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Common Council  
Chambers  
8640 S. Howell Ave.  
PO Box 27  
Oak Creek, WI 53154  
(414) 768-6527

## PLAN COMMISSION MEETING AGENDA

TUESDAY, May 26, 2015  
AT 6:00 PM

- 
- 1) ROLL CALL
  - 2) Minutes of the May 12, 2015 meeting
  - 3) Significant Common Council Actions
  - 4) OLD BUSINESS
    - a) CERTIFIED SURVEY MAP – Review a certified survey map submitted by Nick Wimmer, Wimmer Communities, for the properties at 6871, 6881, 6881R, 6933, 6939, and 6955 S. 13th St. (Tax Key Nos. 736-8010-001, 736-8999-004, 736-8999-003, 736-8007, 736-8990-001, 736-8011). Follow this item on Twitter **@OakCreekPC#OCPCSouthfield**.
  - 5) NEW BUSINESS
    - a) CONDITIONAL USE PERMIT - Review a request submitted by Mike Airoldi, Airoldi Brothers, for a conditional use permit for outdoor storage of vehicles and equipment on the property at 7350 S. 10<sup>th</sup> St. (Tax Key No. 764-9054-000). Follow this item on Twitter **@OakCreekPC#OCPCAiroldi**.
    - b) PRELIMINARY PLAT - Review a preliminary plat submitted by Timothy Wallen, Oak Creek Land Investment, LLC, for the proposed Willowstone subdivision located on portions of the properties at 3110, 3260, and 3300 E. Elm Rd. (Tax Key Nos. 959-9991, 960-9994, 960-9993-001). Follow this item on Twitter **@OakCreekPC#OCPCWillowstone**.
    - c) CERTIFIED SURVEY MAP – Review a certified survey map submitted by Jerry Franke, Wispark, LLC, for the property at 300 W. Oakview Parkway (Tax Key No. 955-1012-000). Follow this item on Twitter **@OakCreekPC#OCPCOakview**.
    - d) PLAN REVIEW – Review building plans submitted by Rinka Chung Architecture, Inc. on behalf of Blair Williams, Wired Properties, for modifications to the approved building plans for the Main Street Mixed Use Buildings A & B at 7979 S. Main St., 7978 S. Main St. / 350 W. Town Square Way (Tax Key Nos. 813-9053-000 & 813-9050-000). Follow this item on Twitter **@OakCreekPC#OCPCMMainSt**.
  - 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, MAY 12, 2015

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

Commissioner Dickmann moved to approve the April 28, 2015 meeting minutes. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**Plan Review**

**Chick-fil-A**

**150 W. Town Square Way**

**Tax Key No. 813-9047**

Ms. Papelbon provided an overview of the project.

Commissioner Chandler asked for further explanation of the Parking section, Page 3 of the staff report. Ms. Papelbon clarified that there was originally a pedestrian connection to the sidewalk on the north side. Due to existing grades, an ADA-compliant pedestrian connection at that location was not possible. That is why there is a connection to the south.

Commissioner Dickmann asked whether cars that accidentally pull into the drive-through lanes have to wait until traffic clears to leave that lane. Joe Vavrina, HR Green, 420 N. Front Street, McHenry, IL, stated that that is correct. Asst. Chief Kressuk stated that in the event of an emergency, that vehicle would be stopped in the drive-through lane until cleared. He further stated that there are several other fast food restaurants in the immediate area that have limited drive-through access as well. Asst. Chief Kressuk stated he made contact with the Greenfield Fire Department about the Southridge location to determine if they are experiencing an increased number of incidents, but he does not have an answer yet. Jason Hill, Chick-fil-A, 5200 Buffington Road, Atlanta, GA, stated that this drive-through is what is called an isolated layout. The drive-through is isolated from the rest of the parking field. It makes it less probable that someone would get confused, enter the drive-through (located away from the entrance), and think that they can circle the building. The rest of the parking lot is available to them in a more obvious location away from the entrance to the drive-through. Also, with the clearance bar, it should be very obvious to the drivers that they are entering the drive-through.

