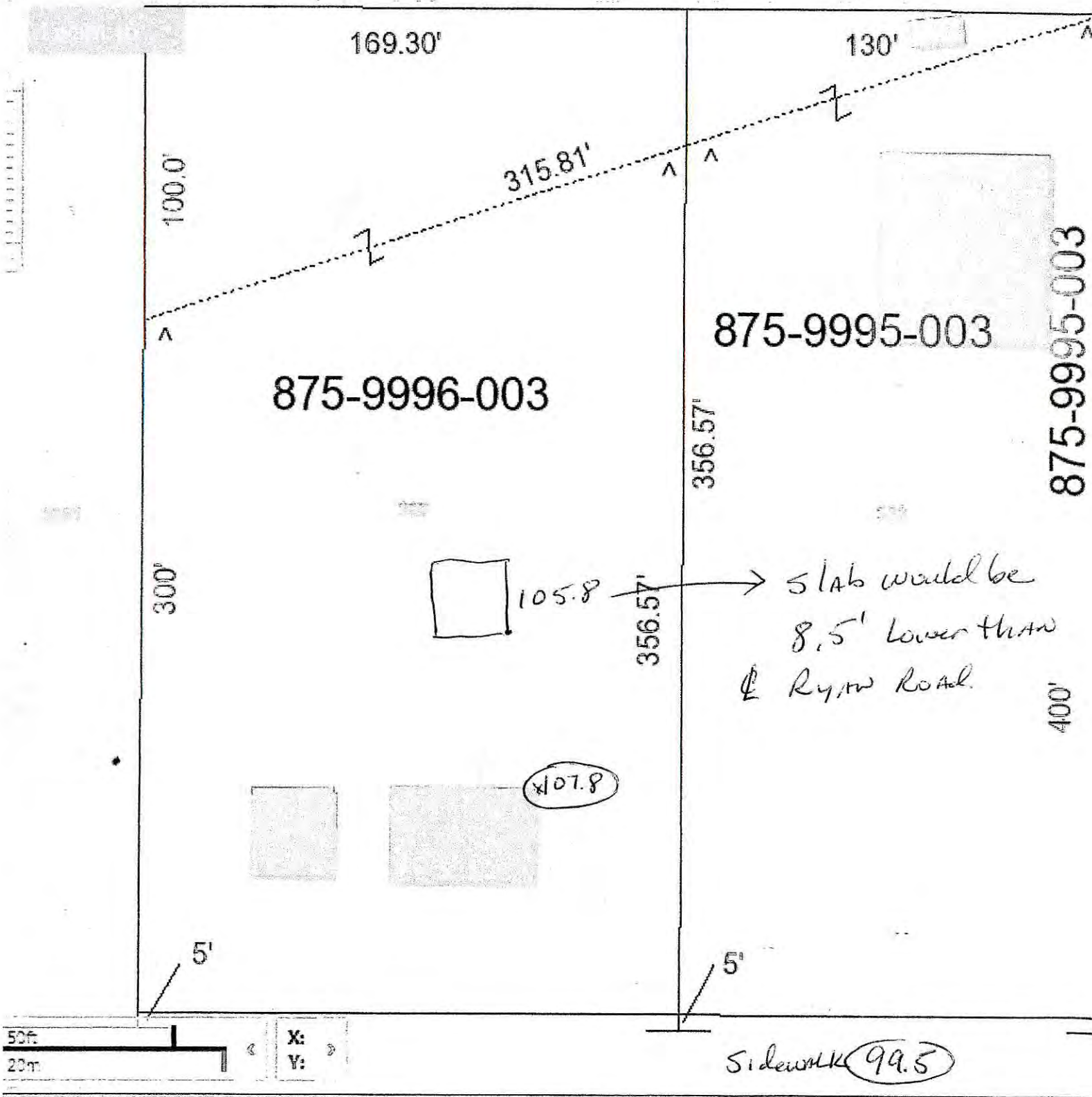
5'

43

5'

50ft
20m

X: < >
Y: < >



875-9996-003

875-9995-003

875-9995-003

slab would be
8.5' lower than
Ryan Road.

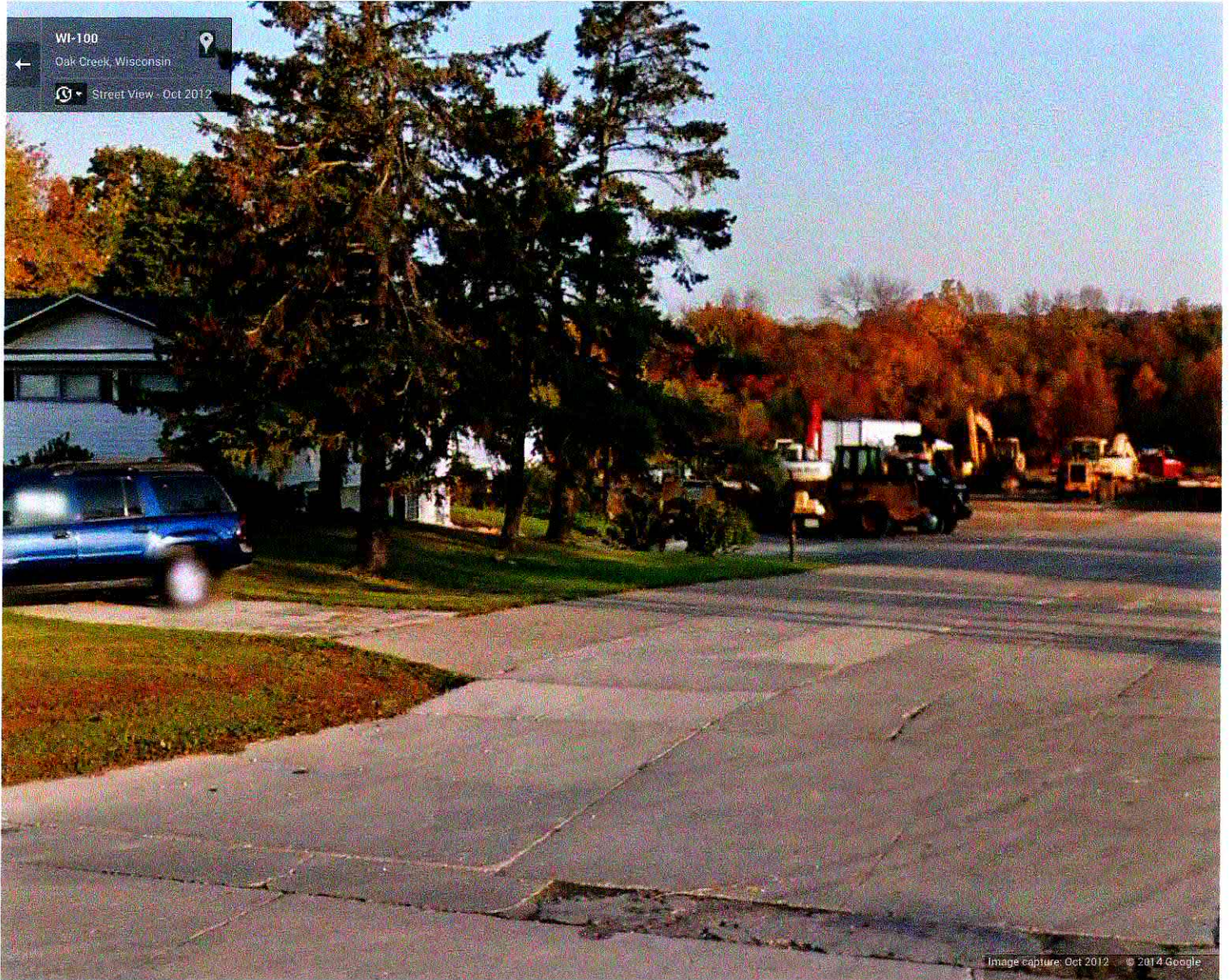
Sidewalk (99.5)

Center of Ryan Road @
Center of Drive.

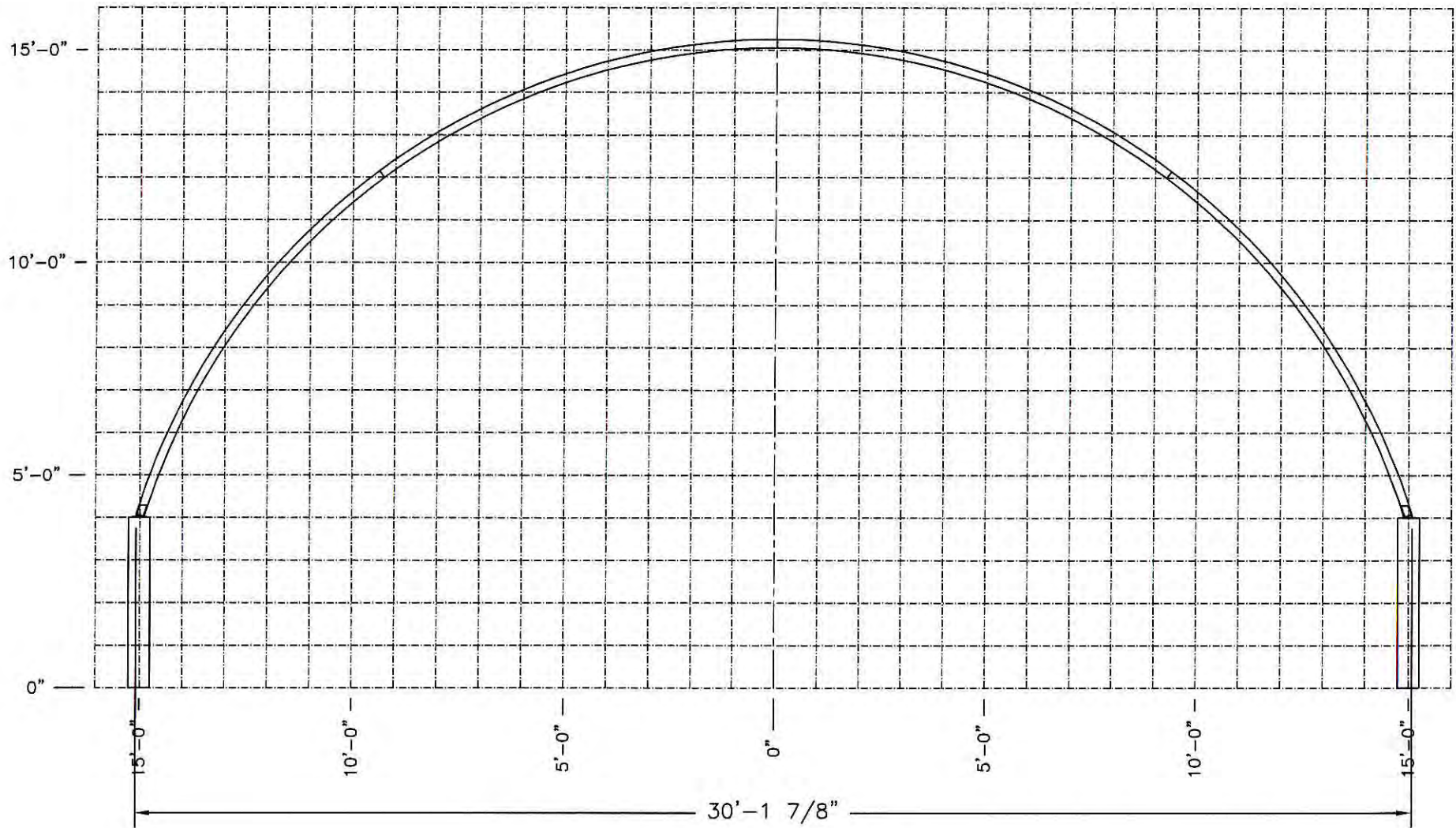
(114.3)



X:
Y:







NOTE: WALL HEIGHT SHOWN AS 4'-0"

□ GRID = 1' x 1'

1	RELEASED FOR PDL	MD	1 MAY 13
REV.	DESCRIPTION	BY	DATE

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PDL FILE NAME:

QP300WM GRID PROFILE



3815 WANUSKEMIN RD, SASKATOON, SASKATCHEWAN, S1
PH: 1-306-385-2888

www.norsemanstructures.cc





QP-Series

A cost effective & quick-to-install building solution

The QP-Series are quick-to-install, clear-span buildings designed for a variety of storage uses. They provide a naturally bright environment and are a low maintenance option for agricultural, storage and inventory warehousing.

They are designed for quick installation and, depending on the scope of the project, can usually be installed in less time than a conventional structure getting you up and running sooner. [Please review product use limitations.](#)

[Download QP-Series brochure.](#)

Building Profiles



Click the button below to view building profiles.

