



## PLAN COMMISSION MEETING AGENDA

**TUESDAY, January 27, 2015  
AT 6:00 PM**

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- 1) ROLL CALL
  - 2) Minutes of the December 9, 2014 and January 13, 2015 meetings
  - 3) Significant Common Council Actions
  - 4) NEW BUSINESS
    - a) **CONDITIONS AND RESTRICTIONS** – Review conditions and restrictions for a Community Based Residential Facility in excess of 8 beds submitted by Steve Czysz, Autumn Creek II CQS, LLC, for the property at 1326 W. Willow Dr. (Tax Key No. 811-9008-002). Follow this item on Twitter **@OakCreekPC#OCPCAautumnCreek**.
    - b) **CONDITIONAL USE PERMIT AMENDMENT** - Review a request submitted by Michael Denesha, MD Holdings, LLC, for an amendment to the Time of Compliance section of the existing conditional use permit affecting the property at 7350 S. 6<sup>th</sup> St. (Tax Key No. 765-9044). Follow this item on Twitter **@OakCreekPC#OCPCWPC**.
    - c) **PLAN REVIEW** – Review site, building, landscaping, and lighting plans submitted by Rick Barrett, Barrett Visionary Development, for the Emerald Row apartment building on a portion of the property at 601 S. 6<sup>th</sup> St. (Tax Key No. 813-9023-002). Follow this item on Twitter **@OakCreekPC#OCPCEmeraldRow**.
    - d) **CONDITIONAL USE PERMIT** – Review a request submitted by Jason Hill, Chick-fil-A, Inc., for a conditional use permit for a restaurant with drive-through facility on the property at 150 W. Town Square Way (Tax Key No. 813-9047). Follow this item on Twitter **@OakCreekPC#OCPCChickfilA**.
    - e) **TEMPORARY USE PERMIT** – Review a request submitted by WE Energies for a temporary use permit for temporary outdoor storage of materials at 9000 S. Nicholson Rd. (Tax Key No. 862-9991-000). Follow this item on Twitter **@OakCreekPC#OCPCWEnergies**.
    - f) **ZONING TEXT AMENDMENT** – Review a proposed amendment to Section 17.0403(e) of the Zoning Ordinance to reduce the parking setback to street rights-of-way from 40 feet to 30 feet in the M-1, Manufacturing District. Follow this item on Twitter **@OakCreekPC#OCPCTextAmend**.
  - 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. 13<sup>th</sup> 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. 13<sup>th</sup> 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. 13<sup>th</sup> 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. 10<sup>th</sup> 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 13<sup>th</sup> 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 13<sup>th</sup> 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. 10<sup>th</sup> 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. 10<sup>th</sup> 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. 5<sup>th</sup> 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 (5<sup>th</sup> 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. 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.

Commissioner Siepert seconded.

Cody, 8872 S. 5<sup>th</sup> 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 27<sup>th</sup> 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 awarded 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. 5<sup>th</sup> 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 Siepert 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. 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).

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 Siepert who abstained. Motion carried.

**Plan Review  
PPG Industries  
10800 S. 13<sup>th</sup> 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.

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, JANUARY 13, 2015

Alderman Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Bukiewicz, Alderman Guzikowski, Commissioner Siepert and Commissioner Chandler. Excused: Mayor Scaffidi and Commissioner Correll. Also present: Kari Papelbon, Planner; Doug Seymour, Director of Community Development.

**Conditions and Restrictions**

**Oak Creek Water & Sewer Utility**

**9175 and 9235 S. 5<sup>th</sup> Ave. and 3975 E. American Ave.**

**Tax Key Nos. 869-9006-000, 869-9995-004, 869-9998-003**

Ms. Papelbon provided an overview of the Conditions and Restrictions. She noted a modification to the building and parking setbacks on page 5, which was based on the submitted site plan by the Utility. After consultation with the City Attorney, it appears that a setback modification for Utility purposes may be approved by the Plan Commission as part of the Conditions and Restrictions without the need for a variance.

On page 6, the permitted uses highlight that the water storage and high service distribution pump facilities are approved as permitted uses as depicted on the site plan.

Regarding time of compliance, Ms. Papelbon stated the standard language in the City's Code is 12 months. Ms. Papelbon stated that the Utility may need an extension. Ron Pritzlaff, Utility Engineer, confirmed that the Utility would like an extension to 18 months.

Commissioner Chandler asked why there was a need for these improvements. Mr. Pritzlaff responded that the Utility is installing these improvements to be in compliance with WisDNR regulations.

Alderman Bukiewicz asked the residents in the area if they are working with the Utility regarding screening issues.

Jacob Piontek, 3953 E. American Avenue, stated he has given his contact information to Mr. Pritzlaff and they will work it out between themselves.

Commissioner Dickmann moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions, with Item #11 amended from 12 to 18 months, as part of the Conditional Use Permit for water storage and high service distribution pump facilities located at 9175 S. 5<sup>th</sup> Ave., 9235 S. 5<sup>th</sup> Ave., 3975 E. American Ave. after a public hearing. Commissioner Johnston seconded. On roll call: all voted aye, except Commissioner Siepert, who abstained. Motion carried.

**Rezone**

**Oak Creek-Franklin Joint School District**

**2200 W. Drexel Avenue**

**Tax Key No. 785-9996-002**

Ms. Papelbon gave an overview of the proposed rezone request. Dr. Sara Burmeister, Superintendent, Oak Creek-Franklin School District, provided additional project details.

Commissioner Siefert asked how many acres are being rezoned. Dr. Burmeister responded 16.6 acres, but the part that is in the floodway will not be rezoned. Ms. Papelbon stated that they are currently waiting for an attorney's legal description for the property outside of the floodway designation. Once that is received, staff will have an exact acreage for the rezone. That will happen before the notice for a public hearing is published.

Commissioner Siefert asked who would take over ownership of the floodplain. Ms. Papelbon responded that the floodway designation will still be part of the property, but it won't be rezoned. Dr. Burmeister stated that the School District still owns the property, but won't be using it except for open space and stormwater purposes.

Commissioner Chandler asked if this is a new or replacement school being planned for this property. Dr. Burmeister responded that this is an additional elementary school.

Mr. Degner stated that floodplain can be used for a playground. Dr. Burmeister stated that the playground area will all be to the north (outside of the floodway).

Alderman Bukiewicz moved that the 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. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**Conditional Use – Community Based Residential Facility (CBRF)  
Autumn Creek II CQS, LLC  
1326 W. Willow Drive  
Tax Key No. 811-9008-002**

Ms. Papelbon provided an overview of the project and noted that the garage location has changed from what was originally proposed (now on the east). The grading options are better with this change.

Brian Schoenleber, representing the applicant, stated they built a CBRF at 8825 Cecily Drive, which is an 8-bed, 8-bedroom facility. They decided to build another on Willow Drive. Due to the land mass, they kept it to an 8-bedroom. However, there is enough square footage that they can put two beds in each bedroom, and that meets State requirements. Mr. Schoenleber stated that because none of the residents drive, he is requesting reduced parking. Ms. Papelbon asked how many parking spaces they are requesting so that it can be incorporated into the Conditions and Restrictions. Mr. Schoenleber stated that he is requesting six spaces based on two cars in the garage and four more in the driveway. Asst. Chief Kressuk stated in a memo that he would be working directly with the applicant to establish Fire Department requirements.

Commissioner Chandler asked if the reduced parking meets the City's requirements. Ms. Papelbon responded that if the Plan Commission approved it, then it would meet the parking requirements. Commissioner Chandler asked what the parking requirements are for this space. Ms. Papelbon responded it is not perfectly laid out in the Code for a CBRF, but she estimated about 8 spaces based on the number of bedrooms.

Mr. Degner stated his concern that there needs to be more parking for visitors.

Ralph Sharafinski, 8120 S. Woodridgde Drive, stated his concern about the potential number of visitors given that there will be 16 residents. His concern is the number of cars parking on the street due to the overflow from the garage and driveway. Mr. Sharafinski does not care for this use in the neighborhood.

Ms. Papelbon stated that there is standard language in the Conditions and Restrictions that parking has to adhere to that section of the Code. If the Plan Commission wants to make an exception to that, she would need to know in order to incorporate the exception in the Conditions and Restrictions.

Alderman Bukiewicz stated that the Plan Commission should give staff some direction about improved parking even if it is toward the front of the building and rarely used.

Mr. Seymour asked the applicant what the difference is between a single- and double-occupant unit. Mr. Schoenleber responded it goes from 60 sf to 90 sf for the bedrooms. Mr. Seymour asked if there are any State regulations regarding health care and privacy with putting more than one person in a bedroom. Mr. Schoenleber responded that with the demand for beds, and that the State likes these smaller facilities, even a two-bedroom, within 60 days will be filled.

Commissioner Johnston asked what the parking is like at the Cecily Drive facility. Mr. Schoenleber stated they have not had an issue with the parking. However, there are more residents in this proposed facility, so there could more visitors. Mr. Schoenleber suggested putting a parking space next to the garage at a 90° angle. Commissioner Johnston asked if there would be a transport van. Mr. Schoenleber responded no, they use Transit Plus to provide rides for medical appointments.

Commissioner Siefert stated the applicant should reconsider the parking situation. Mr. Schoenleber stated he did not have a problem with that. Ms. Papelbon stated staff will continue to work with the applicant regarding the parking/garage issue, and will have a different site plan for the next meeting in two weeks.

Rosemarie Annonson, 3920 E. Ryan Rd., asked what type of patients will be at this facility. Mr. Schoenleber responded it is a Class C facility, which is semi-ambulatory. They will either use a walker or walk on their own. The residents will be advanced age, slight dementia, and some developmentally-disabled.

Ms. Annonson stated her concern about the size of the rooms and wanted to know if the City could set stricter standards than the State for regulating room size. Mr. Seymour stated that staff could check with the City Attorney.

Ms. Annonson asked if information was available on the number of police and fire department calls with their current facility on Cecily Drive. Her concern is the volume of calls and the impact on emergency services associated with a large volume of calls. Alderman Bukiewicz stated he would have that information by the next public hearing.

Mr. Schoenleber stated he would get clarification on the bedroom sizes.

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

**Plan Review – Expansion of Diesel Shop**

**MATC**

**6665 S. Howell Avenue**

**Tax Key No. 718-9961-002**

Ms. Papelbon provided an overview of the project.

Jaime Vega, Director of Construction for MATC, 6665 S. Howell Avenue, provided additional details for this request.

Commissioner Siepert asked if the proposed parking would be sufficient. Mr. Vega responded that this area is where they store the trucks before they built the new lot trailers, and vehicles that are used for auto repair. It was a cluttered space and now they are creating a designated area to accommodate those vehicles. The area for the existing cabs are just cabs alone, not trailers, and they have plenty of space for their curriculum.

Commissioner Chandler asked what materials are being used on this expansion. Mr. Vega stated they are going to do everything they can to match the materials on the existing building. Ms. Papelbon stated that if there is a  $\frac{3}{4}$  Plan Commission majority, this would be okay.

Commissioner Chandler asked if there are any updates needed as far as sprinkler systems or HVAC. Mr. Vega stated yes and that will be covered in their next submittal of building plans.

Commissioner Siepert moved that the 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.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**Certified Survey Map**

**Joseph Frederick**

**7867 S. Pennsylvania Avenue**

**Tax Key Nos. 779-9986**

Ms. Papelbon provided an overview of the request.

Brian Schoenleber, 5300 S. 108<sup>th</sup> Street, Hales Corners, WI, spoke on behalf of the applicant who was out of town. He stated that he disagrees with the second condition of approval: "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." He stated that that structure has been there since 1908. At the time that Pennsylvania Avenue is widened, the



governing body heading up the widening will purchase the property from the homeowner. To put the onus on the property owner to move or remove the building is not what the applicant is looking for.

Alderman Bukiewicz stated that the City of South Milwaukee and Oak Creek are in a joint effort to improve Pennsylvania Avenue from College to Rawson and that continuation will go to this property. This home will be a problem.

Mr. Schoenleber stated that this doesn't have anything to do with the land division. When the road is improved, removal of the home will be addressed, but doesn't apply to this application for a Certified Survey Map. Mr. Seymour responded he would look into a legal review of this whether or not this is an appropriate condition of approval of a CSM. Without that legal opinion, Mr. Seymour is not sure the Common Council would be in a position to approve that. Ms. Papelbon stated that condition #2 could be removed from the recommendation. Mr. Seymour stated that when this gets to the Common Council level for approval, they can determine if this is a legitimate condition of approval.

Commissioner Johnston stated that the acquisition of right-of-way with the Drexel Avenue improvements was the stemming point for inclusion of this condition. All of the real estate costs for Pennsylvania Avenue would be on the City of Oak Creek. This will create an economic issue for the City in the future.

Mr. Degner asked why the applicant does not want to conform to what the City requires like he had to. He stated there is a sidewalk on the east side of Drexel Avenue that individuals should have access to and it is not mentioned in this request. He stated the sidewalk should extend past this house so that people have access to whatever is on Drexel Avenue. He made a request that sidewalk be added to allow a proper usage of this property by individuals without cars. Alderman Bukiewicz stated that the sidewalks would come along with the road improvements, and not as a condition of this CSM.

Ms. Papelbon clarified that the Plan Commission would be making their recommendation without condition #2, and staff will check with Legal with any remaining questions.

Mr. Schoenleber stated that the applicant would not go through with the land division if they have to move or remove the duplex.

Alderman Bukiewicz moved that the 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 condition that any technical corrections are made prior to recording.

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

**Certified Survey Map**  
**David Losiniecki and Bruce Schmidt**  
**3775 & 3785 E. Elm Road**  
**Tax Key Nos. 968-9039 & 968-9009**

Ms. Papelbon provided an overview of the request.

David Losiniecki, 3775 E. Elm Road, stated he has a young family and wants additional land for his family and for gardening.

Bruce Schmidt, 3785 E. Elm Road, stated he is not using the land for anything.

Commissioner Johnston asked if the shed that is shown on the property is included with the creation of Lot 2, because the shed is not shown on the CSM. Mark Augustine, Landmark Engineering, 119 Coolidge Avenue, Waukesha, WI, responded it is not shown on the CSM because it is not required to be shown. It is fully on the existing parcel located at 3775 E. Elm Road. It is not encroaching on either of the properties.

Commissioner Chandler asked about the partial street mapping. Ms. Papelbon responded that the officially mapped street pattern has been altered in this area property by property to remove it. Mr. Augustine stated that the new Statutes allow rights-of-way and easements to be created and vacated via CSM. He will work with staff to have that done with this single document or as a separate document after the CSM is recorded. Ms. Papelbon stated staff would check into that.

Marie Machniewicz, 3811 E. Elm Road, asked if this property would be commercial or residential. Alderman Bukiewicz stated it will stay residential. Ms. Machniewicz stated her concern that there is a lot of wood cutting done there and it is not for private use. She stated there are loads of wood coming in and out, and there is a lot of noise with the log splitters and chippers. Her concern is that if the present owner has more land, this activity will increase. Ms. Papelbon stated there has been no proposal to change the use or zoning of the property. Ms. Papelbon suggested Ms. Machniewicz contact the Zoning Administrator and work through the process with him in order to determine whether or not there is something he needs to follow up on.

Carol Ryback, 3825 E. Elm Road, stated her concern about the noise, and was surprised to learn that this was for the applicant's children as there is a lot of wood being stored on this property.

Ms. Ryback asked how to get rid of the street designation from a property. Ms. Papelbon responded that an applicant would need to come before the Plan Commission in a separate application, and request that that pattern be removed or the City could request it. The Common Council would then rule on that.

Commissioner Johnston moved 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. Commissioner Siefert seconded. On roll call: all voted aye.

**Resolution No. 15-01 regarding the former Du Pont and EPEC properties  
Designation of Public Park Areas & Public Access  
9300 S. 5<sup>th</sup> Avenue & 4240 E. Ryan Road  
Tax Key Nos. 868-9996-002 & 868-9993-001**

Ms. Papelbon provided an overview of the Resolution. She added that she did receive a memo from the Fire Department requesting and recommending that this project be treated like any other construction project, which would require restricted public access until final occupancy

approvals have been obtained. The memo also mentioned the OSHA requirements with regard to construction sites.

Mr. Seymour stated the City's strong commitment to open up these areas to the public for use as a public park. However, there is a proper time to do that and it is not during the construction phase of roadways and facilities; nor before an active and WisDNR-approved management plan, soil management and cap maintenance plans are finalized. Just because the City now owns these properties does not mean the public is able to access those properties. The security of the site will be maintained until such time as the safety of the public can be assured - that being when the construction is complete or when it is determined that portions of these park facilities are able to be occupied by the public, but not until then. Once it is deemed that is safe for the public to gain access to those lands, the City will do that at the time, but not until then.

Commissioner Siefert asked if the soil conditions (Du Pont area) are contaminated. Mr. Seymour responded that both of these properties have gone through the Voluntary Party Liability Exemption Act, which requires them to be cleaned up to a standard which is appropriate as deemed by WisDNR. That was a condition of approval before acceptance of these parcels by the City.

Commissioner Chandler asked how long this area will be closed. Mr. Seymour responded that the area is under design right now. The areas would be opened up as it is deemed safe for the public.

Commissioner Siefert asked if there is access to the lake. Alderman Bukiewicz responded that there will be access to the lake.

Commissioner Carillo asked how the public will be kept off the land. Mr. Seymour responded there is security fencing right now and it will remain.

Mr. Degner stated that since Carrollville Park was eliminated, children need a place to play. He was hoping that part of the area would be opened up for them. Mr. Seymour responded that this is going to be a community park for the City, which will not only serve the residents of Carrollville, but the rest of the City as well. Part of it contains a very large area with play structures with different types of recreation activities for not only the children of the area, but people of all ages.

Ms. Annonson stated her concern that the residents have no guarantee that anything will be constructed on this site to replace the Carrollville Park. Mr. Seymour responded that the Common Council, in their approval of the Concensus Design document and their willingness to issue bonds for the construction of these facilities, has sent as strong a message as possible that they intend to follow through on their promises to develop the lakefront for public access. He further stated that this Council is committed 100% toward implementing this plan.

After additional comments were made, Alderman Bukiewicz moved that the Plan Commission approves Resolution 15-01, regarding the designation of public park areas and public access to the properties at 9300 S. 5<sup>th</sup> Avenue and 4240 E. Ryan Road. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Commissioner Carillo moved to adjourn. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:50 p.m.



# Plan Commission Report

ITEM: 4a

DATE: January 27, 2015

**PROJECT:** Conditions and Restrictions – Steven Czysz, Autumn Creek II CQS, LLC Utility

**ADDRESS:** 1326 W. Willow Dr.

**TAX KEY NOs:** 811-9008-002

**STAFF RECOMMENDATION:** That the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit allowing a Community-Based Residential Facility (CBRF) with a capacity of at least nine (9) but no more than twenty (20) persons located at 1326 W. Willow Dr. after a public hearing.

**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:** At the January 13, 2015 meeting the Plan Commission recommended Common Council approval of a proposed Conditional Use Permit Community-Based Residential Facility (CBRF) with a capacity of more than 8 (eight) persons located at 1326 W. Willow Dr. Site, building, landscaping, and other necessary approvals will be obtained following approval of the Conditional Use. Staff will continue to work with the Applicant on site-specific details and issues raised at the previous meeting.

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:

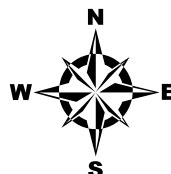
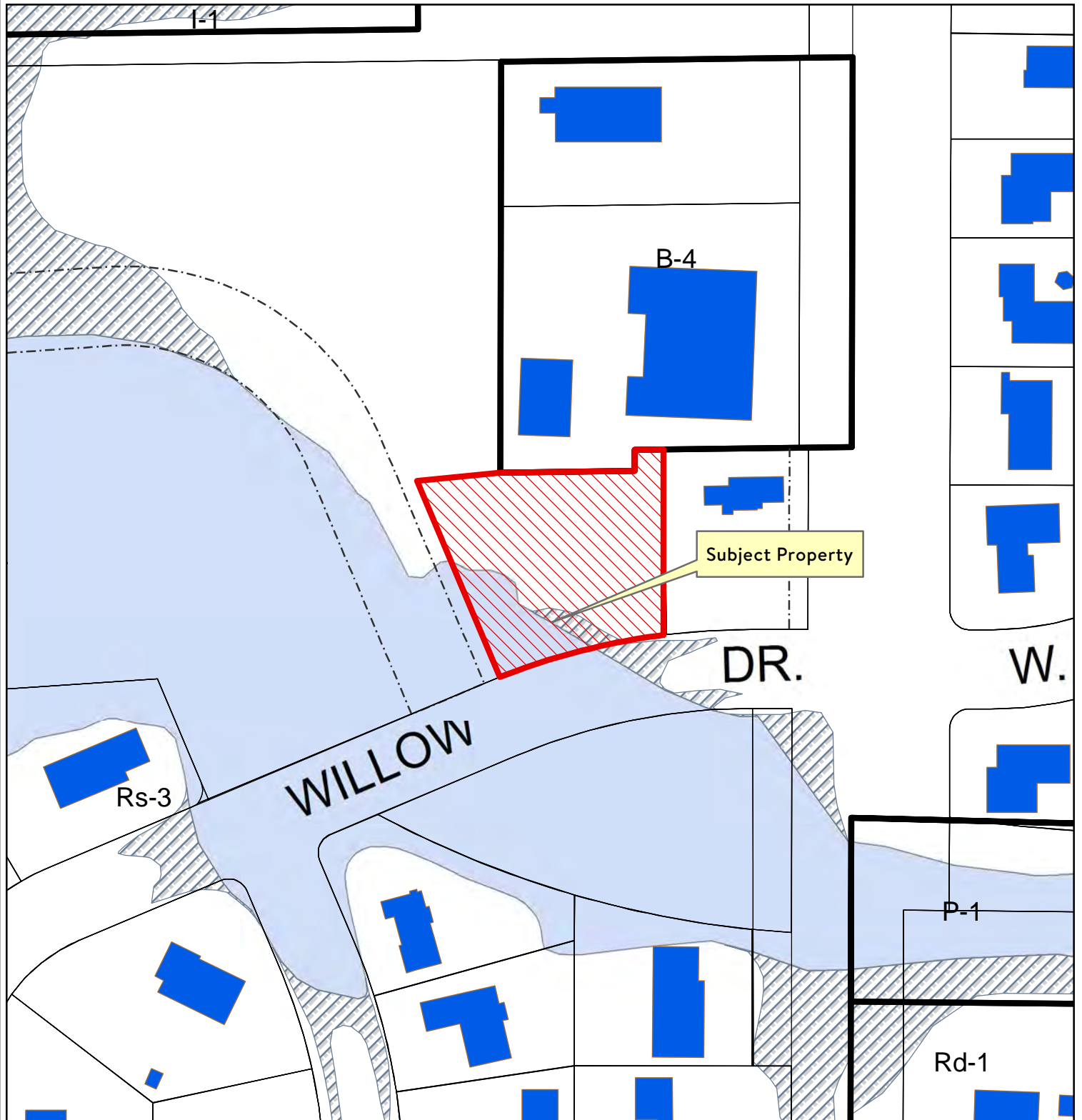
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 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.



**City of Oak Creek – Conditional Use Permit  
Conditions and Restrictions**

Applicant: Steve Czysz, Autumn Creek II CQS LLC      Approved by Plan Commission: TBD  
Property Address: 1326 W. Willow Dr.                      Approved by Common Council: TBD  
Tax Key Number: 811-9008-002                              (Ord. #TBD)  
Conditional Use: Community Based Residential Facility (CBRF) with a capacity of at least nine (9) but  
no more than twenty (20) persons.

1. LEGAL DESCRIPTION

CSM NO. 4176 PARCEL 1 EXC.: COM SE COR SD PARCEL 1 TH N138.23 FT W 109.99 FT S 140.82 FT NELY ON CURVE 65.53 FT TH E TO BEG. ALSO COM MOST NWLY COR OF PARCEL 1 C.S.M. NO. 4176 TH S 155.36 FT NWLY 161.91 FT TH NELY 63.58 FT TO BEG. NE 1/4 SEC 18-5-22.

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.



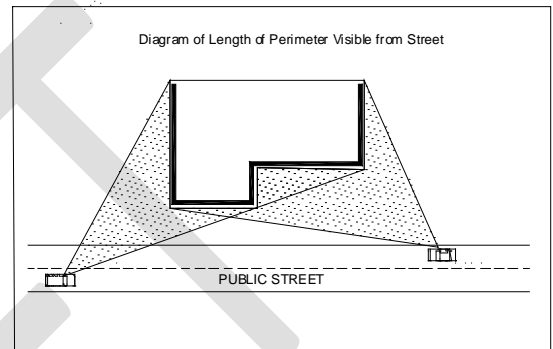
#### 4. LIGHTING

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. 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.

6. BUILDING AND PARKING SETBACKS

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure	30'	30'	10'
Accessory Structure*	30'	See Section 15.0504	See Section 15.0504
Off-street Parking	0'	5'	5'

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

7. 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.

8. SIGNS

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

9. PERMITTED USES

- A. All permitted uses in the Rs-3, Single Family Residential zoning district.
- B. One (1) Community Based Residential Facility (CBRF) with a capacity of at least nine (9) but no more than twenty (20) persons.
- C. Usual and customary accessory uses to the above listed permitted uses.

10. 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.

11. OTHER REGULATIONS

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

12. 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.

13. 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.

14. 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 27, 2015

**PROJECT:** Conditional Use Permit Amendment – Michael Denesha, MD Holdings, LLC.

**ADDRESS:** 7350 S. 6<sup>th</sup> St.

**TAX KEY NO:** 765-9044

**STAFF RECOMMENDATION:** That Plan Commission recommends that the Common Council approve a conditional use permit amendment extending Section 11, Time of Compliance to a deadline of December 31, 2015 for the property located at 7350 S. 6<sup>th</sup> St. after a public hearing and subject to conditions and restrictions.

**Ownership:** Michael D. Denesha, W345 S4029 Virgin Forest Dr., Dousman, WI 53118

**Size:** 4.746 acres

**Existing Zoning:** M-1 (CU), Manufacturing

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

**Comprehensive Plan:** Planned Industrial.

**Wetlands:** None.

**Floodplain:** None.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting approval to amend the existing Conditional Use Permit for WPC Technologies at 7350 S. 6<sup>th</sup> St. Section 11 of the Conditions and Restrictions approved by the Common Council on January 15, 2013 required the commencement of operations within twenty-four (24) months of the date of adoption of the ordinance approving the Conditional Use Permit. According to information submitted by the Applicant, WPC Technologies transitioned ownership since the Conditional Use Permit was approved, causing delays to the project. Relocation of existing tanks from the Milwaukee location is planned for spring of 2015, with operations beginning in late summer. Construction of the Concrete Tank Containment is 90% complete, with permits obtained last October.