Commissioner Dickmann asked whether employees will go out on foot and take orders to expedite the traffic in the drive-through lanes if the drive-through traffic is stacking up. Mr. Hill stated that if that situation came up, they would have employees out expediting orders, but he does not see that happening at this location.

Commissioner Siepert stated his concern about the lack of aesthetics on the south side of the building. He asked if there was a way to put a window on the back of the building to dress it up a little bit. Mr. Hill stated that because the kitchen and freezer/coolers are on the back of the building (south side), their ability to place windows on that particular façade is very limited. To help offset that on the other elevations, they incorporated faux windows, which do not work on this south elevation because of the service-oriented use of the back door.

Alderman Bukiewicz stated his concern about the dumpsters facing W. Town Square Way. His other concern is the lack of signage on the south side of the building. He stated that he would rather give up the north monument sign and put a sign on the back of the building on the south elevation. Ms. Papelbon responded that every parcel on the perimeter of a commercial district is allowed two monument signs – one as a primary and one as a secondary. What they are showing on the north is a primary monument

sign. What they are showing on the south (secondary monument sign) will have to change due to the bio-retention area. Alderman Bukiewicz suggested putting another Chick-fil-A sign on the building itself on the south side because they can't put windows in.

Discussion ensued about other possible locations for the dumpsters and delivery truck routes. Mr. Hill stated that as far as truck circulation and abilities to make deliveries without conflicts, this site is actually a great setup.

Commissioner Johnston stated that the Engineering staff will have to work with the applicant to find another location for the monument sign on the south side as the proposed location is within the bioswale easement. Commissioner Johnston stated that staff has worked with the applicant's engineer quite a bit trying to determine where this lot is going to go, how the dumpster is going to fit, and how the drive-through works. This is their best layout for the site.

Commissioner Carrillo stated that the Plan Commission should look at how the monument signs are going to look on the north side. Is every establishment going to get a monument sign, or just every other one? Shouldn't they be all aligned? Shouldn't there be some kind of standards based on rules of signage? Jerry Franke, WisPark, 301 W. Wisconsin Avenue, Milwaukee, responded that the PUD guidelines established that and was presented to the Plan Commission for review and approval. As he understands it, this is consistent with the PUD. Director of Community Development Doug Seymour concurred. Alderman Bukiewicz stated his concern about the number of monument signs if they were granted for each business along Drexel Avenue. Mr. Seymour stated that the signs have been designed integrally with the development so that they are the same size and configuration. The only thing that would differ is the sign panels themselves. Mr. Seymour did mention that the Petsmart building is right up against the easement and there is no room for a monument sign, so it would be difficult to have a consistent setback for signage.

Commissioner Carrillo asked about the safety of the outdoor seating or play area as they are right next to the lanes of traffic. Mr. Hill responded that an ornamental fence, as well as a layer of landscaping, is between that area and the driving lanes.

Commissioner Carrillo stated that another applicant (Four Points Sheraton) was required to have façade treatments on the north and south, and asked if that could be done with this restaurant. Mr. Hill stated that windows would be blocked by the dumpsters, so they don't do a lot of good as far as dressing up that side of the building. He suggested taking one of the I-beam awnings that are shown over the rest of the windows and put it over the middle door on the south side. He also suggested incorporating a smaller parapet tower in the center of the building with another Chick-fil-A sign under it. Mr. Seymour reminded the Commission that that additional sign would require a variance. Mr. Seymour also noted that when viewing the elevation renderings, the building is not being viewed in the context of the landscaping or the bio-swale retention area, which will be between this building and W. Town Square Way. There will be substantial landscaping not only in and around the dumpster location, but in the bio-retention area as well. Mr. Seymour stated he was very impressed with the level of detail in the landscaping that is being proposed. Commissioner Johnston stated there is significant landscaping that will go around the bio-swale. There will be 8 shade trees that will help screen some of the back-of-house operation as viewed from W. Town Square Way. It should be a nice decorative area that is going to draw the eye rather than the building or the parking lot.