Steel Framework

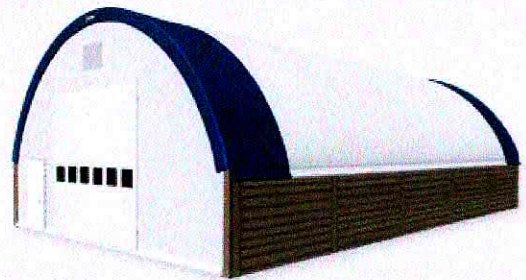
Norseman's QP-Series buildings uses high quality galvanized steel tube to provide our customers with a product unmatched in the industry. Known for its superior corrosion protection, your QP-Series steel goes through a three step process starting with a layer of 99.99% pure zinc being applied to the surface. This layer is then topped with a conversion coating followed by a clear organic topcoat that seals the surface with a smooth finish. This triple layer provides a much higher corrosion protection coating than the traditional single layer of zinc. [Read more.](#)

Truss Specifications

- 14 gauge, 2 3/8" diameter round steel tube

Building Widths

20', 22', 26' and 30' to any length



Standard Colors



FR (Fire Retardant) Colors



Fabric Covers

Our standard 12oz/yd², 23mil high performance cover fabric is manufactured specifically for your building and is available in a variety of colors. Fire retardant (FR) fabric is also available when required by your local building code. You can choose from either a highly translucent cover material or blackout fabric which is also available when natural light is not required. [Read more.](#)

Installation Video



Plan Commission Report

ITEM: 5a
DATE: November 25, 2014

PROJECT: Rezone – Timothy Wallen, MLG PF Oak Creek, LLC

ADDRESS: 3110, 3260, & 3300 E. Elm Rd. (portions of)

TAX KEY NOs: 959-9991, 960-9994, 960-9993-001 (portions of)

STAFF RECOMMENDATION: That Plan Commission recommends to the Common Council that portions of the properties at 3110, 3260, & 3300 E. Elm Rd. be rezoned from A-1, Agricultural to Rs-2, Single Family Residential after a public hearing.

Ownership: MLG PF Oak Creek, LLC, c/o Timothy Wallen, President, 13400 Bishop’s Lane, Ste. 270, Brookfield, WI 53005

Size: 9.75 acres (to be rezoned)

Existing Zoning: A-1, Limited Agricultural; FF, Flood Fringe

Adjacent Zoning: North – Rs-2, Single Family Residential
East – A-1, Limited Agricultural
South – R-3, Single Family Residential; FF, Flood Fringe; Rs-2, Single Family Residential; ER, Equestrian Residential; P-1 (CCU), Park District
West – A-1, Limited Agricultural

Comprehensive Plan: Single Family Residential, Resource Protection Area.

Wetlands: Yes, see Conceptual Subdivision Plat.

Floodplain: Yes, see attached maps.

Official Map: N/A.

Commentary: The Applicant is requesting that portions of the properties at 3110, 3260, & 3300 E. Elm Rd. be rezoned from A-1, Agricultural, to Rs-2, Single Family Residential, in anticipation of a new residential subdivision. Only portions of the properties are included in the rezone request as the proposed subdivision will be developed in phases. Phase 1 is proposed at 15 building lots and one outlot for stormwater purposes on a cul-de-sac off of Ricky Drive. As the overall development progresses, additional rezoning requests will be submitted. The Applicant has provided a conceptual subdivision plan as a visual supplement to this rezone request.

According to the Land Use Map in the Comprehensive Plan, this area has been identified for single family residential development with pockets of resource protection. The submitted conceptual subdivision plan and Rs-2 zoning designation are consistent with the Land Use Map in the Comprehensive Plan. Therefore, staff is recommending approval of the proposed rezone request.

Prepared by:

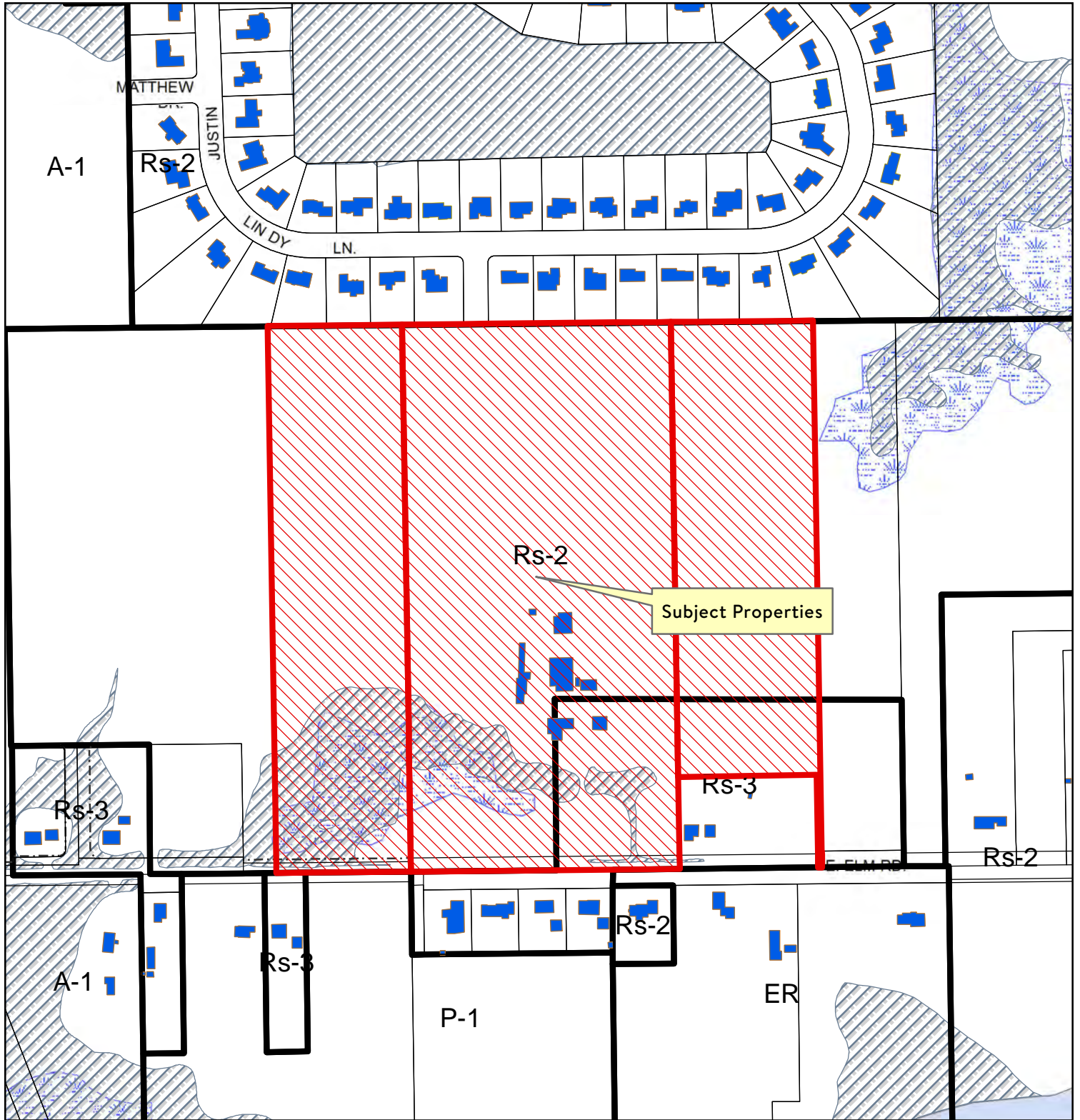
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

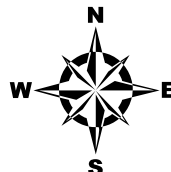
3110, 3260, 3300 E. Elm Rd.



OAKCREEK

— WISCONSIN —

Department of Community Development



Legend

-  3110, 3260, 3300 E. Elm Rd.
-  Floodfringe
-  Wetland

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

ELM ROAD PROPERTY

Rezoning Application Project Narrative

October 24, 2014

Property Owner: MLG PF Oak Creek LLC
c/o Timothy J. Wallen, President
13400 Bishop's Lane, Suite 270
Brookfield, WI 53005
(262) 797-9400
tjw@mlgcommercial.com

Petitioner: MLG PF Oak Creek LLC
c/o Timothy J. Wallen, President
13400 Bishop's Lane, Suite 270
Brookfield, WI 53005
(262) 797-9400
tjw@mlgcommercial.com

Authorized Agent: Point Real Estate
c/o Joe Bukovich, Vice President Development
13400 Bishop's Lane, Suite 270
Brookfield, WI 53005
(262) 424-5997
jbukovich@pointre.com

Project Tax Key No.: 959-9991, 960-9994 and 960-9993-001

Existing Zoning: A-1 Limited Agricultural District

Proposed Zoning: Rs-2 Single Family Residential District

Existing Use: Agricultural Land

Proposed Use: Single Family Residential

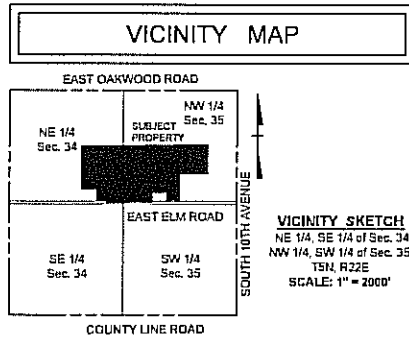
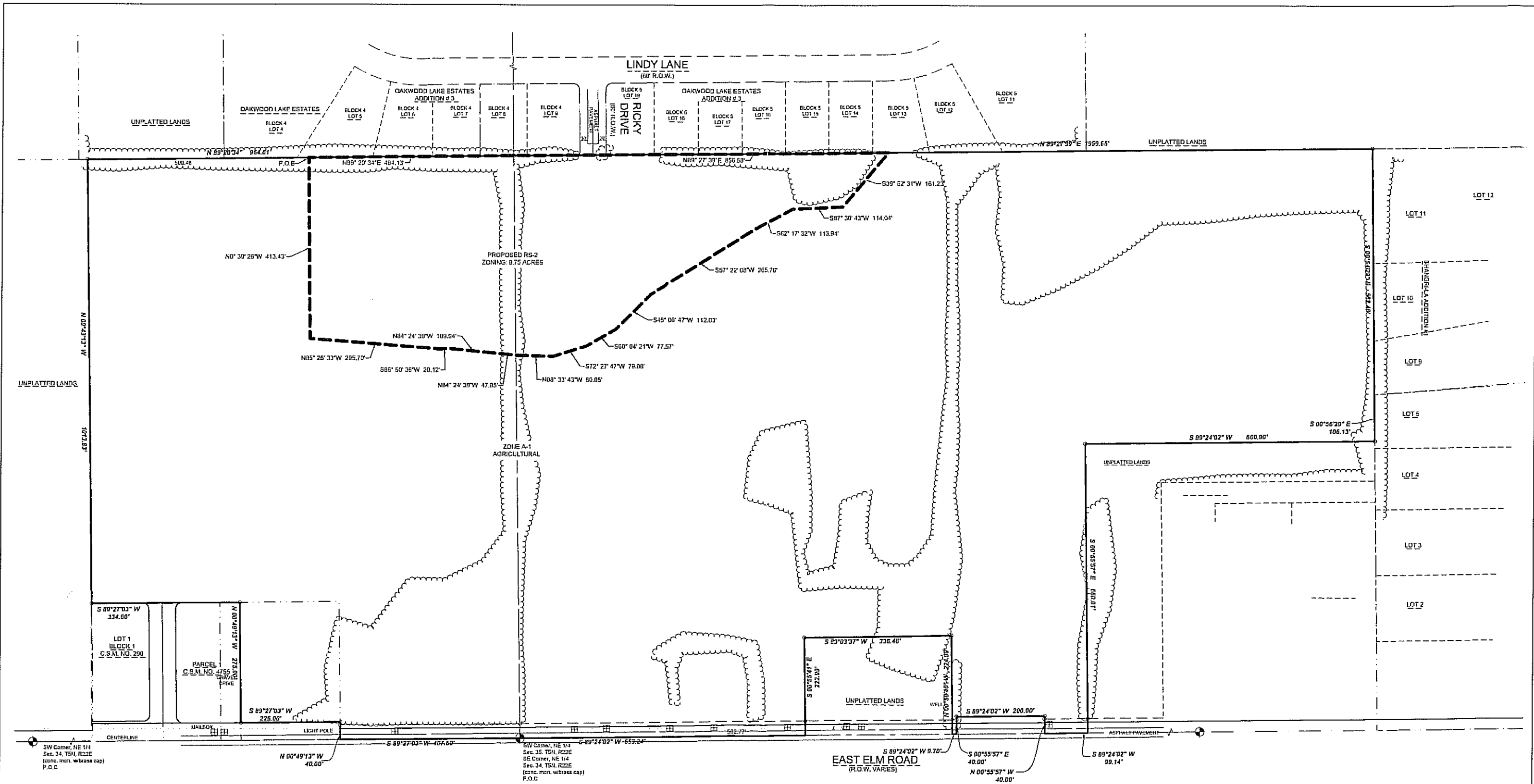
Development - General Summary

MLG PF Oak Creek LLC is the current owner of approximately 74.7 acres of land located on the north side of East Elm Road across from Woodland Golf Course and south of Oakwood Lakes Estates. The entire property is currently being farmed under the A-1 zoning category. The north central portion of the property is proposed to be developed into 15 lots per the Rs-2 Single Family Residential District standards. The remaining portion of the property will be farmed and planned for development in the future.

The development is proposed to be a cul-de-sac extension of Ricky Drive. Prior development plans showed Ricky Drive as a through road connecting Oakwood Lakes Estates to the subject property, which raised concerns of the neighboring residents. Developing the cul-de-sac lots per the same standards as Oakwood Lakes Estates and incorporating the dead end road into the design will help alleviate the past concerns from neighbors about interconnecting the neighborhoods, traffic concerns and development quality.

