



PLAN COMMISSION MEETING AGENDA

TUESDAY, March 24, 2015
AT 6:00 PM

-
- 1) ROLL CALL
 - 2) Minutes of the March 10, 2015 meeting
 - 3) Significant Common Council Actions
 - 4) 6:00 PM SIGN APPEAL HEARINGS
 - a) Hold a public hearing on a proposed sign appeal for the property at 7880 S. 10th St. submitted by Ryan Roberts, Kwik Trip, Inc., that would allow the applicant to install two signs on the fuel canopy (Tax Key No. 783-9073). Follow this item on Twitter **@OakCreekPC#OCPCKwikTrip.**
 - b) Hold a public hearing on a proposed sign appeal for the property at 7241 S. 13th St. submitted by Doug Pellock, Marcus Corp., that would allow the applicant erect a sixteen-foot tall ground sign that is 198 square-feet in area and install a total of eleven wall signs (Tax Key No. 763-9018). Follow this item on Twitter **@OakCreekPC#OCPCMarcus.**
 - 5) NEW BUSINESS
 - a) SIGN APPEAL - Consider a request for sign appeal for the property at 7880 S. 10th St. submitted by Ryan Roberts, Kwik Trip, Inc., that would allow the applicant to install two signs on the fuel canopy (Tax Key No. 783-9073). Follow this item on Twitter **@OakCreekPC#OCPCKwikTrip.**
 - b) SIGN APPEAL - Consider a request for sign appeal for the property at 7241 S. 13th St. submitted by Doug Pellock, Marcus Corp., that would allow the applicant erect a sixteen-foot tall ground sign that is 198 square-feet in area and install a total of eleven wall signs (Tax Key No. 763-9018). Follow this item on Twitter **@OakCreekPC#OCPCMarcus.**
 - c) TEMPORARY USE PERMIT – Review a request submitted by Larry Schutz, West View Gardens, for a seasonal flower mart/garden center at 7501 S. Howell Ave. (Tax Key No. 782-9036). Follow this item on Twitter **@OakCreekPC#OCPCWestview.**

- d) CERTIFIED SURVEY MAP - Review a certified survey map submitted by Ron Pritzlaff, Oak Creek Water and Sewer Utility, combining the properties at 9175, 9235, and 9325 S. 5th Ave. and 3975 E. American Ave. (Tax Key Nos. 869-9006-000, 869-9995-004, 869-9995-003, 869-9998-003). Follow this item on Twitter **@OakCreekPC#OCPCUtilityCSM.**
- e) PLAN REVIEW - Review site, building, and landscaping plans submitted by Ron Pritzlaff, Oak Creek Water and Sewer Utility, for water treatment facility water storage and high service distribution pump facilities on the properties at 9175 and 9235 S. 5th Ave. and 3975 E. American Ave. (Tax Key Nos. 869-9006-000, 869-9995-004, 869-9998-003). Follow this item on Twitter **@OakCreekPC#OCPCUtilityPlan.**
- f) REZONE AND CONDITIONAL USE PERMIT AMENDMENT – Review a request by RJ Bast, Go Riteway, to rezone the properties 7380 S. 13th St., 7433 S. 10th St., 7444 S. 13th St., 7460 S. 13th St., and 7480 S. 13th St. from B-4, Highway Business and Rs-3, Single Family Residential to M-1, Manufacturing with a Conditional Use Amendment to expand the existing private bus service yard (Tax Key Nos. 764-9006-000, 764-9020-000, 764-9007-000, 764-9052-000, 764-9012-001). Follow this item on Twitter **@OakCreekPC#OCPCGoRiteway.**
- g) REZONE AND CONDITIONAL USE – Review a request by Joe Tikotzky, Villa Healthcare, to rezone the properties at 8380, 8400, and 8432 S. 27th St. from B-2, Community Business and B-4, Highway Business to Rm-1, Multifamily Residential with a Conditional Use for a skilled nursing facility (Tax Key Nos. 831-9027, 831-9026, 831-9025). Follow this item on Twitter **@OakCreekPC#OCPCVilla.**
- h) CONDITIONS AND RESTRICTIONS – Review conditions and restrictions for a restaurant with drive-through facility submitted by Jason Hill, Chick-fil-A, Inc., for the property at 150 W. Town Square Way (Tax Key No. 813-9047). Follow this item on Twitter **@OakCreekPC#OCPCChickfilA.**

6) ADJOURN

PLEASE NOTE

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

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MARCH 10, 2015

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

Commissioner Siefert moved to approve the February 24, 2015 meeting minutes. Commissioner Johnston seconded. On roll call: all voted aye. Motion carried.

Plan Review
US Bank
130 W. Town Square Way
Tax Key No. 813-9044

Ms. Papelbon provided an overview of the proposal.

Commissioner Siefert inquired about the number of handicap parking spaces. Jim Kaiser, PCA Architecture, 1881 Dixie Highway, Suite 130, Fort Wright, KY, responded that there should have been two spaces shown on the plans, per ADA requirements. They will add that second space.

Commissioner Chandler asked what the seven parking spots on the east side will be used for. Mr. Kaiser responded that those spots are strictly for employee parking, and that is why there is not a sidewalk shown from those spaces to the front door. They do not want customers to park back there. The employees will have to walk down the drive lane, but they will extend that front sidewalk all the way to the curb. Commissioner Chandler stated her concern about the safety of the employees. Mr. Kaiser stated they could add a sidewalk for employees. The reason the sidewalk is not included now is because they did not want to encourage customers to park back there. Commissioner Chandler asked Ms. Papelbon if that was acceptable. Ms. Papelbon responded it would be up to the Plan Commission if that would be a condition of approval to require a sidewalk. Staff did note that the plans did not show a pedestrian crossing, and that they would have to go through the drive lane in order to get to the front. Ms. Papelbon stated it would be a good idea if the sidewalk could be extended as Mr. Kaiser stated they would be willing to do. Alderman Guzikowski stated he also has concerns about pedestrian safety. Mayor Scaffidi suggested a natural pathway for walking steps from the employee parking to the front of the building. He suggested there be some way to incorporate the landscaping with the walkway.

Alderman Bukiewicz asked if the sidewalk is put on the south side, would they still meet the green space requirements. Ms. Papelbon stated the applicant is showing in excess of what is required for landscaping adjacent to buildings.

Alderman Bukiewicz asked if the Fire Department is okay with the turning radius. Asst. Chief Kressuk stated they are looking at the main entrance in and the entrance at Water Street Brewery to cut down from the south. He stated there is a good access road along the west side front of the building. It is over 20' in width. They also have good space at the back. Asst. Chief Kressuk asked how tall the overhang is from the building on the north side. Mr. Kaiser responded typically they are at 10.6' above the pavement. Asst. Chief Kressuk stated that there is roughly 21' which would be considered a Fire Department access road, except the potential overhang of trees and the drive-through. Asst. Chief Kressuk stated that they could work that out with the applicant with landscaping work to allow good access on the north side.

Asst. Chief Kressuk stated that he located two fire hydrants. One is on Howell Avenue and one is on Town Square Way. He requested a meeting with the applicant to discuss hydrants so that they would be in compliance with the City's ordinance. The Code states that any portion of the building cannot be any further than 300' from a hydrant by normal access paths, meaning roads and sidewalks. Asst. Chief Kressuk stated that issue could be worked out with the applicant.

Commissioner Chandler asked where the mechanicals were located. Mr. Kaiser responded that they are

located next to the building on the east side. The mechanicals are condensing units and are very small. They are essentially using residential systems. Commissioner Johnston asked if the gas and electric meters on the east side of the building are going to be screened from Howell Avenue. Mr. Kaiser responded they could be. There would be shrubs and a couple of trees in that area so it should be landscaped fairly well.

Commissioner Johnston asked if an FDC is needed. Asst. Chief Kressuk responded that the building is not sprinklered.

Commissioner Siepert asked if there is going to be a sidewalk all the way around so people can walk from one place to the other. Ms. Papelbon responded there will be sidewalks on the north side of Town Square Way. Commissioner Siepert asked how pedestrians will access the front of the bank from that sidewalk. Mr. Kaiser stated they could add a sidewalk to the bank if necessary, but they expect the majority of their customers will use the drive-through. Commissioner Siepert stated that the idea for Drexel Town Square is for people to walk around and visit and stay. Mr. Kaiser stated if that is going to be consistent throughout the development, they can add a sidewalk connecting the sidewalk on Town Square Way. Ms. Papelbon stated that she is not sure there is enough room to work with as there is a bioswale on the west side of the property. Mayor Scaffidi asked if there was some way to get access to Water Street Brewery for pedestrians. Mr. Kaiser stated they could extend the sidewalk that is in front of the bank to the drive-through lane and cut across the landscape peninsula. Mayor Scaffidi asked if Water Street Brewery plans to connect into that. Jerry Franke, Wispark, 301 W. Wisconsin Avenue, responded that they would have to take a look and see what they can come up with. Alderman Bukiewicz proposed a small pedestrian walkway such as the one that connects Landmark Credit Union and Buffalo Wild Wings. Alderman Bukiewicz reminded the Commission that there is a ring of sidewalk around Drexel Town Square on Howell and Drexel Avenues, and Water Street Brewery has a connection to Howell Avenue. There is walkability and for the safety of the pedestrians, they may want to walk around on the outside. Alderman Bukiewicz stated that the downtown area is being planned for walkability, but the outside of the site has a more traditional access.

Commissioner Johnston stated that the bioswale does take up the entire entryway, so it would be very challenging to put a sidewalk in there. He does not think there is enough room with the bioswale and grading and roads to get a sidewalk through there.

Commissioner Chandler asked if they met the glazing requirement of 30%. Ms. Papelbon stated on two sides it would be 30%. On the north and south sides it is 20%, but there are some other options that the applicant has to meet that requirement through the use of other building treatments. Mr. Kaiser stated they are using clear glass, frosted glass as well as spandrel glass, which will be a colored glass. While they don't meet the 30% requirement, they are trying to compromise by giving the appearance that they do have more than a percentage of glass; it just isn't all clear glass. This is not a typical retail establishment where you have customers coming up to the window to see goods that are being sold. They are 129.4 feet from the building to property line along Howell Avenue, and another 25 feet to Howell Avenue.

Commissioner Chandler asked what safety measures are in place. Mr. Kaiser responded they use the State of California financial law regarding lighting of ATM machines, and other parking lot lighting is proposed as well. Alderman Bukiewicz stated that the City's Electrical Inspector will review the lighting plans to ensure they meet the requirements.

Commissioner Chandler asked if there are any location conflicts with this bank. Ms. Papelbon responded that that is not addressed in the Code. Commissioner Siepert asked if this was the best location for the bank. Mr. Kaiser responded that US Bank already owns the land. He stated that US Bank does very extensive analyses to determine the market before they start building on the site. They make sure there is a demand for the market. Mr. Seymour stated that the City has made a very conscious decision to let the market dictate whether or not we have too many similar establishments. The City would have to tread very lightly with legalities if they choose to restrict access to the marketplace based on the number of competitors that are already in the marketplace.

Commissioner Chandler recommended that the sign review go before the Commission. Commissioner Carrillo concurred. Commissioner Johnston also recommended that they remove condition #2 which

concerns the sidewalk coming around the side of the building. Ms. Papelbon stated if there is going to be some type of pedestrian walkway between the employee parking stalls and the front of the building, she recommended leaving condition #2 in the motion, but rewording it. Alderman Bukiewicz recommended that staff works with the applicant to provide safe access from the employee parking to the front of the building.

Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Jim Kaiser, PCA Architecture, for the US Bank property located at 130 W. Town Square Way with the following conditions:

1. That all building and fire codes are met.
2. That an updated site plan showing a pedestrian connection around the building to the entry are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.
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.
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.

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

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:44 p.m.

Summary of Significant Common Council Actions

1. Approved Ordinance No. 2759 for a conditional use permit for a restaurant with drive-through facility at 150 W. Town Square Way



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a & 5a

DATE: March 24, 2015

PROJECT: Sign Appeal – Kwik Trip

ADDRESS: 7880 S. 10th Street

TAX KEY NO: 783-9073

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

Ownership: William Zimmerman

Size: 2.72 acres

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

Adjacent Zoning: north – M-1, Manufacturing District
east – M-1, Manufacturing District
south – Rm-1 PUD, Multi-Family Residential District, Planned Unit Development
west – M-1, Manufacturing District

Comprehensive Plan: Planned Business

Wetlands: None

Floodplain: None

Official Map: No officially mapped streets affect this property

Commentary: The applicant is requesting a variance from the Oak Creek Municipal Code Section 17.0706(j)(3) which states that Gasoline and/or service stations may provide one ground or pole sign displaying the name of the station and the brand and price of gasoline sold. One wall sign per street frontage may also be provided.

The applicant is proposing a total of four wall signs for the development project. Two wall signs are on the main building, one will be on the diesel fuel canopy, and the other on the gasoline fuel canopy. Per code, one wall sign is permitted per street frontage. This property is located on the corner of 10th Street and Drexel Avenue and is permitted up to two wall signs.

The diesel fuel canopy sign as illustrated in your packet would conform with existing wall sign regulations and would be illuminated in addition to the the red stripe and enter and exit signs. The Enter and Exit signs do not need a variance since directional signs are allowed without a permit.

The illuminated gasoline canopy sign and stripe as illustrated in your packet would conform with existing wall sign regulations.

If granted the variance would allow Kwik Trip to install a total of four wall signs. Two wall signs on the main building, one wall sign with an illuminated stripe on the gasoline fuel canopy, and one wall sign with an illuminated red stripe on the diesel canopy located at 7880 S. 10th Street.

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

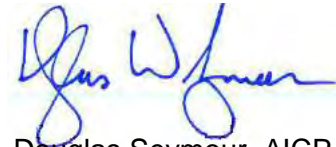
- a. There shall be no public harm and there shall be a public benefit.
- b. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
- c. The sign will not result in an undue concentration of signage which renders it difficult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

Prepared by:



Peter Wagner
Zoning Administrator/Planner

Respectfully Submitted:



Douglas Seymour, AICP
Director of Community Development

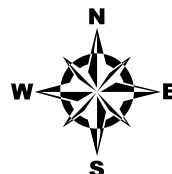
Location Map

7880 S. 10th Street



OAKCREEK
— WISCONSIN —

Department of Community Development



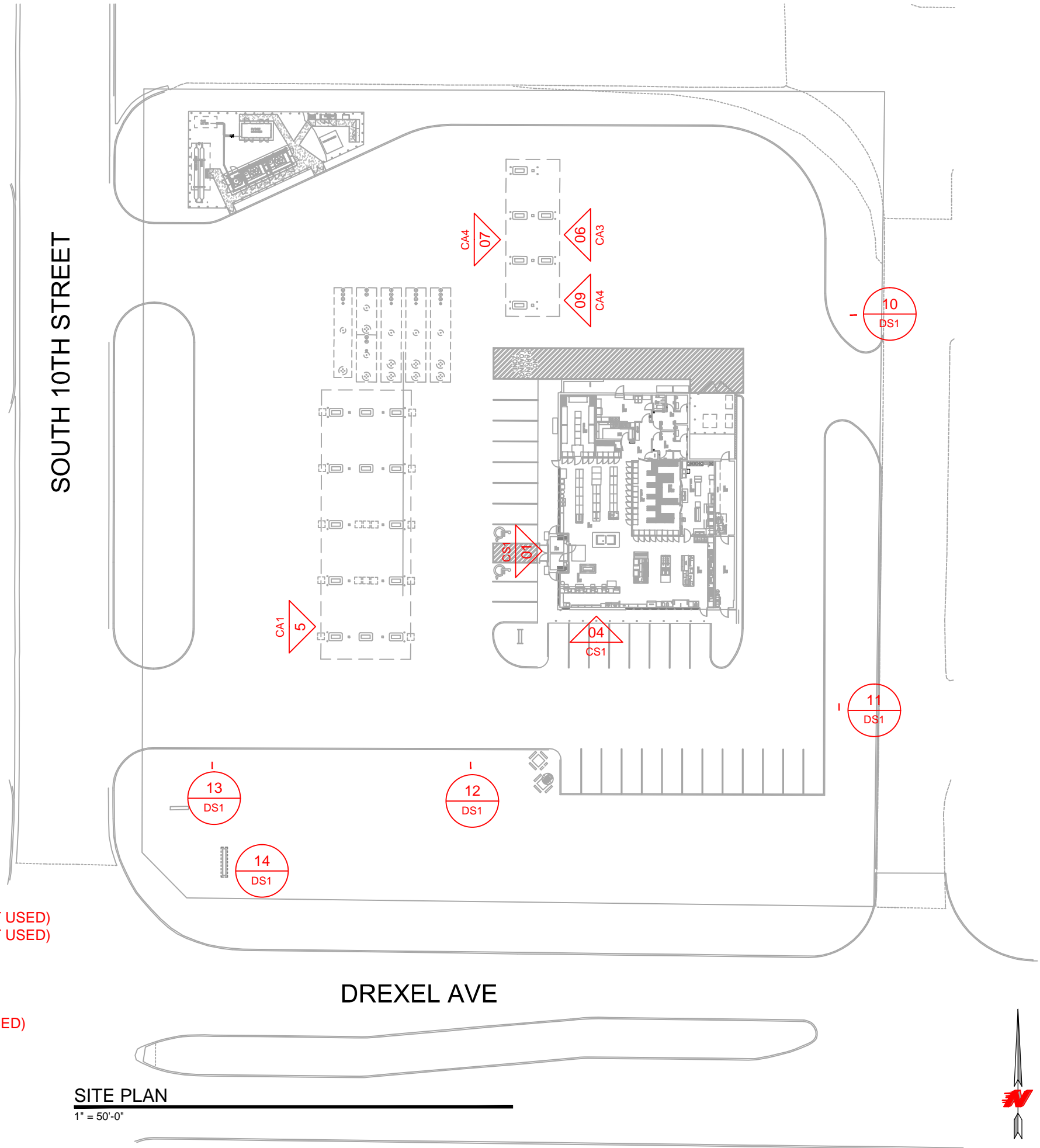
Request for Variance

1. Kwik Trip is requesting a variance for a set of “Kwik Trip” letters on the fuel canopy.
2. This sign would serve as a destination sign for potential customers. As the Kwik Trip building sign is somewhat blocked by this front canopy and the monument sign is low to the ground and therefore not visible until you are quite close to the site, this sign would be the first visual cue to traffic of the upcoming fuel station/convenience store.
3. The sign would be attached to the canopy, above customer and vehicle height so would be of no danger to the public’s safety. The sign would be especially advantageous to travelers exiting the interstate who are unfamiliar with the area.
4. The request is in accord with the spirit of the zoning ordinance as it conforms to all stipulations listed for canopy/wall signage other than the restriction of number of signs and the limit of one sign per street frontage.
5. Justice will be done if the variance is granted as the presence of Kwik Trip is beneficial to the public as it offers fuel, restrooms, food and other conveniences travelers are in need of.

Request for Variance

1. We are requesting a variance for a DEF (Diesel Exhaust Fluid) price sign to be allowed on the diesel fuel canopy on the side facing the back of the property.
2. Kwik Trip will be offering multiple fuel types at this location. The proposed monument sign allows for three of the product type prices to be posted, therefore this sign is requested to post the price for the fourth type. Installing the DEF fuel price on the actual canopy will help customers realize where the product can be found as well as its price.
3. The sign would be attached to the canopy, above customer and vehicle height so would be of no danger to the public's safety.
4. The request is in accord with the spirit of the zoning ordinance as it conforms to all stipulations listed for canopy/wall signage other than the restriction of number of signs.
5. Justice will be done if the variance is granted as the presence of the additional fuel type could lead more customers to the Kwik Trip area and be beneficial to other businesses in the area.

SOUTH 10TH STREET



- PROPOSED SIGNS:**
- #01 24" LED KWIK TRIP LETTERS
 - #02 24" LED KWIK TRIP LETTERS (NOT USED)
 - #03 24" LED KWIK TRIP LETTERS (NOT USED)
 - #04 24" LED KWIK TRIP LETTERS
 - #05 24" LED KWIK TRIP LETTERS
 - #06 DIESEL ENTER CANOPY SIGN
 - #07 DIESEL EXIT CANOPY SIGN
 - #08 GNG CANOPY WALL SIGN (NOT USED)
 - #09 DEF CANOPY WALL SIGN
 - #10 DRIVEWAY DIRECTIONAL
 - #11 DRIVEWAY DIRECTIONAL
 - #12 DRIVEWAY DIRECTIONAL
 - #13 DRIVEWAY DIRECTIONAL
 - #14 FREESTANDING MONUMENT SIGN

SITE PLAN
1" = 50'-0"



STORES



STORES

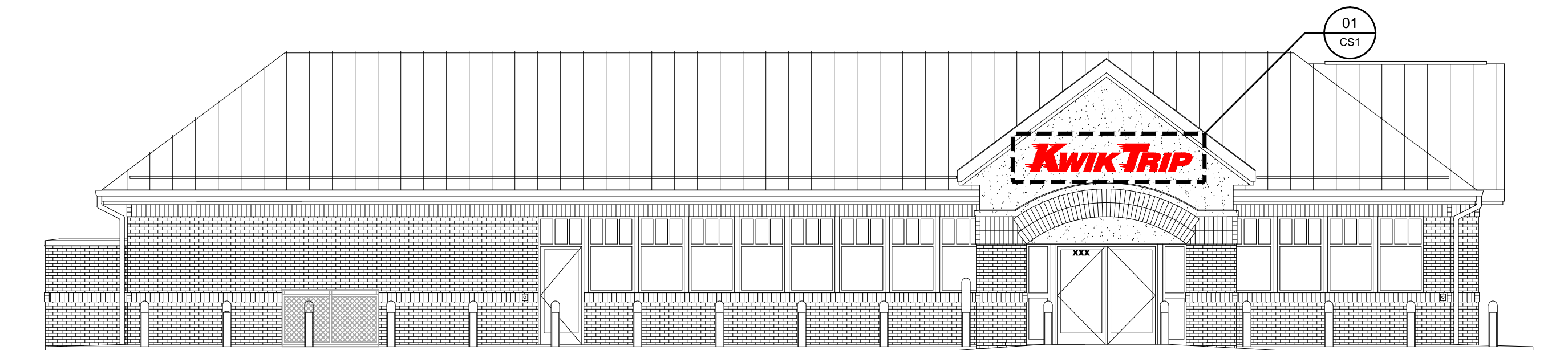
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

SITE PLAN
CONVENIENCE STORE #290
WITH SIDE DIESEL
DREXEL AND 10TH STREET
OAK CREEK, WI

#	DATE	DESCRIPTION
△	2015-01-26	REVISION #1

DRAWN BY	J.OSGOOD
SCALE	MULTIPLE
PROJ. NO.	0001
DATE	2014-10-29
SHEET	SP1

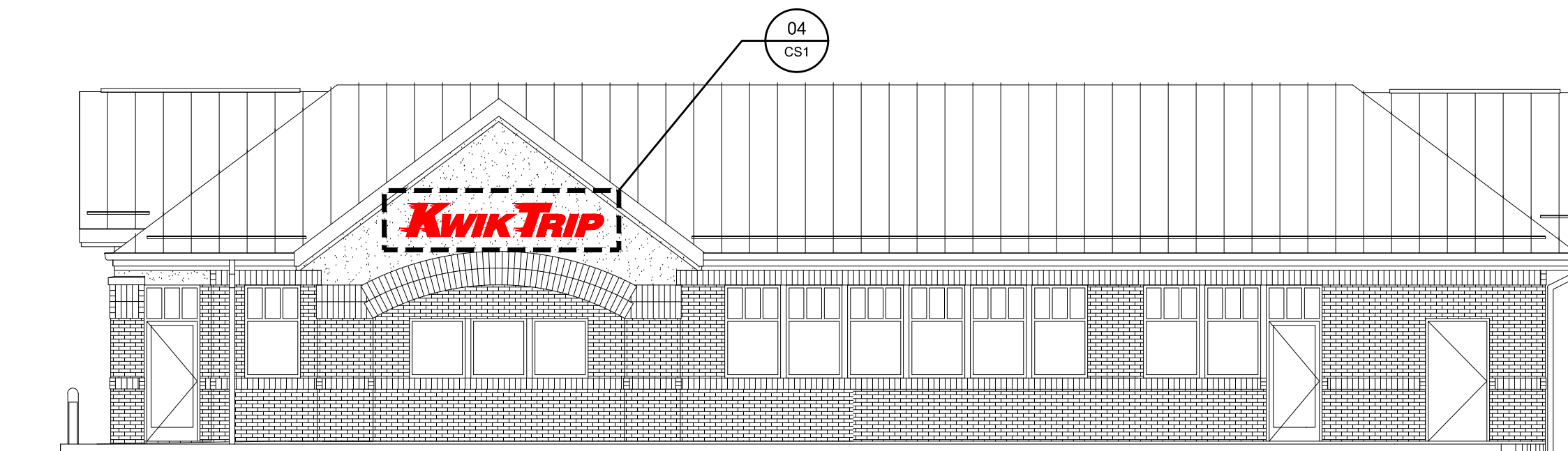




6" WHITE VINYL ADDRESS LETTERS
ON GLASS DOOR AS SHOWN ABOVE
(VERIFY ACTUAL NUMBERS)

STORE ELEVATION

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



STORE ELEVATION

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



LOGO DETAIL - SIGNS #01 & #04

SCALE: 1/2" = 1'-0"



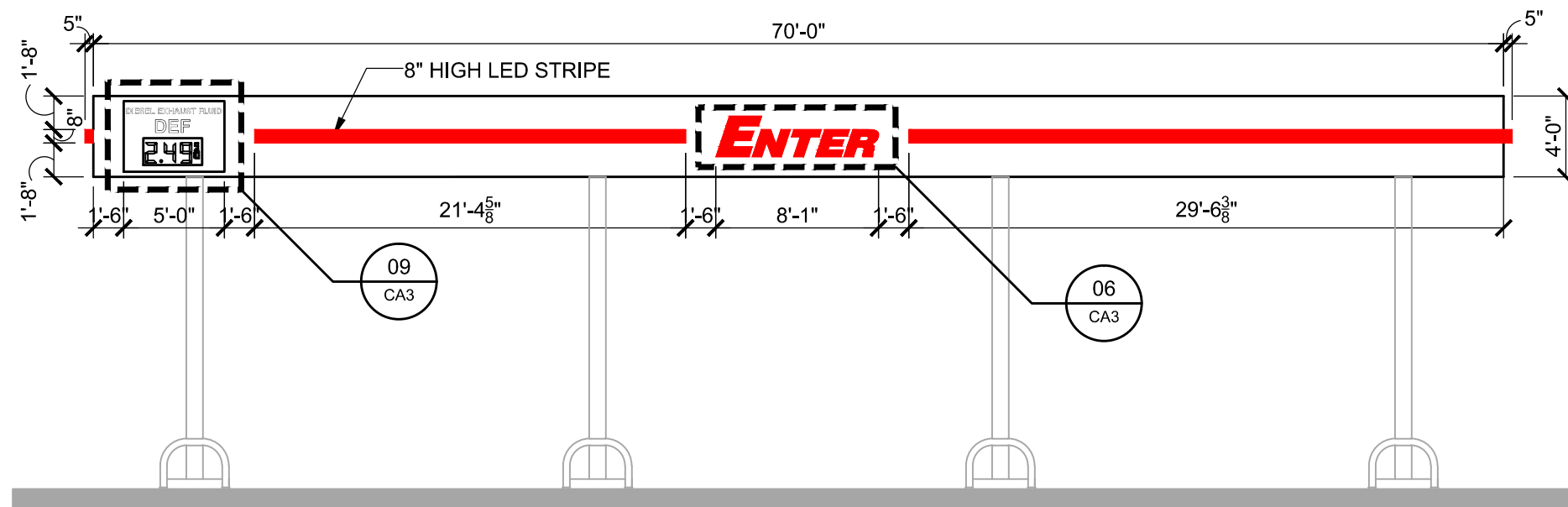
STORES



STORES

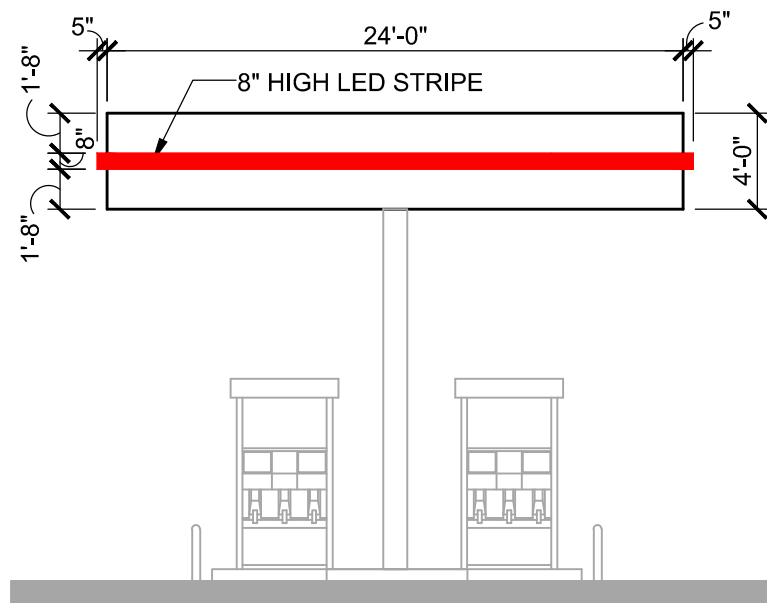
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CONVENIENCE STORE SIGNAGE	CONVENIENCE STORE #290 WITH SIDE DIESEL DREXEL AND 10TH STREET OAK CREEK, WI	
#	DATE	DESCRIPTION
▲	2015-01-26	REVISION #1
DRAWN BY		J.OSGOOD
SCALE		MULTIPLE
PROJ. NO.		0001
DATE		2014-10-29
SHEET		CS1