Commissioner Chandler asked if the color of the dumpster enclosure gate could blend in more with the building. Mr. Hill stated the color would be in the earth tone family consistent with the brick on the building and the dumpster. He suggested looking into different options for colors. The gate is made of composite wood that holds up well in weather. It is difficult to paint it because it is meant to stand on its own. They will attempt to find the right color to match the brick.

Commissioner Chandler asked whether it was possible to eliminate one of the parking spaces on the northwest corner because she can foresee problems with two cars backing into each other. Mr. Hill stated that, dimensionally, they work. The soft radius shown on the plan gives it the illusion that the cars would be conflicting with one other. However, there is enough room in the landscape island to slide it all down to the east to help give it a little separation. They would be willing to do that.

Commissioner Chandler asked what kind of signage would be placed by the new walkway. Mr. Hill responded that there will be pedestrian crossing signs as shown on the sign package - red and white signs with a picture of pedestrians walking on a crosswalk with text that says "Pedestrian Crosswalk."

Alderman Bukiewicz encouraged the applicant to pursue a sign variance for the south side of the building. This truly is a four-sided building and there really is no back to it. Some people could actually consider the south to be the front of the store.

Commissioner Carrillo asked if the glazing requirements have been met. Ms. Papelbon responded that they have been met except for the south side. Staff worked quite extensively with the applicant to ensure that some treatments were added to the building – awnings, transom windows above the awnings – to fulfill up to 50% of the glazing requirement as per the PUD.

Commissioner Chandler asked what the standard is for flags just in case each property owner wants their own flag. Ms. Papelbon responded that the City does not regulate flags.

Mr. Seymour suggested leaving the placement of the monument sign on the south to the discretion of the City Engineer. Commissioner Dickmann asked if inclusion of a building sign on the south side should be a requirement. Ms. Papelbon responded that rather than making it a requirement, the applicant is encouraged to include that in their variance request. Ms. Papelbon stated that one of the suggestions was to add a parapet to accommodate that sign. Mr. Hill stated they will definitely add that to their variance.

Ms. Papelbon also noted that there is language in condition #5 to allow the City Engineer to choose the secondary monument sign location.

Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Jason Hill, Chick-fil-A, for the property located at 150 W. Town Square Way with the following conditions:

1. That all building and fire codes are met.
2. That revised landscaping plans are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.
3. That all technical corrections (including, but not limited to dumpster enclosure details, sign survey, photometric, etc.) are made to the plans and submitted for review and approval by the Department of Community Development prior to the issuance of building permits.
4. That final lighting plans indicating luminaire type, pole type, color, and height are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector, prior to the issuance of building permits.
5. That the wall signs on the north and east elevations, the primary monument sign on the northwest corner of the lot, the order canopies, and vinyl decals on the entry doors as proposed are approved. The wall sign on the west elevation and the secondary monument sign on the south side of the lot are NOT approved. The applicant may submit a sign appeal request for the wall sign on the west elevation and south side at the applicant's discretion. The placement of the secondary monument sign on the south side of the lot within the bio-retention easement is subject to review and approval by the City Engineer.
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.

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

**Certified Survey Map  
Wimmer Communities  
6871, 6881, 6881R, 6933, 6939 S. 13th St.  
736-8010-001, 736-8999-004, 736-8999-003, 736-8007, 736-8990-001**

This item was held per applicant request.

**Plan Commission Consultation  
Proposed Development  
7721 S. Pennsylvania Avenue  
Tax Key No. 779-9991-001**

Ryan Schultz, President, HSI Properties, stated that they have built several communities in and around the Milwaukee area. This is their first proposal in Oak Creek. Tony DeRosa, Partner, HSI Properties, 18500 W. Corporate Drive, Brookfield, and Carl Tomich, President and CEO of Westridge Builders, were also in attendance.

