



PLAN COMMISSION MEETING AGENDA

**TUESDAY, January 13, 2015
AT 6:00 PM**

-
- 1) ROLL CALL
 - 2) Minutes of the December 9, 2014 meeting
 - 3) Significant Common Council Actions
 - 4) NEW BUSINESS
 - a) CONDITIONS AND RESTRICTIONS – Review conditions and restrictions for water treatment facility water storage and high service distribution pump facilities submitted by the Oak Creek Water and Sewer Utility for the properties at 9175 and 9235 S. 5th Ave. and 3975 E. American Ave. (Tax Key Nos. 869-9006-000, 869-9995-004, 869-9998-003). Follow this item on Twitter **@OakCreekPC#OCPCUtility**
 - b) REZONE - Review a request submitted by Sara Burmeister, Oak Creek-Franklin Joint School District, to rezone the property located at 2200 W. Drexel Ave. (Tax Key No. 785-9996-002). Follow this item on Twitter **@OakCreekPC#OCPCSchool**
 - c) CONDITIONAL USE - Review a request submitted by Steve Czysz, Autumn Creek II CQS, LLC, for a conditional use permit for a Community Based Residential Facility in excess of 8 beds on the property at 1326 W. Willow Dr. (Tax Key No. 811-9008-002). Follow this item on Twitter **@OakCreekPC#OCPCAutumnCreek**
 - d) PLAN REVIEW - Review site and building plans submitted by Jamie Vega, Milwaukee Area Technical College, for an expansion to the existing diesel shop and parking lot located at 6665 S. Howell Ave. (Tax Key No. 718-9961-002). Follow this item on Twitter **@OakCreekPC#OCPCMTC2**
 - e) CERTIFIED SURVEY MAP - Review a certified survey map submitted by Joseph Frederick for the property at 7867 S. Pennsylvania Ave. (Tax Key No. 779-9986). Follow this item on Twitter **@OakCreekPC#OCPCFrederick**
 - f) CERTIFIED SURVEY MAP - Review a certified survey map submitted by David Losiniecki and Bruce Schmidt for the properties at 3775 & 3785 E. Elm Rd. (Tax Key No. 968-9039 & 968-9009). Follow this item on Twitter **@OakCreekPC#OCPCElmRd**
 - 5) ADJOURN

PLEASE NOTE

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

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, DECEMBER 9, 2014

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

Commissioner Dickmann moved to approve the minutes of the November 25, 2014 meeting. Commissioner Siepert seconded. On roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Mayor Scaffidi, Alderman Guzikowski, Commissioner Siepert voted aye. Alderman Bukiewicz and Commissioner Correll abstained. Motion carried.

**Sign Appeal Hearing
Plan Review
Marcus Theatre Corp.
7241 S. 13th St.
Tax Key No. 763-9018**

Mr. Wagner read the public hearing notice.

Mayor Scaffidi made three calls for public comment. Seeing none, the public hearing was closed at 6:07 p.m.

**Sign Appeal Hearing
Plan Review
Trattoria diCarlo & Catering
8469 S. Howell Avenue
Tax Key No. 828-9029**

Mr. Wagner read the public hearing notice.

Mayor Scaffidi made three calls for public comment. Seeing none, the public hearing was closed at 6:10 p.m.

**Sign Appeal
Marcus Theatre Corp.
7241 S. 13th St.
Tax Key No. 763-9018**

Mr. Wagner provided an overview of the project. David Baum, Schroeder & Holt Architects, 311 E. Chicago, Milwaukee, WI asked for lighting requirements. Mr. Wagner explained that internally illuminated box signs are not allowed in multi-tenant business in the B-4 district.

Alderman Bukiewicz asked about what would be on the monument sign. Mr. Baum responded they might flash any specials that are ongoing. Alderman Bukiewicz stated the proposed monument sign is an improvement. Mr. Baum asked if the Dream Lounger sign is

permitted because it is illuminated. Mr. Wagner stated because it is not a box sign, but rather channel letters, this sign is permitted.

Commissioner Dickmann stated his concern that the signs being proposed on the west elevation will not be visible from the expressway and therefore, he is not happy with the signs on the west sign. Mr. Baum stated that over time the logo and identity will start to become more prevalent, and people will see the image more so than try to read the text. Commissioner Dickmann stated he did not agree with that.

Commissioner Carillo asked about the panels on the north side of the building. Mr. Baum explained that the bigger boxes are textured block. The whole building is a split face block, but those framed are a smooth-face block. They will just be painting that texture a different color.

Commissioner Siepert asked how many entrances there are to this building. Mr. Baum stated that there is one main entrance and multiple exits.

Mayor Scaffidi stated he did not have a problem with this request because they are so set back from the road. Mayor Scaffidi stated the monument sign is a tremendous improvement.

Commissioner Johnston asked the applicant to work with Milwaukee County on the monument sign so it is far enough back that they don't have to tear it out when they expand the road. Mr. Baum responded that the existing structure has an existing monopole and will be in the exact same location. Commissioner Johnston stated he agreed with Commissioner Dickmann that the signs along the expressway will not be seen.

Alderman Bukiewicz asked if there is parking on the west side. Mr. Baum stated there is a single access row with about 20 cars on that side. It is actually for Fire Department access.

Alderman Bukiewicz moved to approve a sign request for the property at 7241 S. 13th Street that would allow the applicant to erect an 11-foot tall ground sign and install nine wall signs. Commissioner Correll seconded. On roll call: Commissioner Dickmann, Commissioner Johnston, and Commissioner Siepert voted no. Commissioner Carillo, Alderman Bukiewicz, Mayor Scaffidi, Alderman Guzikowski, and Commissioner Correll voted aye. Motion carried.

Sign Appeal
Trattoria diCarlo & Catering
8469 S. Howell Avenue
Tax Key No. 828-9029

Mr. Wagner provided an overview of the project. Alderman Bukiewicz asked if the sign would be illuminated. Carlo Pedone, appellant, responded that it would be illuminated by individual letters. Alderman Bukiewicz stated he is okay with this sign. Commissioner Dickmann agreed with Alderman Bukiewicz that it will help balance the building.

Commissioner Johnston asked where on the building the sign would be located. Mr. Pedone responded it will be facing east, but on the northern end of the building.

Commissioner Dickmann moved that the Plan Commission approve a variance which would allow the applicant to erect a second wall sign on the east elevation of the building located at 8469 S. Howell Avenue. Alderman Bukiewicz seconded. On roll call: all voted aye. Motion carried.

Conditions and Restrictions

Kwik Trip, Inc.
7880 S. 10th Street
Tax Key No. 783-9073

Ms. Papelbon provided an overview of the proposed Conditions and Restrictions.

Alderman Bukiewicz asked if winter salt storage would be allowed. Ms. Papelbon stated it is on a case-by-case basis whether or not the outdoor storage area for the gas station is approved. Staff's recommendation is that the salt storage not be included in the approved outdoor storage areas. The concern from staff is that if what is allowed it is not specifically stated in the conditions and restrictions, additional outdoor storage areas may pop up on the site.

Commissioner Dickmann asked what the Kwik Trip on 13th Street has for outdoor storage. Ms. Papelbon stated there is some outdoor display, but it was not specified in their conditional use permit what the approved outdoor storage areas were. Mr. Wagner stated they do have outdoor salt storage. In their conditions and restrictions, the City did not specifically state that such was allowed.

Ms. Papelbon stated that staff recommends approving outdoor storage of ice and propane. It would be up to the Plan Commission to approve other outdoor storage items. Kwik Trip did request ice machines, a propane cage, firewood in front of the store, and water softener salt at the end of the canopies.

Commissioner Siepert stated his concern about the firewood because it doesn't seem to fit that gas station type scenario.

Commissioner Siepert asked what type of lighting they will have. Ms. Papelbon stated they will have to meet the lighting requirements in the Code.

Commissioner Johnston stated he is okay with the staff recommendation of just leaving approved outdoor storage areas for propane and ice.

Commissioner Correll stated he is okay with it, but stated his concern that the requirements for this Kwik Trip and the Kwik Trip on 13th Street are different, and asked how they will be policed. Mr. Wagner stated that in this particular case, staff has tried to tighten up the conditional use permit so that when another product is being stored outside that is not approved, it can be dealt with. If it is not specified what type of outdoor storage can be done, it is difficult for the Zoning Administrator to enforce.

Mayor Scaffidi stated it is more important to keep the area around the gas pumps clutter-free, but is okay with the propane and ice storage.

Troy Mleziva, Real Estate Manager at Kwik Trip, 1626 Oak Street, LaCrosse, WI, stated that they use outdoor storage for firewood; softener salt is stored at the canopies because they are larger bags and people don't want to carry a 50-lb bag of salt from the store to their car; and propane, which cannot be stored in the store.

Alderman Bukiewicz stated he is okay with the propane and ice storage outside the store. If there are restrictions on salt and firewood at the canopies, he is okay with that. Alderman Bukiewicz stated he is opposed to storage along the perimeter of the site. Commissioner Correll stated he is okay with both of those.

Asst. Chief Kressuk stated that storage of materials around the gas pumps would have some regulation from the State of Wisconsin. Because of that, he advised the applicant to exercise some caution with the placement of items there to prevent clutter around the gas pumps.

Commissioner Dickmann asked how new technology and new products that cars require come out would be handled. Mr. Wagner responded that the conditions and restrictions would be amended.

Ms. Papelbon asked if the Plan Commission was comfortable with the 12-month Time of Compliance section, or if they wished to extend that timeframe. The applicant stated that Kwik Trip is fine with the 12-month limitation.

Alderman Bukiewicz stated if Kwik Trip really wants to use those products (firewood and salt), he would encourage them to come back and ask for approval. Alderman Bukiewicz stated he would support it.

Alderman Bukiewicz moved 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. 10th St. after a public hearing, subject to the conditions that the products of propane, ice and firewood are allowed as an outside sale at the front of the building, and that softener salt is allowed at the end of the gas pump canopies if the State of Wisconsin allows. Commissioner Correll seconded. On roll call: Alderman Bukiewicz and Commissioner Correll voted aye. Commissioner Dickmann, Commissioner Johnston, Commissioner Carillo, Mayor Scaffidi, Alderman Guzikowski, and Commissioner Siepert voted not. Motion failed.

Commissioner Dickmann moved that the 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. 10th St. after a public hearing, which specifically states for storage shall be limited to the ice machines and propane tank cage along the front of the building. Commissioner Johnston seconded. On roll call: All voted aye. Motion carried.

**Temporary Use
Wispark, LLC
8850 S. 5th Avenue
Tax Key No. 866-9001**

Ms. Papelbon provided an overview of the request, and stated this crushing operation is specifically for crushing the materials that are presently on site. Ms. Papelbon stated she did receive comments from a neighbor who wishes to remain anonymous. They are concerned that there may be noise and vibration from the crushing operation, dust, and storage of the product. There is also a concern that allowing crushing might potentially delay the redevelopment of the northern lakefront. There are concerns about existing gypsum, hours of operation, noise and truck traffic. These concerns were given to Jerry Franke, representative of WisPark, and he responded that the crushing operations will not delay the lakefront redevelopment. It has to be done before any redevelopment can occur on the property. It is only expected to last throughout the winter when it will be least disruptive to the neighbor. Regarding gypsum operation, they have been directed to place all materials inside and should be close to completing that.

Mayor Scaffidi stated that this seems like an economical and efficient way to do this. He does understand the neighbors' concerns, and stated that the City really needs to be sensitive to the hours of operations, but feels this is a reasonable request.

Kevin Holkenson, AW Oakes & Sons, 2000 Oakes Road, Racine, WI, showed where the portable crushing plan will be set up, which is by the stockpile and about 500-700 feet off the road (5th Avenue).

Alderman Bukiewicz asked if any of the material will be sold and shipped off site. Mr. Holkenson stated they have only been contracted to remove the footings that the prior contractors left in the ground, and crush the material for the owner. Mayor Scaffidi stated that Jerry Franke has indicated they will use the majority of the material on the site.

Alderman Bukiewicz stated that as far as the hours of operation, most contractors work within that span of time.

Mayor Scaffidi asked if there are any security issues. Mr. Holkenson stated the company responsible for the gypsum is responsible for the security gate. AW Oakes is also going to make sure it is closed after hours.

Commissioner Siepert stated his concern about the dust. Mr. Holkenson responded that they are required by WisDNR and EPA to control the dust (particulate). The employees are certified every six months and have to turn in forms with emission report, which they are allowed very little. In the winter, they incorporate snow in with the crushing to suppress the dust. Very little escapes the plant. They monitor it quite closely.

Commissioner Johnston asked if it would be prudent to state that materials from Drexel Town Square could be hauled down there for crushing as approved by WisDNR. Ms. Papelbon responded that without having a representative from WisPark, she would be hesitant to say that could be allowed. That might cause contract issues with AW Oakes. Alderman Bukiewicz stated that there are local businesses with whom the City can contract to take care of the Drexel Town Square materials.

Alderman Bukiewicz moved that the Plan Commission approves the temporary use permit for the temporary concrete crushing operation on the property located at 8850 S. 5th 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.

Commissioner Siepert seconded.

Cody, 8872 S. 5th Avenue, stated that from his understanding that this is not the same company that is making the noise at 5-6 in the morning and at midnight with the machines running back and forth. Mayor Scaffidi stated that that is the company that is removing the gypsum and that the City has been in contact with them about the hours of operation.

On roll call: all voted aye. Motion carried.

**Temporary Use
Zignego Company, Inc.
WisDOT ROW at I-94 and Rawson Avenue (exit ramp)**

Ms. Papelbon provided an overview of the request.

Dan Zignego, 1905 N. Water Street, Milwaukee, WI, stated that there are a few projects coming up Howell Avenue coming up in January which they hope to become the successful bidder on and 27th Street, another portion of that project will be let in February. Mayor Scaffidi asked what part of Howell Avenue he was referring to. Mr. Zignego responded it goes from the City of Milwaukee limits and goes south from there. He has not received the plans yet, but it is their type of work and they hope to be the successful bidder on this project.

Mr. Zignego stated that due to third party delays, they did not finish as much work this year as they had hoped and they have to come back in the spring and finish those.

Mayor Scaffidi asked if this would be finished up this year. Mr. Zignego stated that if his company is not the successful bidder on any more projects, they would have no use for this plant. Mayor Scaffidi stated his concern that this not be a permanent fixture as projects keep getting award to Zignego. Mayor Scaffidi stated he does not want it sitting at one of Oak Creek's major interchanges.

Asst. Chief Kressuk stated that during the last operation, Zignego used water from the apartment complex to the west from a City hydrant. They did make prior arrangements that the hose connected to that hydrant would be disconnected for fire suppression needs. Asst. Chief Kressuk asked that the Fire Department be involved in the planning process for the upcoming year with regard to the fire hydrant and access road (eastern road of the Timber Ridge Apartments).

Commissioner Johnston stated that, as a reminder, they keep their broom available onsite next year to keep the road swept up.

Commissioner Dickmann moved that the Plan Commission approves the temporary use permit for the temporary concrete batch plant within the right-of-way at I-94 & Rawson Ave., subject to the following conditions:

1. That all building and fire codes are met.
2. That any hydrant usage is approved by the Water Utility and Fire Department, and that road access is coordinated with the Fire Department.
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 a.m. and 8:00 p.m. and Saturday between 8:00 a.m. and 5:00 p.m.
5. That the temporary use shall expire on December 1, 2015.

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

**Rezone and Conditional Use
Oak Creek Water and Sewer Utility
9175 and 9235 S. 5th Avenue
Tax Key No. 869-9006, 869-9995-004, and 869-9998-003**

Ms. Papelbon provided a brief overview of the project and stated that a representative from the Water and Sewer Utility will be making a presentation.