The Applicant is requesting a 9-month extension to the Time of Compliance section of the Conditions and Restrictions based on the relocation schedule. Staff recommends extending the Time of Compliance section to December 31, 2015 to allow flexibility in case schedules change.

Prepared by:

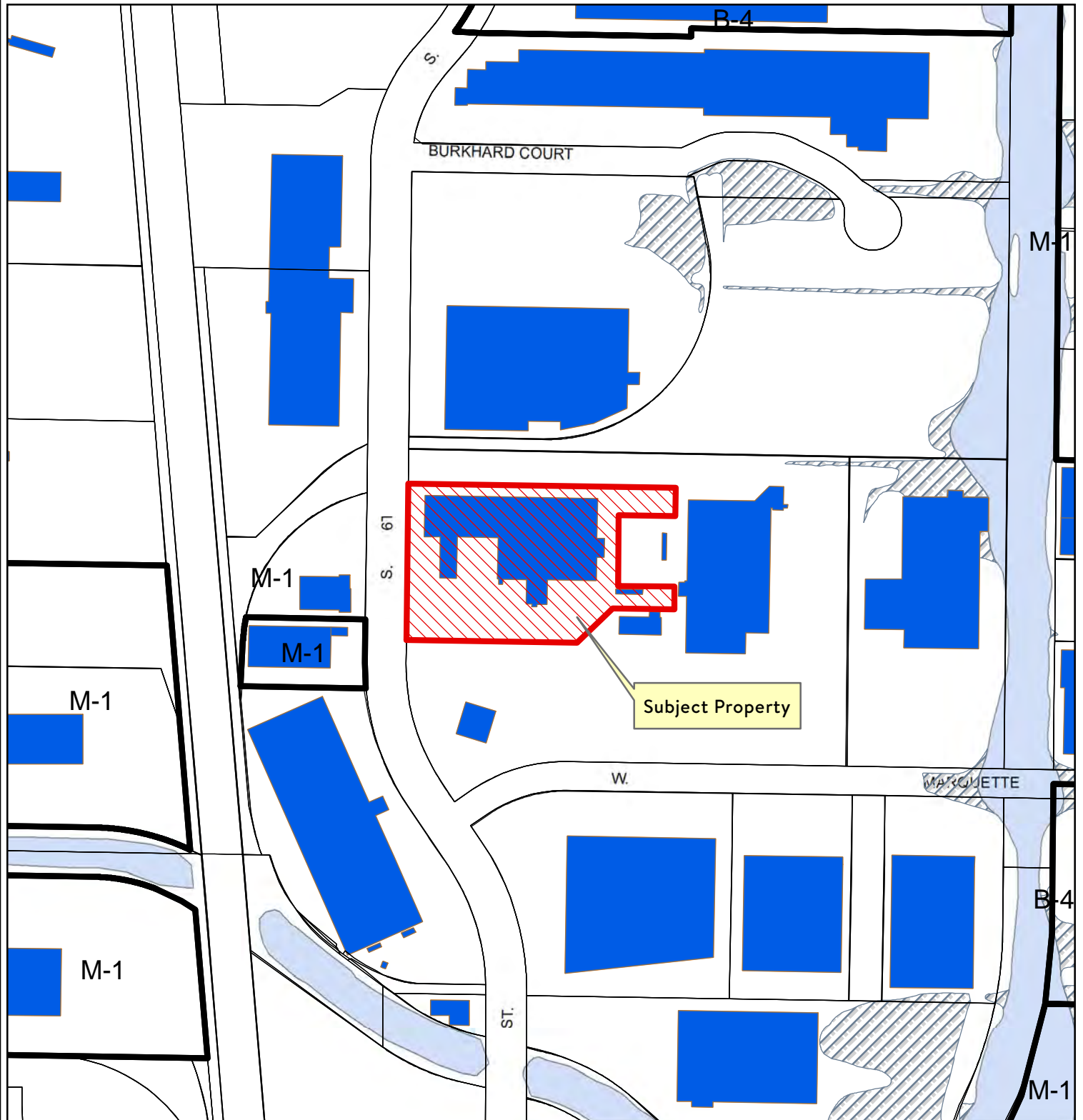
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

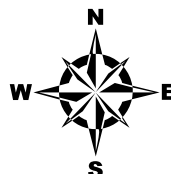
# Location Map

## 7350 S. 6th St.



**OAKCREEK**  
— WISCONSIN —

Department of Community Development



### Legend

-  7350 S. 6th St.
-  Wetland
-  Floodfringe

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:	MD Holdings/WPC-Technologies	Approved by Plan Commission:	TBD
Property Address:	7350 S. 6 <sup>th</sup> St.	Approved by Common Council:	TBD
Tax Key Number:	765-9044	(Ord. #TBD)	
Conditional Use:	Inflammable gas and liquids storage in excess of 5,000 gallons - extension.		

1. LEGAL DESCRIPTION

A redivision of Parcel 1 of Certified Survey Map No. 5229, being a part of the SW ¼ of the NE ¼ of Section 8, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. The site and building containing this conditional use shall be constructed and maintained in accordance with the site plan illustrated in Exhibit A.
- 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

Parking requirements for this project shall be provided in accordance with Section 17.0403(j)(6)(f) 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. 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.
- B. Screening of new 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.
- C. Screening of new Roof Mounted Mechanical Equipment - Roof mounted mechanical equipment shall be screened from casual view.

6. ARCHITECTURAL STANDARDS

The site and building containing this conditional use shall be constructed and maintained in accordance with the site and building plans dated 09-29-1989 and approved by the City of Oak Creek Plan Commission on 10-20-1989.

7. BUILDING AND PARKING SETBACKS

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure	40'	20'	20'
Accessory Structure	40'	5'	5'
Off-street Parking	40'	5'	5'

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.
- C. The storage and containment of inflammable gas and liquids shall meet all building and fire codes.

9. SIGNS

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code and the Master Sign Program for this property approved by the Plan Commission on 9-26-2006.

10. PERMITTED USES

- A. All permitted uses in the M-1, Manufacturing District.
- B. Storage of inflammable gas and liquids in excess of 5,000 gallons.
- 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 by December 31, 2015. This conditional use approval shall expire on January 1, 2016 if an occupancy 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. REVOCACTION

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: 4c  
DATE: January 27, 2015

**PROJECT:** Plan Review – Rick Barrett, Barrett Visionary Development Emerald Row Apartments

**ADDRESS:** 601 W. Drexel Ave.

**TAX KEY NO:** 813-9023-002

**STAFF RECOMMENDATION:** That the Plan Commission approves the site and building plans submitted by Rick Barrett, Barrett Visionary Development, for the property located at 601 W. Drexel Ave., with the following conditions:

1. That all building and fire codes are met.
2. That the plans are updated to incorporate the public access easement and sidewalk on the south side of the parking lot (wetland park connection) as part of Phase I.
3. That all landscaping plans are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.
4. That updated detailed lighting plans are submitted for review and approval by the Department of Community Development, upon recommendation of the Electrical Inspector, prior to the issuance of building permits.
5. That detailed plans for signage are reviewed and approved by the Plan Commission (**or the Director of Community Development – specify in motion**).
6. That plans addressing grading, drainage, and stormwater quality (including the use of stormwater best management practices) be approved by the City Engineer prior to the issuance of building permits.
7. That all mechanical equipment is screened from view.
8. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

**Ownership:** Barrett Visionary Development, 260 E. Highland Ave., #401, Milwaukee, WI 53202

**Size:** 3.5749 acres (site)

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

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

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** Yes, officially-mapped streets include the 6<sup>th</sup> Street extension.

**Commentary:** Rick Barrett, Barrett Visionary Development, is requesting approval of Phase I of the Emerald Row apartment complex on the central portion of the property at 601 W. Drexel Ave. The review of

these site and building plans are governed by the general development plan and regulating plan for the Drexel Town Square Mixed Use Planned Development.

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

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

The plans as presented generally conform to the general development plan and regulating plan. It should be noted, however, that the two retail components of this project require conditional use review and are not part of the discussion for this application.

The 4-wing building is located within the Residential Sub-district, which is described in the regulating plan as the portion of Drexel Town Square that

*...forms the residential core of the development with a mix of townhomes, rental apartments and possibly condominiums. Small format commercial spaces may be placed at the ground floor of buildings along 6th Street. Generally, lot sizes range from between 1.75 acres to 3 acres. Many structures will have a view of the town square or the park and wetland area.*

This review will be segmented into sections corresponding with the sections of the DTSMUPDD.

#### Active Streets and Sustainability/Walkability

According to the regulating plan, the most critical requirement for active pedestrian streets is a sense of enclosure. As such, the plan establishes build-to zones (BTZ), landscape zones (LZ), and a mixed building and landscape zone (MLZ). The interface between the apartment building (and future retail spaces) and the public street (South 6<sup>th</sup> Street) has been identified as a build-to zone.

Build-to zones are defined as “the space extending between (a) the property line defining the edge of a public right-of-way (or line defining the edge of the public easement on a private road, or the functional equivalent of such lines) and (b) a predetermined maximum setback line (shown in the diagrams for each block).” The following apply to the BTZ:

- At least 60%-90% of the linear edge shall be building facade.
- The BTZ must include the building’s front facade.
- Architectural elements such as porches, decks, stoops, bay or oriel windows, balconies, awnings, roof eaves, pergolas, covered walkways, ornamental features, chimneys, and lights should also fall within the BTZ range.
- In no case shall BTZs extend into a utility easement, beyond a property line, or interfere with required vision triangles.

- Within a public right-of-way some encroachments should be allowed for temporary uses such as tables, planters, heaters, sidewalk signage, and similar elements that extend past the property line. All encroachments must take out a permit and be approved by the City of Oak Creek.

In addition to the BTZ, mixed building and landscape zones (MLZ) have been identified between the underground parking entrance and ground-floor entrances on the north, and along both sides of the parking lot on the south. These zones require a combination of a build-to-zone and a landscape zone where the precise location of structures is difficult to prescribe. In this case, these zones will provide a buffer between the active streetscape and access/parking areas.

The proposed building plan illustrates the interaction between the public sidewalk and the apartments through walkway connections, stairs, and glass panel handrails to the first floor units. Landscaping extends out to the public sidewalk, and includes a mix of deciduous trees, shrubs, and decorative perennials. Lawns also extend out from the landscape areas immediately in front of the first-floor unit entries on the north side.

Extensive landscaping elements continue along the ground-floor on all sides of the building, as well as on the west side between the building and the wetland park access. Staff will continue to work with the applicant to refine the landscape plan as needed. Landscaping along South 6<sup>th</sup> Street will be addressed in overall landscape plans for Drexel Town Square.

Unless the Commission directs otherwise, the final landscape plans will be approved by the Director of Community Development prior to the issuance of building permits.

### Parking

The DTSMUPDD general development plan and regulating plan identifies the approximate parking supply and demand requirements for housing as 1 stall/bedroom. A total of 167 apartment units are proposed with the following layouts:

- (110) one-bedroom apartments @ 785-967 gross square feet each
- (31) two-bedroom apartments @ 1,228-1,316 gross square feet each
- (26) three-bedroom apartments @ 1,477 – 1,709 gross square feet each

Parking is split between underground parking and surface parking thusly:

- Underground parking (reserved for apartments): 149 stalls
- Surface parking stalls: 65
- Total on-site parking stalls: 214 based on a residential parking ratio of 1.3 stalls/unit

Based on the general development plan and regulating plan, typical demand for housing would equate to 250 parking stalls. However, there will be opportunities for shared parking in future phases of development, and the applicant has indicated that the proposed parking has been based on sufficient parking totals from other similar developments.

### Maintenance and Operation

Gross square footage calculations have been provided for the underground parking as well as each of the apartment floors. Overall, the size of the 4-story building with the underground parking is 240,668 gross square feet. Plan Commissioners will note that there is one separate building on the north side of the main entrance. This building will provide an additional 1,102 gross square feet of future commercial space. Likewise, an additional 780 gross square feet attached to the southeastern wing of the apartment building

(across the main entrance drive from the separate future commercial building) has been reserved for future commercial space. Plan Commissioners will be asked to review only the site and building plans for these two spaces as their exact use has not yet been determined.

Dumpsters for the building will be located in a separate trash room in the lower level parking structure. Trash collection in this central area is connected to a chute within the building itself. Waste management vehicles will utilize the parking ramp to access the rolling collection units.

### Landscape, Streetscape, Community Places, Signage & Lighting

While detailed signage plans were not included in the initial submittal, they appear to be consistent with the first generation development proposal and the regulating plan. One monument sign for the apartment building is shown at the main entrance drop-off area (roundabout). Additional signage will identify the leasing office and the future commercial tenants. General locations for these signs are shown on the renderings, although this may change with addressing and other requirements. Detailed sign plans will need to be approved (either by the Commission or Director of Community Development) prior to the issuance of building permits.

Street light locations have been identified along the northern access drive to the underground parking structure, in the main entrance access off of S. 6<sup>th</sup> Street, and in the southern parking lot. The Cyclone luminaire approved as part of the overall Drexel Town Square lighting plan will be used. Poles will be black to match the luminaires and will be 14 feet in height. Additional building and pedestrian lighting such as sconces or bollards may also be incorporated and Staff will work with the Applicant on such details. The final lighting plan will need to be approved by the Electrical Inspector prior to the issuance of building permits, and will meet the outdoor lighting requirements of the regulating plan.

Pedestrian connections are maintained between the Town Square and the public wetland park through a public sidewalk on the south side of the parking lot. Staff continues to work with the Applicant on the design of the sidewalk, which will also require an access easement.

Part of the streetscape also includes the treatment of stormwater. Although stormwater for the entire Drexel Town Square development is being designed as a whole, there remain requirements to address stormwater quality on a site - specific basis. Based on the submitted landscaping plan, the site meets the requirements for open/green space.

### Building Design Guidelines

The apartment building has been designed to meld the urban density of downtown with a traditional neighborhood feeling. Tenants on the ground floor have a private entrance from a walkway that connects to the public sidewalk. This invites the interaction between the public and private realm similar to neighborhood design where single-family homes have reduced front setbacks with porches and stoops oriented to the public sidewalk. Tenants on the second through fourth floors have access through the parking garage, via central doors on the north and south sides of the building, or through the main entrance off of South 6<sup>th</sup> Street. A private in-ground pool area is situated between the northwest and southwest branches of the apartment building, which is adjacent to a retaining wall feature and outdoor natural seating area overlooking the public wetland park.

A majority of the apartment building is composed of fiber cement panel and lap siding, accented with stained cedar siding and masonry veneer. Balconies and handrails will be constructed with a combination of glass panels and metal railings. Aluminum storefronts with fiber cement panels and metal signs (to be approved at a later date) are proposed for the leasing office and attached future commercial space on the southeast

corner of the building. Variation in the color and types of materials, as well as within the overall roof line, create a dynamic building with depth and character. Any rooftop mechanicals should be sited such that they are completely screened from view by the roof elements.

Finally, the future commercial building on the north side of the main entrance off of South 6<sup>th</sup> Street will be constructed with a combination of storefront glazing and cement board siding. Additional materials and details are being finalized as of writing this report.

Summary

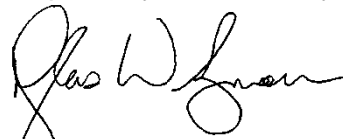
Overall, staff feels that the submitted plans generally conform to the requirements of the DTSMUPDD, and have recommended approval with conditions listed above.

Prepared by:



Kari Papellbon, CFM, AICP  
Planner

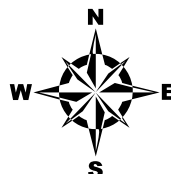
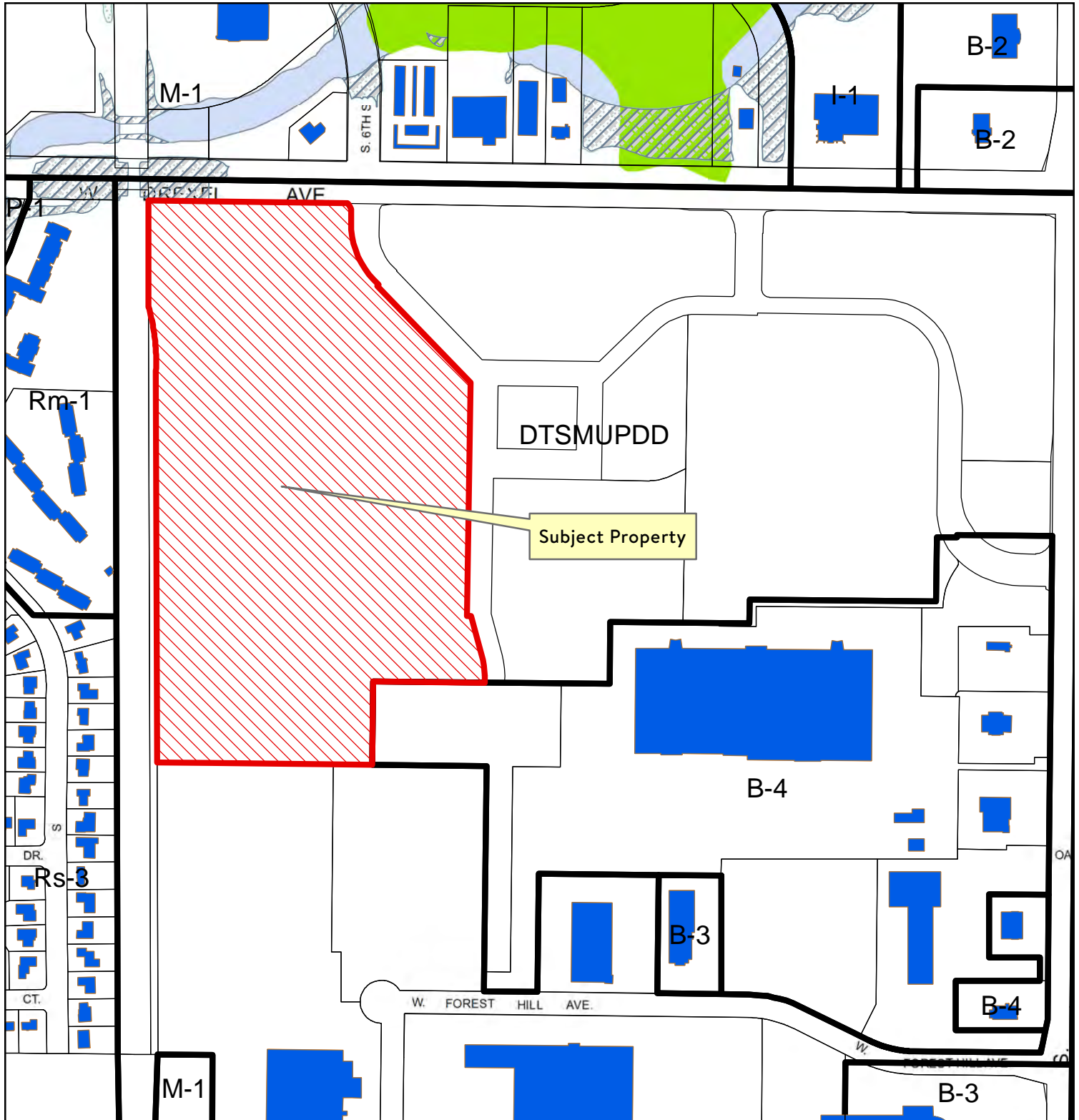
Respectfully Submitted by:












Douglas Seymour, AICP  
Director of Community Development

# Location Map

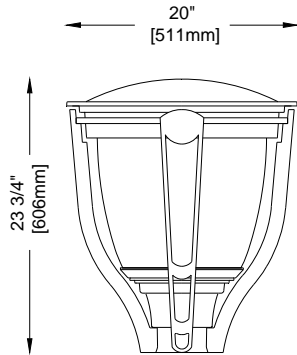
## 601 W. Drexel Ave.



Legend	
	601 W. Drexel Ave.
	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)

Project : City of Oak Creek	Order: SQ_014119
-----------------------------	------------------

Type: A Luminaire : CY2702-LAPR-3L-88W-4K-480-DIM-MOM-RALXXXXTX	Page: 2/3	Qty: 1
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**Luminaire components**

**Head module :** Round shape. A cast aluminum hood, tops an injection-molded clear acrylic prismatic (LAPR) vessel. UV polymer resistant. The vessel is mechanically assembled with an aluminum die-cast ring on the locking system.

**Opening system:** A quarter-turn locking mechanism with constant pressure points. Allows a tool-free access inside the luminaire, to the LED and driver. Made with cast aluminum parts and sealed with a gasket compression system. The luminaire offers an **IP66** weatherproof protection.

**Cone module:** Driver housing made of an aluminum extrusion. Tool-free installation with a stainless steel captive retaining latch. Certification, maintenance and luminaire codification labels are located on the cone.

**Fitter module:** Cast aluminum alloy 356 fitter complete with four (4) arms. Secured on pole with 3 set screws 5/16-18 UNC. Slip-fits on a 4"(10cm) outside diameter x 3" (7cm) long tenon.

**Optical/electrical components**

**LED:** 88 watts, 4000K (White), Super high flux output and high luminance, design for high current operation. LED board is mechanically mounted on heatsink for easy replacement.

**Heatsink:** Die cast aluminium alloy has been thermally tested for maximum efficacy.

**Optic: IES type III (3L).** The optic's reflector is made of pre-anodized aluminum reflecting sheets (86% min. reflection), segmented in multiple facets with heat sink radiator to keep the LED temperature down and increase their longevity.

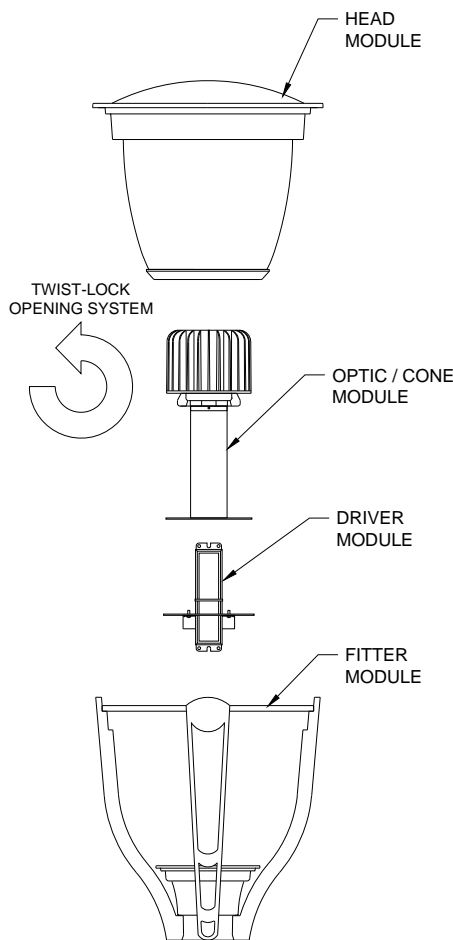
**Driver module:** Auto-adjustable 120-277VAC Class I driver. Primary voltage at **480 volts**. 50/60 Hz. THD max 20%. ROHS compliant. Assembled with quick-disconnect connectors resisting up to 221°F (105°C). High power factor of 90%. Minimum starting temperature: -40°F (-40°C). Maximum operating temperature: 130°F (55°C). Overheat protection: Output current is reduced to 150mA if internal driver temperature (Tcase) exceeds 185°F (85°). Complete with a 3-Pole 10KV surge protector for Line-Ground, Line-Neutral and Neutral-Ground according to IEEE/ANSI C62.41.2 C High. Complete with with 0-10 volts dimmer.

**Generals/Options**

**Wiring/hardware :** Type TEW 14-7. 12" (30cm) minimum exceeding from luminaire. All electrical connections between modules are made with quick-disconnect connectors. All exposed hardware is stainless steel. Silicone gasketing are applied.

**Mom system:** Multi optimization monitoring system. Dimmable et programmable wireless equipment.

**Color:** To be determined \_\_\_\_ (RALXXXX) / **Finish:** textured  or smooth . Application of a polyester powder coat of paint. (5 mils /127 microns). The finish meets the ASTM G7, B117 and D1654 requirements relative to salt spray and humidity resistance. **Cyclone recommends the textured finish for this product.**



EPA : 3.11 ft <sup>2</sup> Weight: 37 Lbs / 17 Kg
---

<b>Stamp/Approval</b>	
Name :	Date :

File : CY2702 - SQ_014119 - CITY OF OAK CREEK.DOC
Date : 03/02/2014    Page : 2/3
Designer : jchurch

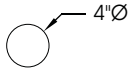
# PA40/PA42

Pole      Height      Anchorage      Base cover      Options      Color

## Ordering example

PA40	12	SA	BS15	NONE	RAL9005TX
------	----	----	------	------	-----------

ALUMINUM POLE



## Pole

Round, 4" (10cm)Ø, 6061-T6 aluminum shaft.

Hand hole 2" x 5" (8cm x 12cm) with weatherproof cover and ground lug.

Square shape. Two-piece formed aluminum alloy 1100 base cover.

## Finish / Options

5 mils/127 microns polyester powder coating. Meet the ASTM G7, B117 and D1654. A wide variety of RAL colors is available.