Mr. Schultz gave a presentation on their company and how they have developed successfully in other communities. Mr. Schultz stated that they are here to discuss a conceptual proposal for this property. They are not looking for any type of motion or approval, but more of an open session to gather feedback for what they think is a great vision for this property.

Mr. DeRosa presented the site plan. The site is currently zoned agricultural. They would be requesting a rezoning request to Rm-1 with a PUD overlay. There will be two points of access - one on Drexel Avenue and one on Pennsylvania Avenue, both of which are already officially mapped. The property is located at the northwest corner of Pennsylvania Avenue and Drexel Avenue. Life Creek Church is just to the south of the parcel.

The units they are proposing are for people who are looking for an alternative to single family homes, but still stay in the community of Oak Creek. The target demographic is people looking for an upscale community.

The proposed development includes two-story, townhouse-style buildings with direct entrances, so it has the feel of a condo/townhouse rather than a typical corridor apartment building. There will be detached and attached garages, open concept floor plans, clubhouse, pool, fitness center, business center, open/green space, and onsite professional property management.

Mr. DeRosa stated that there is a significant grade change that decreases as you go north from Drexel. The site itself sits in a "bowl" as you go further north into the site.

The church owns the access land to the east. They are in discussions and close to finalizing an agreement with the church to sell that access land, which may provide an opportunity to further expand this development.

There will be different building types that provide a strong community feel and tie in with surrounding properties.

Alderman Bukiewicz asked if this will be privately financed. Mr. Schultz responded this will be privately financed.

Alderman Bukiewicz asked if these are one- and two-bedroom units. Mr. Schultz responded that they would have yet to finalize the unit mix. It would be a mix of one and two bedrooms and potentially some three-bedroom units. Once they engage their architects, they will finalize the unit mix.

Alderman Bukiewicz asked what the term “market rate apartments” means. Mr. Schultz responded that it is pricing with what the market would bear. There are no restrictions on affordability.

Alderman Bukiewicz asked Mr. Seymour if this fits in with the Comprehensive Plan. Mr. Seymour stated that the future land use map, which was adopted as part of the Comprehensive Plan, does show it as single family residential. If this is a concept which the City is interested in pursuing, there is a course of action which would require public hearings for changes to the Comprehensive Plan, but also to the zoning.

Mayor Scaffidi stated that when Life Creek Church came before the City several years ago he voted against it because of the impact it would have on the beautiful residential single-family neighborhood. He understands that it sits in a “bowl,” and that will minimize the impact. However, the property for which they are in negotiations to buy is nearer the road. Any development on that property will have more of an impact on the neighborhood across the street. Mayor Scaffidi stated that this will cause consternation if that portion moves forward. Mr. Schultz responded that if they do acquire the property next to the church, they would propose some structures on that site. They would then balance the density out between the two. Because the northern property is the “bowl” of the two sites, it lends itself to more of the density. Mr. Schultz stated that he knows there is a potential for consternation, but feels that what they put forward will be so architecturally pleasing that it would be something people would want to see. Mayor Scaffidi stated he has no issue with the type of buildings they build, but having listened to those arguments in lengthy conversations in the past, this will be a point of contention. Mr. Schultz responded that when they get to that level, they will have elevations available, and will hold an open house on the proposal. This property is unique in that it has a lot of topography, and they would want to position the buildings where they can maximize the view corridors between the buildings because it is so rural.

Mr. Seymour stated that he thinks the best opportunity would be to balance those two sites and to slide some of the density further north to the areas which aren't as impactful. If there are two different developers, you lose a lot of that opportunity.