Ron Pritzlaff, Oak Creek Water and Sewer Utility, 170 W. Drexel Avenue, Oak Creek, WI, stated that this rezone and conditional use request is to bring their chlorine contact tank into compliance according to WisDNR regulations.

They currently conserve up to 35 million gallons per day. The ultimate build-out will be 75 million gallons per day. This would be Phase I to the project. Phase II would be to add a second tank.

Commissioner Siefert recused himself from commenting and voting on this item as he is a member of the Oak Creek Water and Sewer Commission.

Commissioner Dickmann asked if a certified survey map would have to be received before they can start. Ms. Papelbon explained that the purpose of the certified survey map is to combine the parcels into one with the existing property. That allows the applicant some flexibility with the placement of the tank and pump station as it benefits the way they need to run the operation.

Commissioner Johnston moved that Plan Commission recommends to the Common Council that the properties at 9175 S. 5th Ave., 9235 S. 5th 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).

Jacob Piontek, 3953 E. American Avenue, asked if there was going to be a fence line, as his house is very close to the property line. He stated his concern about the view from his property when all of this is completed. Mr. Pritzlaff stated there will be security measures and certainly there are some landscaping features that can be added. Mr. Pritzlaff stated he has been in discussion with staff about landscaping, and showed on the screen where they will be landscaping.

Alderman Guzikowski seconded. On roll call: all voted aye, except Commissioner Siefert who abstained. Motion carried.

Plan Review
PPG Industries
10800 S. 13th Street
Tax Key No. 975-9999-002

Ms. Papelbon provided an overview of the project.

Asst. Chief Kressuk stated that because of the nature of PPG's business, they have to use the materials they use for a reason. As they upgrade components, it is a benefit as to the safety of the plant overall. The Fire Department will work very closely with the applicant on the project. The Fire Department has no concerns about the integration of this project.

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

Sign Plan Review
Mike McDonald
9875 S. Stern Street
Tax Key No. 904-9017

Mr. Wagner provided an overview of the project.

Commissioner Correll moved that the Plan Commission approves the proposed sign plan at 9875 S. Stern Street as presented. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Commissioner Carillo moved to adjourn. Commissioner Correll seconded. On roll call: all voted aye. The meeting was adjourned at 7:32 p.m.



Significant Common Council Actions

ITEM: 3

DATE: Jan. 13, 2015

Summary of Significant Common Council Actions

Approve Resolution No. 11578-121614 accepting the Lake Vista Active and Passive Recreation Concept Plan

Approve Resolution No. 11570-121614 approving the second amendment to TIF No. 7 Finance Development Agreement between the City and Liberty Property Limited Partnership

Approve Resolution No. 11571-121614 approve the TIF No. 6 Finance Development Agreement with CenterPoint Properties Trust

Approve Resolution No. 11573-121614 approving the First Amendment to the TIF No. 11 Finance Development Agreement (Oak Creek Hotel Group, LLC)

Approve Resolution No. 11574-121614 approving the First Amendment to the TIF No. 8 Finance Development Agreement (Stella & Chewy's LLC)

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

Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a
DATE: January 13, 2015

PROJECT: Conditions and Restrictions – Oak Creek Water and Sewer Utility

ADDRESS: 9175 S. 5th Ave., 9235 S. 5th Ave., 3975 E. American Ave.

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

STAFF RECOMMENDATION: That Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for water storage and high service distribution pump facilities located at 9175 S. 5th Ave., 9235 S. 5th Ave., 3975 E. American Ave. after a public hearing.

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: At the December 9, 2014 meeting the Plan Commission recommended Common Council approval of a proposed rezone and Conditional Use Permit for water storage and high service distribution pump facilities at 9175 S. 5th Ave., 9235 S. 5th Ave., and 3975 E. American Ave. A Certified Survey Map will be submitted to combine the properties with the current Utility property immediately south of the subject parcels. Site, building, landscaping, and other necessary approvals will be obtained following approval of the rezone and Conditional Use.

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:

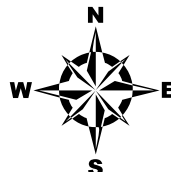
Douglas Seymour, AICP
Director of Community Development

Location Map 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.

City of Oak Creek – Conditional Use Permit
Conditions and Restrictions

Applicant: Oak Creek Water & Sewer Utility

Approved by Plan Commission: TBD

Property Addresses: 9175 S. 5th Ave., 9235 S. 5th Ave.,
3975 E. American Ave.

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

Tax Key Numbers: 869-9006-000, 869-9995-004, 869-9998-003

Conditional Use: Water storage and high service distribution pump facilities.

1. LEGAL DESCRIPTION

9175 S. 5th Ave: CERTIFIED SURVEY MAP NO. 1120 PARCEL 1 SE1/4 SEC 23-5-22 CONT. 0.32 ACS.

9235 S. 5th Ave.: COM 896.50 FT S & 24.75 FT W OF NE COR SE1/4 SEC. 23-5-22 TH S 107.68 FT W
277 FT N 107.68 FT TH E 277 FT TO BEG. CONT. 0.685 ACS.

3975 E. American Ave.: S 330 FT OF N 896.50 FT OF E 301.75 FT OF SE1/4 SEC. 23-5-22 EXC: COM
566.50 FT S & 220.75 FT W OF NE COR OF SD 1/4 SEC TH S 155.25 FT W 81 FT N 155.25 FT TH E 81
FT TO BEG. & EXC E 24.75 FT THEREOF & CSM NO. 1120. CONT. 1.488 ACS.

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. |

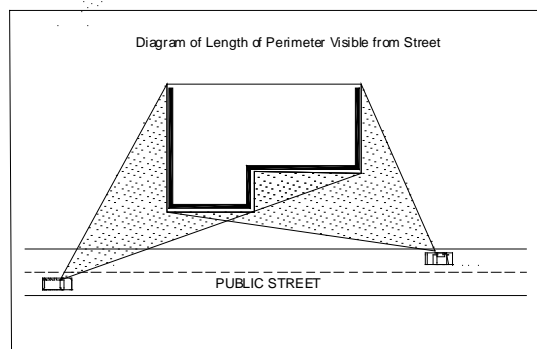
* Note shade and ornamental trees are not considered a plant type contributing to "at grade" coverage.

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 | 30' | 15' | 15' |
| Accessory Structure* | 30' | 15' | 15' |
| Off-street Parking | 15' | 15' | 15' |

** 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 I-1, Institutional zoning district.
- B. Water storage and high service distribution pump facilities in the locations depicted on the site plan approved by the Plan Commission on January 13, 2015.
- C. 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: 4b
DATE: January 13, 2015

PROJECT: Rezone – Sara Burmeister, Oak Creek-Franklin Joint School District

ADDRESS: 2200 W. Drexel Ave. (portion of)

TAX KEY NO: 785-9004-000 (portion of)

STAFF RECOMMENDATION: That Plan Commission recommends to the Common Council that a portion of the property at 2200 W. Drexel Ave. be rezoned from P-1, Park District to I-1, Institutional after a public hearing.

Ownership: Oak Creek-Franklin Joint School District, 7630 S. 10th St., Oak Creek, WI 53154

Size: 14.3509 acres (floodway will be excluded from rezone)

Existing Zoning: P-1, Park District; FW, Floodway; FF, Flood Fringe

Adjacent Zoning: North – P-1, Park District
East – P-1, Park District
South – R-2, Single Family Residential; FW, Floodway; C-1, Shoreland Wetland Conservancy
West – P-1, Park District; FW, Floodway

Comprehensive Plan: Resource Protection Area (to be updated).

Wetlands: Yes, to be delineated.

Floodplain: Yes, see attached maps.

Official Map: Public street dedication to east per CSM 8471.

Commentary: The Oak Creek-Franklin Joint School District is requesting that the property at 2200 W. Drexel Ave. be rezoned from P-1, Park District, to I-1, Institutional, in anticipation of a new public elementary school. This property was affected by the land exchange with Milwaukee County (Falk Park), and was previously owned by Northwestern Mutual Life Insurance Company.

Plan Commissioners should note that only those portions of the property outside of the FW, Floodway district are included in the rezone request. The FW, Floodway district is not an overlay district and cannot be amended as it is based on FEMA floodway designations. Any change to the federal floodway would have to go through the FEMA process before the zoning district could be amended by the City.

It is anticipated that the school building will be two stories and serve approximately 500 students. A conceptual site plan has been submitted as a visual supplement to this rezone request. This plan does not include a wetland delineation, which will be required prior to submission for additional reviews (e.g., site, building, landscaping, signage, etc.).

According to the Land Use Map in the Comprehensive Plan, this area has been identified as a Resource Protection Area. This future land use category was created with the 2002 Comprehensive

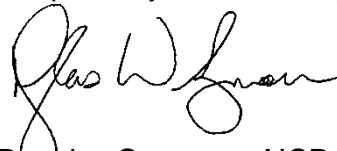
Plan update and a land exchange with Milwaukee County affecting Falk Park was not anticipated at that time. Additionally, the City is in the process of updating the Comprehensive Plan. Therefore, if approved, the rezoning of this property will be incorporated into the update.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

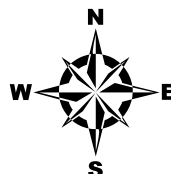
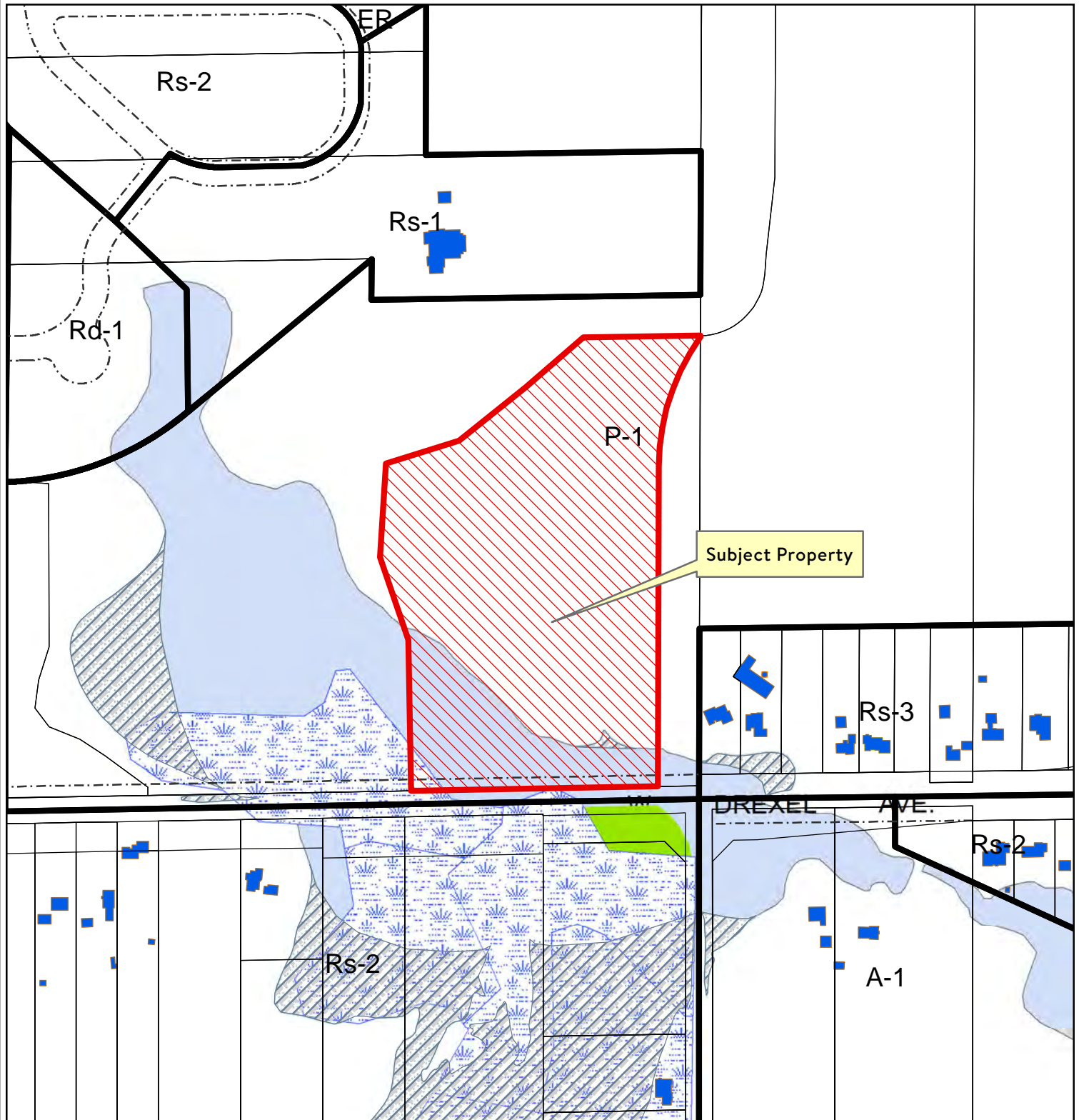
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

2200 W. Drexel Ave.

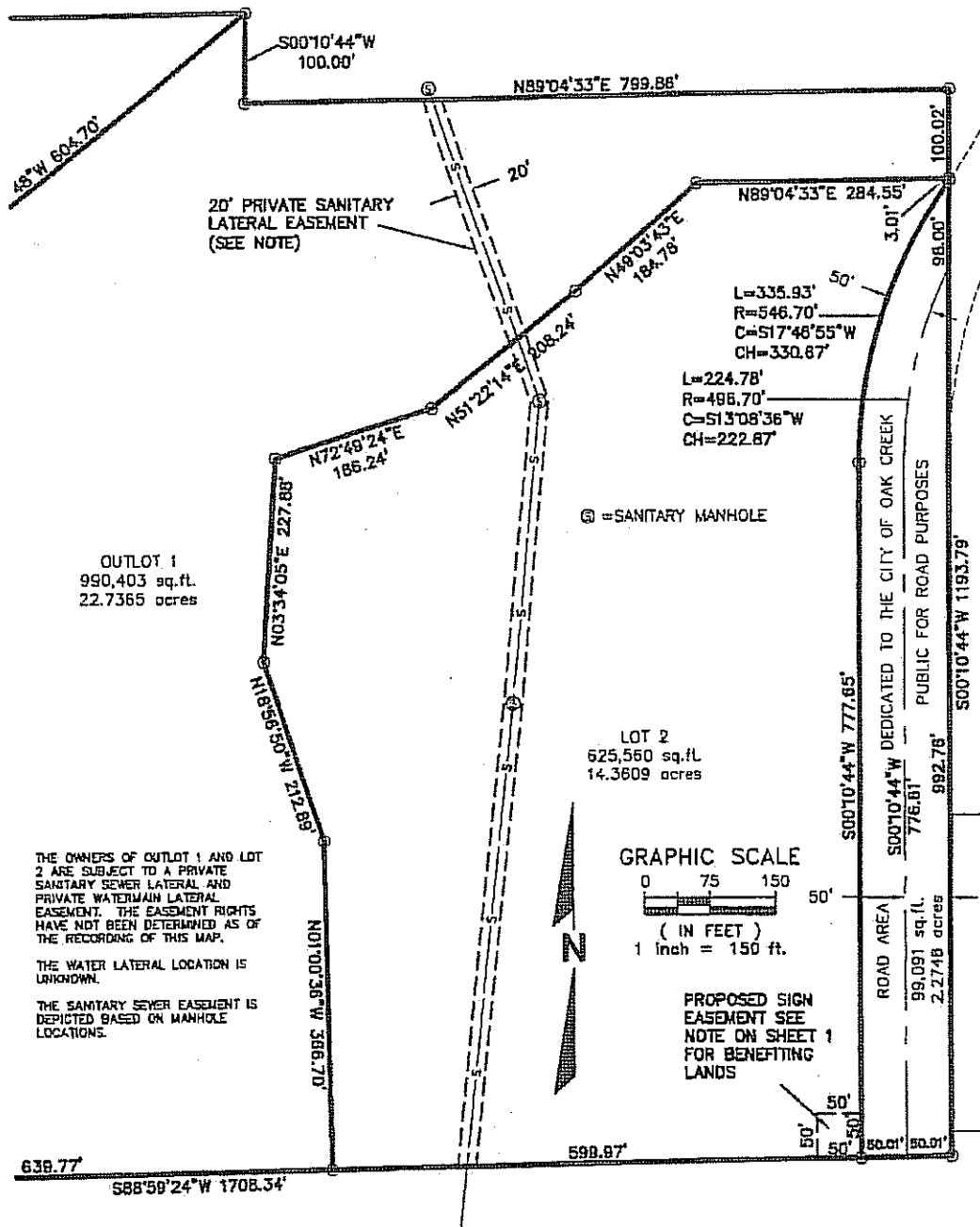


This map is not a survey of the actual boundary of any property this map depicts.