### Options

- DU: Duplex receptacle
- FU: Fuse and in-line fuse holder
- GFI: Ground fault Duplex receptacle
- PC: Button type photocell
- PCD: Button type photocell on removable door
- TP: Tamperproof hardware

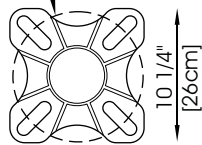
## Epa

	HEIGHT		WALL THICKNESS		WEIGHT		EPA RATING (sq.ft)					ANCHOR BOLTS	
	ft	m	in	mm	lbs	kg	80mph	90mph	100mph	110mph	120mph	150mph	in
PA40	8	2.44	0.125	3.2	19	9	13.6	10.4	8.2	6.5	5.3	3.3	3/4-20
PA42	8	2.44	0.226	5.7	30	14	24.4	19.0	15.1	12.3	10.1	6.3	3/4-20
PA40	10	3.05	0.125	3.2	23	10	10.4	7.9	6.0	4.7	3.7	2.2	3/4-20
PA42	10	3.05	0.226	5.7	36	16	19.3	14.9	11.7	9.4	7.7	4.7	3/4-20
PA40	12	3.66	0.125	3.2	27	12	8.1	5.9	4.4	3.3	2.5	1.4	3/4-20
PA42	12	3.66	0.226	5.7	42	19	15.5	11.8	9.2	7.2	5.8	3.5	3/4-20
PA40	13	3.96	0.125	3.2	29	13	7.1	5.1	3.7	2.7	2.0	1.1	3/4-20
PA42	13	3.96	0.226	5.7	46	21	14.0	10.6	8.2	6.3	5.0	3.0	3/4-20
PA40	14	4.27	0.125	3.2	31	14	6.2	4.4	3.1	2.1	1.5	-	3/4-20
PA42	14	4.27	0.226	5.7	49	22	12.7	9.5	7.2	5.6	4.4	2.5	3/4-20
PA40	15	4.57	0.125	3.2	32	15	5.4	3.7	2.5	1.6	1.0	-	3/4-20
PA42	15	4.57	0.226	5.7	52	24	11.5	8.5	6.4	4.8	3.7	2.1	3/4-20
PA40	16	4.88	0.125	3.2	34	15	4.7	3.1	2.0	1.2	-	-	3/4-20
PA42	16	4.88	0.226	5.7	55	25	10.4	7.6	5.6	4.2	3.1	1.7	3/4-20
PA42	18	5.49	0.226	5.7	61	28	8.2	5.9	4.2	2.9	2.0	1.0	1-36
PA42	20	6.10	0.226	5.7	68	31	6.5	4.4	2.9	1.8	1.1	-	1-36

## Bolt circle

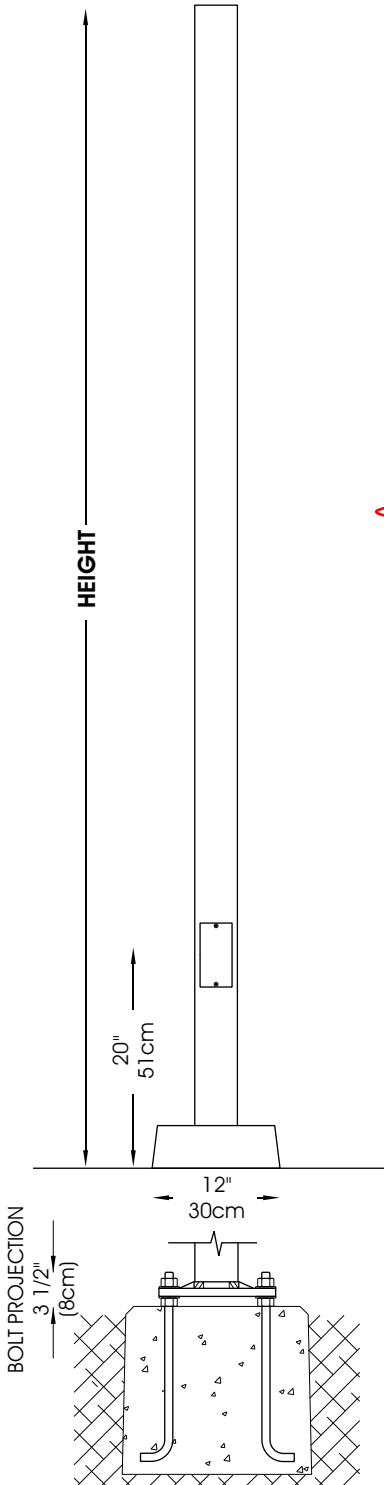
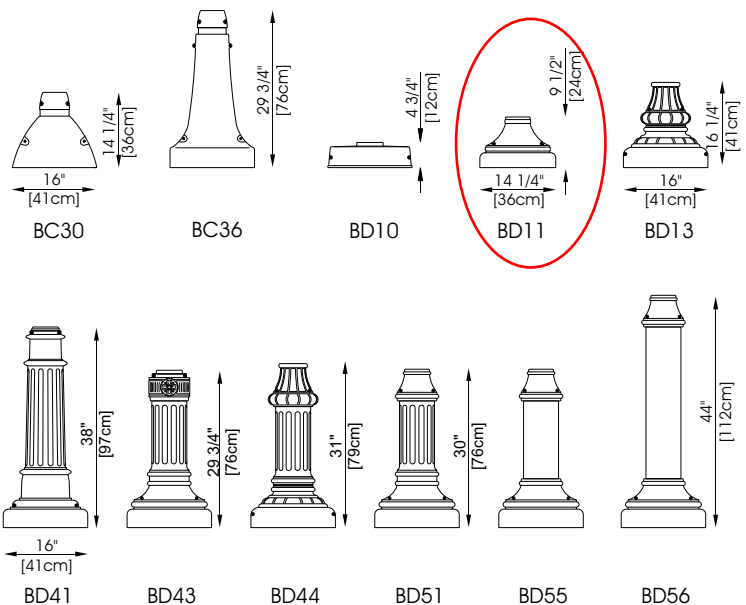
Anchor plate (SA)

Bolt Circle: **10" (25cm)Ø**  
 Accepts: 7" to 11 1/2"Ø (18 to 29cm)Ø



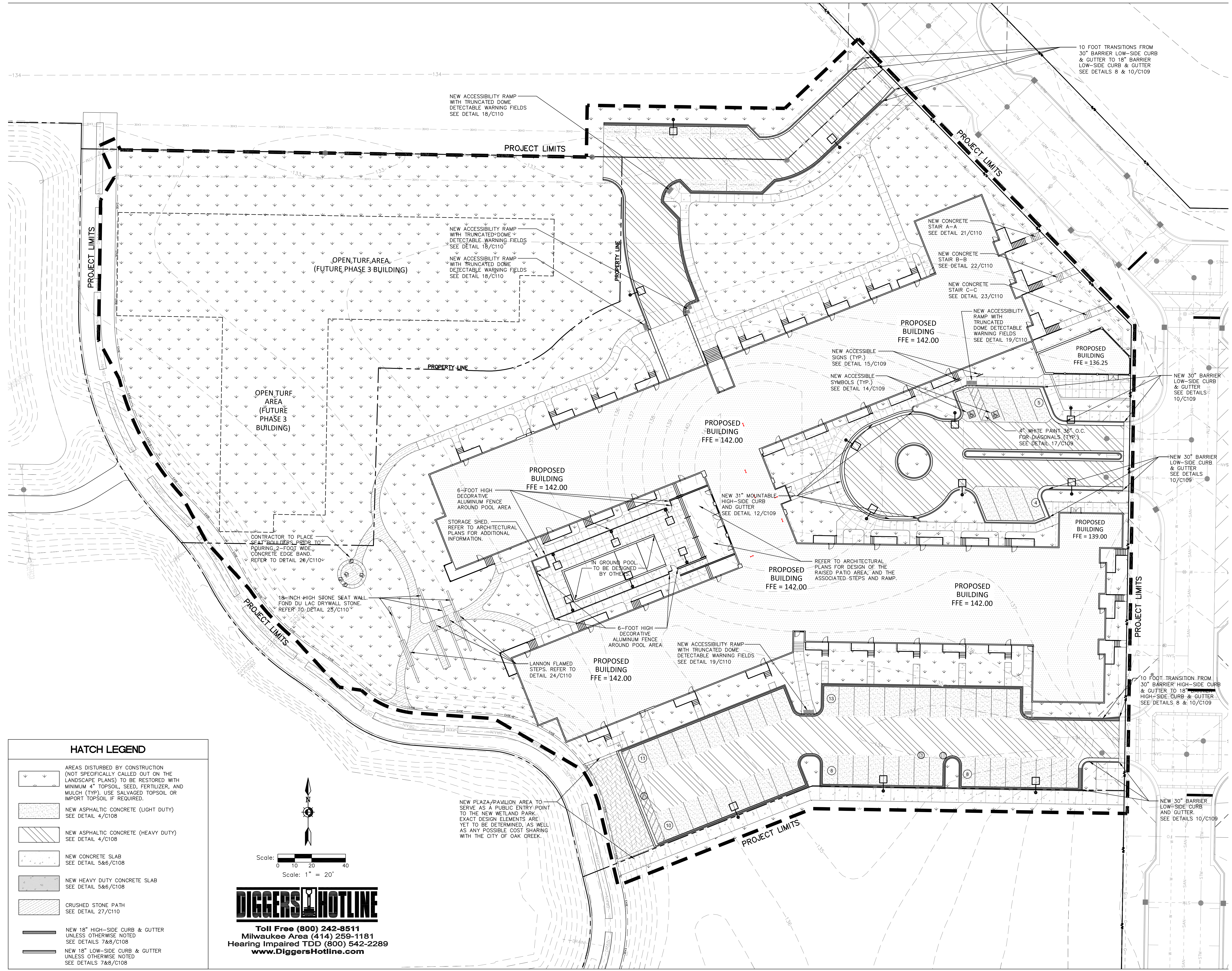
Pole with anchor plate, supplied with galvanized anchor bolts, nuts & washers.

## Base covers



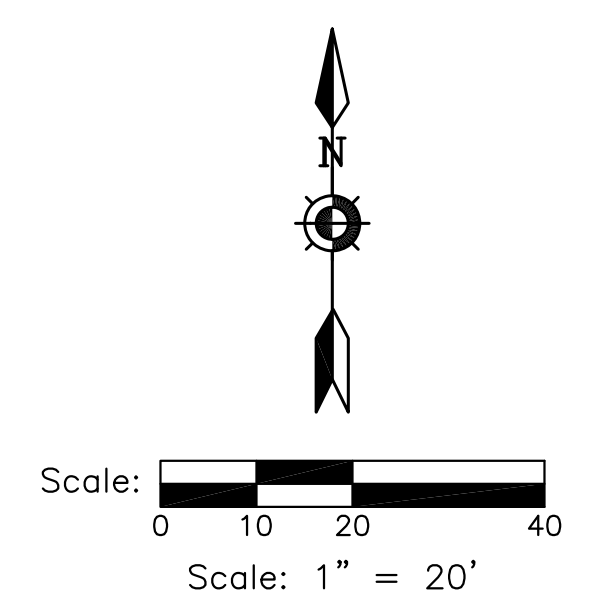


PRELIMINARY - NOT FOR CONSTRUCTION



**HATCH LEGEND**

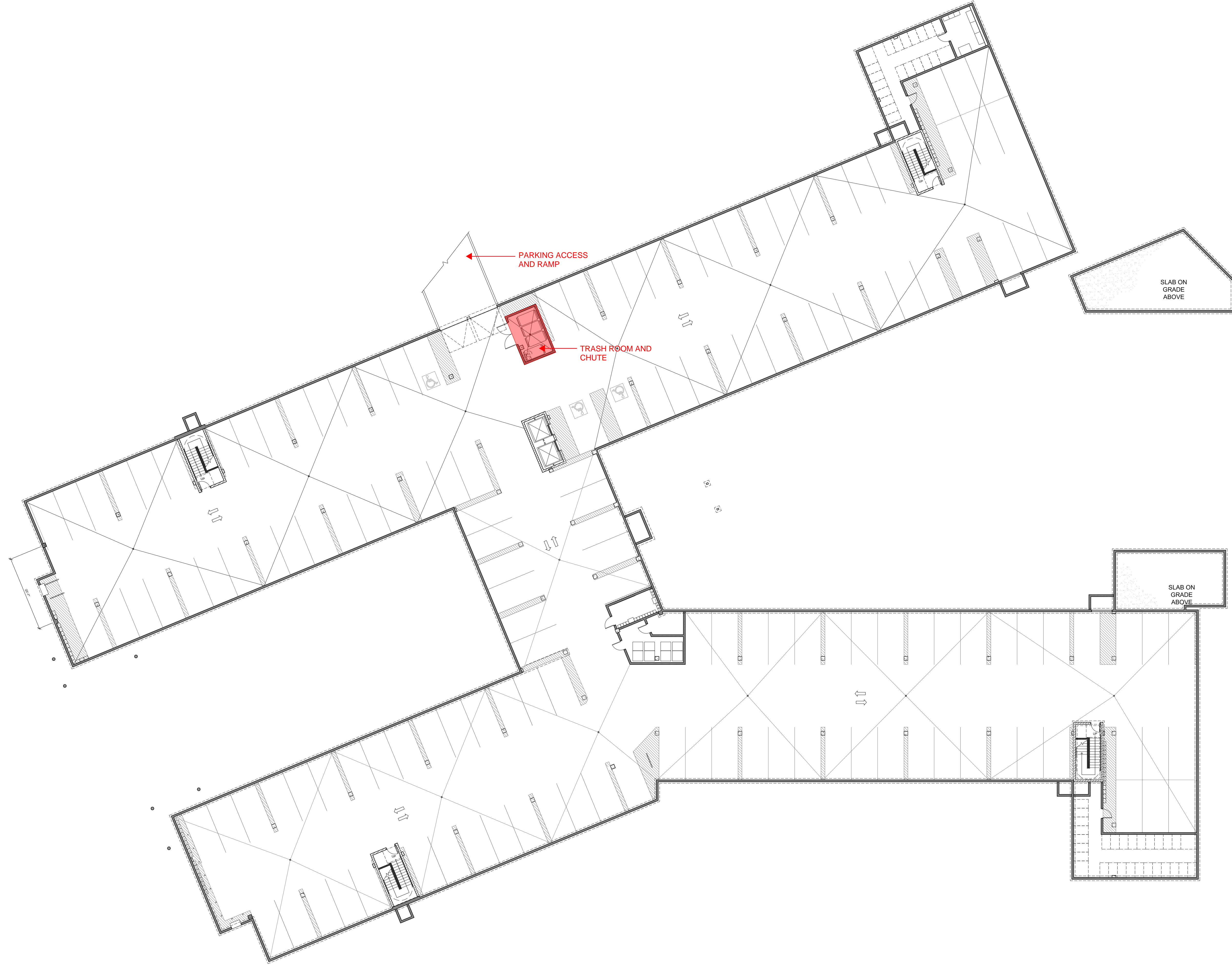
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP.). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY) SEE DETAIL 4/C108
- NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE DETAIL 4/C108
- NEW CONCRETE SLAB SEE DETAIL 5&6/C108
- NEW HEAVY DUTY CONCRETE SLAB SEE DETAIL 5&6/C108
- CRUSHED STONE PATH SEE DETAIL 27/C110
- NEW 18" HIGH-SIDE CURB & GUTTER UNLESS OTHERWISE NOTED SEE DETAILS 7&8/C108
- NEW 18" LOW-SIDE CURB & GUTTER UNLESS OTHERWISE NOTED SEE DETAILS 7&8/C108



**DIGGERS HOTLINE**

Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com





PRELIMINARY - NOT FOR CONSTRUCTION

HUD NO. 075 - 35463 - PM,  
 RCA Project No. 131223  
 Sheet Title

EMERALD ROW  
 APARTMENTS

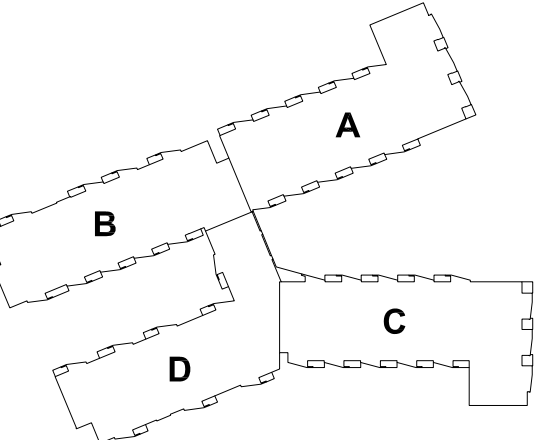
6TH AND DREXEL  
 OAK CREEK, WI, 53154  
 Issue Date JANUARY 26, 2015

OVERALL  
 LOWER LEVEL  
 FLOOR PLAN

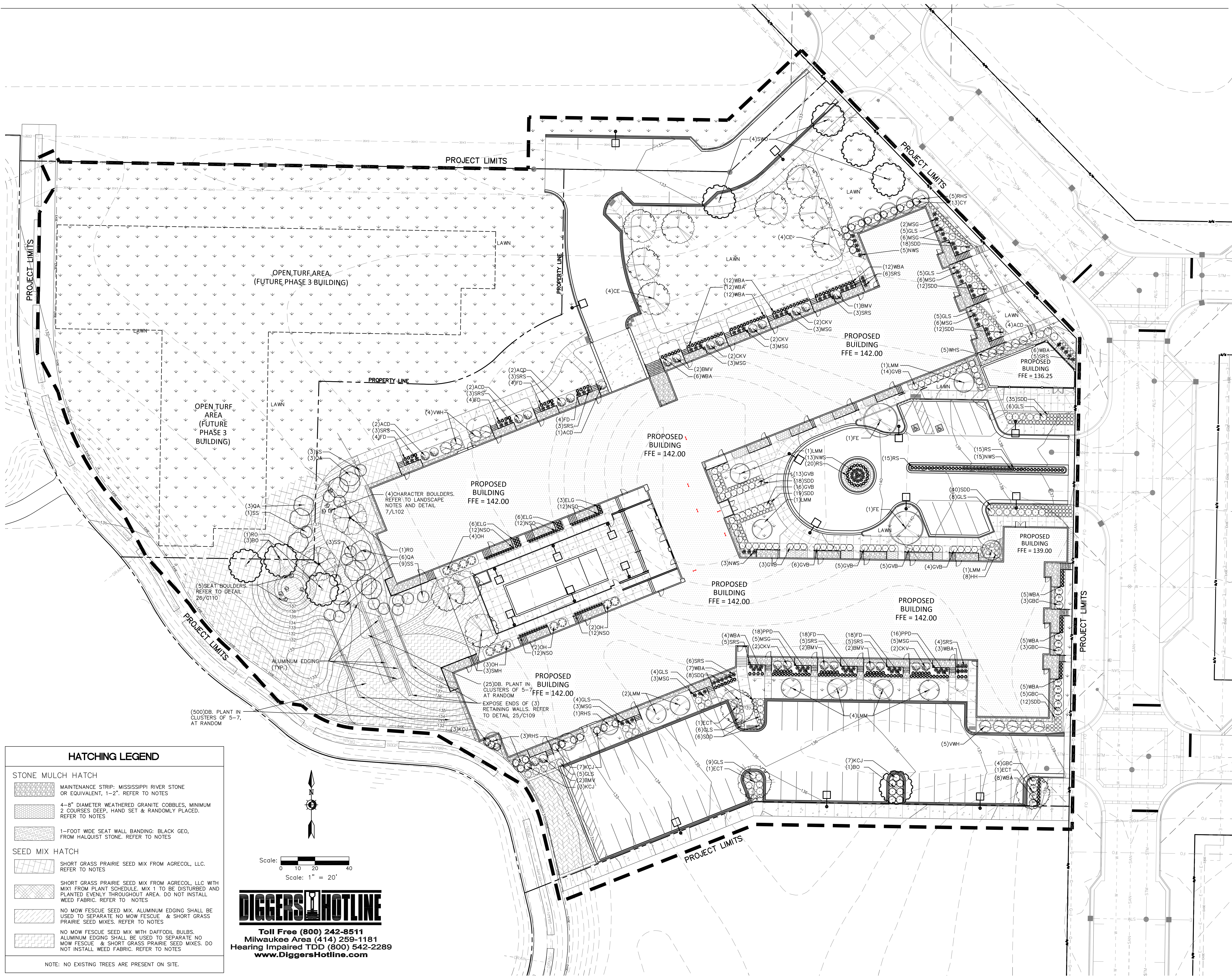
Sheet No. **A1-01**

SCOPE GMP SET - 80% CONSTRUCTION DOCUMENT SET

KEY PLAN  
 NTS







**HATCHING LEGEND**

- STONE MULCH HATCH**
- MAINTENANCE STRIP: MISSISSIPPI RIVER STONE OR EQUIVALENT, 1-2". REFER TO NOTES
  - 4-8" DIAMETER WEATHERED GRANITE COBBLES, MINIMUM 2 COURSES DEEP, HAND SET & RANDOMLY PLACED. REFER TO NOTES
  - 1-FOOT WIDE SEAT WALL BANDING: BLACK GEO, FROM HALQUIST STONE. REFER TO NOTES
- SEED MIX HATCH**
- SHORT GRASS PRAIRIE SEED MIX FROM AGRECOL, LLC. REFER TO NOTES
  - SHORT GRASS PRAIRIE SEED MIX FROM AGRECOL, LLC WITH MIX1 FROM PLANT SCHEDULE. MIX 1 TO BE DISTURBED AND PLANTED EVENLY THROUGHOUT AREA. DO NOT INSTALL WEED FABRIC. REFER TO NOTES
  - NO MOW FESCUE SEED MIX. ALUMINUM EDGING SHALL BE USED TO SEPARATE NO MOW FESCUE & SHORT GRASS PRAIRIE SEED MIXES. REFER TO NOTES
  - NO MOW FESCUE SEED MIX WITH DAFODIL BULBS. ALUMINUM EDGING SHALL BE USED TO SEPARATE NO MOW FESCUE & SHORT GRASS PRAIRIE SEED MIXES. DO NOT INSTALL WEED FABRIC. REFER TO NOTES
- NOTE: NO EXISTING TREES ARE PRESENT ON SITE.

Scale: 0 10 20 40  
Scale: 1" = 20'

**DIGGERS HOTLINE**  
Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

PRELIMINARY - NOT FOR CONSTRUCTION

PLAN COMMISSION SUBMITTAL

EMERALD ROW APARTMENTS

SITE LANDSCAPE PLAN  
PIS No. 131223  
RCA Project No. 131223  
Sheet Title

6TH AND DREXEL  
OAK CREEK, WI, 53154  
Issue Date JANUARY 09, 2015

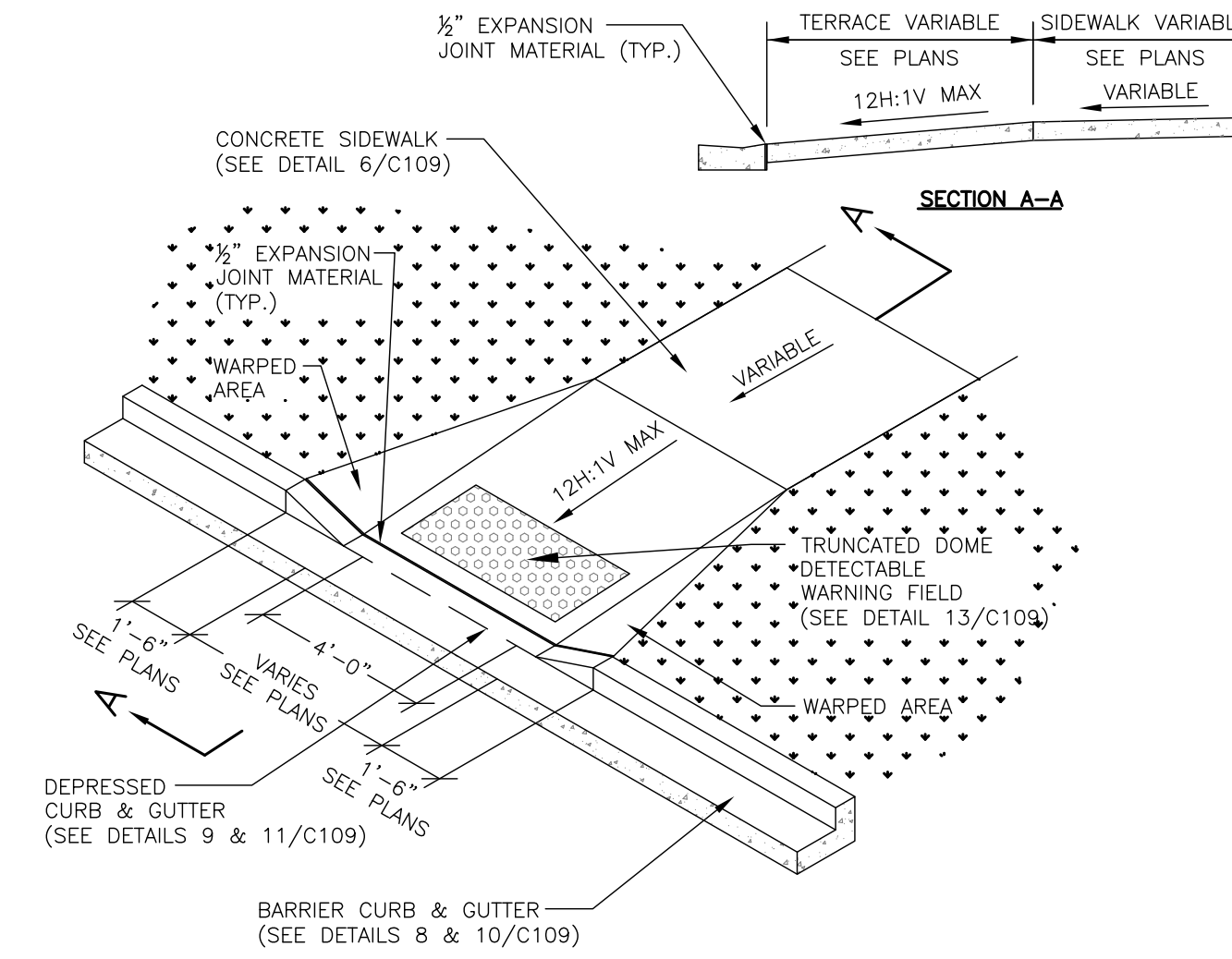
Sheet No. **L101**

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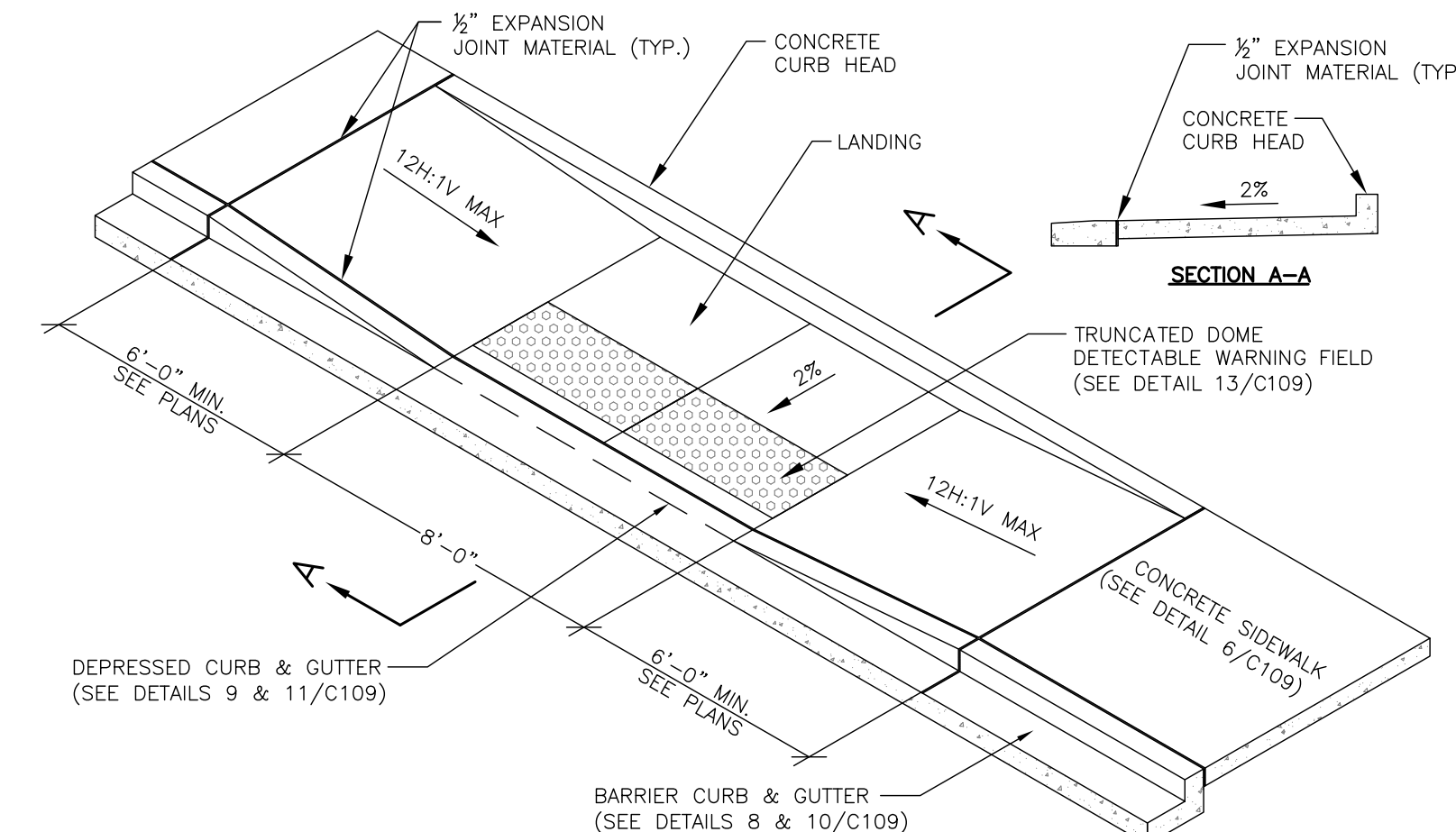
**RINKA CHUNG**  
RINKA CHUNG ARCHITECTURE INC.