The proposed development will be serviced by City sewer and water which were previously extended to the southern limits of Ricky Drive and the north line of the property. The conceptual plan shows a 20 foot wide pedestrian connection to the future phases of development and an easement for looping water. The City stormwater requirements will be met by directing all water from this phase to a pond located east of the cul-de-sac and will be independent of any future development.

The wetlands on the property that are contained in the proposed development area were delineated by Wetland and Waterway Consulting in October, 2014 and were consistent with the delineation on the property from June 2007. The DNR is scheduled to confirm the delineation on November 7, 2014.



LEGAL DESCRIPTION OF AREA TO BE REZONED (FROM A-1 TO RS-2)
 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

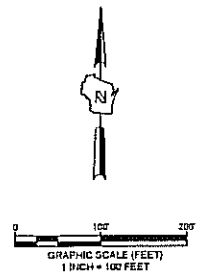
That part of the Southeast 1/4 of the Northeast 1/4 of Section 34 and the Southeast 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southwest Corner of the Northeast 1/4 of said Section 34; thence N 89°27'03" E along the South line of said Northeast 1/4, 2222.60 feet; thence N 00°49'13" W, 40.00 feet; thence S 89°27'03" W, 225.00 feet; thence N 00°49'13" W, 275.00 feet; thence S 89°27'03" W, 334.60 feet; thence N 00°49'13" W, 1013.03 feet; thence N 89°27'03" E, 500.48 feet to the Point of Beginning; continuing thence N 89°27'03" E, 464.13 feet to the West line of the Northwest 1/4 of said Section 35; thence N 89°27'03" E, 656.58 feet; thence S 39°52'31" W, 161.23 feet; thence S 87°30'43" W, 114.04 feet; thence S 62°17'32" W, 113.94 feet; thence S 57°22'08" W, 265.70 feet; thence S 45°06'47" W, 112.03 feet; thence S 60°54'21" W, 77.57 feet; thence S 72°37'41" W, 73.03 feet; thence N 88°33'43" W, 80.05 feet; thence N 84°24'39" W, 160.73 feet; thence N 65°17'08" W, 17.16 feet; thence N 65°25'23" W, 295.69 feet; thence N 0°32'23" W, 413.43 feet to the Point of Beginning.

Said parcel contains 9.75 acres of land, more or less.

REZONING EXHIBIT
 OCTOBER 23, 2014

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





Plan Commission Report

ITEM: 5b

DATE: November 25, 2014

PROJECT: Plan Review – Ken Patel, Raghav Hospitality, LLC

ADDRESS: 1001 W. College Ave.

TAX KEY NO: 717-9004

STAFF RECOMMENDATION: That Plan Commission approves the site and building plans submitted by Ken Patel, Raghav Hospitality, LLC, for the property at 1001 W. College Ave., subject to the following conditions:

1. That all building and fire codes are met.
2. That detailed stormwater and grading plans are submitted for approval by the Engineering Department prior to issuance of permits.
3. That a detailed landscaping plan is approved by the Director of Community Development prior to the issuance of permits.
4. That parking within the lot is restricted to vehicles (including busses) of registered guests occupying the hotel.

Ownership: Raghav Hospitality, LLC, 1001 W. College Ave., Oak Creek, WI 53154

Size: 3.970 acres

Existing Zoning: B-4, Highway Business; FF, Flood Fringe; FW, Floodway

Adjacent Zoning: North – City of Milwaukee
East – B-4, Highway Business; FF, Flood Fringe
South – B-4, Highway Business; M-1, Manufacturing; FF, Flood Fringe; FW, Floodway
West – B-4, Highway Business

Comprehensive Plan: Planned Business.

Wetlands: Yes, DNR wetlands exist on the east.

Floodplain: Yes, flood fringe and floodway exist on the east as shown on the attached map.

Official Map: N/A.

Commentary: The Applicant is requesting approval to relocate the dumpster enclosure and expand the existing parking lot for the Main Stay Suites property at 1001 W. College Ave. The new dumpster enclosure is proposed to be relocated to the southwest portion of the property at the end of the existing parking lot. A new concrete pad will be poured in the new location. The enclosure will be constructed with 2 x 4 treated wood framing with concrete fiber cement lap siding, and brick piers with concrete block structure to match the existing building. A fully-opaque wood gate will face the parking lot (looking north).

The new parking area provides additional spaces for both autos (93 spaces existing – 96 spaces proposed) as well as larger vehicles (12 spaces). Section 17.1010(b) of the Municipal Code requires that all public off street parking lots which serve five (5) vehicles or more and are created or extended after July 6, 1999 shall be provided with accessory landscaped areas; which may be landscape islands, landscape peninsulas or peripheral plantings totaling not less than five (5) percent of the surfaced area. Accordingly, a landscape plan would need to be approved for this parking expansion.

The twelve oversized vehicle parking spaces at the south end of the lot should be limited only to the short term parking of buses and vehicles affiliated with the registered guests of the hotel.

Parking in the center of the property (east side of the building) is proposed to be extended south, but may not be located further east than the existing asphalt due to stormwater, wetlands, and floodplain in the area. Twenty

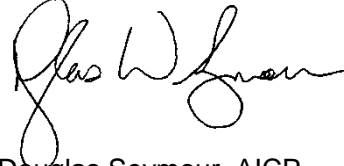
new parking stalls (9960 square feet) will be added. Staff provided comments to the Applicant to ensure that stormwater plans for the property meet requirements post-construction. As such, staff is recommending a condition that stormwater and grading plans be submitted for approval prior to issuance of permits.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

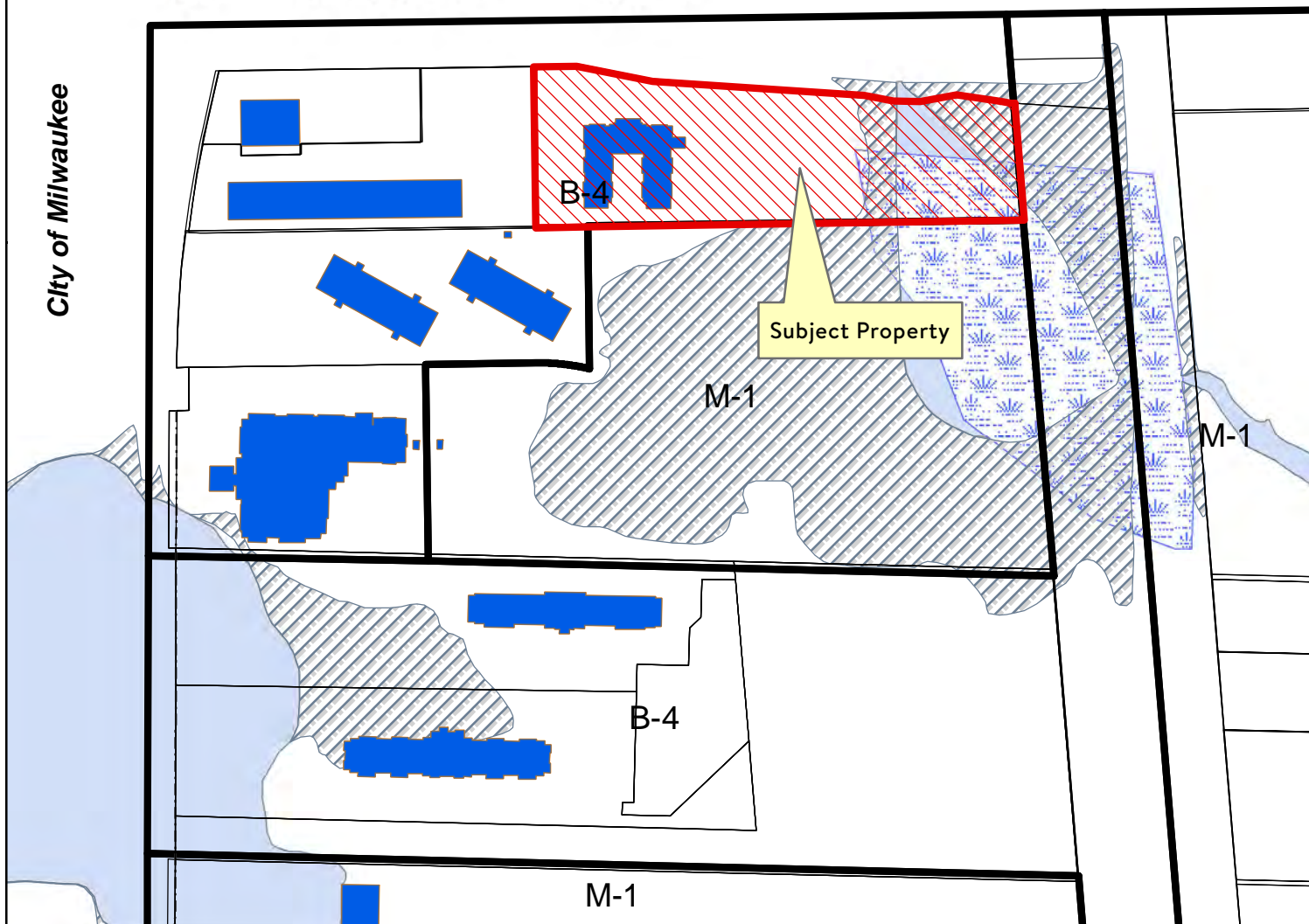
Location Map

1001 W. College Ave.

City of Milwaukee

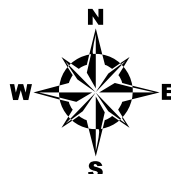
W. COLLEGE AVE.

City of Milwaukee



OAKCREEK
— WISCONSIN —

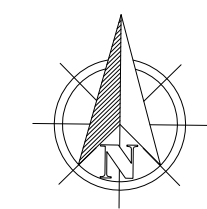
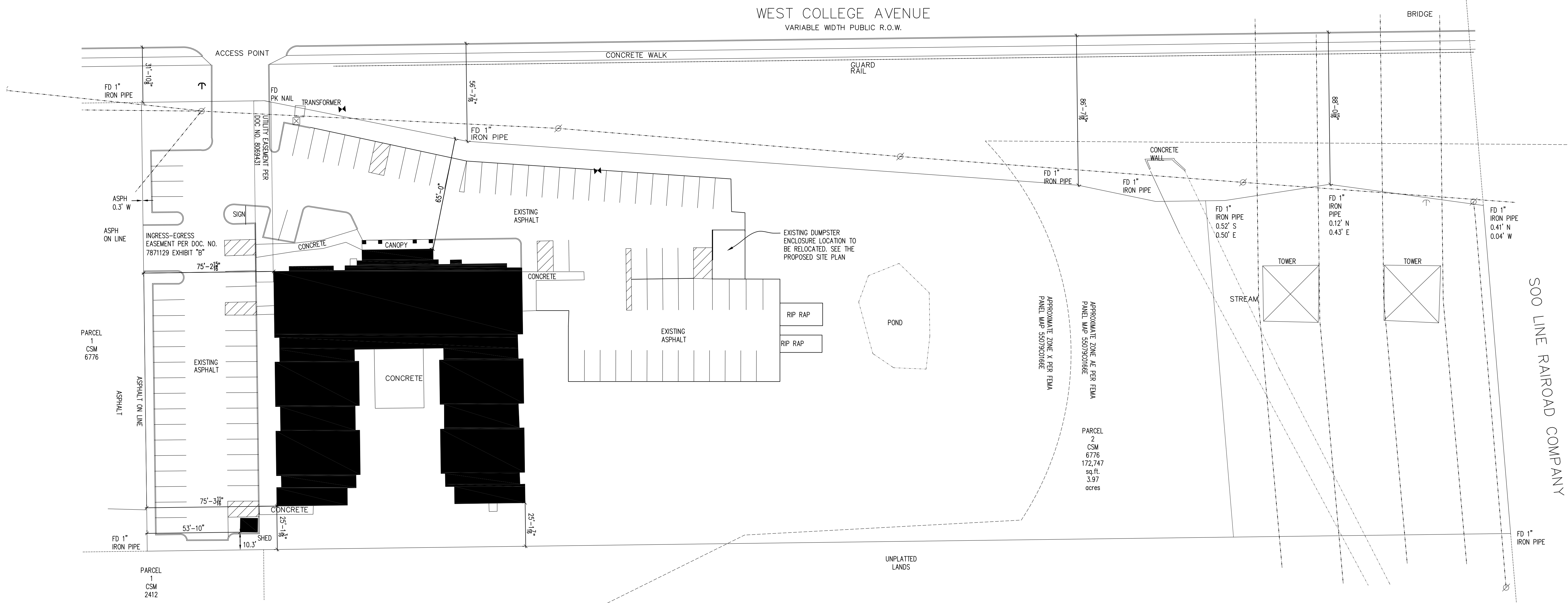
Department of Community Development



Legend

-  1001 W. College Ave.
-  Wetland
-  Floodfringe
-  Floodway

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



EXISTING SITE PLAN

SCALE - 1" = 30' - 0"