| Legend | |
|--------|---------------------------------------|
| | 2200 W. Drexel Ave. |
| | 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) |

CERTIFIED SURVEY MAP NO. _____

A division of Part of Certified Survey Map No. 36 and lands being a part of the South 1/2 of the Southwest 1/4 of Section 7, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



KEY

-  Question #1: Construction of Two-Story Elementary School for 500 Students
-  Access Drive / Parking
-  Bus Traffic
-  Parent / Visitor Traffic

Future Road Expansion

Physical Education Activity / Field

Playground (Soft)

Playground (Hard)

Cafeteria & Kitchen

Academic Areas

Gym

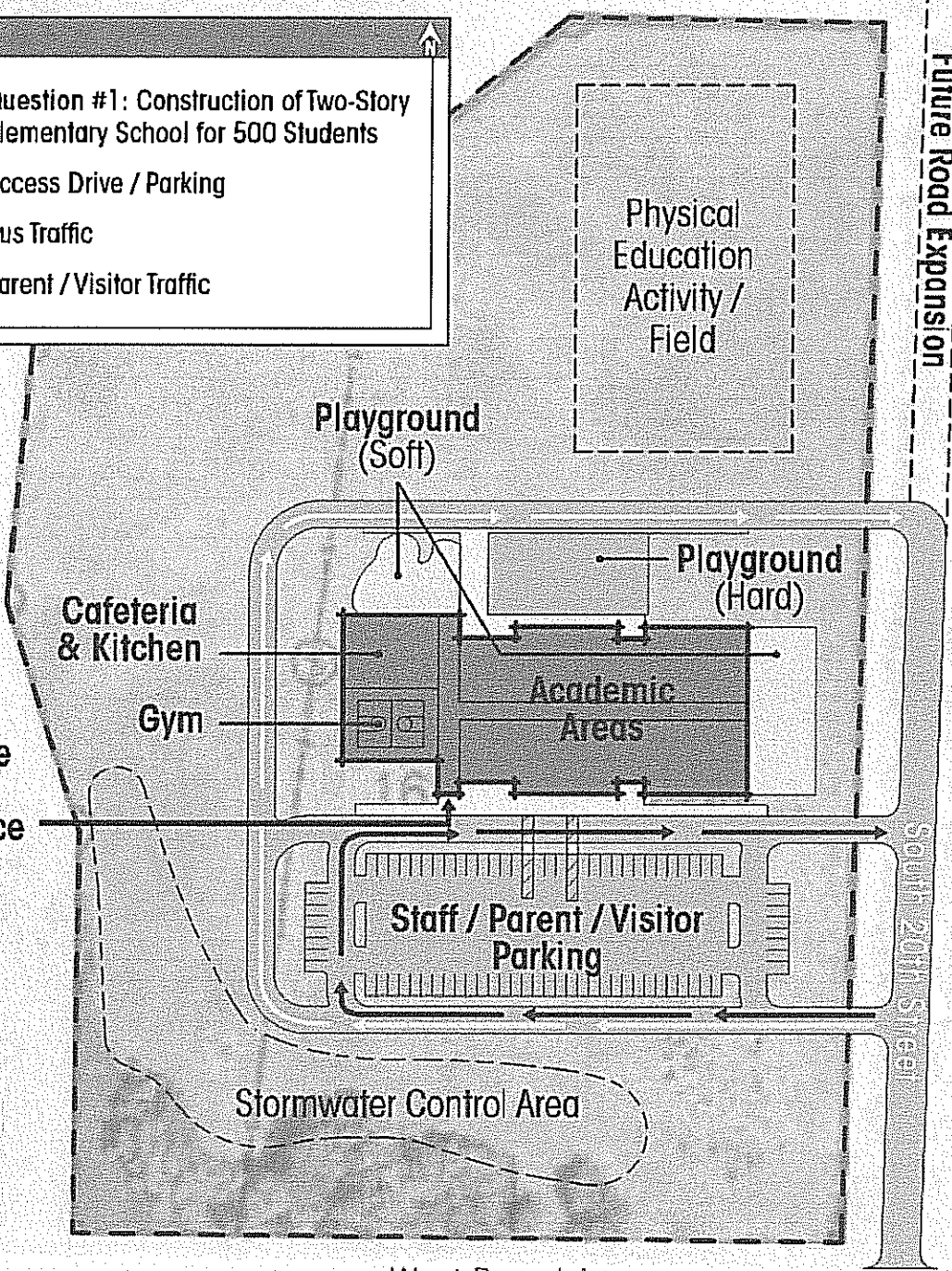
Secure Main Entrance

Staff / Parent / Visitor Parking

Stormwater Control Area

SOUTH 230TH STREET

West Drexel Avenue





Plan Commission Report

ITEM: 4c
DATE: January 13, 2015

PROJECT: Conditional Use – Steven Czysz, Autumn Creek II CQS, LLC

ADDRESS: 1326 W. Willow Dr.

TAX KEY NO: 811-9008-002

STAFF RECOMMENDATION: That the Plan Commission recommends that the Common Council approves a Conditional Use permit allowing a Community-Based Residential Facility (CBRF) with a capacity of more than 8 (eight) persons located at 1326 W. Willow Dr. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting (January 27, 2015).

Ownership: Steve Czysz, 561 Westfield Way, Pewaukee, WI 53072

Size: 0.67 acres

Existing Zoning: Rs-3, Single Family Residential

Adjacent Zoning:
North – Rs-3, Single Family Residential; B-4, Highway Business
East – Rs-3, Single Family Residential
South – Rs-3, Single Family Residential; FF, Flood Fringe; FW, Floodway
West – Rs-3, Single Family Residential; FW, Floodway

Comprehensive Plan: Two-Family/Townhouse Residential.

Wetlands: N/A.

Floodplain: Yes, flood fringe and floodway exist on the west and south.

Official Map: N/A.

Commentary: The Applicant is requesting a Conditional Use Permit for the property at 1326 W. Willow Dr. in anticipation of constructing a Community-Based Residential Facility (CBRF) with a capacity of 16 beds in 8 rooms. Per Section 17.0307(c)(2), licensed community living arrangements with a capacity between 9 and 20 persons is considered a Conditional Use.

According to the Comprehensive Plan, this area has been identified for Two Family/Townhouse Residential. Originally, the plan for this property was to construct an 8-bed CBRF as a permitted use. The current proposal calls for the development of a 16-bed CBRF with residential architecture similar to the CBRF on Cecily Dr. Current operational plans call for one care aid employee on site per 8-hour shift, with a visiting Registered Nurse onsite approximately 24 hours per week and on-call. The facility will have an employee onsite 24/7.

No residents of the facility will be able to drive; therefore, the Applicant is requesting a reduction in the required number of parking stalls (approximately 8 are required). Floodway and Flood Fringe exist on the western and southern portions of the property, which may require modifications to the orientation of the building and location of the driveway and parking area. As such, the submitted site plan is to provide the Plan Commission with a conceptual plan for the site. Staff continues to work with the Applicant to determine the most appropriate location for the driveway and parking area.

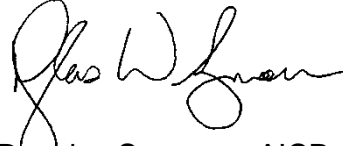
If the Commission agrees that the conditional use is appropriate for this location, staff will prepare conditions and restrictions for review at the January 27, 2015 Plan Commission meeting.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

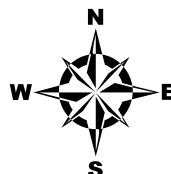
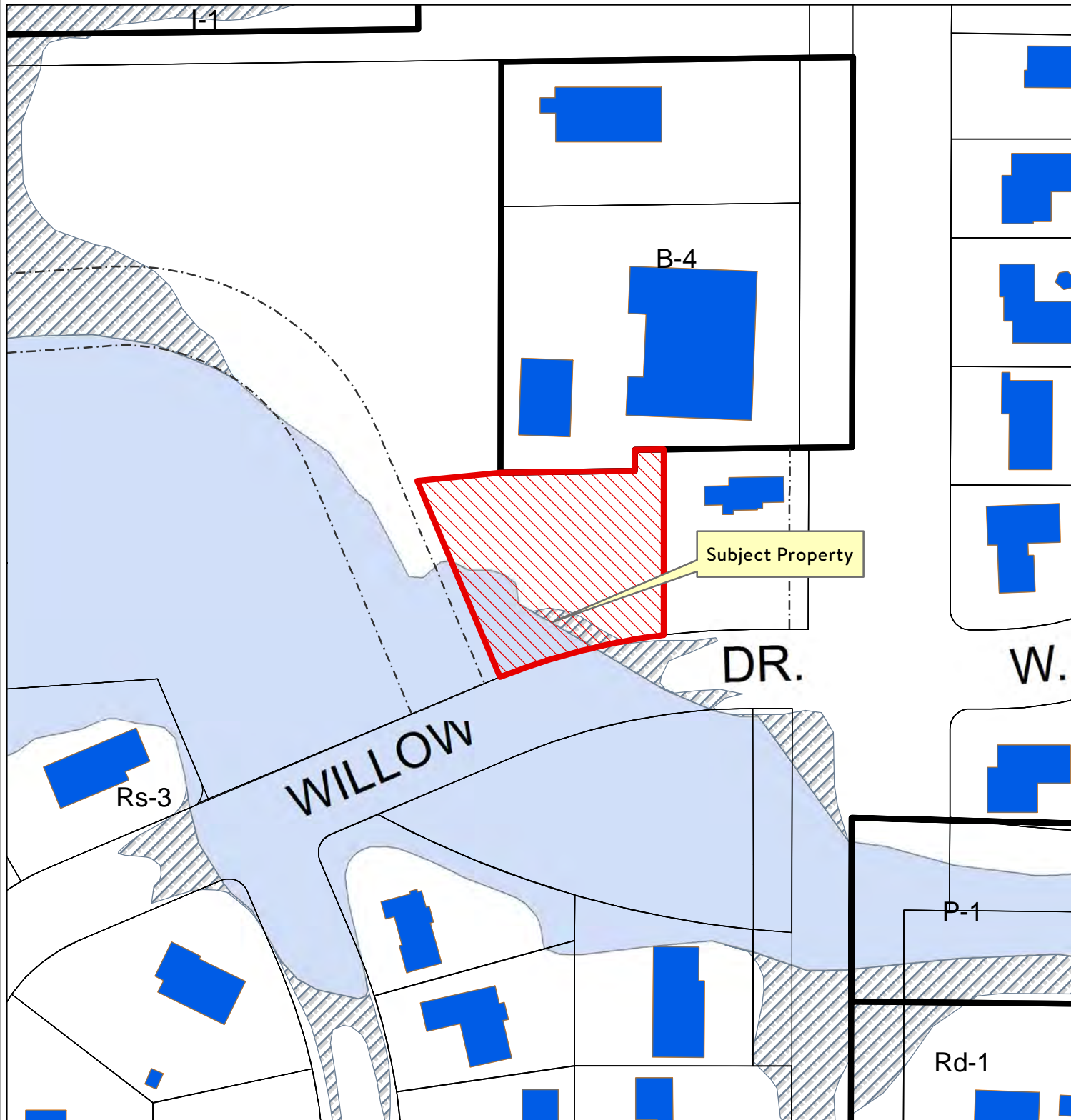
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

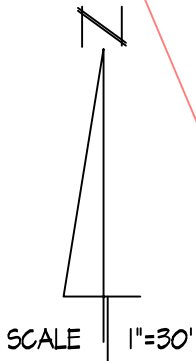
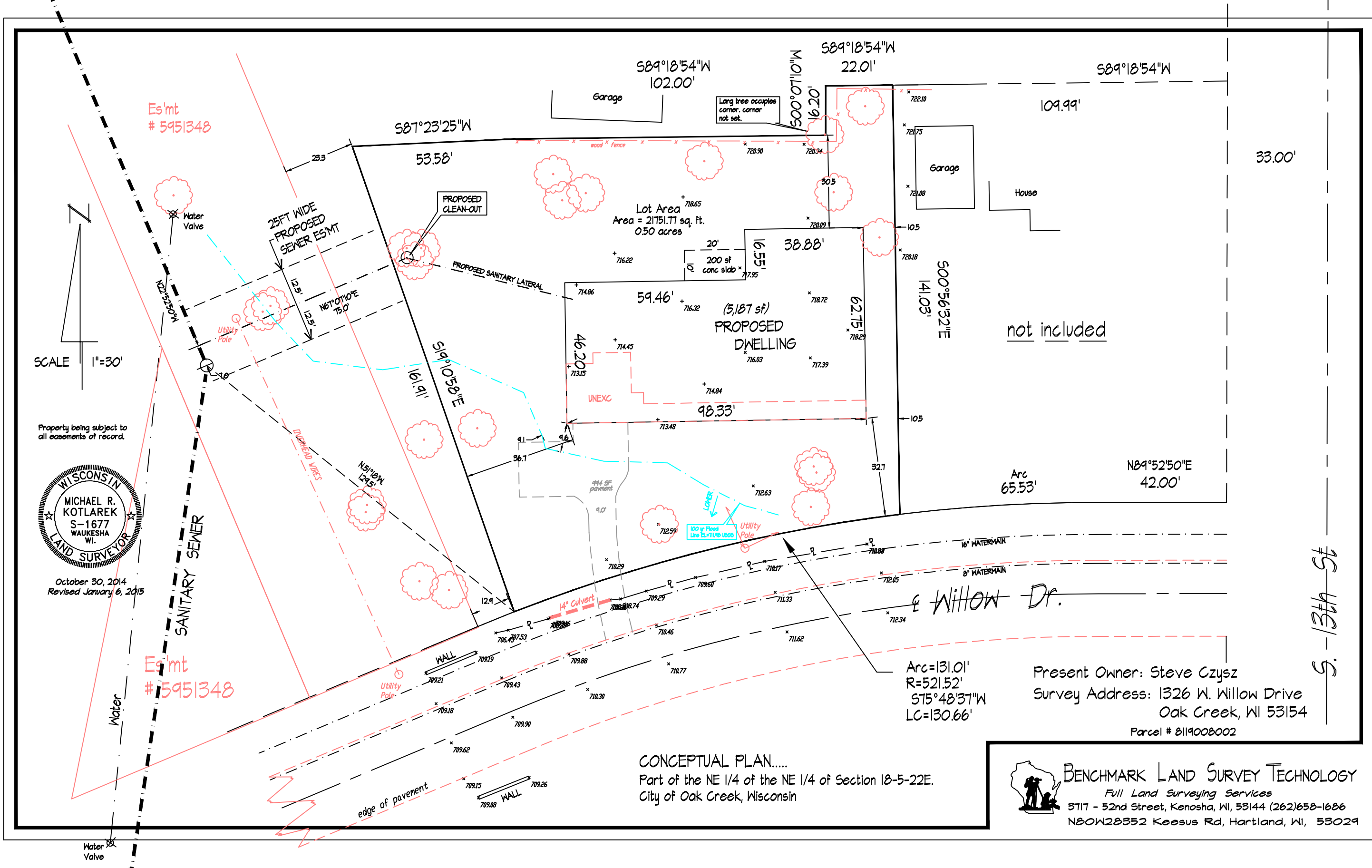
Location Map

1326 W. Willow Dr.

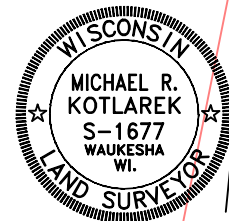


| Legend | |
|--------|--------------------|
| | 1326 W. Willow Dr. |
| | Wetland |
| | Floodfringe |
| | Floodway |

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



Property being subject to all easements of record.