**KAPUR & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
7711 N. PORT WASHINGTON ROAD  
MILWAUKEE, WISCONSIN 53217  
PHONE 414-353-8888  
FAX 414-353-4117  
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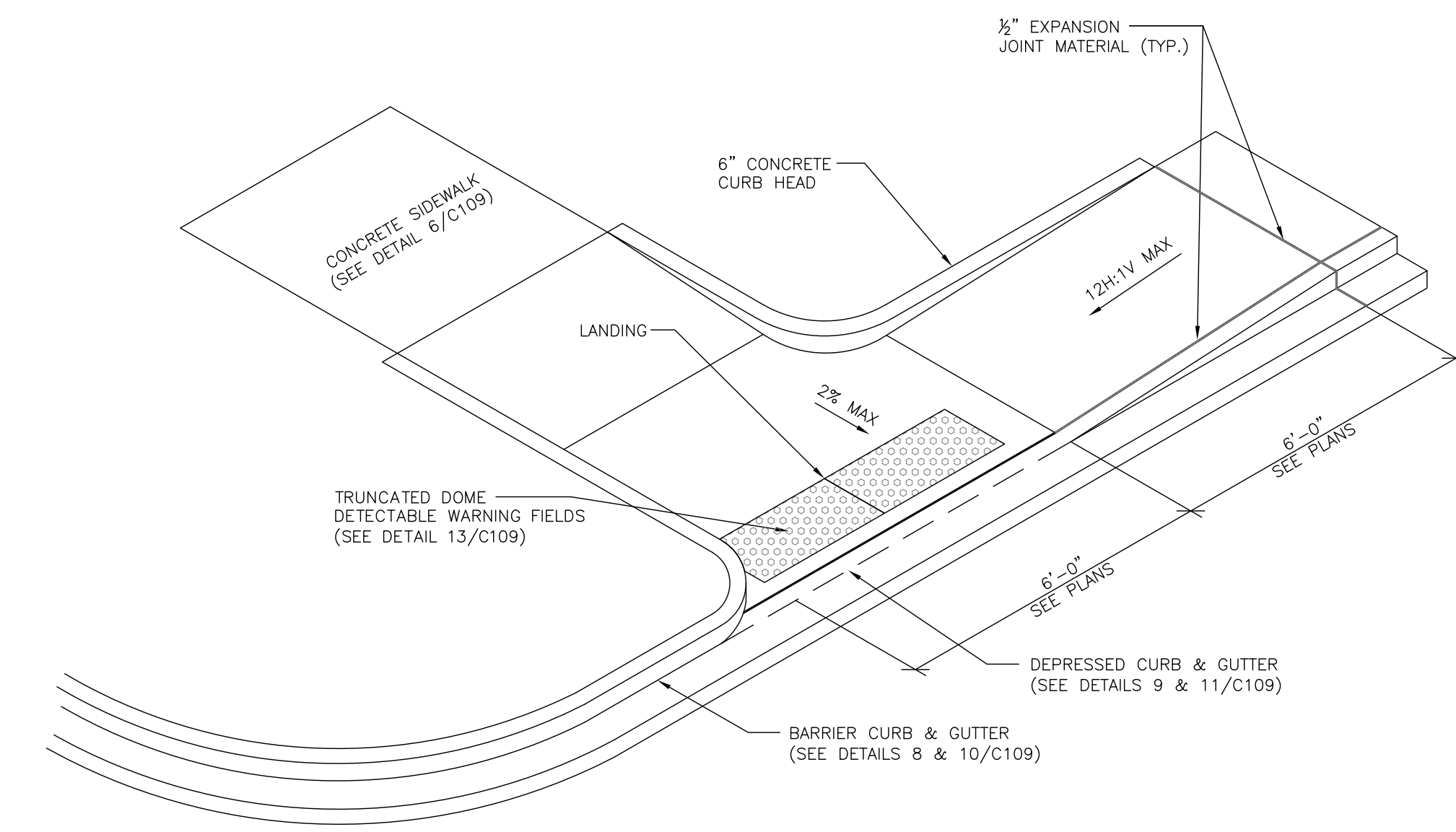




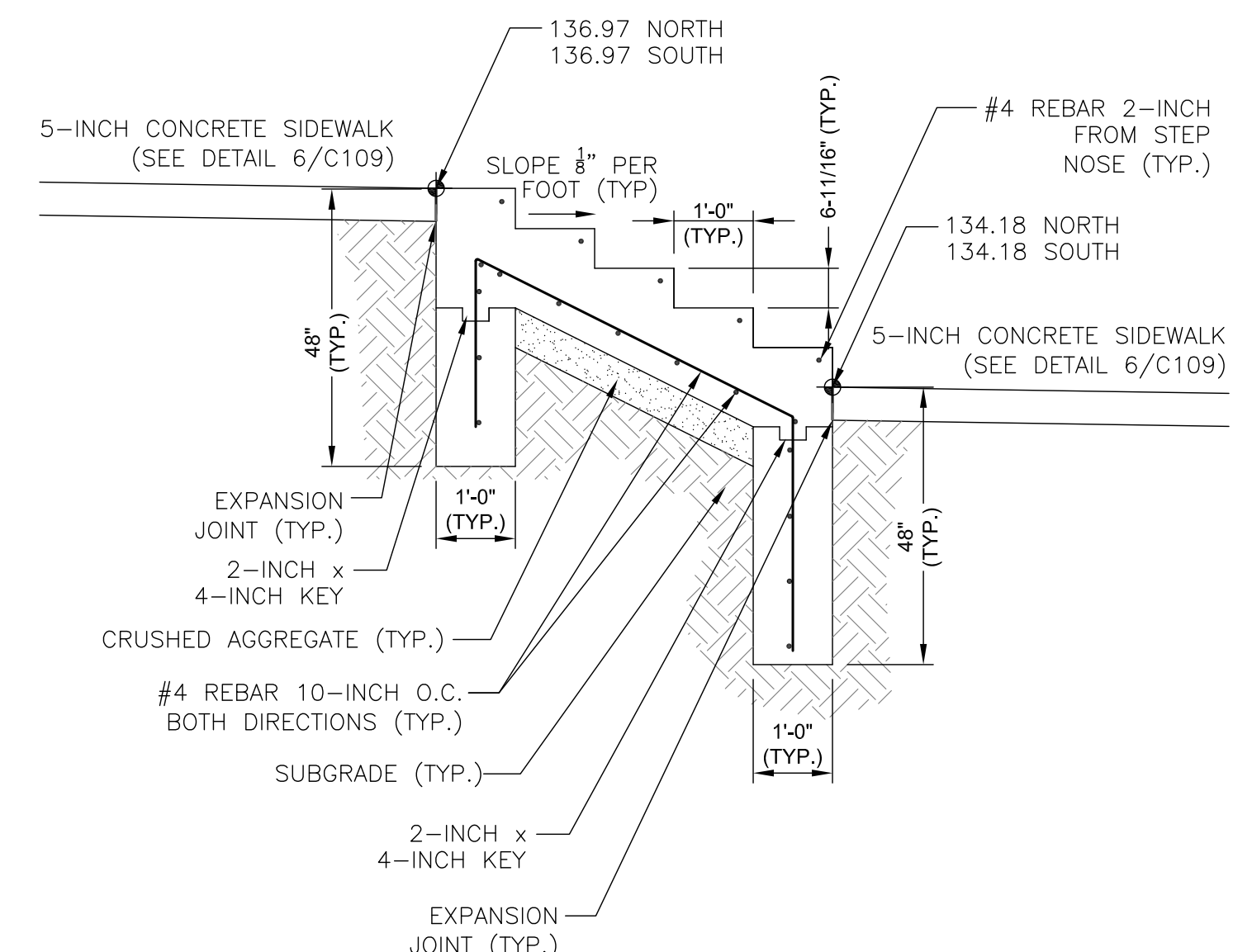
18 ACCESSIBILITY RAMP DETAIL WITH TRUNCATED DOME DETECTABLE WARNING FIELD  
N.T.S.



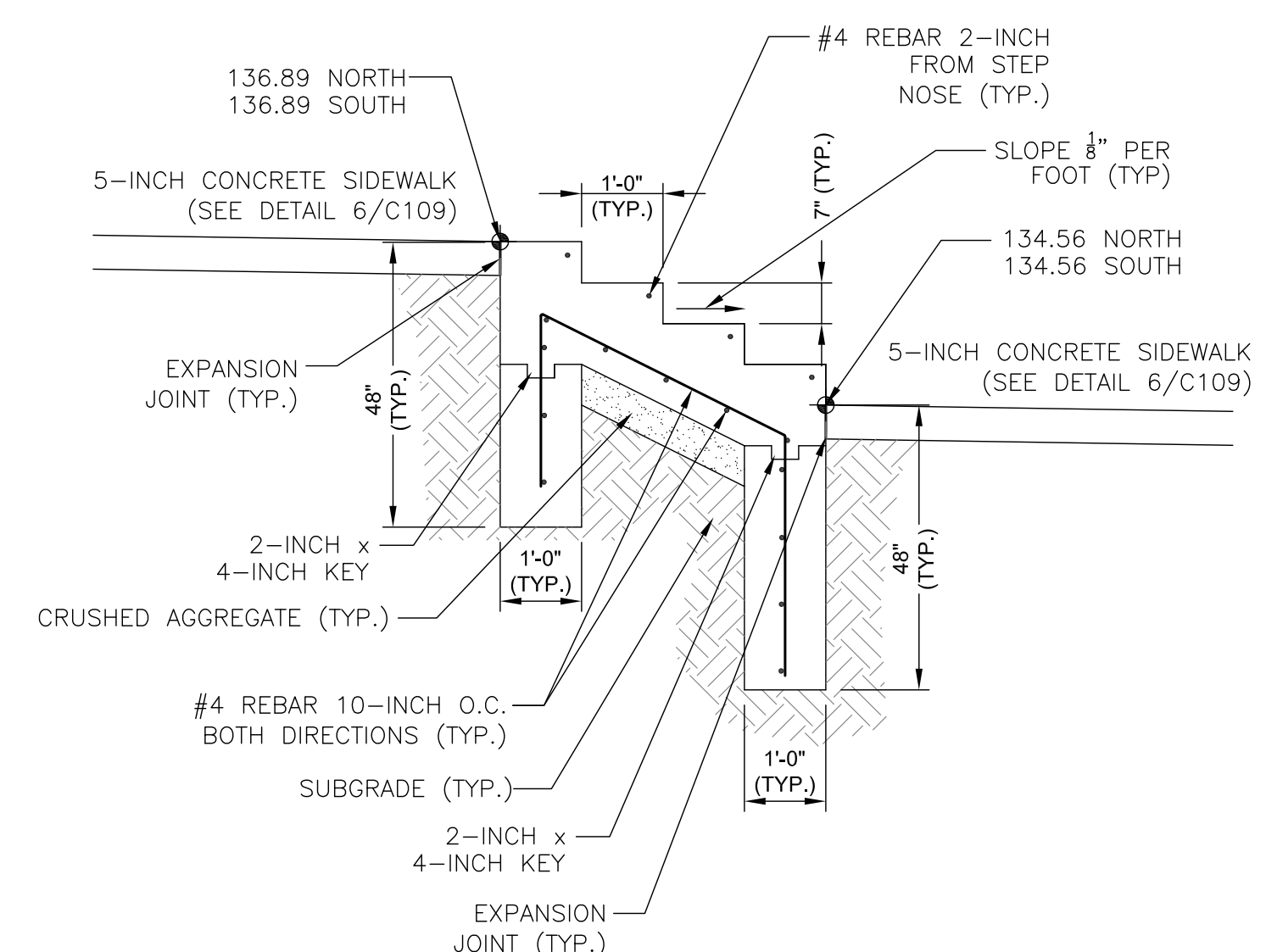
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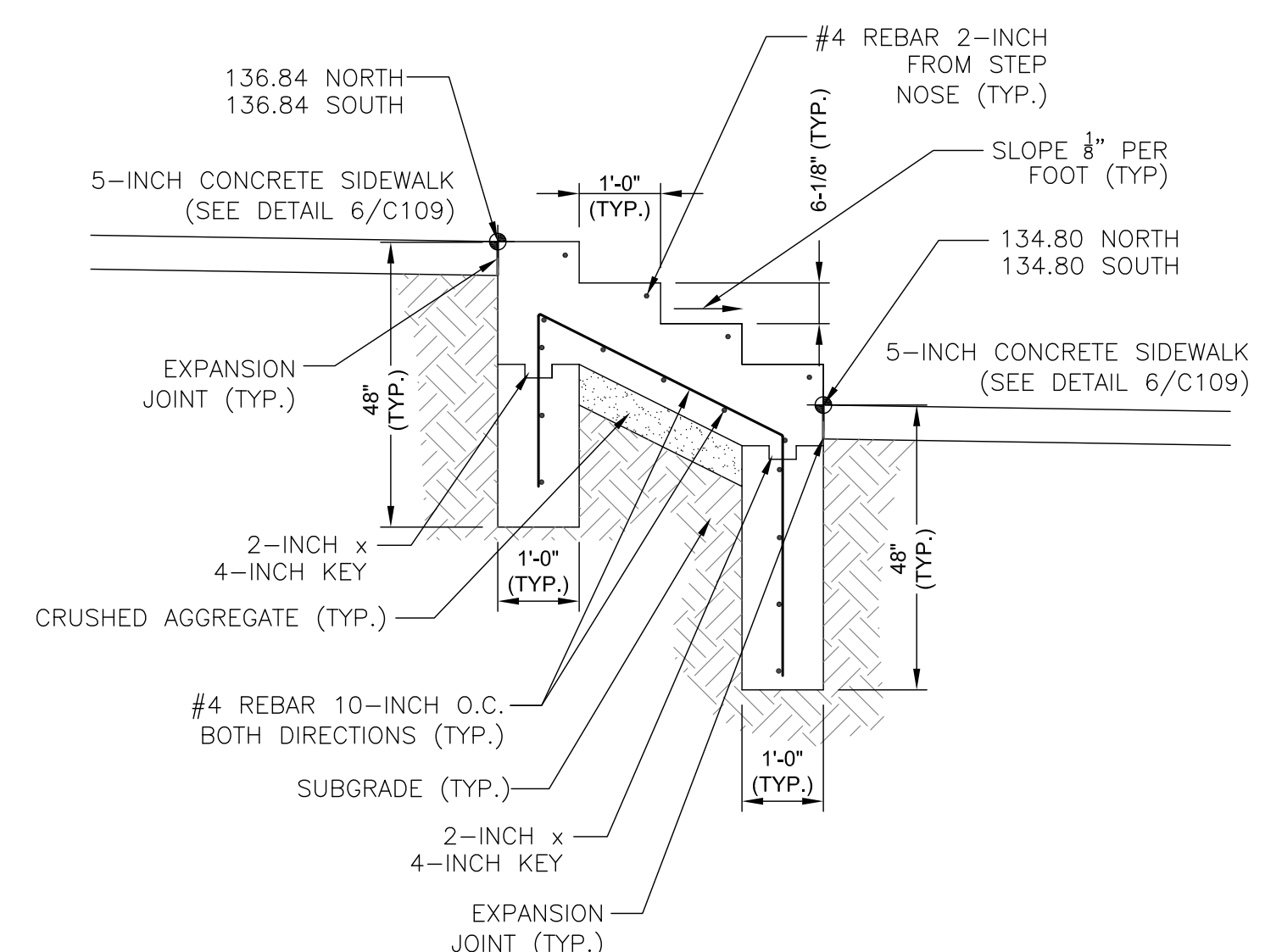
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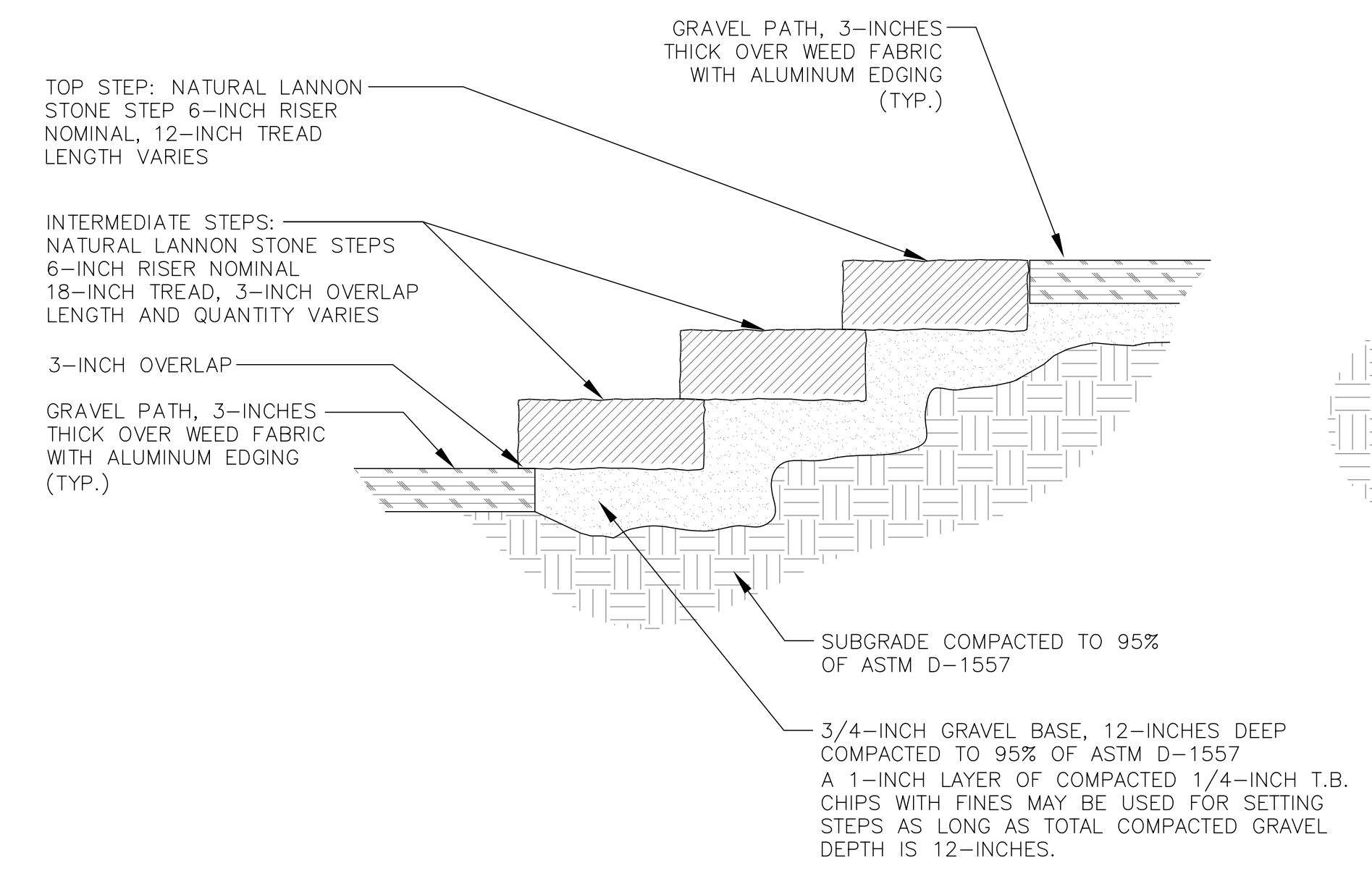
21 SECTION AT CONCRETE STAIR A-A  
N.T.S.



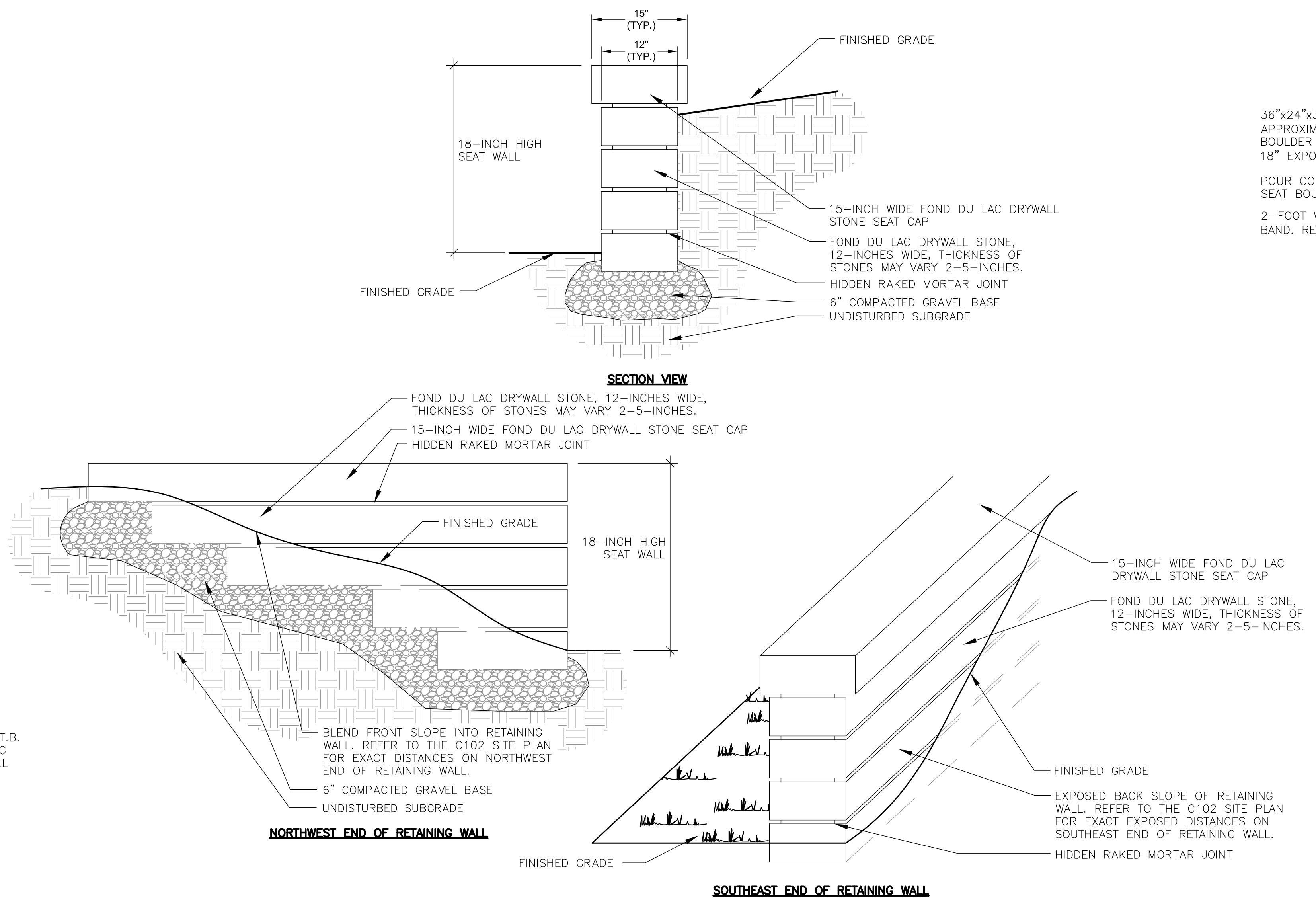
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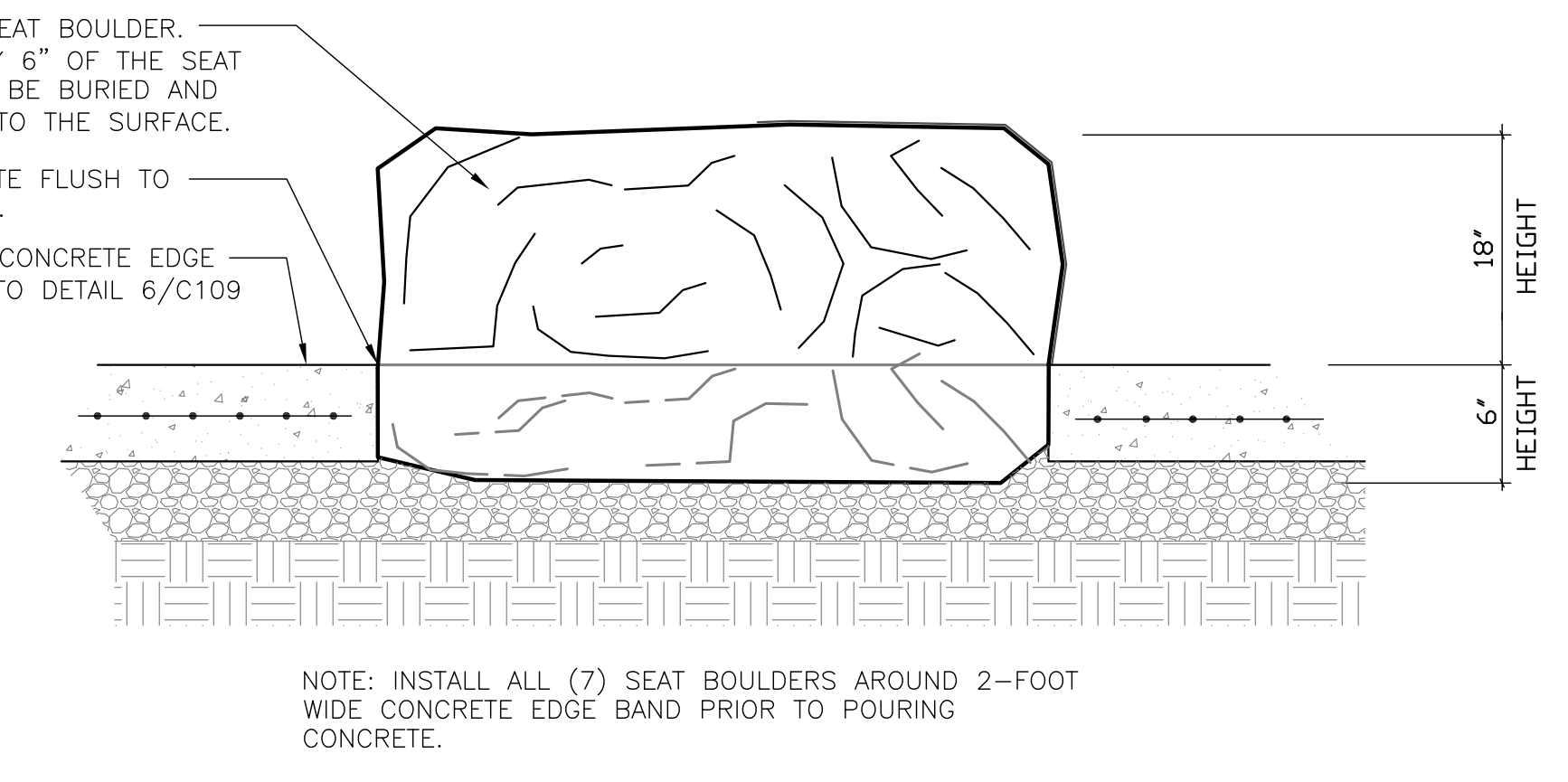
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N.T.S.