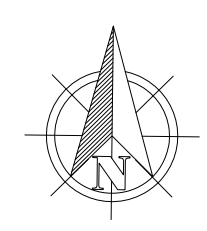
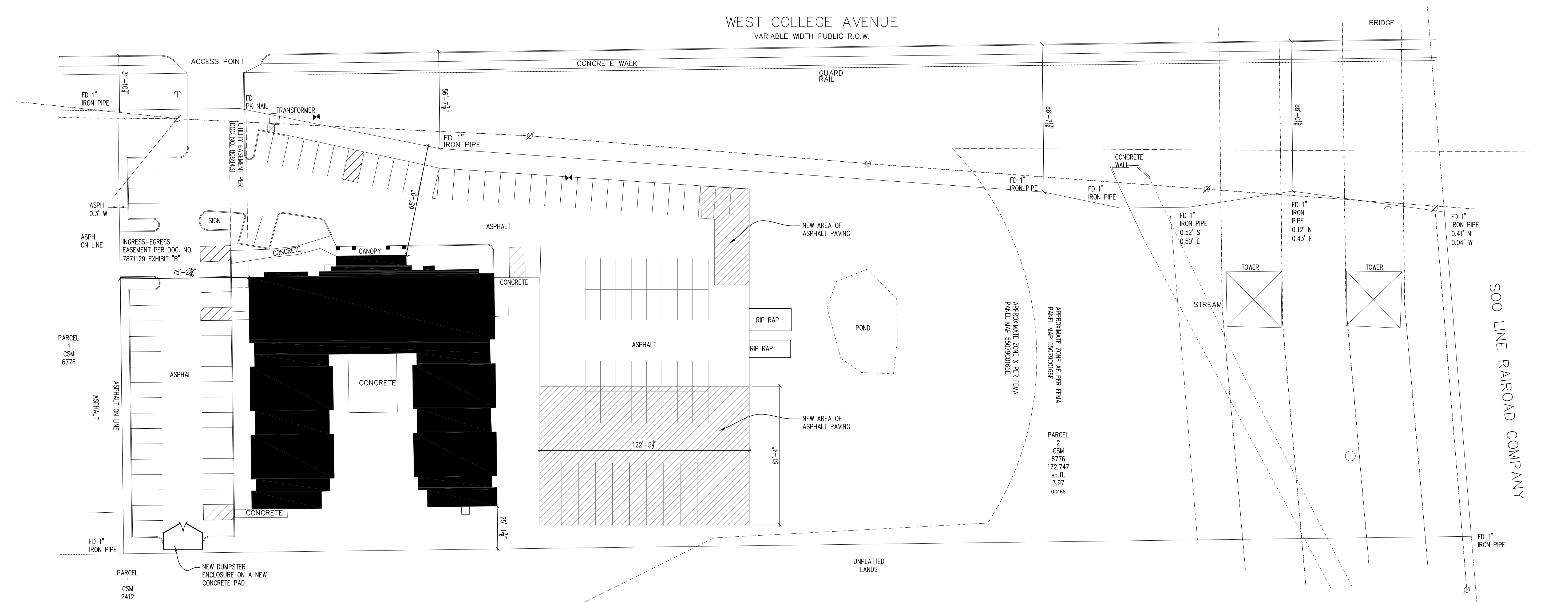
EXISTING SITE PLAN

PROJECT TITLE
MAINSTAY SUITES
1201 WEST COLLEGE AVENUE
OAK CREEK, WISCONSIN

DATE:
8/27/2014
REVISION DATE:
10/17/2014

JOB NO.:
2014062.00
DRAWN BY:
TEV

A1-00



PROPOSED SITE PLAN

SCALE - 1" = 30' - 0"

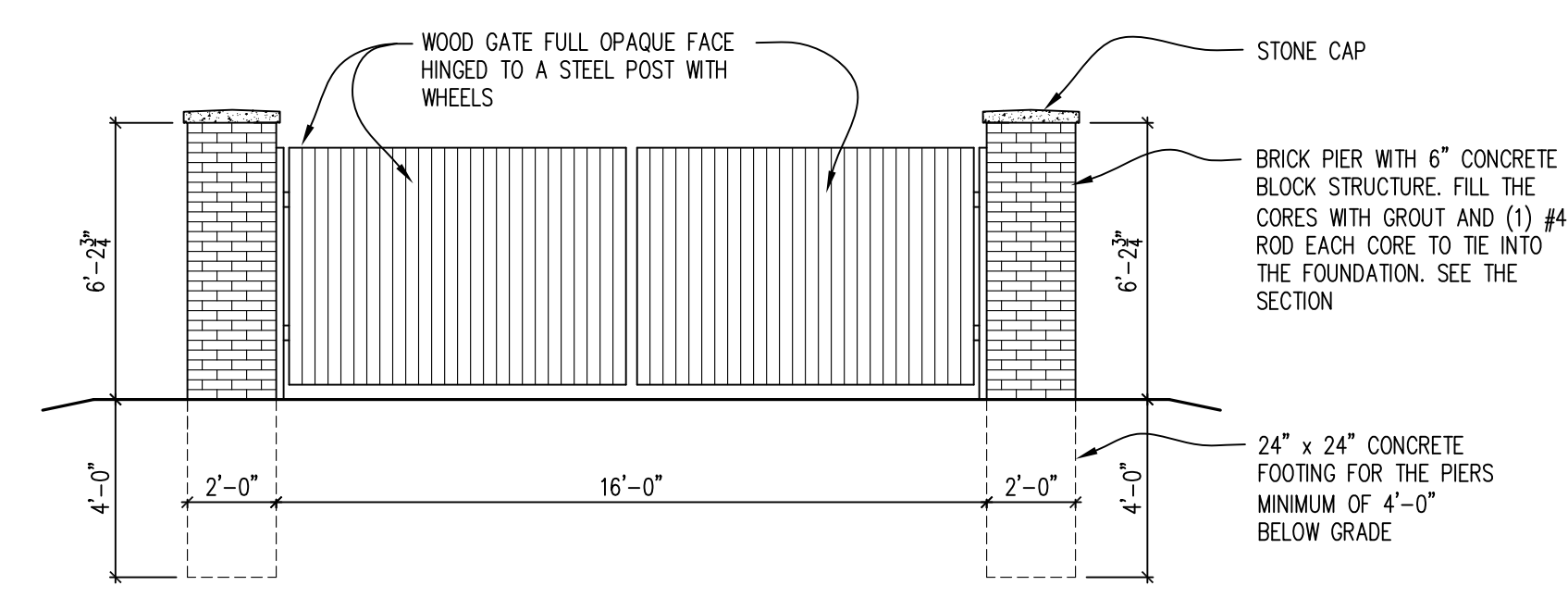
PROPOSED SITE PLAN

PROJECT TITLE
MAINSTAY SUITES
1201 WEST COLLEGE AVENUE
OAK CREEK, WISCONSIN

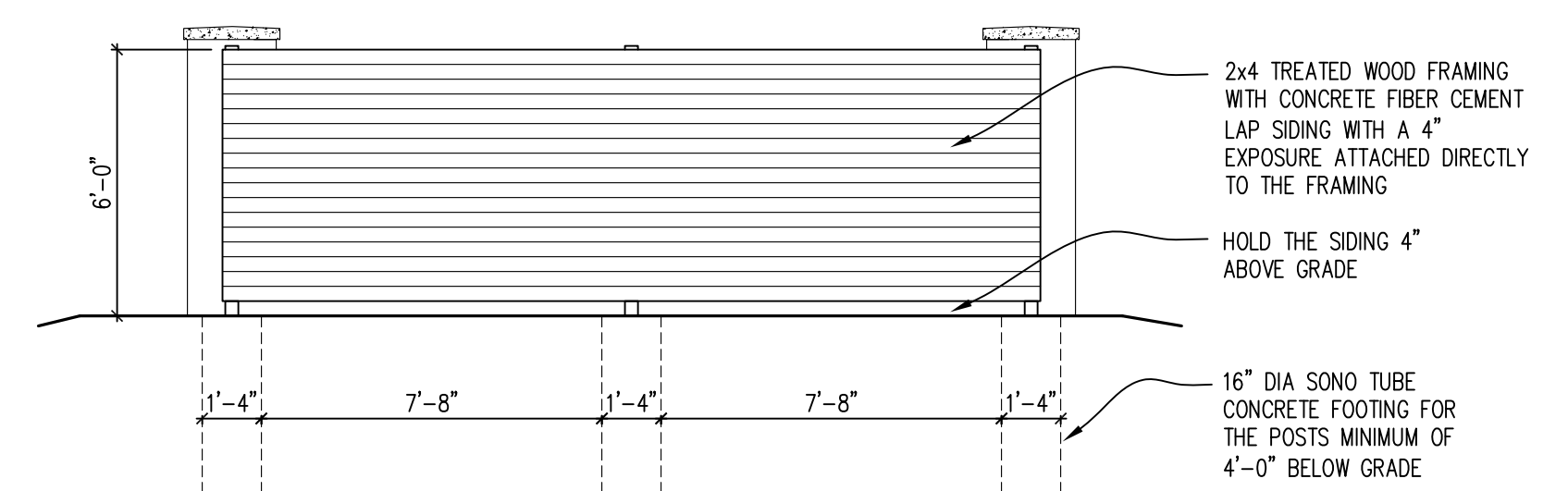
DATE:
9/27/2014
REVISION DATE:

JOB NO.:
2014062.00
DRAWN BY:
TEV

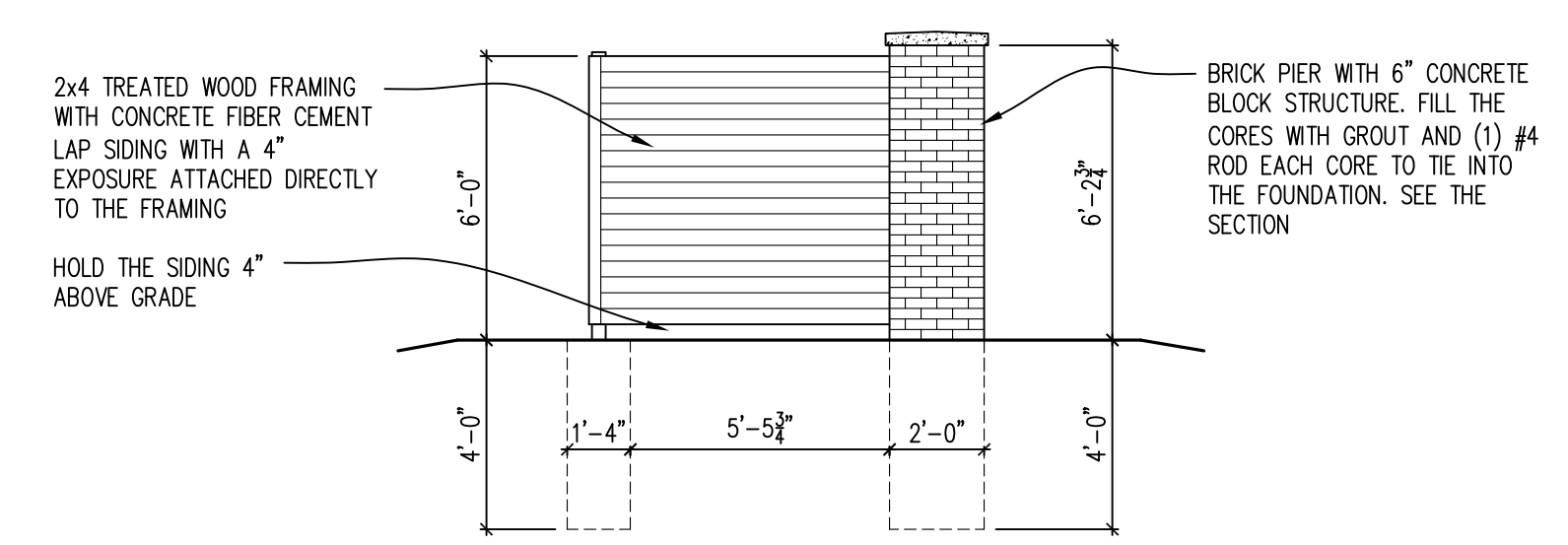
A1-01



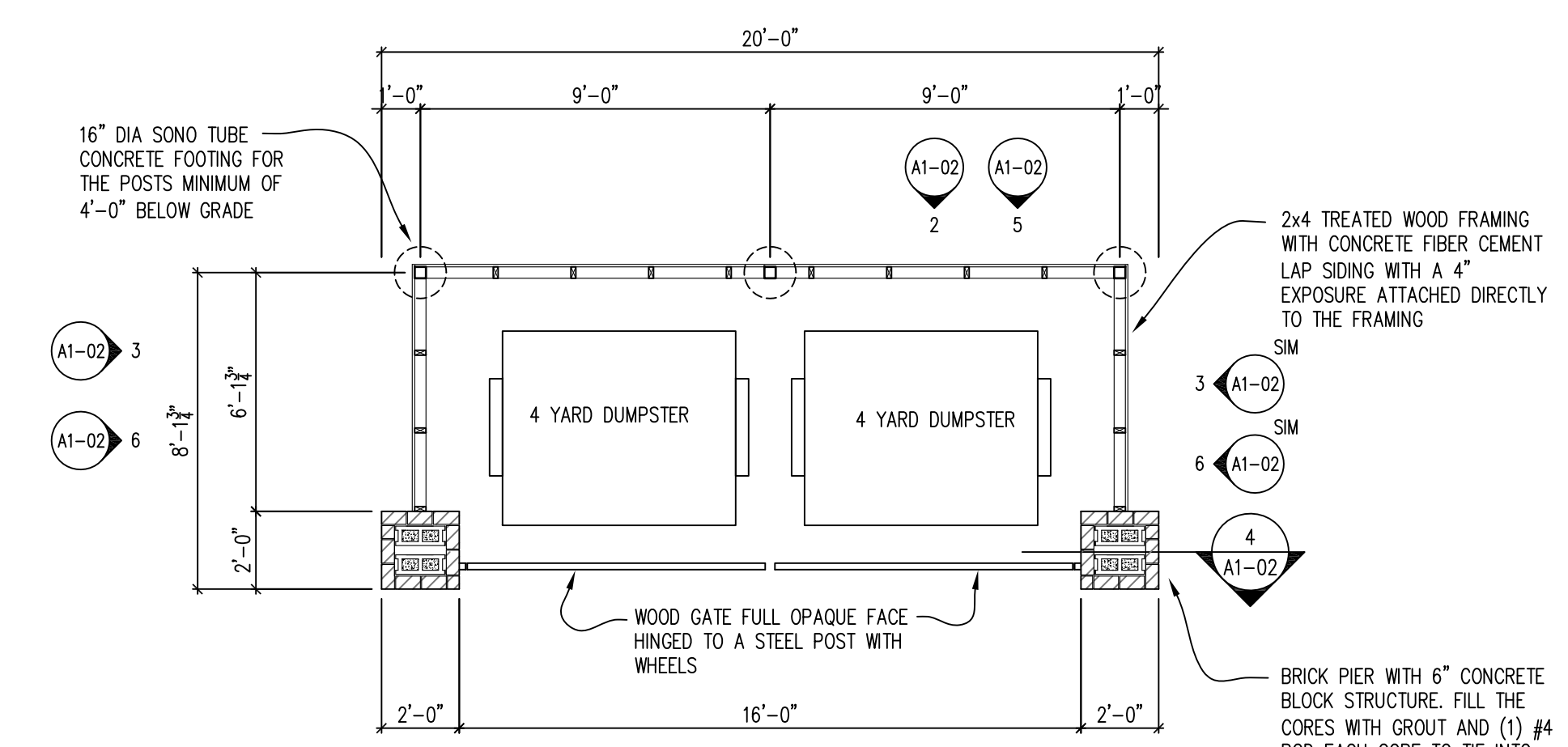
1 FRONT ELEVATION
1/4" = 1'-0"



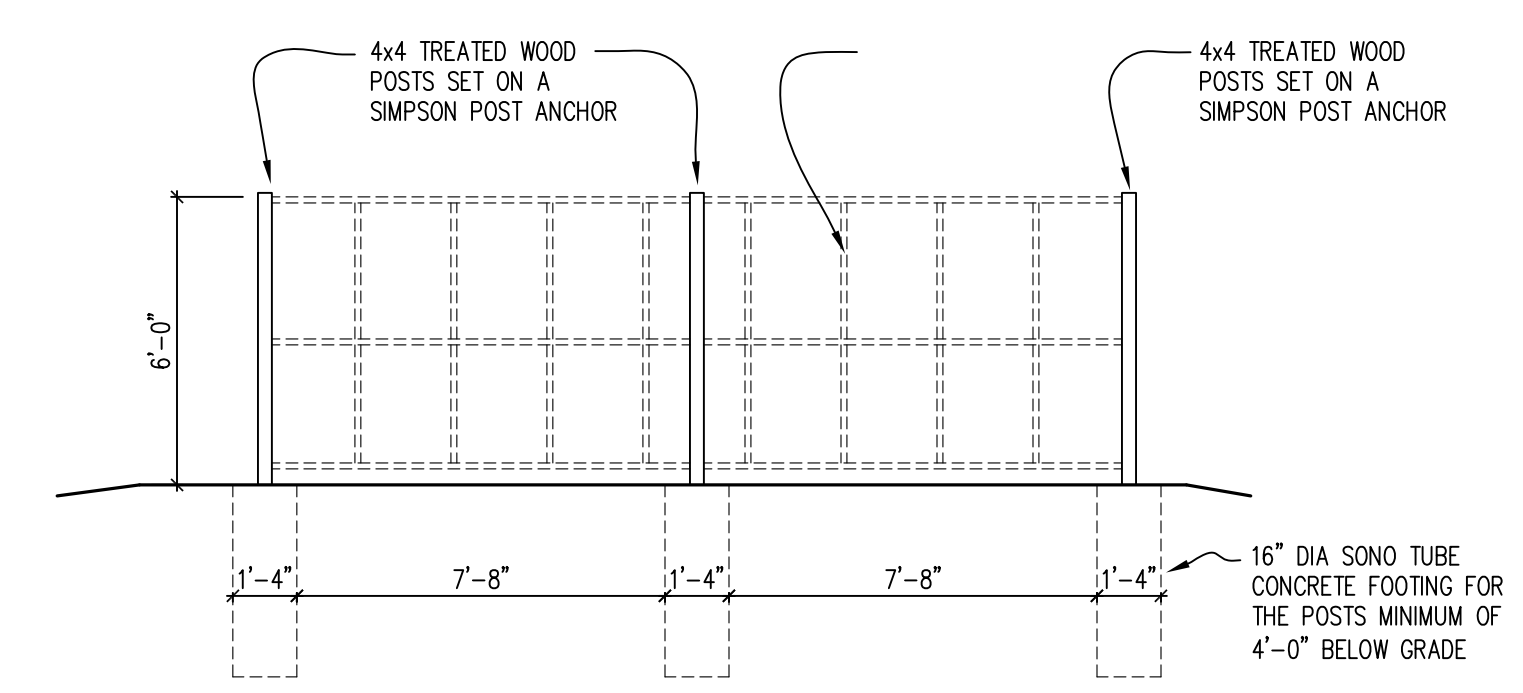
2 REAR ELEVATION
1/4" = 1'-0"



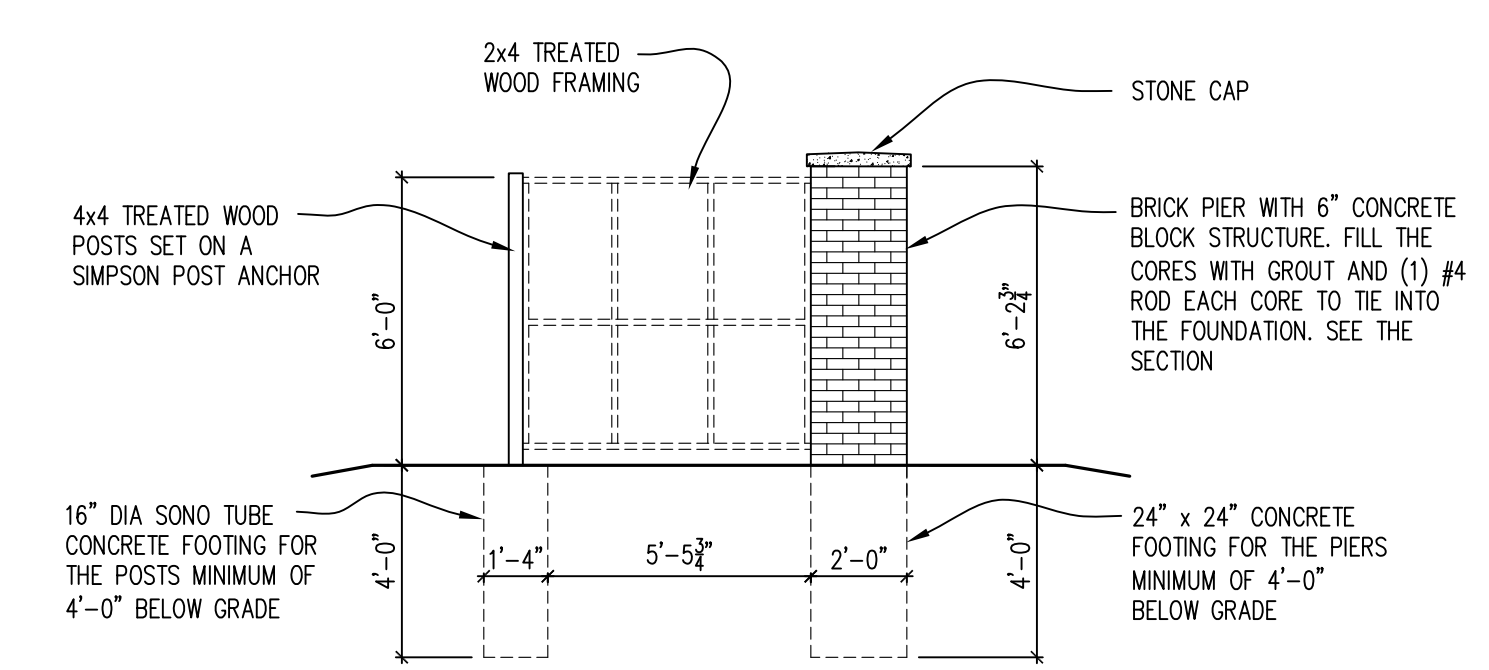
3 SIDE ELEVATION
1/4" = 1'-0"



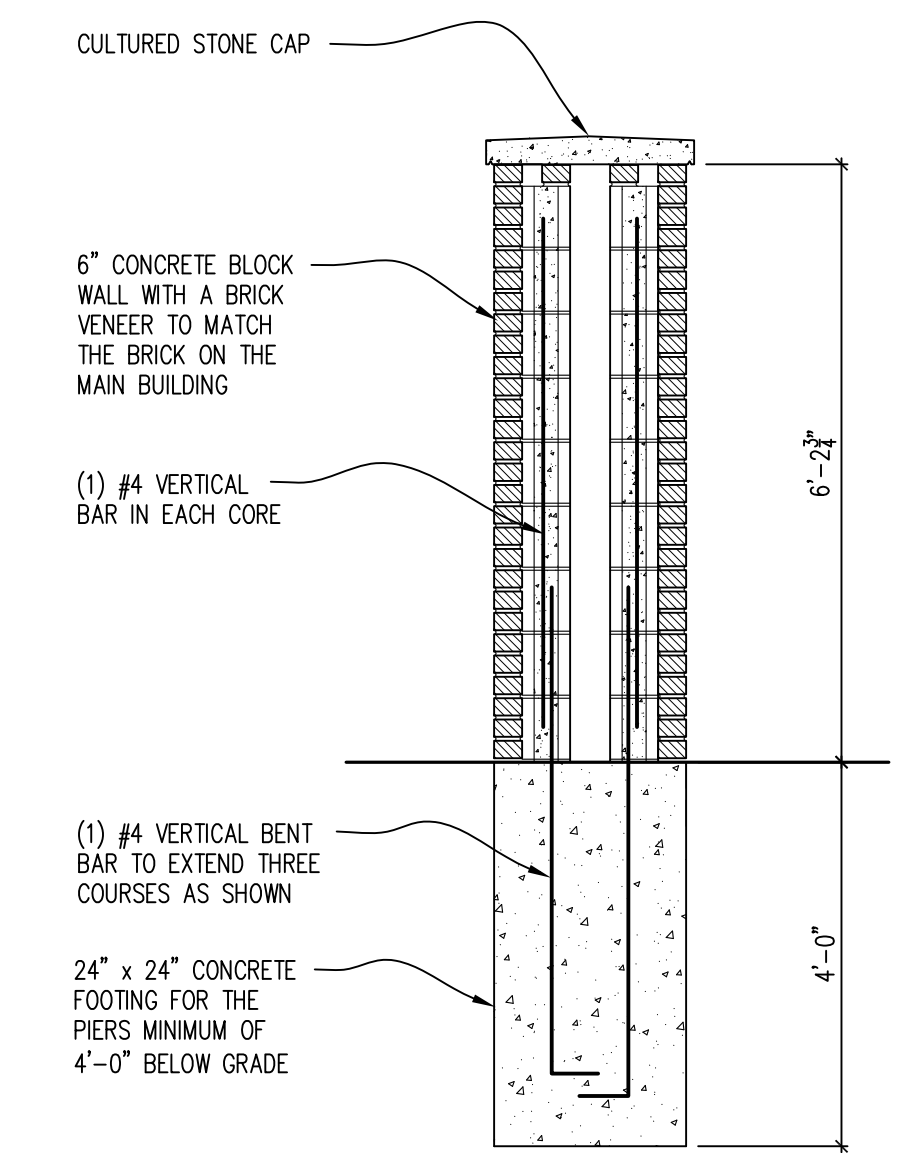
DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



5 REAR FRAMING ELEVATION
1/4" = 1'-0"



6 SIDE FRAMING ELEVATION
1/4" = 1'-0"



4 PIER SECTION
1/2" = 1'-0"

DUMPSTER ENCLOSURE

PROJECT TITLE
MAINSTAY SUITES
1201 WEST COLLEGE AVENUE
OAK CREEK, WISCONSIN

DATE:
10/17/2014
REVISION DATE:

JOB NO.:
2014062.00
DRAWN BY:
TEV

A1-02



Plan Commission Report

ITEM: 5c

DATE: November 25, 2014

PROJECT: Conditional Use – Leah Berlin, Kwik Trip, Inc.

ADDRESS: 7880 S. 10th St.