October 30, 2014
Revised January 6, 2015

Es/mt # 5951348

Es/mt # 5951348

CONCEPTUAL PLAN....
Part of the NE 1/4 of the NE 1/4 of Section 18-5-22E.
City of Oak Creek, Wisconsin

Arc=131.01'
R=521.52'
S75°48'37"W
LC=130.66'

Present Owner: Steve Czysz
Survey Address: 1326 W. Willow Drive
Oak Creek, WI 53154
Parcel # 8119008002



BENCHMARK LAND SURVEY TECHNOLOGY
Full Land Surveying Services
3717 - 52nd Street, Kenosha, WI, 53144 (262)658-1686
NBOW28352 Keesus Rd, Hartland, WI, 53029

S - 13th St



Plan Commission Report

ITEM: 4d

DATE: January 13, 2015

PROJECT: Plan Review – Jamie Vega, MATC OCC Diesel Shop Expansion

ADDRESS: 6665 S. Howell Ave.

TAX KEY NO: 718-9961-002

STAFF RECOMMENDATION: That Plan Commission approves the site and building plans submitted by Jamie Vega, MATC, for the property at 6665 S. Howell Ave., with the following conditions:

1. That all building and fire codes are met.
2. That stormwater and grading plans are submitted for approval by the Engineering Department prior to issuance of permits.
3. That a detailed landscaping plan is approved by the Director of Community Development prior to the issuance of permits.

Ownership: Milwaukee Area Technical College, 700 W. State St., Milwaukee, WI 53233

Size: 109.883 acres

Existing Zoning: I-1 (CU), Institutional; FW, Floodway; FF, Flood Fringe

Adjacent Zoning: North – M-1, Manufacturing; City of Milwaukee
East – Rs-3, Single Family Residential; M-1, Manufacturing; B-4 (PUD), Highway Business; B-4 (CU), Highway Business; Rs-2, Single Family Residential; FW, Floodway; FF, Flood Fringe; I-1, Institutional
South – M-1, Manufacturing; M-1 (CCU), Manufacturing; FF, Flood Fringe; FW, Floodway
West – B-4, Highway Business; M-1 (PUD), manufacturing; FW, Floodway; FF, Flood Fringe; M-1, Manufacturing

Comprehensive Plan: Planned Industrial.

Wetlands: Yes, wetlands exist in various locations (see attached map).

Floodplain: Yes, flood fringe and floodway exist in various locations (see attached map).

Official Map: N/A.

Commentary: MATC is requesting approval for the expansion of the existing Diesel Shop on their property at 6665 S. Howell Ave. The Shop is located on the north side of the existing building in the center of the property. A 4,816.67 square-foot (96'4" x 50'0" x 32'0") expansion is proposed on the west side of the building, which will require the reconfiguration of the existing parking area and sidewalks.

All setbacks will be met post-development, and 50% of the building materials will be comprised of brick to match the existing building and glass. Metal wall panels (35%) are proposed above the windows on the west elevation, and above the overhead doors on the north and south elevations. Section 17.1009(a)(2) limits the use of steel panels to an accent material comprising no more than 25% of the visible perimeter of building. Subsection (ii) also states that 75% of the visible perimeter of an institutional building shall be comprised of glass, brick, or decorative masonry. Due to the existing layout of the property, however, the proposed addition will not be seen from any adjacent street (i.e., no visible perimeter). It should be made clear that the proposed building materials are acceptable to the Plan Commission through a ¾ majority approval to satisfy the architectural requirements of the Municipal Code.

The Diesel Shop is currently and will continue to be gated and fenced from public access. A new sliding gate fence will be installed at the north entrance to the Diesel Shop parking lot.

Landscaping plans are currently being discussed with consultants. Therefore, staff recommends a condition of approval that landscaping plans be submitted for review and approval by the Director of Community Development prior to issuance of any permits for the project.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

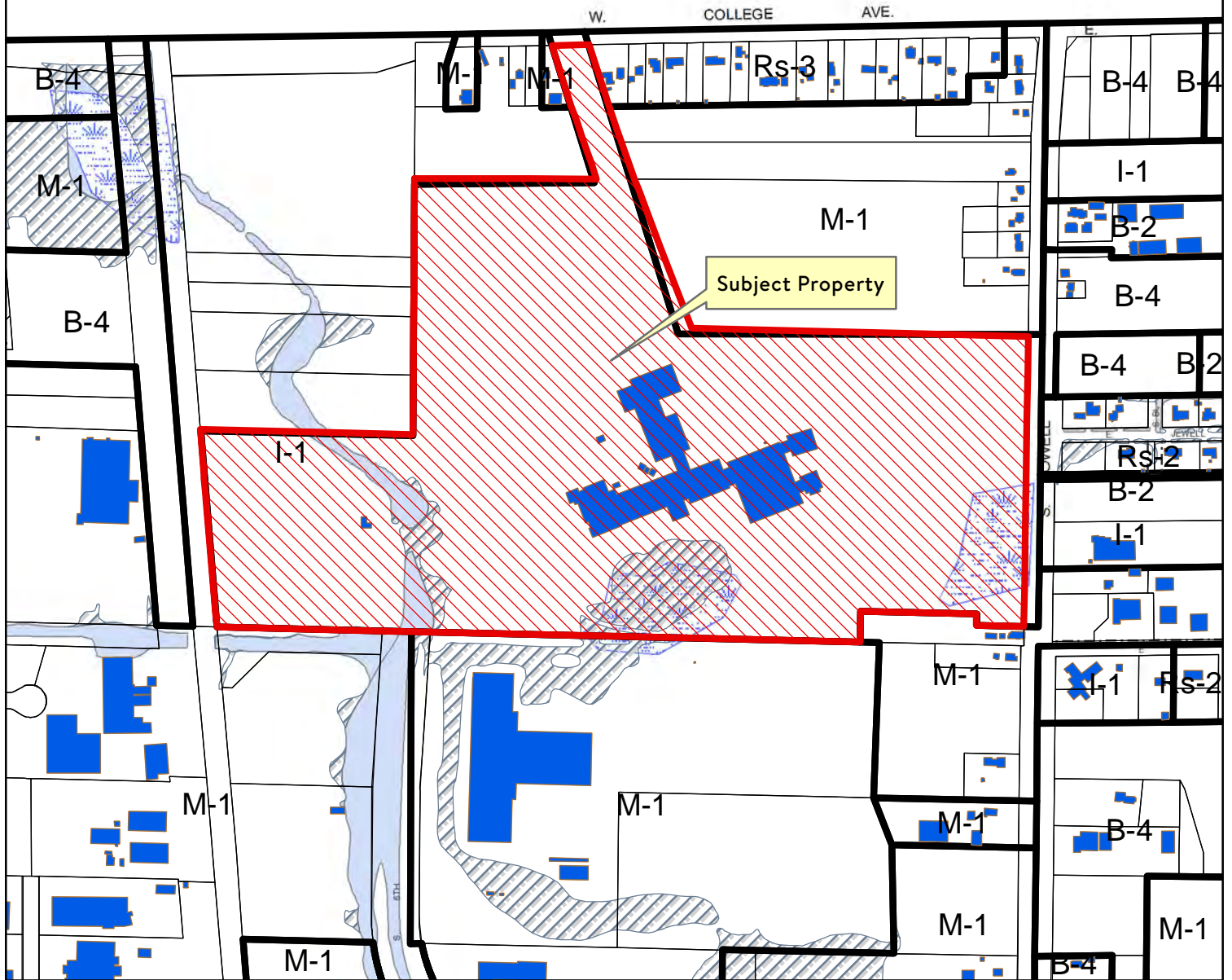


Douglas Seymour, AICP
Director of Community Development

Location Map

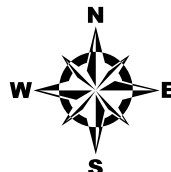
6665 S. Howell Ave.

City of Milwaukee




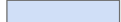


OAKCREEK
— WISCONSIN —

Department of Community Development



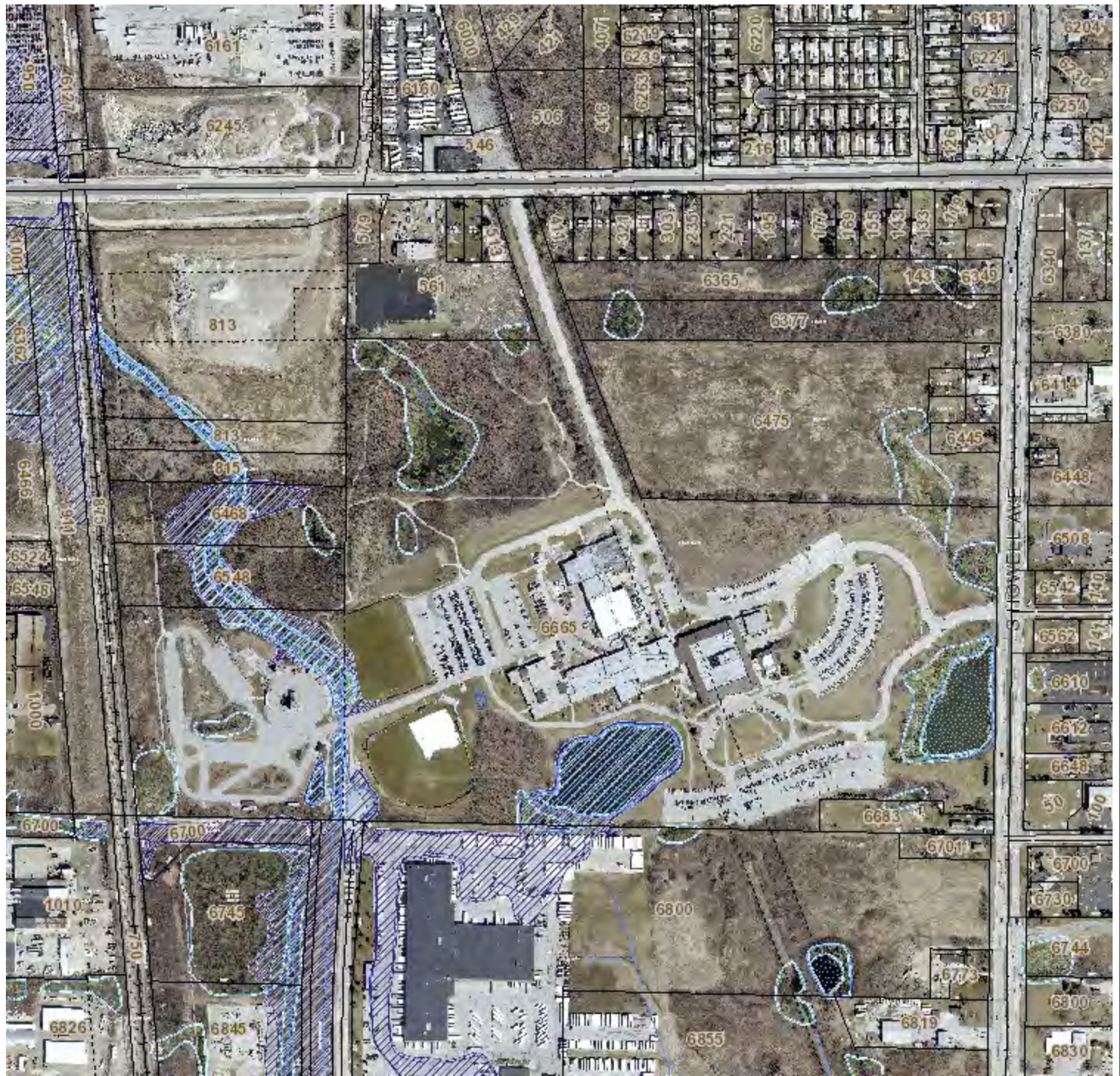
Legend

-  6665 S. Howell Ave.
-  Wetland
-  Floodfringe
-  Floodway

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



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



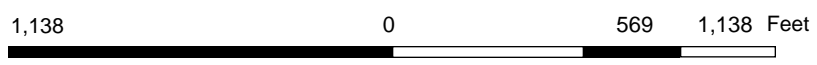
Projection
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803

Notes

Legend 1 : 6,829

THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAMLIS

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



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE

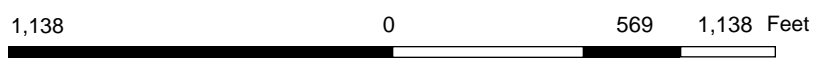


Projection
NAD_1927_StatePlane_Wisconsin_South_FIPS_4803

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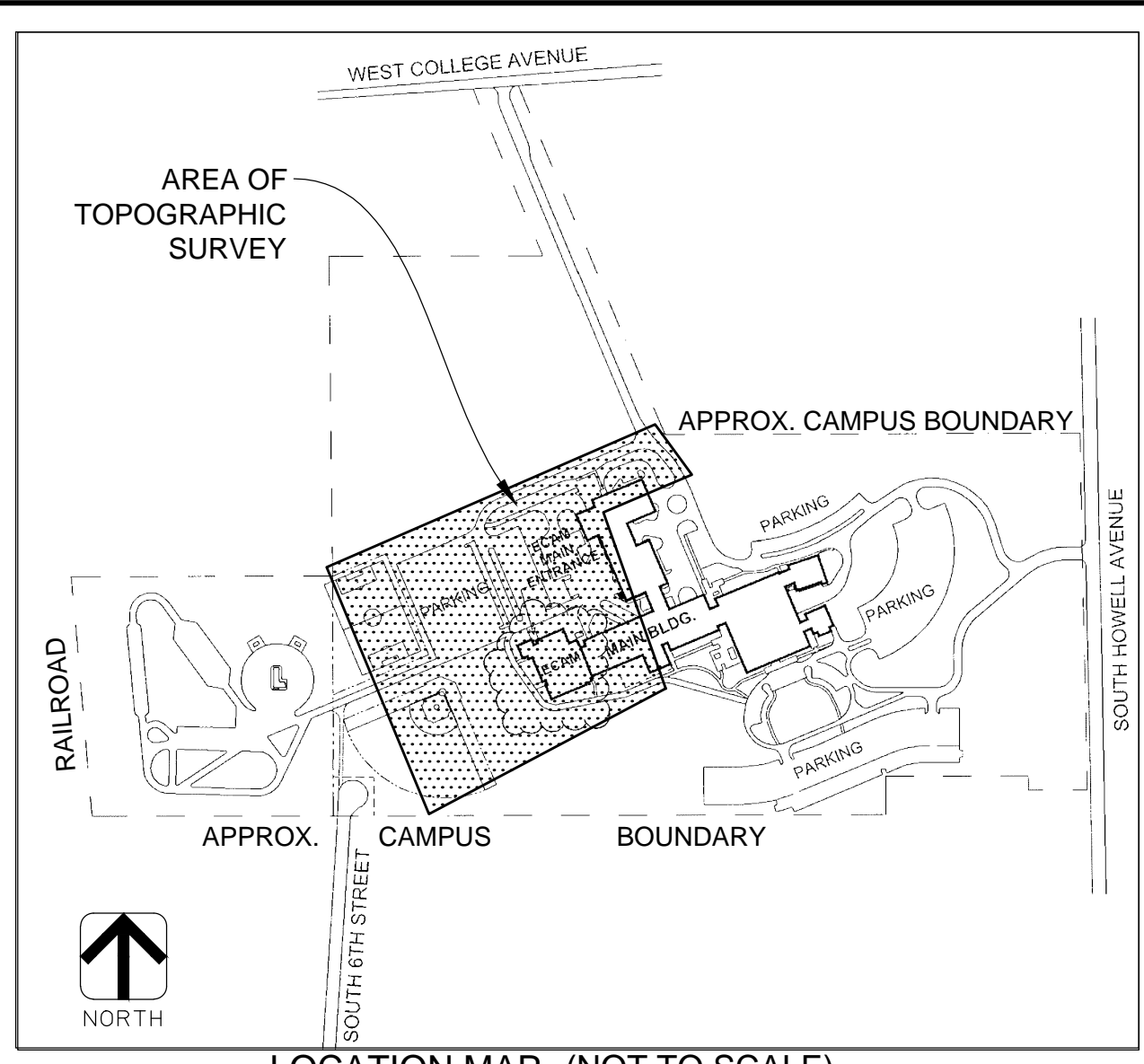
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Notes