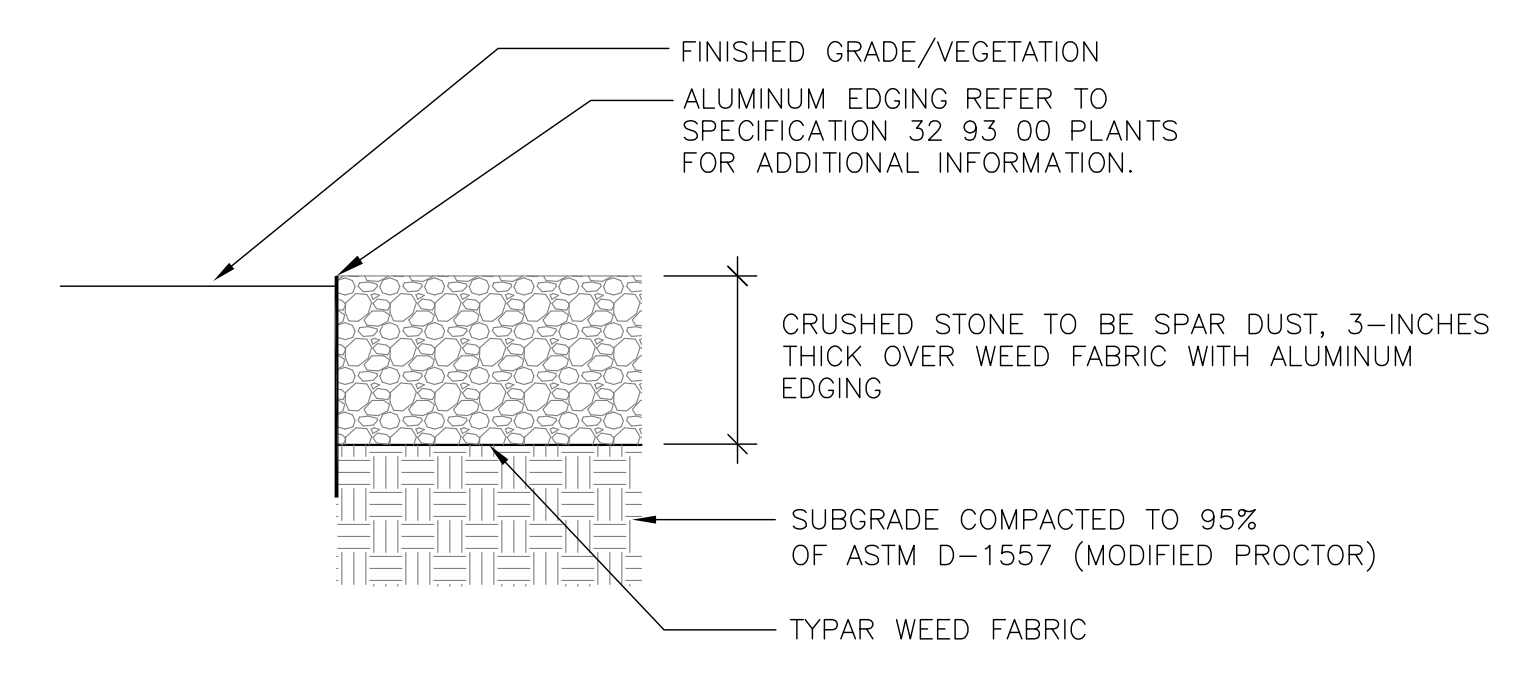
24 LANNON FLAMMED STEPS  
N.T.S.



25 FOND DU LAC STONE SEAT WALL  
N.T.S.



26 2-FOOT WIDE CONCRETE EDGE BAND  
N.T.S.



27 CRUSHED STONE PATH  
N.T.S.

## EMERALD ROW APARTMENTS - FACT SHEET

GROSS PARKING LOWER LEVEL: 48,213 SF  
GROSS SF LEVEL 1: 49,379 SF  
GROSS SF LEVEL 2: 49,162 SF  
GROSS SF LEVEL 3: TOTAL: 49,162 SF  
GROSS SF LEVEL 4: TOTAL: 44,752 SF

**GROSS TOTAL SF: 240,668**

GROSS SF NORTH RETAIL: 780 SF  
GROSS SF SOUTH RETAIL: 1,102 SF

**GROSS TOTAL RETAIL SF: 1,882 SF**

### **167 TOTAL APARTMENT UNITS**

110 TOTAL 1 BEDROOM UNITS  
31 TOTAL 2 BEDROOM UNITS  
26 TOTAL 3 BEDROOM UNITS

PARKING ON-SITE SITE SURFACE: 65  
PARKING LOWER LEVEL: 149

TOTAL PARKING BOTH BUILDINGS, ENTIRE LOTS: 214

11'-0" FLOOR TO FLOOR, PARKING LEVEL  
11'-0" FLOOR TO FLOOR, APARTMENT LEVELS (1-40)

11% MAX SLOPE AT RAMP TO UNDERGROUND PARKING

### **Building Summary Breakdown:**

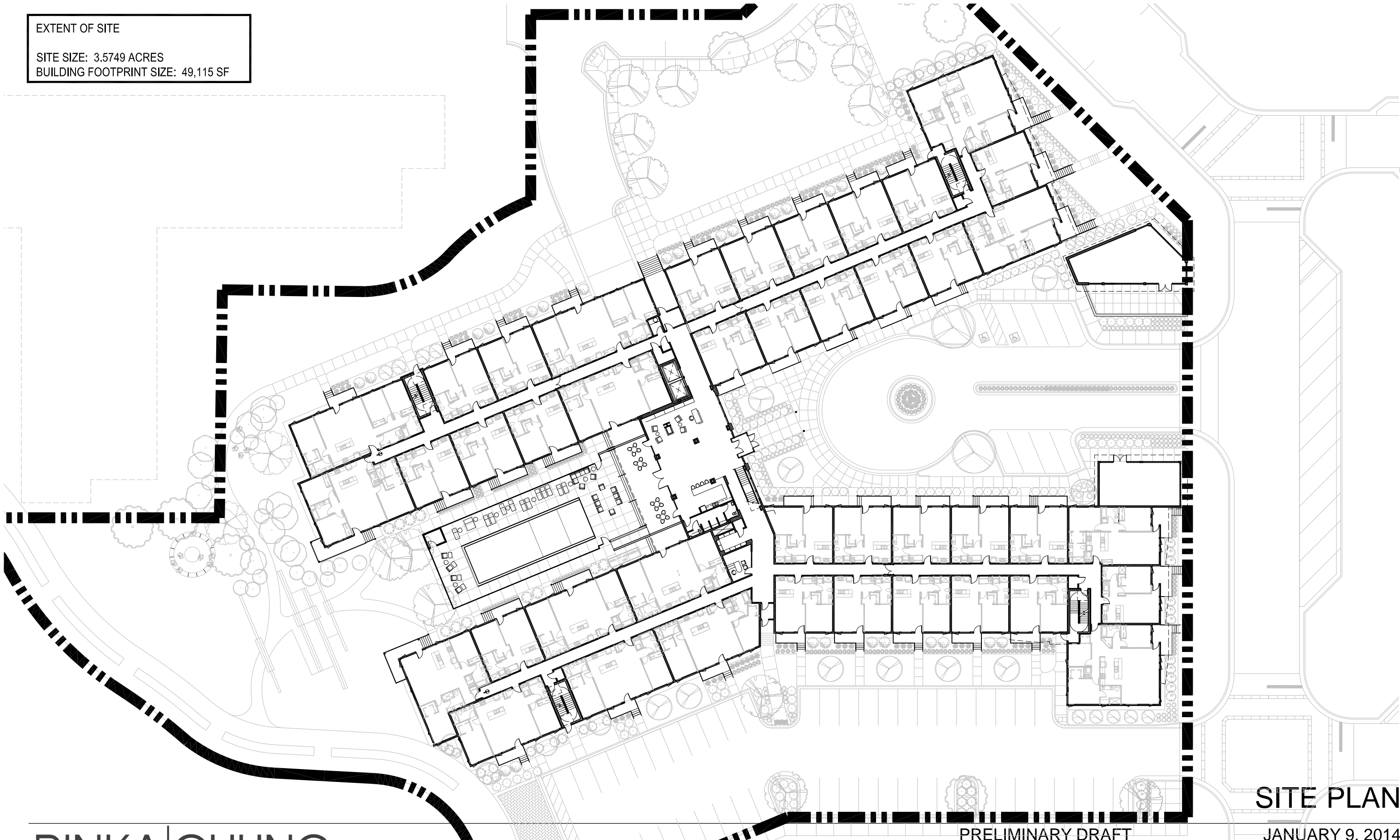
#### **Parking**

Underground Parking Spaces: .....149  
Surface Lot & Street Parking Spaces: .....65  
Residential Parking Ratio: .....1.3 Spaces / Unit

#### **Apartment Units**

(110) 1-Bed: 785 - 967 GSF  
(31) 2-Bed, 1,228 SF – 1,316 GSF  
(26) 3-Bed, 1,477SF – 1,709 GSF  
**167 TOTAL APARTMENT UNITS**

EXTENT OF SITE  
SITE SIZE: 3.5749 ACRES  
BUILDING FOOTPRINT SIZE: 49,115 SF



**SITE PLAN**

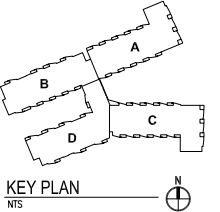
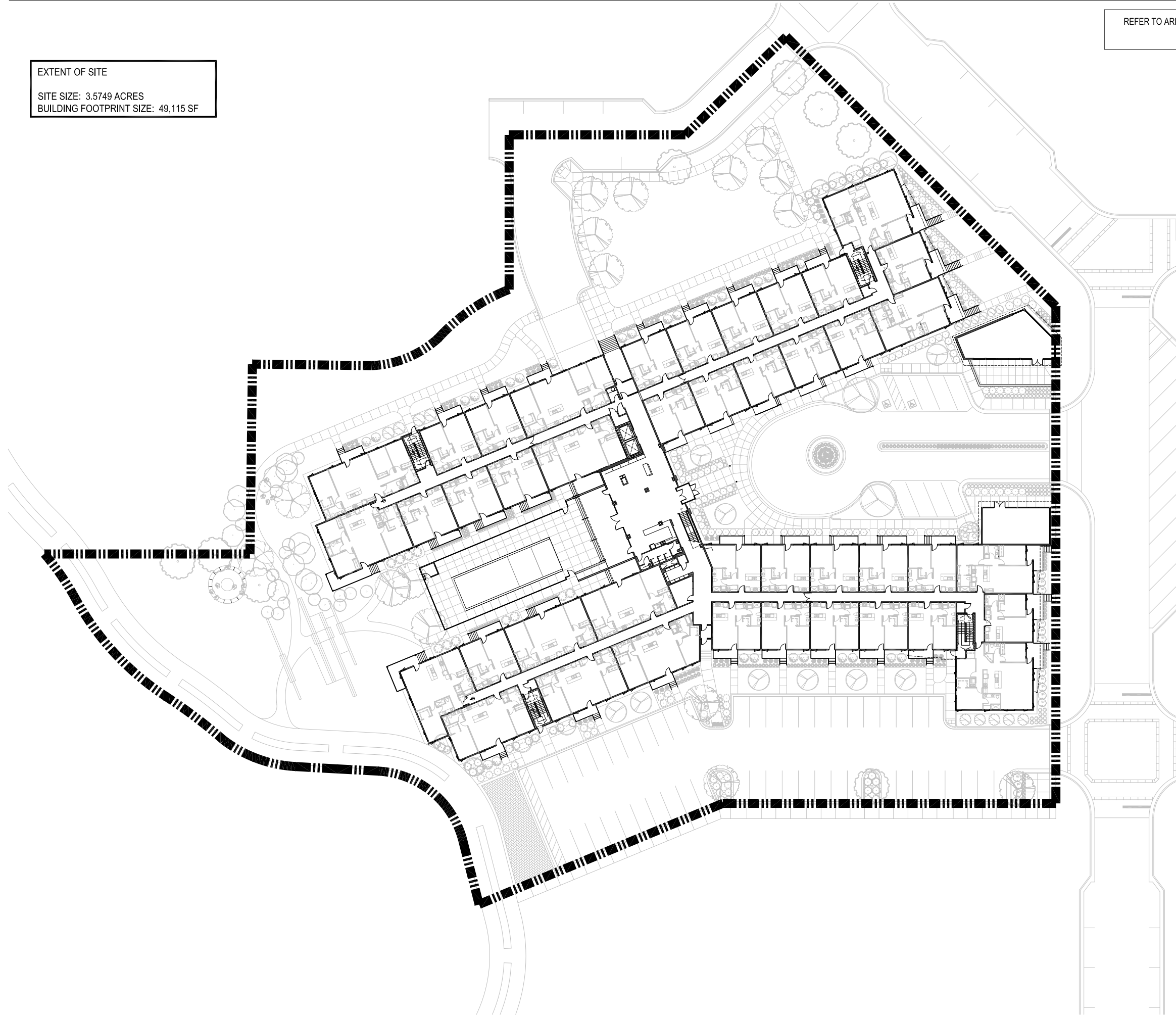
PRELIMINARY DRAFT  
NOT FOR CONSTRUCTION

JANUARY 9, 2014  
131223  
1" = 40'

EXTENT OF SITE

SITE SIZE: 3.5749 ACRES  
BUILDING FOOTPRINT SIZE: 49,115 SF

REFER TO AREA PLANS FOR MORE DETAILED INFORMATION



80% SCOPE CONSTRUCTION DOCUMENTS

EMERALD ROW  
APARTMENTS  
6TH AND DREXEL  
OAK CREEK, WI, 53154  
Issue Date: JANUARY 26, 2015

HUD NO. 075 - 35463 - PM  
RCA Project No. 131223  
Sheet Title

OVERALL  
LEVEL ONE  
FLOOR PLAN

Sheet No. **A1-02**

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756 North Milwaukee, Wisconsin 53202  
Telephone: 414.431.0101  
**RINKA CHUNG**  
RINKA CHUNG ARCHITECTURE, INC.





emerald  
row OAK CREEK

AT DREXEL TOWN SQUARE





**RENDERED SITE PLAN**

**RINKA|CHUNG**

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PRELIMINARY DRAFT  
NOT FOR CONSTRUCTION

JANUARY 9, 2014  
131223  
NOT TO SCALE





FLUSH SEAM METAL PANEL SOFFIT SYSTEM  
 FIBER CEMENT PANEL SIDING SYSTEM  
 FIBER CEMENT LAP SIDING SYSTEM

TOUNGE AND GROOVE 4" CEDAR SIDING - STAINED  
 PREFINISHED FLAT SEAM METAL PANEL  
 FIBERGLASS CLAD PRECISION FIT WINDOW INSERT

BURNISHED MASONRY VENEER WALL SYSTEM  
 FIBER CEMENT LAP SIDING SYSTEM

51'

44'

37'

50'

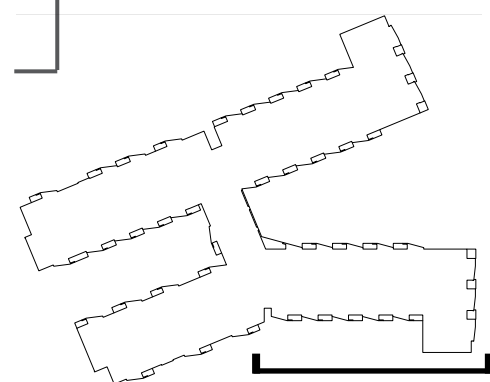
48'

33'

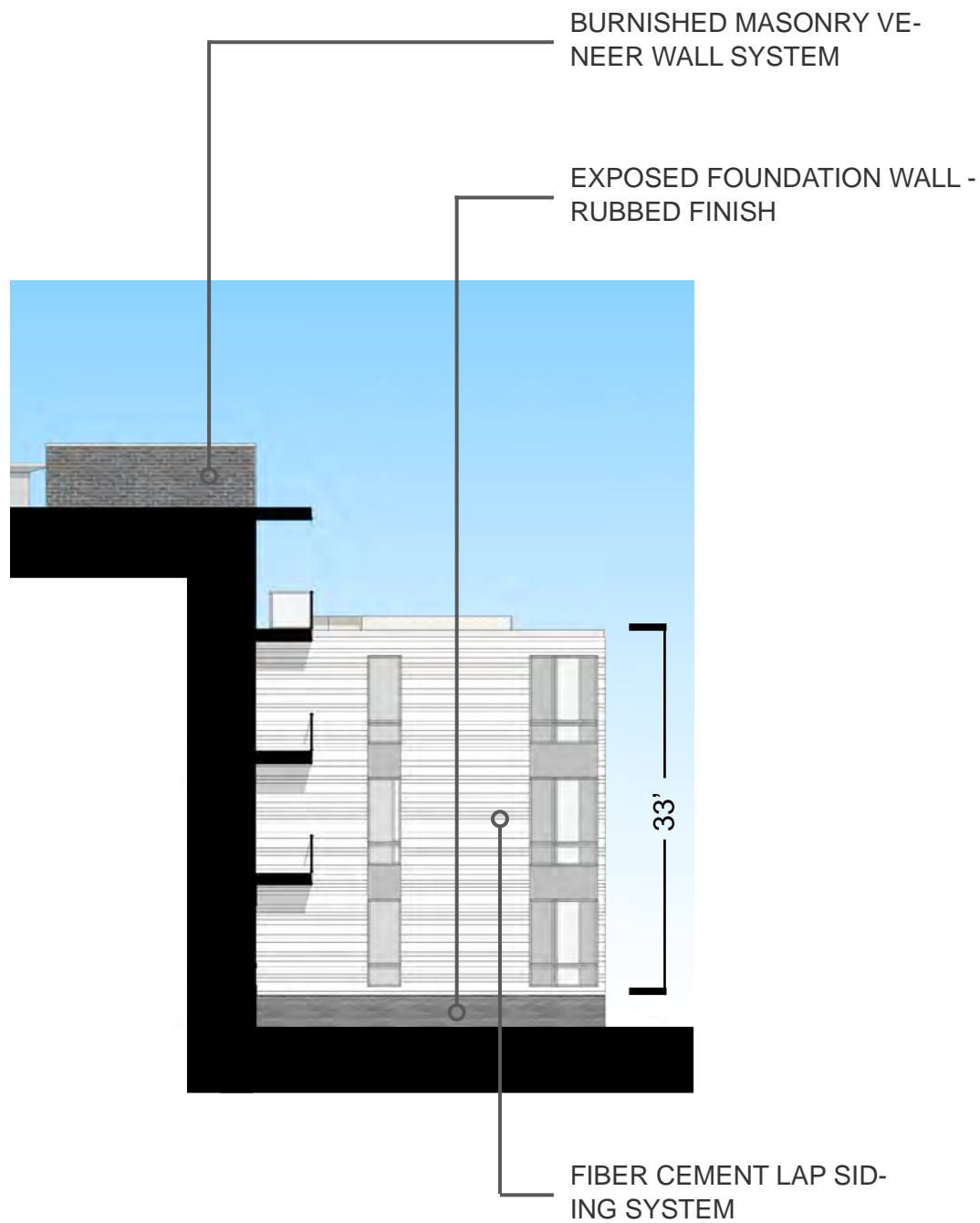
EXPOSED FOUNDATION WALL - RUBBED FINISH

PREFABRICATED ALUMINUM HAND-RAIL SYSTEM WITH GLASS PANEL INSERTS

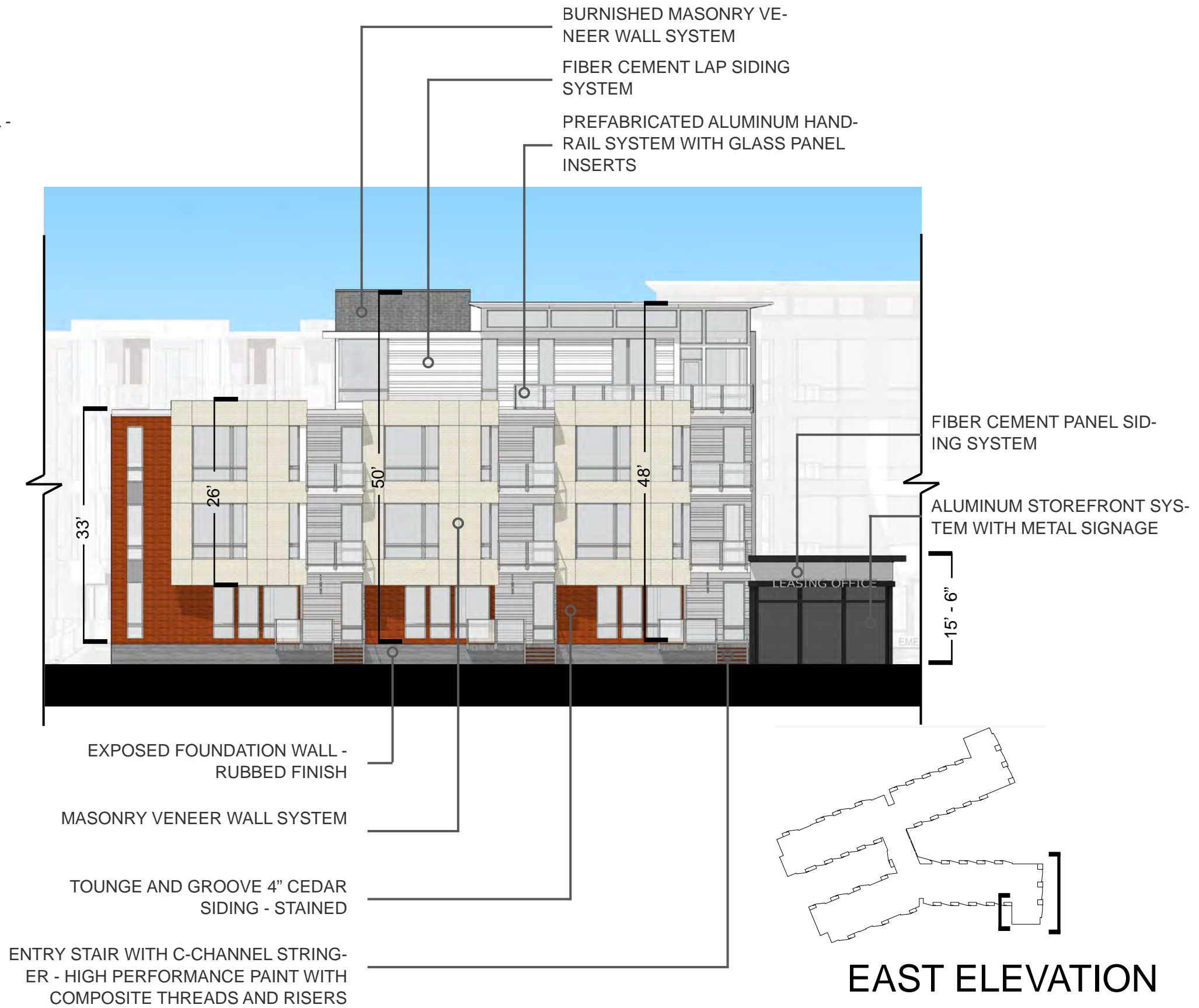
TOUNGE AND GROOVE 4" CEDAR SIDING - STAINED