TAX KEY NO: 783-9073

STAFF RECOMMENDATION: That Plan Commission recommends that the Common Council approves a Conditional Use permit allowing a gasoline service station located at 7880 S. 10th St. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting (December 9, 2014).

Ownership: William Zimmermann, 8381 S. Deer Ridge Pass, Oak Creek, WI 53154

Size: 2.720 acres

Existing Zoning: M-1, Manufacturing

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

Comprehensive Plan: Planned Industrial.

Wetlands: N/A.

Floodplain: None.

Official Map: N/A.

Commentary: The Applicant is requesting conditional use approval for a gasoline service station on the property at 7880 S. 10th St. Gasoline service stations are conditional uses in the M-1, Manufacturing district.

According to the Comprehensive Plan, this area has been identified for Planned Industrial. The location of the lot is at the southern entrance to Northbranch Industrial Park. While a gasoline service station is not industrial in nature, the location on the corner of Drexel Avenue and South 10th Street is compatible with the surrounding industrial companies. The proposal includes a 6558 square-foot convenience store, 5 rows of gasoline pumps, 4 rows of diesel pumps, and an area for compressed natural gas. Hours of operation are requested to be 24/7.

In addition to the conditional use request for a gasoline service station is a request for outdoor display areas. These areas are proposed along the storefront, and at the ends of the fueling canopy islands. More specifically, Kwik Trip is requesting to locate a video rental kiosk, propane cage, and firewood display along the front sidewalk; two (2) ice machines along the delivery side of the building; and water softener salt under the gasoline canopy. Staff has concerns for the amount of outdoor display proposed, and recommends that the Plan Commission only approves the outdoor display of propane cages and ice machines in the proposed locations. Video rental kiosks are not allowed outside of buildings.

Staff has reviewed the submitted information and provided comments to the Applicant for incorporation into their plans. While these issues do not necessarily directly impact this conditional use request, they must be resolved prior to submission of an application for site, building, landscaping, and signage plan review.

If the Commission agrees that the conditional use is appropriate for this location, staff will prepare conditions and restrictions for review at the December 9 Plan Commission meeting.

Prepared by:



Kari Papelon, CFM, AICP
Planner

Respectfully Submitted by:

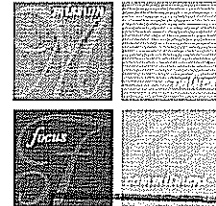


Douglas Seymour, AICP
Director of Community Development

Location Map

7880 S. 10th St.





City of Oak Creek
8640 S. Howell Avenue
P.O. Box 27
Oak Creek, WI 53154

RECEIVED
NOV 02 2014
Dept. of Community
Development

October 30, 2014

Dear Ladies and Gentlemen,

Kwik Trip Inc. is requesting to be placed on the next Planning Commission agenda for consideration of rezoning the property located at 7880 S. 10th Street from M1 to B4. In addition we are requesting consideration of a Conditional Use Permit for a motor fuel station in the B4 district.

Company Background

Kwik Trip is a Wisconsin based company that prides itself on providing the convenience of everyday grocery needs at competitive prices. Fresh meat, fruit, potatoes, banana, onions, milk, bread, eggs, butter, and ice cream are stocked in the stores daily. Kwik Trip operates its own dairy, bakery and commissary where milk, ice cream, breads, pizzas, sandwiches and soups are produced daily and shipped to the stores.

Project Information

Kwik Trip is proposing the construction of new convenience store with vehicular fueling canopy, side diesel canopy and side diesel canopy. The project will also incorporate compressed natural gas. The new store is proposed to be predominately brick with stucco accents.

Kwik Trip is looking to invest long term in the community of Oak Creek by developing this site to better serve our growing customer base. The project is estimated to cost \$4,000,000 including the associated equipment and will employ between 20-30 full and part time employees.

Signage plans have been included in the submittal. Signage requests include a LED lit stripe on the fueling canopies along with a LED back lit *Kwik Trip* logo on the gas canopy face and a free standing monument sign.

Exterior merchandising is being requested along the store front and at the canopy island ends. Along the front sidewalk of the store, Kwik Trip is requesting a space for a video rental kiosk and an enclosed cage for propane sale and exchange and firewood display. Under the gas canopy, space for water softener salt is requested. Although not available for sale, 2 ice merchandisers are located along the delivery side of the building for additional ice storage. All ice sales occur inside the store, but additional storage is needed, especially during peak summer times.

Requested hours of operation will be 24 hours a day, seven days a week.

An anticipated construction schedule would be in the early summer of 2015 and be approximately 18 weeks long.

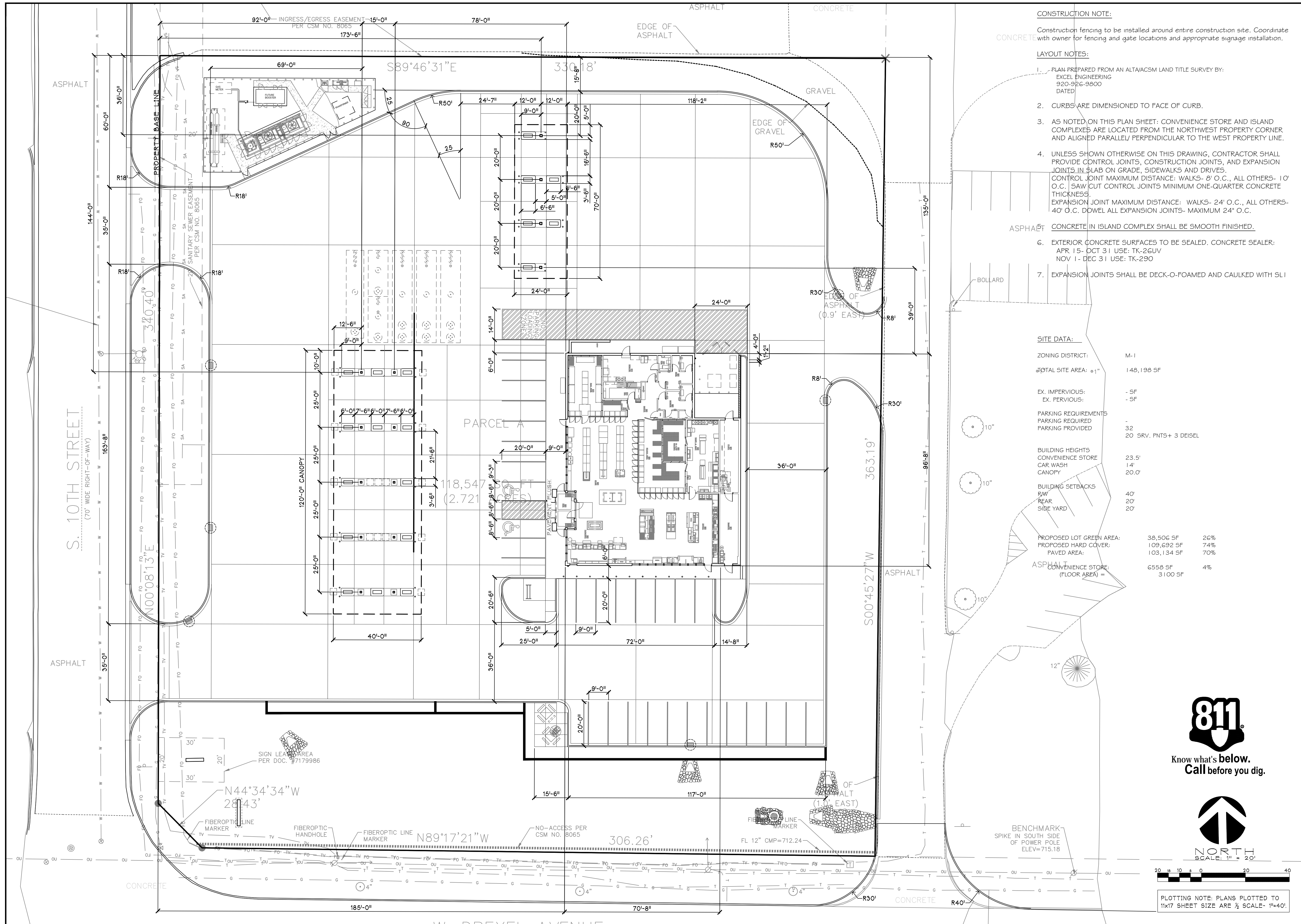
We appreciate your time and consideration. Please call me at 608-793-6461 if you have any questions or need additional copies submitted.

Sincerely,

Leah N. Berlin
Store Engineering



Our Mission: "To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life."
Kwik Trip & Kwik Star Stores • Tobacco Outlet Plus • Convenience Transportation, LLC • Hearty Platter Restaurants & Cafés



CONSTRUCTION NOTE:
 CONCRETE: Construction fencing to be installed around entire construction site. Coordinate with owner for fencing and gate locations and appropriate signage installation.

- LAYOUT NOTES:**
1. PLAN PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY BY:
 EXCEL ENGINEERING
 920-926-9800
 DATED
 2. CURBS ARE DIMENSIONED TO FACE OF CURB.
 3. AS NOTED ON THIS PLAN SHEET, CONVENIENCE STORE AND ISLAND COMPLEXES ARE LOCATED FROM THE NORTHWEST PROPERTY CORNER AND ALIGNED PARALLEL/ PERPENDICULAR TO THE WEST PROPERTY LINE.
 4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES. CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 10' O.C., SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS. EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24' O.C.
- ASPHALT CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH FINISHED.
6. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER: APR 15- OCT 31 USE: TK-26UV NOV 1- DEC 31 USE: TK-290
 7. EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SLI

SITE DATA:

ZONING DISTRICT:	M-1	
TOTAL SITE AREA: ±1"	148,198 SF	
EX. IMPERVIOUS:	- SF	
EX. PERVIOUS:	- SF	
PARKING REQUIREMENTS		
PARKING REQUIRED	32	
PARKING PROVIDED	20 SRV. PNTS+ 3 DIESEL	
BUILDING HEIGHTS		
CONVENIENCE STORE	23.5'	
CAR WASH	14'	
CANOPY	20.0'	
BUILDING SETBACKS		
FRONT	40'	
REAR	20'	
SIDE YARD	20'	
PROPOSED LOT GREEN AREA:	38,506 SF	26%
PROPOSED HARD COVER:	109,692 SF	74%
PAVED AREA:	103,134 SF	70%
CONVENIENCE STORE:	6558 SF	4%
(FLOOR AREA) =	3100 SF	

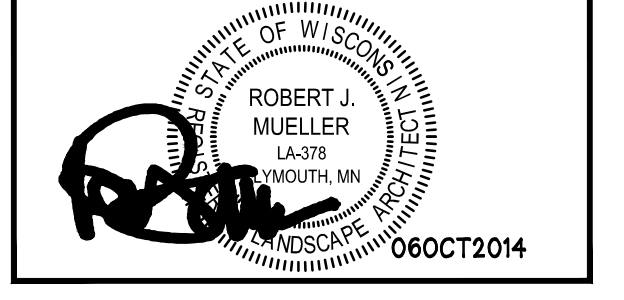


PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE 1/2" SCALE- 1"=40'



KWIK TRIP, Inc.
 P.O. BOX 2107
 1626 OAK STREET
 LACROSSE, WI 54602-2107
 PH. (608) 781-8988
 FAX (608) 781-8960

INSITES
 SITE PLANNING LANDSCAPE ARCHITECTURE
 3030 Harbor Lane North, Ste. 131
 Plymouth, Minnesota 55447
 TEL: 763.393.8400
 FAX: 763.393.8400



SITE PLAN
CONVENIENCE STORE 290
OAK CREEK, WISCONSIN

NO.	DATE	DESCRIPTION
-	06/02/14	APPROACH
-	20/02/14	ADD CURB EAST EASEMENT
-	24/02/14	ADD CNG, UPDATE BLDG

DRAWN BY: [Blank]
 SCALE: GRAPHIC
 PROJ. NO.: 14290
 DATE: 14 AUG 2014
 SHEET: **SP1**

INSITES 14-019



Plan Commission Report

ITEM: 5d
DATE: November 25, 2014

PROJECT: Plan Review – Marcus South Shore Cinema (Doug Pellock)

ADDRESS: 7241 S. 13th Street

TAX KEY NO: 763-9018

STAFF RECOMMENDATION: That Plan Commission approves the building plans for Marcus South Shore Cinema, for the property at 7241 S. 13th Street, and that the proposed signs are not part of this approval.

Ownership: B & G Realty LLC

Size: 2.824 acres

Existing Zoning: B-4 (PUD), Highway Business District, Planned Unit Development

Adjacent Zoning: North – B-4 (PUD), Highway Business District, Planned Unit Development
East – B-4, Highway Business District
South – I-1, Institutional District
West – I-94

Comprehensive Plan: Planned Business.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: Marcus Theatres is requesting approval of façade modifications to the existing building at 7241 S. 13th Street. Interior renovations will be completed as part of a company rebranding, and proposed exterior alterations will coincide with the rebranding concept. There are no additions proposed at this time.