Commissioner Correll stated that the type and quality of development, and the fact that the developer is going to stay around and manage them, are all reasons why he favors this development. Tying this into Drexel Town Square and having more than one property that looks like that helps the whole community develop. Being sensitive to how the density breaks between the two properties is the key to how easily it gets accomplished. He also thinks that based on the other developments, it more than fits in and compliments the housing in that area.

Commissioner Chandler asked if they would be apartments, townhouses or condos. Mr. DeRosa responded they would be two-story apartments. Every unit will have its own direct entrance, so it has more of a condo-type feel rather than your typical conventional apartment building where you walk down a hallway to get to your unit. Commissioner Dickmann stated his concurrence with Commissioner Correll's comments.

Commissioner Johnston inquired about the zoning. Ms. Papelbon stated that the zoning is Rs-1. The usage may be agricultural and it may be classified that way for assessor's purposes.

Commissioner Johnston stated that there is floodway on the property that takes care of the “bowl” on the north side, and potential wetlands. Mr. DeRosa responded that they would be getting a wetland delineation.

Commissioner Johnston asked that when the applicant is working through the storm water design they keep in mind that the property to the north is all owned by Milwaukee County. The manner in which the discharge is handled will need agreements with Milwaukee County.

Commissioner Chandler inquired about the need for this type of housing in Oak Creek. Mr. DeRosa stated they target communities where there is growth, such as new businesses and jobs. They also look at how the existing apartments are performing and their vacancy rates. Right now, they see a small percentage of vacant units within the community. Then they look at where there is opportunity. The rental housing stock in Oak Creek skews older, so there is opportunity to provide something that is first-class, luxury, and brand new. People are looking for something new. It is going to be different than what is at the Drexel Town Square. They don't want to compete with that - they want to be different. Mr. Schultz stated that because of their significant financial investment, they really like to make sure that their developments are going to be successful. They hire a third-party market study group out of Chicago as part of the financing package. They do a market study and take inventory.

Tony Mirenda, 7675 S. Pennsylvania Avenue, stated that he has lived in his home for 38 years. It is a very rural area. His son-in-law and daughter own half of the creek and have riparian rights to the creek. If there is any drainage that is going to go through that creek, they would have to deal with his family. If they go further to the west, that is county land. But then they are going to be running into the bike path and railroad tracks. His expectation was that someday when this area was developed, it would be single family. Two-story dwellings do not fit the area. They are concerned about the people in homes on Drexel looking over to that.

Mr. Mirenda stated his concern about the increase in traffic as there is already a substantial amount of traffic in the area, and the tiny road system going into the development.

Christine Smith, 7739 S. Pennsylvania Avenue, stated that everyone in the audience for this item is from Pennsylvania Avenue, not Drexel Avenue. Mr. Seymour stated the people on Drexel Avenue are outside of the notification area. Ms. Smith stated that the proposal is very impressive. She has lived in her house for 20 years and the neighborhood is a community. They had always hoped that when the land was developed behind them, it would be Rs-1. She stated that the proposal is palatable, but there are so many issues such as wetlands, traffic patterns and volume, and the fact that the road that goes from Pennsylvania Avenue into the subdivision on the north side of her house.

Ms. Smith stated that some of the things she would think about if she was a homebuyer are: it is right next to the railroad tracks, right next to the extension of 794, right in the flight plan. Are we risking putting in these multi-family dwellings into a single-family neighborhood only to have them not do as well as hoped because of the surrounding area? That being said, Ms. Smith stated her concern is saying no to something only to have something less desirable come along. She stated that if the applicant is open and willing to work with everyone in the neighborhood to come to agreeable solutions, this could potentially work.

Mr. Schultz stated that in every development he has worked on there have been challenges. He stated that the floodway and wetlands on this site make this development not feasible. They have checked into the zoning. The seller has reached out to several homebuilders and there is not an interest in that. Fire Department and access are things they will work/design around.