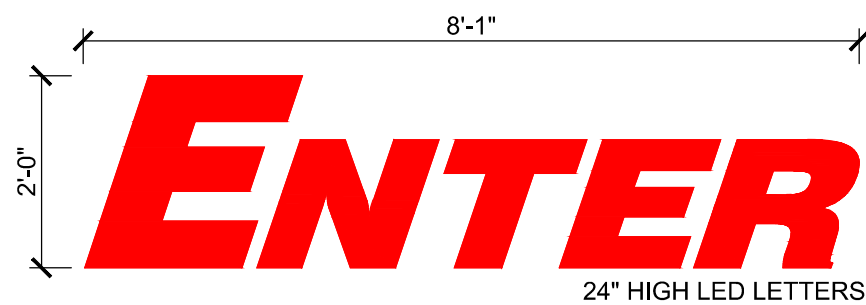
CANOPY ELEVATION

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



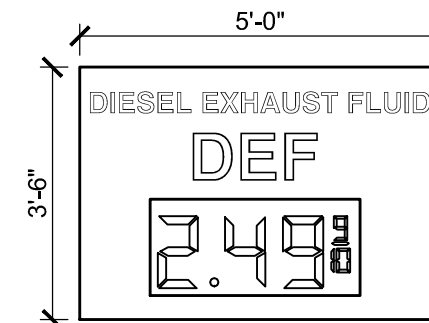
CANOPY ELEVATION

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



LOGO DETAIL - SIGN #06

SCALE: 1/2" = 1'-0"



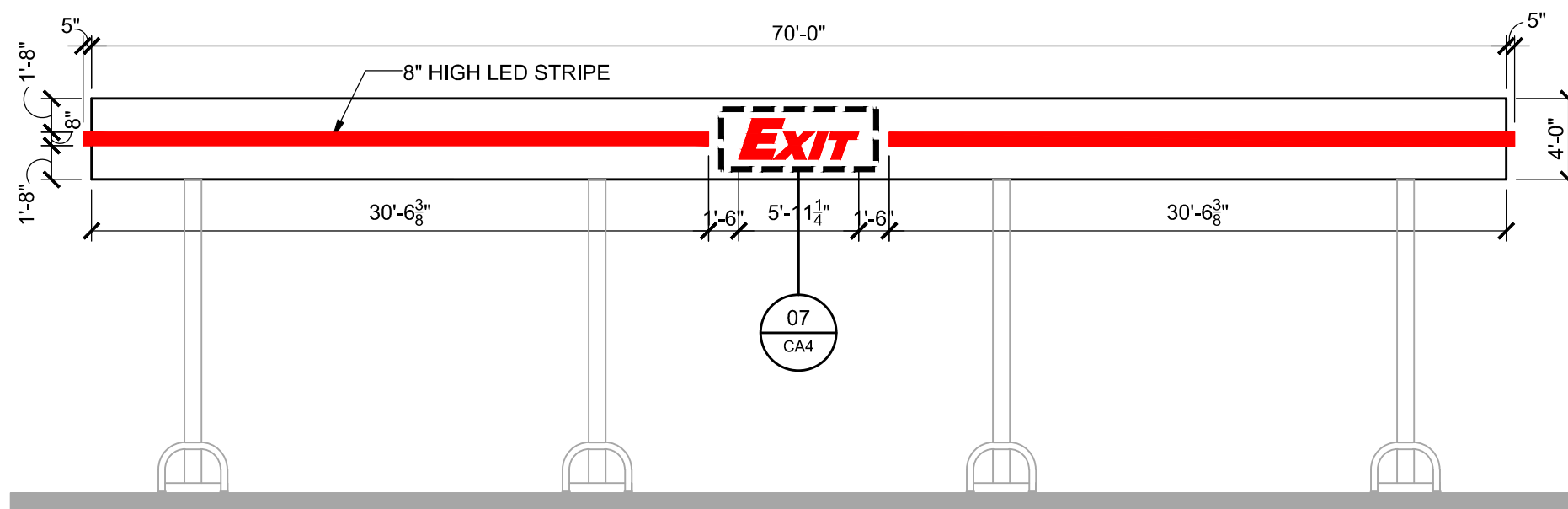
LOGO DETAIL - SIGN #09

SCALE: 1/2" = 1'-0"



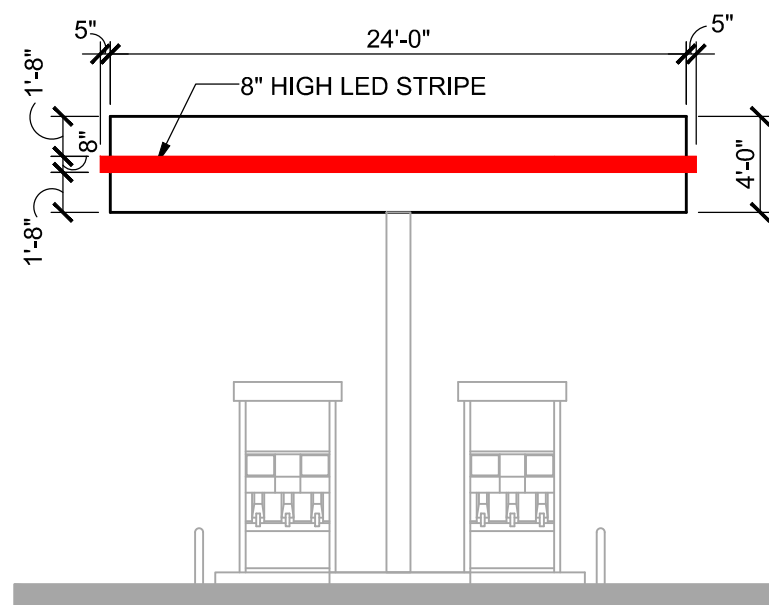
KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CANOPY SIGNAGE	CONVENIENCE STORE #290 WITH SIDE DIESEL		DREXEL AND 10TH STREET OAK CREEK, WI
	#	DATE	DESCRIPTION
△	2015-01-26	REVISION #1	
DRAWN BY			J.OSGOOD
SCALE			MULTIPLE
PROJ. NO.			0001
DATE			2014-10-29
SHEET			CA3



CANOPY ELEVATION

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



CANOPY ELEVATION

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



LOGO DETAIL - SIGN #07

SCALE: 1/2" = 1'-0"

KWIK TRIP

STORES

KWIK STAR

STORES

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

CANOPY SIGNAGE
CONVENIENCE STORE #290
WITH SIDE DIESEL
DREXEL AND 10TH STREET
OAK CREEK, WI

#	DATE	DESCRIPTION
1	2015-01-26	REVISION #1

DRAWN BY J.OSGOOD
SCALE MULTIPLE
PROJ. NO. 0001
DATE 2014-10-29
SHEET CA4



Plan Commission Report

ITEM: 4b & 5b

DATE: March 24, 2015

PROJECT: Sign Appeal – Marcus South Shore Cinema

ADDRESS: 7241 S. 13th Street

TAX KEY NO: 763-9018

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

Ownership: B & G Realty LLC

Size: 9.323 acres

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

Adjacent Zoning: north – B-4 PUD, Highway Business District Planned Unit Development
east – B-4, Highway Business District
south – I-1, Institutional District
west – I-94

Comprehensive Plan: Planned Business

Wetlands: None

Floodplain: None

Official Map: No officially mapped streets affect this property

Commentary: In December 2014, the Plan Commission granted a variance for an 11-foot tall monument sign and 9 wall signs for South Shore Cinema. Since that time, the applicant has proposed constructing a larger monument sign and additional wall signs.

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

The first variance pertains to the installation of a 16’ tall and 198 square-foot size ground sign with an electronic message board. This sign would be located in the area that currently contains a 25.5” tall and 388 square-foot pole displaying current movies and the name of the business. The display of electronic messages is regulated by Section 17.705(g) of the Muncipal Code. The applicant should be aware of these restrictions, especially those which regulate the animation of such signs as well as the requirement to landscape at the base of the sign.

The second variance pertains to the number of walls signs permitted on the building. The property owner was granted a variance allowing five wall signs in 1990. As part of the façade modifications, the applicant would like to increase the number of wall signs and allow for businesses without separate entrances to have their own wall signs. Since the December approval, the applicant would like to add the “Dream Lounger” and “Cinema” signs to the north elevation of the building. All proposed wall signs meet sign code.

If granted, these variances would allow the applicant to erect a 16’ foot tall, 198 square-foot ground sign and install a total of 11 wall signs on the building located at 7241 S. 13th Street.

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

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

Prepared by:



Peter Wagner
Zoning Administrator/Planner

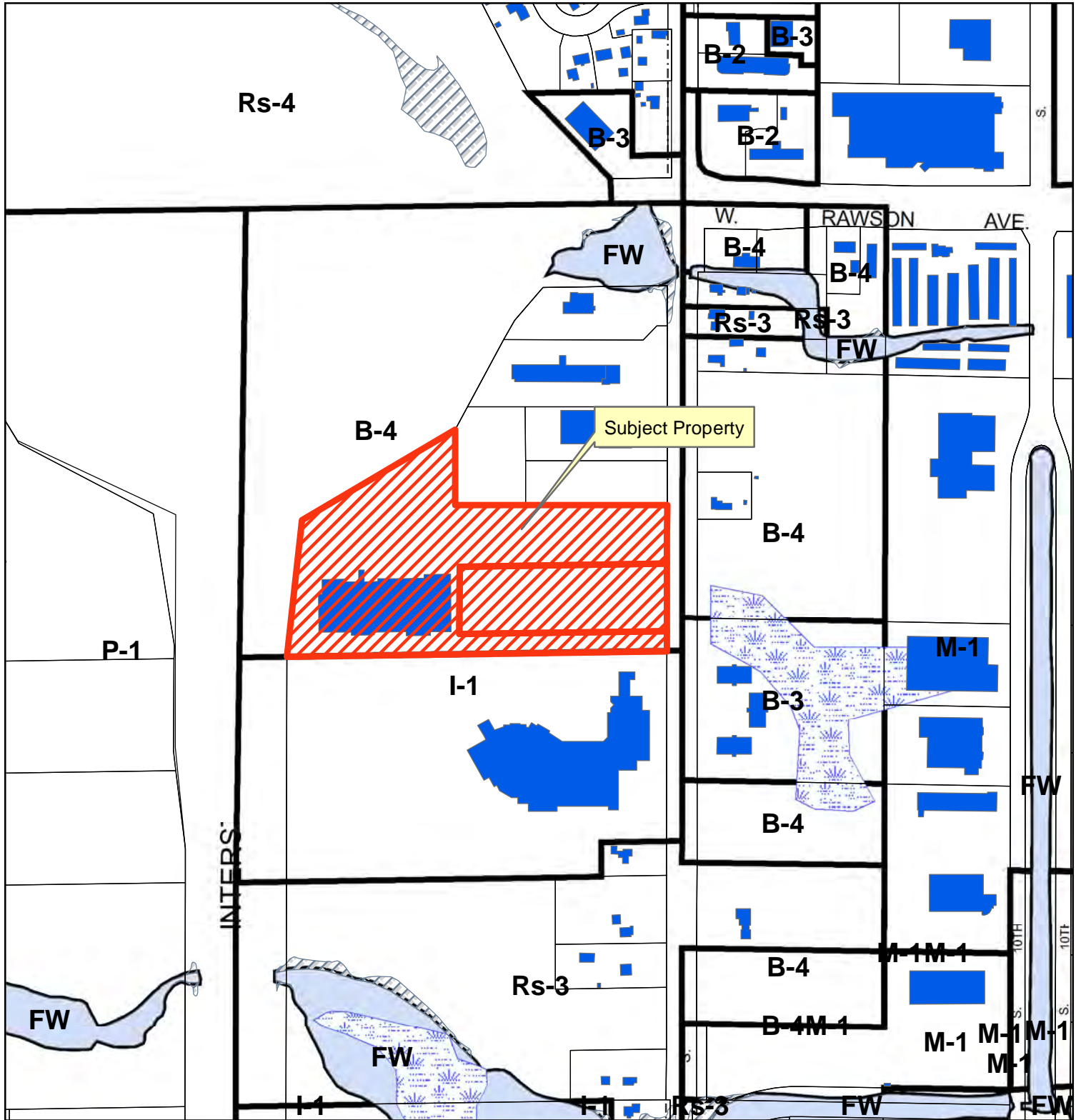
Respectfully Submitted:



Douglas Seymour, AICP
Director of Community Development

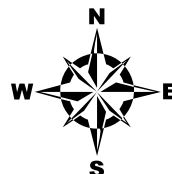
Location Map

7241 S. 13th Street



OAKCREEK
— WISCONSIN —

Department of Community Development



MONUMENT SIGN ELEVATION

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

NEW SIGNAGE



EXISTING SIGNAGE



www.mcsign.com

Corporate Offices:
 8959 TYLER BLVD.
 MENTOR, OHIO 44060
 440-209-6200

Manufacturing Facility:
 334 INDUSTRIAL PARK RD.
 BLUEFIELD, VA 24605
 877-779-9977

CLIENT:	MARCUS THEATRES
ADDRESS:	7261 S. 13TH OAK CREEK, WI 53154

PAGE NUMBER	TICKET NO.:	DATE:	DATE:	REVISIONS:
2	335561	1/30/15		
PROJECT MANAGER:	MARK HRUBY	DESIGNER:	Viv	
ELECTRONIC FILE NAME:	MARCUS THEATRES\ 2014\ WI\ OAK CREEK			

NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF 'MCSIGN COMPANY'. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURANCE PER THE VALUE OF THE DISPLAY. © MC SIGN CO 1998

Sign On.™

Partner with the best.



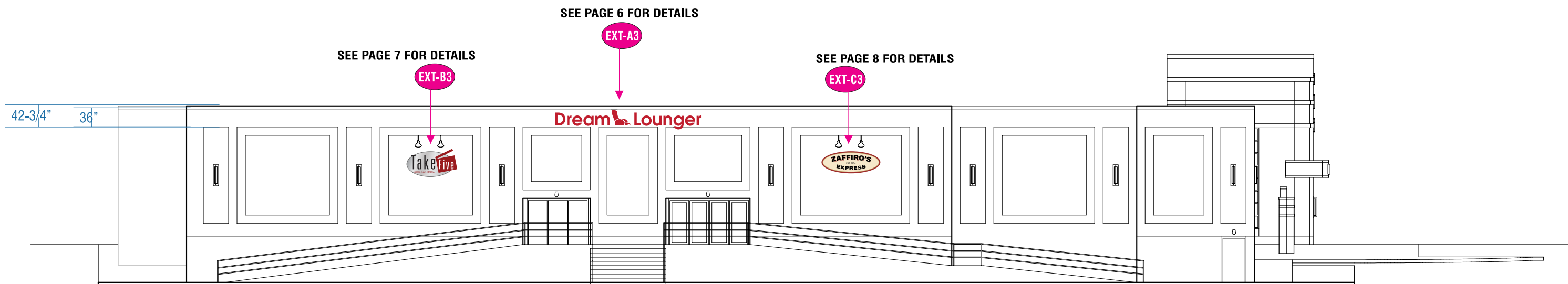
CLIENT SIGNATURE & APPROVAL DATE:

PROPOSED EXTERIOR ELEVATIONS



WEST EXTERIOR ELEVATION

Scale: 1/16" = 1'-0"



EAST EXTERIOR ELEVATION

Scale: 1/16" = 1'-0"



www.mcsign.com

Corporate Offices:

8959 TYLER BLVD.
MENTOR, OHIO 44060
440-209-6200

Manufacturing Facility:

334 INDUSTRIAL PARK RD.
BLUEFIELD, VA 24605
877-779-9977

CLIENT:	PAGE NUMBER	TICKET NO.:	DATE:	DATE:	REVISIONS:
	4	335561	1/22/15	2/12/15 Viv	Added sign band height
ADDRESS:	PROJECT MANAGER:	DESIGNER:			
7261 S. 13TH OAK CREEK, WI 53154	MARK HRUBY	Viv			
	ELECTRONIC FILE NAME:				
	MARCUS THEATRES\2015\WI\ OAK CREEK				

NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF 'MCSIGN COMPANY'. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURANCE PER THE VALUE OF THE DISPLAY. © MC SIGN CO 1998

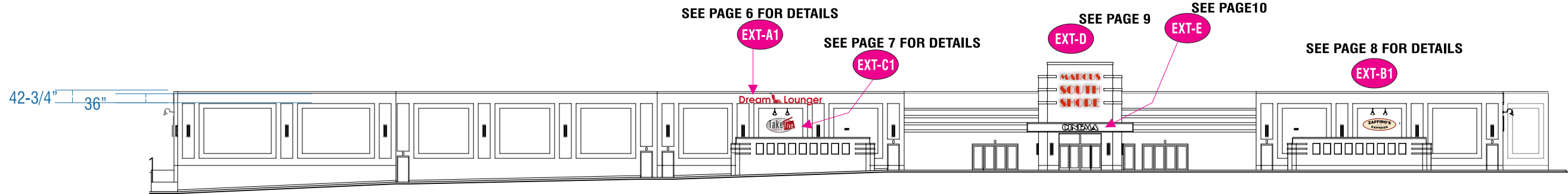
Sign On.TM

Partner with the best.



CLIENT SIGNATURE & APPROVAL DATE:

PROPOSED EXTERIOR ELEVATIONS

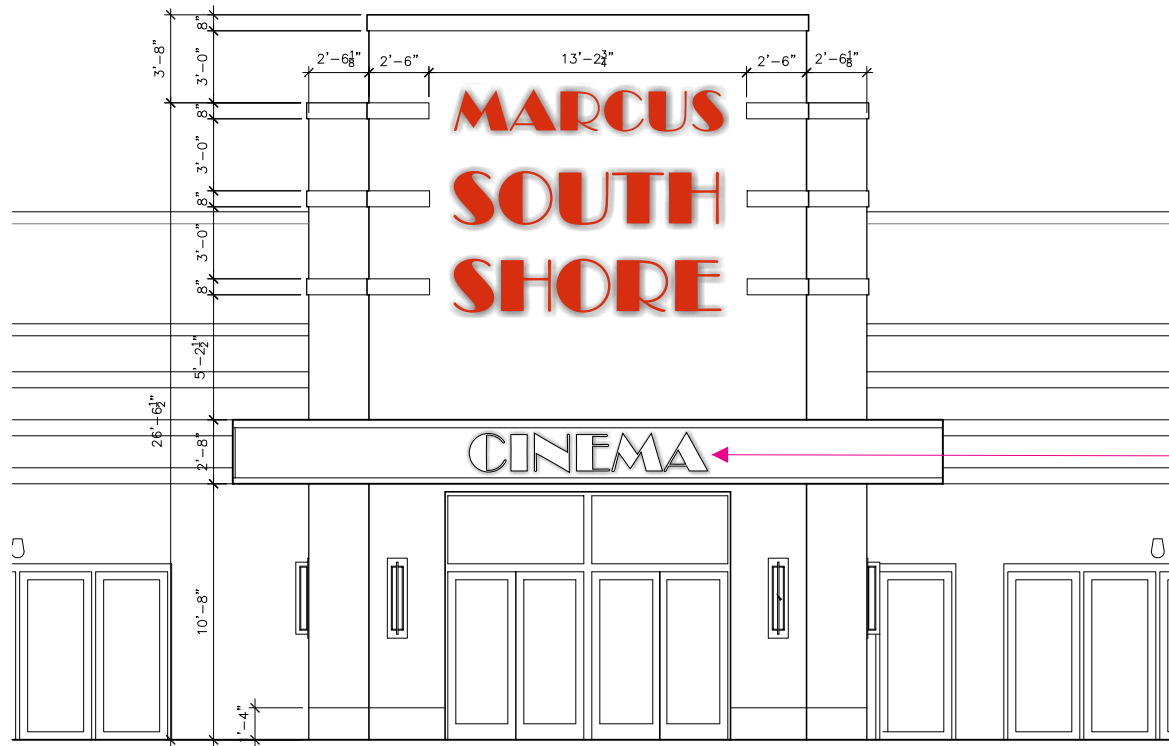


NORTH EXTERIOR ELEVATION

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

SEE PAGE 9 FOR DETAILS

EXT-D

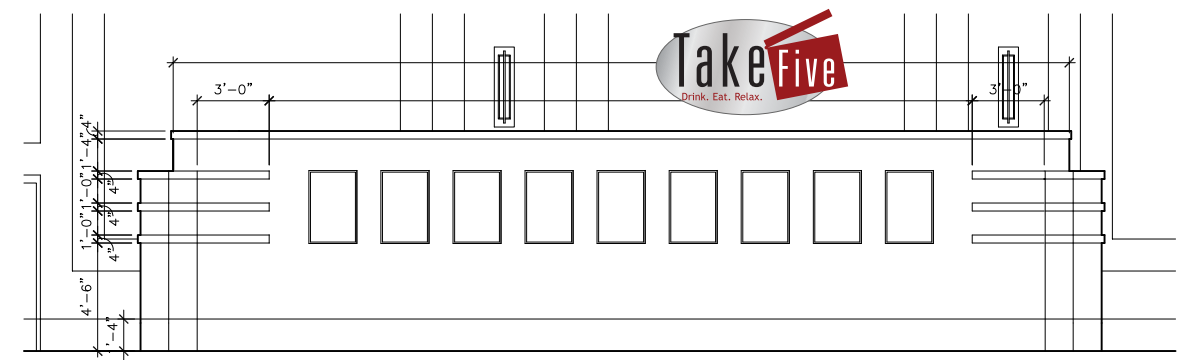


ENLARGED ENTRANCE ELEVATION

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

SEE PAGE 7 FOR DETAILS

EXT-B1



ENLARGED POSTER CASE ELEVATION

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



www.mcsign.com

Corporate Offices:

8959 TYLER BLVD.
MENTOR, OHIO 44060
440-209-6200

Manufacturing Facility:

334 INDUSTRIAL PARK RD.
BLUEFIELD, VA 24605
877-779-9977

CLIENT:



ADDRESS:

7261 S. 13TH
OAK CREEK, WI 53154

PAGE NUMBER

5

TICKET NO.:

335561

DATE:

1/22/15

DATE:

2/12/15 Viv

REVISIONS:

Added sign band height

PROJECT MANAGER:

MARK HRUBY

DESIGNER:

Viv

ELECTRONIC FILE NAME:

MARCUS THEATRES\ 2015\ WI\ OAK CREEK

NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF 'MCSIGN COMPANY'. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURANCE PER THE VALUE OF THE DISPLAY. © MC SIGN CO 1998

Sign On.TM

Partner with the best.



CLIENT SIGNATURE & APPROVAL DATE:



Plan Commission Report

ITEM: 5c
DATE: March 24, 2015

PROJECT: Temporary Use-West View Garden Center

ADDRESS: 7501 S. Howell Avenue

TAX KEY NO: 782-9036

STAFF RECOMMENDATION: That the Plan Commission approves the temporary use permit for the temporary garden center at 7501 S. Howell Avenue with the following conditions:

1. That all building and fire codes are met.
2. That the temporary use shall expire on July 4, 2015.
3. Allow one sign no larger than 32 square feet.
4. That the applicant obtains a tent permit prior to opening.

Ownership: Butch Investments LLC

Size: 5.45 acres

Existing Zoning: B-4 CU, Highway Business District Conditional Use

Adjacent Zoning: north- B-3, Office & Professional Business
east- B-4/M-1 PUD, Highway Business & Manufacturing, 1-1, Institutional, Rd-1, Two-Family Residential,
south- M-1 CU, Manufacturing Condition Use
west- M-1 CU, Manufacturing Condition Use

Comprehensive Plan: Planned Mixed Use

Wetlands: No

Floodplain: No

Official Map: No officially mapped streets affect this parcel

Commentary: West View Gardens is requesting a temporary use permit that would allow them to operate a temporary garden center in the parking lot of Classic Lanes at 7501 S. Howell Avenue. The garden center would be located at the south side of the parking lot as indicated on the site plan included in your packet. The garden center will consist of one hoop tent with the purpose of selling plants, flowers and produce. Classic Lanes will furnish water as needed and allow access to restroom facilities for employees and customers. The business will operate seven days a week from 9am to 6pm.

This will be the fifth year in a row that West View Gardens has operated their greenhouse at this location. There have been no complaints about the operation. Staff recommends that no signage be allowed to be painted or affixed to the exterior of the hoop house and that the applicant is limited to one 32 square-foot sign.

If the applicant is granted a temporary use permit, the applicant will need to receive a tent permit prior to opening.