Legend 1 : 6,829

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



| Point # | Northing | Easting | Description |
|---------|------------|------------|--------------------------------|
| CP 1 | 258495.70' | 603618.45' | 3/4" IRON BAR W/ YELLOW CAP |
| CP 6 | 258036.41' | 603407.94' | 3/4" IRON BAR W/ YELLOW CAP |
| CP 10 | 258211.48' | 603852.02' | 7" SPIKE |
| CP 11 | 258013.39' | 603621.80' | 7" SPIKE |
| CP 12 | 257824.77' | 603876.51' | 7" SPIKE |
| CP 16 | 258355.52' | 603962.30' | 10" SPIKE |
| CP 20 | 258688.61' | 604198.48' | 10" SPIKE |

Coordinates are based on the Milwaukee County Coordinate System NAD 83 (2011) using NGS stations Oak Creek E GPS (PID NG4936) and Greendale GPS (PID NG4880) as basis.

| BM # | Elevation | Description |
|------|-----------|--|
| 500 | 743.43' | NW BOLT TOP OF LIGHT POLE BASE |
| 501 | 737.19' | NE BOLT TOP OF LIGHT POLE BASE |
| 502 | 735.82' | NN UPPER FLANGE BOLT OF HYDRANT |
| 503 | 737.08' | N. UPPER FLANGE BOLT OF HYDRANT |
| 504 | 734.02' | NN UPPER FLANGE BOLT OF HYDRANT |
| 510 | 743.43' | TOP TURN BOLT OF FIRE HYDRANT |
| 511 | 736.60' | W. UPPER FLANGE BOLT OF HYDRANT |
| 512 | 738.16' | TOP TURN BOLT OF FIRE HYDRANT |
| 515 | 735.49' | NORTHEAST BURY TAG BOLT ON FIRE HYDRANT |
| 516 | 734.01' | CHIS. SO. N. SIDE OF TOP OF CONC. LIGHT POLE BASE |

Elevations are based on NAVD 88 datum using NGS station Carroville N Base (PID NG0339) as basis.

SURVEY NOTES
 1. Field work in Track/Fire Training area completed in October 2013, field work in ECAM building area completed on June 10, 2014 and field work in Diesel Shop area completed Sept. 12, 2014.
 2. Publicly owned underground utilities were marked and surveyed as part of this survey and are shown hereon. (Diggers ticket nos. 20133704696 and 2013704857). Private MATC owned underground gas and electric in track area was not marked and are not shown on this map. Private MATC electric lines and water lines in ECAM building and Diesel Shop area was marked by "Private Lines" and marked locations surveyed on June 10, 2014 and Sept. 12, 2014 and are shown hereon. Added watermain marked in field Nov. 2014 by Cardno TBE north and west side Diesel shop and shown hereon.

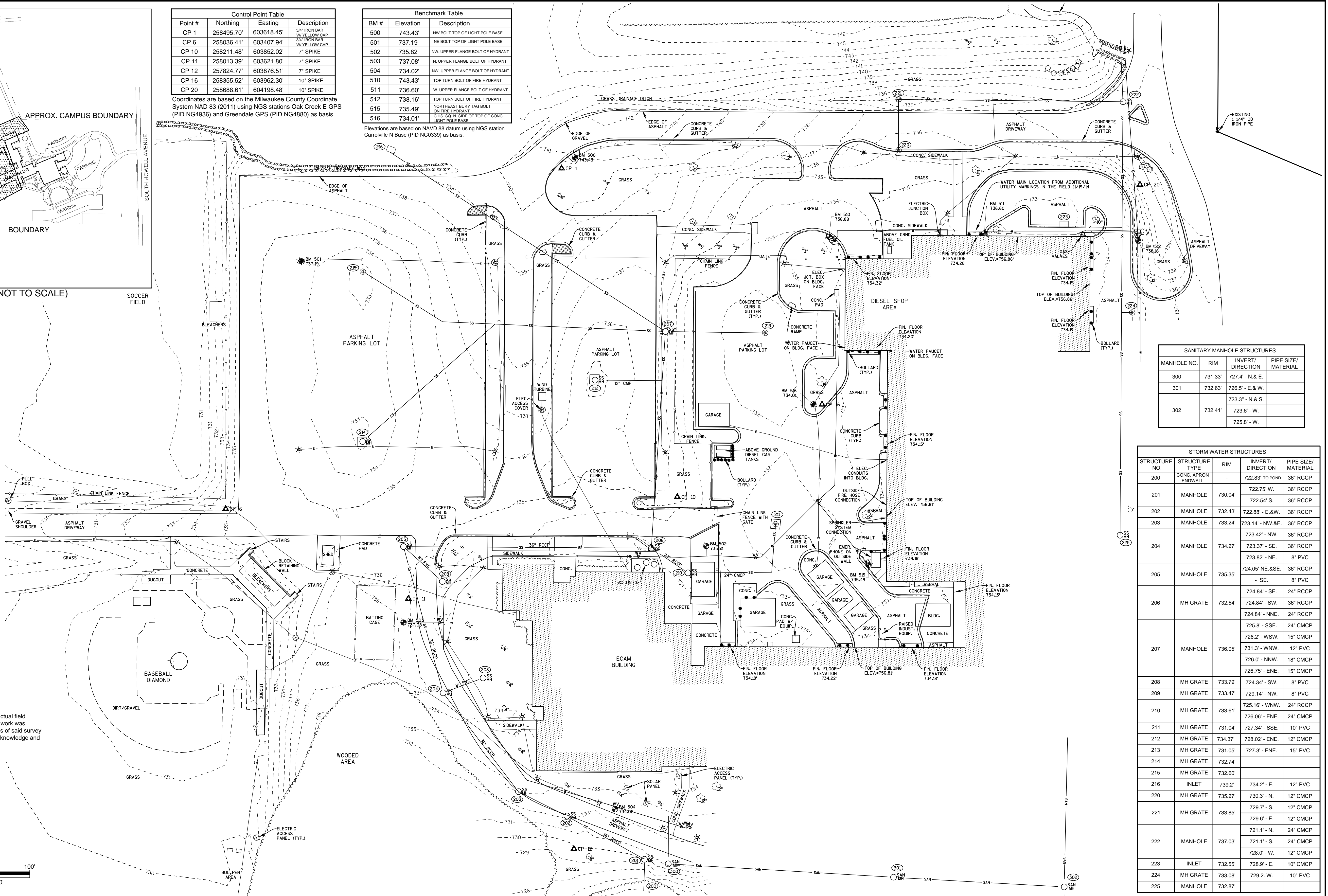
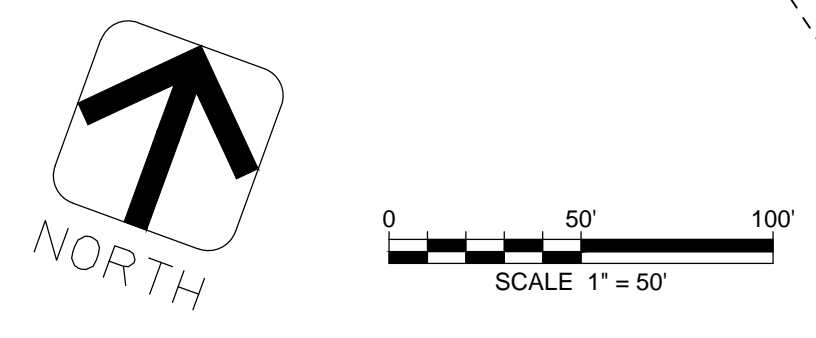
LEGEND

- BENCHMARK
- CONTROL POINT
- LIGHTPOLE
- CONIFEROUS TREE (W/ DIA.)
- DECIDUOUS TREE (W/ DIA.)
- TREE LINE
- EDGE OF RIP RAP
- SANITARY OR STORM STRUCTURE NO.
- PROTECTIVE BOLLARD
- GAS VALVE
- HYDRANT
- WATER VALVE
- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS LINE

Surveyor Certificate
 I hereby Certify that we have prepared this drawing from an actual field topographic survey of the property presented hereon, that all work was performed by me or under my supervision, and that the results of said survey are represented hereon to the best of my belief, professional knowledge and ability.

Dated this 19th day of September, 2014.

Todd G. Mrochek S-2260
 Ayres Associates, Inc.



SANITARY MANHOLE STRUCTURES

| MANHOLE NO. | RIM | INVERT/ DIRECTION | PIPE SIZE/ MATERIAL |
|-------------|---------|---------------------------------|---------------------|
| 300 | 731.33' | 727.4' - N. & E. | 36" RCCP |
| 301 | 732.63' | 726.5' - E. & W. | 36" RCCP |
| 302 | 732.41' | 723.3' - N. & S. 725.8' - W. | 36" RCCP |

STORM WATER STRUCTURES

| STRUCTURE NO. | STRUCTURE TYPE | RIM | INVERT/ DIRECTION | PIPE SIZE/ MATERIAL |
|---------------|---------------------|---------|--------------------|---------------------|
| 200 | CONC. APRON ENDWALL | - | 722.83' TO POND | 36" RCCP |
| 201 | MANHOLE | 730.04' | 722.75' - W. | 36" RCCP |
| 202 | MANHOLE | 732.43' | 722.54' - S. | 36" RCCP |
| 203 | MANHOLE | 732.43' | 722.88' - E. & W. | 36" RCCP |
| 204 | MANHOLE | 734.27' | 723.14' - NW. & E. | 36" RCCP |
| 205 | MANHOLE | 735.35' | 723.37' - SE. | 8" PVC |
| 206 | MH GRATE | 735.35' | 724.05' NE. & SE. | 36" RCCP |
| 207 | MANHOLE | 736.05' | - SE. | 8" PVC |
| 208 | MH GRATE | 737.79' | 724.84' - SE. | 24" RCCP |
| 209 | MH GRATE | 733.47' | 724.84' - SW. | 36" RCCP |
| 210 | MH GRATE | 733.61' | 724.84' - NNE. | 24" RCCP |
| 211 | MH GRATE | 731.04' | 725.8' - SSE. | 24" CMCP |
| 212 | MH GRATE | 734.37' | 726.2' - WSW. | 15" CMCP |
| 213 | MH GRATE | 731.05' | 731.3' - WNW. | 12" PVC |
| 214 | MH GRATE | 732.74' | 726.0' - NNW. | 18" CMCP |
| 215 | MH GRATE | 732.60' | 726.75' - ENE. | 15" CMCP |
| 216 | INLET | 739.2' | 724.34' - SW. | 8" PVC |
| 220 | MH GRATE | 735.27' | 729.14' - NW. | 8" PVC |
| 221 | MH GRATE | 733.85' | 725.16' - WNW. | 24" RCCP |
| 222 | MANHOLE | 737.03' | 726.06' - ENE. | 24" CMCP |
| 223 | INLET | 732.55' | 727.34' - SSE. | 10" PVC |
| 224 | MH GRATE | 733.08' | 730.3' - N. | 12" CMCP |
| 225 | MANHOLE | 732.87' | 729.7' - S. | 12" CMCP |

Oak Creek, WI Campus
 Milwaukee Area Technical College
 6665 S. Howell Ave., Oak Creek, WI

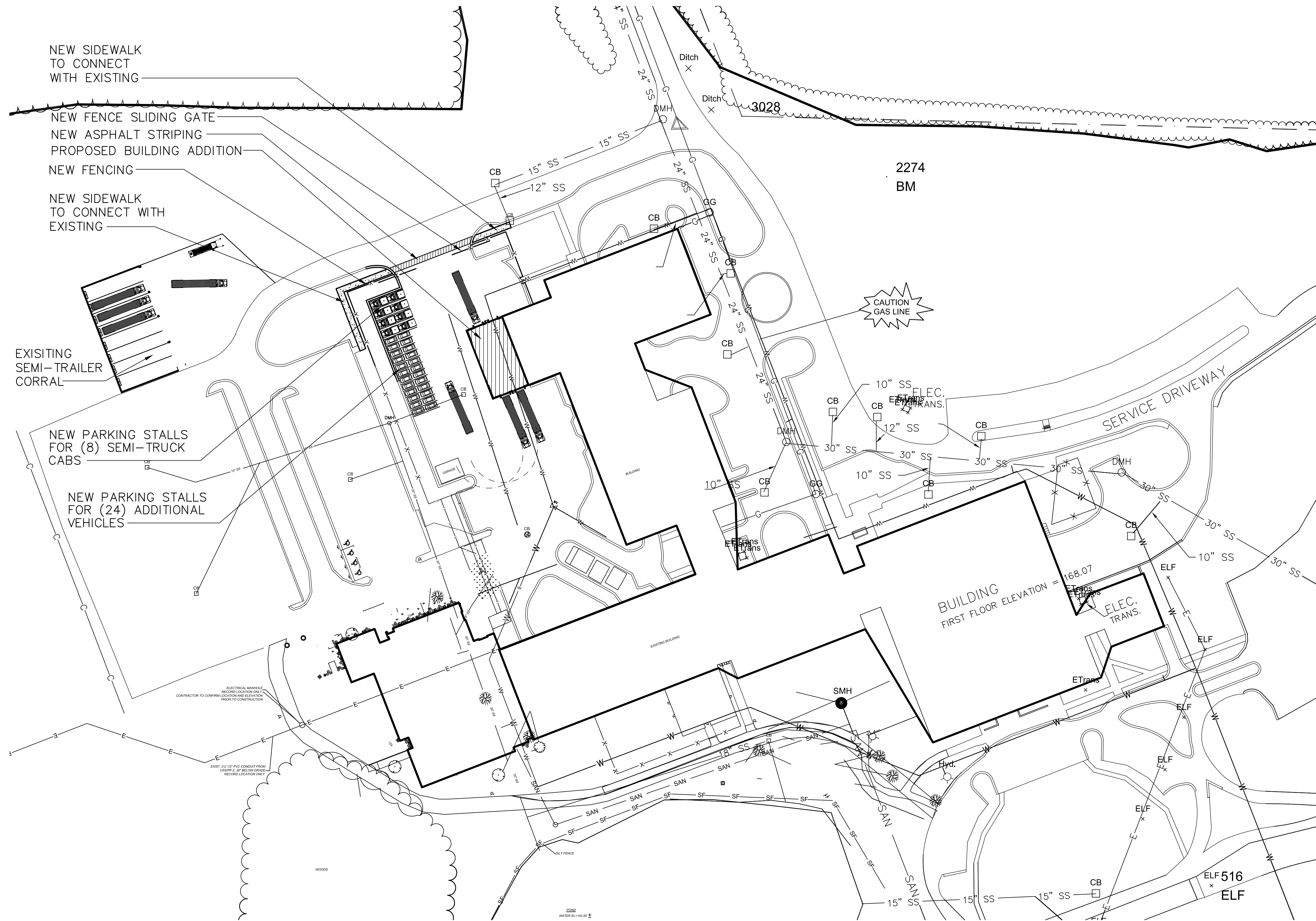


Topographic Survey Diesel Shop Building Area
 Milwaukee Area Technical College - Oak Creek, WI Campus

