



## PLAN COMMISSION MEETING AGENDA

TUESDAY, December 9, 2014  
AT 6:00 PM

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- 1) ROLL CALL
  - 2) Minutes of the November 25, 2014 meeting
  - 3) Significant Common Council Actions
  - 4) 6:00 PM SIGN APPEAL HEARINGS
    - a) SIGN APPEAL HEARING – Hold a public hearing on a proposed sign appeal for the property at 7241 S. 13<sup>th</sup> St. submitted by Mark Gramz, B&G Realty, that would allow the applicant to erect an eleven foot tall ground sign and install nine wall signs (Tax Key No. 763-9018). Follow this item on Twitter **@OakCreekPC#OCPCMarcus**.
    - b) SIGN APPEAL HEARING – Hold a public hearing on a proposed sign appeal for the property at 8469 S. Howell Ave. submitted by Carlo Pedone, Trattoria diCarlo & Catering, that would allow the applicant to erect a second wall sign (Tax Key No. 828-9029). Follow this item on Twitter **@OakCreekPC#OCPCdiCarlo**.
  - 5) NEW BUSINESS
    - a) SIGN APPEAL – Consider a request for sign appeal for the property at 7241 S. 13<sup>th</sup> St. submitted by Mark Gramz, B&G Realty, that would allow the applicant to erect an eleven foot tall ground sign and install nine wall signs (Tax Key No. 763-9018). Follow this item on Twitter **@OakCreekPC#OCPCMarcus**.
    - b) SIGN APPEAL – Consider a request for sign appeal for the property at 8469 S. Howell Ave. submitted by Carlo Pedone, Trattoria diCarlo & Catering, that would allow the applicant to erect a second wall sign (Tax Key No. 828-9029). Follow this item on Twitter **@OakCreekPC#OCPCdiCarlo**.
    - c) CONDITIONS AND RESTRICTIONS – Review conditions and restrictions for a gasoline service station submitted by Leah Berlin, Kwik Trip, Inc., located at 7880 S. 10<sup>th</sup> St. (Tax Key No. 783-9073). Follow this item on Twitter **@OakCreekPC #OCPCKwikTrip**.
    - d) TEMPORARY USE - Review a request for a temporary use permit submitted by Wispark, LLC, for temporary crushing on the property at 8850 S. 5<sup>th</sup> Ave. (Tax Key No. 866-9001-000). Follow this agenda item on Twitter **@OakCreekPC#OCPCWispark**.

- e) TEMPORARY USE - Review a request for an extension to the approved temporary use permit submitted by John Zignego, Zignego Company, Inc., for a temporary concrete batch plant on the property located within the WisDOT right-of-way at I-94 and Rawson Ave. (exit ramp). Follow this agenda item on Twitter **@OakCreekPC#OCPCZignego**.
- f) REZONE AND CONDITIONAL USE – Review a request by the Oak Creek Water and Sewer Utility to rezone the properties at 9175 and 9235 S. 5<sup>th</sup> Ave. and 3975 E. American Ave. from B-2, Community Business to I-1, Institutional with a Conditional Use for water treatment facility water storage and high service distribution pump facilities (Tax Key Nos. 869-9006-000, 869-9995-004, 869-9998-003). Follow this item on Twitter **@OakCreekPC#OCPCUtility**.
- g) PLAN REVIEW - Review site and building plans submitted by David Williams, PPG Industries, for a new cooling tower and associated underground piping located at 10800 S. 13<sup>th</sup> St. (Tax Key No. 975-9999-002). Follow this item on Twitter **@OakCreekPC#OCPCPPG**
- h) SIGN PLAN REVIEW – Review a proposed sign plan submitted by Mike McDonald, Innovative Signs, for the multi-tenant building located at 9875 S. Stern Street (Tax Key No. 904-9017). Follow this item on Twitter **@OakCreekPC#Creekside**

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 25, 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 Siefert, and Commissioner Chandler. Alderman Bukiewicz and Commissioner Correll were excused. Also present: Kari Papelbon, Planner; and Mike Kressuk, Assistant Fire Chief.

Commissioner Dickmann moved to approve the minutes of the November 11, 2014 meeting. Commissioner Siefert seconded. On roll call: All voted aye. Motion carried.

**Clarification of Action**

**Oakfield Village Addition #2**

**324 E. Forest Hill Ave. Tax Key No. 814-9011**

**400 E. Lily Dr. Tax Key No. 814-0256**

Ms. Papelbon clarified the motion from the previous meeting on November 11, 2014, that the Plan Commission approves the preliminary plat submitted by Steve Mark, for the properties of 324 E. Forest Hill Avenue and 400 E. Lily Drive with the condition that comments from the Water and Sewer Utility are incorporated as required. Commissioner Johnston, who made the motion at the previous meeting, concurred with the revised motion. Alderman Guzikowski seconded. On roll call: All voted aye. Motion carried.

**Plan Review**

**Maass Excavating & Trucking**

**380 W. Ryan Road**

**Tax Key No. 875-9996-002**

Ms. Papelbon provided an overview of the application. Regarding the salt storage structure, Mayor Scaffidi asked what the salt would be used for. Kurt Maass, 2132 W. Oakwood Road, stated the salt would be used for his customers as he plows snow, and salts during the winter as part of his business. Mr. Maass stated that Trees on the Move would bring in three large trees to screen this building. Mayor Scaffidi stated that Mr. Maass should do whatever he can to hide whatever is visible from the road.

Commissioner Chandler asked what type of structure is customary for salt storage. Ms. Papelbon responded that salt can be stored in different structures such as buildings, bunkers or a dome, but she is not aware of one particular standard for storing salt.

Commissioner Chandler asked if the material of the building is acceptable. Ms. Papelbon responded that approval of the building materials requires a  $\frac{3}{4}$  majority approval of the Plan Commission.

Commissioner Siefert asked if there was a time limit as to how long they can store this on the property. Ms. Papelbon responded this is for a permanent use. Mr. Maass stated that hopefully the salt will be used up this winter and nothing will be stored in there during the summer. Commissioner Siefert asked if the facility will be used for equipment storage once the salt is gone. Mr. Maass responded it is going to have an asphalt base so to park anything on there

long term would not be a good idea. It would be empty for the rest of the year.

Commissioner Dickmann asked how the landscaping plan gets into the Plan Commission item officially. Ms. Papelbon responded that the Commission can approve it as part of the motion, or they can designate staff to approve it.

Commissioner Chandler asked for more details on landscaping and screening. Mr. Maass responded that he has talked to Trees on the Move and they generated the small landscape plan. They will bring in probably eight-to-ten-foot evergreens and put them across the front of the building. Commissioner Chandler asked if there would be just be three trees. Mr. Maass stated yes. The building itself will be eight feet below the road so the top of the building would be no higher than a normal two-car garage.

Commissioner Dickmann moved that the Plan Commission approves the site and building plans with the addition of the evergreen trees as landscaping submitted by Kurt Maass, Maass Excavating and Trucking, for the property at 380 W. Ryan Rd. Ms. Papelbon recommended adding to the motion the site plan that highlights the existing buildings and outdoor storage areas on the property. Commissioner Dickmann agreed to include that as part of his motion. Commissioner Carillo seconded. On roll call: all voted aye. Motion carried.

### **Rezone**

**Timothy Wallen, MLG PF Oak Creek, LLC  
3110, 3260, 3300 E. Elm Road (portions of)  
959-9991, 960-9994, 960-9993-001 (portions of)**

Commissioner Carillo recused herself from this item as her property is in proximity to this rezone request.

Doug Krimmer, 3170 E. Lindy Lane, Vice President of the Homeowners Association for Oakwood Lake Estates, presented their position statement related to the proposed rezoning to the Elm Road property.

Mr. Krimmer stated the Oakwood Lake Estates neighborhood is opposed to rezoning with the conceptual plan. The two main reasons they would like this to be reconsidered are: 1) safety and connectivity to their neighborhood, and 2) stormwater and flooding coming from said property.

Mr. Krimmer stated Oakwood Lake Estates has no sidewalks, street lights, and there are over 100 minors living in the subdivision. They have a circular layout, which creates reduced vision areas. They have deep culverts. When people park on the road, it creates a single lane. Mr. Krimmer stated that since they already have safety issues in their neighborhood, connecting any more lots to their neighborhood would only make things worse.

Mr. Krimmer stated there is a house directly across from Ricky Lane. That person would have to back out of their driveway in an intersection in order to get in and out of their home.

Mr. Krimmer stated that there is going to be a 20% increase in homes and thus in traffic.

Mr. Krimmer stated their subdivision does not adhere to the drainage plans that are filed with the City. He stated the detention pond is supposed to drain out from the 83 homes, but for most of the year, it actually comes in. Commissioner Johnston stated the detention pond functions

exactly as it was designed to. The pond was designed (in the stormwater report) to accept the tail water from the Root River. The water is supposed to flow into that pond, exactly like it does.

Mr. Krimmer stated that their homes are considered to be lakefront property by the City Assessor's office, and they are taxed accordingly, but it is just a detention pond.

Mr. Krimmer stated that this new subdivision is pitched toward their pond. He stated that their pond is already overloaded. The proposed lots will be located where there is now standing water. All of that water will drain into their pond. Mr. Krimmer stated that as part of this new development, fill will have to be trucked in.

Mr. Krimmer stated their position that there should be a grading and drainage plan available before proceeding with a rezoning for a PUD. The proposal should include conditions and restrictions as was customary for developers of this property. They would like drainage for this subdivision to be directed to Elm Road. If there are issues on Elm Road, then those issues should be addressed on Elm Road. The problems should be pushed to Oakwood and brought into other people's problems.

Mayor Scaffidi asked Ms. Papelbon if the proposal to rezone should include a grading and drainage plan. Ms. Papelbon responded that the rezone affects just whether or not the property should be changed from A-1 Agricultural to Rs-2 Single Family Residential. The City does not require grading plans for a rezone. Also, it is not a PUD that is being requested, so there would not be conditions and restrictions as part of this request. The standard Rs-2 zoning is what is being requested.

Mayor Scaffidi asked about the clean fill coming in to raise the road bed. Commissioner Johnston stated that such would happen.

Mayor Scaffidi asked if the water from the proposed subdivision would be coming into Oakwood Lake Estates. Commissioner Johnston responded they have not seen a drainage plan yet. He stated that when Oakwood Lake Estates was developed, it did block the drainage that originally occurred there in the 1960s that drained out to Oakwood Road. That is why the water backs up all along the south side of those properties. All that drainage did flow to the north. Commissioner Johnston stated culverts were not installed on the south side of the lots. He also stated that the development plan now is anticipated to have a stormwater detention pond that will take the water from their development to that pond, not discharging everything into the existing Oakwood Lake Estates pond. That water would then go to the east and bypass the development.

Mayor Scaffidi stated that a lot of the concerns brought up in this meeting are what would take place at the next step in the process of this development approval. This item is to determine if the Plan Commission feels this area is right for residential development, which previous Plan Commissions and Common Councils have deemed appropriate for this area.

Mr. Krimmer asked if the boundaries of this request change whether the applicant would have to come back before the Plan Commission for approval. Ms. Papelbon stated they have asked for a specific area to be rezoned, which has a legal description attached to it. If they decide to move the boundaries, they would have to come back for Plan Commission approval. Mr. Krimmer stated they would like to work with the developer on a plan that would move those boundaries, and that is why Mr. Krimmer is asking that this item be postponed.

Ms. Papelbon stated the layout shown is just a potential layout. The applicant could come back and put in fewer lots if they wanted to. However, the change to the exterior boundary of where they are asking lots to be would not change unless they get additional approvals.

Mr. Krimmer stated his disagreement with the statements provided by the applicant that were an attachment to the staff report.

Kelly Gehrke, 3173 E. Lindy Lane, stated that Commissioner Johnston mentioned there is no drainage ditch in the back of her house. Commissioner Johnston stated no. Ms. Gehrke stated that there is a drainage ditch, and she has been threatened by the City when she asked them to look at the water because it was up to her waist and it covers the electrical box. She stated the people at the office threatened her by saying they would have to rip up her whole back yard in order to find that drainage ditch, and that it was in the plan. Commissioner Johnston responded that there is not a drainage ditch, but that the subdivision blocked the original drainage that came through there. The whole area was a wetland in the 1960s. Ms. Gehrke stated there is a ditch back there, and there is supposed to be a graded area where that water should go through and it doesn't.

Ms. Gehrke stated her concern about the traffic off of Ricky Lane. Nothing has been mentioned about traffic being routed to Elm Road, just that it would come off of her road and everybody is going to be passing her house. She was not allowed to put a garage on Ricky Lane, but now the City wants to put cars coming off of Ricky Lane.

Mayor Scaffidi asked for a show of hands of people who feel there should be no residential development south of Oakwood Lake Estate. No hands were raised.

Joe Bukovich, Point Real Estate, 13400 Bishops Lane, Suite 270, Brookfield, WI, stated they are proposing 15 lots on a dead-end cul-de-sac attaching to Ricky Drive. Anything else to the south of that would enter/exit onto Elm Road. Mr. Bukovich stated they are requesting the same zoning at the neighborhood to the north. Mr. Bukovich stated that in talks with staff, he was notified that traffic was an issue. He is proposing a permanent solution to not have any additional traffic except for these 15 lots that are being added to the development.

Mr. Bukovich stated that the reason for doing this 15-lot subdivision here instead of doing the whole layout is the economy that they have experienced over the last five-to-ten years. The development community is starting to develop again. They have to find property at a price point that people are willing to pay based on previous years' pricing. The way to do that is to find a property that can be developed inexpensively without significant off-site costs, which is what Ricky Drive has. There is sewer and water to the property line, and then there would be the standard development costs with the sewer, water, grading, and stormwater. They have to wait until the market comes back to build south of this development because of the cost of the infrastructure.

Mayor Scaffidi asked why the cul-de-sac is proposed to go west. Mr. Bukovich responded this fits in best with the conceptual plan for layout to the south. The wetlands have been delineated so they are set with what is there for water.

Commissioner Johnston stated that the original stormwater report for both the Bielinski proposal and the Oakwood Lake Estates Subdivision shows the water from the proposed development going to the north between the properties and to the detention pond. Commissioner Johnston stated the water is not planned to go to the north with this new development.

Mr. Bukovich referenced the federal and City guidelines for road width, and stated that what is out there right now is appropriate. He also checked with Matt Sullivan of the City's Traffic and Safety Commission and there have been no reported incidences in the area.

Commissioner Chandler asked if the applicant was open to evaluating some of the concerns of the Oakwood Lake Estates residents. Mr. Bukovich stated they would be willing to meet with the residents, and if they can come to an agreement, they certainly will.

Commissioner Siefert asked how many lots can be on a cul-de-sac. Ms. Papelbon responded that the Code allows 15 lots. Commissioner Siefert asked if the two lots to the north of this development leading into the cul-de-sac should be included in that number, making the total number 17. Ms. Papelbon stated that she understands the concerns for this particular layout, but it is a conceptual plan, and the actual agenda item is for rezoning.

Alderman Guzikowski asked the applicant if they considered coming in off of Elm Road. Mr. Bukovich responded they did look into that. If a temporary road is put in, they will have to install sewer and water. That constitutes the offsite costs, which would raise the overall costs to development this subdivision to a level that is not economically feasible.

Commissioner Chandler asked if the other phases will be in this area. Mr. Bukovich responded that the other phases will be within the 74 acres of this property. They are only asking that 9.75 acres be rezoned right now.

Desiree Blake, 3283 E. James Drive, stated she has a young daughter that runs around on her bike. She stated that she has problems with their own residents not obeying the speed limits. She is concerned that additional drivers will cause more traffic problems/safety issues. Ms. Blake asked why the issue of Ricky Drive is being addressed again when it was dealt with when Bielinski first came forward. She stated she understands that this is going to cost the applicant a lot of money, but that is not her concern. She stated her concern that there are a lot of children and no sidewalks. There are a lot of blind spots in the area and there is no place for the children to go except the ditch. They've already had kids fall in ditches. No one knows about it because the parents took care of it without calling police. She stated she does not have a problem with them building, but just leave Ricky Drive alone.

Dawn Carrillo, 10413 S. George Drive, asked the applicant why they are requesting just the change from Agricultural to Single Family in that unique shape and not for the entire area. Mr. Bukovich stated it all boiled down to the cost that was discussed earlier. If the entire infrastructure was put in all at once, the lot prices would be too high. They have to wait for the market to come back to support a higher price for the lots to the south.

Pat Kitzke, 3071 E. Lindy Lane, stated his contention was that the only reason the applicant would not want to put a road in to Elm Road is that they are not going to be able to sell lots at an inflated value. That value is going to come off the nice neighborhood they built. In addition to that, they have liability issues with their pond. Mr. Kitzke asked if it is going to be multi-phase, why it is not cost-justifiable now.

Nick Kelly, 3207 E. Lindy Lane, stated he is guaranteed to have those cars drive by his house every day. He stated he has a 9-year-old daughter, and there are a lot of kids in the area. Anyone who wants to come home or leave is going to be driving past his house every single day. He stated the roads are not wide enough to handle additional traffic based on what he has

seen. Mr. Kelly stated there are drainage issues across the back of the lot line. He stated they are not opposed to them building, but they want the entry to come up from Elm Road.

Mr. Kelly submitted five letters from residents who could not be in attendance.

Donald Rask, 3246 E. Lindy Lane, stated he is not opposed to changing the zoning to residential for that entire area. However, this proposal is an extension of Oakwood Lake Estates Subdivision. It is attached to their association, yet in the plan that was submitted, they don't want to pay HOA dues to Oakwood Lake Estates. These 15 lots will have access to the lake, but will not share in the liability that they carry or the cost to maintain that property. Mr. Rask stated his concern about the traffic and safety issues. This new development is planned for curb and gutter. People are going to have sidewalks and be able to walk around. The Oakwood Lake Estates Subdivision culverts are quite deep and there is no place for anyone to bail out except by jumping into a ditch. They are aware of these concerns, but the new residents coming in may not take those issues seriously. As submitted, Mr. Rask does not agree with this plan.

Mayor Scaffidi asked why this development will not be considered part of Oakwood Lake Estates Subdivision, but will enjoy the benefits of it. Mr. Bukovich responded that they did not address that with the association. If that is something they want to explore, they will be happy to do that. From what he understood, the current Oakwood Lake Estates residents did not want the new residents to be a part of their neighborhood. Therefore, they would set up their own association and take care of their own pond and property. However, that is something Mr. Bukovich would be willing to explore.

Steve Bautch, 3264 E. Lindy Lane, president of the Oakwood Lake Estates Homeowners Association (OLE HOA), stated he was told they did not want to be part of the OLE HOA. He stated he was told they would be forming associations with the future developments to the south. Mr. Bautch stated that if the people who live in the new development go for a walk in the Oakwood Lake Estates common area, he will call the police. He stated it is a huge liability for them. Mr. Bautch stated he does not understand why they cannot turn the cul-de-sac and run the road right out to the south. They can still get the sewer and water from Ricky Drive. It wouldn't be that far to connect onto Elm Road. They will need to build a road for construction traffic to build new homes, and cannot use the roads in Oakwood Lake Estates Subdivision.