**SOUTH ELEVATION**

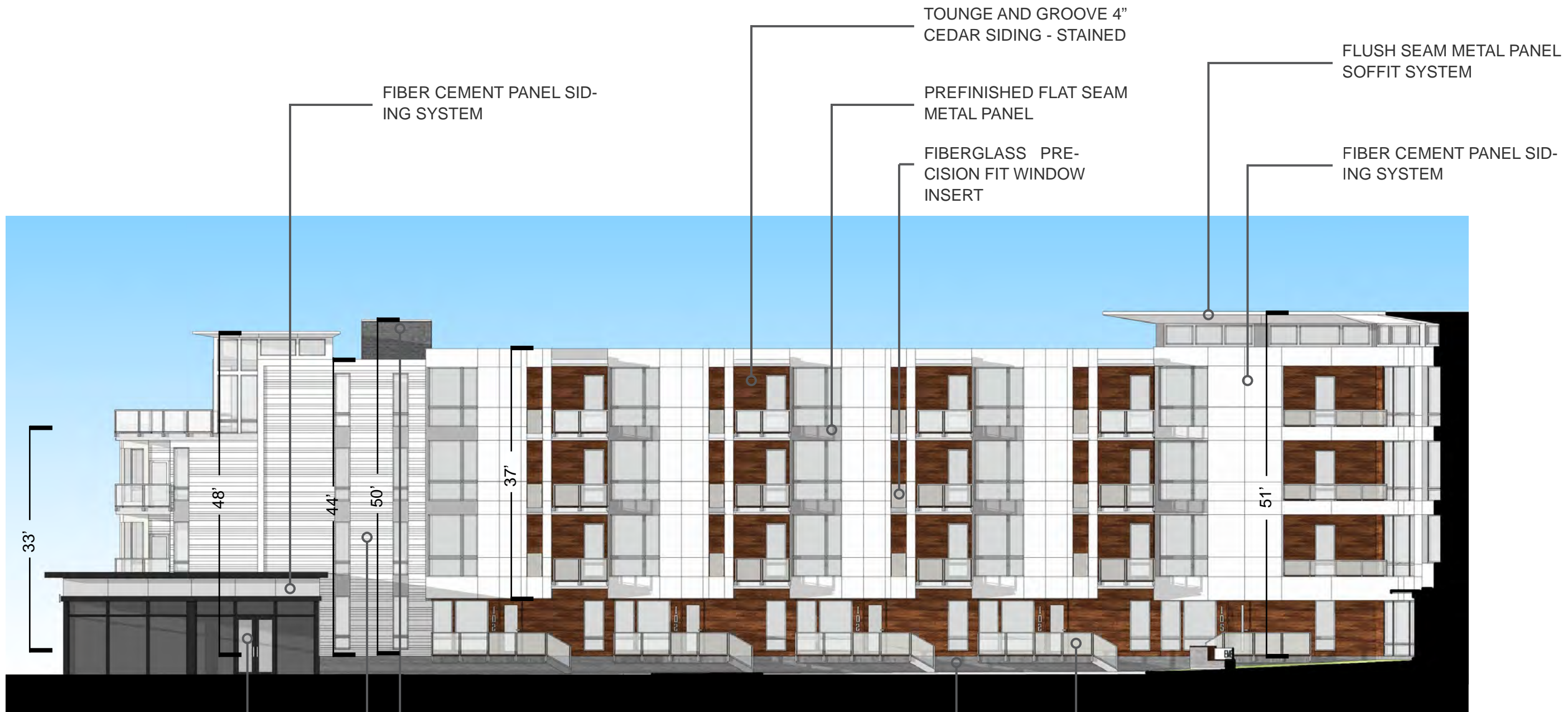


WEST ELEVATION



EAST ELEVATION





FIBER CEMENT PANEL SIDING SYSTEM

TOUNGE AND GROOVE 4" CEDAR SIDING - STAINED

FLUSH SEAM METAL PANEL SOFFIT SYSTEM

PREFINISHED FLAT SEAM METAL PANEL

FIBER CEMENT PANEL SIDING SYSTEM

FIBERGLASS PRECISION FIT WINDOW INSERT

33'

48'

44'

50'

37'

51'

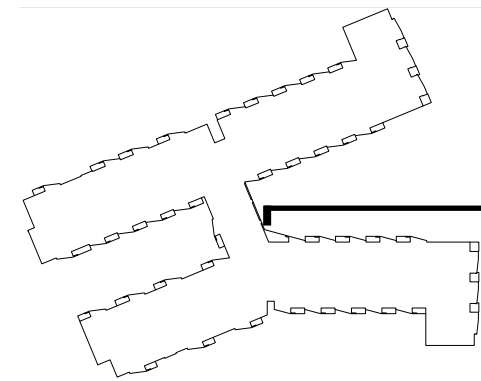
ALUMINUM STOREFRONT SYSTEM WITH METAL SIGNAGE

EXPOSED FOUNDATION WALL - RUBBED FINISH

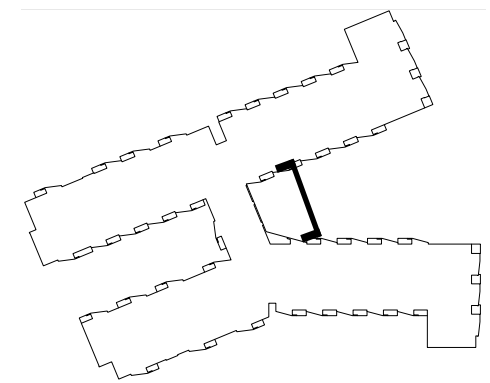
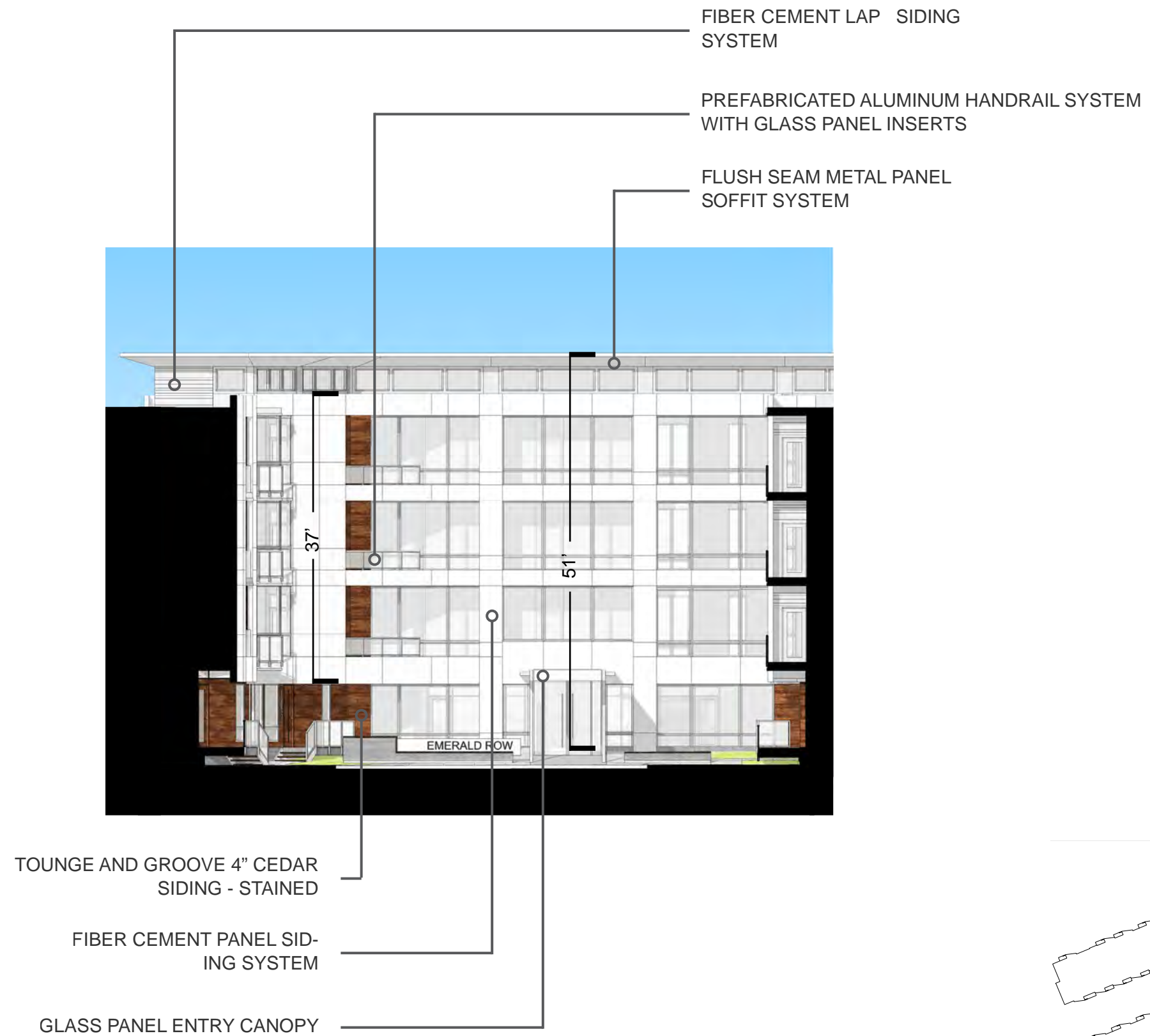
FIBER CEMENT LAP SIDING SYSTEM

PREFABRICATED ALUMINUM HAND-RAIL SYSTEM WITH GLASS PANEL INSERTS

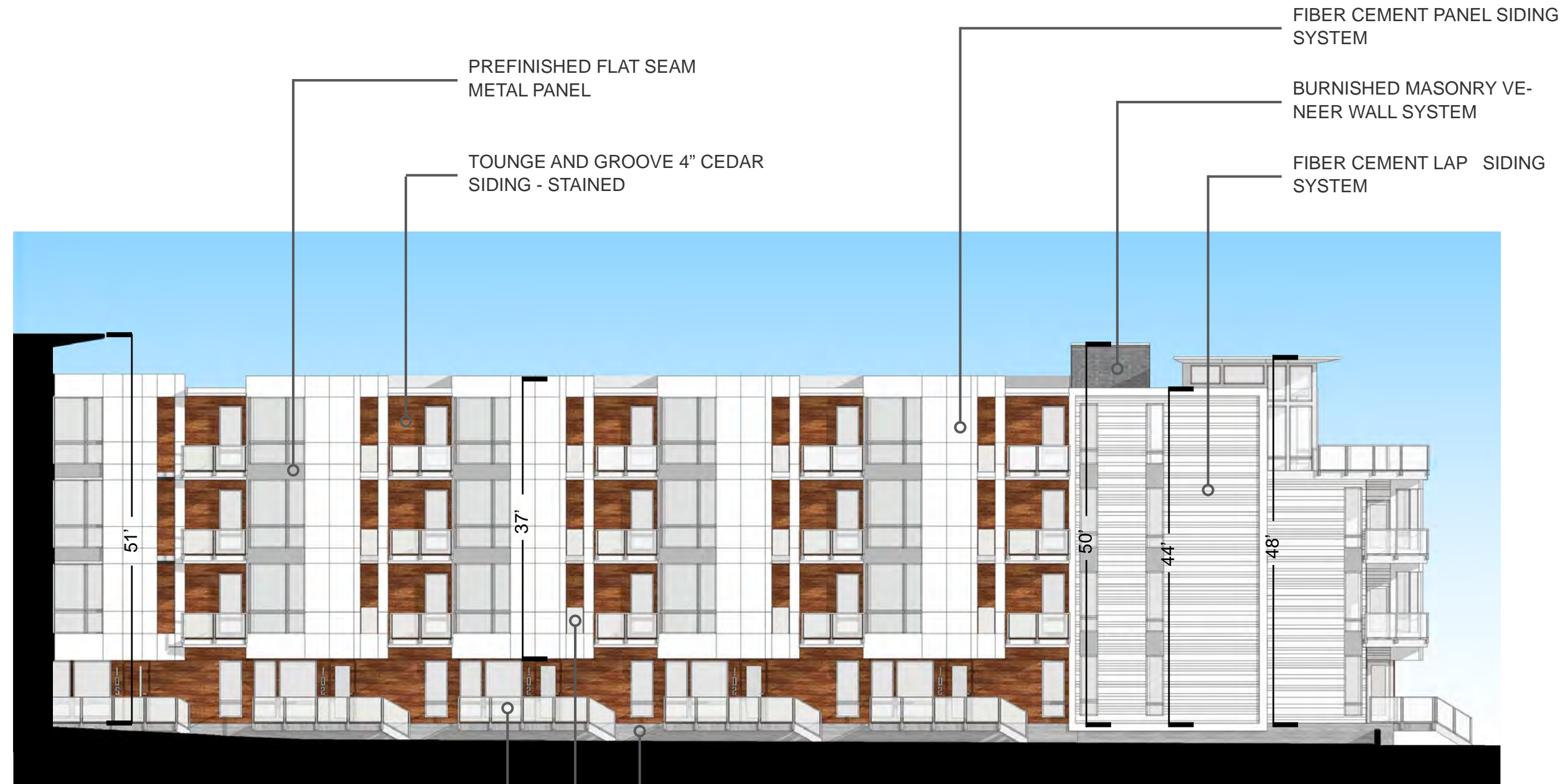
BURNISHED MASONRY VENEER WALL SYSTEM



**NORTH ELEVATION**



# NORTHEAST ELEVATION



PREFINISHED FLAT SEAM METAL PANEL

TOUNGE AND GROOVE 4" CEDAR SIDING - STAINED

FIBER CEMENT PANEL SIDING SYSTEM

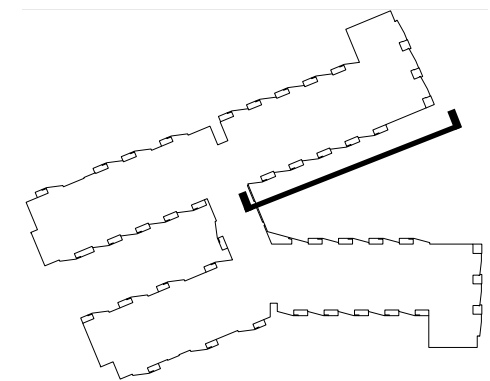
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FIBER CEMENT LAP SIDING SYSTEM

PREFABRICATED ALUMINUM HANDRAIL SYSTEM WITH GLASS PANEL INSERTS

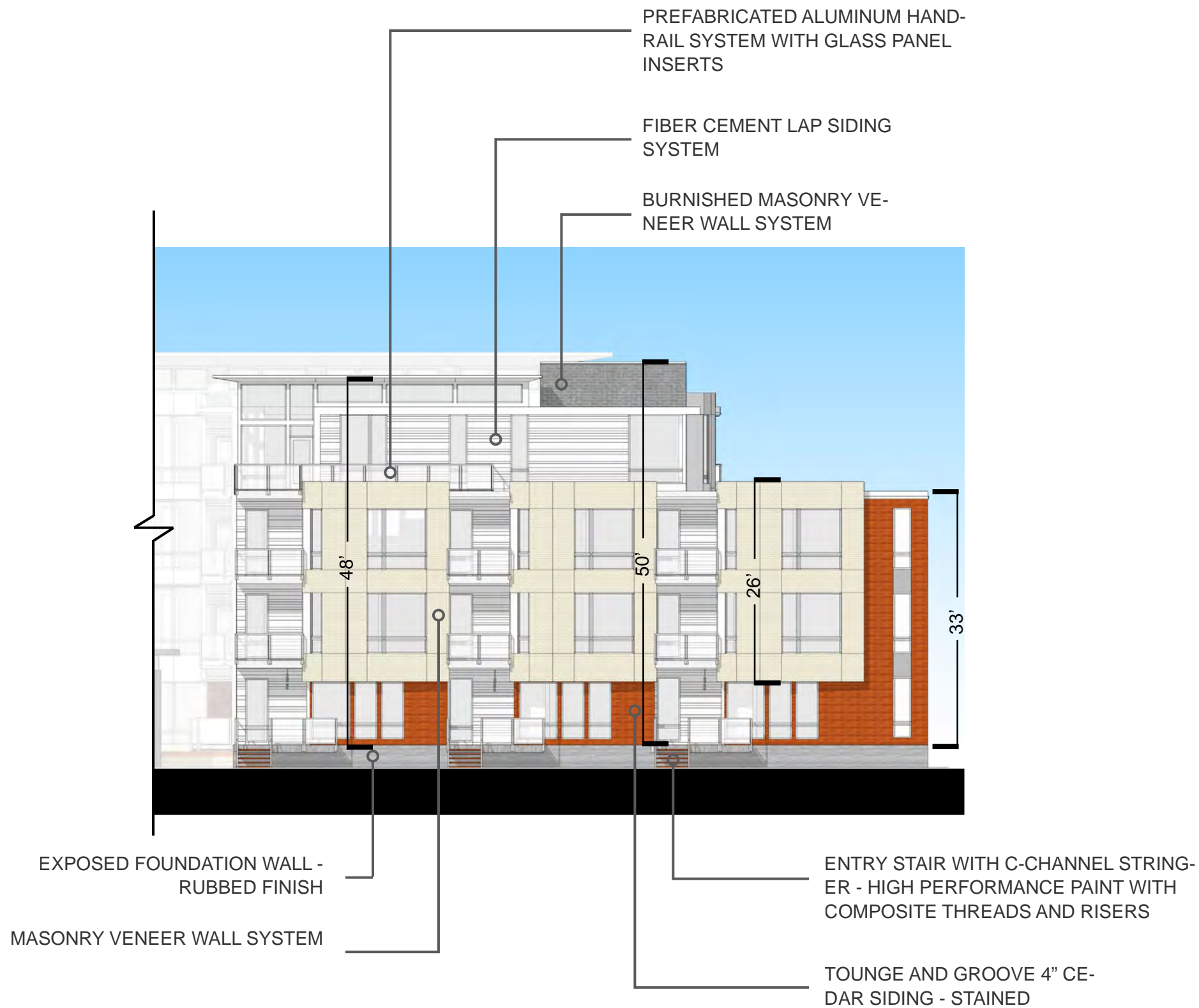
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EXPOSED FOUNDATION WALL - RUBBED FINISH



## SOUTHEAST ELEVATION

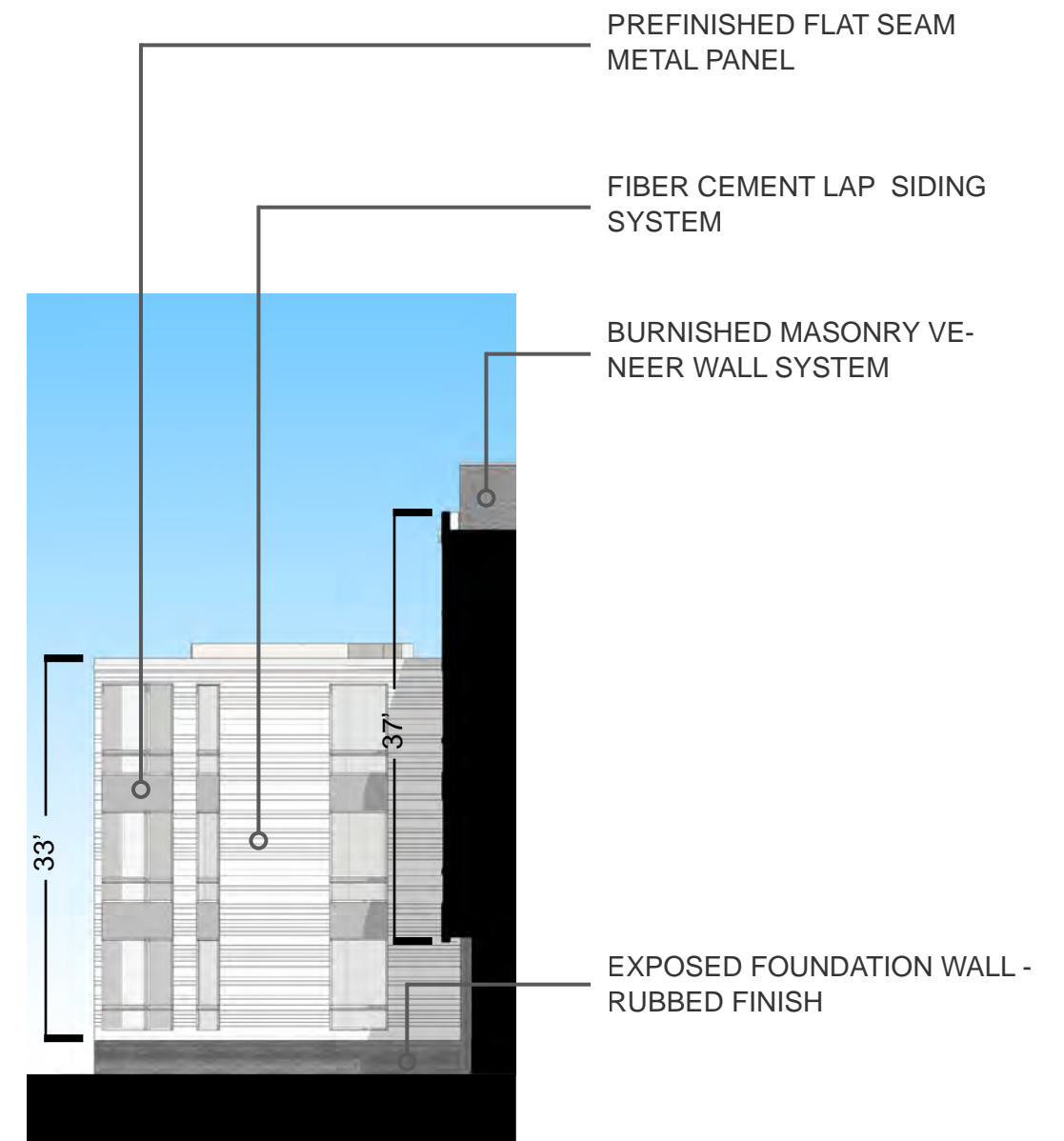




NORTHEAST ELEVATION

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SOUTHWEST ELEVATION

PRELIMINARY DRAFT  
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JANUARY 9, 2014

131223

1/16" = 1'-0"



TOUNGE AND GROOVE 4" CE-  
DAR SIDING - STAINED

FIBER CEMENT LAP SIDING  
SYSTEM

TOUNGE AND GROOVE 4" CE-  
DAR SIDING - STAINED

FLUSH SEAM METAL PANEL  
SOFFIT SYSTEM

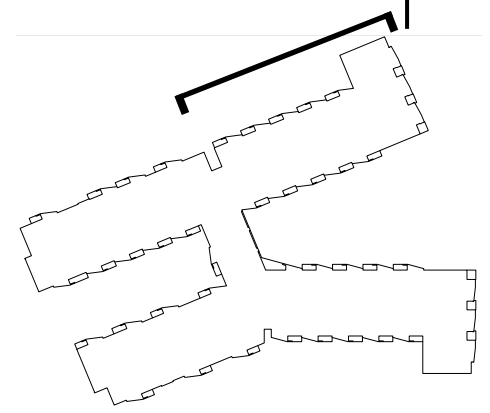
BURNISHED MASONRY VENEER WALL SYSTEM

EXPOSED FOUNDATION WALL -  
RUBBED FINISH

PREFABRICATED ALUMINUM HANDRAIL SYSTEM  
WITH GLASS PANEL INSERTS

FIBERGLASS CLAD PRECISION FIT WIN-  
DOW INSERT

FIBER CEMENT PANEL SIDING  
SYSTEM



## NORTHWEST ELEVATION - WEST HALF

PRELIMINARY DRAFT  
NOT FOR CONSTRUCTION

JANUARY 9, 2014  
131223  
1/16" = 1'-0"

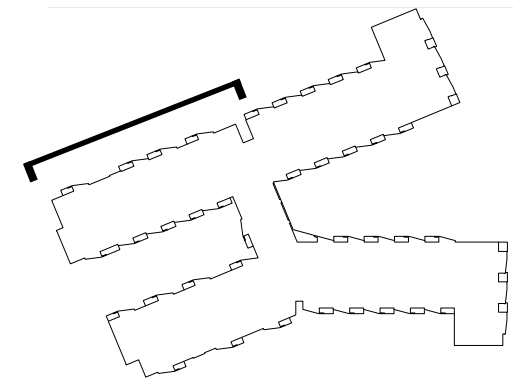




EXPOSED FOUNDATION WALL - RUBBED FINISH

FIBERGLASS CLAD PRECISION FIT WINDOW INSERT

BURNISHED MASONRY VENEER WALL SYSTEM



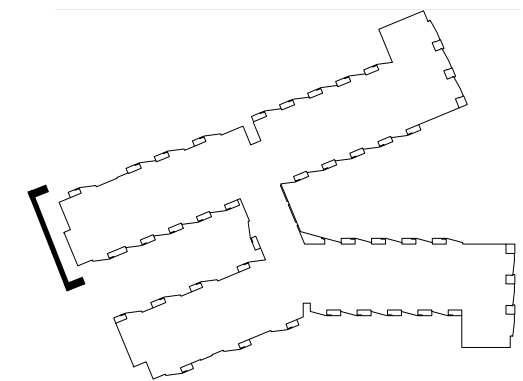
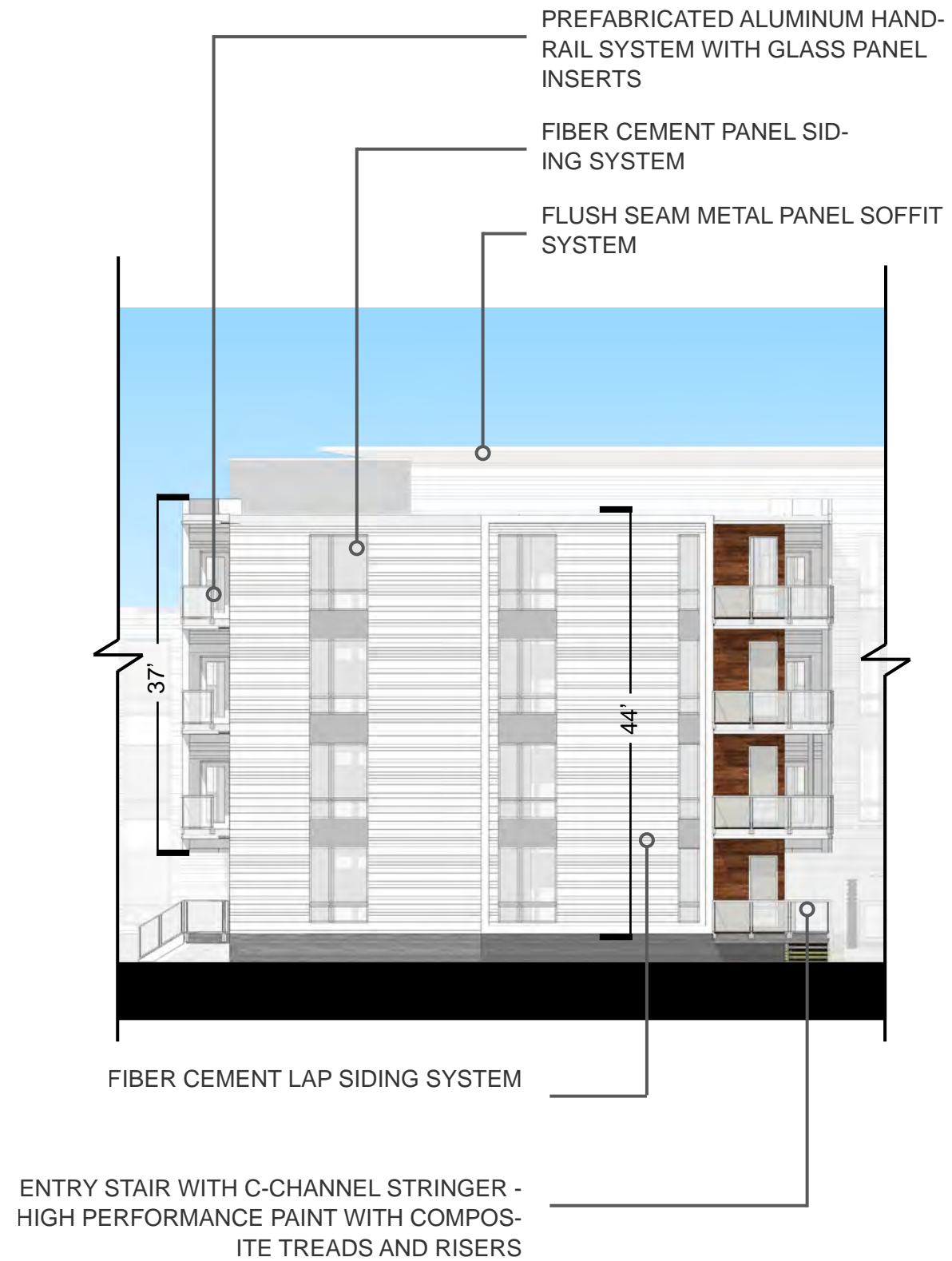
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NOT FOR CONSTRUCTION