Renovations affecting the entire building include painting the exterior brick in neutral brown tones as illustrated in the report. Lighted wall sconces will be added to the north and east elevations of the building. On the north elevation, the entry tower will be squared off and the number of wall signs on the tower reduced from three to one. In addition, the poster case displays will be modified to match the style and colors of the building. The north elevation also includes six blocked out areas for possible display of iconic movie scenes or other cinema related décor. Staff stated that if the centers of these blocks are used for advertising movies or services, Marcus would need to request a sign variance. This is consistent with other businesses creating similar facade improvements. The applicant is aware of the limitation on wall signs and will proceed with a sign appeal in the near future. The west elevation will have additional wall signs which is not part of this review. The south elevation has no additional modifications.

The proposed exterior changes are in compliance with required architectural standards as outlined in Chapter 17. There will be no modifications to the site plan as part of this review.

Prepared by:

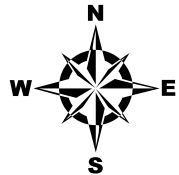
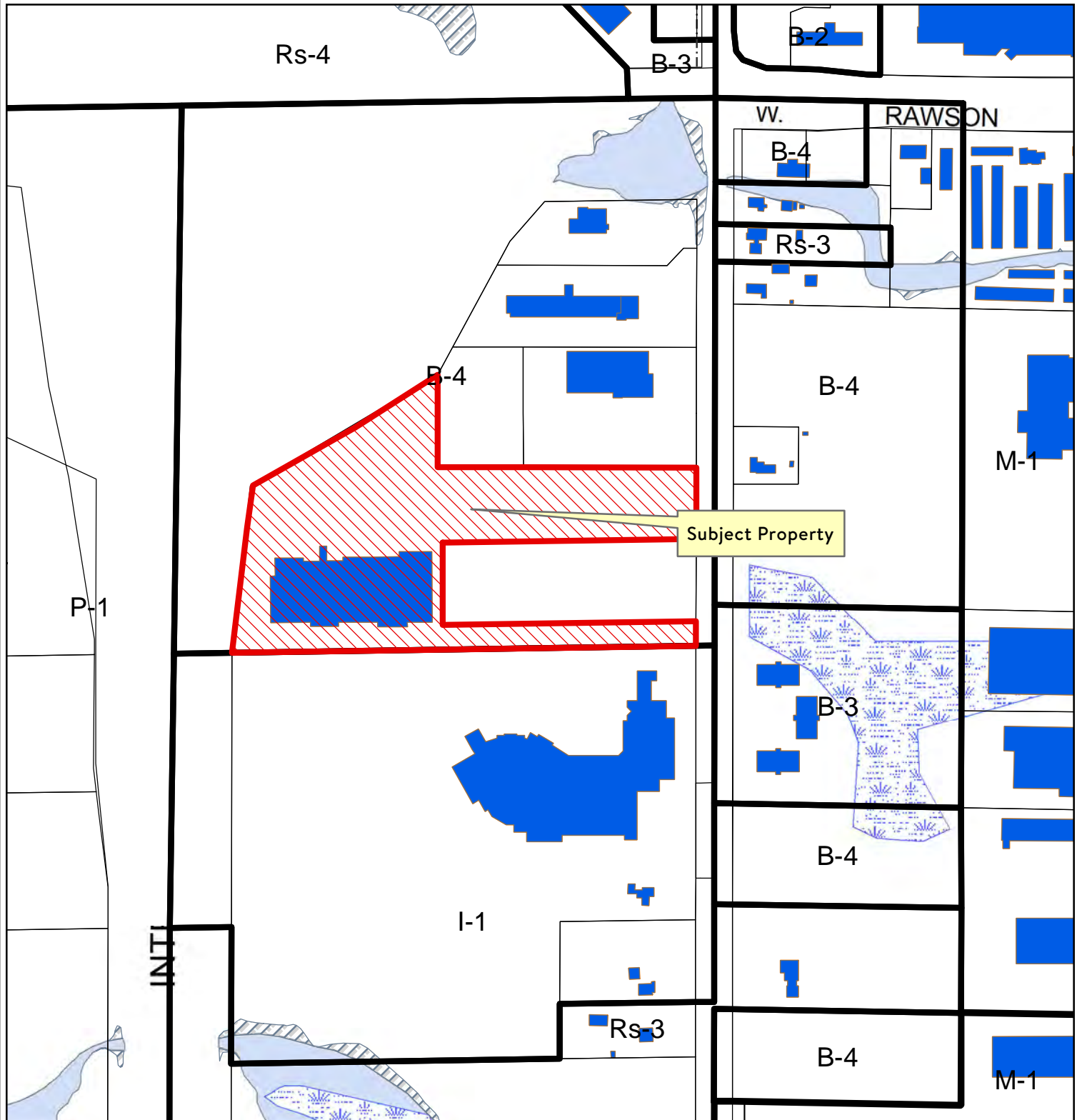
Peter Wagner
Zoning Administrator/Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

7241 S. 13th St.



Legend	
	7241 S. 13th St.
	Wetland
	Floodfringe
	Floodway

SOUTHSHORE CINEMA
EXTERIOR REMODELING
7261 S 13 ST
OAK CREEK, WI 53154

DEVELOPED BY:
Marcus Theatre Corporation
100 E. Wisconsin
Milwaukee, WI 53202

EXTERIOR ELEVATION LEGEND

PT 1	SHERWIN WILLIAMS MANDARIN SW 6891
PT 2	SHERWIN WILLIAMS ROYCROFT COPPER RED SW 2839
PT 3	SHERWIN WILLIAMS SAND DUNE SW 6080
PT 4	SHERWIN WILLIAMS NUTCRACK SW 6098
PT 5	SHERWIN WILLIAMS DORIAN GRAY SW 7017

KEY NOTES

- 1 EXISTING WALL TO BE PAINTED
- 2 EXISTING COPING TO BE PAINTED
- 3 EXISTING HANDRAILS TO BE PAINTED
- 4 NEW COPING
- 5 NEW SPLIT FACE BLOCK BASE
- 6 NEW CANOPY TO BE FROSTED ACRYLIC PANEL TO MATCH PT/1
- 7 NEW EIFS
- 8 NEW ILLUMINATED POSTER CASES
- 9 NEW LIGHT FIXTURES; SEE 24/A2.0 & 30/A2.0
- 10 NEW BREAK METAL BASE
- 11 EXISTING STOREFRONT GLAZING TO REMAIN; REPAINT
- 12 REMODELED POSTER CASE FEATURE; SEE 6/A2.0
- 13 EXISTING HOLLOW METAL DOOR & FRAME TO BE PAINTED



NORTH (FRONT) ELEVATION

SCALE: NOT TO SCALE **1**



EAST ELEVATION

SCALE: NOT TO SCALE **2**



WEST ELEVATION

SCALE: NOT TO SCALE **3**



SOUTH ELEVATION

SCALE: NOT TO SCALE **4**

INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

NO.	DATE	BY	DESCRIPTION
△	10/31/14	-	PLAN COMMISSION APPLICATION
△	11/19/14	-	STAFF REPORT
△			
△			
△			
△			
△			
△			

EXTERIOR ELEVATIONS

SCALE: _____ SHEET: _____
PROJECT #: 3654
DRWN BY: SPS CHKD BY: DCB
BLDG. SUBMITTAL: 10/31/2014

A2.0



Plan Commission Report

ITEM: 5e

DATE: November 25, 2014

PROJECT: Plan Review – Randy Swain and Josh Couch, Love’s Corporation

ADDRESS: 9650 S. 20th St.

TAX KEY NO: 904-9000

STAFF RECOMMENDATION: That Plan Commission approves the site and building plans submitted by Randy Swain and Josh Couch, Love’s Corporation, for the property at 9650 S. 20th St., subject to the following conditions:

1. That all building and fire codes are met.
2. That the addition matches the existing building materials.

Ownership: Love’s Corporation, 10601 N. Pennsylvania Ave., Oklahoma City, OK 73120

Size: 3.970 acres

Existing Zoning: B-4 (PUD), Highway Business; FF, Flood Fringe; FW, Floodway

Adjacent Zoning: North – City of Milwaukee
East – B-4 (PUD), Highway Business
South – M-1 (PUD), Manufacturing; FF, Flood Fringe; FW, Floodway
West – M-1 (PUD), Manufacturing; FF, Flood Fringe; B-4 (PUD), Highway Business

Comprehensive Plan: Planned Business & Resource Protection Area.

Wetlands: Yes, DNR wetlands exist along the north, east, and southern property lines.

Floodplain: Yes, flood fringe and floodway exist on the east and south as shown on the attached map.

Official Map: N/A.

Commentary: The Applicant is requesting approval for four (4) 15’ x 20’ corner additions to the existing tire shop building on the Love’s property at 9650 S. 20th St. All setback requirements will continue to be met post-construction. Each of the additions is proposed to be constructed of fiber cement panels, although the existing tire shop was constructed with split-faced concrete block to match the existing primary building on the property. Section 17.1009(a)(2) states that the use of cement fiber panels will require a ¾ majority approval of the Plan Commission. Staff recommends, however, that the building materials for the addition match the existing building. The existing stockade fence on the east will remain to screen the compressor and storage area.

As the structure is located to the east of the existing diesel fuel canopy, the additions will likely not be noticeable from S. 20th Street. The building is also located within the existing parking lot, so additional landscaping is not necessary. No additional signage is included as part of this application package.

Prepared by:

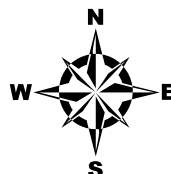
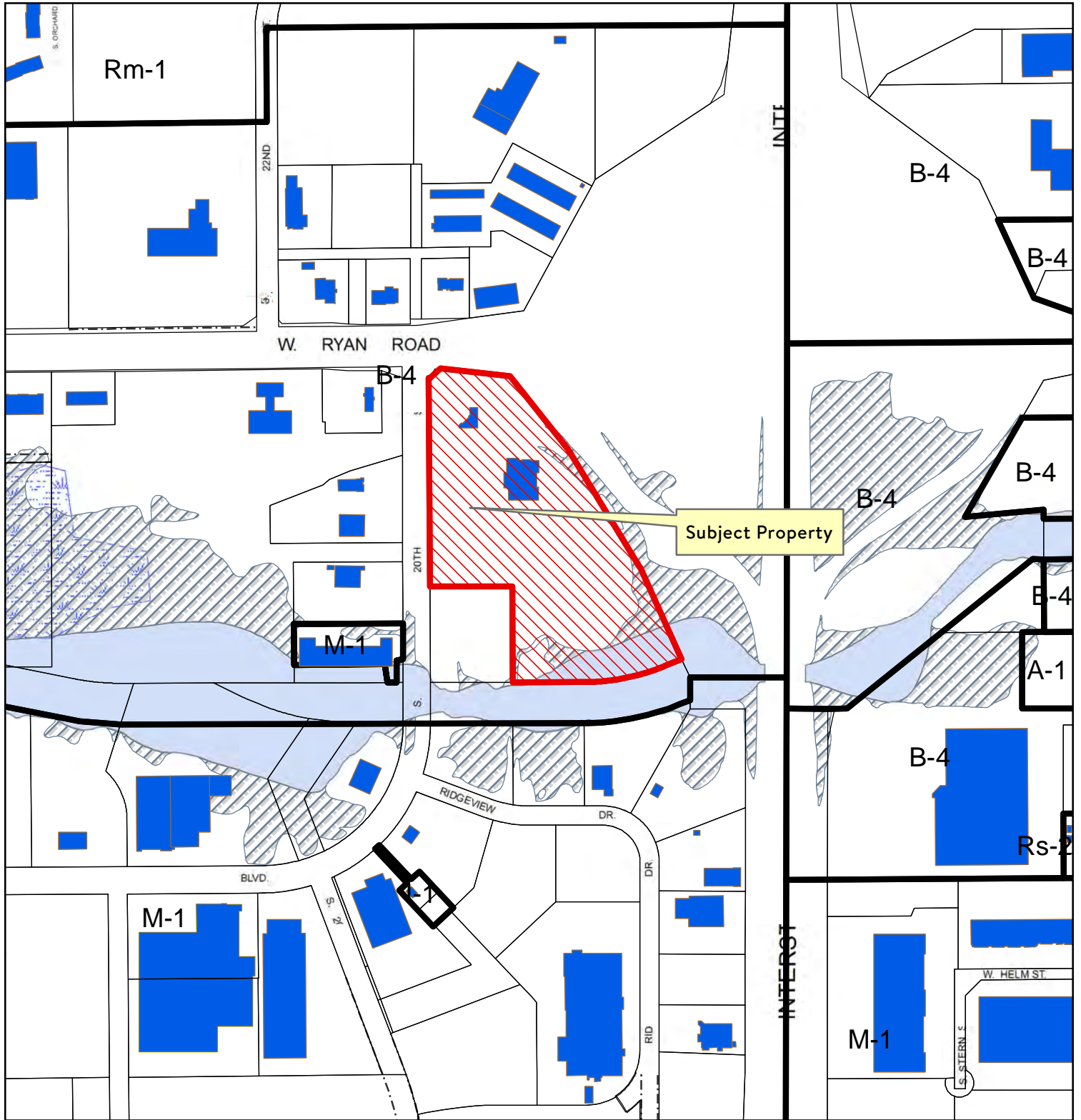
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