Mr. Bautch asked where the retention pond is planned. He stated it will be a pond that won't be manicured. It will just sit there with water and won't be deep. The outflow pipe for that flows right into the wetlands.

Commissioner Dickmann stated that the only thing that is being considered is the rezoning from agricultural to residential. If the Plan Commission were to approve it, it is not fair to the developer because if they listen to all these comments, he would not agree to develop it so that it attaches to the subdivision to the north. He stated they could pass it tonight, but then the next time it comes to the Plan Commission, he would vote against it. Mayor Scaffidi stated that the questions before the Plan Commission are if this is an appropriate rezone request. Mayor Scaffidi stated that when an actual development proposal is brought to the City, then decisions can be made based on that. Mayor Scaffidi stated that they shouldn't say to the developer that they have no right to request this because it is a fair request. Previous Plan Commissions and Common Councils have already said this is an appropriate request to zone this as residential.

Mr. Bautch stated that if this rezone request is approved, the Plan Commission is basically



going to be approving the connection from Ricky Drive because they are not coming in rezoning anything else. Mayor Scaffidi stated that there are other options and the City cannot say absolutely not because the question is if this is an appropriate rezone.

Mr. Rask asked what would prevent the developer from abandoning this property once it has been rezoned. Why are they not applying for a rezone for the entire area as was proposed previously by Bielinski? Mayor Scaffidi stated that they cannot hold a new developer to what Bielinski proposed. Mayor Scaffidi stated the developer has already answered the question regarding why the entire area is not included in this rezone request.

Mike Mecha, 10420 S. Justin Drive, pointed out that the plan was submitted in two phases. They didn't develop very well to begin with so they applied for a second and third phase, which the Plan Commission and the City approved so they could develop it in a good fashion. It was all put in as one plan so everyone knew where it was going.

Mike Wightman, 3140 E. Lindy Lane, stated there is a severe safety issue. He would prefer this rezoning not be approved solely because it only allows connectivity to Ricky Drive. He would prefer to see the rezoning contingent on it being connected to Elm Road.

Matt Hanchek, 10303 S. George Drive, stated he has two very young children currently learning to ride their bicycles on these streets, walking across the streets to play with other children in the neighborhood, and accessing the lake on our property. These are some of the main things that lead him to want to move to Oak Creek long ago. Mr. Hanchek stated that while it is his responsibility as a parent to look out for the safety of his children, his job just got infinitely harder if there is a 20% increase to the traffic volume coming through subdivision. He lives right on one of the corners to the entrance. He stated he will have to accompany them until they are significantly older on every single trip when they go to a neighbor's house with that volume of traffic.

Mr. Hanchek feels the way this was handled was disingenuous because they are not rezoning the entire property because it is not ready to redevelop. He does not know what that has to do with rezoning the property right now. He does not feel there has not been an adequate answer to that question.

Mr. Krimmer stated that it was explicitly stated by Point Realty that they did not want to be part of their subdivision. Their plan has a walkway going to the future phases. They are just asking them to flip it around.

Mr. Krimmer stated that it is not acceptable to have any water shed from the south side of the median between Oakwood and Elm to go north. They should have to build up along that north edge and push it all south.

Mr. Krimmer stated that if they are not ready to develop the whole property or at least propose the phases, then maybe now is not the time, so maybe the City shouldn't rezone it.

Commissioner Chandler stated that what they are voting on today is just the rezoning from A-1 to Rs-2.

Commissioner Johnston moved that the 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. Commissioner Dickmann

seconded. On roll call: all voted aye, except Alderman Guzikowski (nay). Commissioner Carrillo recused herself from this item and therefore, did not vote. Motion carried.

Mr. Ratz requested that the City notify all residents in Oakwood Lake Estates Subdivision as well as the Shangri-La Subdivision when the proposed plan comes forward rather than just the 300' radius as previously described.

Commissioner Carrillo joined the Plan Commission for the remaining agenda items.

**Plan Review**  
**MainStay Suites**  
**1001 W. College Avenue**  
**Tax Key No. 717-9004**

Ms. Papelbon provided an overview of the project. Commissioner Dickmann stated that he was glad to see the parking for larger vehicles moved back on the property so they are not visible from the road.

Commissioner Dickmann moved 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 storm water 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.

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

**Conditional Use**  
**Kwik Trip, Inc.**  
**7880 S. 10<sup>th</sup> Street**  
**Tax Key No. 783-9073**

Ms. Papelbon provided an overview of the project, noting that video rental kiosks are not allowed outside of buildings, and that the applicant has withdrawn that request.

Commissioner Chandler asked if there are any conflicts with any of the other gas stations in close proximity, specifically Meier. Ms. Papelbon responded that Meijer is further down Drexel and on Howell itself, so it shouldn't pose a problem.

Leah Berlin, Kwik Trip, Inc. 1626 Oak Street, LaCrosse, Wisconsin, stated that this location fits in the scope of what they have looked at in the community: it is close to an industrial park which is good for the compressed natural gas portion of their business. This is one of the reasons this site was selected.

Commissioner Chandler asked if there are any specific rules for outdoor displays. Ms. Papelbon stated that outdoor display of merchandise is a conditional use. The amount of

outdoor display was a concern to staff. Staff is recommending the approval for the outdoor storage for the ice machines and propane because those are standard at most gas stations. Staff has concerns about storage of salt at the end of the canopies and firewood display on the sidewalk in front of the store. Those are items for the Plan Commission's consideration. Ms. Berlin stated that this is the same amount of outside merchandising that they have at their other location. She is not asking for anything additional, just the same amount and items that are at the existing store. Mayor Scaffidi stated the City is extra sensitive about that location given where it is on the new entry to the City. Mayor Scaffidi stated that they will be asked to find ways to screen it.

Commissioner Siefert asked if the applicant has spoken to any of the residents to the south to get their opinion. Ms. Berlin stated she has not been in contact with them.

Alderman Guzikowski stated that Kwik Trip has been a great community citizen. There is not a time when he goes there and it is not clean and kept up. He stated he looks forward to them going in there. His concern is the mesh between what is going to be happening with Drexel Town Square and how it is going to look going into Drexel Town Square. Mayor Scaffidi stated he feels it is far enough away that it won't be an issue.

Commissioner Johnston stated that 10<sup>th</sup> and Drexel will probably be a signalized intersection. If there is any way they could pull the south entrance to the north, that would be beneficial for the functioning of that signal in the future.

Commissioner Chandler asked if there are any special considerations for the Fire Department because there will be natural gas at this facility. Asst. Chief Kressuk stated this would be the third CNG location in the City, and working with the Kwik Trip on 13<sup>th</sup> Street on their CNG implementation went very smoothly. CNG is regulated by the State of Wisconsin for the tanks and installation. Kwik Trip was more than willing to offer the Fire Department training and work with the City during all phases of the design of their existing facility. Asst. Chief Kressuk does not feel there will be any special requirements.

Commissioner Johnston moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit allowing a gasoline service station located at 7880 S. 10<sup>th</sup> 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). Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

### **Plan Review**

**Marcus Theatre Corp.**

**7241 S. 13<sup>th</sup> St.**

**Tax Key No. 763-9018**

Ms. Papelbon provided an overview of the project, and noted that signs are not part of this review. This review is for the façade modifications to include the tower, paint and light fixtures.

Ms. Papelbon stated that there were going to be six areas for display of movie scenes or cinema décor on the façade. When staff met with the applicant and consultant, they explained that those might be considered signage if they didn't put something other than basic iconic movie scenes without advertising. Now those areas have been removed.

Scott Starks, Schroeder & Holt Architects, representative for the Applicant, stated the bottom elevation has been changed to light beige like the rest of the elevations, so that is the only change to the plan.

Commissioner Chandler asked what areas the displays have been removed from. Mr. Starks showed where the panels are. They could not decide what they were supposed to be, whether it is movie posters for coming attractions or artwork, so they just got rid of it because they couldn't decide at corporate which way to go. They will be painting the current decorative area one color and painting the field a second color.

Commissioner Siefert asked when this work would be completed. Mr. Starks said the exterior work cannot be completed until spring. The lobby will be completed by spring. Some of the auditoriums will be completed before Christmas.

Commissioner Siefert moved that Plan Commission approves the building plans for Marcus South Shore Cinema, for the property at 7241 S. 13<sup>th</sup> Street, and that the proposed signs are not part of this approval. Commissioner Dickmann seconded. On roll call: all voted aye. Motion carried.

**Plan Review**  
**Love's Corporation**  
**9650 S. 20<sup>th</sup> St.**  
**Tax Key No. 904-9000**

Ms. Papelbon provided an overview of the proposal.

(via Skype and phone) Josh Couch, 10601 S. Pennsylvania Avenue, Oklahoma City, OK described the purpose of the building modifications. Mr. Couch stated that if they were not allowed to have the cement fiber panels, he would have to contact upper management to determine if they would move forward with the addition, as there is a substantial cost difference in the two building materials.

Commissioner Chandler asked what the purpose was of the structures. Mr. Couch stated they are looking for a better environment (enclosed) for a service area for work on trucks.

Commissioner Chandler asked if now that the area is enclosed if it will need HVAC and fire sprinklers. Mr. Couch stated there will be ventilation equipment. Asst. Chief Kressuk stated when the building was constructed they would have looked at the Code requirements because the overhang of the roof would be counted as the requirement for the sprinkler. Asst. Chief Kressuk encouraged the applicant to contact him to see how this fits into the local ordinances, which define what a service garage is and the associated sprinkler requirements. Those may be more stringent than the NFPA standards and should be talked about early on in the project. Mr. Couch stated this is not a full-service garage with an oil change pit. It is more or less just tire care.

Ms. Papelbon stated the proposed location is east of the existing diesel fuel canopy and will not be very visible from 20<sup>th</sup> Street. Enclosing the existing bays does not require additional landscaping as the building is in the middle of an existing parking lot and would be extremely difficult to put in landscaping around that building. The existing stockade fence

on the east is also going to remain to screen the compressor and storage areas. Basically the additions are enclosing what is already there. The existing screening will remain. Commissioner Chandler asked if there will be any new or additional equipment added to the area. Mr. Couch responded there will be no additional equipment, just lighting and a mechanical exhaust system.

Commissioner Siepert asked if there will be any additional signage on the building. Mr. Couch responded no.

Commissioner Dickmann asked for clarification of existing building materials. Ms. Papelbon responded that the original building was constructed of split face concrete block to match the main building. The proposed cement fiber panels are what require a  $\frac{3}{4}$  majority approval of the Plan Commission.

Alderman Guzikowski moved 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. 20<sup>th</sup> St., subject to the condition that all building and fire codes are met.

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

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 8:15 p.m.



## Significant Common Council Actions

ITEM: 3

DATE: Dec. 9, 2014

### Summary of Significant Common Council Actions

Approve Resolution No. 11546-102114, vacating and discontinuing a part of a public street in the City of Oak Creek (6<sup>th</sup> Street in the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 17-5-22)

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

Kari Papelbon, CFM, AICP  
Planner



# Plan Commission Report

ITEM: 4a & 5a

DATE: December 9, 2014

**PROJECT:** Sign Appeal – Marcus Southshore Cinema

**ADDRESS:** 7241 S. 13<sup>th</sup> Street

**TAX KEY NO:** 763-9018

**STAFF RECOMMENDATION:** Staff does not make recommendations for sign appeals.

**Ownership:** B & G Realty LLC

**Size:** 9.323 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:** None

**Floodplain:** None

**Official Map:** No officially mapped streets affect this property

**Commentary:** The applicant is requesting a sign variance from Municipal Code Section 17.0706(d) which states ground signs shall not exceed eight feet in height and shall not exceed 100 square feet on any one side nor more than 200 square feet on all sides for any premises. The second variance requested is from Section 17.0706(j)(2) which states only individual tenants with their own entrance shall be permitted one wall sign. Individual tenants in buildings with internal entrances only shall not be permitted a wall sign.

The first variance pertains to the installation of an 11-foot tall and 90-square-foot in size ground size with an electronic message board. This sign would be located in the area that currently contains a 25.5” tall and 388 square-foot pole displaying current movies and the name of the business.

The second variance pertains to the number of walls signs permitted on the building. The property owner was granted a variance allowing five wall signs in 1990. As part of the façade modifications, the applicant would like to increase the number of wall signs and allow for businesses without separate entrances to have their own wall signs. The proposed wall signs meet sign code.

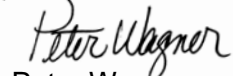
If granted, these variances would allow the applicant to erect an eleven foot tall ground sign and install additional wall signs for businesses without separate entrances on the building located at 7241 S. 13<sup>th</sup> Street.

When considering a variance, the Plan Commission must make the final decision on appeals using the following criteria:

- a. There shall be no public harm and there shall be a public benefit.
- b. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.

- c. The sign will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission in its deliberation of an adjustment may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate.

Prepared by:



Peter Wagner  
Zoning Administrator/Planner

Respectfully Submitted:

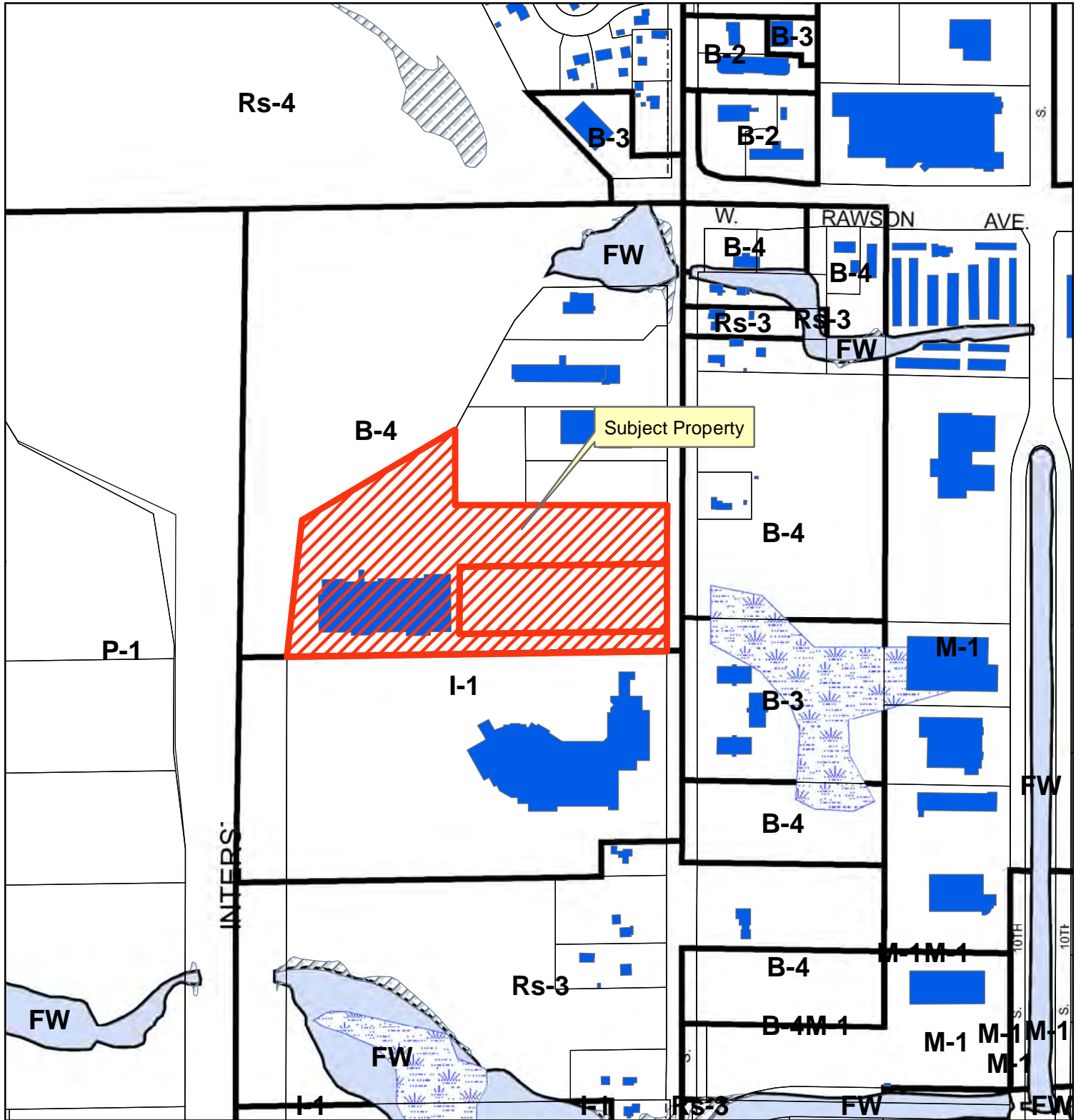


Douglas Seymour, AICP  
Director of Community Development



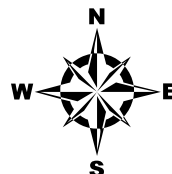
# Location Map

## 7241 S. 13th Street



**OAKCREEK**  
— WISCONSIN —

Department of Community Development



PUBLISH November 27, 2014

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

A public hearing for a sign appeal will be held:

**Date:** Tuesday, December 9, 2014  
**Time:** 6:00 p.m.  
**Place:** Oak Creek City Hall  
**COMMON COUNCIL CHAMBERS**  
8640 South Howell Avenue  
Oak Creek, WI 53154  
**Appellant:** Scott Starks (Marcus Southshore Cinema)  
**Tax Key No.** 763-9018  
**Property location:** 7241 S. 13<sup>th</sup> Street  
**To Request:** Multiple variances are requested. The first variance requested is from Section 17.0706(d), which states grounds signs shall not exceed eight feet in height and shall not exceed 100 square feet on any one side nor more than 200 square feet on all sides for any premises. The second variance requested is from Section 17.0706(j)(2) which states only individual tenants with their own entrance shall be permitted one wall sign. Individual tenants in buildings with internal entrances only shall not be permitted a wall sign.  
  
If granted, this variance would allow the applicant to erect an eleven foot tall ground sign and install nine wall signs at 7261 S. 13<sup>th</sup> Street.  
**Zoning of Property:** B-4 CU

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

Dated this 19th Day of November, 2014

PLAN COMMISSION  
CITY OF OAK CREEK, WISCONSIN

/s/ Stephen Scaffidi, Chairman

## Public Notice

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

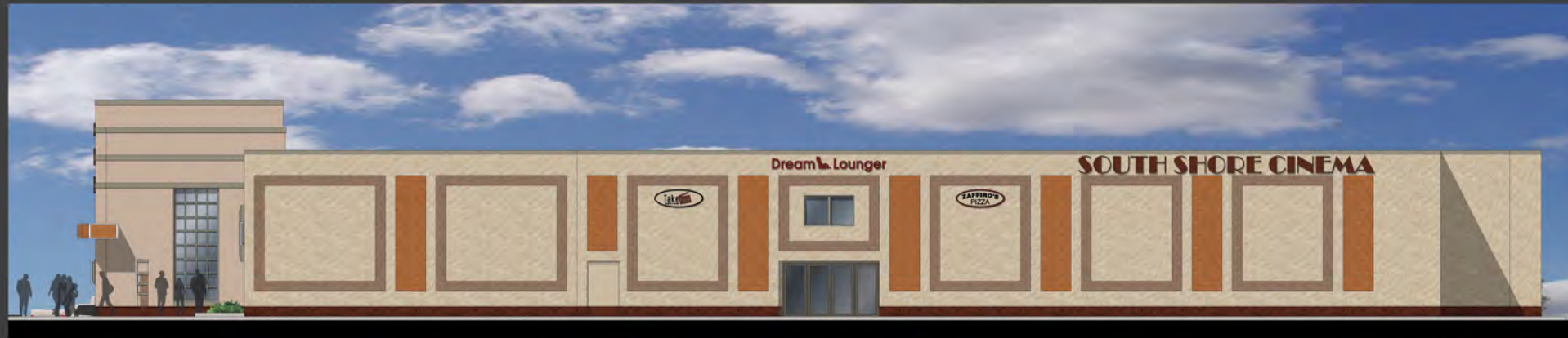
Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 768-6511, (FAX) 768-9587, (TDD) 768-6513 or by writing to the ADA Coordinator at the Health Department, City Hall, 8640 S. Howell Avenue, Oak Creek, Wisconsin 53154.