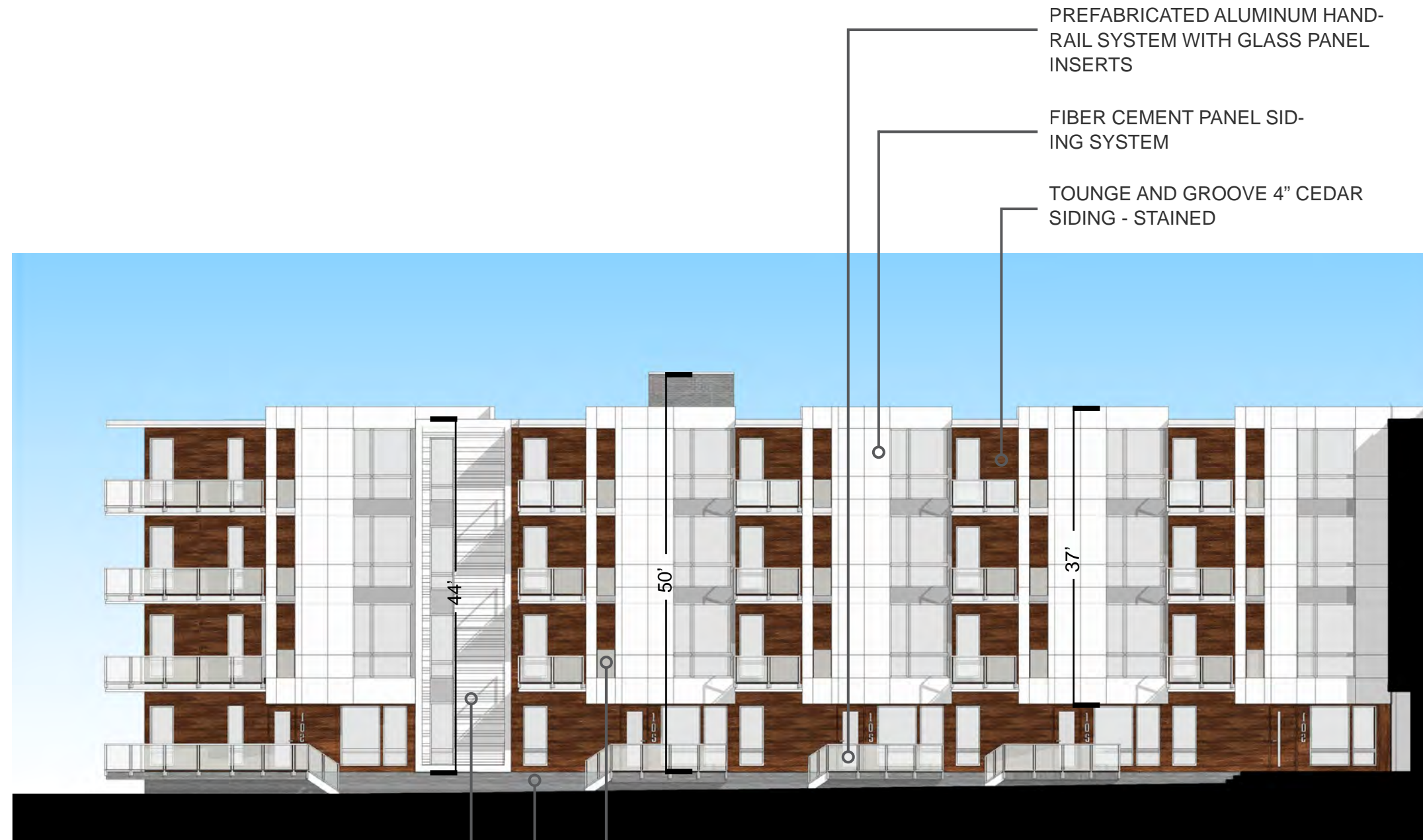
JANUARY 9, 2014

131223

1/16" = 1'-0"



# SOUTHWEST ELEVATION



PREFABRICATED ALUMINUM HAND-RAIL SYSTEM WITH GLASS PANEL INSERTS

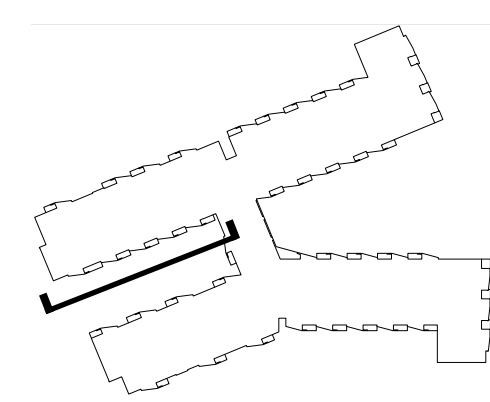
FIBER CEMENT PANEL SIDING SYSTEM

TOUNGE AND GROOVE 4" CEDAR SIDING - STAINED

FIBER CEMENT LAP SIDING SYSTEM

EXPOSED FOUNDATION WALL - RUBBED FINISH

FIBERGLASS PRECISION FIT WINDOW INSERT



# SOUTHEAST ELEVATION

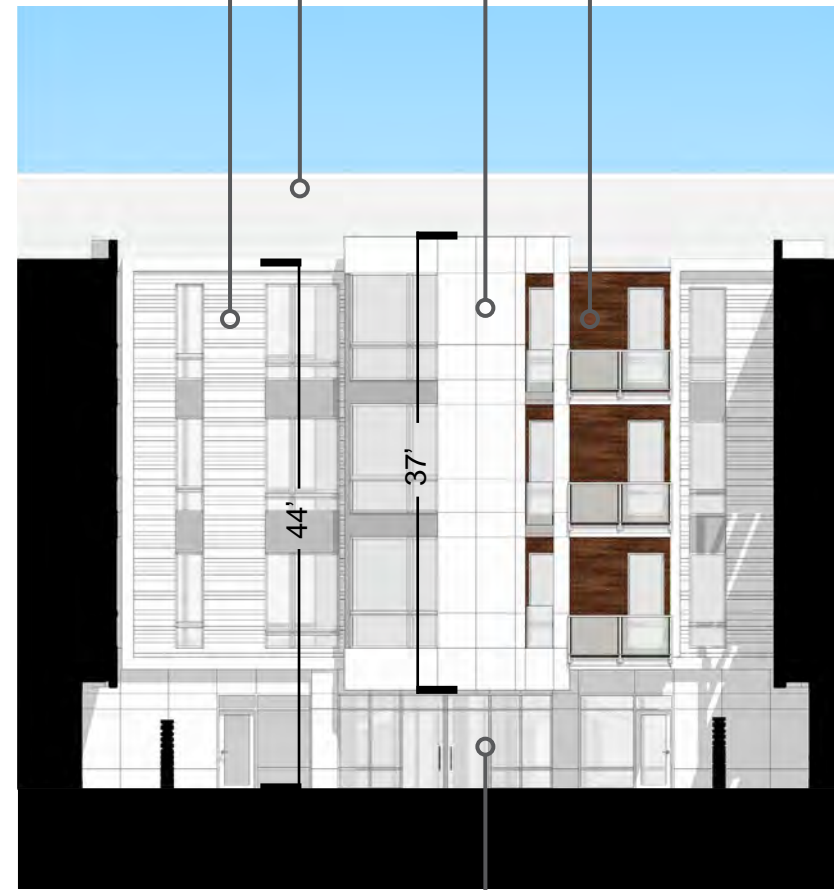


FLUSH SEAM METAL PANEL SOFFIT SYSTEM

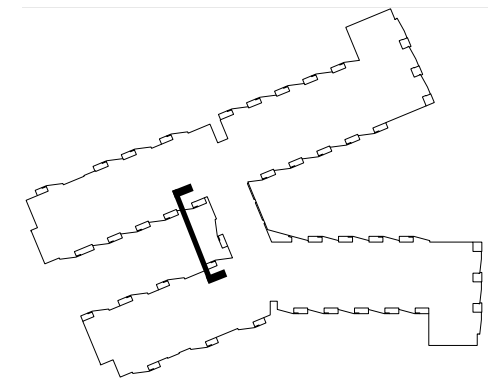
FIBER CEMENT LAP SIDING SYSTEM

FIBER CEMENT PANEL SIDING SYSTEM

TOUNGE AND GROOVE 4" CEDAR SIDING - STAINED



ALUMINUM STOREFRONT SYSTEM



# SOUTHWEST ELEVATION



PREFABRICATED ALUMINUM HAND-RAIL SYSTEM WITH GLASS PANEL INSERTS

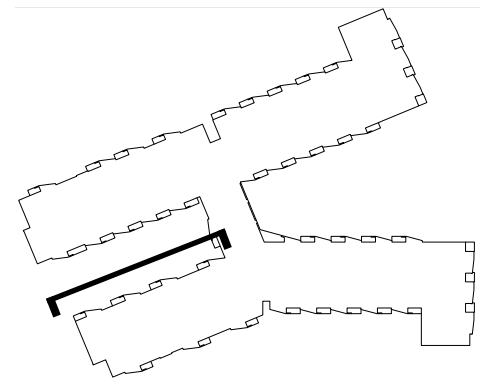
FIBER CEMENT PANEL SIDING SYSTEM

TOUNGE AND GROOVE 4" CEDAR SIDING - STAINED

FIBER CEMENT LAP SIDING SYSTEM

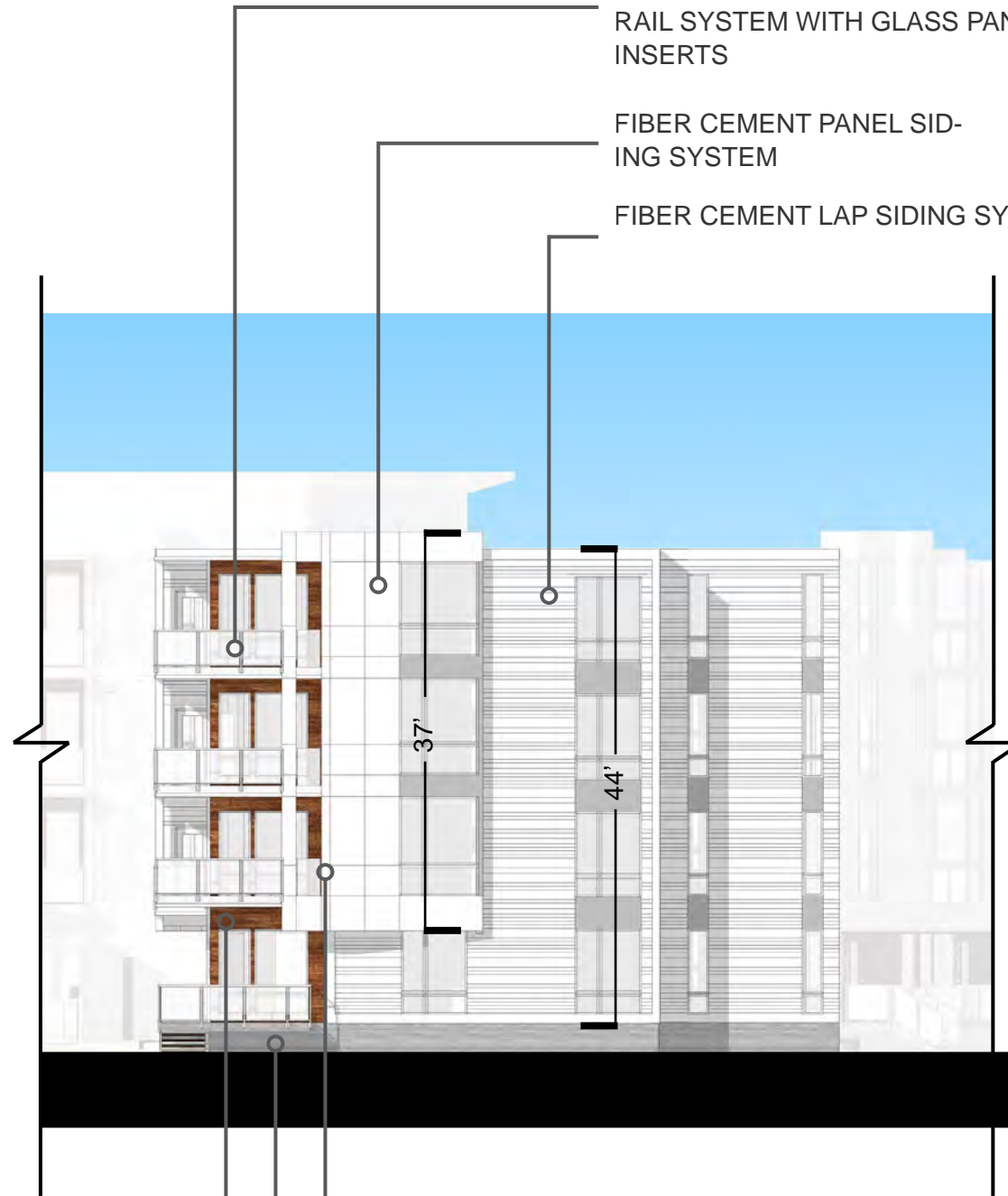
EXPOSED FOUNDATION WALL - RUBBED FINISH

FIBERGLASS CLAD PRECISION FIT WINDOW INSERT

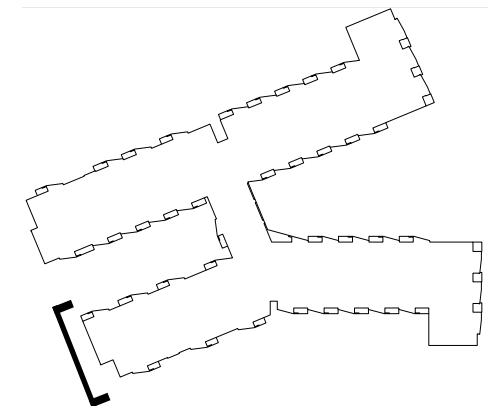


# NORTHWEST ELEVATION

PREFABRICATED ALUMINUM HAND-RAIL SYSTEM WITH GLASS PANEL INSERTS  
 FIBER CEMENT PANEL SIDING SYSTEM  
 FIBER CEMENT LAP SIDING SYSTEM



TOUNGE AND GROOVE 4" CEDAR SIDING - STAINED  
 EXPOSED FOUNDATION WALL - RUBBED FINISH  
 FIBERGLASS CLAD PRECISION FIT WINDOW INSERT



**SOUTHWEST ELEVATION**



PREFABRICATED ALUMINUM HAND-RAIL SYSTEM WITH GLASS PANEL INSERTS

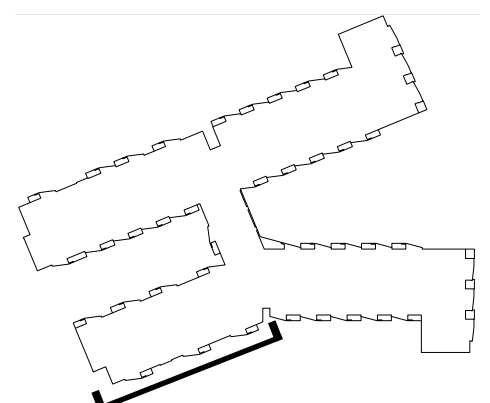
FIBER CEMENT PANEL SIDING SYSTEM

TOUNGE AND GROOVE 4" CEDAR SIDING - STAINED

FIBER CEMENT LAP SIDING SYSTEM

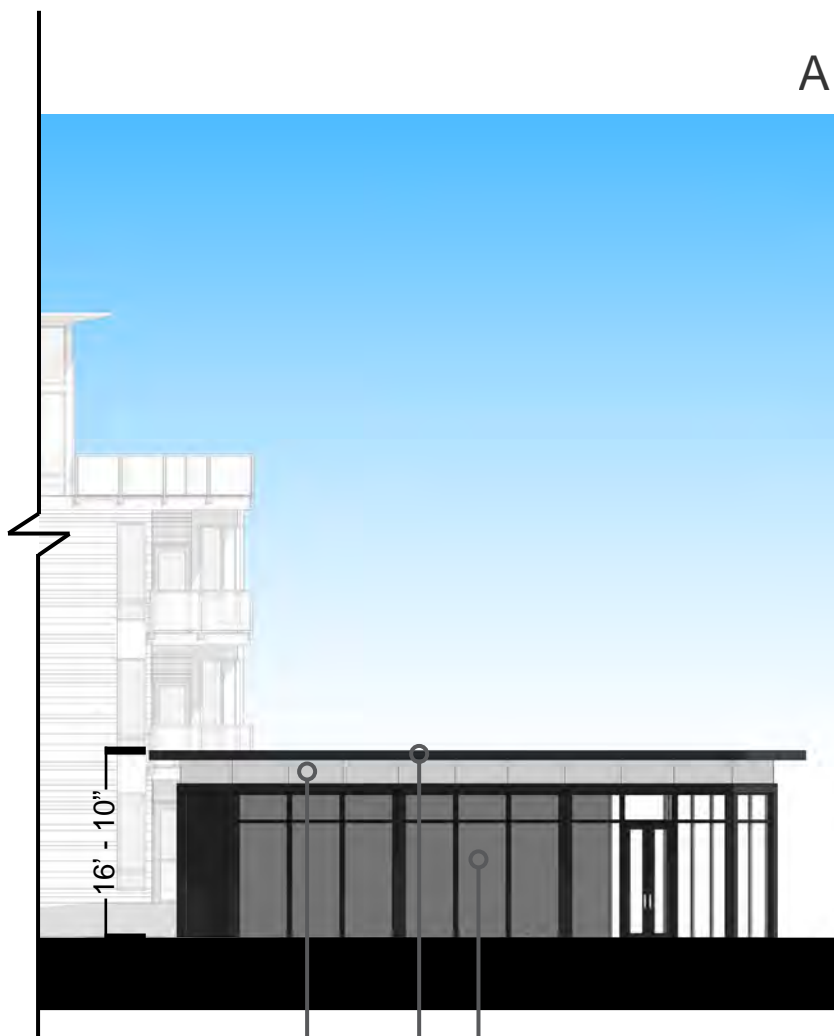
EXPOSED FOUNDATION WALL - RUBBED FINISH

FIBERGLASS CLAD PRECISION FIT WINDOW INSERT

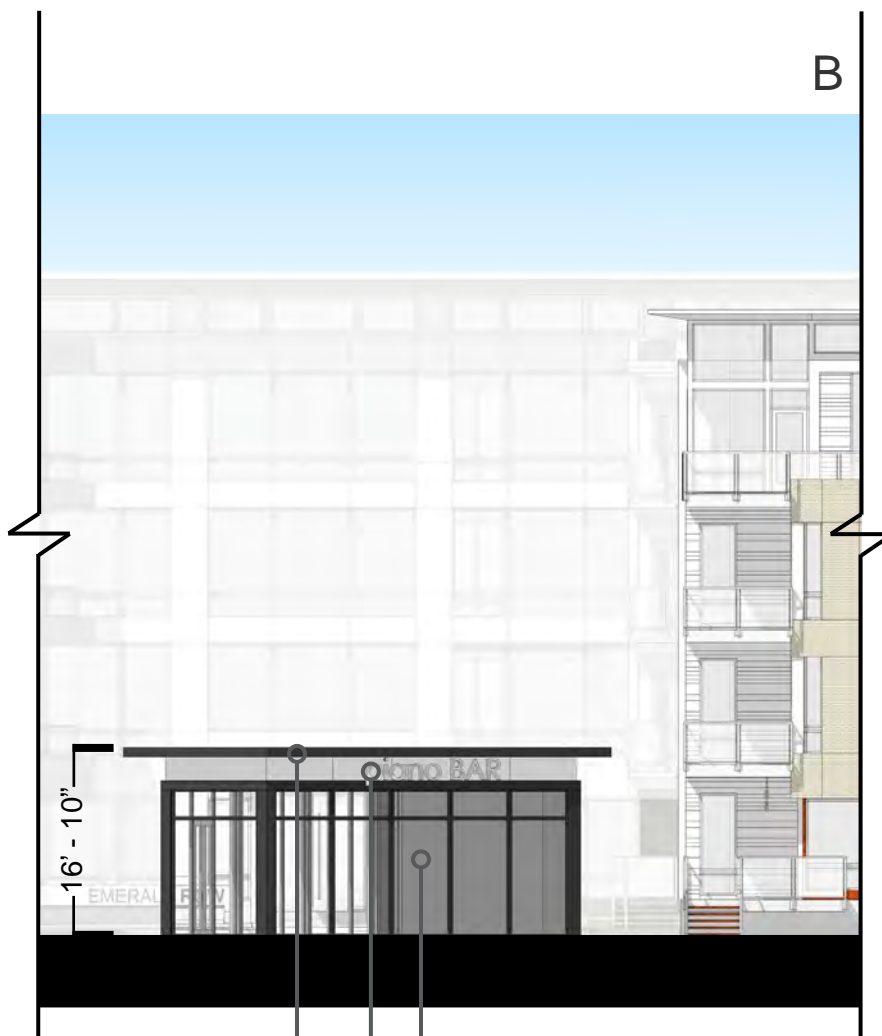


### SOUTHEAST ELEVATION

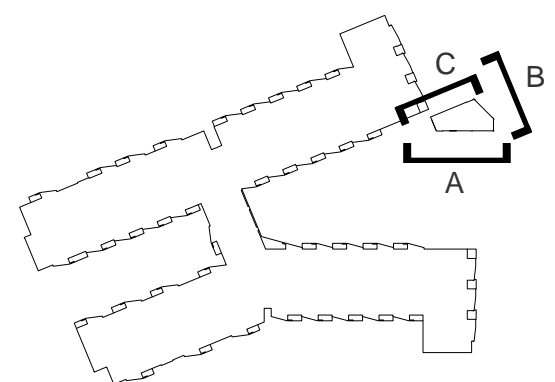




- ALUMINUM STOREFRONT SYSTEM
- ALUMINUM COPING AN FASCIA
- FIBER CEMENT PANEL SIDING SYSTEM



- ALUMINUM STOREFRONT SYSTEM WITH METAL SIGNAGE
- SIGNAGE PER DTSMUPDD STANDARDS
- FIBER CEMENT PANEL SIDING SYSTEM
- ALUMINUM COPING AND FASCIA



WEST ELEVATION

EAST ELEVATION





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emerald  
row OAK CREEK

BARRETT  
VISIONARY





RINKA|CHUNG

emerald  
row OAK CREEK

BARRETT  
VISIONARY





RINKA|CHUNG

emerald  
row OAK CREEK

BARRETT  
VISIONARY





RINKA|CHUNG

emerald  
row OAK CREEK

BARRETT  
VISIONARY





RINKA|CHUNG

emerald  
row OAK CREEK

BARRETT  
VISIONARY





RINKA|CHUNG

emerald  
row OAK CREEK

BARRETT  
VISIONARY





RINKA|CHUNG

emerald  
row OAK CREEK

BARRETT  
VISIONARY





RINKA|CHUNG

emerald  
row OAK CREEK

BARRETT  
VISIONARY





# Plan Commission Report

ITEM: 4d  
DATE: January 27, 2015

**PROJECT:** Conditional Use – Jason D. Hill, Chick-fil-A

**ADDRESS:** 150 W. Town Square Way

**TAX KEY NO:** 813-9047

**STAFF RECOMMENDATION:** That the Plan Commission recommends that the Common Council approves a Conditional Use permit allowing a restaurant with drive-through facilities located at 150 W. Town Square Way after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting (February 10, 2015).

**Ownership:** One West Drexel, LLC, 301 W. Wisconsin Ave., Ste. 400, Milwaukee, WI 53203

**Size:** 1.63 acres

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

**Adjacent Zoning:**  
North – I-1, Institutional; B-2 (CCU), Community Business  
East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District  
South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District  
West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting a Conditional Use Permit for a Chick-fil-A restaurant with drive-through facilities on the property at 150 W. Town Square Way. The review of the Conditional Use Permit request is governed by the general development plan and regulating plan for the Drexel Town Square Mixed Use Planned Development as well as Chapter 17 of the Municipal Code. A conceptual site plan is included with this packet. Site, building, landscaping, lighting, signage, and related reviews will occur at a later date.

The lot is located in the Perimeter Commercial Sub-District, which considers restaurants with drive-through facilities to be conditional uses. Information provided by the Applicant estimates a 4,876 square-foot restaurant with an indoor play area and outdoor seating area, a drive-through with two “stacking lanes” along the north side of the building, and approximately 45 employees. Typical hours of operation for Chick-fil-A restaurants are 6:00 AM to 10:30 PM Monday through Saturday (closed Sundays). Weekly deliveries are anticipated to the site, some of which will occur every few days.

Preliminary plans call for 63 total parking stalls. According to the Approximate Parking Supply and Demand for Users and Employees chart in the general development plan and regulating plan, fast food restaurants typically require 20 stalls per 1,000 gross square feet. Approximately 1,500-1,600 square

feet of the 4,876 square-foot restaurant will be dining space. Therefore, 30-32 stalls would be required for patrons, and at least one stall per employee for the largest shift would be required.

If the Commission agrees that the conditional use is appropriate for this location, staff will prepare conditions and restrictions for review at the February 10, 2015 Plan Commission meeting.