Prepared by:

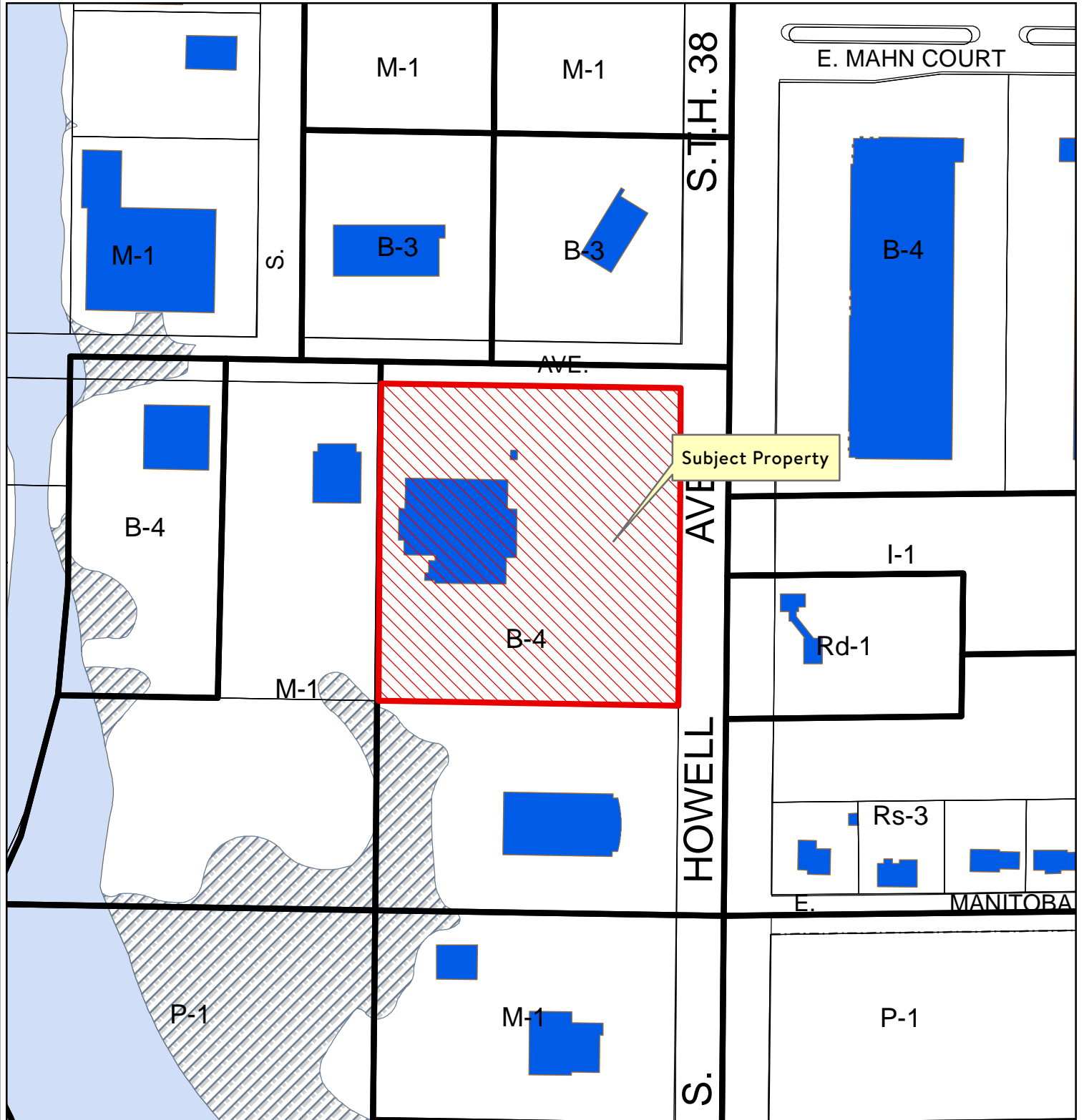
Peter Wagner
Zoning Administrator/Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

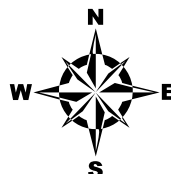
Location Map

7501 S. Howell Ave.



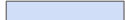


OAKCREEK
— WISCONSIN —

Department of Community Development



Legend

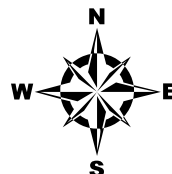
-  7501 S. Howell Ave.
-  Floodfringe
-  Floodway

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

Temporary Use Permit
West View Gardens
7501 S. Howell Avenue



Department of Community Development



Legend	
	Existing Street Pattern
	Floodfringe
	Floodway
	Wetland



Plan Commission Report

ITEM: 5d
DATE: March 24, 2015

PROJECT: Certified Survey Map – Ron Pritzlaff, Oak Creek Water and Sewer Utility

ADDRESS: 9175, 9235, and 9325 S. 5th Ave., 3975 E. American Ave.

TAX KEY NO: 869-9006-000, 869-9995-004, 869-9995-003, 869-9998-003

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Ron Pritzlaff, Oak Creek Water and Sewer Utility, for the properties at 9175, 9235, and 9325 S. 5th Ave., and 3975 E. American Ave. be approved, with the following conditions:

1. That all wetlands are delineated and boundaries included on the map prior to recording.
2. That all easements are included on the map prior to recording.
3. That all technical corrections, including the updated bearing on Sheet 3, are made prior to recording.

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

Size: 14.9163 acres (following combination)

Existing Zoning: I-1 (CU), Institutional

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

Comprehensive Plan: Institutional, Two Family/Townhouse Residential.

Wetlands: TBD.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Oak Creek Water and Sewer Utility is requesting approval of a Certified Survey Map that will combine the properties located at 9175, 9235, and 9325 S. 5th Ave., and 3975 E. American Ave. Plan Commissioners will recall that the properties at 9175 S. 5th Ave., 9235 S. 5th Ave., and 3975 E. American Ave. were rezoned to I-1, Institutional with a Conditional Use for water treatment facility water storage and high service distribution pump facilities in January of this year. The Plan Review for the facility additions is the next agenda item for review this evening. Combining these properties will not affect the existing structures.

Several changes will be required on the map prior to recording, including wetland boundaries, easements, and an incorrect bearing. These are listed as conditions above.

Prepared by:

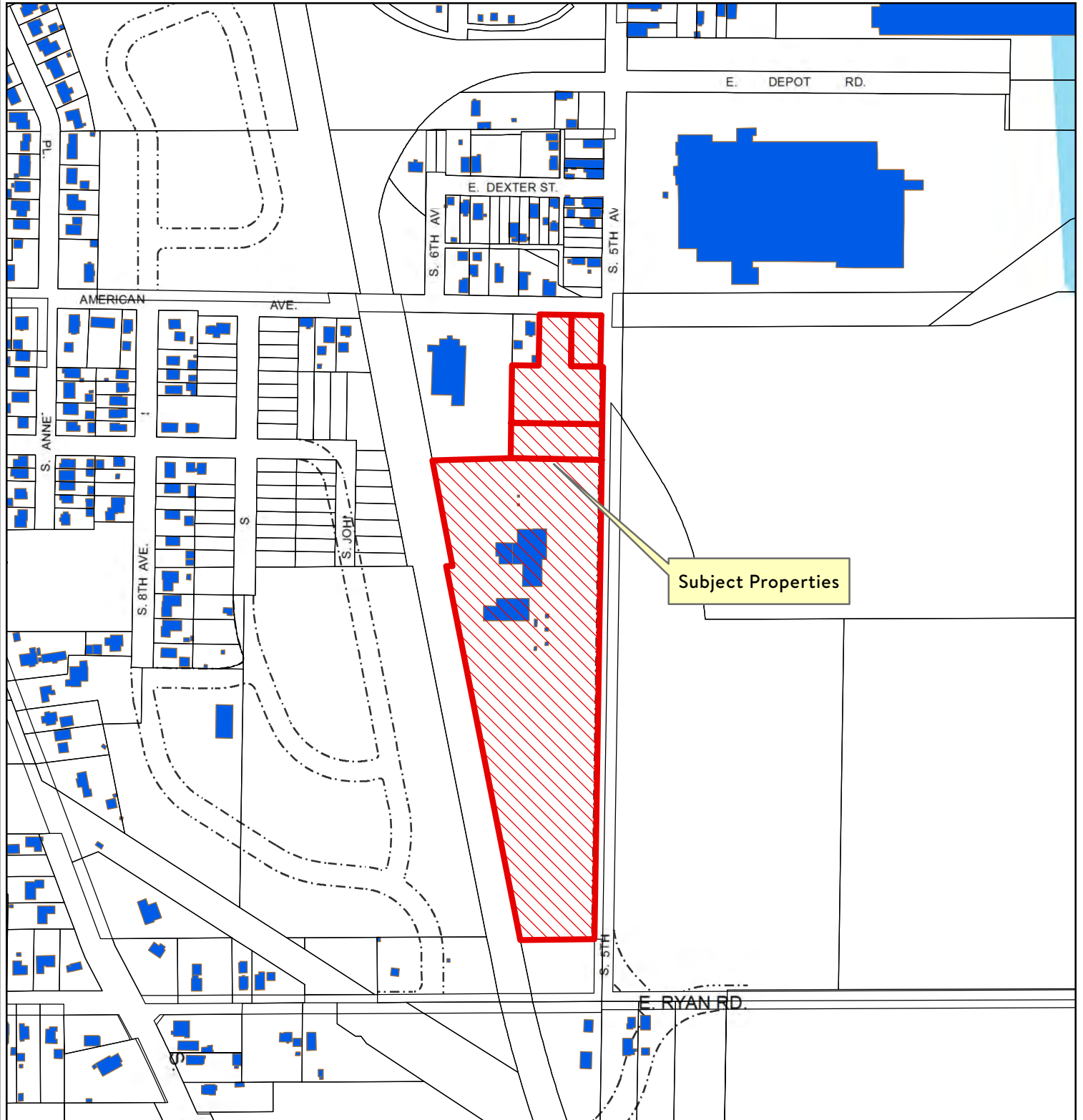
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

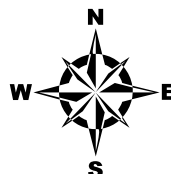
Location Map

9175 S. 5th Ave., 9235 S. 5th Ave., 9325 S. 5th Ave., and
3975 E. American Ave.





OAKCREEK
— WISCONSIN —

Department of Community Development



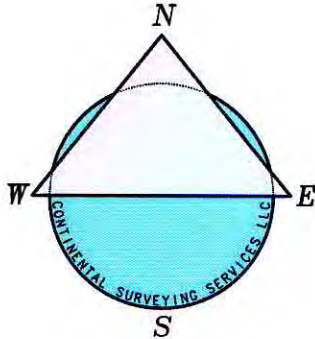
Legend

-  Subject Properties
-  Existing Street Pattern

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

Certified Survey Map

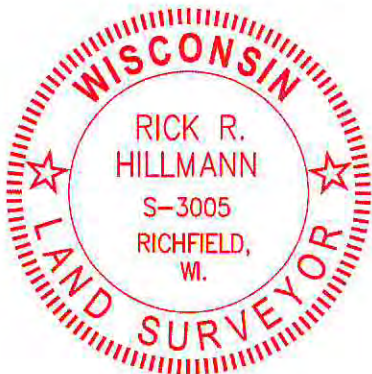
A re-division of Certified Survey Map No.: 1120 and unplatted lands being a part of the Northeast ¼ of the Southeast ¼, and also other unplatted lands being a part of the Southeast ¼ of the Southeast ¼, All in Section 23, Township 5 North, Range 22 East, Located in the City of Oak Creek, Milwaukee County, Wisconsin.



SCALE:
1"=200'

Curve Data

- RAD. = 5680.15'
- ARC = 185.17' (1)
- CHD. = 185.16'
- BRG. = N 11°43'50" W
- TAN. BRG. = N 12°39'52" W
- TAN. BRG. = S 10°47'48" E



NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, in which the East line of the SE ¼ of Section 23, Township 5 North, Range 22 East bears S 00°52'00" W.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this XXxx day of MONTH, 2015 Sheet 1 of 5

**CONTINENTAL
SURVEYING
SERVICES LLC**



Registered Land Surveyors, Surveying Since 1987

Focusing on You!

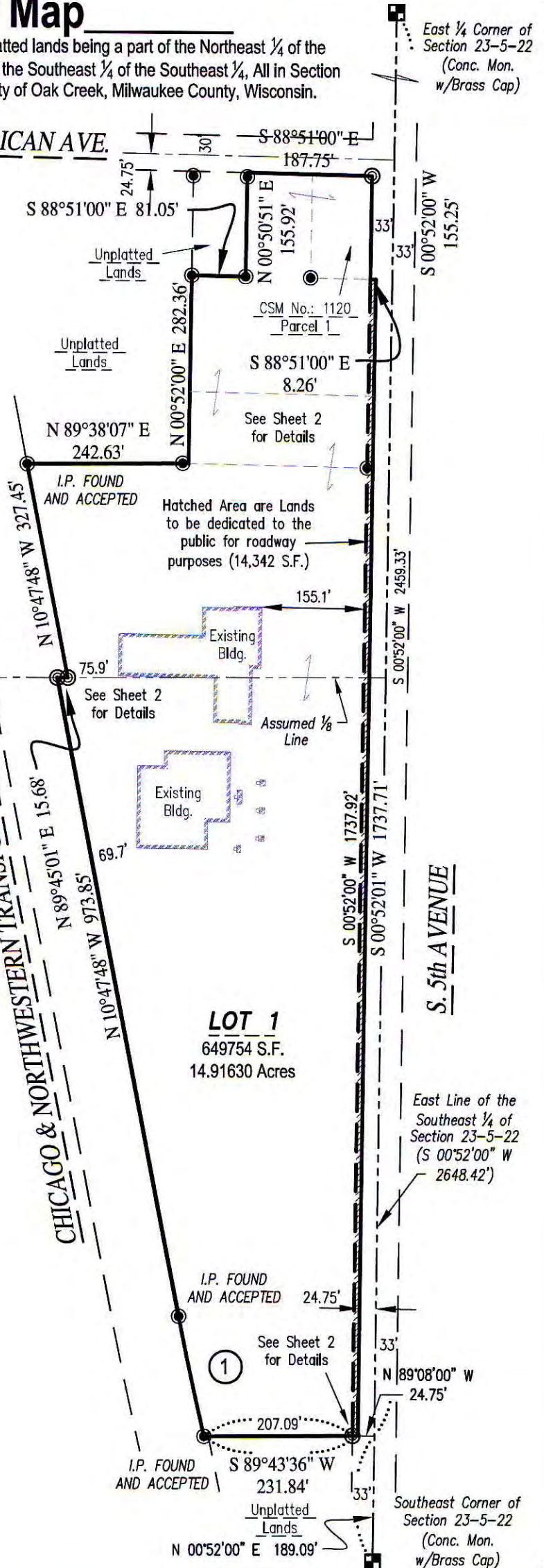
We are your Land Surveyor and Land Surveying Resource

2059 Hwy 175, Suite "A"
Richfield Wl. 53076
Phone: (262) 389-9200
Website: www.csss-surveys.com
Email: survey@csssurveys.com

E. AMERICAN AVE.

CHICAGO & NORTHWESTERN TRANSPORTATION CO.

S. 5th AVENUE



LOT 1

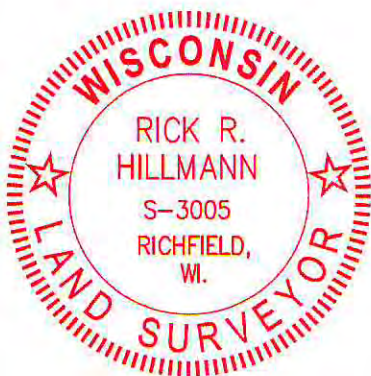
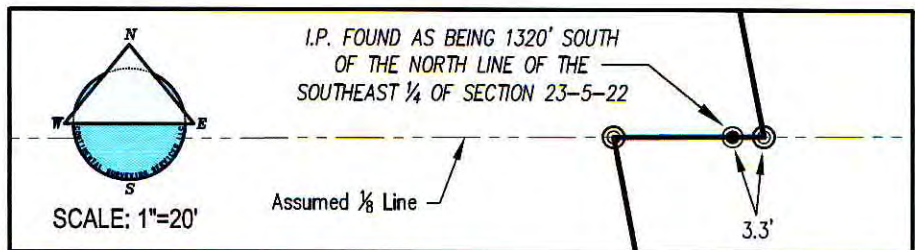
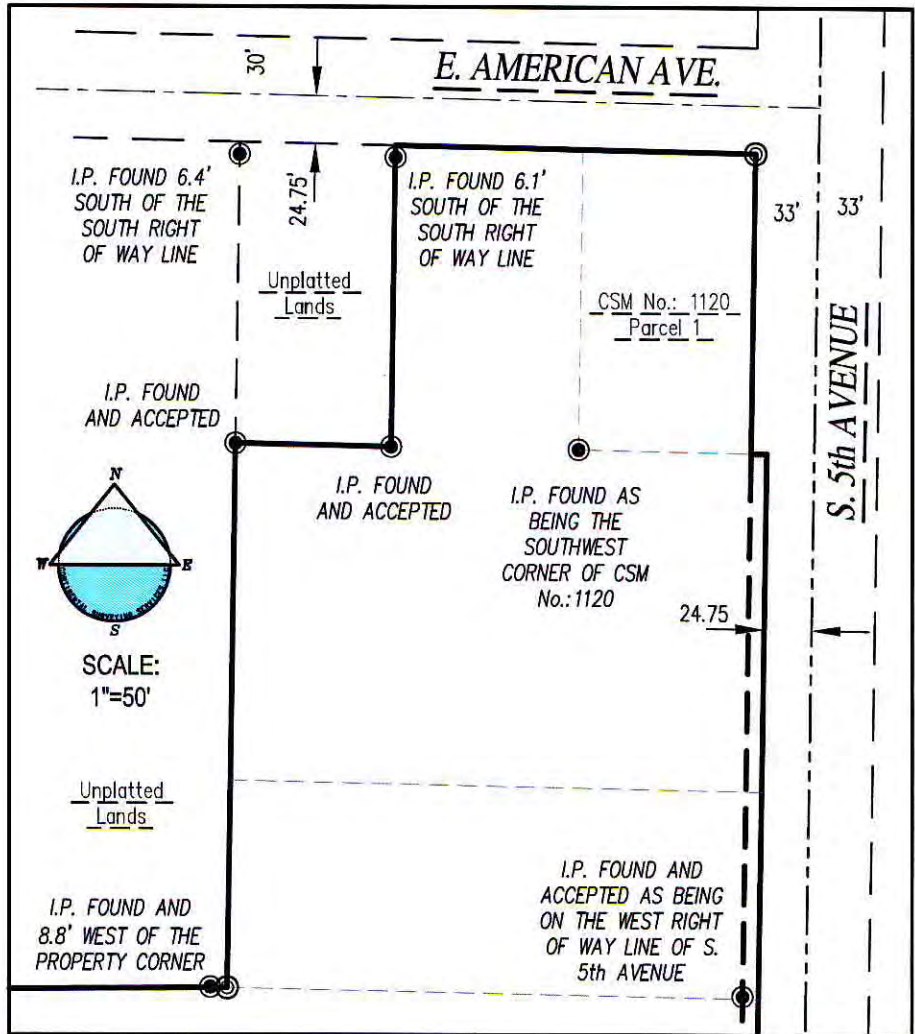
649754 S.F.
14.91630 Acres

(1)



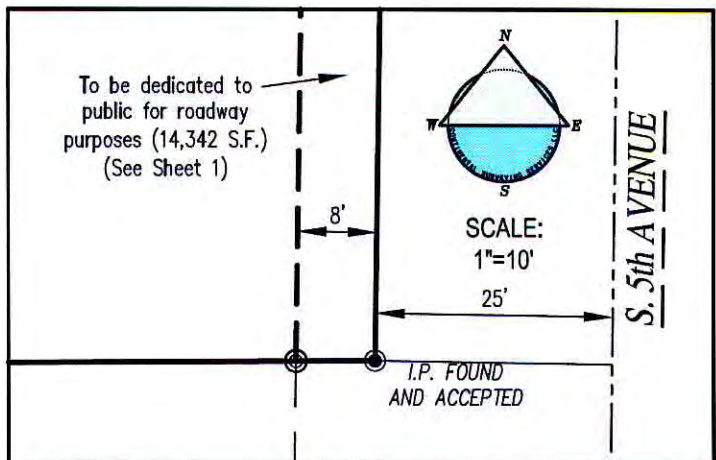
Certified Survey Map

A re-division of Certified Survey Map No.: 1120 and unplatted lands being a part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and also other unplatted lands being a part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, All in Section 23, Township 5 North, Range 22 East, Located in the City of Oak Creek, Milwaukee County, Wisconsin.



LEGEND

- 1" Iron Pipe Found
- ⊙ 20"x 1" Iron Pipe Set (1.13 lb/foot)



CONTINENTAL SURVEYING SERVICES LLC



Registered Land Surveyors, Surveying Since 1987

Focusing on You!

We are your Land Surveyor and Land Surveying Resource

2059 Hwy 175, Suite "A"
 Richfield WI. 53076
 Phone: (262) 389-9200
 Website: www.csssurveys.com
 Email: survey@csssurveys.com

NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, in which the East line of the SE $\frac{1}{4}$ of Section 23, Township 5 North, Range 22 East bears S 00°52'00" W.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this XXxx day of MONTH, 2015 Sheet 2 of 5





Plan Commission Report

ITEM: 5e
DATE: March 24, 2015

PROJECT: Plan Review – Ron Pritzlaff, Oak Creek Water and Sewer Utility

ADDRESS: 9175, 9235, and 9325 S. 5th Ave., 3975 E. American Ave.

TAX KEY NO: 869-9006-000, 869-9995-004, 869-9995-003, 869-9998-003

STAFF RECOMMENDATION: That the Plan Commission approves the site and building plans submitted by Ron Pritzlaff, Oak Creek Water and Sewer Utility, for the properties located at 9175, 9235, and 9325 S. 5th Ave., 3975 E. American 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 building permits.
3. That updated landscaping plans are submitted to the Department of Community Development for review and approval prior to the issuance of building permits.

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

Size: 14.9163 acres (following combination)

Existing Zoning: I-1 (CU), Institutional

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

Comprehensive Plan: Institutional, Two Family/Townhouse Residential.

Wetlands: TBD.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Oak Creek Water and Sewer Utility is requesting site, building, and landscaping approval for improvements to the existing water and sewer utility facilities on the properties located at 9175, 9235, and 9325 S. 5th Ave., and 3975 E. American Ave. Plan Commissioners will recall that the properties at 9175 S. 5th Ave., 9235 S. 5th Ave., and 3975 E. American Ave. were rezoned to I-1, Institutional with a Conditional Use for water treatment facility water storage and high service distribution pump facilities in January of this year. The previous agenda item for a CSM to combine these properties was in anticipation of this project.

The proposal includes the construction of a high service pump facility on the northeast, intermediate pump facility on the west behind the existing building, ultraviolet (UV) light disinfection adjacent to the intermediate pump station, storage behind the high service pump facility, and related appurtenances. All locations are per the plan approved in the Conditional Use Permit. No additional parking is required or proposed for the project as the buildings are for mechanical and related equipment only (no office space). These new facilities will be accessed via a new asphalt access road that varies in width from 20 feet to 25 feet. An 8-foot tall decorative security fence with a 24-foot-wide sliding access gate at the new access road will be extended around the new construction to the existing security fence on the property. Required opacity will be determined by the Plan Commission.

Each of the proposed buildings will be constructed primarily with 4" face brick with cast stone coping, precast concrete, and translucent panel details. Access doors are on the north and west elevations of the high lift pump station building, and on all but the north elevation for the intermediate pump station and UV facility. Due to its location behind the existing building, the intermediate pump and UV facility will likely not be seen from 5th Avenue or American Avenue. The storage tank will be located behind the high lift pump station building, but will be seen from 5th Avenue and American Avenue due to the height (45' to center of dome). It will be constructed primarily of painted EIFS to match the 4" red face brick columns and tan cementitious coating on the dome and panels to match the cast stone. The use of EIFS as a primary building material will require a ¾ majority approval of the Plan Commission.

Landscaping plans have been submitted to screen the proposed facilities from the single-family residence to the northwest, American Avenue, and 5th Avenue. Although not clearly shown on the color renderings that are included in this packet, there will also be a stormwater basin on the northeast portion of the property. Chapter 17 requires a minimum 3-foot landscape area around buildings. No landscaping is proposed around the intermediate pump/UV station due to its location. A 2-foot landscape zone is proposed around the south, east, and northwest corner of the high lift pump station. To the north of the access road is an additional 18-foot wide vegetation area. Between the stormwater basin and the residential property on the northwest is a landscape berm, with a dense mix of shade, evergreen, and ornamental trees along the south and around the southeast corner of the residential property. Flowering and shade trees are scattered between the landscape berm and the storage tank, as well as around the proposed stormwater basin. Comments from the City Forester indicate that some of the species and sizes of trees and plants should be changed. Staff suggests relocating or adding landscaping around the exterior of the security fence rather than behind it.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

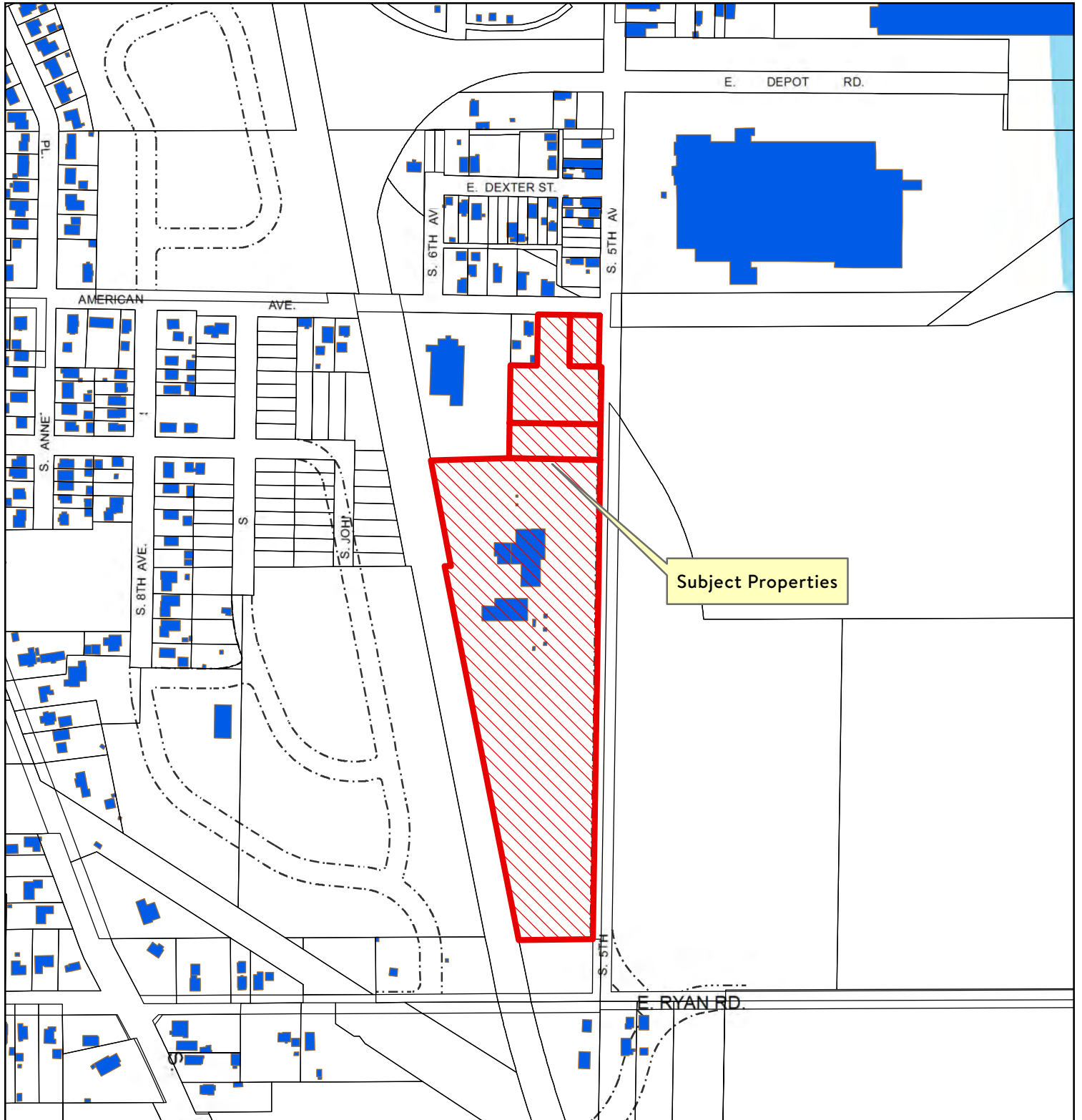
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

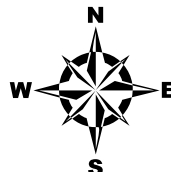
Location Map

9175 S. 5th Ave., 9235 S. 5th Ave., 9325 S. 5th Ave., and
3975 E. American Ave.





OAKCREEK
— WISCONSIN —

Department of Community Development



Legend

-  Subject Properties
-  Existing Street Pattern

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

Project Details

Purpose

The Oak Creek Water and Sewer Utility (Utility) would like to construct improvements to the existing water treatment facility. New facilities will be constructed on the existing treatment plant site as well as the property north of the existing plant. In order to accomplish these improvements, the Utility requests a site plan review from the City of Oak Creek. The improvements consist of intermediate pumping, ultraviolet (UV) disinfection, high service pumping, additional finished water storage, grading, storm water management, and landscaping.