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



**NORTH ELEVATION**

NOT TO SCALE



**WEST ELEVATION**

NOT TO SCALE



**EAST ELEVATION**

NOT TO SCALE

**BUILDING SIGNAGE AREA SUMMARY**

ZONING: B-4 PUD

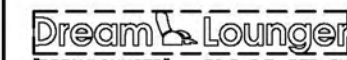
PROPOSED SIGNAGE:



"ZAFFIRO'S PIZZA" = 12.4 S.F. PER SIGN\*



"TAKE FIVE" = 12.4 S.F. PER SIGN\*



"DREAMLOUNGER" = 30.3 S.F. PER SIGN\*

**SOUTH SHORE CINEMA**

"SOUTH SHORE CINEMA" = 92.2 S.F. PER SIGN\*



**CINEMA**

"MARCUS SOUTH SHORE CINEMA" = 110 S.F.\*

**EAST ELEVATION:**

(1) "SOUTH SHORE CINEMA" SIGN = 92.2 S.F.

TOTAL PROPOSED SIGNAGE ON EAST ELEVATION = 92.2 S.F.

TOTAL EXISTING SIGNAGE ON EAST ELEVATION = 300 S.F.

**NORTH ELEVATION:**

(1) "MARCUS SOUTH SHORE CINEMA" SIGN = 110 S.F.

TOTAL PROPOSED SIGNAGE ON NORTH ELEVATION = 110 S.F.

TOTAL EXISTING SIGNAGE ON NORTH ELEVATION = 30 S.F.

**WEST ELEVATION:**

(1) "SOUTH SHORE CINEMA" SIGN = 92.2 S.F.

(1) "DREAMLOUNGER" SIGN = 30.3 S.F.

(1) "ZAFFIRO'S PIZZA" SIGN = 12.4 S.F.

(1) "TAKE FIVE" SIGN = 12.4 S.F.

TOTAL PROPOSED SIGNAGE ON WEST ELEVATION = 147.3 S.F.

TOTAL EXISTING SIGNAGE ON WEST ELEVATION = 300 S.F.

TOTAL EXISTING SIGNAGE = 630 S.F.

TOTAL PROPOSED SIGNAGE = 349.5 S.F.

DIFFERENCE = 280.5 S.F.

\* SIGNS NOT TO SCALE



**BUILDING SIGNAGE STUDY**

Schroeder & Holt Architects  
311 E. Chicago St.  
Suite 410  
Milwaukee, WI 53202  
414-276-1760

**SOUTH SHORE CINEMA**  
7261 S 13TH ST  
OAK CREEK, WI 53154

OCTOBER 29, 2014



- ALUMINUM COPING
- E.I.F.S
- ILLUMINATED SIGNAGE
- ALUMINUM COPING
- E.I.F.S.
- ELECTRONIC READER BOARD
- ILLUMINATED SIGNAGE
- ILLUMINATED SIGNAGE
- ILLUMINATED SIGNAGE
- SPLIT FACE BLOCK
- LANDSCAPING

NOT TO SCALE

### MONUMENT SIGNAGE AREA SUMMARY

ZONING: B-4 PUD

PROPOSED SIGNAGE:

MONUMENT SIGN = 280 S.F. TOTAL (140 S.F. EA. SIDE) \*

MONUMENT SIGNAGE = 192 S.F. TOTAL (96 S.F. EA. SIDE) \*

ELECTRONIC READER BOARD = 21.7 S.F.\*

TOTAL EXISTING SIGN = 950 S.F. (475 S.F. EA. SIDE)  
 TOTAL PROPOSED SIGN = 280 S.F. TOTAL (140 S.F. EA. SIDE)  
 DIFFERENCE = 670 S.F.

TOTAL EXISTING SIGNAGE = 820 S.F. (410 S.F. EA. SIDE)  
 TOTAL PROPOSED SIGNAGE = 192 S.F. TOTAL (96 S.F. EA. SIDE)  
 DIFFERENCE = 628 S.F.

\* GROUND SIGN/SIGNAGE NOT TO SCALE



## MONUMENT SIGNAGE STUDY

Schroeder & Holt Architects  
 311 E. Chicago St.  
 Suite 410  
 Milwaukee, WI 53202  
 414-276-1760

**SOUTH SHORE CINEMA**  
 7261 S 13TH ST  
 OAK CREEK, WI 53154

OCTOBER 29, 2014



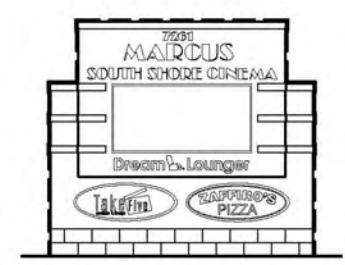
NOT TO SCALE

**PROPOSED 13TH ST. MONUMENT SIGN**

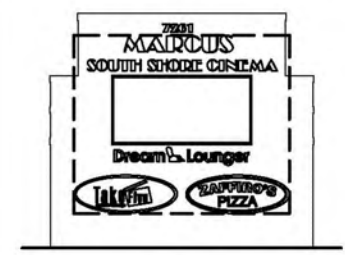
**PROPOSED SIGNAGE AREA SUMMARY**

ZONING: B-4 PUD

PROPOSED SIGN/SIGNAGE:



13TH ST. MONUMENT SIGN = 280 S.F. TOTAL (140 S.F. EA. SIDE)\*



13TH ST. MONUMENT SIGNAGE = 180 S.F. TOTAL (90 S.F. EA. SIDE)\*



ELECTRONIC READER BOARD = 21.7 S.F.\*

TOTAL EXISTING SIGNS = 2,180 S.F.  
TOTAL PROPOSED SIGN = 280 S.F.

DIFFERENCE = 1,900 S.F.

TOTAL EXISTING SIGNAGE = 2,200 S.F.  
TOTAL PROPOSED SIGNAGE = 180 S.F.

DIFFERENCE = 2,020 S.F.

\* SIGN/SIGNAGE NOT TO SCALE



**PROPOSED SIGNAGE STUDY**

Schroeder & Holt Architects  
311 E. Chicago St.  
Suite 410  
Milwaukee, WI 53202  
414-276-1760

**SOUTH SHORE CINEMA**  
7261 S 13TH ST  
OAK CREEK, WI 53154

OCTOBER 30, 2014



**EXISTING I-94 POLE SIGN**

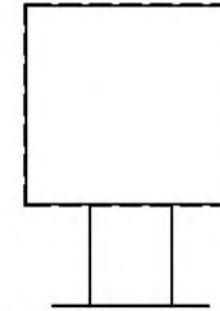


**EXISTING 13TH ST. PYLON SIGN**

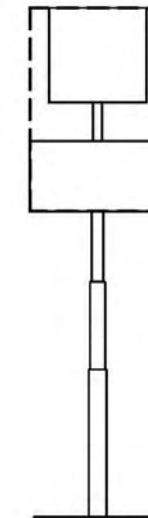
**EXISTING SIGNAGE AREA SUMMARY**

ZONING: B-4 PUD

EXISTING SIGN/SIGNAGE:



13TH ST. PYLON SIGN = 980 S.F. TOTAL (490 S.F. EA. SIDE)\*  
 13TH ST. PYLON SIGNAGE = 820 S.F. TOTAL (410 S.F. EA. SIDE)



I-94 POLE SIGN = 1,200 S.F. TOTAL (600 S.F. EA. SIDE)\*  
 I-94 POLE SIGNAGE = 1,380 S.F. TOTAL (690 S.F. EA. SIDE)

TOTAL EXISTING SIGNAGE (820 S.F. + 1,380 S.F.) = 2,200 S.F.  
 TOTAL EXISTING SIGNS (980 S.F. + 1,200 S.F.) = 2,180 S.F.

\* SIGN/SIGNAGE NOT TO SCALE



# Plan Commission Report

ITEM: 4b & 5b

DATE: December 9, 2014

**PROJECT:** Sign Appeal – Trattoria diCarlo

**ADDRESS:** 8469 S. Howell Avenue

**TAX KEY NO:** 828-9029

**STAFF RECOMMENDATION:** Staff does not make recommendations for sign appeals.

**Ownership:** Fait Family Limited Partnership

**Size:** 3.85 acres

**Existing Zoning:** B-2 Community Business & B-3, Office & Professional Business

**Adjacent Zoning:** north – B-2 Community Business  
east – Rs-3, Single Family Residential  
south – B-3 Office & Professional Business  
west – M-1 (PUD) Manufacturing

**Comprehensive Plan:** Planned Office

**Wetlands:** As identified on the Milwaukee County Map

**Floodplain:** None

**Official Map:** No officially mapped streets affect this property

**Commentary:** The applicant is requesting a sign variance from Municipal Code Section 17.0706(i)(1) which states that single and two tenant retail buildings shall be permitted one wall sign per tenant per street frontage. Single and two tenant buildings may also provide one ground sign per street frontage. In lieu of a ground sign(s), businesses in the B-4, Highway Business District may have one pole sign.

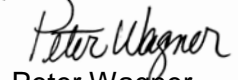
The applicant has an existing wall sign located on the west elevation of the building and would like to install a second wall sign located on the east elevation of the building facing Howell Avenue. The proposed sign meets sign code regulations. An illustration of the proposed wall sign is included in your packet.

If granted this variance would allow the applicant to erect a second wall sign on the east elevation of the building located at 8469 S. Howell Avenue.

When considering a variance, the Plan Commission must make the final decision on appeals using the following criteria:

- a. There shall be no public harm and there shall be a public benefit.
- b. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
- c. The sign will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission in its deliberation of an adjustment may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate.

Prepared by:



Peter Wagner  
Zoning Administrator/Planner

Respectfully Submitted:

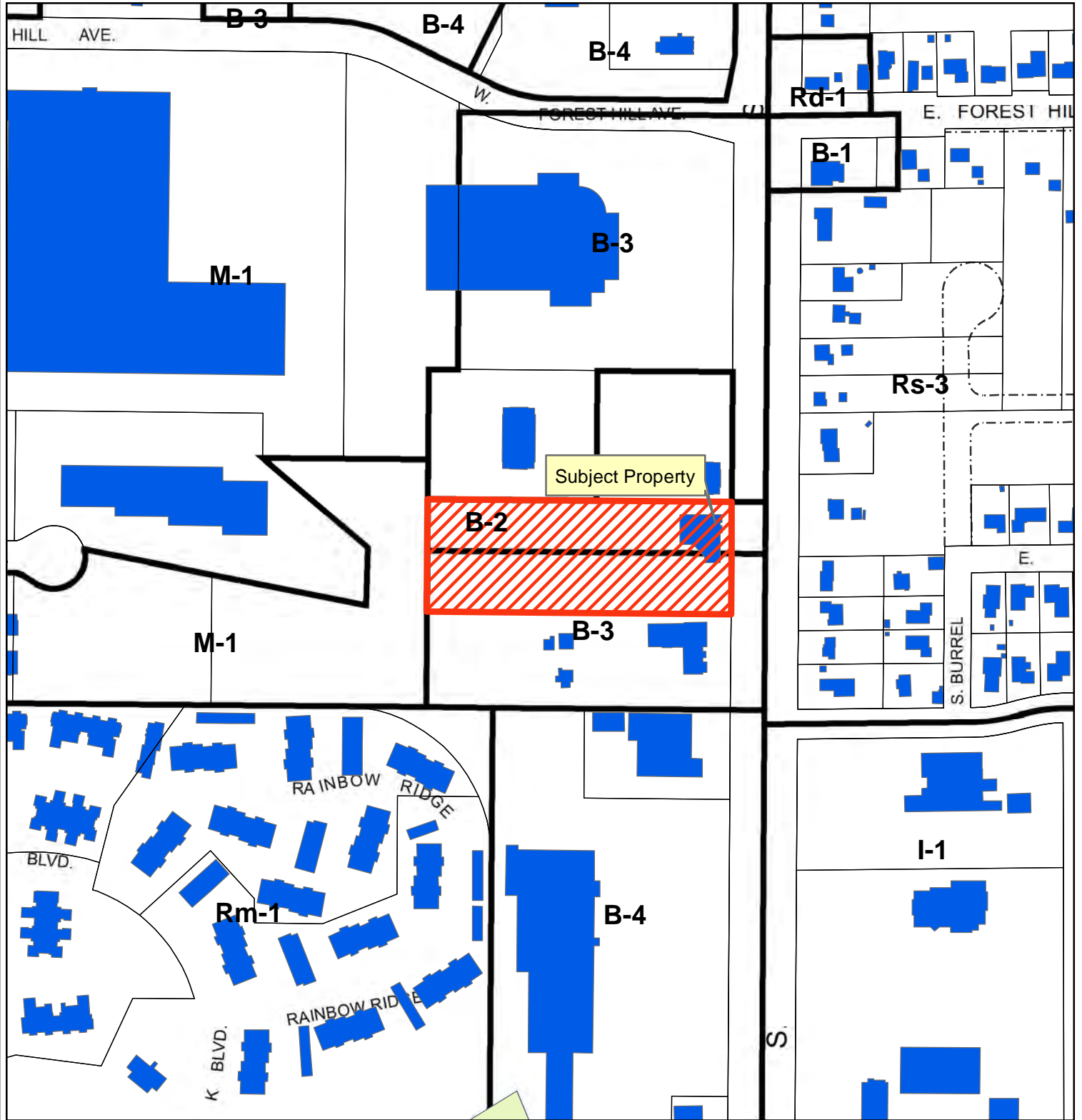


Douglas Seymour, AICP  
Director of Community Development



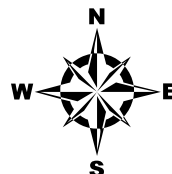
# Location Map

## 8469 S. Howell Avenue



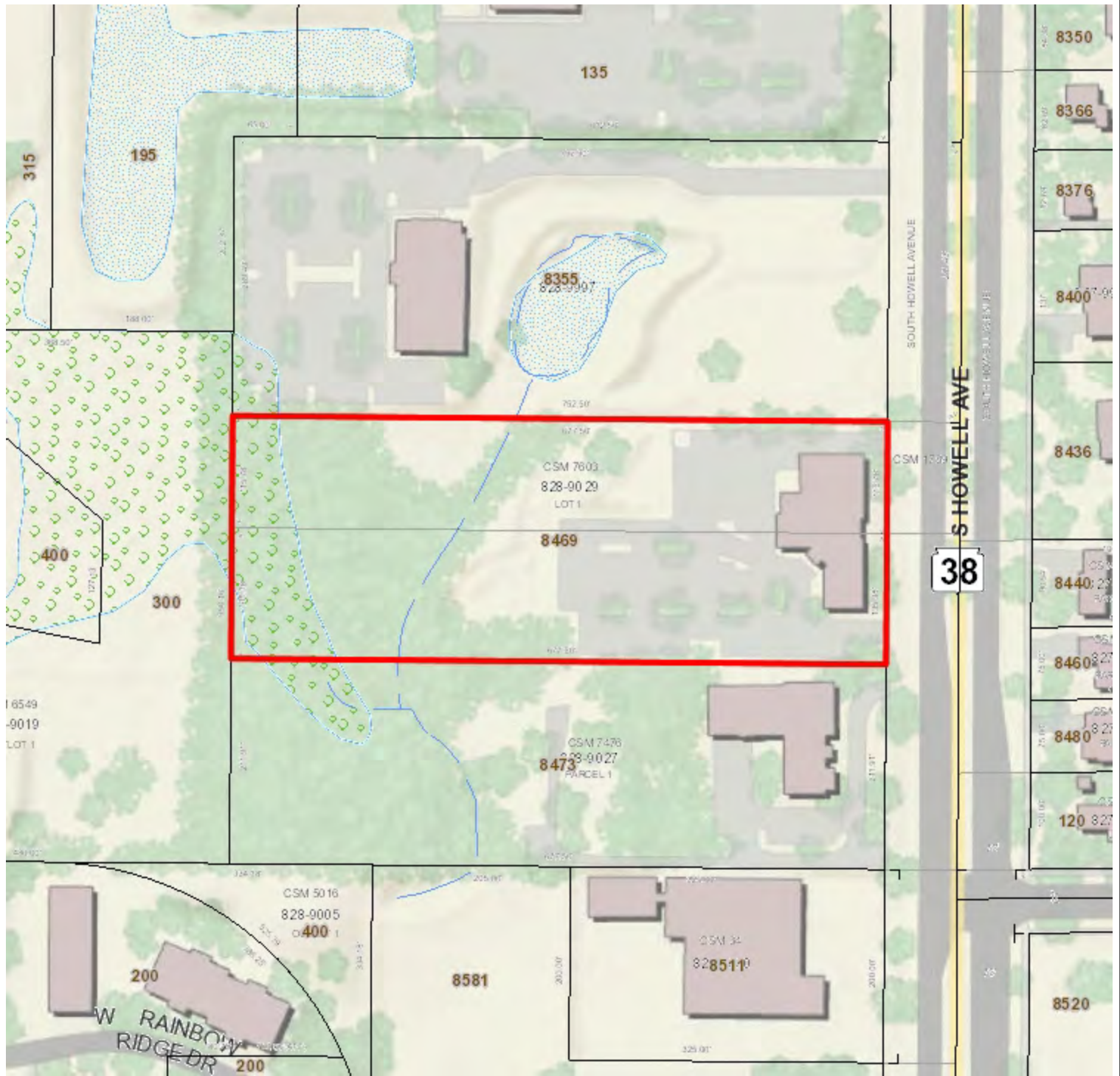
**OAKCREEK**  
— WISCONSIN —

Department of Community Development





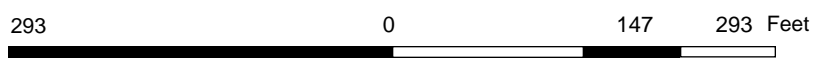
# MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



Projection  
NAD\_1927\_StatePlane\_Wisconsin  
South\_FIPS\_4803

THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAMLIS

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



Notes

Legend 1: 1,758

- Tax Parcels
- Taxparcel Boundary
  - ParcelLine
  - ExtParcelLine
- ROW
  - Right of Way
  - + Railway
- Carto Line
  - Extended Tie Line, Hook, or PT
  - Dimension, Identification, or Note Arrow

PUBLISH November 20, 2014

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

A public hearing for a sign appeal will be held:

**Date:** Tuesday, December 9, 2014  
**Time:** 6:00 p.m.  
**Place:** Oak Creek City Hall  
**COMMON COUNCIL CHAMBERS**  
8640 South Howell Avenue  
Oak Creek, WI 53154  
**Appellant:** Carlo Pedone (Trattoria di Carlo)  
**Tax Key No.** 828-9029  
**Property location:** 8469 S. Howell Avenue  
**To Request:** A variance from Section 17.0706(i)(1), which states that single and two tenant retail buildings shall be permitted one wall sign per tenant per street frontage. Single and two tenant buildings may also provide one ground sign per street frontage. In lieu of a ground sign(s), businesses in the B-4, Highway Business District may have one pole sign.  
  