Prepared by:



Kari Papellbon, CFM, AICP  
Planner

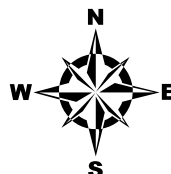
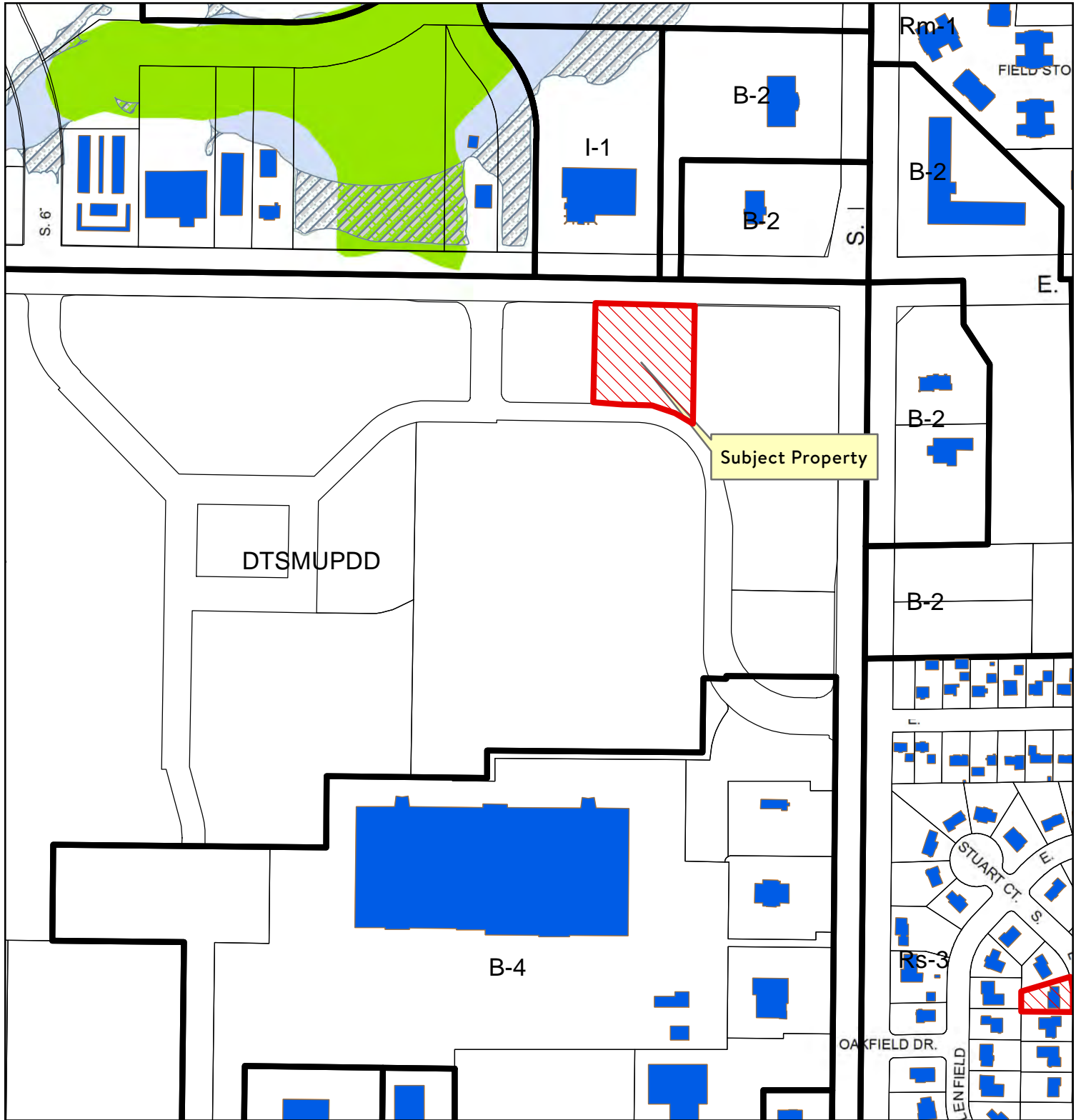
Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 150 W. Town Square Way



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

Legend	
	150 W. Town Square Way
	Floodfringe
	Floodway
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakelront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)



Chick-fil-A, Inc.  
5200 Buffington Road  
Atlanta, Georgia 30349-2998  
Telephone 404-765-8900

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## Company Information & Project Description

### **The Chick-fil-A Story**

It's a story that actually began 91 years ago when a man named Truett Cathy was born in 1921 in the small town of Eatonton, Georgia, about 80 miles from Atlanta, where he grew up. Truett's mom ran a boarding house, which meant she had to cook a lot of meals – but Truett helped, and he paid close attention, and picked up cooking and serving tips that would come in quite handy later. Along the way, he also learned to be quite the entrepreneur. He sold magazines door to door, delivered newspapers all over the neighborhood, and sold Coca-Colas from a stand in his front yard and all the while he was learning the importance of good customer service.

After serving his country in World War II, in 1946 Truett used the business experience he gained growing up and opened his first restaurant with his brother, Ben, calling it the Dwarf Grill (later renamed the Dwarf House). Hamburgers were on the menu but, ironically, no chicken because he said it took too long to cook. Truett worked hard with that first venture, but considered Sunday to be a day of rest, for himself and his employees and as you know, that's a practice that Chick-fil-A honors to this day.

The early 60s would be a pivotal time in Truett's life. That's when he first took a boneless breast of chicken and spent the next few years experimenting until he found the perfect mix of seasonings, he breaded and cooked the filet so that it stayed juicy, put it between two buttered buns and added two pickles for extra measure and in 1963 unveiled what we now know as the Chick-fil-A Chicken Sandwich. As far as the name, Truett says it just came to him. He had it registered that year in 1963 and created a logo that has been updated but is still very similar to the original designed 50 years ago.

The Chick-fil-A sandwich was a huge hit, and in 1967 Truett opened his first Chick-fil-A restaurant in an enclosed shopping mall where, up to that point, food normally wasn't sold. Frankly, the developer of the Greenbriar Shopping Center in Atlanta wasn't too keen on serving food inside his mall, but as we know that turned out to be a very smart decision on his part, and especially Truett's. Today, Truett is recognized as the pioneer in quick-service mall food. It wasn't until 1986 that Chick-fil-A opened its first "freestanding" restaurant on North Druid Hills Road in Atlanta. Today there are close to 1,600 restaurants locations in 39 states and it's become so popular that people literally camp out in the parking lot the night before a grand opening of a new restaurant; they're hoping to be one of the first 100 people in line because they'll be rewarded with free Chick-fil-A for a year, which gives new meaning to the phrase "happy campers!"

Chick-fil-A is now the largest quick-service chicken restaurant and one of the largest that's privately-held. Three generations of Cathy family members are involved in the business, including Truett (CEO), his sons Dan (the president and COO) and Bubba (senior VP) and now, his grandchildren.



Chick-fil-A, Inc.  
5200 Buffington Road  
Atlanta, Georgia 30349-2998  
Telephone 404-765-8900

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### **Our Food**

There are a lot of things people say they like about Chick-fil-A, but it all begins with the food, and especially the Original Chick-fil-A Chicken Sandwich. It was a significant product innovation, and it remains our best-selling item on the menu. Our innovations didn't stop with the chicken sandwich. In 1982, we were the first restaurant to sell chicken nuggets nationally, and three years later added our trademark Waffle Potato Fries to the menu, and we still use 100% fully refined peanut oil, which is cholesterol and trans fat free. In 2010, we introduced the Chick-fil-A Spicy Chicken Sandwich. With its special blend of peppers and other seasonings, it became such a "hot" selling item that we soon after introduced the Spicy Chicken Biscuit. More recently last year we introduced to our menu a new grilled chicken sandwich and grilled chicken nuggets. People also like the fact that we offer a variety of menu options for those wanting foods that are lower in calories, carbs or fats, such as the Chick-fil-A Chargrilled Chicken Sandwich, entrée salads and fruit cups and by the way, fruit cups are an option with our kids meals these days. In fact, Men's Health magazine named us "America's Healthiest Chain Restaurant for Kids." The high quality of our food is the number one reason people keep coming back to Chick-fil-A but there are a few more reasons – and one has four legs and is a terrible speller.

### **Serving our Customers**

Whenever you ask people what they like about Chick-fil-A, one of first things they say is "the service" and it's an important part of our story, because it goes back to Truett's experience as a young businessman and to the values he instilled in Chick-fil-A. We call it Second Mile Service, and it's based on the belief that if someone asks you to carry something for them one mile, you do one better and carry it for them two. It's doing those unexpected things that make people feel special. Our drive-thru has been voted "America's #1 drive-thru" for six years in a row. We do our best to ensure a quick and pleasurable experience, and might even have a nugget for the family pet when you arrive at the window. But no matter if you're being served in our restaurants, at our drive-thrus, or with an outside delivery, you can always count on our team members responding to your words of thanks with two special words of their own – "My pleasure."

### **Chick-fil-A Philosophy & Operator/Employment Model**

The Company's philosophy is that their restaurants become integral parts of the communities in which they are located. Toward that end, Chick-fil-A makes scholarships available to store employees and sponsors the Winshape Foundation which supports a family of programs designed to encourage outstanding young people nationwide. The Foundation has a college program and operates a series of camps, homes, and retreats. On the local level, individual restaurant operators typically engage in community support activities such as sponsoring youth sports teams, supporting educational activities, and leadership initiatives. Finally, and in accordance with company policy, the operators and employees in each Chick-fil-A Restaurant strive for a level of customer service unequaled in the quick-service food industry. It is quite common to go into a Chick-fil-A and have your tray carried to your table, have people clear your table, and ask if they can come and refresh your beverage.



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Beyond the above, Chick-fil-A's operators model is very unique in the fast food industry. In their situation, the operator is part owner with Chick-fil-A. It's similar to a franchise except they usually have one location. Sometimes they have two but for the most part they have one location and what that provides is a situation where they have very competent partners with great character in the restaurants and they are involved in the community, are part of the community, and they spend a lot of time in the community. What Chick-fil-A likes to say is that their operators are in business for themselves, but not by themselves. It is very unusual for an operator to shut down and the retention rate for operators is about 98%. A typical Chick-fil-A store will employ approximately 45 permanent jobs with approximately 120 jobs created for temporary construction employment. A typical store will operate between the hours of 6:00am to 10:30pm; Monday thru Saturday and are always closed on Sundays.

### **Project Description**

The subject property is located on Lot 2 of the Drexel Town Square development which is located at the southwest corner of Howell Avenue and West Drexel Avenue. The site area is approximately 1.63 acres. The site is currently a vacant outlot of the development. The subject property is zoned Perimeter Commercial Sub-district. The project will consist of constructing the proposed restaurant which will contain approximately 4,876 square feet of floor area, will be attractively landscaped, and will feature an outdoor seating area adjacent to the West Drexel Avenue frontage. A drive-thru service facility is also proposed which will feature two stacking lanes up to the order points that will merge into one lane leading up to the pickup window. Chick-fil-A has found that this drive-thru configuration increases efficiency and minimizes vehicle overflow into the parking lot. Vehicular access to the proposed restaurant will be provided by the subject property's two planned driveways which will minimize impacts to the existing roadways. Sixty Three off-street parking spaces will be located within the subject property which includes three handicap spaces.

The site has been oriented to locate the building along the western property line with the playground facing West Drexel Avenue. This allowed us to isolate the drive thru traffic from the dine-in traffic to eliminate the need for customers accessing the building to cross over multiple drive-thru lanes. The drive-thru lanes have been laid out to provide for ample stacking both before the order boards and between the order boards and pick-up window to minimize overflow into the parking lot. The main parking field that is situated east of the building has been laid out with a combination of 90 degree and 60 degree parking stalls to create an efficient traffic flow scenario while minimizing conflict with drive-thru traffic. Provisions have also been made for development of an internal roadway that will connect to the stub provided by the Water Street Brewery development that is immediately east of this project. Having this internal roadway connection between outlots will reduce the traffic load on West Town Square for vehicles traveling between adjacent uses. Deliveries to the site will occur weekly with



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the larger delivery vehicle visiting the site once a week to the smaller single axel vendor trucks coming in every couple days. A trash enclosure is proposed at the rear of the building which will be constructed out of CMU with brick veneer to match the building. The gates for the enclosure will be constructed out of a plastic resin that we've found to be more durable than metal and certainly wood.

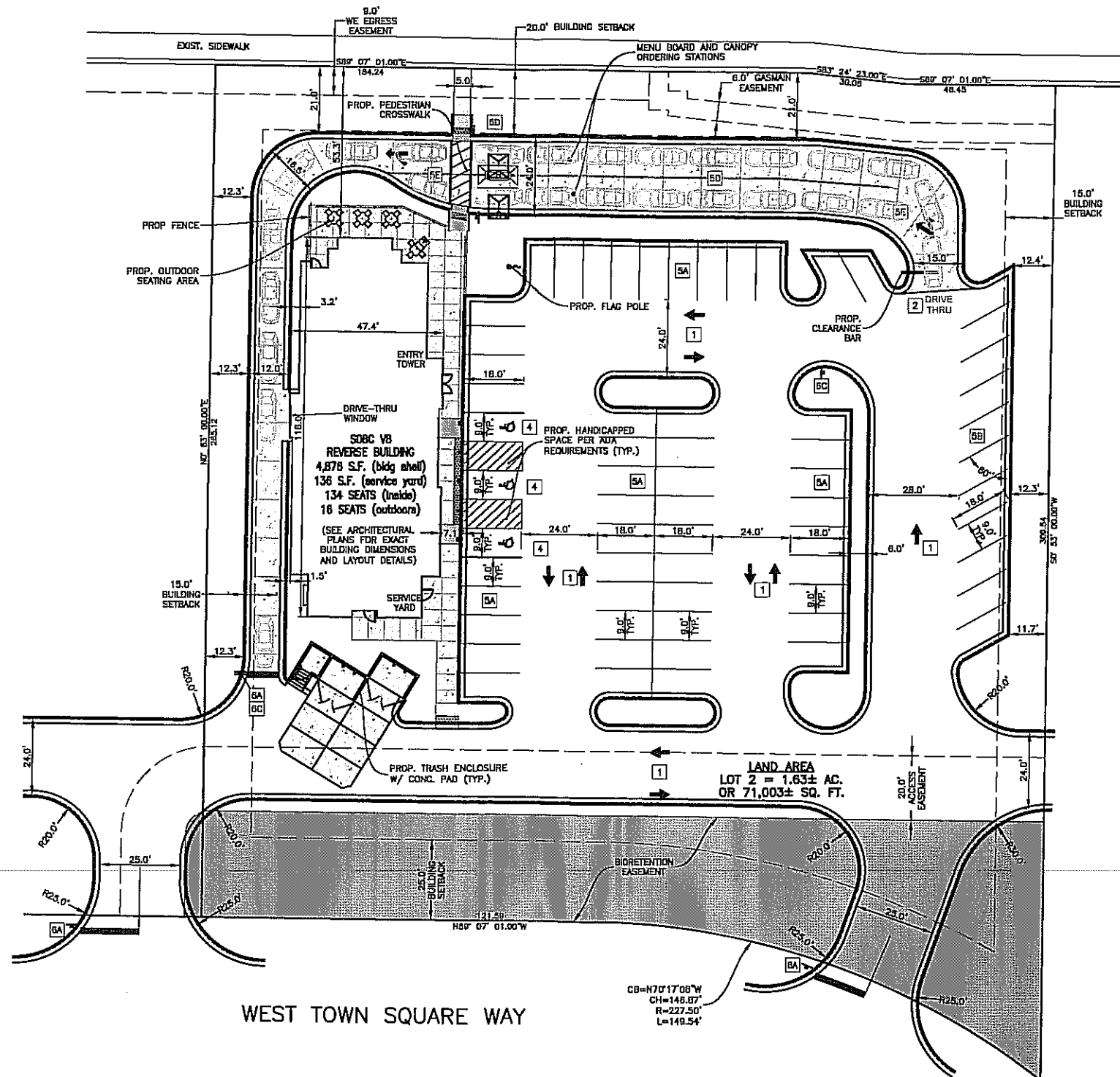
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**SITE PLAN DESIGN NOTES & KEY PLAN**

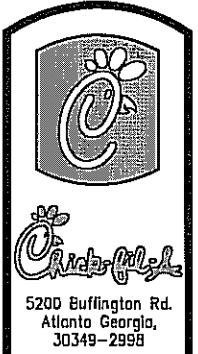
- 1 DIRECTIONAL ARROW
- 2 DRIVE-THRU GRAPHICS
- 3 STOP LINE GRAPHIC
- 4 PAINTED HANDICAP PARKING SYMBOL
- 5A STANDARD PARKING STALL (9'x19') PER CODE
- 5B STANDARD 60' PARKING STALL (9'x19') PER CODE
- 6C 4" SOLID WHITE STRIPING
- 5D 4" SOLID YELLOW STRIPING
- 5E 4" SKIP DASH YELLOW STRIPING

ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION. (SEE SIGN LEGEND)

- BA DENOTES "STOP" R1-1, 30" X 30" (TYP.)
- BB DENOTES "HANDICAPPED PARKING" R7-8, 12" X 18" (TYP.) DENOTES "1250 FINE" R7-1101 6" X 12" (TYP.)
- BC DENOTES "DO NOT ENTER" R5-1, 30" X 30" (TYP.)
- BD DENOTES "PEDESTRIAN CROSSWALK" 12" X 18"



<b>SITE DATA:</b>	
• LOT SIZE: 71,003± SQ. FT. (1.63 AC.)	
<b>BUILDING AREA:</b>	
• BUILDING FOOT PRINT: 4,878± SQ. FT.	
• FLOOR AREA RATIO (F.A.R.) = 0.069	
<b>PARKING DATA:</b>	
• NUMBER OF (9.0'x18.0') PARKING STALLS: 47	
• NUMBER OF (9.0'x18.0') 60' PARKING STALL: 13	
• NUMBER OF ADA (9.0'x18.0') STALLS: 3	
• TOTAL NUMBER OF STALLS PROVIDED: 63	
• TOTAL NUMBER OF STALL REQUIRED: 48	
• TYPICAL PARKING WIDTH: 9.0'	
• TYPICAL PARKING LENGTH: 18.0'	
• TYPICAL ISLE WIDTH: 24.0'	
• PARKING FORMULA: 1 SPACE PER 50SF OF GROSS DINING AREA; PLUS 1 SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES.	



Revisions:

Mark	Date	By
△		
△		
△		

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SHEET TITLE  
CONCEPT PLAN A

DWG EDITION  
REVISION

Job No. : 86140342  
Store : #3576  
Date : 12/09/14  
Drawn By : JRE  
Checked By: P.H.

Sheet  
CON-A

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**PRELIMINARY  
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dated: By: mbarb, P:\projects\07\_2015 - 1133pm, w:\eg-c\chick-24235-BDR-Conn\pgr\07141340-CA-Drexel Town Square-Design.dwg, C:\07\_Cent\_L1500\_2010.dwg, image: T:\work\1\10000145\Draw\07141342\CAD\Draw\Concept\0715.dwg, Layout: TotConcept\_Plan





# Plan Commission Report

ITEM: 4e  
DATE: January 27, 2015

**PROJECT:** Temporary Use – Outdoor Storage – WE Energies

**ADDRESS:** 9000 S. Nicholson Road

**TAX KEY NO:** 862-9991

**STAFF RECOMMENDATION:** That the Plan Commission approves the temporary use permit for the outdoor storage of equipment and materials in the specified locations as illustrated on the site plan until December 31, 2015.

**Ownership:** Associated Bank NA

**Size:** 6.784 acres

**Existing Zoning:** M-1 CU, Manufacturing District Conditional Use

**Adjacent Zoning:** North – M-1, Manufacturing District, FF, Floodfringe  
East – A-1, Agricultural, FF, Floodfringe  
South – M-1 CU, Manufacturing District Conditional Use  
West – P-1, Park, & FF, Floodfringe

**Comprehensive Plan:** Planned Residential

**Wetlands:** No

**Floodplain:** The northern edge of the property is within the 100-year floodplain as illustrated on the location map.

**Official Map:** No officially mapped roads affect this property.

**Commentary:** The Applicant is requesting approval of an outdoor storage yard located at 9000 S. Nicholson Road through November 2015. This location has been selected due to the close proximity to the two major projects to be completed this year by WE Energies. The first project is the final phase of the Pennsylvania Substation reliability project which starts in January and will be completed by May. The second project is a pole replacement project throughout the County that starts in May and will be completed by November.

Included in your packet is a map of the property showing where the materials will be stored. Equipment stored outdoors includes job trailer, scrap dumpster, metal dumpster, port-a-john, bucket trucks, pole trailer, two trailers, hen stringing wire, pick-up truck, and 2-3 personal cars. Materials stored outdoors include utility poles, spools of cable, transformers, and a gravel pile. These materials are located behind a screened fence behind the existing buildings.

There will be approximately four crews, consisting of three trucks and trailers, arriving on site starting between 6:30-7:15 am to load their vehicles and move to the project sites. They will return around 4 pm to unload equipment and materials. This will occur Monday through Friday. No work will be done on weekends.

Prepared by:

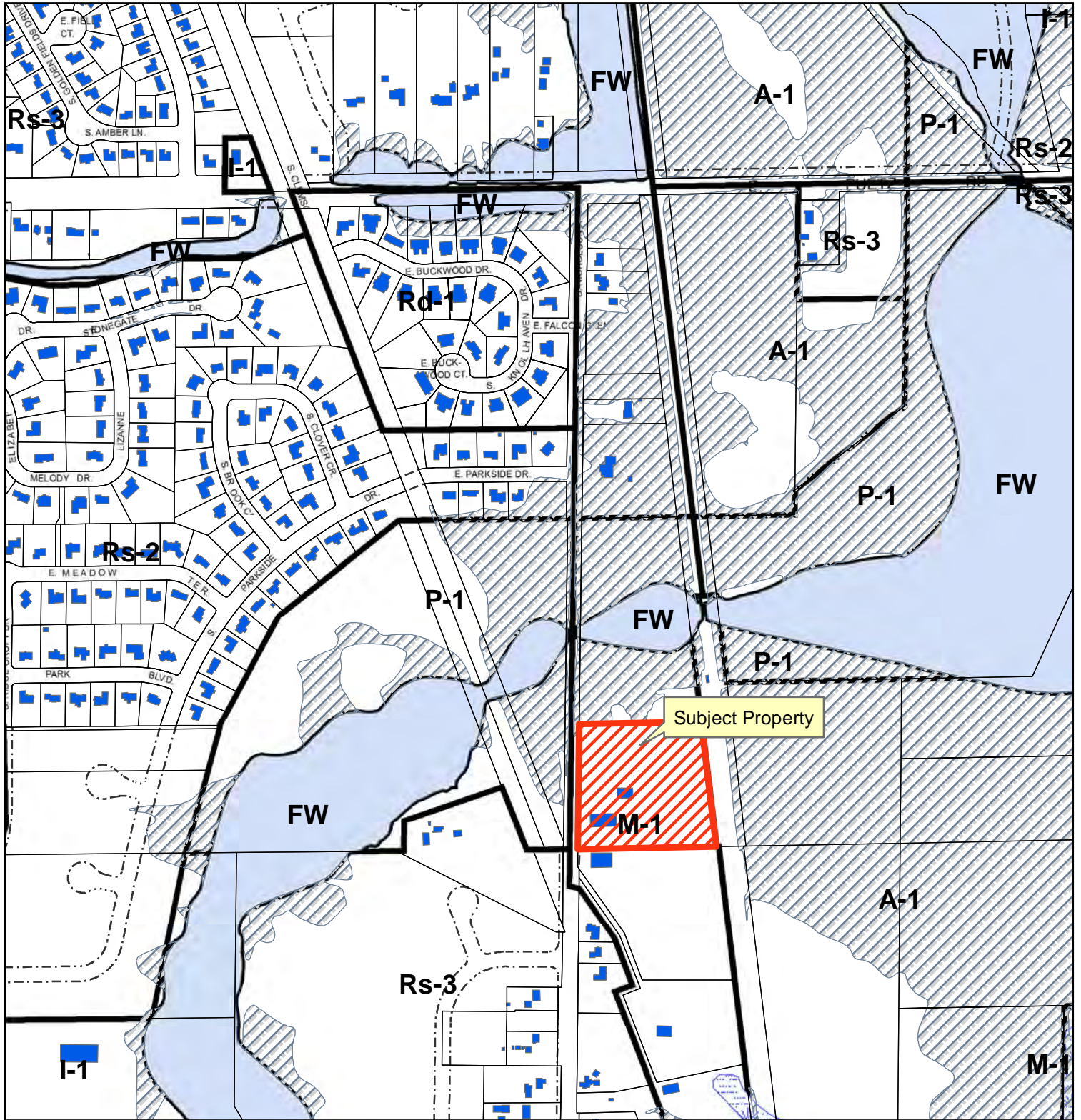
Respectfully Submitted by:

Peter Wagner  
Zoning Administrator/Planner

Douglas Seymour, AICP  
Director of Community Development

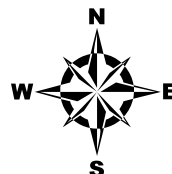
# Location Map

## 9000 S. Nicholson Road



**OAKCREEK**  
— WISCONSIN —

Department of Community Development





# SITE PLAN

For Temporary Use Permit 9000 S Nicholson Rd

Aerial View and property line dimensions per the Milwaukee County GIS web site  
<http://io.milwaukeecounty.org/mcamlis/>



## Temporary Use Permit Request

We Energies is looking for a temporary use permit for the property at 9000 Nicholson Rd for through November of 2015. This location would be used as a job reporting site/ laydown area for supplies and personnel to report to for the completion of 2 major projects in the City of Oak Creek.

The first project is the final phase of the Pennsylvania Substation reliability project that is to start in January 2015 and be completed by May 2015 (weather permitting). The second project is a pole replacement project that will start in May 2015 and be completed by November 2015 (weather permitting).

Crews would be arriving to the site between 6:30 and 7:15 a.m. and finishing for the day around 4:00 p.m. We are estimating 4 crews working on the projects with 3 trucks per crew and trailers

The area for the materials to be place is fenced and screened from the public. We would anticipate the following equipment/materials to be on site in the screened area:

### Equipment

- Job trailer c-train
- Scrap dumpster
- Metal dumpster
- Port a john
- Bucket Trucks
- Pole trailer
- 2 trailers hen stringing wire (temporary)
- Pick yup truck
- 2-3 personal cars

### Materials

- Utility Poles
- Spools of Cable
- Transformers
- Gravel Pile



# Plan Commission Report

ITEM: 4f

DATE: January 27, 2015

**PROJECT:** Zoning Text Amendment - Section 17.0403(e), M-1, Manufacturing District parking setbacks to street rights-of-way

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the M-1, Manufacturing parking setback to street rights-of-way section of the Zoning Ordinance, Section 17.0403(3), be amended as proposed following a public hearing.

**Commentary:** At the October 28, 2014 meeting Staff presented the following information to the Plan Commission.

There have been several discussions with businesses recently regarding parking setbacks in the M-1, Manufacturing district. Currently, the Code requires a 40-foot setback from all rights-of-way for parking lots. For some existing lots, this may cause issues that require creative design or alternative solutions. One such example is the acquisition of an adjacent parcel by Black Bear Bottling on 20<sup>th</sup> Street. However, there are some lots that will not be located adjacent to available land for purchase and cannot be reconfigured to accommodate a 40-foot setback to rights-of-way. The only relief in such a case is to obtain a variance from the Board of Zoning Appeals, which requires an Applicant to prove a hardship based on strict criteria.

Staff believes that there is a suitable solution to the problem: reduce the parking setback requirement to rights-of-way from 40 feet to 30 feet. Plan Commissioners will recall that OakView Business Park requested a parking lot setback reduction in January of 2014. Part of the rationale for reducing the setback to rights-of-way in that case was that it allowed for more flexibility of development within the development while preserving sufficient areas for landscaping and easements. Staff explained at that time that perhaps this would become a new Code standard throughout the M-1, Manufacturing district.

Based on the above, the Plan Commission directed staff to pursue the zoning text amendment.

If the Plan Commission is comfortable with the above, the appropriate action would be to recommend this zoning text amendment to the Common Council for approval following a public hearing.

Prepared by:

Kari Papellbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development