Background

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

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

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

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

Project Description

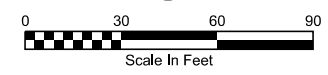
This project includes the construction improvements to the Oak Creek Water Treatment Plant (WTP) that entail constructing a new high service pump facility, new intermediate pump facility, ultraviolet light (UV) disinfection, additional storage, and related appurtenances such as yard piping and electrical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

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

The project also includes grading, storm water management, and landscaping efforts that will enhance the look of the existing property north of the existing treatment facility.

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

1 2 3 4 5 6

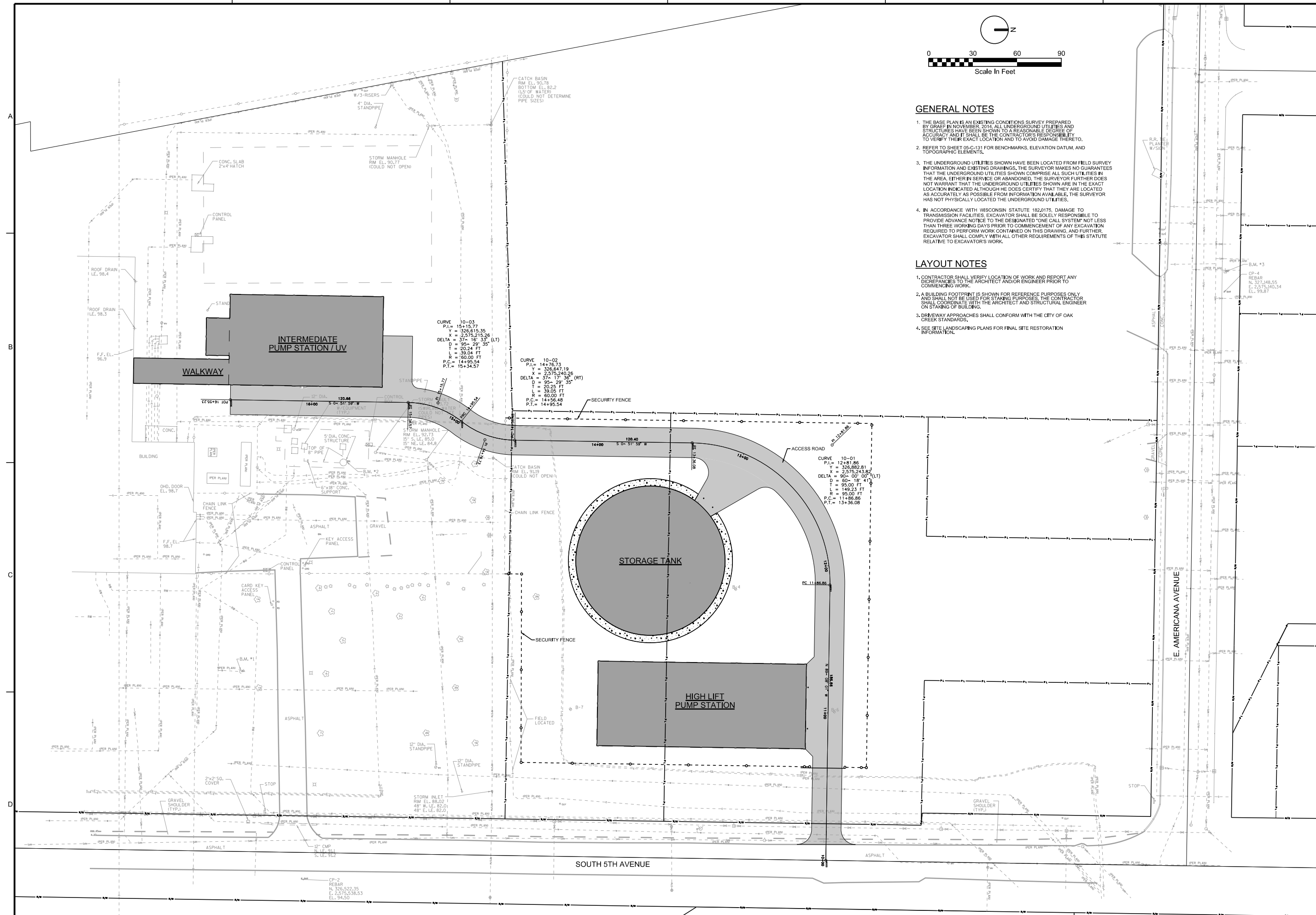


GENERAL NOTES

1. THE BASE PLAN IS AN EXISTING CONDITIONS SURVEY PREPARED BY GRAEF IN NOVEMBER, 2014. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET 05-C-231 FOR BENCHMARKS, ELEVATION DATUM, AND TOPOGRAPHIC ELEMENTS.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. IN ACCORDANCE WITH WISCONSIN STATUTE 182.075, DAMAGE TO TRANSMISSION FACILITIES: EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND/OR ENGINEER PRIOR TO COMMENCING WORK.
2. A BUILDING FOOTPRINT IS SHOWN FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON STAKING OF BUILDING.
3. DRIVEWAY APPROACHES SHALL CONFORM WITH THE CITY OF OAK CREEK STANDARDS.
4. SEE SITE LANDSCAPING PLANS FOR FINAL SITE RESTORATION INFORMATION.



CURVE 10-03
 P.I. = 15+15.77
 Y = 326,615.35
 X = 2,575,215.26
 DELTA = 37° 16' 33"
 D = 95° 29' 35" (LT)
 L = 20.24 FT
 T = 39.04 FT
 R = 80.00 FT
 P.C. = 14+95.54
 P.T. = 15+34.57

CURVE 10-02
 P.I. = 14+76.73
 Y = 326,647.19
 X = 2,575,240.26
 DELTA = 37° 17' 38" (RT)
 D = 95° 29' 35"
 L = 20.25 FT
 T = 39.05 FT
 R = 80.00 FT
 P.C. = 14+56.48
 P.T. = 14+95.54

CURVE 10-01
 P.I. = 12+81.86
 Y = 326,882.81
 X = 2,575,243.85
 DELTA = 90° 02' 00" (LT)
 D = 60° 18' 41"
 L = 95.00 FT
 T = 149.23 FT
 R = 95.00 FT
 P.C. = 11+86.86
 P.T. = 13+56.08

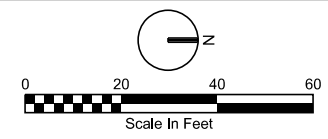
NO.	DATE	DR	SRK	CHK	APVD	APPROVED

CH2MHILL
 CIVIL
OVERALL SITE PLAN

GRAEF
 OAK CREEK WATER AND SEWER UTILITY
 2016 WATER TREATMENT PLANT
 IMPROVEMENTS
 CITY OF OAK CREEK, WISCONSIN

1"=30'
 VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING.

DATE	MARCH 2015
PROJ	653463
DWG	05-C-231
SHEET	of



CURVE 10-03
 P.I. = 15+15.77
 Y = 1326,615,35
 X = 2,575,215,26
 DELTA = 37° 16' 33" (LT)
 D = 95° 29' 35"
 T = 20.24 FT
 L = 39.04 FT
 R = 60.00 FT
 P.C. = 14+95.54
 P.T. = 15+34.57

CURVE 10-02
 P.I. = 14+76.73
 Y = 326,647,19
 X = 2,575,240,26
 DELTA = 37° 17' 36" (RT)
 D = 95° 29' 35"
 T = 20.25 FT
 L = 39.05 FT
 R = 60.00 FT
 P.C. = 14+56.48
 P.T. = 14+95.54

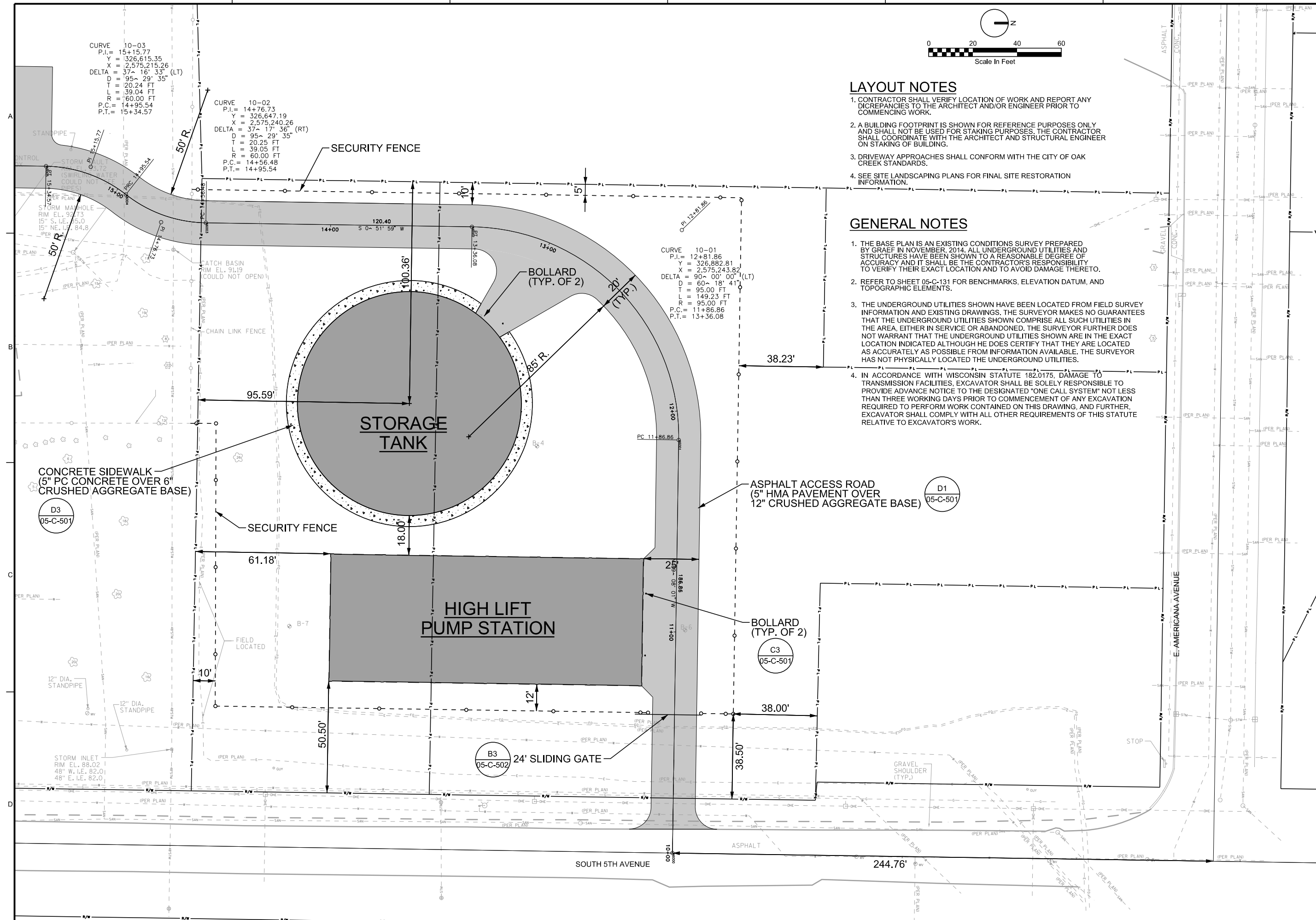
CURVE 10-01
 P.I. = 12+81.86
 Y = 326,882,81
 X = 2,575,243,82
 DELTA = 90° 00' 00" (LT)
 D = 60° 18' 41"
 T = 95.00 FT
 L = 149.23 FT
 R = 95.00 FT
 P.C. = 11+86.86
 P.T. = 13+36.08

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND/OR ENGINEER PRIOR TO COMMENCING WORK.
2. A BUILDING FOOTPRINT IS SHOWN FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON STAKING OF BUILDING.
3. DRIVEWAY APPROACHES SHALL CONFORM WITH THE CITY OF OAK CREEK STANDARDS.
4. SEE SITE LANDSCAPING PLANS FOR FINAL SITE RESTORATION INFORMATION.

GENERAL NOTES

1. THE BASE PLAN IS AN EXISTING CONDITIONS SURVEY PREPARED BY GRAEF IN NOVEMBER, 2014. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET 05-C-131 FOR BENCHMARKS, ELEVATION DATUM, AND TOPOGRAPHIC ELEMENTS.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

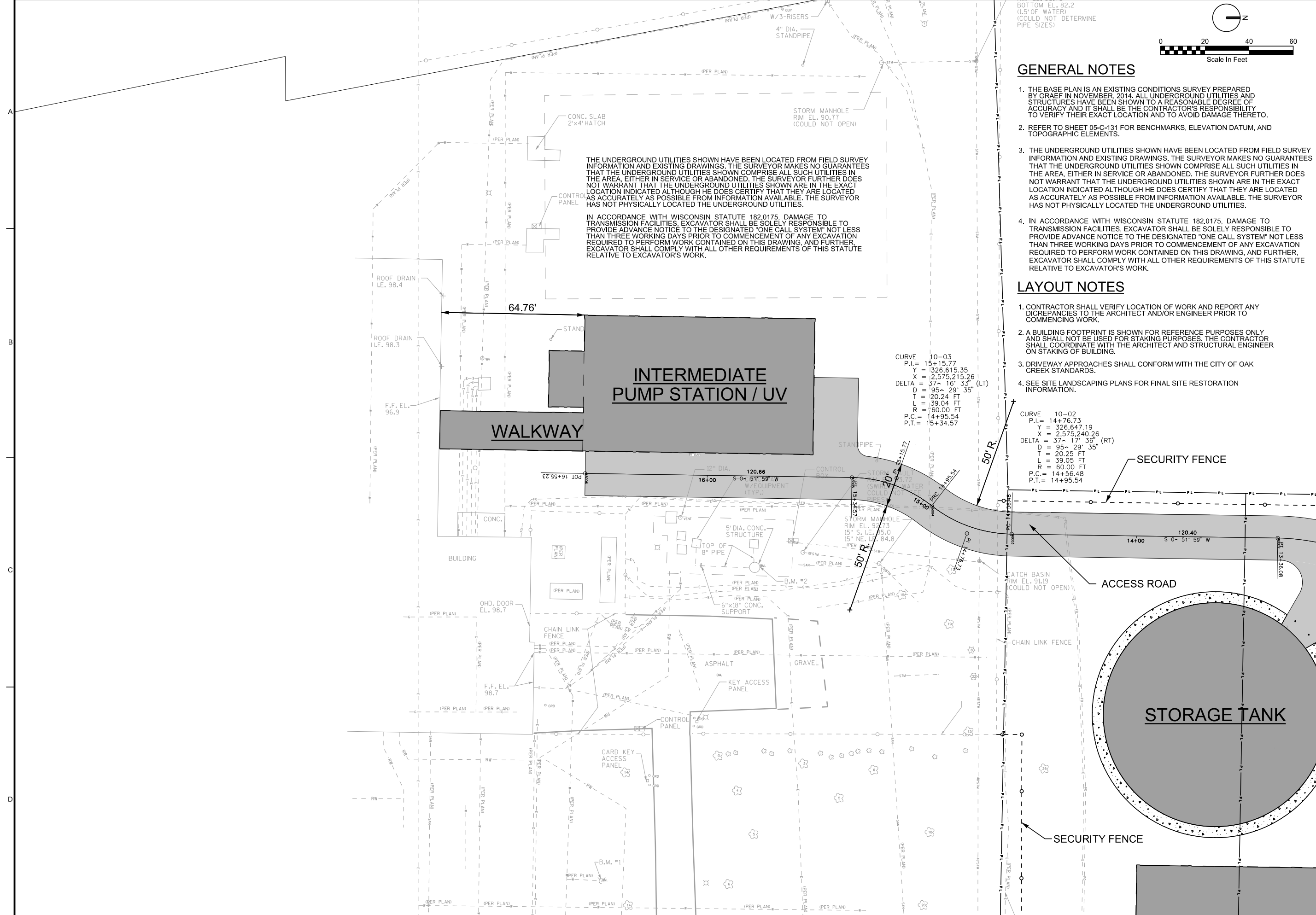


APPROVED	BY	AP/VD
CHECKED	SRK	CHK
REVISION	NO.	DATE
DR	JAL	

CH2MHILL
 CIVIL
GRAEF
 OAK CREEK WATER AND SEWER UTILITY
 2016 WATER TREATMENT PLANT
 IMPROVEMENTS
 CITY OF OAK CREEK, WISCONSIN

DATE		MARCH 2015
PROJ		653463
DWG		05-C-232
SHEET		of

1"=20'
 VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING.



BOTTOM EL. 82.2
(1.5' OF WATER)
(COULD NOT DETERMINE
PIPE SIZES)

0 20 40 60
Scale In Feet

GENERAL NOTES

1. THE BASE PLAN IS AN EXISTING CONDITIONS SURVEY PREPARED BY GRAEF IN NOVEMBER, 2014. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET 05-C-131 FOR BENCHMARKS, ELEVATION DATUM, AND TOPOGRAPHIC ELEMENTS.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

LAYOUT NOTES

1. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND/OR ENGINEER PRIOR TO COMMENCING WORK.
2. A BUILDING FOOTPRINT IS SHOWN FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON STAKING OF BUILDING.
3. DRIVEWAY APPROACHES SHALL CONFORM WITH THE CITY OF OAK CREEK STANDARDS.
4. SEE SITE LANDSCAPING PLANS FOR FINAL SITE RESTORATION INFORMATION.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

CURVE 10-03
P.I. = 15+15.77
Y = 326,615.35
X = 2,575,215.26
DELTA = 37- 16' 33" (LT)
D = 95- 29' 35"
T = 20.24 FT
L = 39.04 FT
R = 60.00 FT
P.C. = 14+95.54
P.T. = 15+34.57

CURVE 10-02
P.I. = 14+76.73
Y = 326,647.19
X = 2,575,240.26
DELTA = 37- 17' 36" (RT)
D = 95- 29' 35"
T = 20.25 FT
L = 39.05 FT
R = 60.00 FT
P.C. = 14+56.48
P.T. = 14+95.54

APPROVED		BY		APVD	
CHECKED		SRK		APVD	
REVISION		CHK		APVD	
NO.		DATE		DR	
DSGN		JAL		APVD	

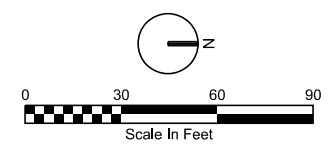
GRÆF
OAK CREEK WATER AND SEWER UTILITY
2016 WATER TREATMENT PLANT
IMPROVEMENTS
CITY OF OAK CREEK, WISCONSIN

CH2MHILL®
CIVIL
DETAILED SITE PLAN

1"=20'
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.

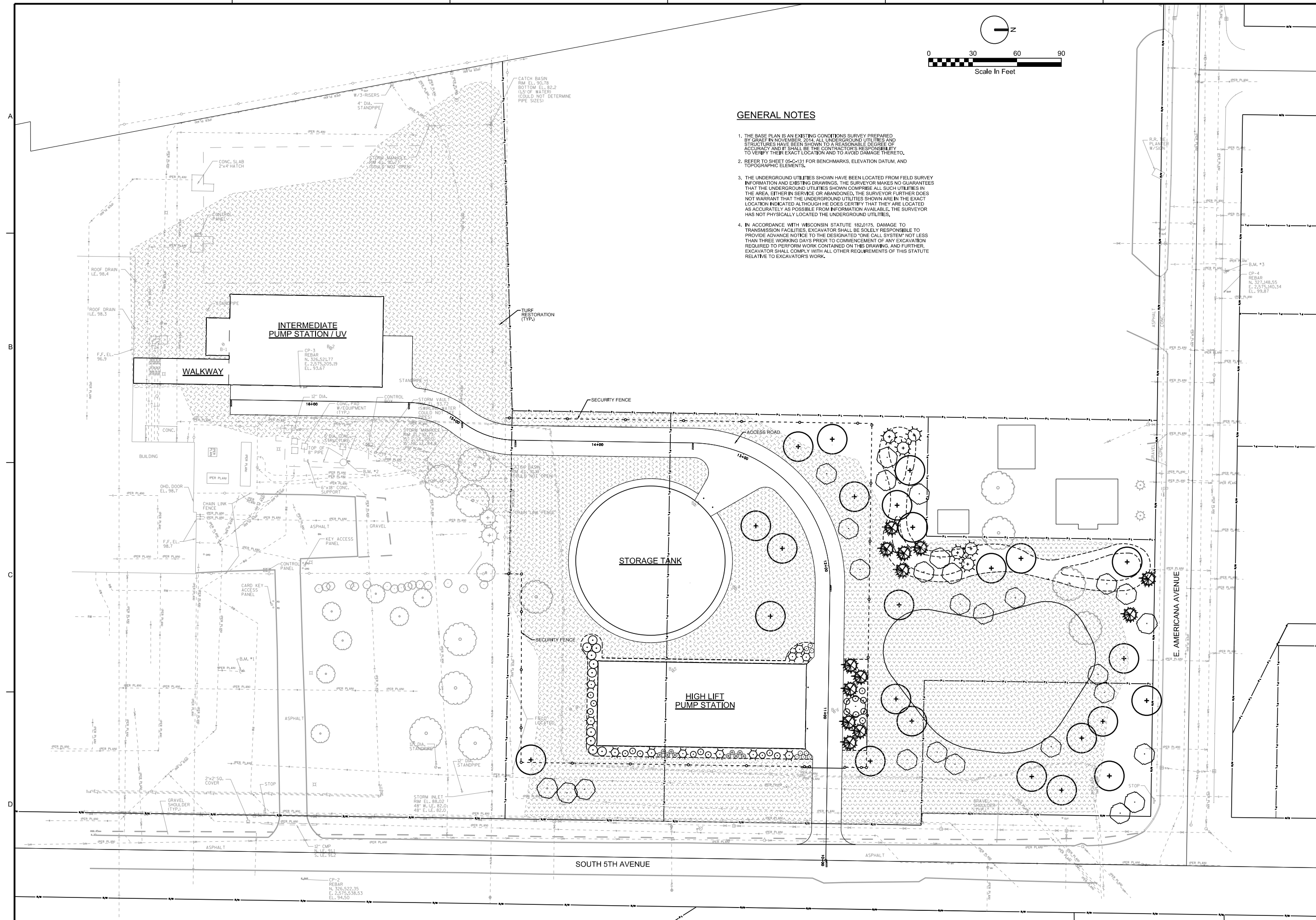
DATE MARCH 2015
PROJ 653463
DWG 05-C-233
SHEET of

FILENAME: L:\Jobs2014\20140254\CAD\Site\dgn\00\05-C-233_653463.dgn PLOT DATE: 3/2/2015 PLOT TIME: 4:10:56 PM



GENERAL NOTES

1. THE BASE PLAN IS AN EXISTING CONDITIONS SURVEY PREPARED BY GRAEF IN NOVEMBER, 2014. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET 05-C-131 FOR BENCHMARKS, ELEVATION DATUM, AND TOPOGRAPHIC ELEMENTS.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES. EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING. AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



APPROVED	BY	APVD
CHECKED	CHK	APVD
REVISION	NO.	DATE
DR	JAL	
SRK		

CH2MHILL
 CIVIL
GRÆF
 OAK CREEK WATER AND SEWER UTILITY
 2016 WATER TREATMENT PLANT
 IMPROVEMENTS
 CITY OF OAK CREEK, WISCONSIN

OVERALL SITE LANDSCAPE PLAN	
DATE	MARCH 2015
PROJ	653463
DWG	05-C-237
SHEET	of

1"=30'
 VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING.
 DATE MARCH 2015
 PROJ 653463
 DWG 05-C-237
 SHEET of

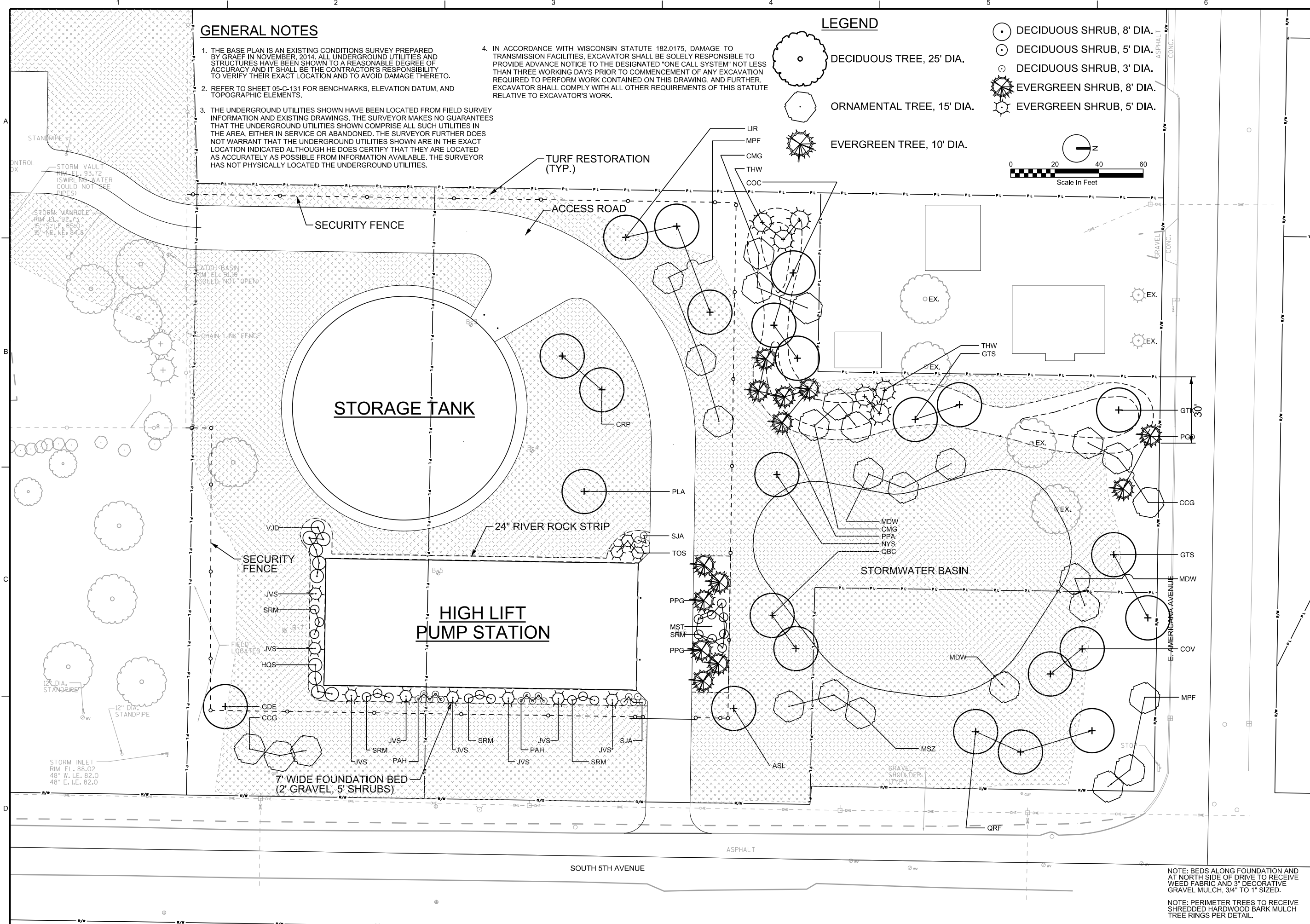
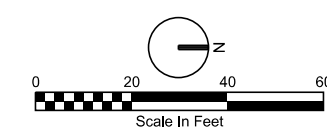
REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2M HILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2M HILL. © CH2M HILL 2014. ALL RIGHTS RESERVED.