If granted this variance would allow the applicant to erect a second wall sign at 8469 S. Howell Avenue.

**Zoning of Property:**

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

Dated this 13th Day of November, 2014

PLAN COMMISSION  
CITY OF OAK CREEK, WISCONSIN

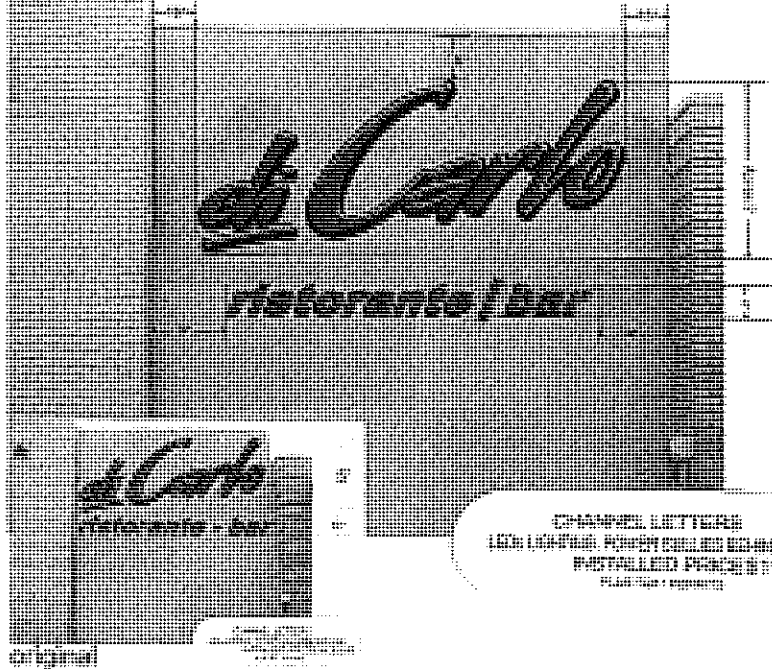
/s/ Stephen Scaffidi, Chairman

## Public Notice

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

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



CHANNEL LETTERS  
100 LINDEN STREET SUITE 100 WALL  
INSTALLED PRICE \$1,365.00  
(plus tax & permit)



# Plan Commission Report

ITEM: 5c

DATE: December 9, 2014

**PROJECT:** Conditions and Restrictions – Leah Berlin, Kwik Trip, Inc.

**ADDRESS:** 7880 S. 10<sup>th</sup> St.

**TAX KEY NO:** 783-9073

**STAFF RECOMMENDATION:** That Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a gasoline service station located at 7880 S. 10<sup>th</sup> St. after a public hearing.

**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:** At the November 25, 2014 meeting the Plan Commission recommended Common Council approval of a Conditional Use Permit for a gasoline service station at 7880 S. 10<sup>th</sup> St. Site, building, landscaping, lighting, and signage plans will be reviewed at a later date.

Part of the concept plan includes gasoline pumps, diesel pumps, and an enclosure for compressed natural gas. Additionally, the Applicant requested permission for outdoor storage and display of merchandise for ice machines, propane, firewood, and water softener salt. Staff recommends that the outdoor storage and display of merchandise is limited to the ice machines along the delivery side of the building and propane cage along the front of the store.

Staff has prepared Conditions and Restrictions for this Conditional Use Permit for the Commission's review. If the Plan Commission is comfortable with the Conditions and Restrictions, the appropriate action would be to recommend that the Common Council approve them as part of the Conditional Use Permit.

Prepared by:

Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 7880 S. 10th St.



City of Oak Creek – Conditional Use Permit  
Conditions and Restrictions

Applicant: Kwik Trip, Inc.  
Property Address: 7880 S. 10<sup>th</sup> St.  
Tax Key Number: 783-9073  
Conditional Use: Gasoline Service Station with Compressed Natural Gas

Approved by Plan Commission: TBD  
Approved by Common Council: TBD  
(Ord. #TBD)

1. LEGAL DESCRIPTION

Lot Two (2) of Certified Survey Map No. 8065, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on June 30, 2008, as Document No. 9620153, being a redivision of Parcel Two (2) of Certified Survey Map No. 6809, being a part of the Southeast One-quarter (1/4) and the Southwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Eight (8), in Township Five (5) North, Range Twenty-two (22) East, in the City of Oak Creek, Milwaukee County, Wisconsin.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

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

**1) General Development Plan**

- a) Detailed building locations with setbacks
- b) Square footage of building
- c) Areas for future expansion
- d) Area to be paved
- e) Access drives (width and location)
- f) Sidewalk locations
- g) Parking layout and traffic circulation
  - i) location
  - ii) number of employees
  - iii) number of spaces
  - iv) dimensions
  - v) setbacks
- h) Location of loading berths
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Precise location of outdoor storage
- m) Location of wetlands (field verified)
- n) Location, square footage and height of signs
- o) A description of the vehicles, materials and equipment to be stored at the site

**2) Landscape Plan**

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

**3) Building Plan**

- a) Architectural elevations
- b) Building floor plans
- c) Materials of construction

**4) Lighting Plan**

- a) Types of fixtures
- b) Mounting heights
- c) Types of poles
- d) Photometrics of proposed fixtures

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

- a) Contours (existing & proposed)
- b) Location of storm sewer (existing and proposed)
- c) Location of stormwater management structures and basins (if required)

**6) Fire Protection**

- a) Location of existing and proposed fire hydrants
- b) Interior floor plan
- c) Materials of construction

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

### 3. PARKING AND ACCESS

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

### 4. LIGHTING

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

### 5. LANDSCAPING



- A. Parking Lot Screening. Those parking areas for five (5) or more vehicles if adjoining a residential zoning district line or public right-of-way shall be screened from casual view by an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means approved by the City Plan Commission. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way. All screening materials shall be placed and maintained at a minimum height of three (3) feet.
  - 1. At least one ornamental deciduous tree, no less than 2.5" caliper, shall be incorporated into the design for every 35 linear feet of public street frontage.
  - 2. At least 25% of the total green space area shall be landscaped utilizing plant materials, other than maintained turf, that contribute to ground coverage.
  - 3. For purposes of determining the number of plants necessary to meet the minimum 25% ground coverage requirement, plant types are categorized by their general size and potential mature at-grade coverage area.

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

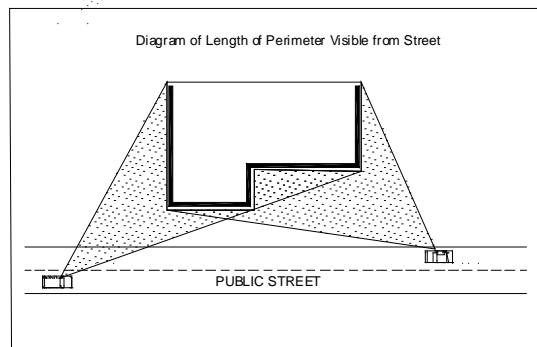
\* Note shade and ornamental trees are not considered a plant type contributing to "at grade" coverage.

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

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

6. ARCHITECTURAL STANDARDS

- A. No building shall be permitted if the design or exterior appearance is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- B. No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades of surrounding properties and presents an attractive appearance to the public. Predominant exterior building materials must be of high quality. These include, but are not limited to brick, stone and tinted/textured concrete masonry units (CMUs). Smooth-faced concrete block, EIFS products (such as Dryvit) or pre-fabricated steel panels are not permitted as a primary exterior building material.
- C. The facade of a manufacturing, commercial, office, institutional, or park building shall be finished with an aesthetically pleasing material. A minimum of seventy-five (75) percent of the visible perimeter (see diagram) shall be finished with glass, brick or decorative masonry material.
- D. Material and color samples shall be submitted to the Plan Commission for review and approval.



- E. The Plan Commission has the discretion to adjust this minimum for building additions.
- F. The relative proportion of a building to its neighboring buildings or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- G. Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.
- H. Sides of a building that are visible from adjoining residential properties and/or public streets should contribute to the pleasing scale features of the building by featuring characteristics similar to the front façade of the building.
- I. Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.
- J. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule; as well as the approved protection of the identified wetlands and woodlands on the approved plan.

7. BUILDING AND PARKING SETBACKS

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

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

8. MAINTENANCE AND OPERATION

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

9. SIGNS

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code.

10. PERMITTED USES

- A. All permitted uses in the M-1, Manufacturing zoning district.
- B. One (1) gasoline service station with diesel pumps and compressed natural gas.
- C. Outdoor storage and display of retail merchandise is limited to ice machines along the service area of the building, and a propane tank cage along the front or side of the building.
- D. Usual and customary accessory uses to the above listed permitted uses.

11. TIME OF COMPLIANCE

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

12. OTHER REGULATIONS

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

13. VIOLATIONS & PENALTIES

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

14. REVOCAION

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

15. ACKNOWLEDGEMENT

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

\_\_\_\_\_  
Owner / Authorized Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
(please print name)



# Plan Commission Report

ITEM: 5d

DATE: December 9, 2014

**PROJECT:** Temporary Use – Concrete Crushing – WisPark, LLC

**ADDRESS:** 8850 S. 5<sup>th</sup> Ave.

**TAX KEY NO:** 866-9001-000

**STAFF RECOMMENDATION:** That the Plan Commission approves the temporary use permit for the temporary concrete crushing operation on the property located at 8850 S. 5<sup>th</sup> Ave., subject to the following conditions:

1. That all building and fire codes are met.
2. That the hours of operation be limited to Monday through Friday between 7:00 AM and 5:00 PM.
3. That crushing is limited to the footing and slabs of previously removed buildings on the property. No materials from other properties or work sites shall be brought to the site for crushing.
4. That the temporary use shall expire on July 1, 2015.

**Ownership:** Oak Creek Lakeside Land Holdings, LLC, c/o WisPark, LLC, 301 W. Wisconsin Ave., Ste. 400, Milwaukee, WI 53202

**Size:** 80.023 acres

**Existing Zoning:** A-1, Limited Agricultural; LOD, Lakefront Overlay District

**Adjacent Zoning:** North – I-1, Institutional; LOD, Lakefront Overlay District  
East – A-1, Limited Agricultural; LOD, Lakefront Overlay District  
South – A-1, Limited Agricultural; LOD, Lakefront Overlay District; Rs-4, Single Family Residential; B-2, Community Business  
West – Rd-1, Two-Family Residential; Rs-4, Single Family Residential; B-2, Community Business; B-1, Local Business; Rs-3, Single Family Residential

**Comprehensive Plan:** Planned Office; Single Family Residential

**Wetlands:** Yes.

**Floodplain:** None.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting approval for a temporary use permit for crushing of the existing footing and slabs from previously-demolished buildings on the property at 8850 S. 5<sup>th</sup> Ave. Following the removal of the footing and slabs, a 300' x 300' (16' height) stockpile area will be established at the end of the stone tracking pad (south of the former building locations), and the site will be graded and stabilized with seeding and mulching. This work will be done by A.W. Oakes & Son. All activities will be located outside of the wetland boundaries.

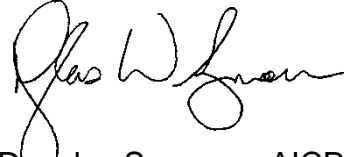
No lighting or signage is requested as part of this request. No materials for crushing will be brought to the site from other projects. Any hauling of materials off-site will not be done by A.W. Oakes & Son. Proposed hours of operation are 7:00 AM – 5:00 PM Monday through Friday, with completion of the project anticipated for spring of 2015. Staff recommends an expiration date of July 1 for the temporary use permit to allow some flexibility in case of inclement weather conditions.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

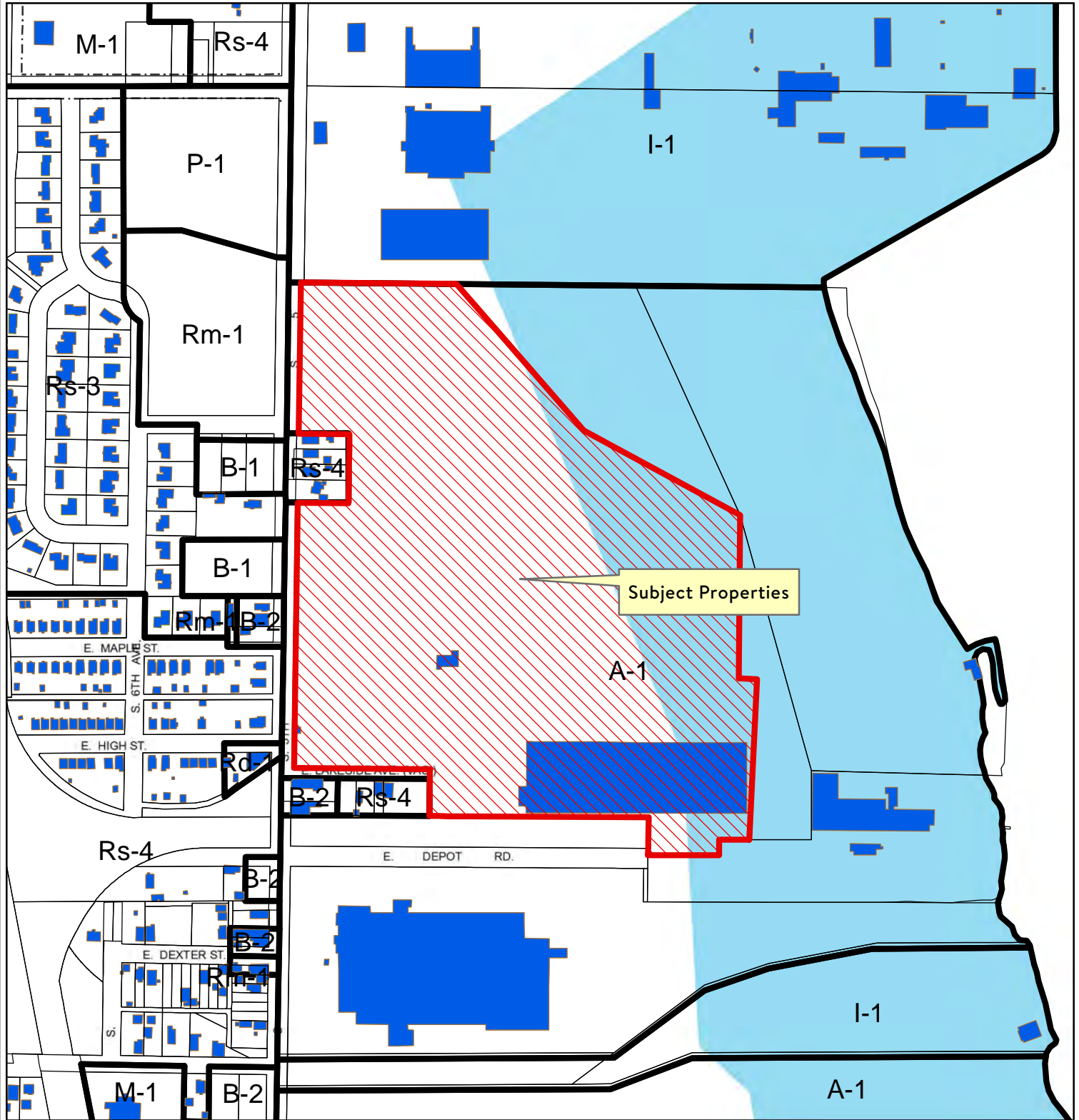
Respectfully Submitted by:



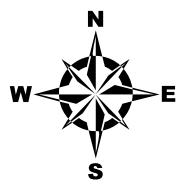
Douglas Seymour, AICP  
Director of Community Development








# Location Map

## 8850 S. 5th Ave.



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



Legend	
	8850 S. 5th Ave.
	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)



November 5, 2014

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

**Re: Site @ 9006 S. 5<sup>th</sup> Ave.**

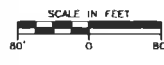
A.W. Oakes has been hired to do some improvements to the site at the above listed address. These improvements include removing the footing and slabs from the previously demolished buildings, grading out the areas of and around the building footprints, and finally crushing the rubble into a usable product. We will then stabilize the area using seeding and mulching to establish growth and stability.

We are asking for the permits to do this work between this late season and early next season depending on weather conditions.