SHEET NO
 1 of 1

W:\sdt-08\p08\stb 11/23/2014 V:\Survey\453-042354 MATC Oak Creek OCC West LOT Site Survey\CADD Files\453-042354_Topo.dwg

| DES BY | BOOK NO | NO | DATE | REVISION | NO | DATE | REVISION |
|--------|------------|----|------------|---|----|------|----------|
| TGM | 53-0423.54 | 1 | 11/20/14 | additional watermain and undergmd elec. as marked by Cardno TBE | | | |
| JLR | | | 09/19/2014 | | | | |



Drawing Date
DECEMBER 18TH, 2014

Project
OCC Diesel Shop Expansion - B170

Oak Creek Campus
6665 S. Howell Ave.
Oak Creek, WI 53154

Project Series **Project No.**
FY2015 2015539

Drawing File
S:\Construction Services\AutoCAD
2000\PROJECTS\FY2015\2015539
OCC Diesel Shop Expansion

Drawn By **Checked By**
RAL SLS

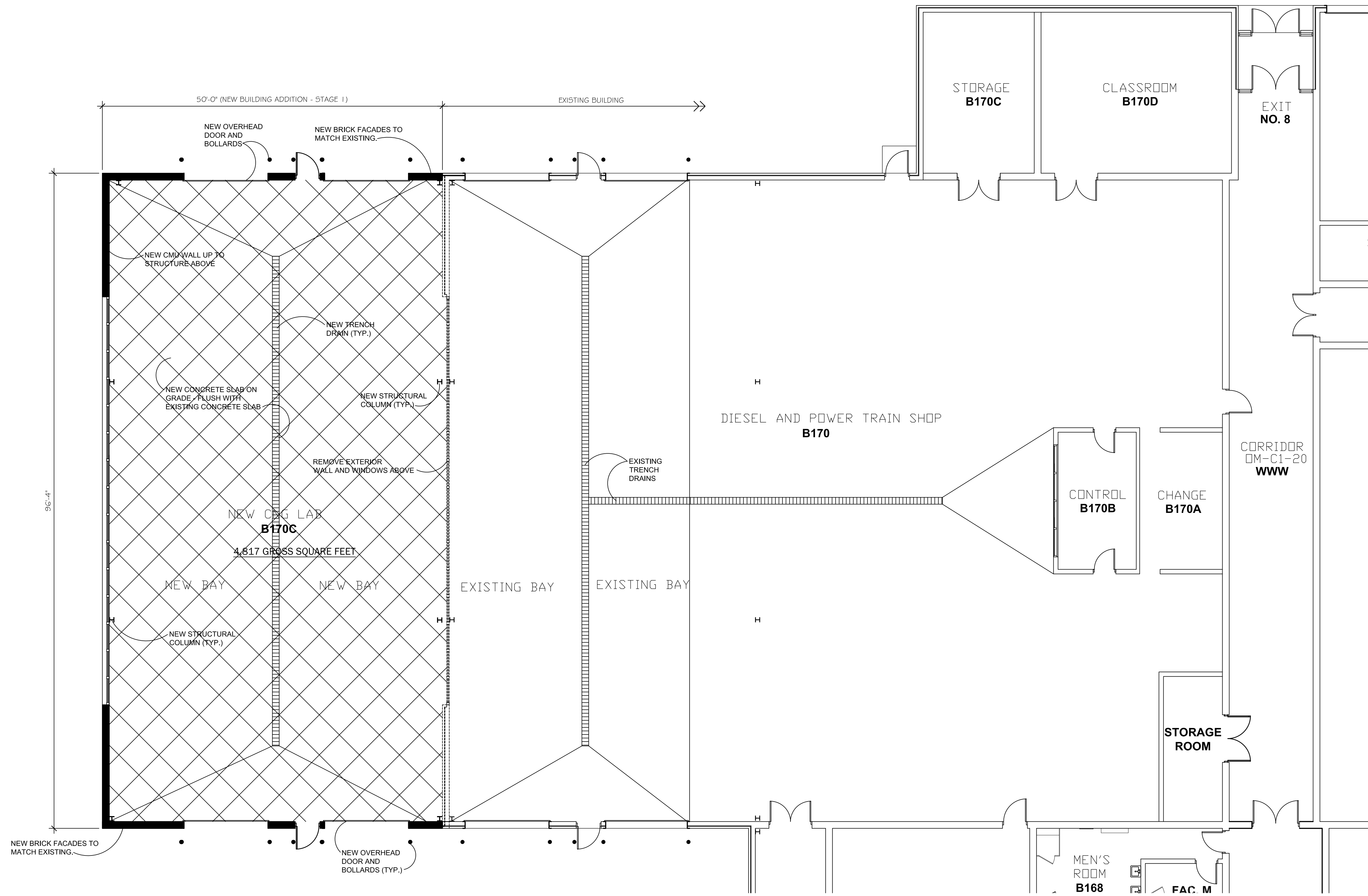
Revisions

Sheet Title
SITE PLAN

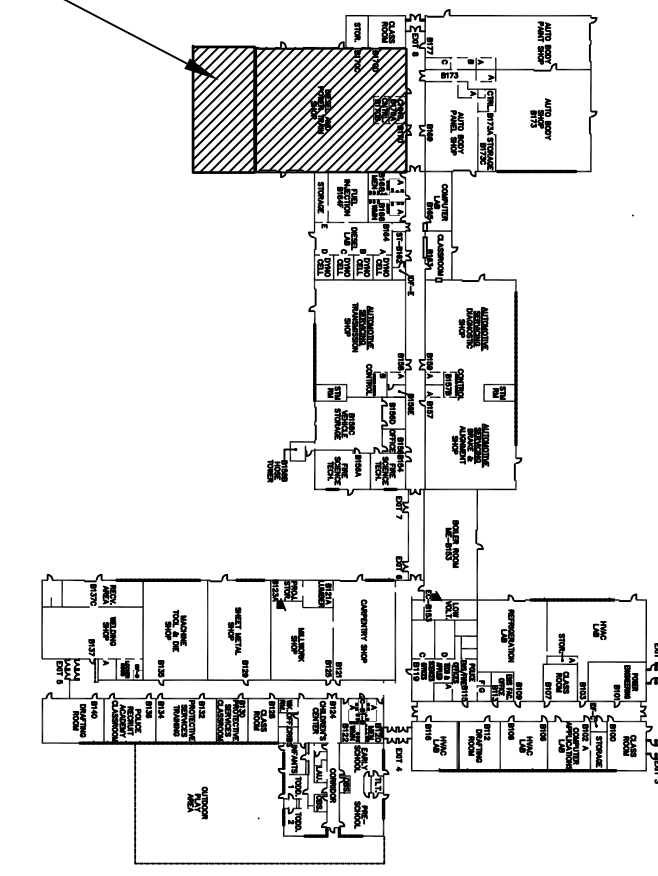
Milwaukee Area Technical College
Construction Services Room M106
700 W. State Street
Milwaukee, WI 53233-1443
Telephone 414-297-6236 Fax 414-297-7723

Sheet No.
C-1

1 DESIGN DEVELOPMENT SITE PLAN
1/64" = 1'-0"



- GENERAL NOTES**
1. ALL EXISTING WALLS ARE CONCRETE BLOCK UNLESS OTHERWISE NOTED.
 2. ALL DOORS ARE EXISTING UNLESS OTHERWISE NOTED.
 3. ALL WINDOWS ARE EXISTING UNLESS OTHERWISE NOTED.
 4. ALL STRUCTURAL STEEL COLUMNS INDICATED ON FLOOR PLAN ARE EXISTING UNLESS NOTED
 5. ALL BOLLARDS INDICATED ON FLOOR PLAN ARE EXISTING UNLESS OTHERWISE NOTED
 6. NO EXISTING INTERIOR WALLS TO BE PAINTED UNLESS OTHERWISE NOTED



1 GROUND FLOOR PLAN

Drawing Date
DECEMBER 5, 2014

Project
OCC Diesel Shop Expansion - B170

Oak Creek Campus
6665 S. Howell Ave.
Oak Creek, WI 53154

Project Series Project No.
FY2015 2015539

Drawing File
S:\Construction Services\AutoCAD
2000\PROJECTS\FY2015\2015539
OCC Diesel Shop Expansion

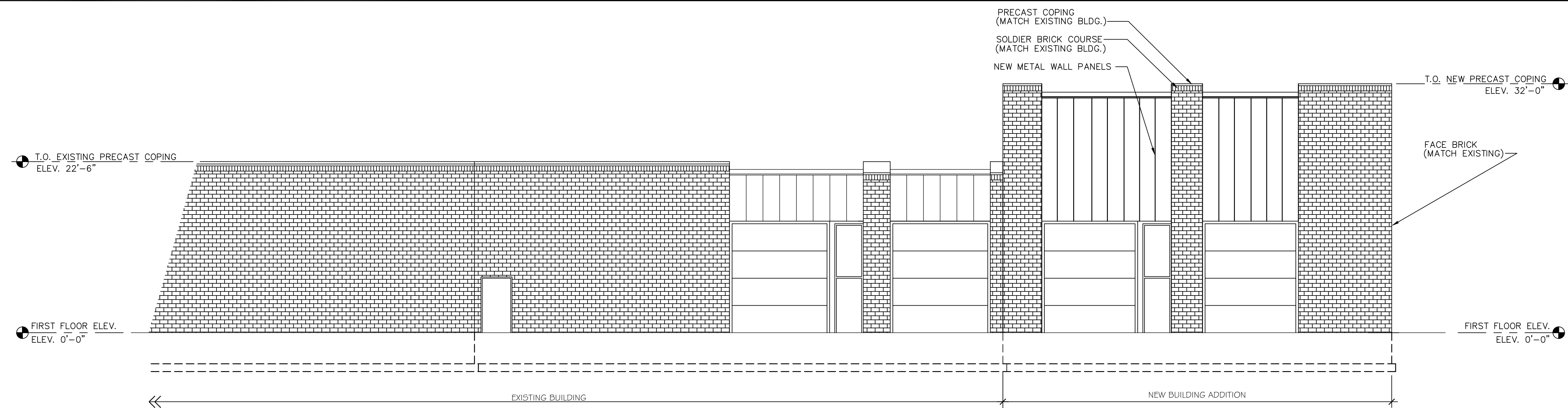
Drawn By Checked By
RAL SLS

Revisions

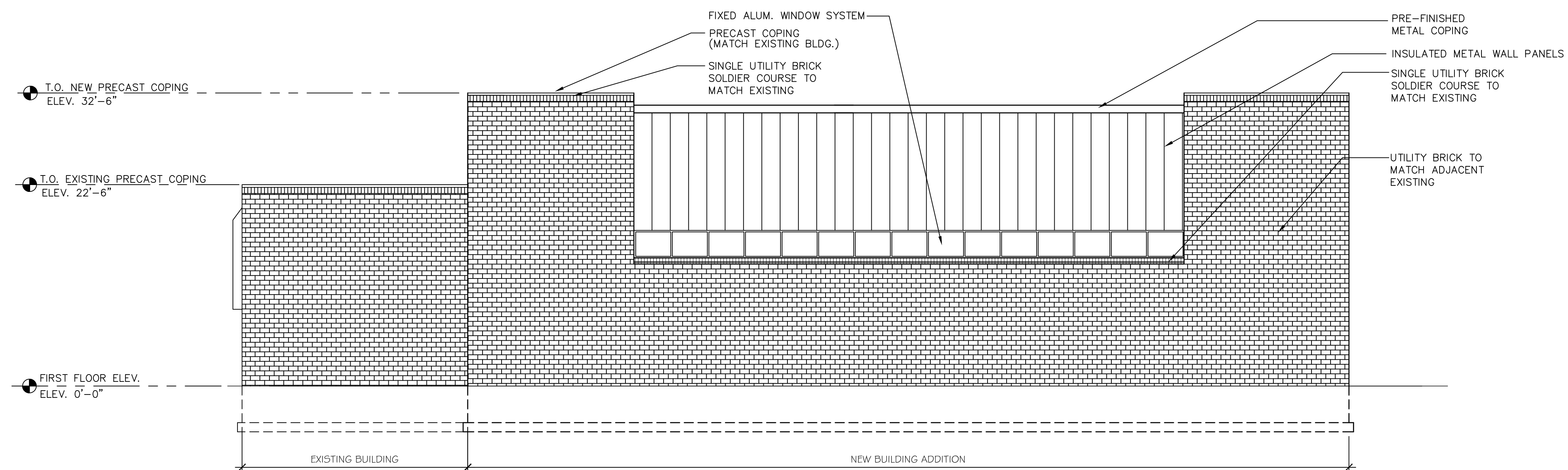
Sheet Title
NEW FLOOR PLAN

Milwaukee Area Technical College
Construction Services Room M106
700 W. State Street
Milwaukee, WI 53233-1443
Telephone 414-297-6236 Fax 414-297-7723

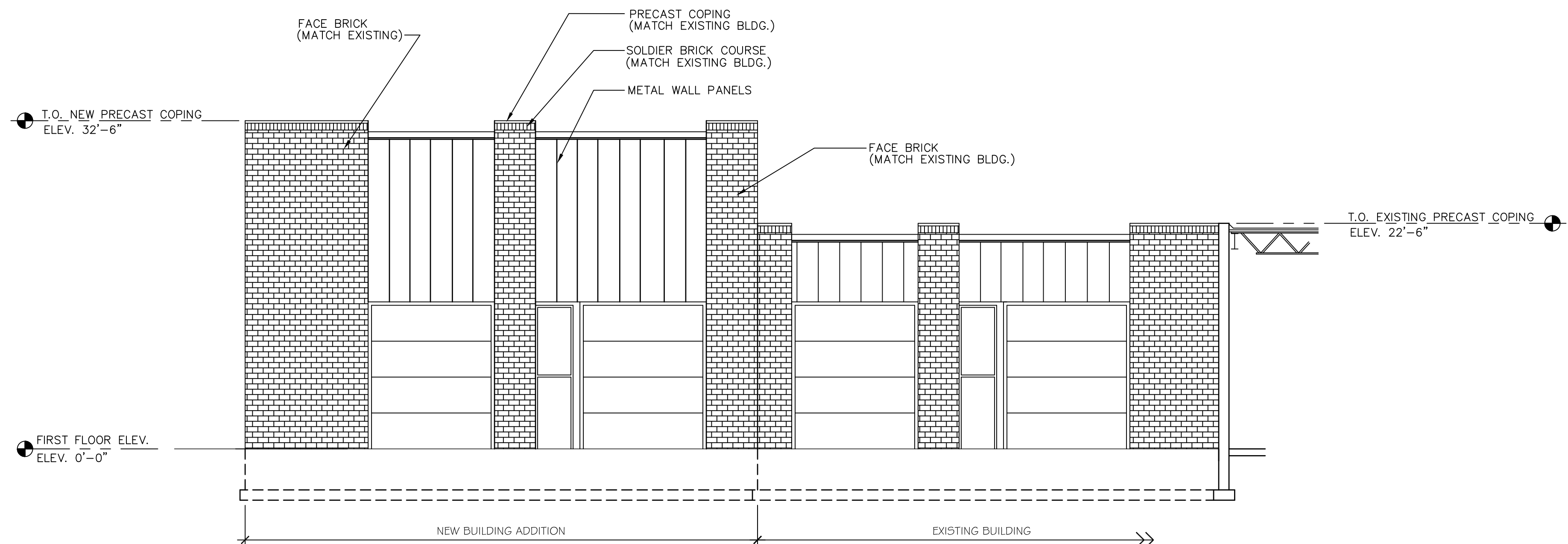
Sheet No.
A-1



1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

Drawing Date
DECEMBER 5, 2014

Project
OCC Diesel Shop
Expansion - B170

Oak Creek Campus
6665 S. Howell Ave.
Oak Creek, WI 53154

Project Series **Project No.**
FY2015 2015539

Drawing File
S:\Construction Services\AutoCAD
2000\PROJECTS\FY2015\2015539
OCC Diesel Shop Expansion

Drawn By **Checked By**
RAL SLS

Revisions

Sheet Title
EXTERIOR
ELEVATIONS

Milwaukee Area Technical College
Construction Services Room M106
700 W. State Street
Milwaukee, WI 53233-1443
Telephone 414-297-6236 Fax 414-297-7723

Sheet No.
A-2



Plan Commission Report

ITEM: 4e
DATE: January 13, 2015

PROJECT: Certified Survey Map – Joseph Frederick, Humble Habitat, LLC

ADDRESS: 7867 S. Pennsylvania Ave.