GENERAL NOTES

1. THE BASE PLAN IS AN EXISTING CONDITIONS SURVEY PREPARED BY GRAEF IN NOVEMBER, 2014. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET 05-C-131 FOR BENCHMARKS, ELEVATION DATUM, AND TOPOGRAPHIC ELEMENTS.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

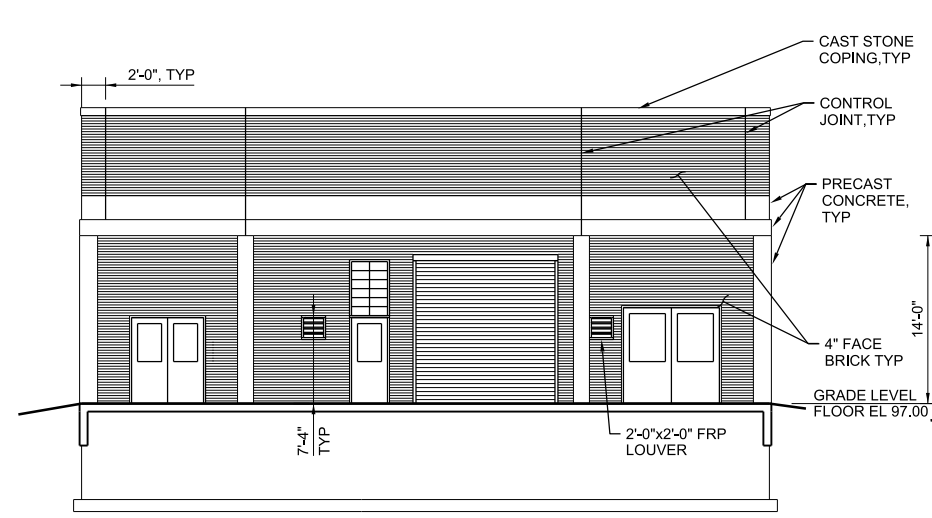
LEGEND

- DECIDUOUS TREE, 25' DIA.
- DECIDUOUS SHRUB, 8' DIA.
- DECIDUOUS SHRUB, 5' DIA.
- DECIDUOUS SHRUB, 3' DIA.
- EVERGREEN SHRUB, 8' DIA.
- EVERGREEN SHRUB, 5' DIA.
- ORNAMENTAL TREE, 15' DIA.
- EVERGREEN TREE, 10' DIA.

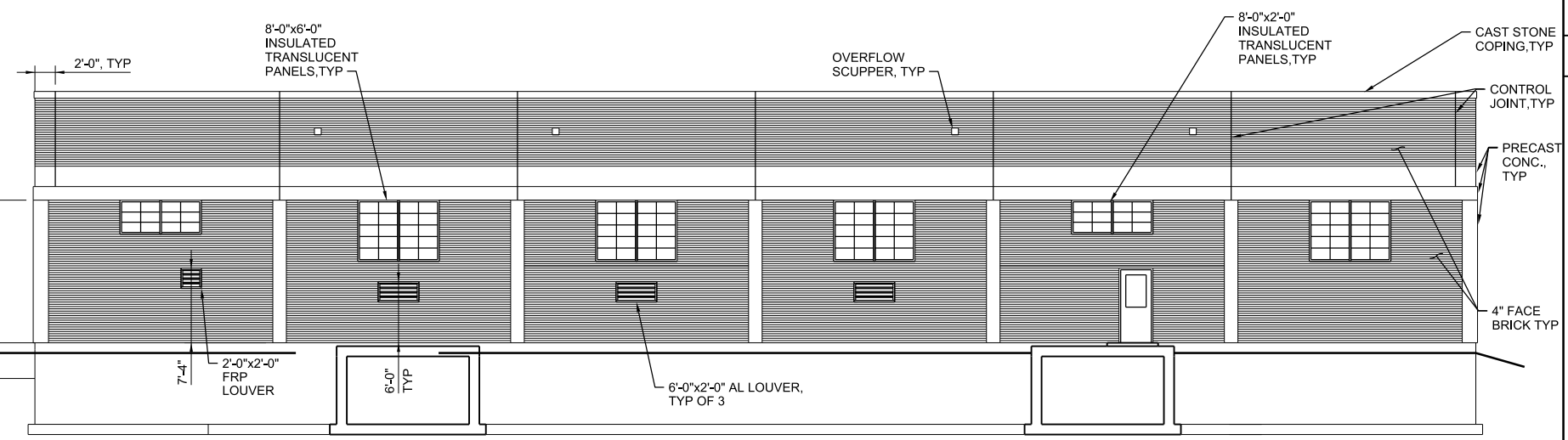


		OAK CREEK WATER AND SEWER UTILITY 2016 WATER TREATMENT PLANT IMPROVEMENTS CITY OF OAK CREEK, WISCONSIN	
CIVIL		DETAILED SITE LANDSCAPE PLAN	
1"=20' VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING.		DATE: MARCH 2015 PROJ: 653463 DWG: 05-C-238 SHEET: of	
NOTE: BEDS ALONG FOUNDATION AND AT NORTH SIDE OF DRIVE TO RECEIVE WEED FABRIC AND 3" DECORATIVE GRAVEL MULCH, 3/4" TO 1" SIZED.		NOTE: PERIMETER TREES TO RECEIVE SHREDDED HARDWOOD BARK MULCH TREE RINGS PER DETAIL.	

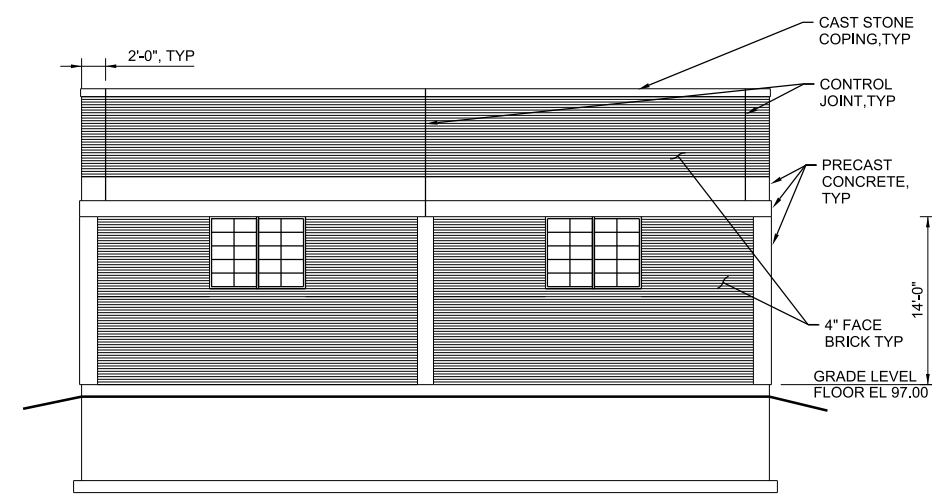
RECEIVED
By Kari Papelbon at 8:47 am, Mar 16, 2015



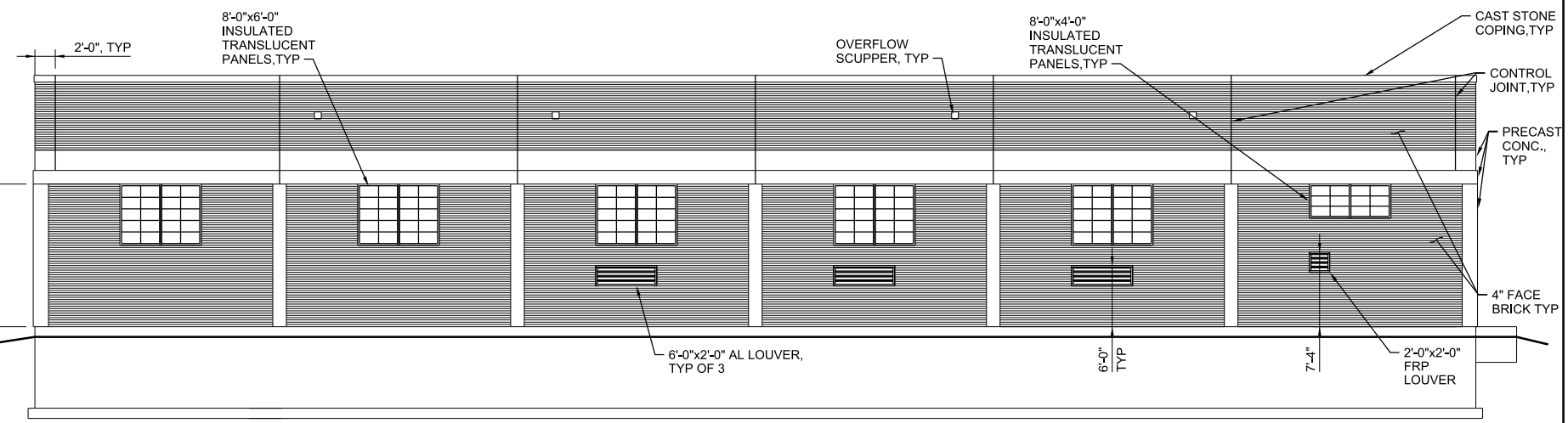
NORTH ELEVATION
1/8"=1'-0"



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



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



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

NO.	DATE	DR	REVISION	BY
		RG SIEBERS	CHK	APVD
		PA KARABAN	CHK	APVD

OAK CREEK WATER AND SEWER UTILITY
2016 WATER TREATMENT PLANT
IMPROVEMENTS
CITY OF OAK CREEK, WISCONSIN

CH2MHILL®
ARCHITECTURAL
**HIGH LIFT PUMP STATION
ELEVATIONS**

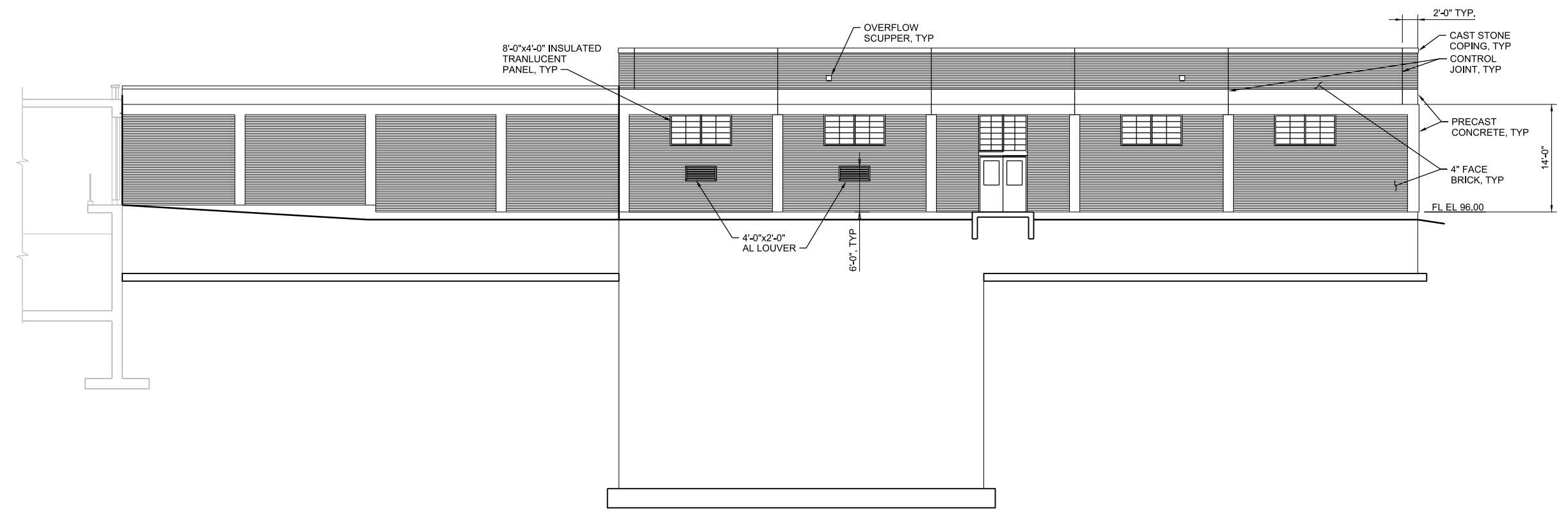
1/8"=1'-0"
VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.

DATE	MARCH 2015
PROJ	653463
DWG	60-A-301
SHEET	of

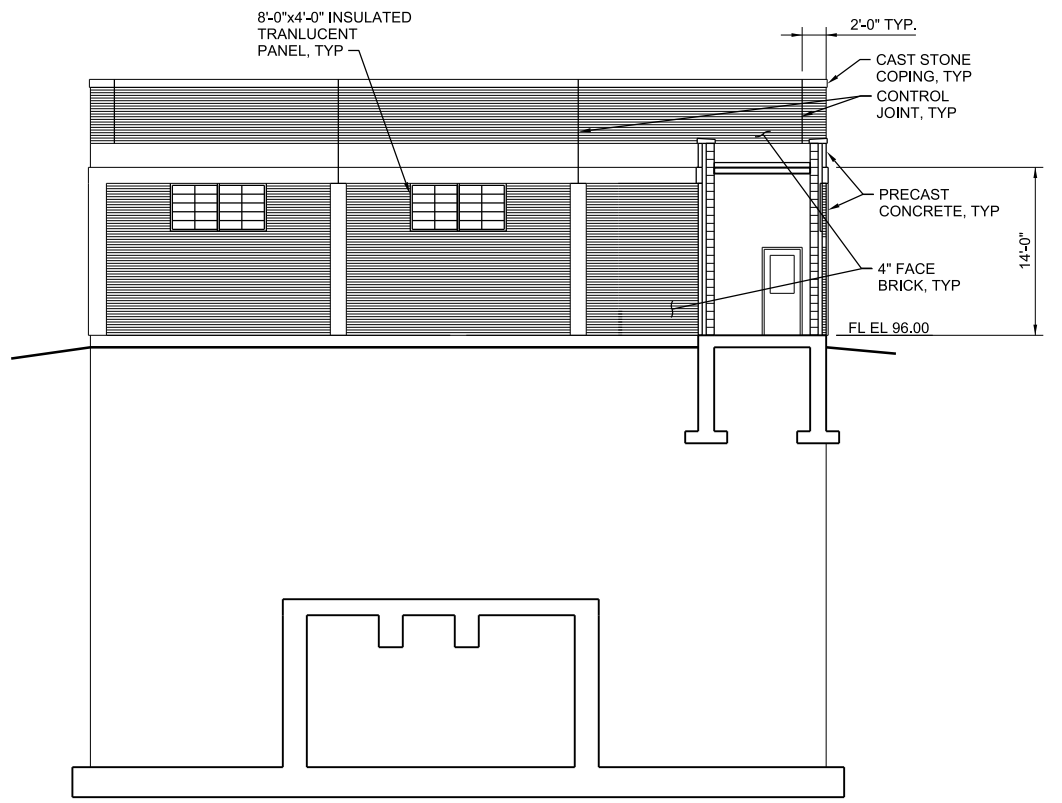
REUSE OF DOCUMENTS: THE DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2MHILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2MHILL. ©CH2MHILL 2015. ALL RIGHTS RESERVED.

1 2 3 4 5 6

A
B
C
D



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



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

NO.	DATE	REVISION	BY

OAK CREEK WATER AND SEWER UTILITY
2016 WATER TREATMENT PLANT
IMPROVEMENTS
CITY OF OAK CREEK, WISCONSIN

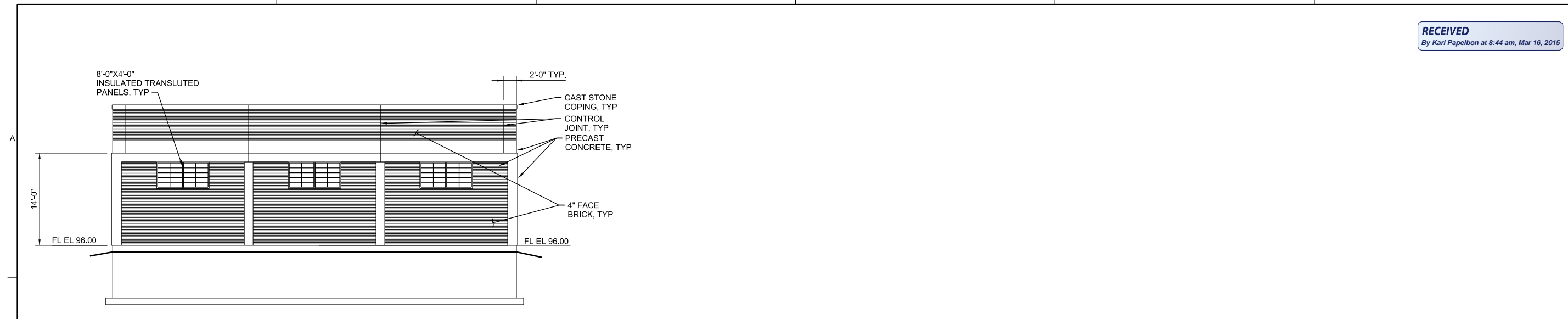
CH2MHILL®
ARCHITECTURAL
**INTERMEDIATE PUMP STATION
AND UV EQUIPMENT FACILITY
ELEVATIONS**

1/8"=1'-0"	
VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING.	
DATE	MARCH 2015
PROJ	653463
DWG	20-A-302
SHEET	of

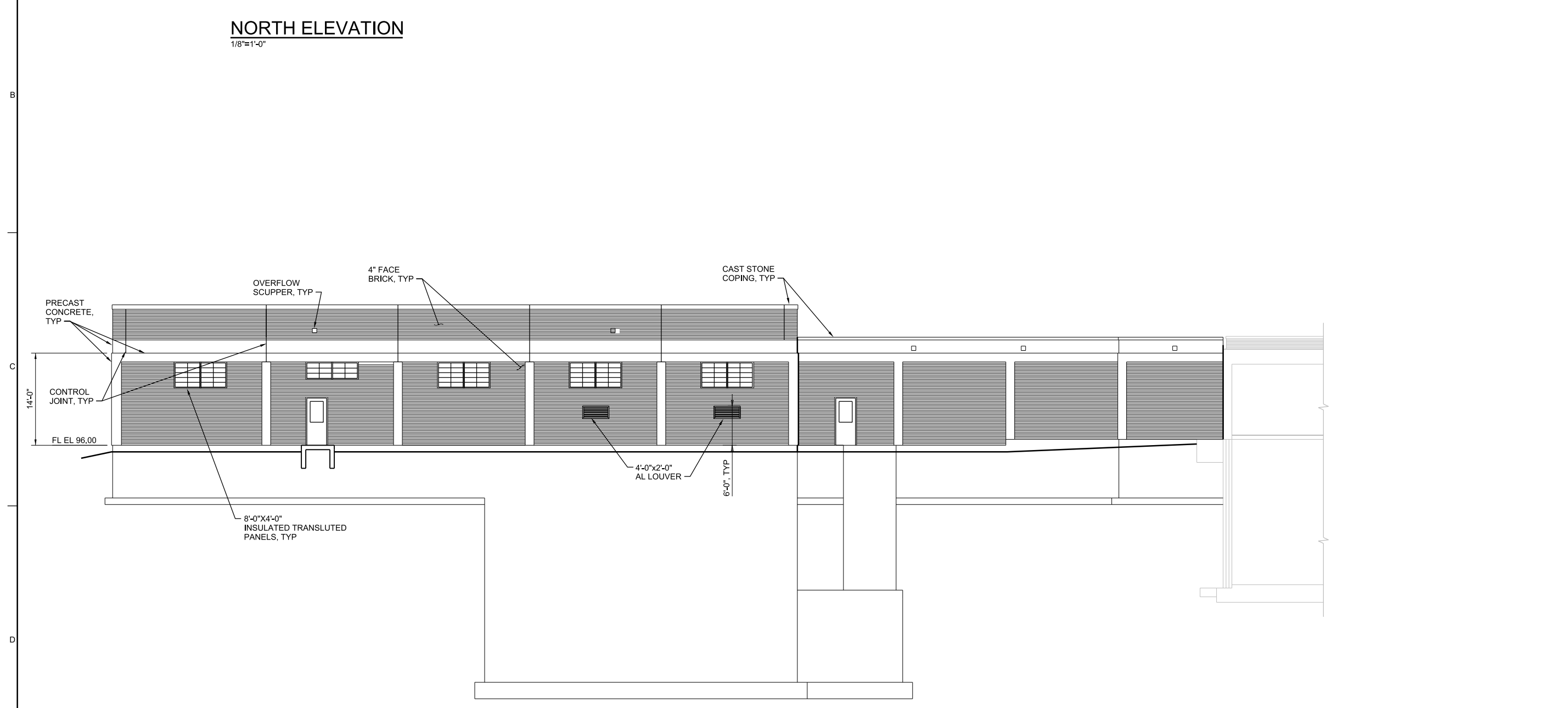
RECEIVED
By Kari Papelbon at 8:45 am, Mar 16, 2015

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2M HILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2M HILL. © CH2M HILL 2015. ALL RIGHTS RESERVED.

RECEIVED
By Kari Papelbon at 8:44 am, Mar 16, 2015



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



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

NO.	DATE	REVISION	BY

RG SIEBERS DR PA KARABAN
 OAK CREEK WATER AND SEWER UTILITY
 2016 WATER TREATMENT PLANT
 IMPROVEMENTS
 CITY OF OAK CREEK, WISCONSIN

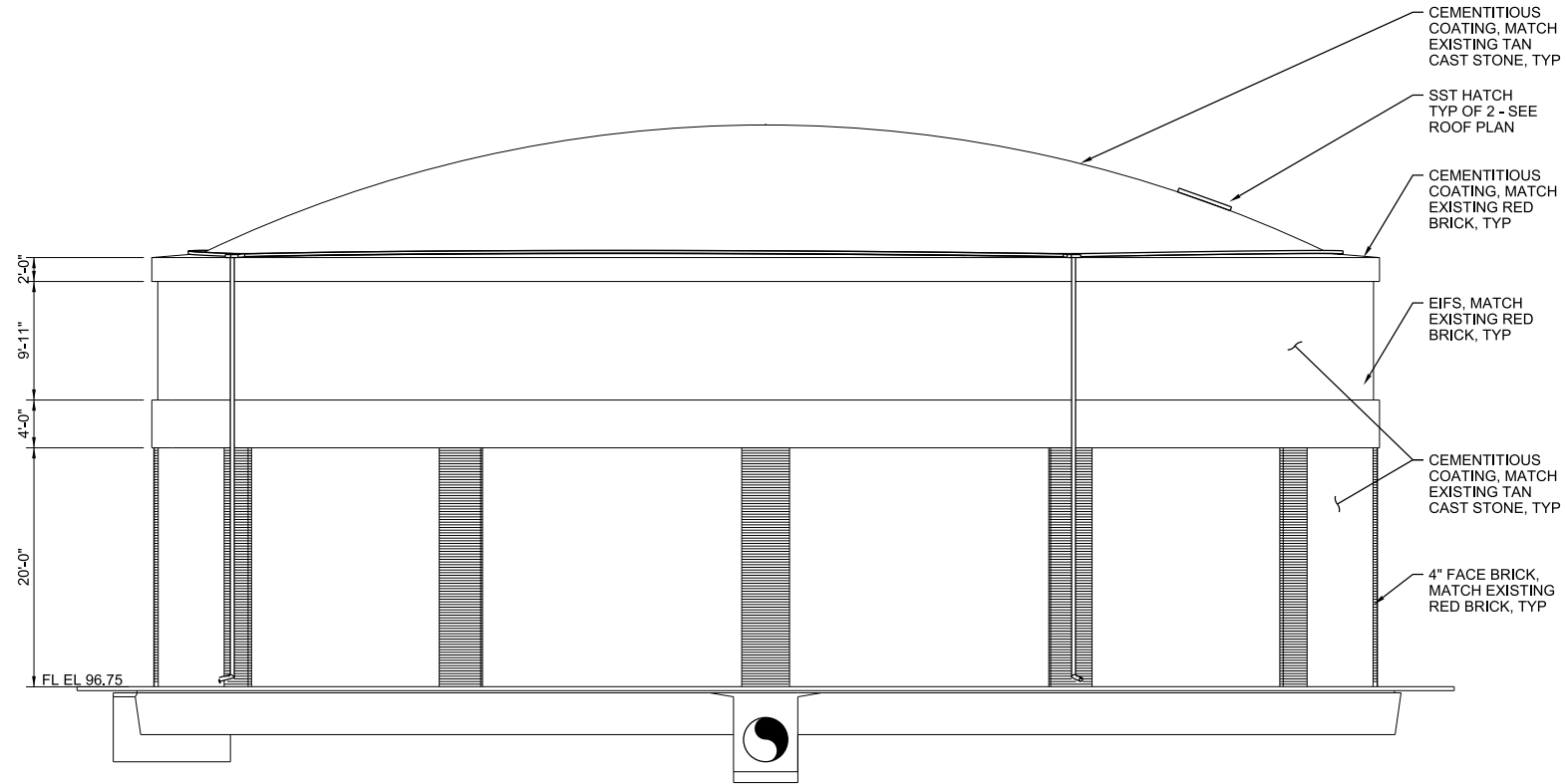
CH2MHILL®
 ARCHITECTURAL
 INTERMEDIATE PUMP STATION
 AND UV EQUIPMENT FACILITY
 ELEVATIONS

1/8"=1'-0"
 VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING.

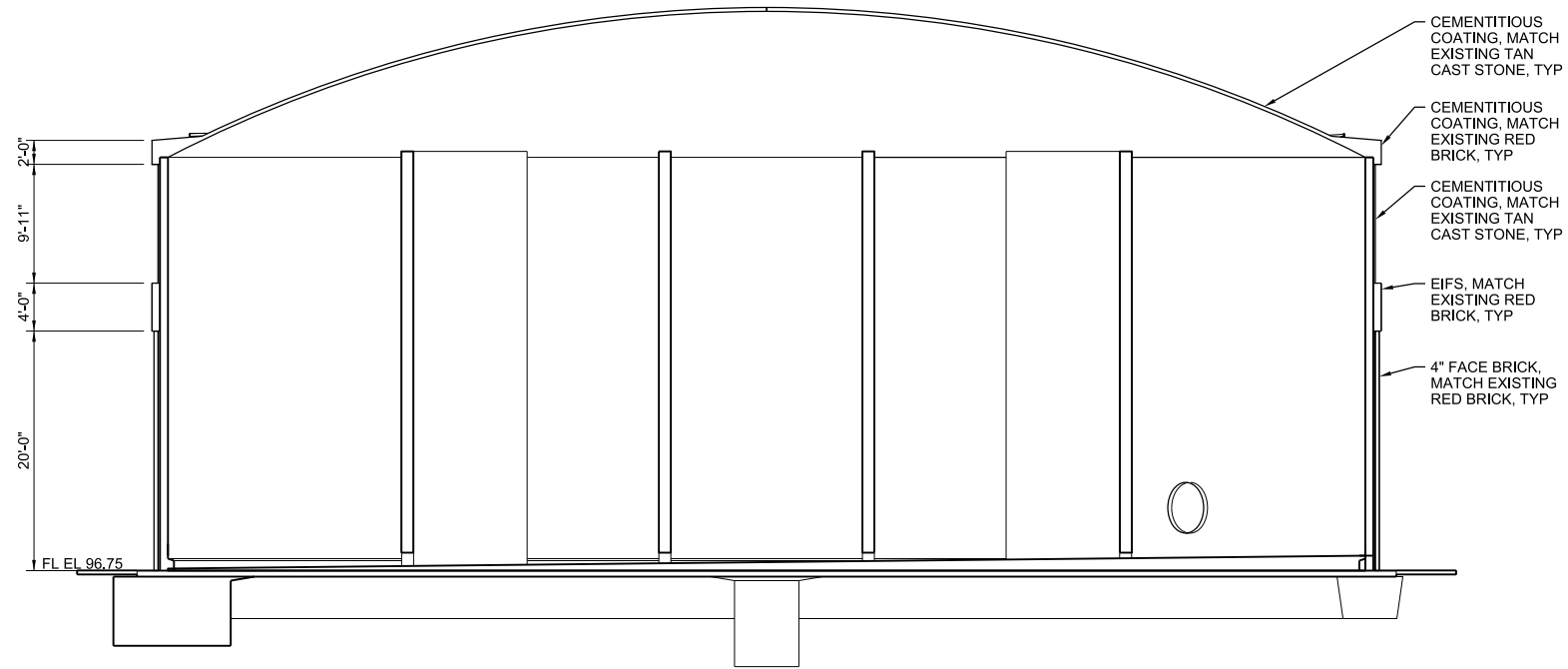
DATE	MARCH 2015
PROJ	653463
DWG	20-A-301
SHEET	of

© CH2M HILL 2015. ALL RIGHTS RESERVED. REUSE OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2M HILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2M HILL.