Sincerely,

Kevin Hokanson,  
PM Crushing, Safety Director



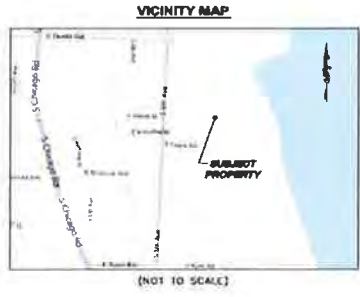
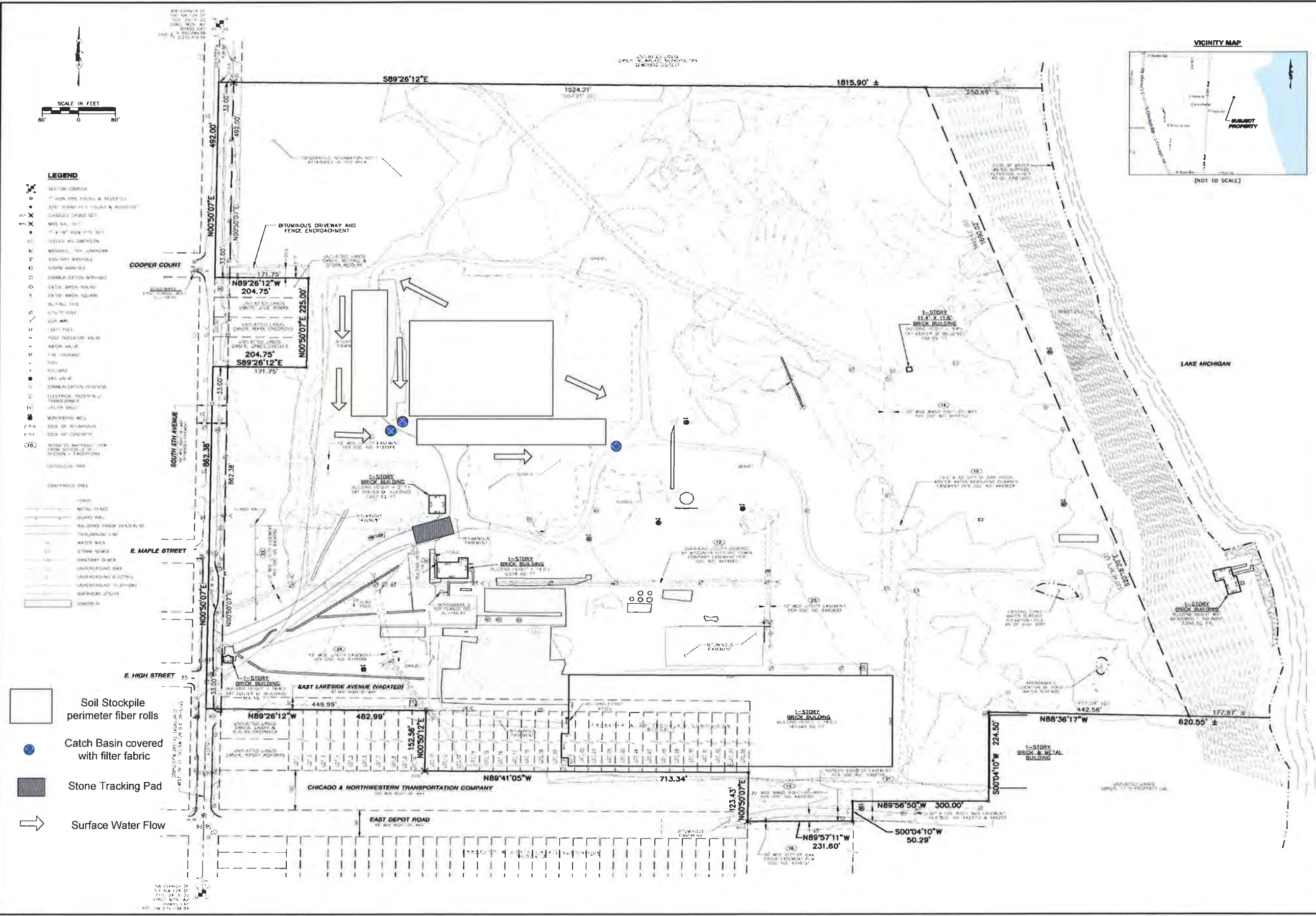


**LEGEND**

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- Soil Stockpile perimeter fiber rolls
- Catch Basin covered with filter fabric
- Stone Tracking Pad
- Surface Water Flow



**JSD Professional Services, Inc.**  
 • Engineers • Surveyors • Planners

"BUILDING RELATIONSHIPS WITH A COMMITMENT TO CLIENT SATISFACTION THROUGH TRUST, QUALITY AND EXPERIENCE"

- CIVIL ENGINEERING
- SURVEYING & MAPPING
- CONSTRUCTION SERVICES
- WATER RESOURCES
- PLANNING & DEVELOPMENT
- TRANSPORTATION ENGINEERING
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 MILWAUKEE, WISCONSIN 53102  
 262.613.0888 PHONE | 262.613.1232 FAX  
 MADISON | MILWAUKEE  
 KENOSHA | APPLETON  
 www.jsdinc.com

SERVICES PROVIDED TO:

**WISPARK LLC**

301 W. WISCONSIN AVE., STE. 400  
 MILWAUKEE, WI 53203

PROJECT:  
**OAK CREEK STORAGE & HANDLING, INC.**  
 PART OF THE NW 1/4 SECTION 24, T5N, R22E

PROJECT LOCATION:  
 CITY OF OAK CREEK  
 MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 11-4715

DATE: 08/11  
 APPROVED: [Signature]

**DIAPER & DOTLINE**

Toll Free (800) 242-8511  
 (800) 242-8511  
 (800) 242-8511  
 www.DiaperAndDotline.com

ALTA/ACSM  
 LAND TITLE  
 SURVEY

CS-1 OF 2



# Plan Commission Report

ITEM: 5e

DATE: December 9, 2014

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

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

**TAX KEY NO:** N/A

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

1. That all building and fire codes are met.
2. That any hydrant usage is approved by the Water Utility.
3. That the use is limited to approved WisDOT projects in the area, and that truck traffic is limited to State and County highways.
4. That the hours of operation be limited to Monday through Friday between 7:00 AM and 8:00 PM and Saturday between 8:00 AM and 5:00 PM.
5. That the temporary use shall expire on December 1, 2015.

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

**Size:** N/A

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

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

**Comprehensive Plan:** N/A

**Wetlands:** Yes\*

**Floodplain:** None

**Official Map:** N/A

**Commentary:** The Applicant is requesting approval to allow the existing temporary, portable concrete batch plant within the right-of-way at I-94 and Rawson Avenue (off-ramp) to remain in place through the winter in anticipation of beginning operations again in April, 2015. The operation is anticipated to continue through November, 2015.

The request for the temporary concrete batch plant was to expire on January 31, 2015. Due to weather, utility delays, and a cement shortage, the two WisDOT projects on Ryan Road and 27<sup>th</sup> Street have not been completed as originally planned. Additionally, there are new projects for which the Applicant wishes to use the temporary concrete batch plant. There are no proposed changes to the approved site plan or days and hours of operation approved April 22, 2014.

Below are three paragraphs from the April 22, 2014 staff report detailing the operation:

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

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

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

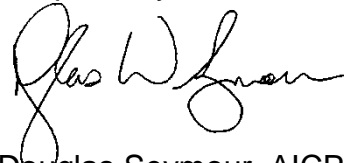
Staff recommends that the extension request be approved subject to conditions 1-5.

Prepared by:



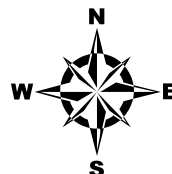
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

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



Legend	
---	Existing Street Pattern
	Floodfringe
	Wetland



# ZIGNEGO COMPANY, INC.

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

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

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

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

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



# ZIGNEGO COMPANY, INC.

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

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

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

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

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

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

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



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











# Plan Commission Report

ITEM: 5f

DATE: December 9, 2014

**PROJECT:** Rezone and Conditional Use – Oak Creek Water and Sewer Utility

**ADDRESS:** 9175 S. 5<sup>th</sup> Ave., 9235 S. 5<sup>th</sup> Ave., 3975 E. American Ave.

**TAX KEY NOs:** 869-9006-000, 869-9995-004, 869-9998-003

**STAFF RECOMMENDATION:** That Plan Commission recommends to the Common Council that the properties at 9175 S. 5<sup>th</sup> Ave., 9235 S. 5<sup>th</sup> Ave., 3975 E. American Ave. be rezoned from B-2, Community Business to I-1, Institutional with a Conditional Use for water storage and high service distribution pump facilities, after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting (January 13, 2015).

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

**Size:** 0.32 acres, 0.685 acres, 1.488 acres

**Existing Zoning:** B-2, Community Business

**Adjacent Zoning:** North – Rs-4, Single Family Residential  
East – I-1, Institutional; A-1, Limited Agricultural; B-4, Highway Business  
South – I-1 (CU), Institutional  
West – M-1, Manufacturing; Rs-4, Single Family Residential

**Comprehensive Plan:** Two-Family/Townhouse Residential.

**Wetlands:** N/A.

**Floodplain:** None.

**Official Map:** N/A.

**Commentary:** The Oak Creek Water and Sewer Utility is requesting that the three parcels at 9175 S. 5<sup>th</sup> Ave., 9235 S. 5<sup>th</sup> Ave., and 3975 E. American Ave. be rezoned from B-2, Community Business to I-1, Institutional with a Conditional Use in anticipation of constructing water storage and high service distribution pump facilities. A Certified Survey Map will be submitted to combine the properties with the current Utility property immediately south of the subject parcels.

Part of the reason for the request is that the existing chlorine contact tank on the Utility property at 9325 S. 5<sup>th</sup> Ave. does not meet current codes according to the Wisconsin Department of Natural Resources. This issue must be resolved by 2018. Therefore, the Utility proposes to construct a new high service pump facility, new intermediate pump facility, ultraviolet light (UV) disinfection, additional storage, and related appurtenances (e.g., yard piping and electrical distribution). Conversions to the existing high service pump room will allow for standby electric power generation. The existing chlorine contact tank will be bypassed and “abandoned” in place. Due to stormwater management requirements, the existing layout of the Utility property, and the requirements for the new equipment, the current Utility property does not allow sufficient space to locate the improvements at 9325 S. 5<sup>th</sup> Ave.

According to the Comprehensive Plan, this area has been identified for Two-Family/Townhouse Residential. However, the Comprehensive Plan from 2002 is currently going through an update process to more closely reflect development that has occurred, is planned, and that is recommended for specific areas. Two-Family/Townhouse Residential development is not reflected in the current zoning districts for the area, nor does it reflect the existing uses in the area. The proximity of the subject parcels for this request to the

existing Utility property, in addition to the consideration of Comprehensive Plan updates and existing adjacent uses, have led to staff's recommendation for approval.

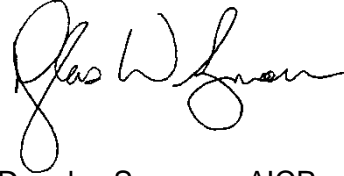
Staff recommends approval of the proposal. If the Commission agrees that the rezone and conditional use are appropriate for this location, staff will prepare conditions and restrictions for review at the January 13, 2015 Plan Commission meeting.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:



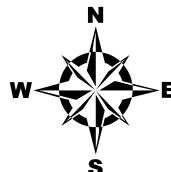
Douglas Seymour, AICP  
Director of Community Development

# Location Map 9175 & 9235 S. 5th Ave., 3975 E. American Ave.




**OAKCREEK**  
— WISCONSIN —

Department of Community Development



**Legend**

 Subject Properties

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

## Project Details

### Purpose

The Oak Creek Water and Sewer Utility (Utility) would like to construct improvements to the existing water treatment facility. In order to accomplish these improvements, the Utility requests that the subject properties north of the existing treatment facilities as outlined in the Application for Change of the Zoning Map of the City of Oak Creek, currently zoned B-2, be changed to I-1 CU. This property will be used for new water storage and high service distribution pump facilities.

### Background

The Oak Creek Water and Sewer Utility provides retail drinking water service to the City of Oak Creek. Drinking water is sold wholesale to the City of Franklin as well as to the Caledonia Utility District.

The source of drinking water is Lake Michigan. A pump station near the lake conveys raw water to the treatment plant. Water is treated in a conventional surface water treatment plant with a treatment capacity of 35 million gallons per day. The filtered water passes through a baffled chlorine contact tank to create finished water. This water is then pumped to customers. The chlorine contact tank provides primary disinfection in accordance with the surface water treatment rule.

Wisconsin Department of Natural Resources (WDNR) has stated that the chlorine contact tank does not meet current codes, and that this must be addressed within 10 years (by 2018). The Oak Creek water plant does not store finished water at the water plant site. This reduces operational flexibility and reliability as water demands change or if treatment capacity is reduced.

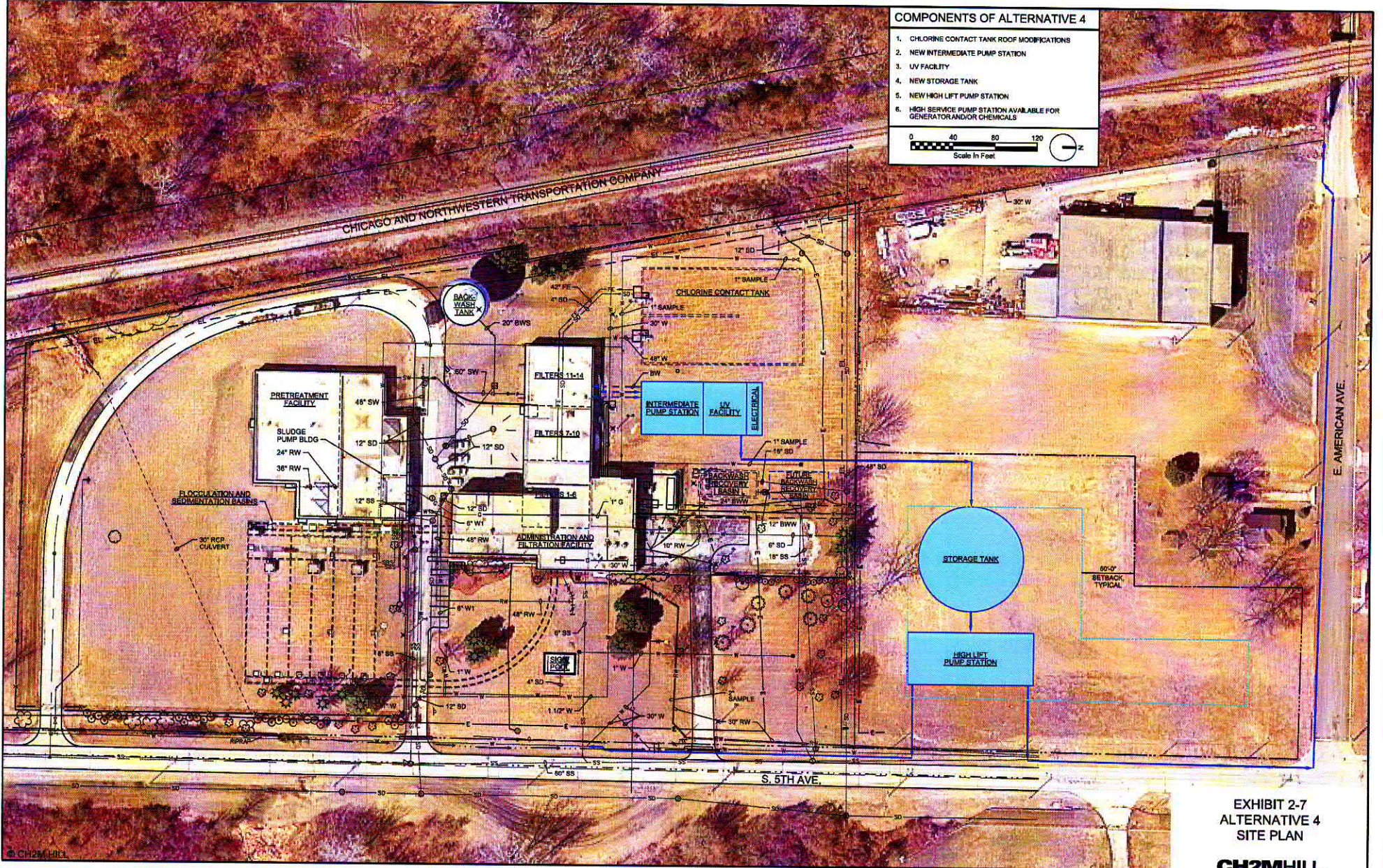
The Utility uses chlorine as the primary disinfectant, and distribution system disinfectant. The Utility meets all drinking water regulations and produces high quality water. Most water utilities along the western shore of Lake Michigan employ a second barrier to pathogens, particularly *Cryptosporidium*. Second pathogen barriers used by other Lake Michigan water utilities include ozone, membrane filtration, and ultraviolet light (UV) disinfection.

### Project Description

This project includes the construction improvements to the Oak Creek Water Treatment Plant (WTP) that entail constructing a new high service pump facility, new intermediate pump facility, ultraviolet light (UV) disinfection, additional storage, and related appurtenances such as yard piping and electrical distribution. See Figure 1 for the general layout of the existing facilities and new facilities. Additionally, the existing high

service pump room will be converted to allow for stand-by electric power generation. The existing chlorine contact tank will be bypassed and remain in place off-line.

WDNR Safe Drinking Water Loan Program (SDWLP) funds will be used to finance the project. Construction is expected to begin in 2016. Plans and specifications must be complete by April 17, 2015 in order to receive the funding.



**COMPONENTS OF ALTERNATIVE 4**

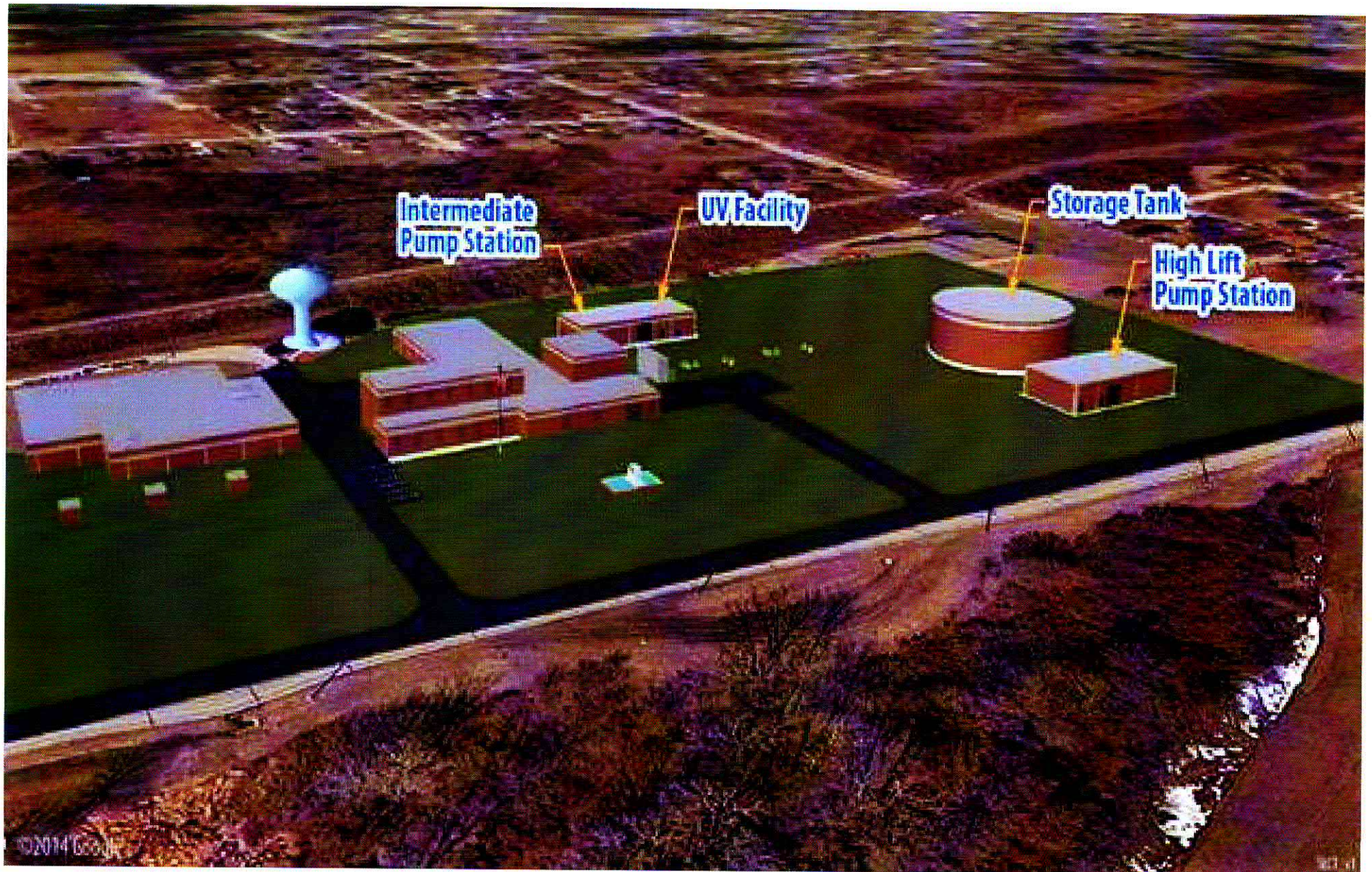
1. CHLORINE CONTACT TANK ROOF MODIFICATIONS
2. NEW INTERMEDIATE PUMP STATION
3. UV FACILITY
4. NEW STORAGE TANK
5. NEW HIGH LIFT PUMP STATION
6. HIGH SERVICE PUMP STATION AVAILABLE FOR GENERATOR AND/OR CHEMICALS

0 40 80 120  
Scale In Feet

EXHIBIT 2-7  
ALTERNATIVE 4  
SITE PLAN

**CH2MHILL.**

# Conceptual Plan with Round Water Tank







# Plan Commission Report

ITEM: 5g  
DATE: December 9, 2014

**PROJECT:** Plan Review – David Williams, PPG Industries

**ADDRESS:** 10800 S. 13<sup>th</sup> St.

**TAX KEY NO:** 975-9999-002

**STAFF RECOMMENDATION:** That Plan Commission approves the site and building plans submitted by David Williams, PPG Industries, for the property at 10800 S. 13th St., with the condition that all building and fire codes are met.