TAX KEY NO: 779-9986

STAFF RECOMMENDATION: That Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Joseph Frederick for the property at 7867 S. Pennsylvania Ave. be approved with the following conditions:

1. That any technical corrections are made prior to recording.
2. That a note is included on the map prior to recording stating that the existing house on Lot 1 must be moved or removed at such time right-of-way improvements are required.

Ownership: Humble Habitat, 1422 N. 69th St., Wauwatosa, WI 53213

Size: Lot 1 = 0.53 acres; Lot 2 = 1.99 acres (following division)

Existing Zoning: Rd-1, Two-Family Residential; Rs-1, Single-Family Residential

Adjacent Zoning:

- North – Rs-1, Single-Family Residential
- East – City of South Milwaukee
- South – Rs-2, Single-Family Residential
- West – Rs-1, Single-Family Residential

Comprehensive Plan: Single-Family Residential.

Wetlands: Yes, as depicted on CSM.

Floodplain: N/A

Official Map: Yes, on the east and south sides of the property as shown on the location map.

Commentary: The Applicant is requesting approval of a Certified Survey Map (CSM) that would split the property at 7867 S. Pennsylvania Ave. into two lots of conforming size and width. Lot 1 will retain the existing house, but will not include additional development at this time. It is anticipated that Lot 2 will be developed with a Community-Based Residential Facility (CBRF); however, that future development is not part of this application.

There are extensive wetlands on Lot 2 that cross over the northwest corner of Lot 1 as depicted on the CSM. According to a note on the CSM, the wetland boundaries were field staked by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) on June 2, 2011. Wetland delineations are valid for a period of 5 years.

The CSM also depicts the officially-mapped street pattern on the east side of both lots and the south side of Lot 1. This is for future right-of-way improvements on S. Pennsylvania Ave. and E. Drexel Ave. At such time right-of-way improvements are required on S. Pennsylvania Ave., the existing house will be required to be moved or removed as it is currently encroaching into the dedicated right-of-way.

Prepared by:

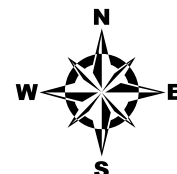
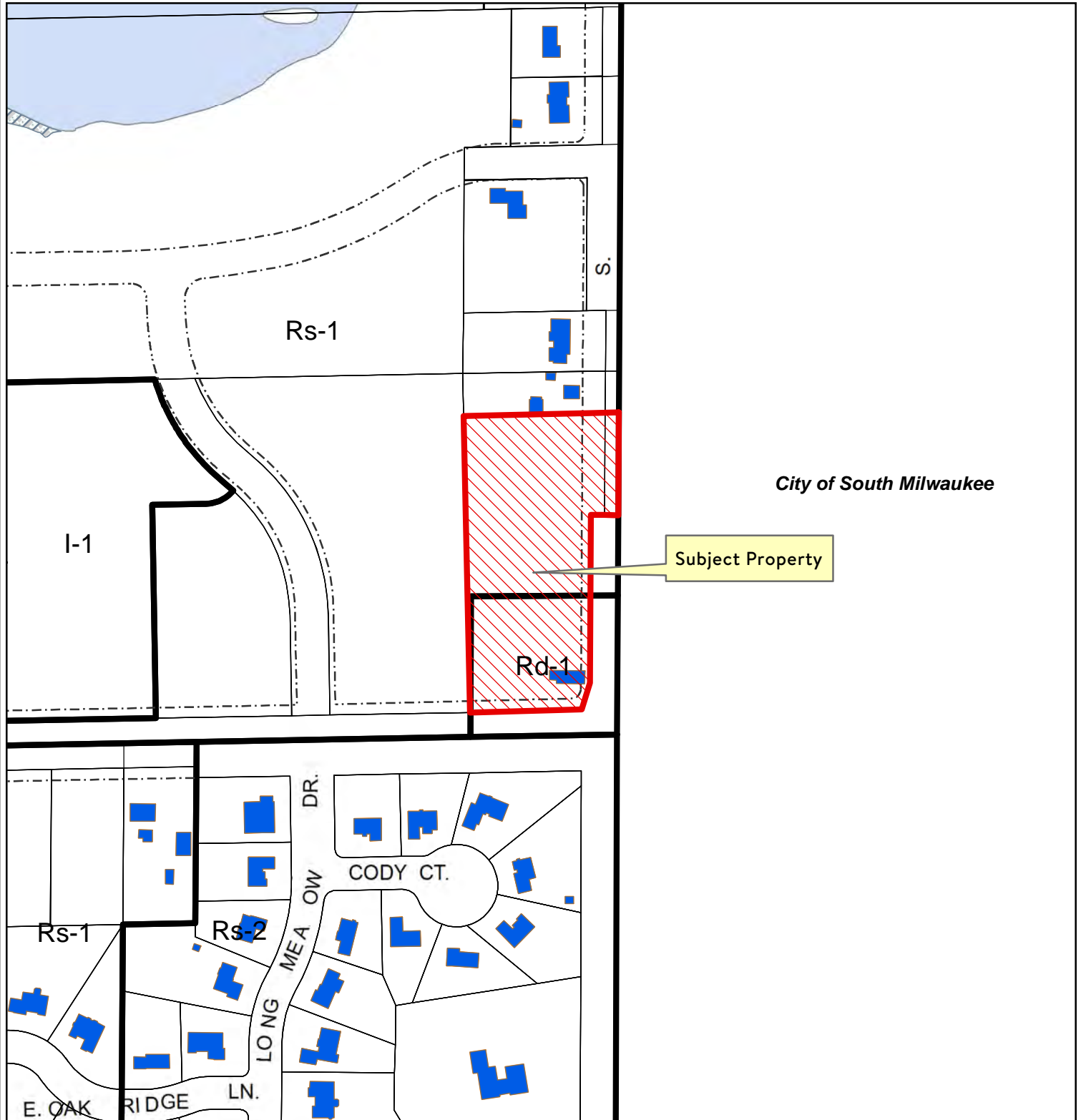
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

7867 S. Pennsylvania Ave.



| Legend | |
|--------|---------------------------|
| | 7867 S. Pennsylvania Ave. |
| | Floodfringe |
| | Floodway |

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



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE

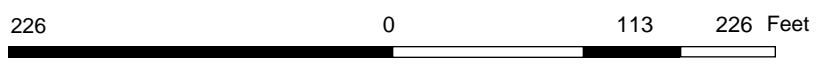


Projection
 NAD_1927_StatePlane_Wisconsin
 South_FIPS_4803

Notes

THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAMLIS

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



Legend 1: 1,359

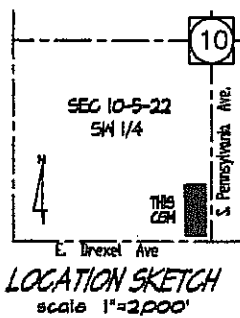
- Tax Parcels
- Taxparcel Boundary
 - ParcelLine
 - ExtParcelLine
- ROW
 - Right of Way
 - + Railway
- Carto Line
 - Extended Tie Line, Hook, or PT
 - Dimension, Identification, or Note Arrow

MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

Being part of the SE 1/4 of the SW 1/4 Section 10, Town 5 North, Range 22 East of the Fourth Principal Meridian, City of Oak Creek, Milwaukee County, State of Wisconsin.

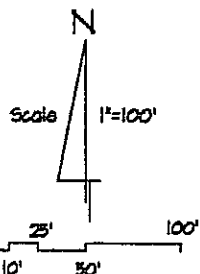
WETLANDS LOCATION

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | S28°12'42"W | 8.26' |
| L2 | S56°38'33"W | 21.60' |
| L3 | S77°32'17"W | 19.70' |
| L4 | S61°18'57"W | 16.97' |
| L5 | N75°33'15"W | 14.93' |
| L6 | N40°28'01"W | 15.36' |
| L7 | N03°45'51"W | 27.86' |
| L8 | N14°04'14"W | 16.63' |
| L9 | N74°41'13"W | 17.69' |
| L10 | N03°48'48"W | 15.79' |
| L11 | N75°58'17"W | 18.04' |
| L12 | S50°55'45"W | 21.46' |
| L13 | S76°39'57"W | 22.55' |
| L14 | S08°57'06"W | 23.33' |
| L15 | S30°13'55"E | 15.22' |
| L16 | S20°04'03"E | 10.79' |
| L17 | S25°10'02"E | 24.91' |
| L18 | S31°43'36"E | 28.61' |
| L19 | S08°24'11"E | 30.25' |
| L20 | S31°39'00"W | 12.11' |
| L21 | S13°06'39"E | 28.61' |
| L22 | S02°06'20"E | 14.62' |
| L23 | S77°28'57"W | 12.63' |
| L24 | N41°53'49"W | 19.19' |
| L25 | N46°02'04"W | 18.76' |
| L26 | N67°51'17"W | 18.17' |
| L27 | N37°44'16"W | 25.65' |



Center of Section 10-5-22E
 538,187.18(n)
 2,567,543.03(e)
 (conc mon w brass cap)

Total 1/4 Sec USGS datum
 N0°18'15"E 2650.08'
 not to scale



UNPLATTED LANDS

S88°53'45"W 282.98'

Wetlands boundaries were field staked by SEMRPC staff on June 2, 2011, SEMRPC File # CA-411-192

PROPERTY BEING SUBJECT TO:

Permanent Storm Drainage Easement recorded in Reel 9764, Image 548 as Doc T200004

Permanent Watermain and Sanitary Sewer Easement in Reel 3184, Image 208 as Doc 8876195.

ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SW 1/4 OF SECTION 10, T.5N. R.22E. ASSIGNED BEARING N.0°18'15"E. STATE PLANE COORDINATE SYSTEM SOUTH ZONE MARCH 2011 DATUM.

⊕ DENOTES 1"x18" IRON PIPE SURVEY MARKER SET. Weighing not less than 1.15 lbs per ft.



December 2nd, 2014

CERTIFIED SURVEY MAP B 230

S01°43'17"E 585.90'
S20°40'

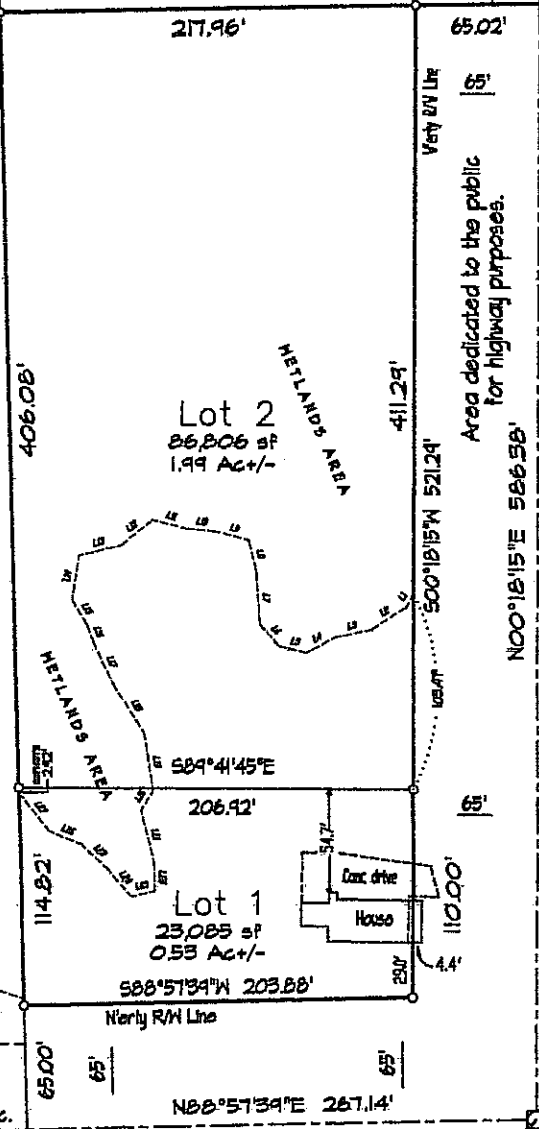
S01°43'17"E 585.90'
S20°40'

N65°00'

S88°57'39"W 203.88'

S88°57'39"W 261.14'

N65°00'



Area dedicated to the public for highway purposes.

S. Pennsylvania Ave.

Masknac Ave

S88°57'39"W 2610.30'
 Total 1/4 Sec USGS datum
 not to scale

SE corner SW 1/4 of Sec. 10-5-22E
 538,557.14(n)
 2,567,850.96(e)
 (conc mon w brass cap)





Plan Commission Report

ITEM: 4f
DATE: January 13, 2015

PROJECT: Certified Survey Map – David Losiniecki & Bruce Schmidt

ADDRESS: 3775 & 3785 E. Elm Rd.

TAX KEY NO: 968-9039-000 & 968-9009

STAFF RECOMMENDATION: That Plan Commission recommends to the Common Council that the Certified Survey Map submitted by David Losiniecki and Bruce Schmidt for the properties at 3775 & 3785 E. Elm Rd. be approved with the condition that all technical corrections are made prior to recording.

Ownership: David & Teresa Losiniecki, 3775 E. Elm Rd., Oak Creek, WI 53154
Bruce & Patricia Schmidt, 3785 E. Elm Rd., Oak Creek, WI 53154

Size: Lot 1 = 1.6 acres; Lot 2 = 1.44 acres (current)

Existing Zoning: Rs-4, Single-Family Residential

Adjacent Zoning: North – Rs-3, Single-Family Residential; Rs-2, Single-Family Residential
East – Rs-4, Single-Family Residential
South – Rs-4, Single-Family Residential; A-1, Limited Agricultural
West – Rs-4, Single-Family Residential

Comprehensive Plan: Single-Family Residential.

Wetlands: Yes, on the south side of Lot 1 (see attached map).

Floodplain: N/A.

Official Map: Yes, on the south side of Lot 2 (see attached Location Map).

Commentary: The Applicant is requesting approval of a Certified Survey Map (CSM) that would reconfigure the properties at 3775 & 3785 E. Elm Rd. Lot 1 will receive 39,897 square feet (0.9159 acres) from the southern portion of Lot 2. Following the land swap, both parcels will be of conforming size (Lot 1 = 109,599 square feet or 2.516 acres; Lot 2 = 23,000 square feet or 0.528 acres).