RECEIVED
By Kari Papelbon at 8:46 am, Mar 16, 2015



ELEVATION
1/8"=1'-0"



SECTION A
1/8"=1'-0"
40-A-231,
40-A-241

NO.	DATE	DR	PA KARABAN	CHK	APVD	BY	APVD

OAK CREEK WATER AND SEWER UTILITY
2016 WATER TREATMENT PLANT
IMPROVEMENTS
CITY OF OAK CREEK, WISCONSIN

CH2MHILL
ARCHITECTURAL
**STORAGE TANK
ELEVATION AND SECTION**

3/16"=1'-0"	
VERIFY SCALE	
BAR IS ONE INCH ON ORIGINAL DRAWING.	
DATE	MARCH 2015
PROJ	653463
DWG	40-A-301
SHEET	of

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF CH2M HILL AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CH2M HILL. © CH2M HILL 2015. ALL RIGHTS RESERVED.



**Intermediate
Pump Station**

UV Facility

Storage Tank

**High Lift
Pump Station**









Plan Commission Report

ITEM: 5f

DATE: March 24, 2015

PROJECT: Rezone and Conditional Use Amendment – RJ Bast, Go Riteway

ADDRESS: 7433 S. 10th St., 7380 S. 13th St., 7444 S. 13th St., 7460 S. 13th St., 7480 S. 13th St.

TAX KEY NOs: 764-9052-000, 764-9006-000, 764-9020-000, 764-9007-000, 764-9012-001

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the properties at 7433 S. 10th St., 7380 S. 13th St., 7444 S. 13th St., 7460 S. 13th St., and 7480 S. 13th St. be rezoned from B-4, Highway Business, and Rs-3, Single Family Residential, to M-1, Manufacturing with a Conditional Use Amendment to expand the current bus operations, after a public hearing and subject to conditions and restrictions.

Ownership: Bast Holdings, LLC, P.O. Box 398, Germantown, WI 53022

Size: 15.1648 acres total

Existing Zoning: B-4, Highway Business; Rs-3, Single Family Residential; M-1 (CU), Manufacturing

Adjacent Zoning: North – B-3, Office and Professional Business; M-1, Manufacturing
 East – M-1, Manufacturing; FW, Floodway
 South – FW, Floodway; FF, Flood Fringe; Rs-3, Single Family Residential
 West – Rs-3, Single Family Residential; I-1, Institutional

Comprehensive Plan: Planned Mixed Use & Planned Industrial.

Wetlands: Yes, wetlands exist on the northern portion of 7380 S. 13th St. (see County map).

Floodplain: Yes, flood fringe exists on the southern portions of 7433 S. 10th St. and 7480 S. 13th St.

Official Map: N/A.

Commentary: RJ Bast, Go Riteway, is requesting that the parcels at 7380, 7444, and 7460 S. 13th St. be rezoned from B-4, Highway Business and Rs-3, Single Family Residential to M-1, Manufacturing with a Conditional Use to match the zoning on the properties at 7433 S. 10th St. and 7480 S. 13th St. Plan Commissioners will recall that these properties were combined via a Certified Survey Map in February.

Go Riteway currently has a Conditional Use Permit for a Private Bus Service Storage Yard on the properties at 7433 S. 10th St. and 7480 S. 13th St. Rezoning and combining the aforementioned parcels is in anticipation of expanding the existing business, which requires an amendment to the existing Permit. A conceptual plan for the expansion is included with this packet. Site, building, landscaping, and related reviews will occur at a later date.

Staff has prepared amended Conditions and Restrictions for the Plan Commission’s review, which are included with this report. If the Plan Commission agrees with the proposed Conditions and Restrictions, the appropriate action would be a recommendation of approval to the Common Council.

Prepared by:

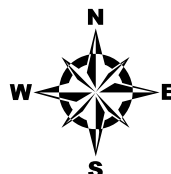
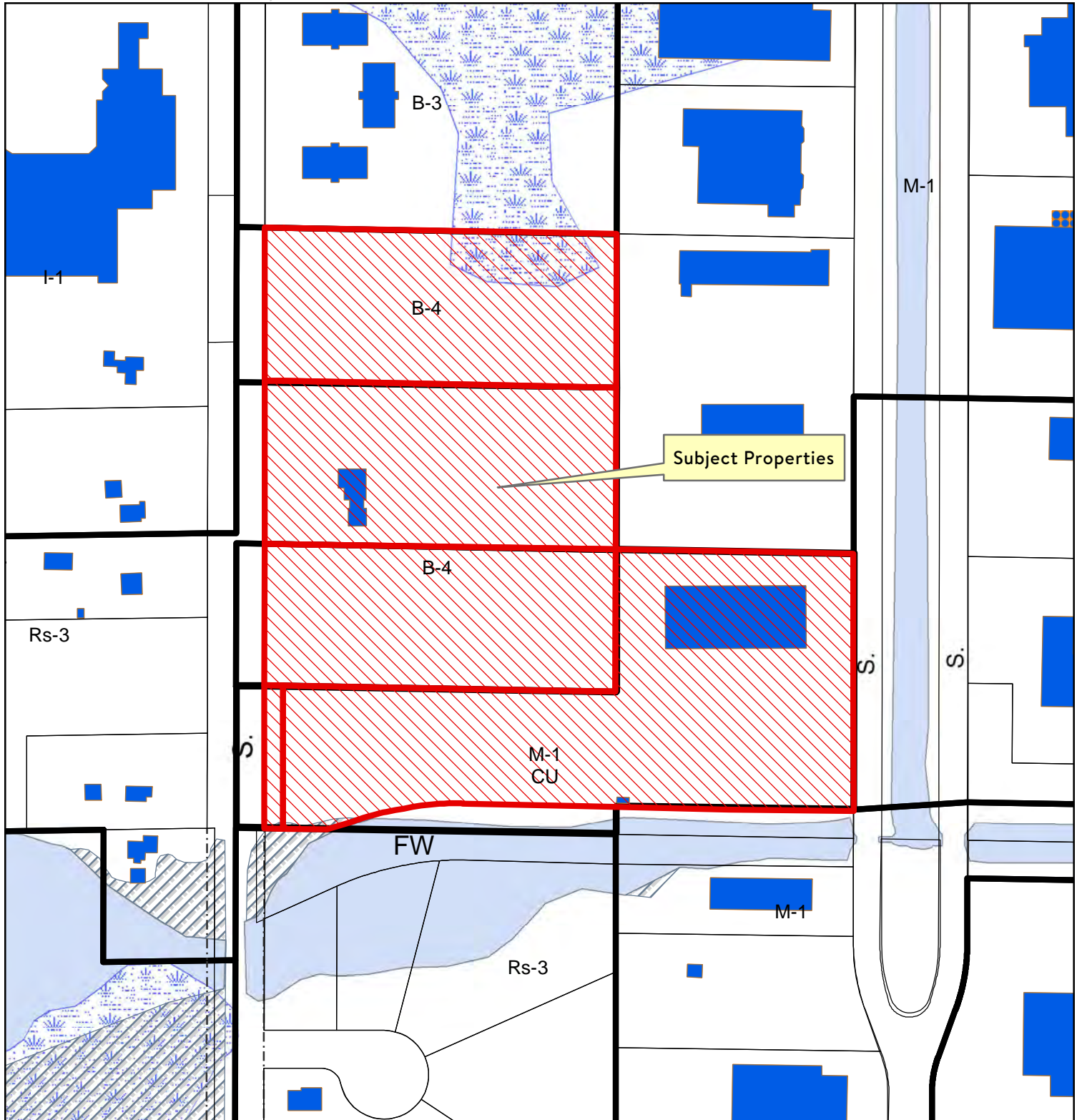
Kari Papelbon, CFM, AICP
 Planner

Respectfully Submitted by:

Douglas Seymour, AICP
 Director of Community Development

Location Map

7433 S. 10th St., 7380 S. 13th St., 7444 S. 13th St.,
7460 S. 13th St., 7480 S. 13th St.



Legend	
	Subject Properties
	Wetland
	Floodfringe
	Floodway

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



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



Projection
 NAD_1927_StatePlane_Wisconsin
 South_FIPS_4803

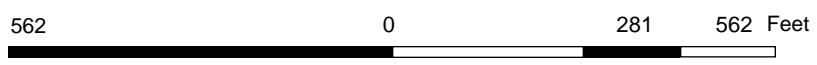
THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAMLIS

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

Notes

Legend 1: 3,374

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





Design Build
Since 1957

February 24, 2015

Kari Papelbon, Planner
Doug Seymour, Director of Community Development
City of Oak Creek Plan Commissioners
City of Oak Creek
8640 S Howell Avenue
Oak Creek, WI 53154

RE: Go Riteway

Kari, Doug and Plan Commissioners,

As the local community continues to expand, so does the need for additional bus service. To meet the demands of the community, Go Riteway would like to expand their existing facility on 10th Street in Oak Creek, WI.

This expansion requires Go Riteway to purchase 9 acres on 13th street. This additional property is directly connected to their current operations on 10th street. Go Riteway proposes to join all properties into a 15 acre campus to support their business.

Please consider our request to rezone the additional properties to M-1 which is the zoning of their existing property. The Conditional Use for their existing property will also need to be amended to include the additional properties.

We look forward to meeting with you in person to discuss this project. If you have questions prior to the planning commission meeting on March 24th, please do not hesitate to contact me.

Sincerely,

Timothy T Knepprath
Senior Sales/Project Director
MSI General
Working as an Agent for Go Riteway

MSI General
Corporation
P.O. Box 7
Oconomowoc
Wisconsin
53066

262.567.5661
Fax 262.567.7390

www.msigeneral.com

cc RJ Bast
Ron Bast

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

Applicant: RJ Bast, Go Riteway

Property Addresses: 7433 S. 10th St., 7380 S. 13th St.,
7444 S. 13th St., 7460 S. 13th St.,
7480 S. 13th St.

Tax Key Numbers: 764-9052-000, 764-9006-000, 764-9020-000,
764-9007-000, 764-9012-001

Approved by Plan Commission: TBD

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

Conditional Use: **Private Bus, Van, and Sedan Service Storage and Maintenance Yard**

1. LEGAL DESCRIPTION

Parcel 1 of Certified Survey Map No. 423, Parcel 1 of Certified Survey Map No. 536, Parcel 1 of Certified Survey Map No. 424, Lot 1 of Certified Survey Map No. 7730 and that part of adjacent vacated South 13th Street, in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, which is bounded and described as follows:

COMMENCING at the Southwest corner of the Northwest 1/4 of said 1/4 Section; thence South 89°01'01" East along the South line of said 1/4 Section 45.01 feet to the point of beginning of the land hereinafter described; thence North 00°05'25" East along the East line of South 13th Street 948.79 feet to a point; thence South 88°54'57" East 555.08 feet to a point; thence South 00°05'25" West 498.49 feet to a point; thence South 89°01'01" East 375.05 feet to a point on the West line of South 10th Street; thence South 00°05'25" West along said West line 404.31 feet to a point; thence North 89°01'01" West 614.42 feet to a point; thence Southwesterly 223.03 feet along an arc of a curve whose center lies to the Southwest, whose radius is 545.00 feet and whose chord bears South 79°15'35" West 221.47 feet to a point on the South line of said 1/4 Section; thence North 89°01'01" West along said South line 98.14 feet to the point of beginning.

Said lands as described contains 660,577 square feet or 15.1648 Acres.

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) Details for outdoor storage & fencing
- 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. Access to S. 13th Street shall be coordinated with Milwaukee County.
- B. Parking requirements for this project shall be provided in accordance with Section 17.0403 of the Municipal Code.
- C. 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.
- D. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- E. 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.
- F. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- G. 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.
- H. All off street parking areas shall be landscaped in accordance with Sections 17.0205(d), 17.0330, & 17.0403 of the Municipal Code.

4. LIGHTING

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

5. LANDSCAPING

A. Parking Lot Screening. Those parking areas for five (5) or more vehicles if adjoining a residential zoning district line or public right-of-way shall be screened from casual view by an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means approved by the City Plan Commission. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way. All screening materials shall be placed and maintained at a minimum height of three (3) feet.

1. At least one ornamental deciduous tree, no less than 2.5" caliper, shall be incorporated into the design for every 35 linear feet of public street frontage.
2. At least 25% of the total green space area shall be landscaped utilizing plant materials, other than maintained turf, that contribute to ground coverage.
3. For purposes of determining the number of plants necessary to meet the minimum 25% ground coverage requirement, plant types are categorized by their general size and potential mature at-grade coverage area.

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

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

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

H. Retaining Walls. No retaining wall shall exceed four (4) feet in height unless it has been designed and its construction supervised by a Professional Engineer. A retaining wall may be stepped to achieve greater height. Each step of the wall shall be no more than four (4) feet in height and shall be set back a minimum of three (3) feet from the previous step. Acceptable materials for retaining walls are: segmental masonry type, timber, railroad ties, or concrete

I. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.

J. Buffer Yards. A buffer yard shall be created and maintained along the entire west property line for a minimum width of 20 feet (in addition to required setbacks) from the S. 13th Street right-of-way in accordance with Section 17.0205(d) of the Municipal Code.

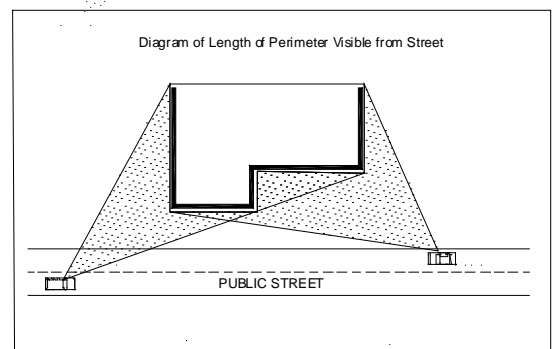
K. Submittal Requirements. A Landscape Plan (to scale) must be submitted which includes details of all proposed landscaping, buffering and screening, including the estimated cost of the landscaping. These plans shall be prepared by a landscape professional and show the location and dimensions of all existing and proposed structures, parking, drives, right-of-ways and any other permanent features, and all other information required by the Plan Commission, including but not limited to the following:

1. A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing and the scientific and common names of all landscape materials used.
2. The location and type of existing trees over four (4) inches in diameter (measured six (6) inches above the ground) within the area to be developed.
3. The location and percent of slope of all proposed berms using one (1) foot contours.
4. Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
5. Methods used in staking, mulching, wrapping or any other early tree care used.
6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule.

6. ARCHITECTURAL STANDARDS

A. No building shall be permitted if the design or exterior appearance is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

B. No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades of surrounding properties and presents an attractive appearance to the public. Predominant exterior building materials must be of high quality. These include, but are not limited to brick, stone and tinted/textured concrete masonry units (CMUs). Smooth-faced concrete block, EIFS products (such as Dryvit) or pre-fabricated steel panels are not permitted as a primary exterior building material.



C. The facade of a manufacturing, commercial, office, institutional, or park building shall be finished with an aesthetically pleasing material. A minimum of seventy-five (75) percent of the visible perimeter (see diagram) shall be finished with glass, brick or decorative masonry material.

D. Material and color samples shall be submitted to the Plan Commission for review and approval.

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

7. BUILDING AND PARKING SETBACKS

	Front and Street Setback ¹	Rear Setback ¹	Side Setback ¹
Principal Structure	40 ft	20 ft	20 ft
Accessory Structure ²	40 ft	20 ft	20 ft
Off-street Parking	30 ft	0 ft	22 ft

8. MAINTENANCE AND OPERATION

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

9. SIGNS

All signs shall conform to the provisions of Sec. 17.0706¹ of the Municipal Code.

¹ Except where buffer yards are required. Buffer yards are in addition to required setbacks. See Section 5(J).

² No accessory structures shall be permitted in the front yard.

10. PERMITTED USES

- A. All permitted uses in the M-1, Manufacturing zoning district.
- B. Private Bus, Van, and Sedan Service Storage and Maintenance Yard.
- C. Usual and customary accessory uses to the above listed permitted uses.

11. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these conditions and restrictions for the conditional use within twelve (12) months from the date of adoption of the ordinance authorizing the issuance of a conditional use permit. This conditional use approval shall expire within twelve (12) months after the date of adoption of the ordinance if the work for which an approval has been issued is not substantially completed (more than 50% complete). The applicant shall re-apply for a conditional use approval, prior to recommencing work or construction.

12. OTHER REGULATIONS

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

13. VIOLATIONS & PENALTIES

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

14. REVOCAION

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

15. ACKNOWLEDGEMENT

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

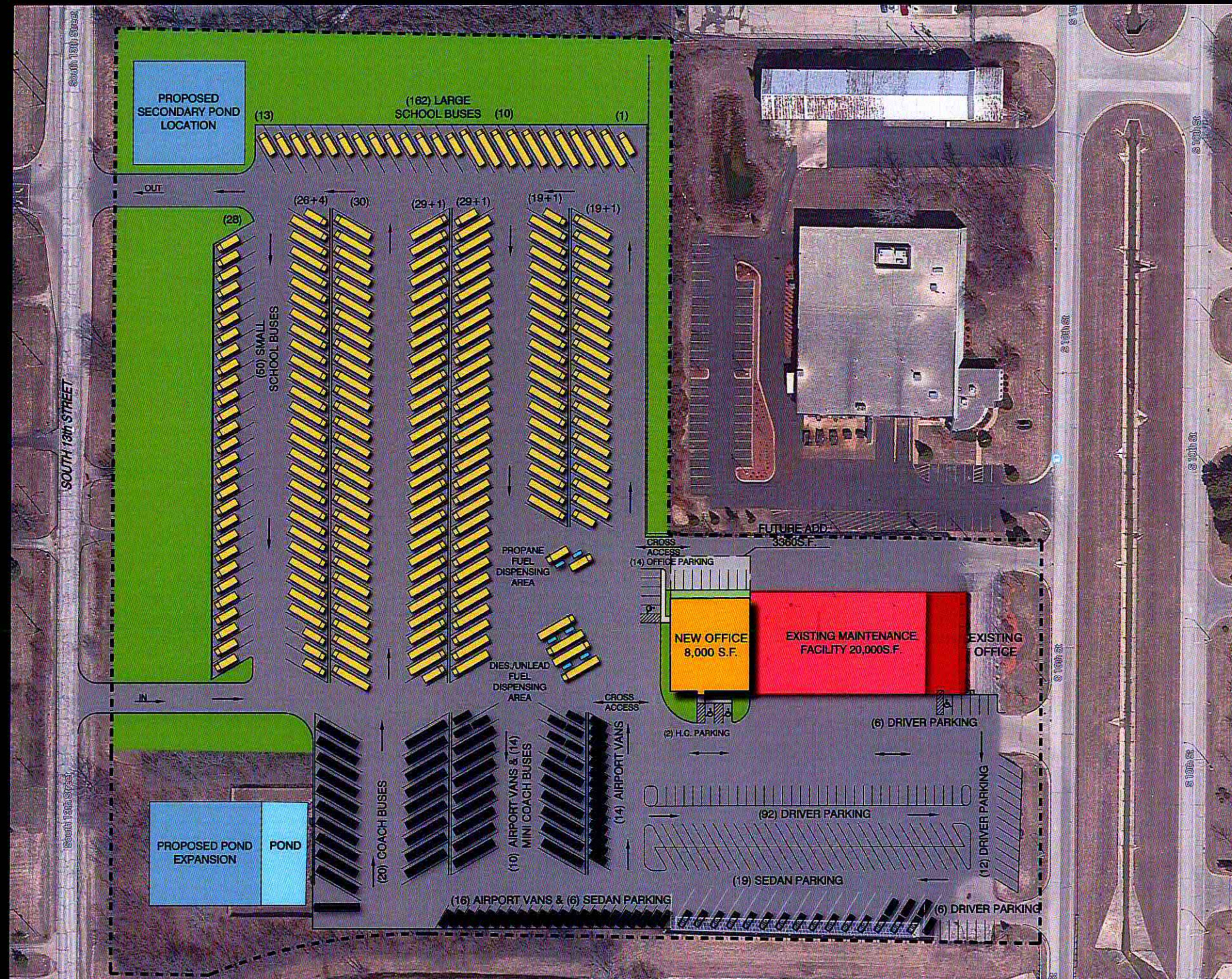
Owner / Authorized Representative Signature

Date

(please print name)

GO RITEWAY

MASTER PLAN



SINGLE SOURCE RESPONSIBILITY



2.24.2015



Plan Commission Report

ITEM: 5g
DATE: March 24, 2015

PROJECT: Rezone and Conditional Use Amendment – Joe Tikotzky, Villa Healthcare

ADDRESSES: 8380 S. 27th St., 8400 S. 27th St., 8432 S. 27th St.

TAX KEY NOs: 831-9027, 831-9026, 831-9025

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that portions of the properties at 8380 S. 27th St., 8400 S. 27th St., and 8432 S. 27th St. be rezoned from B-4, Highway Business, to Rm-1, Multifamily Residential, with a Conditional Use for a skilled nursing facility, after a public hearing and subject to conditions and restrictions.

Ownership: Apple Tower Development, Inc., 6183 S. Packard Ave., Cudahy, WI 53110

Size: 24.08 acres total

Existing Zoning: B-4, Highway Business; Rm-1, Multifamily Residential

Adjacent Zoning: North – B-2, Community Business; Rm-1 (PUD), Multifamily Residential
East – Rm-1 (PUD), Multifamily Residential
South – Rm-1 (PUD), Multifamily Residential
West – City of Franklin; B-2, Community Business; Rs-3, Single Family Residential

Comprehensive Plan: Single Family Residential; Two Family/Townhouse Residential; Planned Business

Wetlands: Yes, see Concept Plan and County map.

Floodplain: N/A.

Official Map: Yes, officially mapped streets exist on 8380 S. 27th St.

Commentary: Joe Tikotzky, Villa Healthcare, and Apple Tower Development, Inc. are requesting that portions of the parcels at 8380 S. 27th St., 8400 S. 27th St., and 8432 S. 27th St. be rezoned from B-4, Highway Business to Rm-1, Multifamily Residential with a Conditional Use for a skilled nursing facility. Nursing home facilities are considered Conditional Uses in the Rm-1, Multifamily zoning district. A Certified Survey Map to combine the properties, as well as site, building, landscaping, signage, and related plans, will be submitted at a later date.

A conceptual site plan has been submitted, which shows a one-story, 78,710 square-foot facility with 72 units and 138 beds primarily on the properties at 8400 and 8432 S. 27th St. A small portion of 8380 S. 27th St. is included at the northeast corner of the proposed development for stormwater detention and landscape buffers. The proposed number of units is well within the density limitations of the Rm-1 zoning district for efficiency and one-bedroom units. Two new curb cuts are proposed onto Honadel Boulevard to provide for an access drive around the entire facility. Staff also suggests that the Applicants secure a cross-access easement at W. Colonial Woods Dr. for future access to S. 27th St. This may lead to a reconfiguration of the officially-mapped streets on 8380 S. 27th St.

Parking is shown at 96 total stalls on the west, northwest, and east. It is anticipated that 50 employees will be on site at the peak shift. The number of proposed stalls was based on the parking requirements in

Section 17.0403(j)(6)(f) for Institutional and Related Uses. However, the zoning district is Multifamily and not Institutional. Housing for the elderly under Residential Uses (Section 17.0403(j)(1)(d)) requires one space per dwelling unit. Taking employee parking requirements into account, this would equate to 122 parking stalls. The Plan Commission will be asked to determine whether the proposed number of stalls is sufficient for the use.

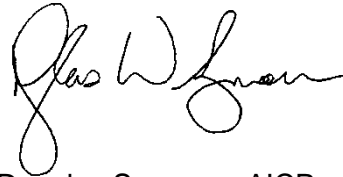
Staff recommends approval of the proposal. If the Commission agrees that the rezone and conditional use are appropriate for this location, staff will prepare conditions and restrictions for review at the April 14, 2015 Plan Commission meeting.

Prepared by:



Kari Papellbon, CFM, AICP
Planner

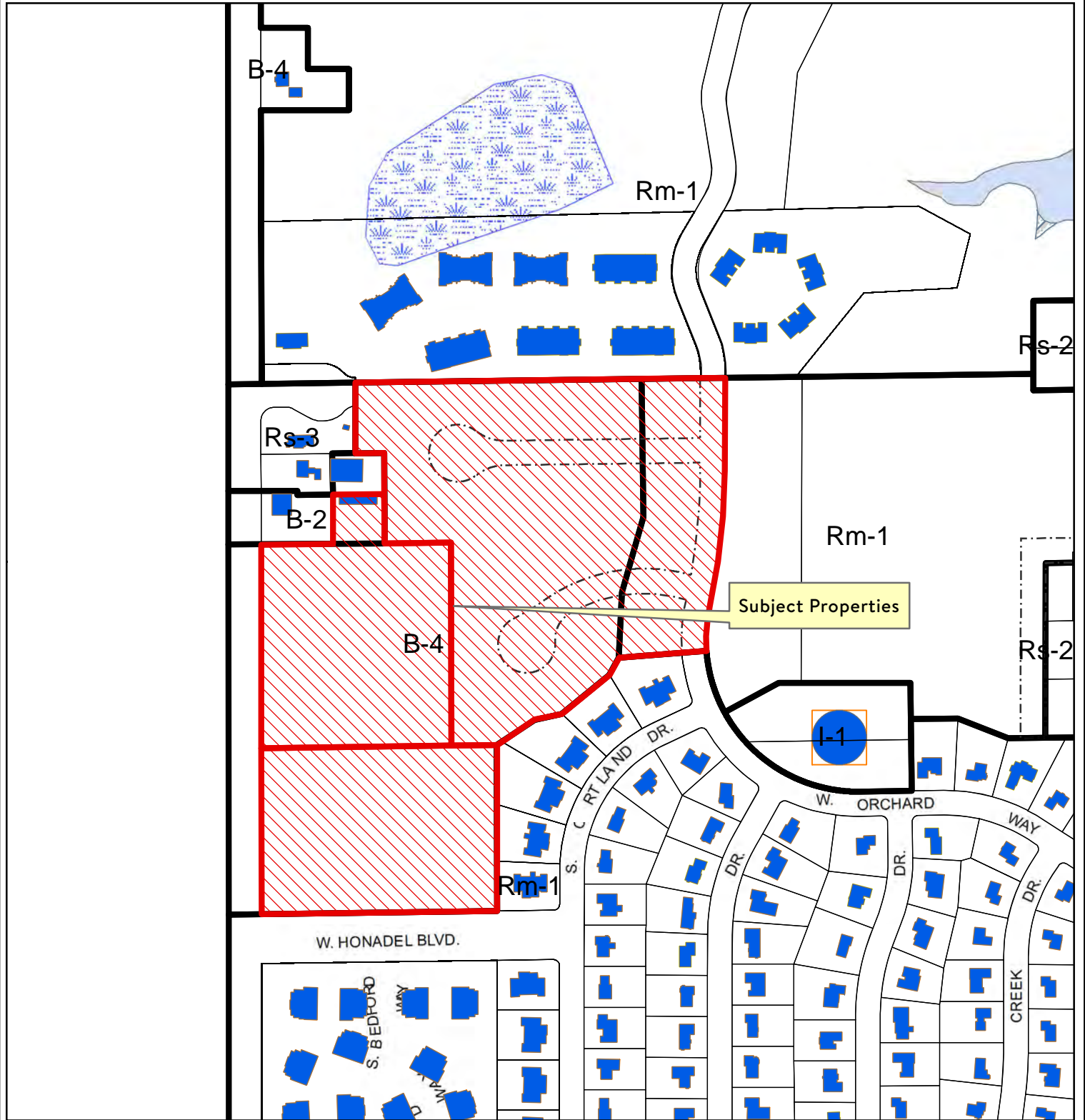
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

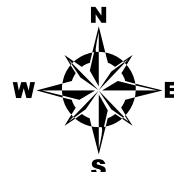
Location Map

8380, 8400, 8432 S. 27th St.