**Ownership:** PPG Industries, Inc., One PPG Pl., Pittsburgh, PA 15272

**Size:** 53.720 acres

**Existing Zoning:** M-1 (PUD/CU), Manufacturing; FW, Floodway; FF, Flood Fringe

**Adjacent Zoning:** North – M-1 (PUD/CU), Manufacturing; FW, Floodway; C-1, Shoreland Wetland Conservancy  
East – M-1 (PUD), Manufacturing; FW, Floodway; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy  
South – P-1, Park District; FF, Flood Fringe; M-1 (PUD/CU), Manufacturing  
West – P-1, Park District; A-1, Limited Agricultural; Rs-2, Single Family Residential

**Comprehensive Plan:** General Industrial.

**Wetlands:** Yes, DNR wetlands exist along the northeast, southeast, and southwest property lines.

**Floodplain:** Yes, flood fringe and floodway exist on the east.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting approval for the construction of two new resin cooling towers and associated underground piping on the PPG property at 10800 S. 13<sup>th</sup> St. The proposed cooling towers are sited immediately north of, and will supplement, the existing cooling towers on the property. Due to the existing layout of and landscaping on the property, the proposed cooling towers in the proposed location will not be seen from 13<sup>th</sup> Street. PPG owns property to the north, but a landscape buffer exists between the two properties. The CMSTP&P Railroad Company owns the tracks to the east, the City owns vacant and vegetated land immediately east of the tracks, and OakView Business Park is immediately east of the City-owned land. It is very likely that the towers will not be seen by anyone who is not on the PPG property.

No building is proposed; however the tower structure itself will be constructed using structural steel. Therefore, a ¾ majority approval of the Plan Commission will be required. All setback and height requirements will continue to be met post-construction.

Prepared by:

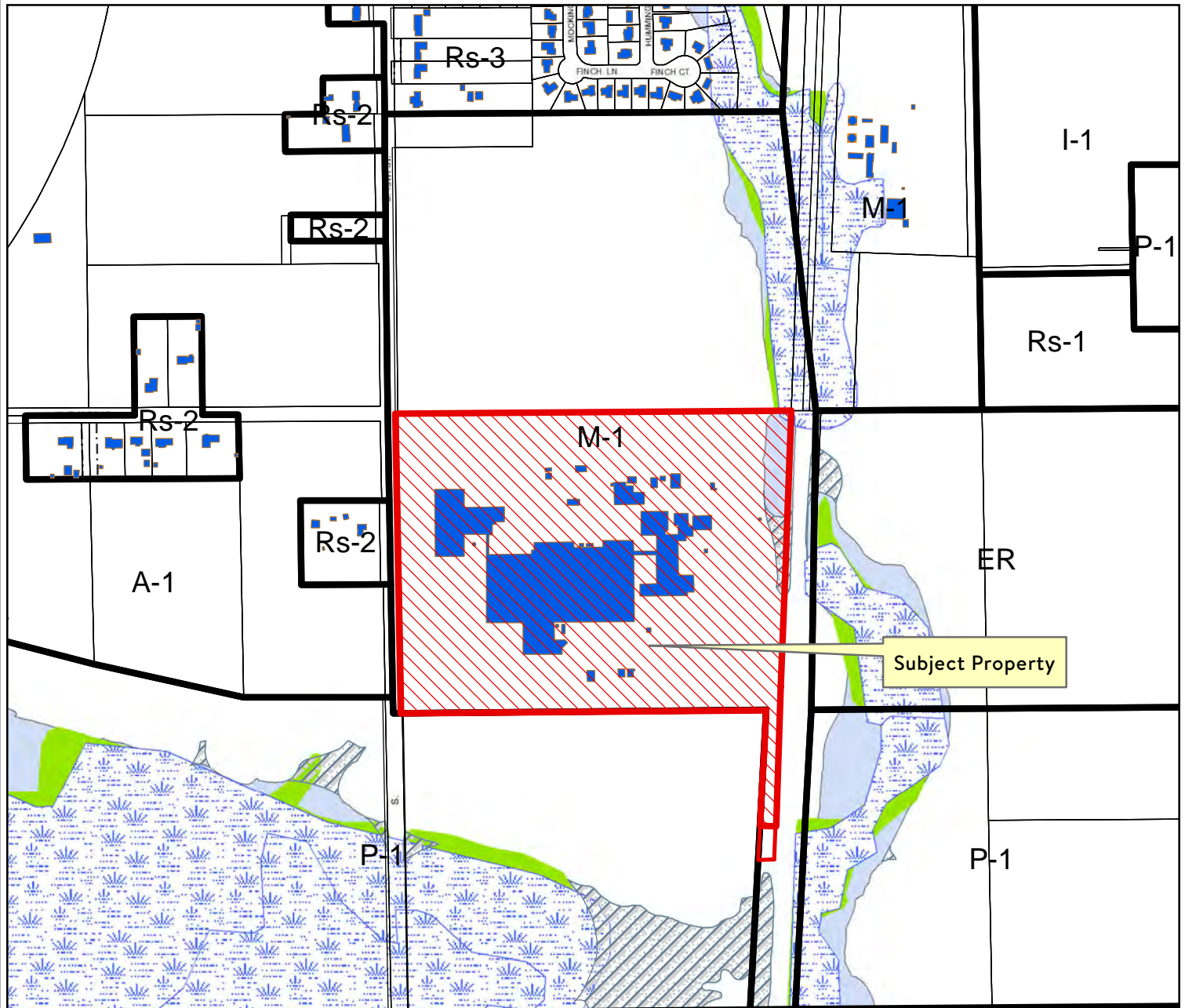
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 10800 S. 13th St.

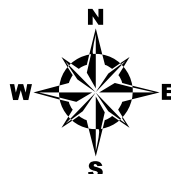


*Village of Caledonia*



**OAKCREEK**  
— WISCONSIN —

Department of Community Development



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

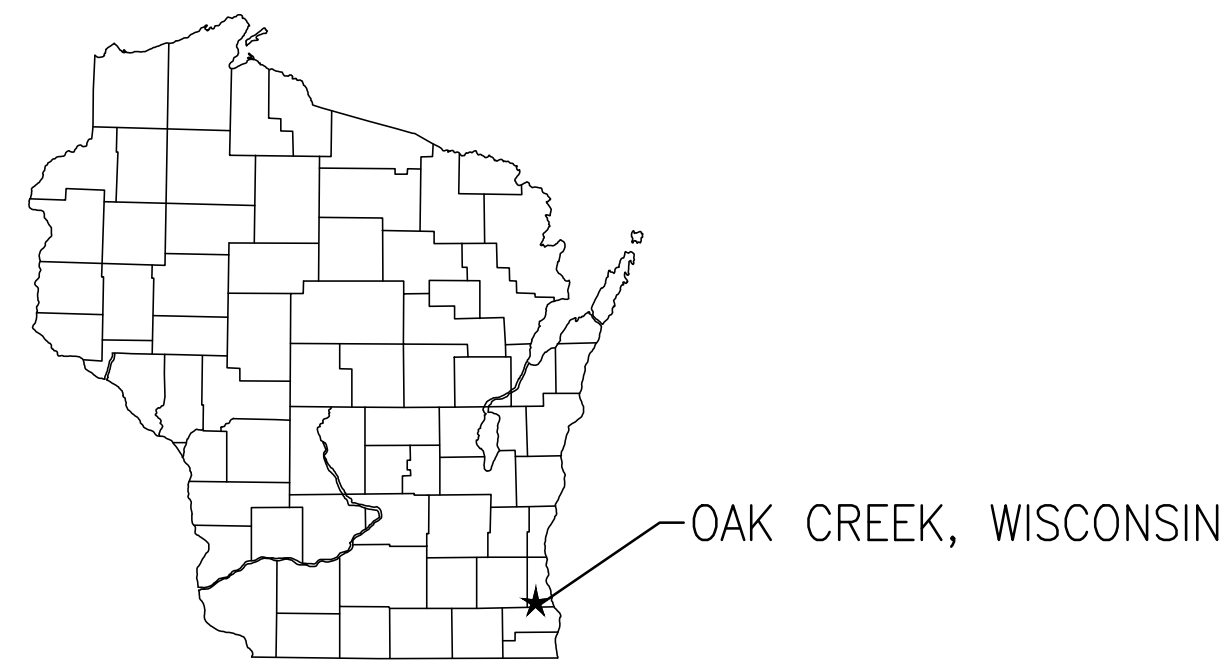
Legend	
	10800 S. 13th St.
	Wetland
	Floodfringe
	Floodway
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)