9650 S. 20th St.



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

Legend	
	9650 S. 20th St.
	Wetland
	Floodfringe
	Floodway

STIPULATION FOR REUSE
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9560 N OAKWOOD STREET
OAK CREEK, WI 53154
**LIGHT MECHANICAL
SERVICE ADDITION**
PROJECT NUMBER: 03-14-00061

Loves
Travel Stop &
Country Stores

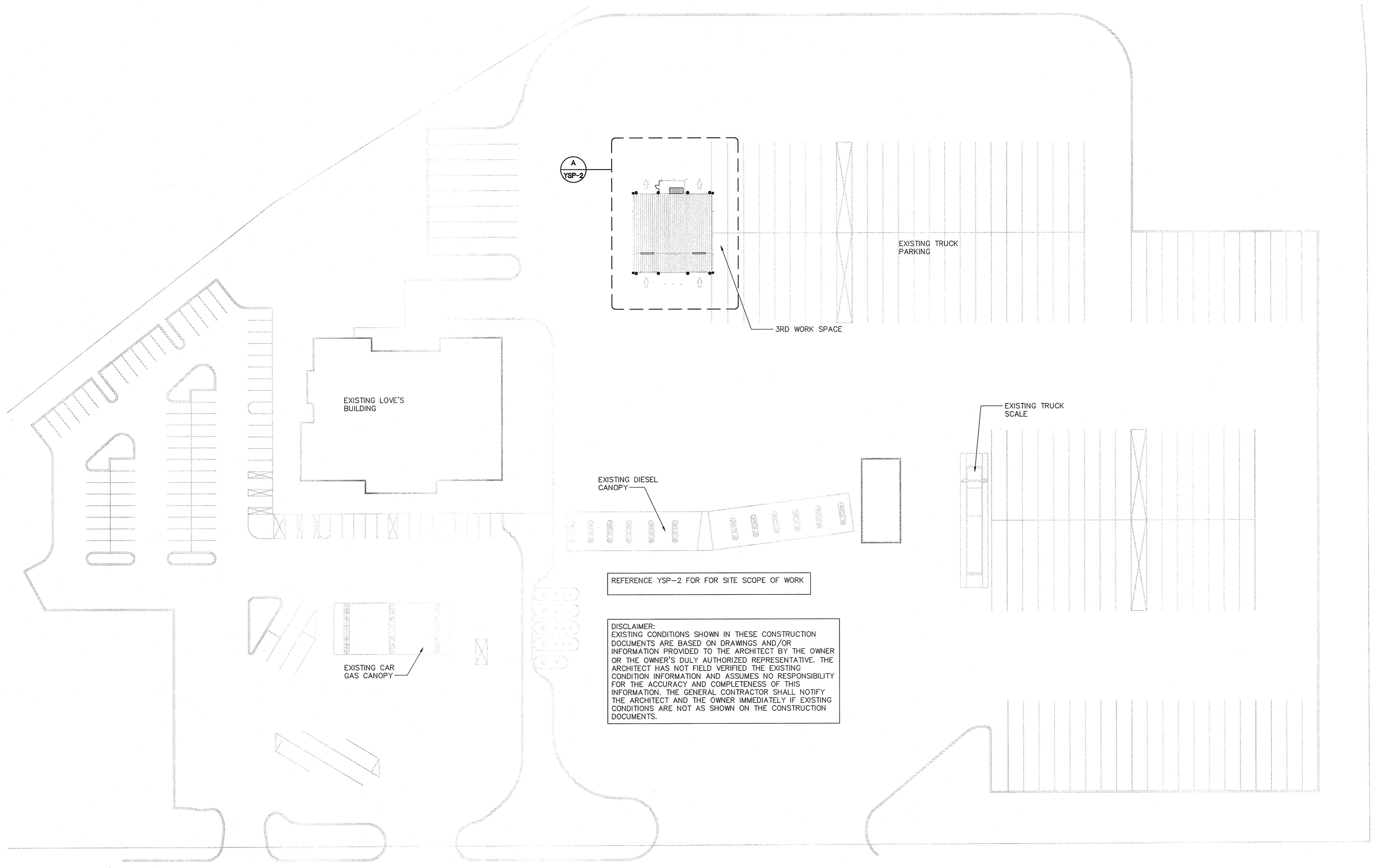
WISCONSIN
BOCUE L.
EGORCHIT
A-11860
BENTONVILLE
ARKANSAS
ARCHITECT
OCT 29 2014

ISSUE BLOCK	

STORE NO.	432
DOCUMENT DATE:	10-23-14
CHECKED BY:	CS SAV
DRAWN BY:	RIC
PROTO CYCLE:	

SITE PLAN

SHEET: **YSP-1**



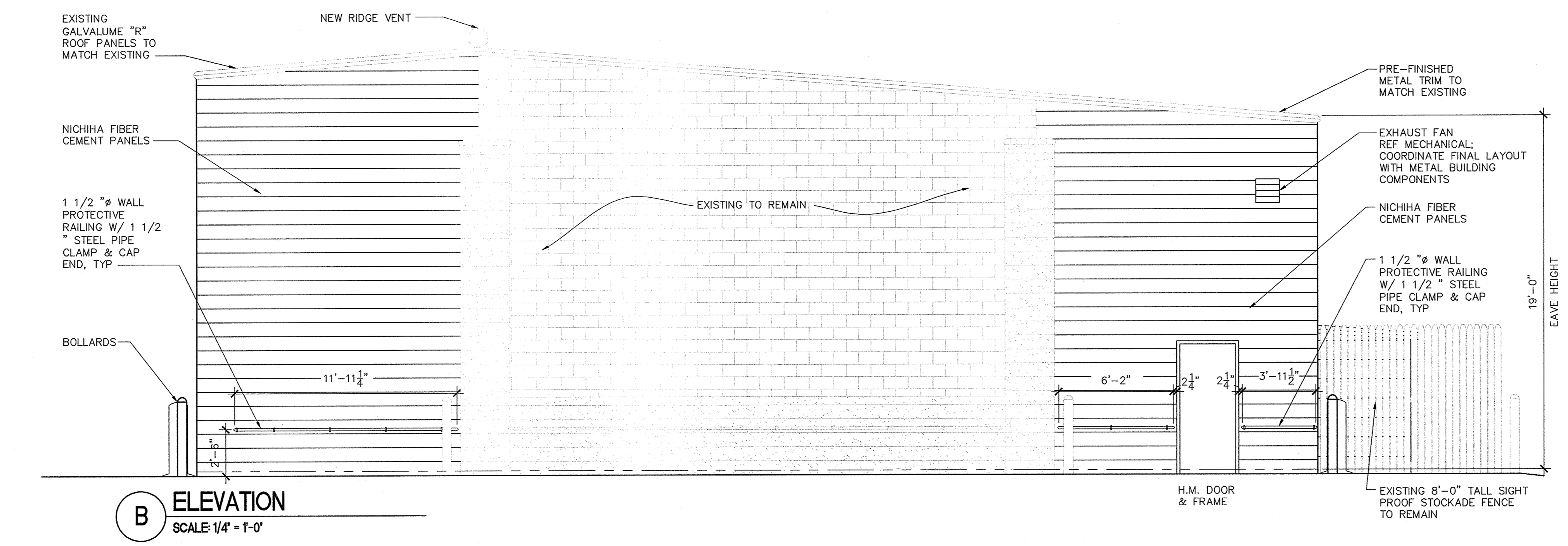
REFERENCE YSP-2 FOR FOR SITE SCOPE OF WORK

DISCLAIMER:
EXISTING CONDITIONS SHOWN IN THESE CONSTRUCTION DOCUMENTS ARE BASED ON DRAWINGS AND/OR INFORMATION PROVIDED TO THE ARCHITECT BY THE OWNER OR THE OWNER'S DULY AUTHORIZED REPRESENTATIVE. THE ARCHITECT HAS NOT FIELD VERIFIED THE EXISTING CONDITION INFORMATION AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THIS INFORMATION. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER IMMEDIATELY IF EXISTING CONDITIONS ARE NOT AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

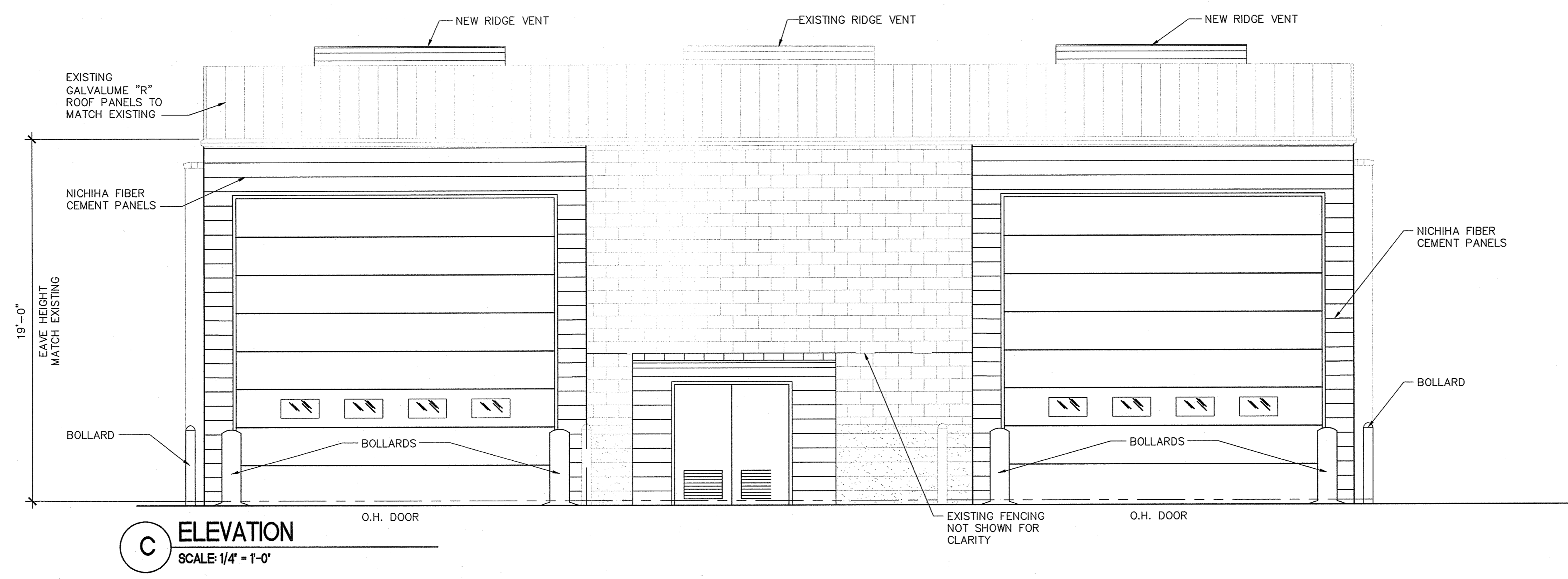
A SITE PLAN
SCALE: 1" = 40'-0"
NORTH



A ELEVATION
SCALE: 1/4" = 1'-0"



B ELEVATION
SCALE: 1/4" = 1'-0"



C ELEVATION
SCALE: 1/4" = 1'-0"

- SHEET NOTE:**
- EXISTING SIGNAGE TO REMAIN UNLESS NOTED OTHERWISE.
 - NEW CONSTRUCTION TO MATCH EXISTING:
ROOF: GALVALUME "R" ROOF PANELS
WALL PANELS: GALVALUME
TRIM: CRIMSON RED
 - COORDINATE WITH ELECTRICAL FOR REMOVED, RELOCATED & NEW WALL PACKS. SEAL HOLES IN METAL BUILDING PANELS.
 - REFER TO ELECTRICAL SHEETS FOR WALL PACK LIGHTS AND LOCATIONS.

HFA
ARCHITECTS
ENGINEERS
INTERIORS

HARRISON FRENCH
& ASSOCIATES, LTD

1705 S Walton Blvd, Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 479.273.9436
www.hfa-ac.com

STIPULATION FOR REUSE

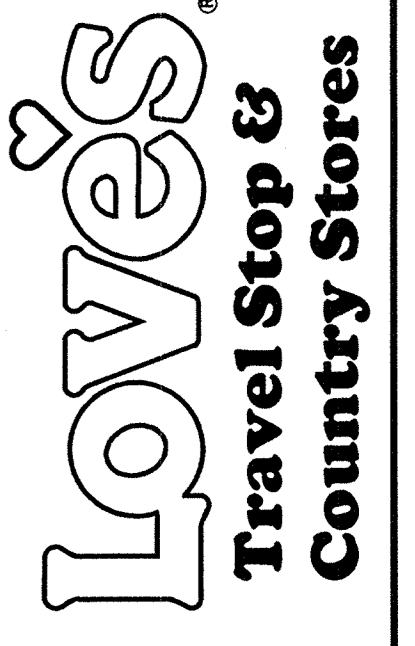
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9560 N OAKWOOD STREET
OAK CREEK, WI 53154

Travel Stop & Country Stores

Light Mechanical Service Addition

PROJECT NUMBER: 03-14-00061



WISCONSIN
BOGUE EBBECKE
ARCHITECT
BENTONVILLE
ARKANSAS

OCT 29 2014

ISSUE BLOCK

STORE NO.	432
DOCUMENT DATE:	10-23-14
CHECKED BY:	CSAV
DRAWN BY:	RIC
PROTO CYCLE:	

ELEVATIONS

SHEET: **YA-3**