OAKCREEK
— WISCONSIN —

Department of Community Development



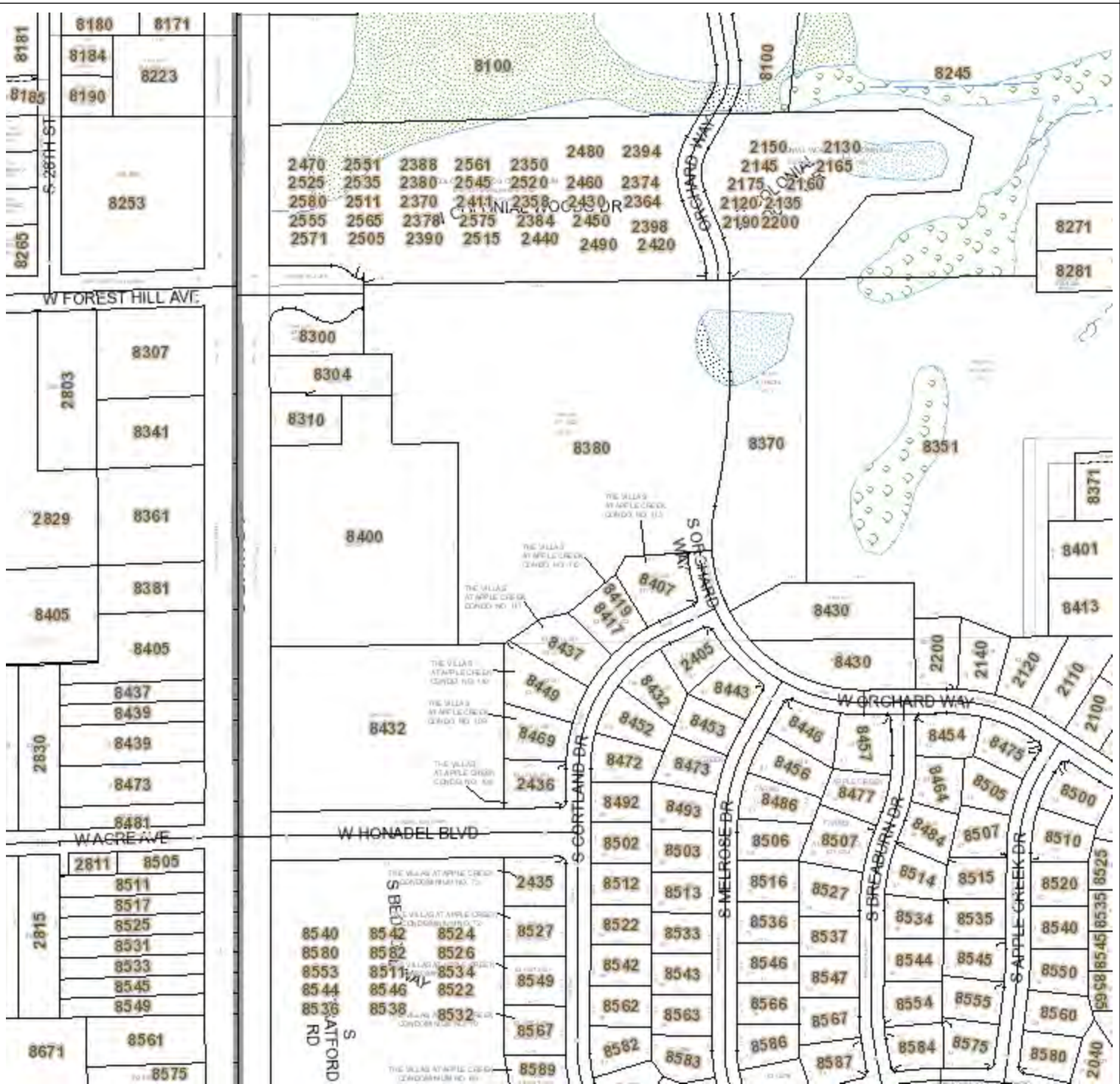
Legend

- 8380, 8400, 8432 S. 27th St.
- Wetland
- Floodfringe
- Floodway

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



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



Projection
 NAD_1927_StatePlane_Wisconsin
 South_FIPS_4803

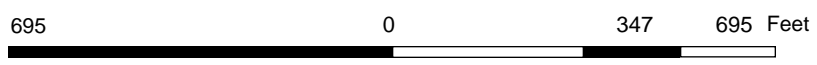
Notes

Legend 1 : 4,168

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION © MCAMLIS

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



City of Oak Creek Plan Commission Application

Description of Proposal

The Villa at Oak Creek is a 78,710 s.f. proposed 1 story Skilled Nursing Facility (SNF) that shall contain 72 units and 138 beds. The property address is 8432 S. 27th St. Oak Creek. The site is currently zoned B-4, the proposed zoning request is to change the zoning to RM-1 with a Conditional Use for the SNF. There shall be two entrance/exits into the site from Honadel Boulevard. The Proposed Storm water detention areas are located at the north, south and east property lines. The proposed parking count shall be 96 total parking spaces. The floor to area ratio is 21%. The exterior design shall be of a residential character with a mix of brick and or stone, fiber cement siding and panels and architectural asphalt shingles. The estimated number of employees at peak shift is 50. The dumpster enclosure shall be located in the back of the building near the employee entrance. Anticipated site deliveries shall be 3 to 4 times a week.

PROPERTY EXHIBIT

Situated on Honadel Boulevard, in the City of Oak Creek, Milwaukee County, Wisconsin.

Part of Parcel 1 & Outlot 1 in Certified Survey Map No. 6358 and Parcel 4 in Certified Survey Map No. 6329, all being a part of the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

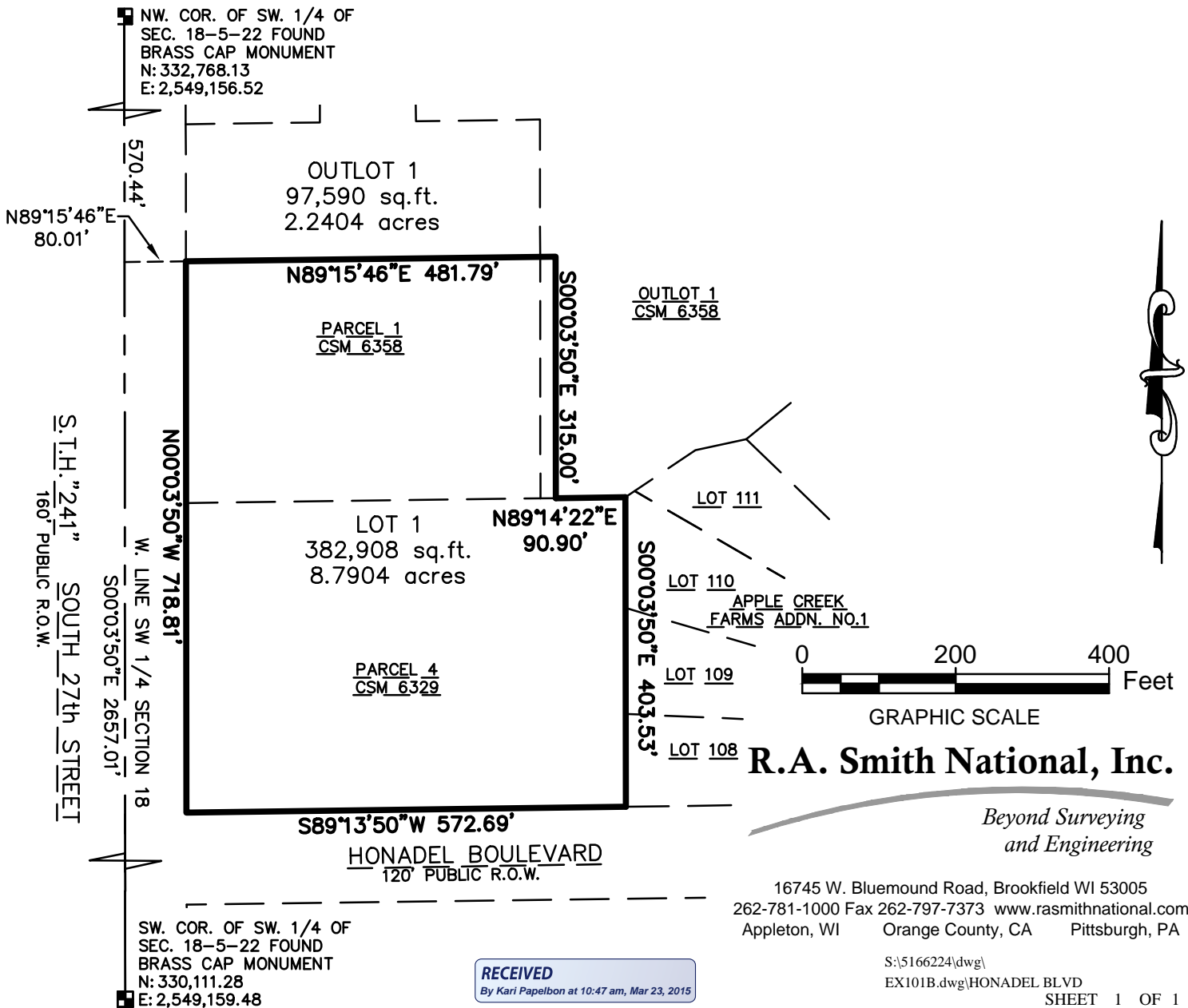
Commencing at the Northwest corner of said Southwest 1/4 Section; thence South 00°03'50" East along the West line of said Southwest 1/4 Section 570.44 feet to a point; thence North 89°15'46" East 80.01 feet to a point on the East line of South 27th Street and the point of beginning of lands to be described; thence North 89°15'46" East 481.79 feet to a point; thence South 00°03'50" East 315.00 feet to a point; thence North 89°14'22" East 90.90 feet to a point on the West line of Apple Creek Farms Addition No. 1; thence South 00°03'50" East along said West line 403.53 feet to a point on the North line of Honadel Boulevard; thence South 89°13'50" West along said North line 572.69 feet to a point on the East line of South 27th Street; thence North 00°03'50" West along said East line 718.81 feet to the point of beginning. Containing 382,908 square feet or 8.7904 acres.

March 23, 2015

City of Oak Creek

Survey No.166224-BMJ

R.A. Smith National, Inc.



R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

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

S:\5166224(dwg)\
EX101B.dwg\HONADEL BLVD

SHEET 1 OF 1

RECEIVED
By Kari Papelbon at 10:47 am, Mar 23, 2015

PLAT OF SURVEY

October 29, 2014

Villa Health Care

Survey No. 166224-RMK

W. COLONIAL WOODS DR

ORCHARD WAY

CB=N44°35'56.5"E
CH=44.98'
R=32.00'
L=49.88'

CB=S75°44'47"E
CH=16.56'
R=32.00'
L=16.76'

CB=N79°47'03"E
CH=88.99'
R=70.00'
L=96.44'

CB=N64°47'03"E
CH=26.51'
R=32.00'
L=27.33'

COLONIAL WOODS CONDOMINIUM
LOT 1
CSM 7769

N89°15'13"E 1084.76'

N89°15'13"E 30.85'

S80°44'47"E 42.67'

N89°15'13"E 2.67'

N89°15'13"E 22.79' H/L

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

N89°15'13"E 30.85'

HONADEL BOULEVARD
CITY OF OAK CREEK, WISCONSIN

TOTAL AREA
1,278,775 sq. ft.
29.3566 acres

PARCEL 7
LOT 2
CSM 8473
5.56 acres
Apple Tower Development, Inc.
8370 S. Orchard Way

CB=N16°28'14"W
CH=155.31'
R=370.00'
L=156.48'

S85°40'16"W 214.07'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

S89°57'41"W 55.27'

GRAPHIC SCALE
0 60 120 Feet

LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- SOIL BORING/MONITORING WELL
- MAILBOX
- BILLBOARD
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- CABLE PEDESTAL
- POWER POLE
- CUT WIRE
- LIGHT POLE
- SPOT LIGHT/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BURIED ELEC. SERV.
- BURIED CABLE TV LINE
- MARKED TELEPHONE
- MARKED FIBER OPTIC
- INDICATES EXISTING
- INDICATES EXISTING

DIGGERS HOTLINE TICKET NO. 2014-42-07023

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

SW COR. OF SW 1/4 OF SEC. 18-5-22 FOUND BRASS C&P MONUMENT

- Ordinance No. 1410. Does not affect site by location - not shown.
- Restrictions, vision cones, easements, setback lines and access restrictions as set forth in Certified Survey Map No. 7769 recorded as Document No. 9248022. Affects site by location - shown.
- Affidavit of Correction recorded as Document No. 9284086. Affects site by location - general in nature, cannot be plotted.
- Affidavit of Correction recorded as Document No. 9357184. Affects site by location - general in nature, cannot be plotted.
- Utility easement granted to Wisconsin Electric Power Company recorded as Document No. 2226483. Affects site by location - general in nature, cannot be plotted.
- Deed Restrictions recorded as Document No. 9237177. Affects site by location - general in nature, cannot be plotted.
- Development Agreement recorded as Document No. 9237178. Affects site by location - general in nature, cannot be plotted.
- Storm Water Management Practices Maintenance Agreement recorded as Document No. 9341991. Affects site by location - general in nature, cannot be plotted.

- Affidavit of Correction recorded as Document No. 4600074. Affects site by location - corrects distance call on CSM - not shown.
- Reservations contained in Trustee's Deed recorded as Document No. 461895. Affects site by location - drive & well shown.
- Well Agreement recorded as Document No. 6175270. possible termination recorded as Document No. 9192194. Does not affect site by location - terminated.

- Affidavit of Correction recorded as Document No. 4600074. Affects site by location - corrects distance call on CSM - not shown.
- Reservations contained in Trustee's Deed recorded as Document No. 461895. Affects site by location - drive & well shown.
- Well Agreement recorded as Document No. 6175270. possible termination recorded as Document No. 9192194. Does not affect site by location - terminated.

- Easement recorded as Document No. 3981202. May affect site by location - Document 3980539 referred to in the easement document is a Last Will and Testament of Erloy O. Honadel and not a Warranty deed as described in the easement document. There is no description of the land affected in this document.
- Development Agreement recorded as Document No. 6708227. Affects site by location - general in nature, cannot be plotted.
- Covenants, conditions and restrictions provided for in Declaration of Restrictions recorded as Document No. 6708228. Affects site by location - general in nature, cannot be plotted.
- 24' building setback abutting South 27th Street set forth in Certified Survey Map Nos. 5156 and 5787. Affects site by location - shown.
- 12' public utility easement as set forth on Certified Survey Map Nos. 5115, 5787 and 6358. Does not affect site by location - shown.
- Development Agreement recorded as Document No. 7092430. Affects site by location - general in nature, cannot be plotted.

- Easement recorded as Document No. 3981202. May affect site by location - Document 3980539 referred to in the easement document is a Last Will and Testament of Erloy O. Honadel and not a Warranty deed as described in the easement document. There is no description of the land affected in this document.
- Development Agreement recorded as Document No. 6708227. Affects site by location - general in nature, cannot be plotted.
- Covenants, conditions and restrictions provided for in Declaration of Restrictions recorded as Document No. 6708228. Affects site by location - general in nature, cannot be plotted.
- 24' building setback abutting South 27th Street set forth in Certified Survey Map Nos. 5156 and 5787. Affects site by location - shown.
- 12' public utility easement as set forth on Certified Survey Map Nos. 5115, 5787 and 6358. Does not affect site by location - shown.
- Development Agreement recorded as Document No. 7092430. Affects site by location - general in nature, cannot be plotted.

- Easement recorded as Document No. 3981202. May affect site by location - Document 3980539 referred to in the easement document is a Last Will and Testament of Erloy O. Honadel and not a Warranty deed as described in the easement document. There is no description of the land affected in this document.
- Development Agreement recorded as Document No. 6708227. Affects site by location - general in nature, cannot be plotted.
- Covenants, conditions and restrictions provided for in Declaration of Restrictions recorded as Document No. 6708228. Affects site by location - general in nature, cannot be plotted.
- 24' building setback abutting South 27th Street set forth in Certified Survey Map Nos. 5156 and 5787. Affects site by location - shown.
- 12' public utility easement as set forth on Certified Survey Map Nos. 5115, 5787 and 6358. Does not affect site by location - shown.
- Development Agreement recorded as Document No. 7092430. Affects site by location - general in nature, cannot be plotted.

- Easement recorded as Document No. 3981202. May affect site by location - Document 3980539 referred to in the easement document is a Last Will and Testament of Erloy O. Honadel and not a Warranty deed as described in the easement document. There is no description of the land affected in this document.
- Development Agreement recorded as Document No. 6708227. Affects site by location - general in nature, cannot be plotted.
- Covenants, conditions and restrictions provided for in Declaration of Restrictions recorded as Document No. 6708228. Affects site by location - general in nature, cannot be plotted.
- 24' building setback abutting South 27th Street set forth in Certified Survey Map Nos. 5156 and 5787. Affects site by location - shown.
- 12' public utility easement as set forth on Certified Survey Map Nos. 5115, 5787 and 6358. Does not affect site by location - shown.
- Development Agreement recorded as Document No. 7092430. Affects site by location - general in nature, cannot be plotted.

- Easement recorded as Document No. 3981202. May affect site by location - Document 3980539 referred to in the easement document is a Last Will and Testament of Erloy O. Honadel and not a Warranty deed as described in the easement document. There is no description of the land affected in this document.
- Development Agreement recorded as Document No. 6708227. Affects site by location - general in nature, cannot be plotted.
- Covenants, conditions and restrictions provided for in Declaration of Restrictions recorded as Document No. 6708228. Affects site by location - general in nature, cannot be plotted.
- 24' building setback abutting South 27th Street set forth in Certified Survey Map Nos. 5156 and 5787. Affects site by location - shown.
- 12' public utility easement as set forth on Certified Survey Map Nos. 5115, 5787 and 6358. Does not affect site by location - shown.
- Development Agreement recorded as Document No. 7092430. Affects site by location - general in nature, cannot be plotted.

Basins of Bearings
Bearings are based on the West line of the Southwest 1/4 of Section 18-5-22, which is assumed to bear North 0°03'57" West.

Flood Note
According to flood insurance rate map of the City of Oak Creek, community panel number 5507900164E, effective date of September 26, 2008, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

Elevations
Elevations refer to the City of Oak Creek Datum.

Municipal Zoning
Information obtained by surveyor. The basic zoning information listed below is taken from municipal codes and does not reflect all regulations that may apply - site is zoned R-3 - Single Family Residential, B-2 - Community Business District, B-4 - Highway Business District, Rm-1 - Multi-family residential, CU - conditional use, PUD - Planned Unit Development.

B-2
There shall be a minimum front setback of twenty-five (25) feet from the right-of-way of all streets.
There shall be a side setback on each side of all principal buildings of not less than twenty (20) feet.
There shall be a rear setback of not less than twenty-five (25) feet.

B-4
There shall be a minimum front setback of twenty-five (25) feet from the right-of-way of all streets.
There shall be a side setback on each side of all principal buildings of not less than fifteen (15) feet.
There shall be a rear setback of not less than twenty-five (25) feet.
No principal building or parts of a principal building shall exceed forty-five (45) feet in height.

Rm-1
There shall be a minimum front setback of thirty (30) feet from the street right-of-way.
There shall be a side setback on each side of all principal residential buildings of not less than ten (10) feet in width. Additionally, where a side-entry garage exists, the setback shall be not less than twenty-seven (27) feet in width as measured along a line perpendicular from and starting at the closest point to a garage door opening to the side lot line.
There shall be a rear setback of not less than thirty (30) feet.
No principal residential building or part of a principal residential building shall exceed thirty-five (35) feet in height.

Rm-1 Plus
There shall be a minimum front setback of thirty (30) feet from the street right-of-way.
There shall be a side setback on each side of all principal buildings of not less than ten (10) feet in width. No multi-family residential structure shall be located closer than fifty (50) feet to a single-family district line.
There shall be a rear setback of not less than twenty-five (25) feet.
No principal building or part of a principal building shall exceed fifty (50) feet in height provided that the building is limited to a maximum of three (3) habitable stories.

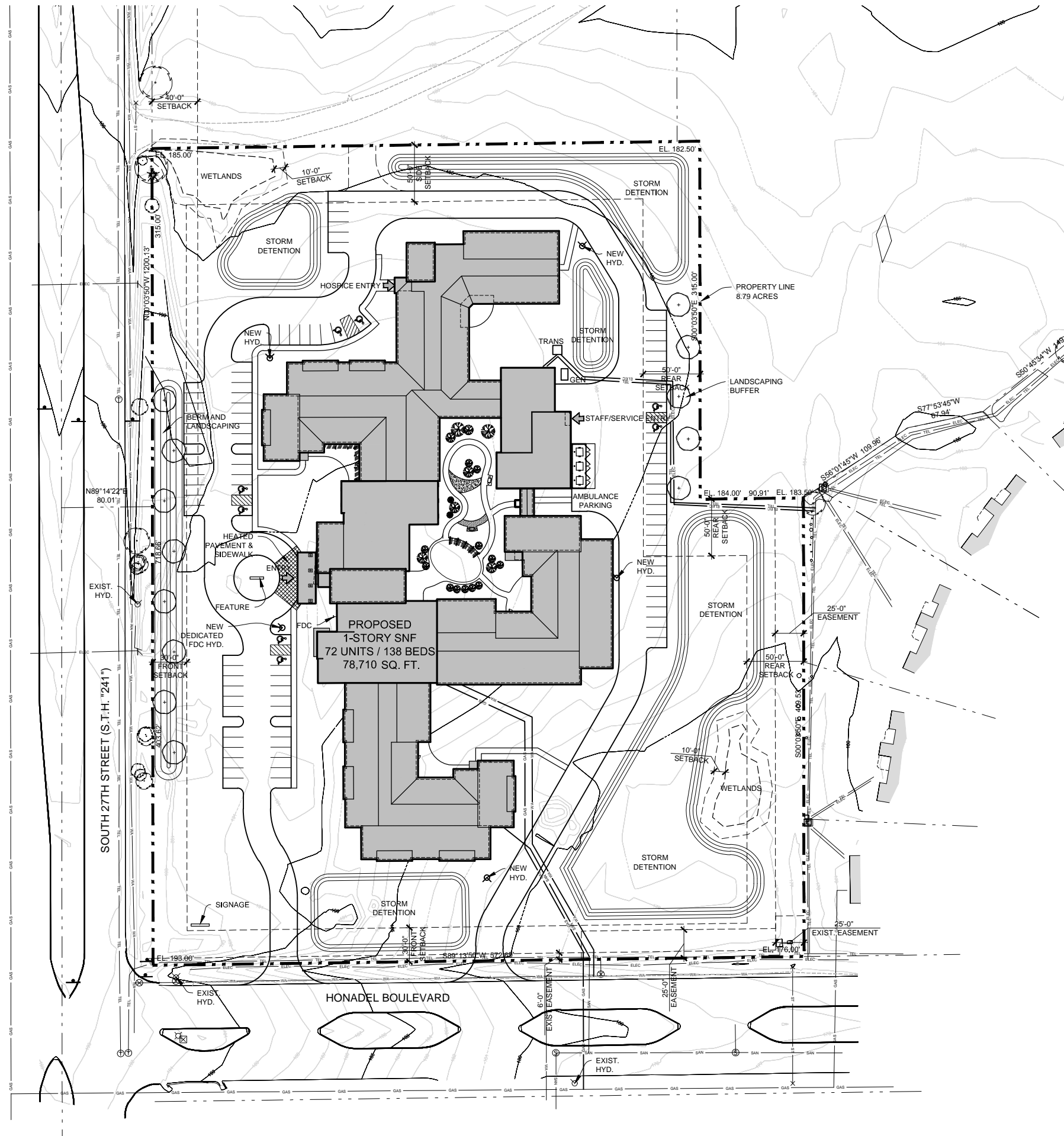
R-3
There shall be a minimum front setback of thirty (30) feet from the street right-of-way.
There shall be a side setback on each side of all principal buildings of not less than ten (10) feet in width. No multi-family residential structure shall be located closer than fifty (50) feet to a single-family district line.
There shall be a rear setback of not less than twenty-five (25) feet.
No principal building or part of a principal building shall exceed fifty (50) feet in height provided that the building is limited to a maximum of three (3) habitable stories.

I Certify that I have surveyed the above described property (Property), and the above map is correct to the best of my skill and belief, and I have shown the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or otherwise the title thereto, within one (1) year from date hereof.



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

R.A. Smith National, Inc.



PROPOSED PROJECT DATA	
SITE	
PARCEL	8319025
SIZE	8.79 ACRES 382,861 SQ.FT.
EXISTING ZONING	B - 4
PROPOSED ZONING	RM - 1, CONDITIONAL USE
SETBACKS	30' FRONT, 50' SIDE, 50' BACK
PARKING SPACES <small>- 1 SPACE PER 3 BEDS (48) + 1 SPACE PER EMPLOYEE FOR LARGEST WORK SHIFT (50) = 96 SPACES REQUIRED BY CODE</small>	96 TOTAL PARKING SPACES
FLOOR AREA RATIO <small>- MAX. 50% OF LOT AREA BY CODE</small>	78,710 SQ. FT. / 382,861 SQ. FT. = 21%
BUILDING	
BUILDING SQ. FT.	78,710 SQ. FT.
UNITS/BEDS	72 UNITS / 138 BEDS
UNIT DENSITY <small>- MAX. 18.2 DWELLING UNITS PER NET ACRE BY CODE</small>	72 UNITS / 8.79 ACRES = 8.19 UNITS/ACRE
BUILDING TYPE	SKILLED NURSING FACILITY
LICENSURE TYPE	NURSING HOME
BUILDING ELEVATION	TBD
CONST. TYPE	V-A
OCCUPANCY	I-2
SPRINKLER SYSTEM	NFPA 13



**PLANNING
DESIGN
CONSTRUCTION**

PDC MIDWEST, INC.
1130 JAMES DRIVE, SUITE 106
HARTLAND, WISCONSIN 53029
T. 262-367-7770 F. 262-367-7712
WWW.PDCMIDWEST.COM

PROJECT
**THE VILLA AT
OAK CREEK**
27TH & HONADEL
OAK CREEK, WI 53154

OWNER
VILLA HEALTHCARE
3755 W. CHASE AVENUE
SKOKIE, IL 60076

STATUS
**CONDITIONAL USE &
REZONING APPROVAL**

PROJECT NO.	DATE
14013	02-24-15
DRAWN BY	CHECKED
JRM	PDJ

SHEET TITLE
**PROPOSED
SITE PLAN**

SHEET NUMBER
copyright © 2015

C1.1

**NOT FOR CONSTRUCTION
SD PROGRESS SET**

ALL FUTURE PROPERTY LINES ARE APPROXIMATE AND SHALL BE FINALIZED AFTER DEVELOPMENT OF FINAL BUILDING AND SITE DESIGN



PROPOSED SITE PLAN

1"=100' @ 11x17 FORMAT
1"=50' @ 24x36 FORMAT





Plan Commission Report

ITEM: 5h
DATE: March 24, 2015

PROJECT: Conditions and Restrictions – Jason D. Hill, Chick-fil-A

ADDRESS: 150 W. Town Square Way

TAX KEY NOs: 813-9047

STAFF RECOMMENDATION: That the Plan Commission recommends that the Common Council adopt the Conditions and Restrictions as part of the Conditional Use Permit allowing a restaurant with drive-through facilities located at 150 W. Town Square Way after a public hearing.