# PROCESS COOLING WATER UNDERGROUND PIPING AND COOLING TOWER UPGRADE

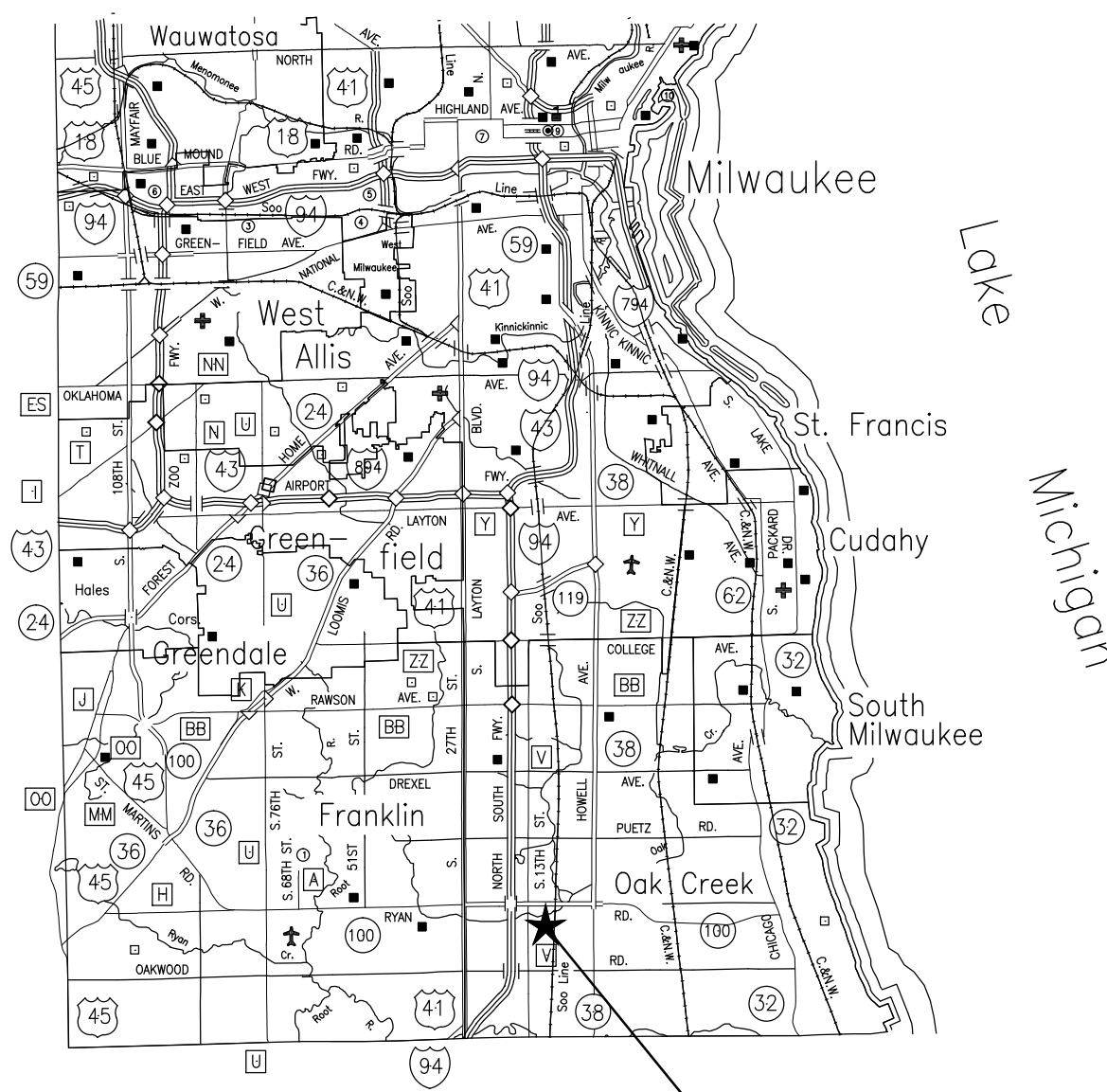


FOR  
**PPG INDUSTRIES, INC.**  
 10800 SOUTH 13TH STREET  
 OAK CREEK, WISCONSIN 53154

PROJECT LOCATION

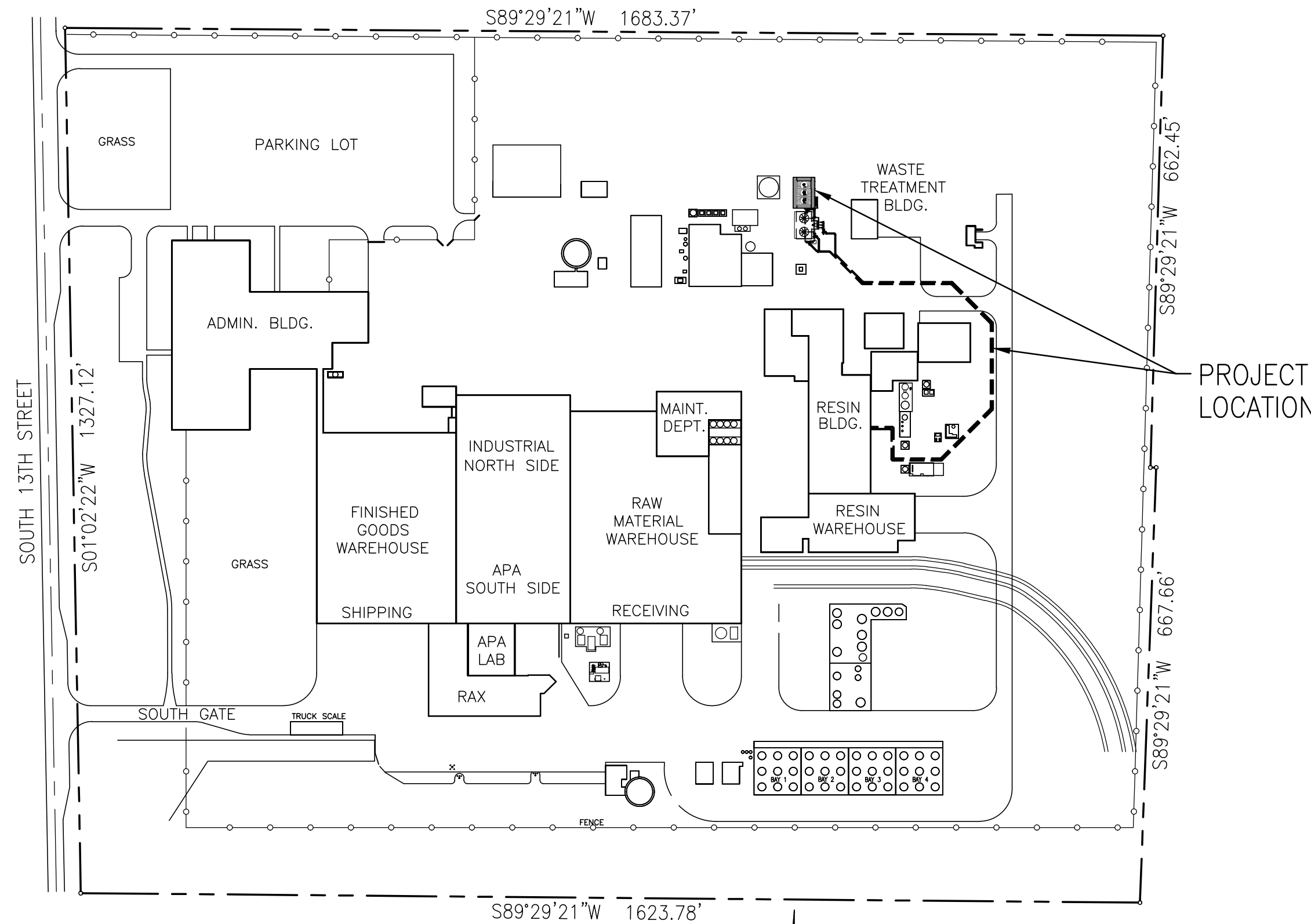


VICINITY MAP



PLANT LOCATION

LOCATION MAP



PROJECT LOCATION MAP

**DRAWING INDEX:**

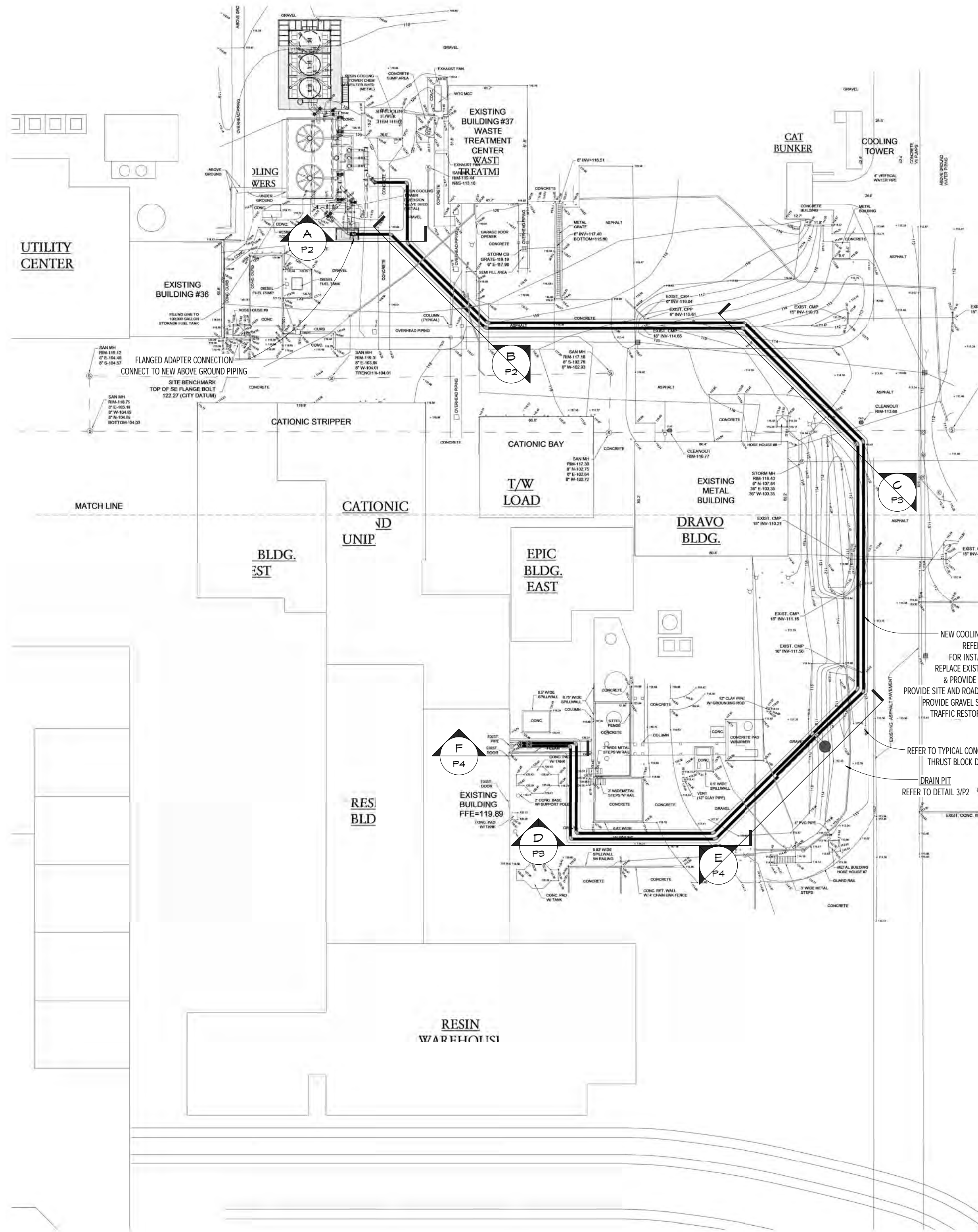
SHEET NO.	DWG. NO.	REV. NO.	TITLE
1 OF 15	OC-XXXX-COVER	1	PLANT & PROJECT LOCATION MAPS & DRAWING INDEX
2 OF 15	OC-XXXX-P1	1	YARD UNDERGROUND UTILITIES - PLAN
3 OF 15	OC-XXXX-P2	1	YARD UNDERGROUND UTILITIES - SECTIONS & DETAILS
4 OF 15	OC-XXXX-P3	1	YARD UNDERGROUND UTILITIES - SECTIONS
5 OF 15	OC-XXXX-P4	1	YARD UNDERGROUND UTILITIES - SECTIONS
6 OF 15	OC-XXXX-P5	1	YARD UNDERGROUND UTILITIES - SPECIFICATIONS
7 OF 15	OC-2011-L-100	2	COOLING TOWER 6013 UTILITY FLOW DIAGRAM
8 OF 15	OC-XXXX-M1	1	ABOVEGROUND PIPING MECH. SPEC'S. & SPECIALTIES
9 OF 15	OC-XXXX-M2	1	ABOVEGROUND PIPING PLAN & ELEVATIONS
10 OF 15	OC-XXXX-S1	1	FOUNDATION PLAN, SECTION & GENERAL NOTES
11 OF 15	OC-XXXX-S2	1	FRAMING PLAN, ELEVATIONS & DETAILS
12 OF 15	OC-XXXX-S3	1	STAIRWAY SECTIONS AND DETAILS
13 OF 15	OC-XXXX-S4	1	STAIRWAY SECTIONS AND DETAILS
14 OF 15	CR-7201-M260	1	REF. DWG. - COOLING TOWER PLAN & ELEVATIONS
15 OF 15	CR-7201-S157	4	FOUNDATION & DETAILS

**PROJECT DESCRIPTION:**

PPG INDUSTRIES, INC. (PPG) LOCATED IN OAK CREEK, WISCONSIN INTENDS TO REPLACE TWO (2) 16" DIA. UNDERGROUND PIPE LINES THAT ARE CURRENTLY USED FOR PROCESS COOLING WATER DISTRIBUTION IN VARIOUS PRODUCTION PROCESSES THROUGHOUT THE PLANT. IN ADDITION, A NEW COOLING TOWER SYSTEM EQUIPPED WITH TWO (2) CELLS, WITH ROOM FOR A FUTURE 3RD CELL, IS PLANNED FOR INSTALLATION DIRECTLY NORTH OF THE EXISTING COOLING TOWER AND PIT STRUCTURE.

THIS DRAWING PACKAGE PROVIDES PLANS, SPECIFICATIONS, AND DESIGN DETAILS FOR BIDDING AND CONSTRUCTION OF THE PROPOSED SYSTEM FOR THIS PROJECT.

PREPARED BY: <b>SPECTRUM ENGINEERING INCORPORATED</b> 262-783-7725 FAX 262-783-7726 19395 West Capitol Drive, Brookfield, Wisconsin 53045		ACAD 14236-COVER.DWG UNIT COATINGS AND RESINS GROUP SUB UNIT OAK CREEK, WISCONSIN PLANT TITLE COOLING TOWER UPGRADE PROJECT PLANT & PROJECT LOCATION MAPS & DRAWING INDEX	
DRAWN BY: S.A.M. DESIGNED BY: J.M.N.	CHECKED BY: D.W./PPG PROJECT ENG.: F. MOHSENIAN, P.E.	PROJECT NO.: 14236 DWG. TYPE: GENERAL	REV. 1 DATE 10/14/14 DESCRIPTION: ISSUED FOR BID
SPECTRUM ENGINEERING DWG. NO. 14236-COVER		DRAWN: SPECTRUM ENG. DATE 10/10/14 CHECKED: D. WILLIAMS DATE 10/10/14 APPROVED: D. WILLIAMS DATE 10/10/14 SCALE: N.T.S. B.M. NO. CHARGE: SUB DWG. NO. OC- -COVER	REV. 1



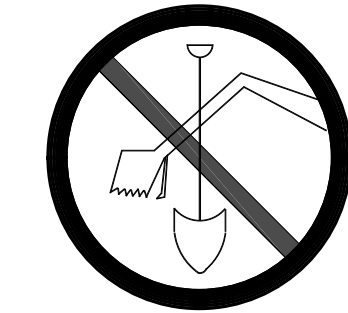
2 ENLARGED SITE PLAN  
P1 1" = 40'-0"

GENERAL NOTES

1. BE AWARE OF & PROTECT EXISTING UNDERGROUND UTILITIES DURING EXCAVATION.
2. WORK WILL BE COMPLETED AT AN OPERATING FACILITY. COORDINATION WITH PPG INDUSTRIES, INC. STAFF WILL BE REQUIRED TO SCHEDULE OUTAGES & TRAFFIC REROUTING. WORK MUST BE COORDINATED TO COMPLETE THE WORK EXPEDITIOUSLY IN ORDER TO MINIMIZE DISRUPTION OF NORMAL FACILITY OPERATION.
3. SECURE OWNER'S VERIFICATION FOR ALL FINAL RIM AND GRADE ELEVATIONS.
4. PROVIDE FROST PROTECTION FOR SEWER AND WATER PIPING AS REQUIRED BY CODE.
5. EXISTING PIPING IS SHOWN IN APPROXIMATE LOCATIONS ONLY. EXACT SIZE AND LOCATION TO BE DETERMINED IN FIELD BY THE CONTRACTOR.
6. WHERE EXISTING FIXTURE, EQUIPMENT OR PIPING IS TO BE REMOVED: REMOVE AND SEAL ALL RELATED UNUSED PIPING BACK TO THE EXISTING STACK, MAIN OR RISER.
7. EXISTING PIPING IDENTIFIED AS BEING ABANDONED IN PLACE SHALL BE CAPPED/PLUGGED AT EACH OPEN END AFTER BEING FILLED COMPLETELY WITH A LEAN MIX OF CONCRETE SLURRY.

REFERENCE/BENCHMARK:  
130.38 (CITY DATUM)  
TOP OF CONCRETE  
MONUMENT WITH BRASS  
CAP MARKING THE  
NORTHWEST CORNER OF  
THE SOUTHWEST  
QUARTER (SW 1/4) OF  
SECTION 32, TOWN 5  
NORTH, RANGE 22 EAST.

TO OBTAIN LOCATIONS OF  
PARTICIPANTS UNDERGROUND  
FACILITIES BEFORE YOU  
DIG IN WISCONSIN



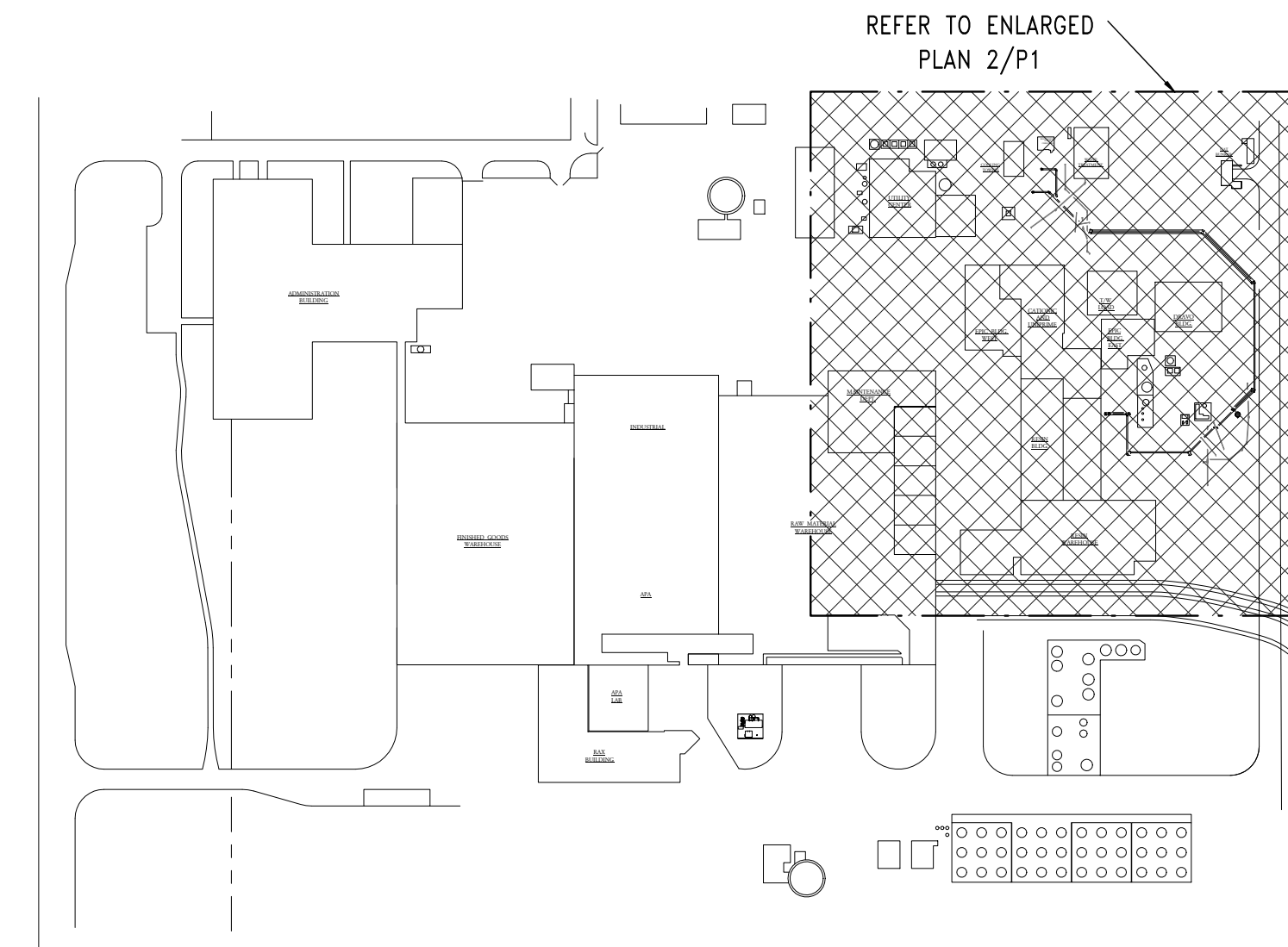
CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
WIS STATUTE 182.0175(1974)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE  
MILW. AREA 259-1181

KEY OF NOTES

- 1 INDICATES EXISTING FIXTURE, EQUIPMENT, OR PIPING TO BE ABANDONED. PORTIONS OF UNUSED PIPE SHALL BE FILLED WITH CONCRETE SLURRY AND PLUGGED/SEALED ON EACH OPEN END..
- 2 INDICATES EXISTING FIXTURE, EQUIPMENT, OR PIPING TO REMAIN.
- 3 INDICATES A CONNECTION TO EXISTING PIPING. CONTRACTOR IS TO FIELD VERIFY LOCATION, SIZE & ELEVATION OF EXIST. PIPING BEFORE PROCEEDING WITH NEW CONSTRUCTION.

Existing Project Conditions Note

INFORMATION PERTAINING TO EXISTING PROJECT CONDITIONS, SUCH AS PRESENT LOCATIONS OF CIVIL, ARCHITECTURAL AND STRUCTURAL BUILDING COMPONENTS, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL EQUIPMENT, PIPING, DUCT WORK, ROUGH-INS, AND OTHER MISCELLANEOUS CONSTRUCTION, APPEARS ON THE DRAWINGS. WHILE SUCH INFORMATION HAS BEEN BASED ON AVAILABLE RECORDS AND COLLECTED WITH REASONABLE CARE, THE ARCHITECT AND ENGINEER DO NOT ASSUME ANY EXPRESSED OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED ARE SHOWN ENTIRELY COMPLETE, CORRECT AND REPRESENTATIVE OF THOSE ACTUALLY EXISTING. ALL CONTRACTORS SHALL SATISFY THEMSELVES AS TO ALL EXISTING JOB CONDITIONS PRIOR TO BIDDING, AND VERIFY ALL DIMENSIONS AT THE SITE.



1 SITE LAYOUT PLAN  
P1 1" = 200'-0"

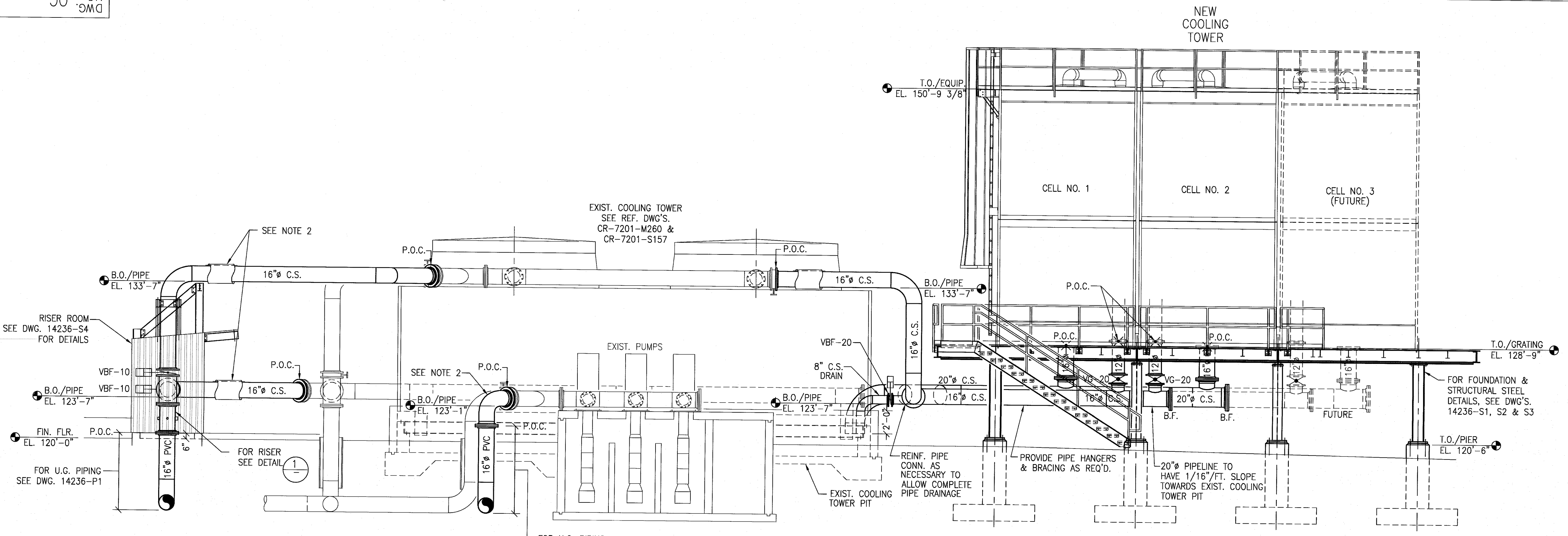
**IGD**  
& Associates  
Lubenow Gobster Dominiak & Associates, Inc.  
Plumbing & Fire Protection Consulting Engineers  
10400 N. Bucher Road  
Mequon, WI 53092  
Tel: 262.512.1501  
Fax: 262.512.1502  
info@lgsd.com  
www.lgsd.com

PREPARED BY:  
**SPECTRUM ENGINEERING INCORPORATED**  
262-783-7725  
FAX 262-783-7726  
19395 West Capitol Drive,  
Brookfield, Wisconsin 53045

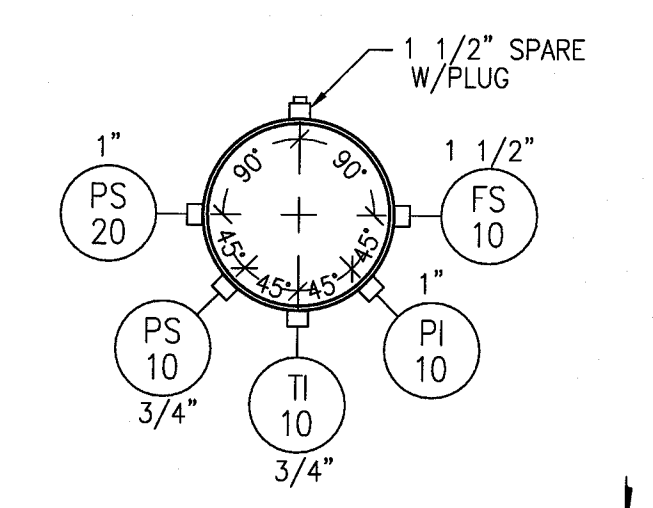
DRAWN BY: LGD PROJECT NO.: 14236  
DESIGNED BY: J.R.S. CHECKED BY: D.W./PPG PROJECT ENG.: F. MOHSENIAN, P.E.