Setbacks for existing structures will continue to be maintained following the land swap. The wetland shown on the southern portion of Lot 1, as well as the officially mapped street pattern, will be unaffected by the proposal. Should the applicants wish to have the officially mapped street pattern removed, an official map amendment will be required.

Prepared by:

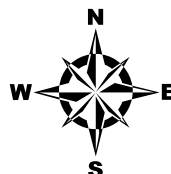
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

3775 & 3785 E. Elm Rd.

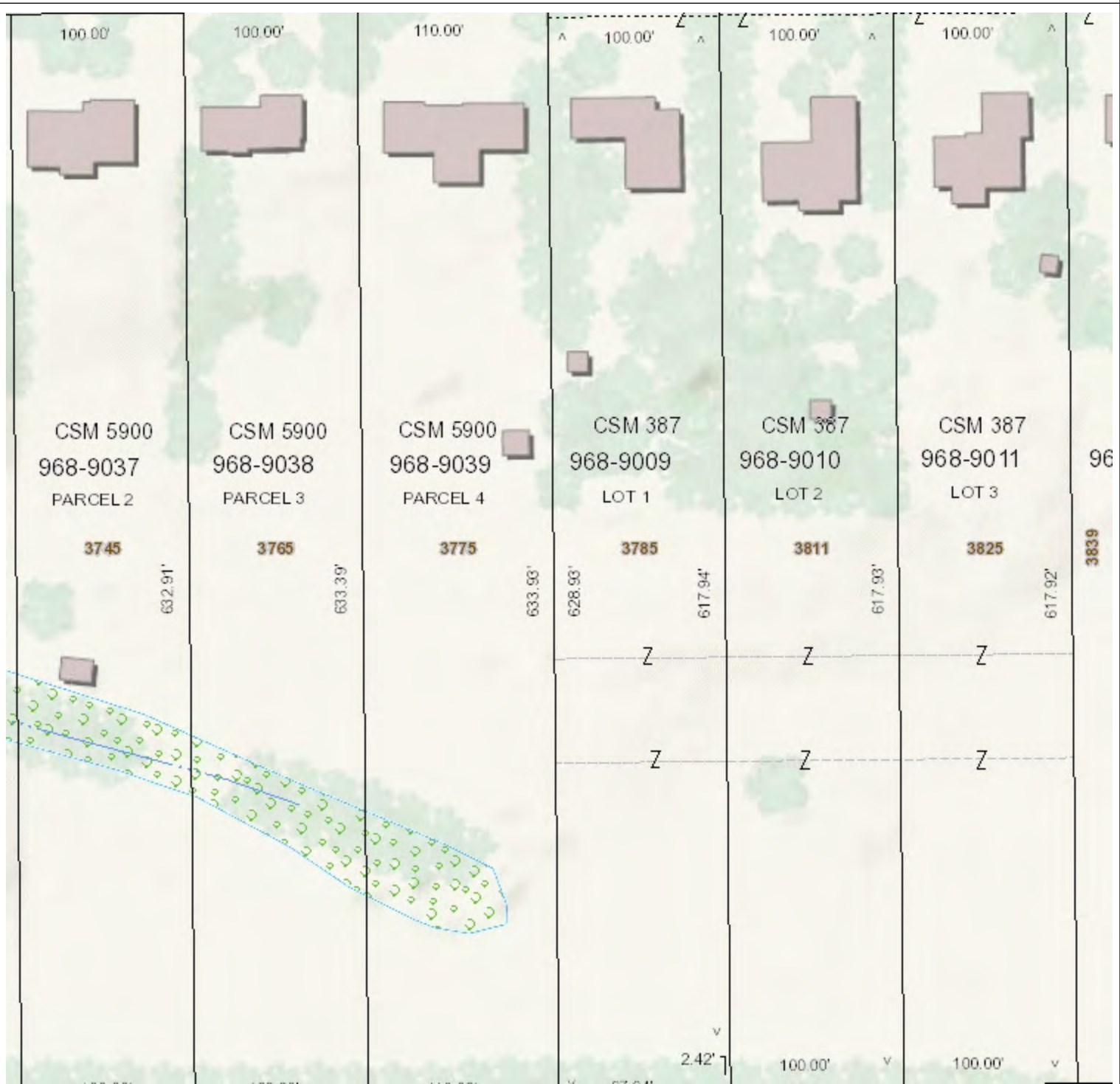


| Legend | |
|--------|------------------------|
| | 3775 & 3785 E. Elm Rd. |
| | Wetland |
| | Floodfringe |
| | Floodway |

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



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



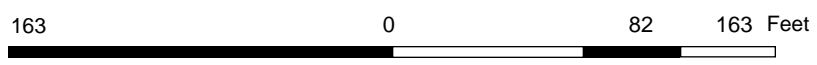
Projection
 NAD_1927_StatePlane_Wisconsin_South_FIPS_4803

Notes

Legend 1 : 980

THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAMLIS

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

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE THE NORTH 1/2 OF THE SE. 1/4, LOT 1 OF CERTIFIED SURVEY MAP #387,
 PARCEL 4 OF CERTIFIED SURVEY MAP #5900, ALL LOCATED IN THE NORTH 1/2 OF THE SE. 1/4 OF
 SECTION 35, T.5N., R.22E., CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

LANDMARK

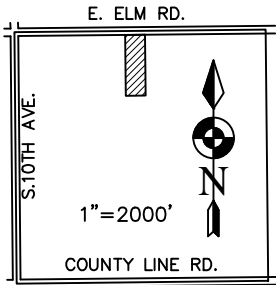
ENGINEERING SCIENCES, INC.
 119 COOLIDGE AVE., SUITE 100
 WAUKESHA, WI 53186
 (414) 719-2769

SURVEYOR:
 MARK AUGUSTINE, PLS

SURVEY FOR:
 DAVE & TERESA LOSINIECKI
 BRUCE & PATRICIA SCHMIDT




PROPERTY:
 3775 AND 3785 E. ELM ROAD
 OAK CREEK, WI 53154

LOCATION MAP

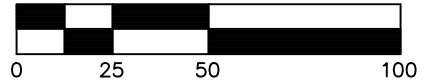


SE. 1/4 SEC. 35-T5N-R22E

LEGEND

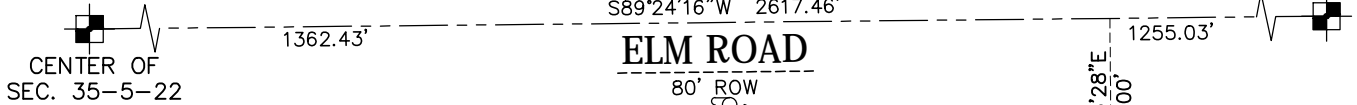
-  - CONC. MON. W/ BRASS CAP FND.
-  - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
-  - 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

SCALE: 1" = 50'



NORTH LINE OF THE SE 1/4 SEC. 35-5-22
 S89°24'16"W 2617.46'

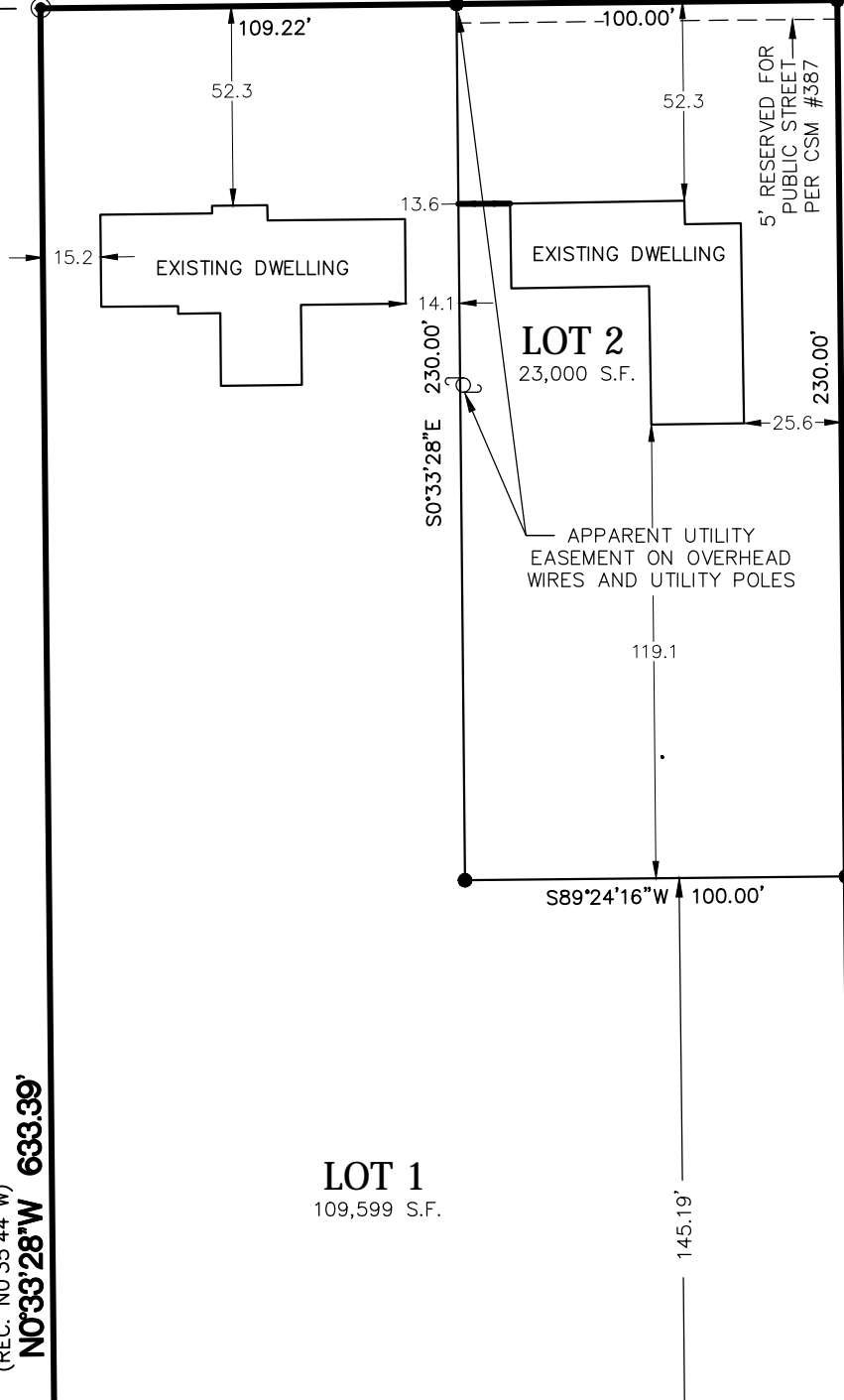
E 1/4 CORNER
 SEC. 35-5-22



ELM ROAD

80' ROW

N89°24'16"E 209.22'



PARCEL 3
 CSM #5900

(REC. N0°35'44"W)
N0°33'28"W 633.39'

LOT 1
 109,599 S.F.

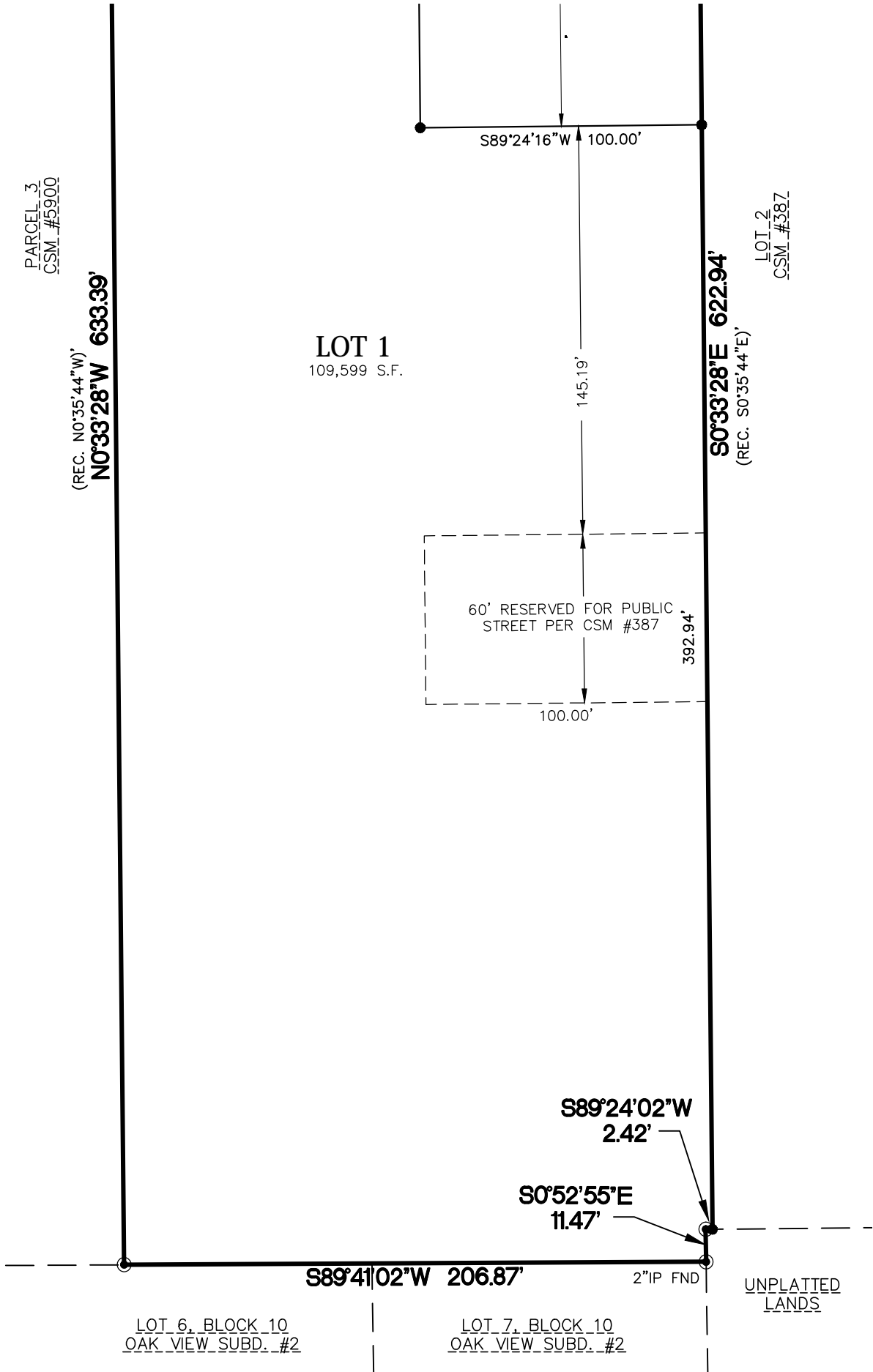
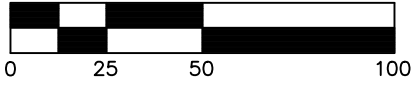
S0°33'28"E 622.94'
 (REC. S0°35'44"E)

LOT 2
 CSM #387

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE THE NORTH 1/2 OF THE SE. 1/4, LOT 1 OF CERTIFIED SURVEY MAP #387,
 PARCEL 4 OF CERTIFIED SURVEY MAP #5900, ALL LOCATED IN THE NORTH 1/2 OF THE SE. 1/4 OF
 SECTION 35, T.5N., R.22E., CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

SCALE: 1" = 50'



LOT 6, BLOCK 10
 OAK VIEW SUBD. #2

LOT 7, BLOCK 10
 OAK VIEW SUBD. #2

UNPLATTED
 LANDS