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: At the January 27, 2015 meeting the Plan Commission did not recommend Common Council approval of a Conditional Use Permit for the proposed restaurant with drive-through facility located at 150 W. Town Square Way. The Applicants chose to continue the process without a Plan Commission recommendation.

On March 17, 2015, the Common Council held a hearing to review the request for a Conditional Use Permit, which was approved. As part of that approval, the Council is directing the Plan Commission to prepare and recommend approval of conditions and restrictions consistent with similar uses in the City that will be given final review at the Council’s April 6, 2015 meeting.

Attached to this report are Conditions and Restrictions 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. Site, building, landscaping, and other necessary approvals will be obtained following final approval of the Conditional Use.

Prepared by:

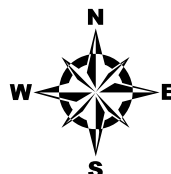
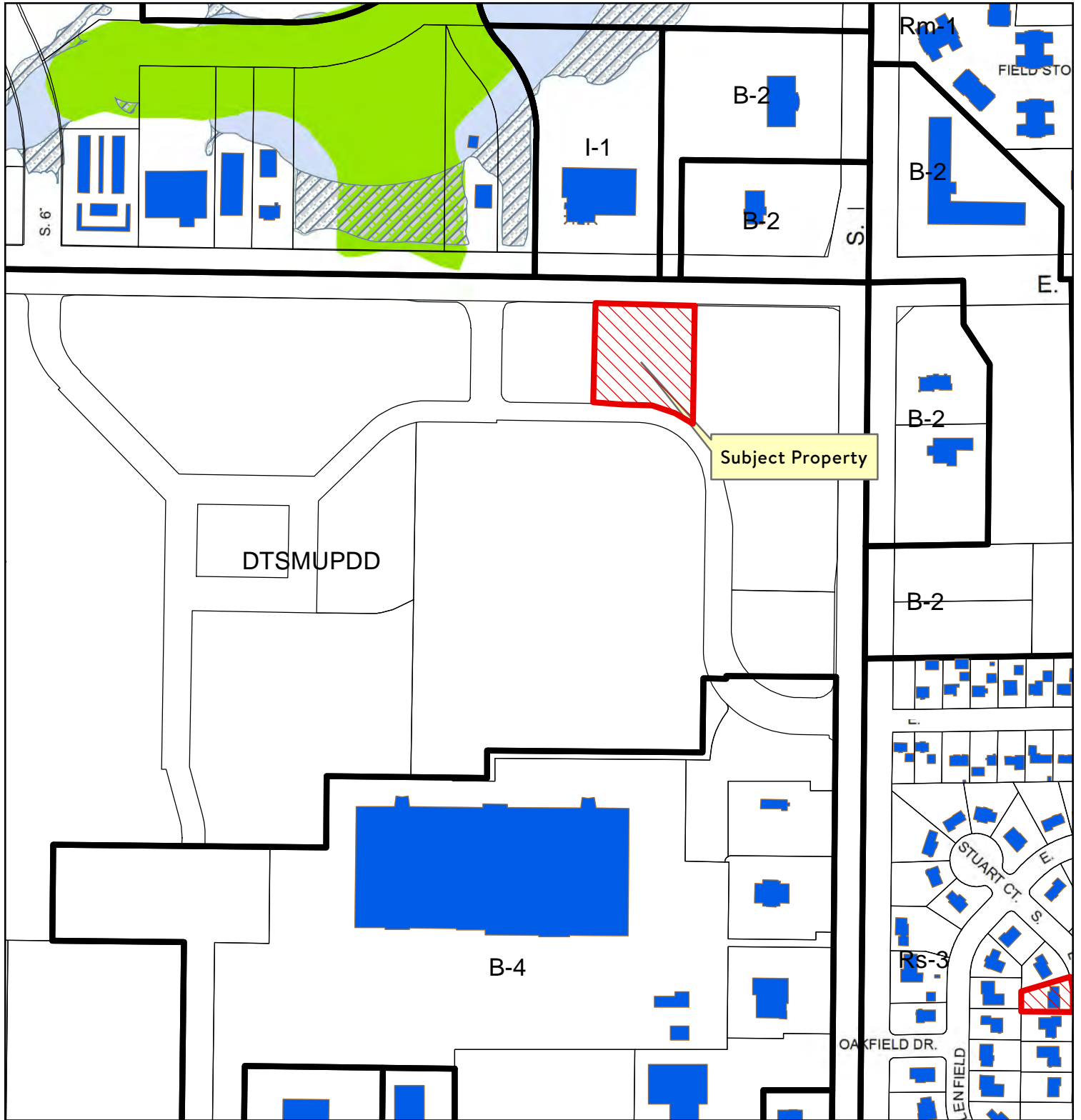
Kari Papelbon, CFM, AICP
Planner

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)

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
- 5C 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)

- 6A DENOTES "STOP" R1-1, 30" X 30" (TYP.)
- 6B DENOTES "HANDICAPPED PARKING" R7-8, 12" X 18" (TYP.)
- 6C DENOTES "DO NOT ENTER" R5-1, 30" X 30" (TYP.)
- 6D DENOTES "PEDESTRIAN CROSSWALK" 12" X 18"

SITE DATA:

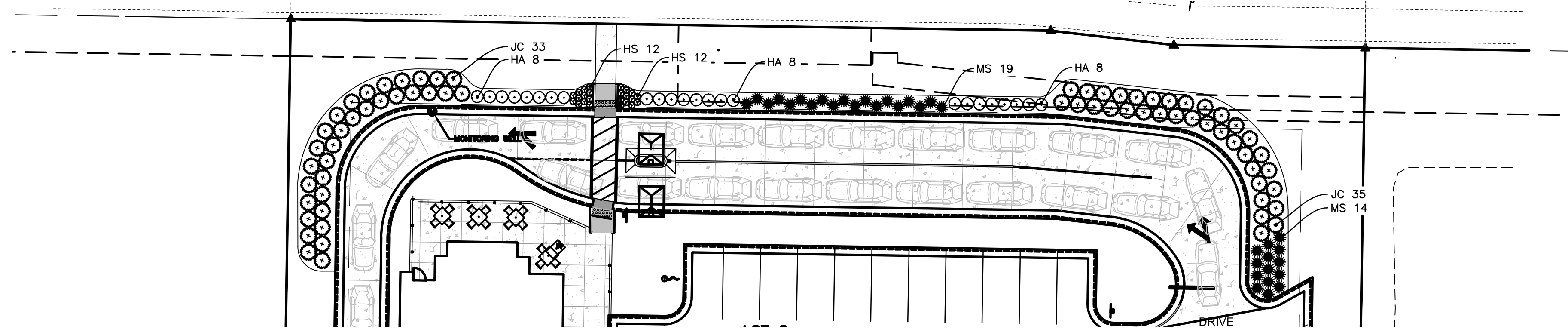
- LOT SIZE: 71,003± SQ. FT. (1.63 AC.)
- BUILDING AREA:**
- BUILDING FOOT PRINT: 4,876± SQ. FT.
- FLOOR AREA RATIO (F.A.R.) = 0.069
- PARKING DATA:**
- NUMBER OF (9.0'x18.0') PARKING STALLS: 47
- NUMBER OF (9.0'x18.0') 60' PARKING STALL: 13
- NUMBER OF ADA (9.0'x18.0') STALLS: 3
- TOTAL NUMBER OF STALLS 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.

CHICK-FIL-A - OAK CREEK, WI
February 2, 2015

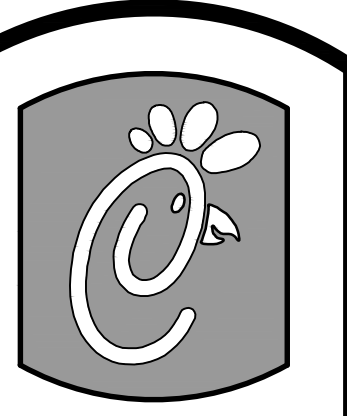
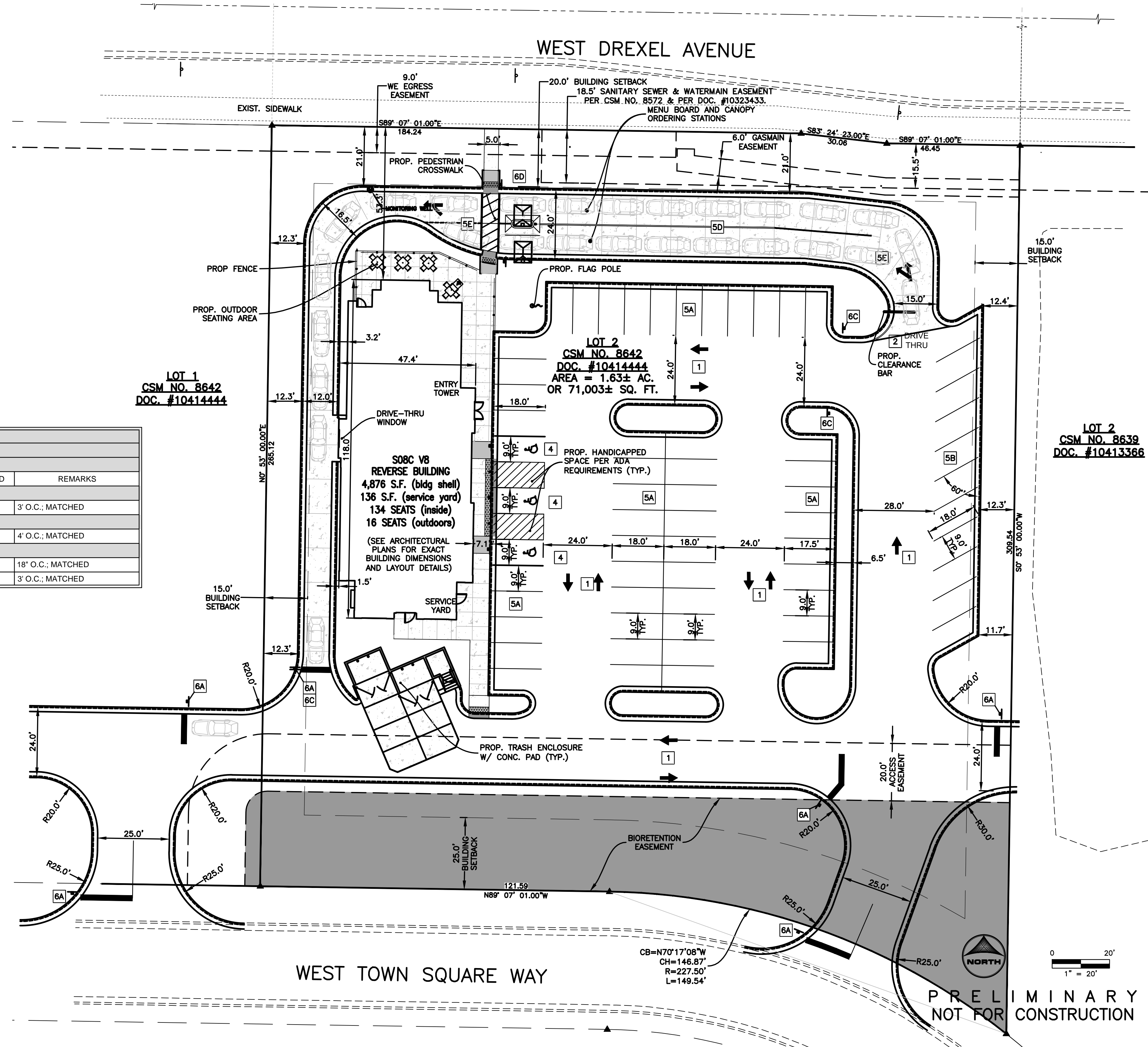
MATERIALS SCHEDULE

QTY	KEY	BOTANICAL NAME/ITEM	COMMON NAME	SIZE	COND	REMARKS
DECIDUOUS SHRUBS						
24	HA	HYDRANGEA ARBORESCENS 'NCHA1'	HYDRANGEA	#3	CONT.	3' O.C.; MATCHED
EVERGREEN SHRUBS						
68	JC	JUNIPERUS CHINENSIS 'SEA GREEN'	JUNIPER	#6	CONT.	4' O.C.; MATCHED
PERENNIALS AND GRASSES						
24	HS	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY	#1	CONT.	18" O.C.; MATCHED
33	MS	MISCANTHUS SINENSIS 'HURON SUNRISE'	MAIDEN GRASS	#1	CONT.	3' O.C.; MATCHED

PRELIMINARY LANDSCAPE SCREENING:



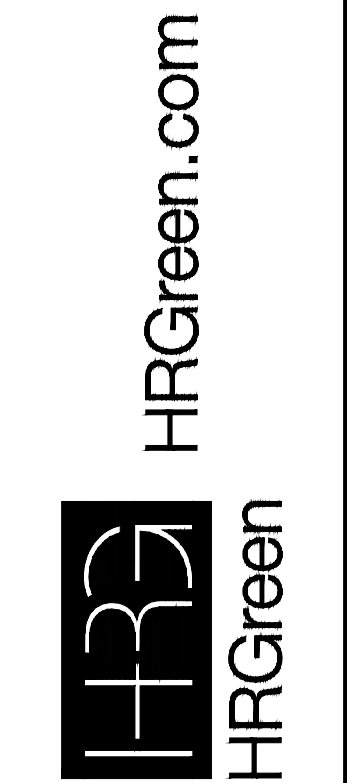
SITE PLAN:



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		



STORE #3576
OAKCREEK
FSU S08C-V8

DREXEL TOWN SQUARE
OAKCREEK, WI 53154

SHEET TITLE
CONCEPT PLAN A

DWG EDITION
REVISION

Job No. : 86140342
Store : #3576
Date : 12/09/14
Drawn By : TRE
Checked By: PJH

Sheet
CON-A

Plotted By: JMK/OSI, Plotted: Mar 09, 2015 - 4:52pm
 X:\A36-058K-Concept\86140342-05-Drexel Town Square-Dgn.dwg; 86140342_xi-dgn.dwg; C:\00_P\Cont_L\5000_2010.dwg
 Images: spcs.jpg
 Comp. File: (C:\86140342\CAD\Drawings\Concept\86140342-Concept\030915.dwg). Layout: Tab: Concept_L_Plot

PRELIMINARY
NOT FOR CONSTRUCTION

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

Applicant: Chick-fil-A
Property Address: 150 W. Town Square Way
Tax Key Number: 813-9047
Conditional Use: Restaurant with drive-through facility

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

I. LEGAL DESCRIPTION

Lot Two (2) of Certified Survey Map No. 8642, a division of Lot One (1) of Certified Survey Map No. 8369, in the Northeast One-quarter (1/4) of the Northeast One-quarter (1/4) of Section 17, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, recorded in the Office of the Register of Deeds for Milwaukee County on November 24, 2014 as Document No. 10414444.

II. REQUIRED PLANS, EASEMENTS, AGREEMENTS, AND PUBLIC IMPROVEMENTS

A. Precise, detailed site plans must be in general conformance with the adopted general development plan in the Drexel Town Square Mixed Use Planned Development District (DTSMUPDD) General Development Plan and Regulating Plan, and shall be submitted to and approved by the Plan Commission prior to the issuance of any building or occupancy permits. The plans shall show and describe the following:

1. General Site Plan

- a) detailed building locations with setbacks
- b) square footage of building
- c) areas for future expansion
- d) area to be paved
- e) easements (existing and proposed)
- f) access drives (width and location)
- g) sidewalk locations
- h) parking layout and traffic circulation
 - i) location
 - ii) number of employees
 - iii) number of spaces
 - iv) dimensions
 - v) setbacks
- i) location of loading berths
- j) location of sanitary sewer (existing and proposed)
- k) location of water (existing and proposed)
- l) location of storm sewer (existing and proposed)
 - i) including detention/retention basins if needed
- m) precise location of outdoor storage
- n) location of wetlands (field verified)
- o) location, square footage and height of signs
- p) 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) type of poles
- d) photometrics of proposed fixtures

5. Grading, Drainage, Erosion Control, and Stormwater Management Plan

- a) contours (existing and proposed)
- b) location of storm sewer (existing and proposed)
- c) location of erosion control measures, stormwater management structures and basins (if required)

6. Fire Protection

- a) location of existing and proposed fire hydrants (public and private)
- 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 each phase of development and any new buildings or structures and additions, site grading and drainage, public streets and easements, 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 cross access, 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 cables shall be installed underground within the boundaries of the DTSMUPDD.
- 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.

III. ACTIVE STREETS AND WALKABILITY

- A. Build-to zones (BTZ) shall adhere to the following:
 - 1. At least 60%-90% of the linear edge shall be building façade.
 - 2. The BTZ must include the building's front façade.
 - 3. 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.
 - 4. In no case shall BTZs extend into a utility easement, beyond a property line, or interfere with required vision triangles.
 - 5. 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.
- B. Landscape zones (LZ) must include multiple layers of continuous elements such as hedges, decorative fences, and closely spaced trees. Typical lot edge landscapes with sparsely placed plant materials will not be considered adequate. Longer landscape zones, which extend for more than 100', should be more elaborate and wider with more layers of elements (e.g., a hedge, decorative fence and double tree line).
- C. Mixed Building and Landscape zones (MLZ) should incorporate combinations of the build-to-zone and landscape zone requirements.
- D. The use of berms in the front of buildings along residential streets is prohibited.

IV. PARKING, ACCESS, AND SERVICE AREAS

- A. All driveway locations must be approved by the Plan Commission as part of the detailed site plan review for each phase of development.
- 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. When vehicular parking entries, curb cuts, and driveways, cross the public walks/easements they shall not exceed 24 feet in width, except when deemed necessary to accommodate service and emergency vehicles, etc.
- H. Where the vehicle entry driveway crosses the sidewalk, the paving along the sidewalk must remain at the same typical height as the adjacent sidewalks to create a level, non-interrupted path for pedestrians.

V. MAINTENANCE AND OPERATION

- A. The maintenance of common areas shall be the responsibility of a property owners association, business improvement district, or other organization acceptable to the City of Oak Creek Plan Commission and One West Drexel, LLC.
- B. Each building site shall have its own or a shared designated refuse and trash area. Refuse areas shall be integrated into the building architecture with high quality design and/or screened with similar building materials to the main architecture.
- C. Location of trash and refuse areas shall be positioned in such a way within the parcel to allow trucks and easy-in easy-out access. All outdoor trash areas will need attractive designs, and persistent maintenance. Enclosures shall be gated and always well maintained and kept clean. The pedestrian view shall always be kept attractive.
- D. 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(s). Solid waste collection and recycling shall be the responsibility of the owner(s).
- E. Removal of snow from off-street parking areas, private roads, walks and access drives shall be the responsibility of the property owner(s) consistent with any deeds or covenants and may be included as part of a common maintenance agreement with a property owners association, business improvement district, or other organization acceptable to the City of Oak Creek Plan Commission and One West Drexel, LLC.
- F. The maintenance of regional stormwater ponds shall be the responsibility of the City of Oak Creek. The responsibility for maintenance of other facilities constructed as part of the identified stormwater best management practices shall be the responsibility of the property owner, property owners association business improvement district, or other organization acceptable to the City of Oak Creek Plan Commission and One West Drexel, LLC consistent with any covenants, deed restrictions, developer agreements or intergovernmental agreements.

VI. SIGNAGE

- A. Signs shall comply with the requirements of Appendix B of the DTSMUPDD General Development Plan and Regulating Plan and the approved sign plan for Drexel Town Square.
- B. All primary and secondary signage must be approved by the Plan Commission as part of the site and building plan approval process.
- C. Signs shall harmonize with their surroundings in terms of size, shape, color, texture, and lighting so that

they complement the character of the neighborhood.

- D. Ground mounted or monument type signs shall be used to identify a single user or a group of tenants in the development in accordance with the approved specifications for such signs.
- E. Signs shall be integrated with the design of the buildings and/or landscape features.
- F. Site signage shall be primarily constructed of high quality, attractive, and durable building materials such as stone, brick, concrete, decorative metal, and hardwood.
- G. Lighting shall be designed carefully to avoid excessive glare or over illumination. External lighting must be discreet and unobtrusive, and not shine outward into the pedestrian or driver vision path.
- H. Glaring and directed spotlights are not acceptable; lighting must not adversely affect neighboring properties.
- I. Pole signs, billboard style wall-mounted and roof mounted signs are not allowed without special permission from the City Plan Commission and One West Drexel.

VII. LIGHTING

- A. All plans for outdoor lighting for each phase shall be reviewed and approved by the Plan Commission and by the Electrical Inspector in accordance with the DTSMUPDD General Development Plan and Regulating Plan, the approved lighting plan for Drexel Town Square, and Section 17.0808 of the Municipal Code.
- B. Limits on height: 15' maximum height for pedestrian lights; 25' maximum height for parking lot lights.
- C. All lighting must be either LED or Metal Halide (MH) in type.
- D. Pole type, height and color as well as luminaire type shall match the established standards for parking lot lighting within the Drexel Town Square Planned Development.

VIII. LANDSCAPING

- A. Plans and specifications for site landscaping for each phase of the development shall be subject to approval by the Plan Commission and should be consistent with the standards established by Section 17.1010 of the Municipal Code. Plans shall conform with the requirements of the DTSMUPDD. In the event that there are conflicts between the DTSMUPDD landscape standards and the Municipal Code, the requirements of the DTSMUPDD shall apply.
- B. Landscaping shall not interfere with any fire hydrants or fire department connections.
- C. All easements shall be illustrated on the landscape plan.
- D. Parking Lot Screening. Those parking areas for five (5) or more vehicles if adjoining a public right-of-way shall be screened from casual view by an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means approved by the City Plan Commission. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way. All screening materials shall be placed and maintained at a minimum height of three (3) feet.
 - 1. At least one ornamental deciduous tree, no less than 2.5" caliper, shall be incorporated into the design for every 50 linear feet of public street frontage.
 - 2. At least 25% of the total green space area shall be landscaped utilizing plant materials, other than maintained turf, that contribute to ground coverage.
 - 3. For purposes of determining the number of plants necessary to meet the minimum 25% ground coverage requirement, plant types are categorized by their general size and potential mature at-grade coverage area.

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

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

4. To assure a diversity of color, texture and year-round interest, the total number of plant materials must be comprised of a minimum 25% evergreens, but no more than 70%.
- E. Screening of Drive-Through Lanes. The landscaping plan shall incorporate elements to screen the drive through lanes from the public right of way and adjacent Oak Leaf Trail. Landscaping within this area shall effectively mitigate the conflicts between headlights of vehicles using the drive through lanes and the adjacent east bound traffic on Drexel Avenue.
 - F. Interior Landscape Area. All public off-street parking lots which serve five (5) vehicles or more shall be provided with accessory landscaped areas; which may be landscape islands, landscape peninsulas or peripheral plantings totaling not less than five (5) percent of the surfaced area. Landscape islands or peninsulas shall be dispersed throughout the off-street parking area. Landscape islands shall provide a minimum 30-inch clear area for vehicle overhang and snow storage. One shade tree shall be provided within the interior planting area for every 300 square feet of interior landscaping.
 - G. Perimeter Landscape Area. In an effort to prevent adjacent parking lots from becoming one large expanse of paving, perimeter landscaping shall be required. The perimeter strip shall be a minimum 5 feet in width. A minimum of one tree and five shrubs is required for every 35 linear feet of the perimeter of the parking area and located within the perimeter landscape area.
 - H. Landscaping Adjacent to Buildings. There shall be a minimum three-foot landscaped area provided between the edge of pavement and the entrance elevation of the building.
 - I. 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.
 - J. Screening of Ground Mounted Mechanical Equipment. Ground mounted mechanical equipment shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
 - K. Screening of Roof Mounted Mechanical Equipment - Roof mounted mechanical equipment shall be screened from casual view.
 - L. Retaining Walls. No retaining wall shall exceed four (4) feet in height unless it has been designed and its construction supervised by a Professional Engineer. A retaining wall may be stepped to achieve greater height. Each step of the wall shall be no more than four (4) feet in height and shall be set back a minimum of three (3) feet from the previous step. Acceptable materials for retaining walls are: segmental masonry type, timber, railroad ties, or concrete
 - M. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.
 - N. Submittal Requirements. A Landscape Plan (to scale) must be submitted which includes details of all proposed landscaping, buffering and screening, including the estimated cost of the landscaping. These plans shall be prepared by a landscape professional and show the location and dimensions of all existing and proposed structures, parking, drives, right-of-ways and any other permanent features, and all other information required by the Plan Commission, including but not limited to the following:

1. A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing and the scientific and common names of all landscape materials used.
2. The location and type of existing trees over four (4) inches in diameter (measured six (6) inches above the ground) within the area to be developed.
3. The location and percent of slope of all proposed berms using one (1) foot contours.
4. Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
5. Methods used in staking, mulching, wrapping or any other early tree care used.
6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule.

IX. BUILDING DESIGN GUIDELINES AND ARCHITECTURAL STANDARDS

- A. The overall minimum height of a one-story commercial building must not be less than 16 feet from finished floor to the highest point on the building for the perimeter commercial sub-district and 20' for buildings in other sub-districts.
- B. Windows and Glazing
 1. Visual interaction by means of clear, non-tinted windows (glazing) is required along the street frontages of a building.
 2. Tinted glazing and opaque glass panels are prohibited except as accents.
 3. The percentage of the glazing zone that shall include clear glazing for first floor building uses is as follows:
 - a. Primary/Special Condition Façade: min. 30%
 - b. Non-entry Façade: min. 20%
- C. Building Materials
 1. Building materials of enduring quality are required, such as brick, stone, wood, fiber cement, heavy vinyl, and stucco. All building materials shall be approved by the Plan Commission and be consistent with the requirements in the DTSMUPDD General Development Plan and Regulating Plan.
 2. Freestanding commercial structures shall be designed as four-sided architecture with finish grade materials used consistently on all facades. Four-sided architecture must be of high quality suitable for an urban commercial setting.
- D. Outlot buildings in the Perimeter Commercial District shall comply with the requirements of Appendix C of the DTSMUPDD.
- E. Material and color samples shall be submitted to the Plan Commission for review and approval.

X. PERMITTED USES

- A. All permitted uses in the Drexel Town Square Mixed Use Planned Development District (DTSMUPDD) Perimeter Commercial Sub-District.
- B. One (1) restaurant with drive-through.

C. Usual and customary accessory uses to the above listed permitted uses.

XI. TIME OF COMPLIANCE

The operator of the conditional use shall commence operations 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.

XII. OTHER REGULATIONS

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

XIII. 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.

XIV. 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.

XV. 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's authorized representative

Date

(please print name)