SPECTRUM ENGINEERING DWG. NO. 14236-P1

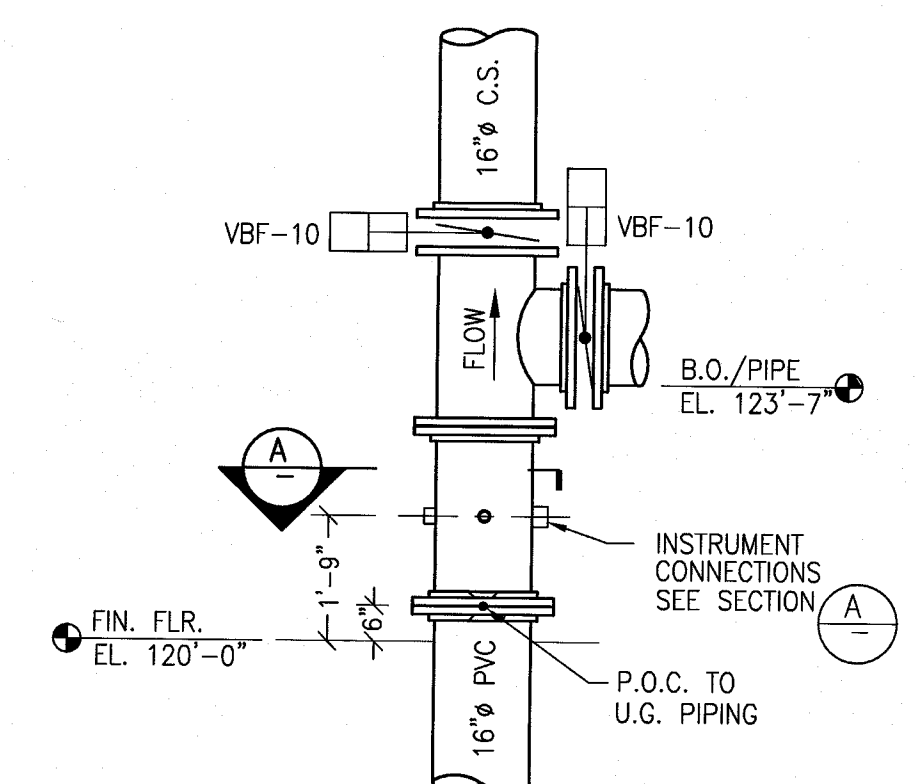
ACAD 14236-P1.DWG		REV BY	DATE	DESCRIPTION
UNIT	COATINGS AND RESINS GROUP			
SUB UNIT	OAK CREEK, WISCONSIN PLANT			
TITLE	COOLING TOWER UPGRADE PROJECT			
DWG. TYPE	GENERAL			
DRAWN	SPECTRUM ENG.	DATE	10/10/14	
CHECKED	D. WILLIAMS	DATE	10/10/14	
APPROVED	D. WILLIAMS	DATE	10/10/14	
SCALE	AS NOTED		B.M. NO.	
CHARGE	SUB			
DWG. NO.	OC - P1			REV. 1



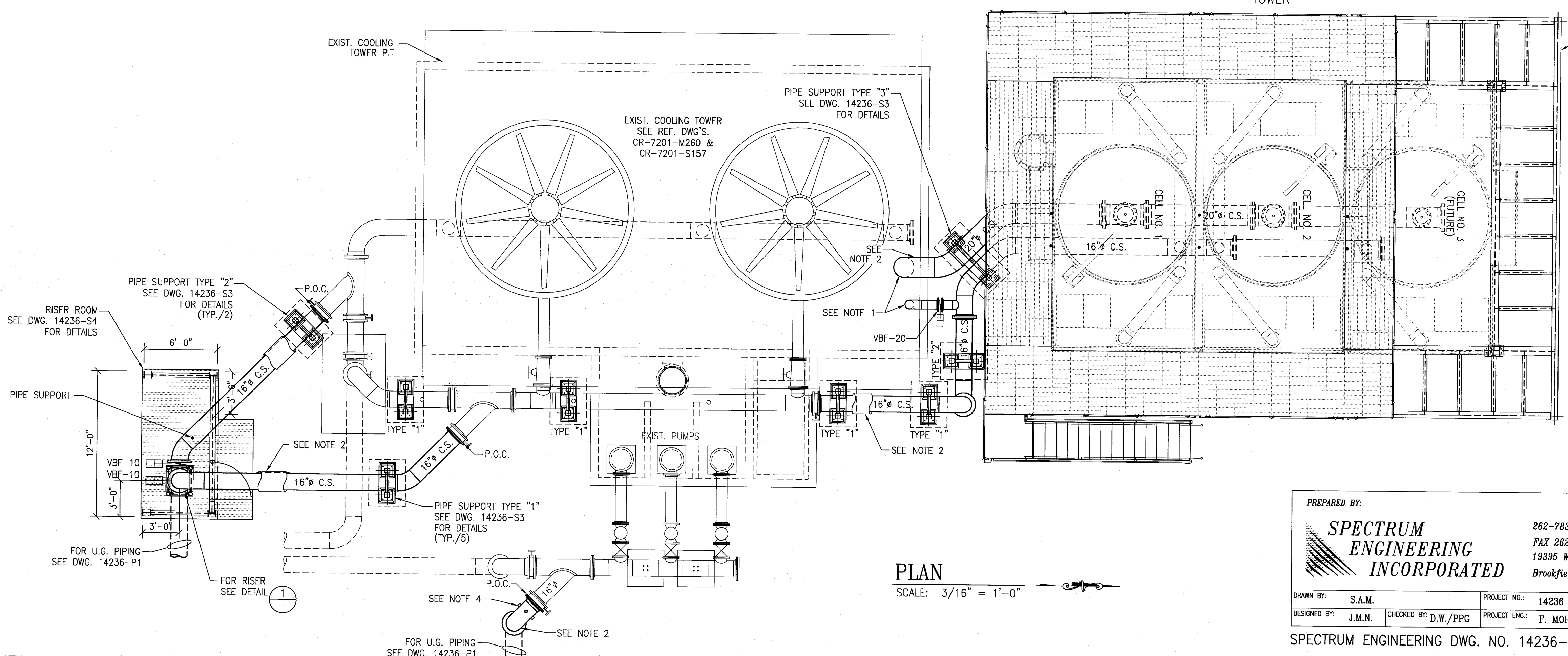
**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**SECTION A**  
SCALE: 3/4" = 1'-0"



**RISER DETAIL 1**  
SCALE: 3/8" = 1'-0"



**PLAN**  
SCALE: 3/16" = 1'-0"

- NOTES:**
- CONTRACTOR TO FIELD LOCATE PENETRATION THRU EXIST. COOLING TOWER WALL PRIOR TO INSTALLING PIPING TO AVOID INTERFERENCE WITH EXIST. COOLING TOWER INTERNAL SUPPORT STEEL.
  - PROVIDE 2" FIBERGLASS INSULATION & ALUM. CLAD JACKET ON ALL (8", 16" & 20") C.S. PIPING AND VALVES AT OWNER'S DIRECTION AFTER HEAT TRACING (BY OTHERS) HAS BEEN PROPERLY INSTALLED & PIPING HAS BEEN PRESSURE TESTED.
  - SILICONE BASED MATERIALS ARE NOT ALLOWED ON-SITE.
  - PROVIDE (3) 3/4" FNPT FULL-COUPPLINGS ON EACH SIDE & TOP OF ELBOW FOR DIFF. PRESSURE MONITORING.
  - SITE BENCHMARK: TOP OF S.E. FLANGE BOLT ON FIRE HYDRANT = 122.27 (CITY DATUM) LOCATED TO THE S.W. OF CONSTRUCTION AREA.

REV	BY	DATE	DESCRIPTION
1	D.W./PPG	10/14/14	ISSUED FOR BID

PREPARED BY:  
**SPECTRUM ENGINEERING INCORPORATED**  
262-783-7725  
FAX 262-783-7726  
19395 West Capital Drive,  
Brookfield, Wisconsin 53045

DRAWN BY: S.A.M. PROJECT NO.: 14236  
DESIGNED BY: J.M.N. CHECKED BY: D.W./PPG PROJECT ENG.: F. MOHSENIAN, P.E.

SPECTRUM ENGINEERING DWG. NO. 14236-M2

ACAD 14236-M2.DWG
UNIT COATINGS AND RESINS GROUP
SUB UNIT OAK CREEK, WISCONSIN PLANT
TITLE COOLING TOWER UPGRADE PROJECT
DWG. TYPE ABOVEGROUND PIPING PLAN & ELEVATION
GENERAL

DRAWN SPECTRUM ENG.	DATE 10/10/14
CHECKED D. WILLIAMS	DATE 10/10/14
APPROVED D. WILLIAMS	DATE 10/10/14
SCALE 3/16" = 1'-0" B.M. NO.	
CHARGE SUB	
DWG. NO. OC-M2	REV. 1



# Plan Commission Report

ITEM: 5h  
DATE: December 9, 2014

**PROJECT:** Sign Plan Review – CQ Creekside Land LLC (MGS)

**ADDRESS:** 9875 S. Stern Street

**TAX KEY NO:** 904-9017

**STAFF RECOMMENDATION:** That the Plan Commission approves the proposed sign plan at 9875 S. Stern Street as presented.

**Ownership:** CQ Creekside Land LLC

**Size:** 6.436 acres

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

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

**Comprehensive Plan:** Planned Industrial

**Wetlands:** None

**Floodplain:** None

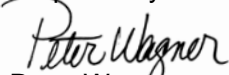
**Official Map:** No officially mapped streets affect this property

**Commentary:** The applicant is requesting an approval of a sign plan for this multi-tenant building located at 9875 S. Stern Street. The plan outlines the regulations pertaining to wall and banner signs. Points 2-10 have been previously approved by the Common Council as an amendment to the existing PUD. The purpose of including these points in the sign plan is to provide staff and the property owner an approval document outlining specific sign regulations as it relates to this site.

1. That end cap tenants are permitted two wall signs.
2. Wall signs are limited to .2 square feet times the length of the façade on which it will be placed.
3. No individual wall sign shall exceed 250 square feet in area except in the event of multiple tenants.
4. The total area of wall signs on any façade shall not exceed 20% of the wall area.
5. Banners are limited to .2 square feet times the length of the façade on which it will be placed.
6. Wall signs that are perpendicular to the wall or are hanging suspended from a wall are now prohibited.
7. Marquee, awning, and canopy signage are now prohibited.
8. Roof signs are now prohibited.
9. Time and temperature signs are now prohibited.
10. Freeway-oriented banners would be allowed with maximum area of 400 square feet with a maximum time limit of six months.
11. Any deviations from the above restrictions shall require Plan Commission review and approval.

In summary, the plan would allow for end cap tenants to have two wall signs; all tenants to have wall signs up to 250 square feet in area; and allow banners of up 400 square feet for a period of six months.

Prepared by:

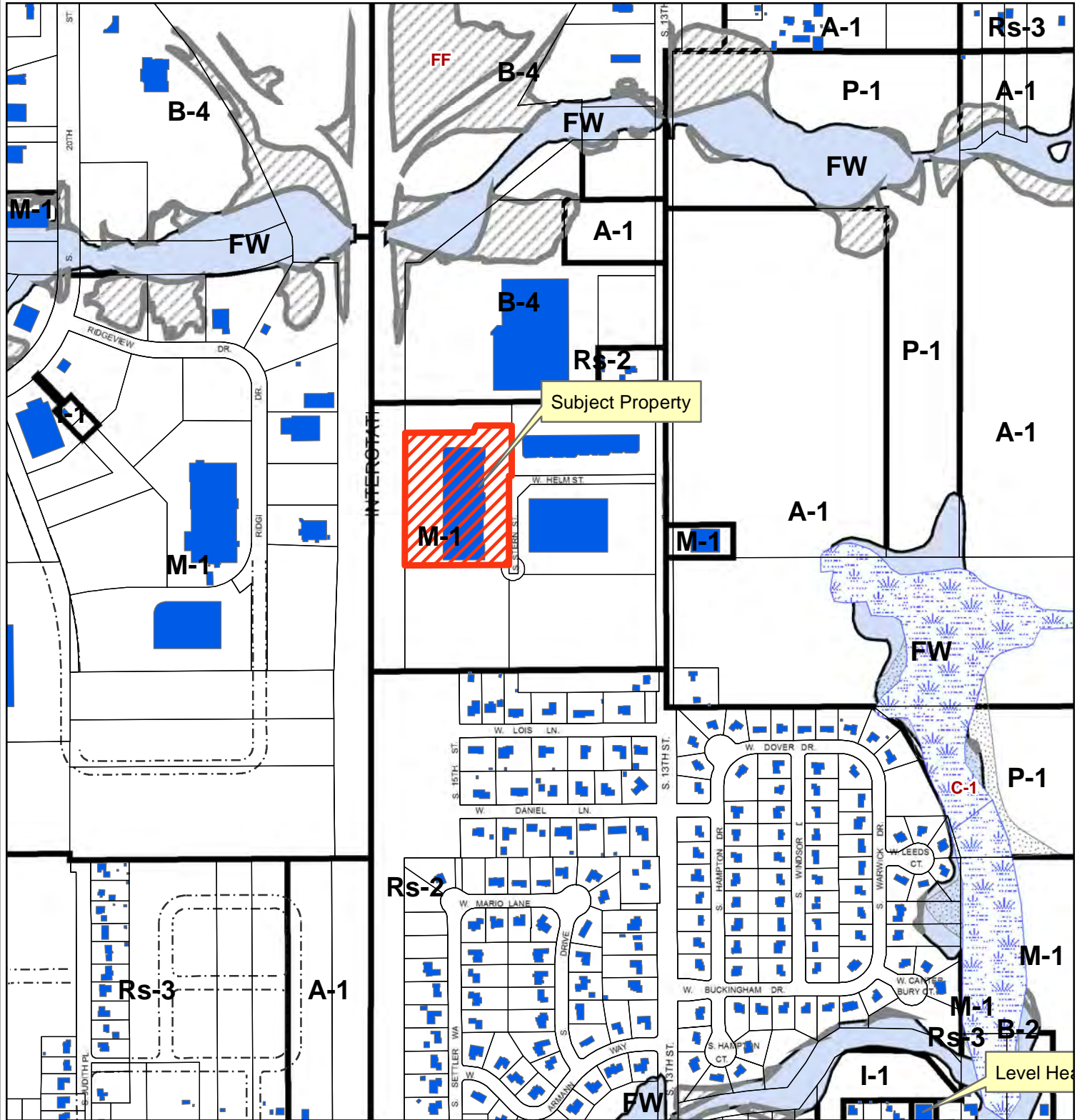
  
Peter Wagner  
Zoning Administrator/Planner

Respectfully Submitted:

  
Douglas Seymour, AICP  
Director of Community Development

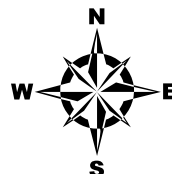
# Location Map

## 9875 S. Stern Street



**OAKCREEK**  
— WISCONSIN —

Department of Community Development



**MGS Distribution Center**

**9875 Stern Street**

**Oak Creek, WI. 53154**

**We are requesting that we are allowed to install (2) Flush mounted LED face illuminated .**

**Signs will be constructed of all aluminum flat stock with acrylic faces and translucent vinyl. White LED's will be used.**

**Signs meet all signage criteria through the city of Oak Creek**

- 1. That end cap tenants are permitted two wall signs.**
- 2. Wall signs are limited to .2 square feet times the length of the façade on which it will be placed.**
- 3. No individual wall sign shall exceed 250 square feet in area except in the event of multiple tenants.**
- 4. The total area of wall signs on any façade shall not exceed 20% of the wall area.**

**Thank you.**

**Mike McDonald  
Innovative Signs  
21795 Doral Road  
Waukesha, Wisconsin**





www.Innovative-Signs.com

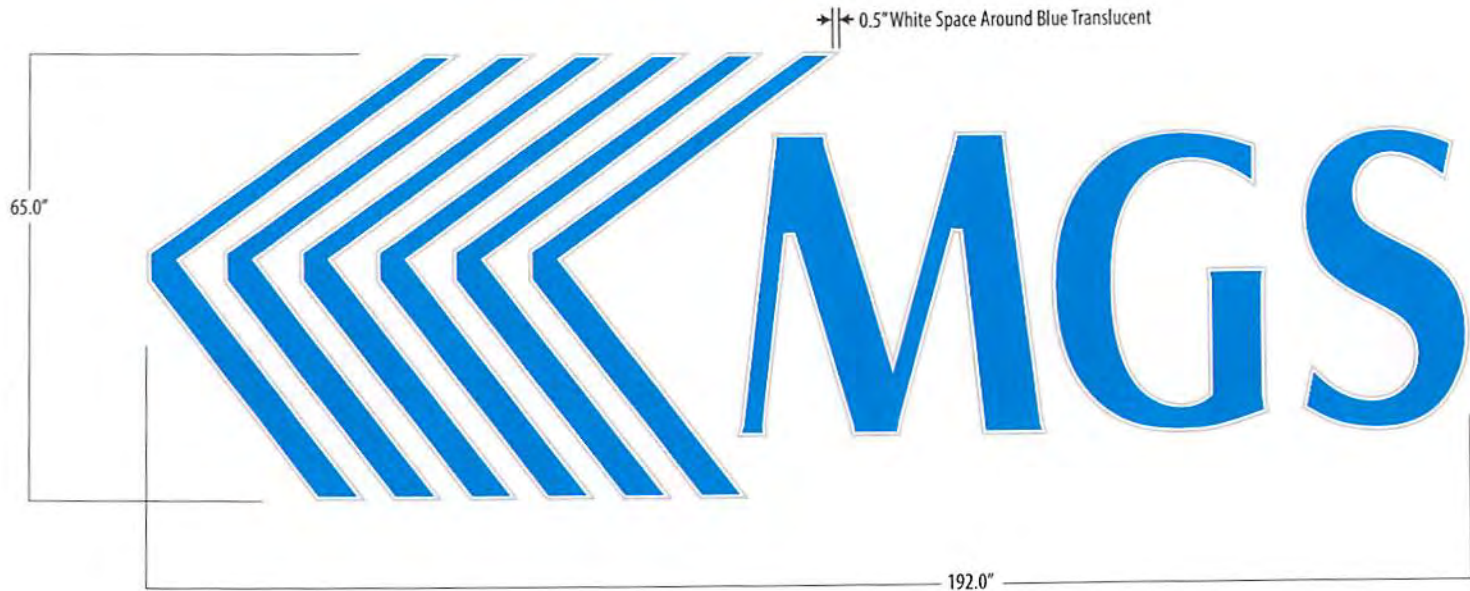
# West ELEVATION



# North ELEVATION



<b>Client</b>
<b>MGS</b> W188 N11707 Maple Rd. Germantown WI 53022
<b>Size</b>
<b>65.0" x 192.0"</b> (87sf)
<b>Quantity</b>
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 15
<b>Materials &amp; Specs</b>
<b>Channel Letters</b> Flush Mounted 5" Deep Letters  White Trim Caps & Blue Returns  Blue Tranlucent Faces White LEDs
<b>Colors</b>
<input checked="" type="checkbox"/> Blue 3015c Translucent <input type="checkbox"/> White Trim Cap <input type="checkbox"/> White Illumination
<b>Representative</b>
<b>Mike M.</b>
<b>Designer</b>
<b>Nick Mason</b> <b>Date: 11/04/2014</b>



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



Signs to be installed here