Asst. Chief Kressuk stated that currently there are two access roads identified for this project - one onto Drexel Avenue and one on Pennsylvania Avenue. Generally, the access roads will be a point of contention and a disruption to the area. Asst. Chief Kressuk wanted to make it clear that the Fire Department will pursue two access roads.

Alderman Bukiewicz concurred with Ms. Smith's statement that this development is palatable if worked out with the developer and the neighbors, and if this works financially due to the wetland situation.

Glen McCoy, 7739 S. Pennsylvania Avenue, asked if this development meets the density of population for the acreage. Mr. McCoy asked about the planned exits, and if there were to be two off of Drexel Avenue. Asst. Chief Kressuk stated the previously planned road access into the cul-de-sac was considered for single-family residential. As far as multi-family, there will be two access points, but they are open to discussion on the location of those access points. Asst. Chief Kressuk stated they are working on the premise that the applicant was planning two access roads. If there is a modification to the access roads, the Fire Department would still pursue another access road. If one was eliminated, they would look for another location.

Commissioner Johnston stated that it is anticipated that Pennsylvania Avenue will be widened to four lanes, but the timeframe is unknown. It has to do with South Milwaukee obtaining their funding to share their portion of the construction costs. The stretch from Drexel Avenue to Rawson Avenue would be the next section to go to four lanes.

Commissioner Carrillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:45 p.m.



## Summary of Significant Common Council Actions

1. **Approved:** Ordinance No. 2766 approving the rezoning of portion of the properties at 8380, 8400 and 8432 S. 27<sup>th</sup> St. from B-4, Highway Business to Rm-1, Multifamily Residential with a conditional use permit for a skilled nursing facility.
2. **Approved:** Resolution No. 11599-0402115 approving a certified survey map for the properties at 9175, 9235, 9325 S. 5<sup>th</sup> Ave, and 3975 E. American Ave.



Kari Papelbon, CFM, AICP  
Planner



# Plan Commission Report

ITEM: 4a

DATE: May 26, 2015

**PROJECT:** Certified Survey Map – Nick Wimmer, Wimmer Communities

**ADDRESS:** 6871, 6881, 6881R, 6933, 6939, 6955 S. 13th St.

**TAX KEY NO:** 736-8010-001, 736-8999-004, 736-8999-003, 736-8007, 736-8990-001, 736-8011

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Nick Wimmer, Wimmer Communities, for the properties at 6871, 6881, 6881R, 6933, 6939 S. 13th St. be approved, with the following conditions:

1. That all easements are included on the map prior to recording.
2. That all technical corrections are made prior to recording.

**Ownership:** Southfield Expansion, LLC & Southfield Expansion II, LLC, 5300 S. 108<sup>th</sup> St., Ste. 1, Hales Corners, WI 53130

**Size:** 12.266 acres (combined)

**Existing Zoning:** Rm-1 (PUD), Multifamily Residential

**Adjacent Zoning:** North – City of Milwaukee; Rs-4, Single Family Residential  
 East – B-4, Highway Business; M-1, Manufacturing  
 South – Rs-4, Single Family Residential; Rm-1, Multifamily Residential  
 West – I-94; Rm-1 (PUD), Multifamily Residential

**Comprehensive Plan:** Mixed Residential.

**Wetlands:** Yes, as shown on the submitted map.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** This item was held at the May 12, 2015 meeting per applicant request.

The applicant is requesting approval of a Certified Survey Map that will combine the recently-acquired properties at 6881, 6881R, 6933, and 6939 S. 13<sup>th</sup> Street with the existing property at 6871 S. 13<sup>th</sup> St. This consolidation of properties is related to the planned expansion of the Southfield Apartment complex.

Easements are missing from the CSM and must be included prior to recording the map. Comments from the Water and Sewer Utility indicate that water and sewer laterals at 6881 and 6939 must be abandoned at the main. Also, the sanitary sewer plan precludes the property from being divided in the future. Staff recommends that the applicants work closely with the Utility to address the concerns.

Prepared by:

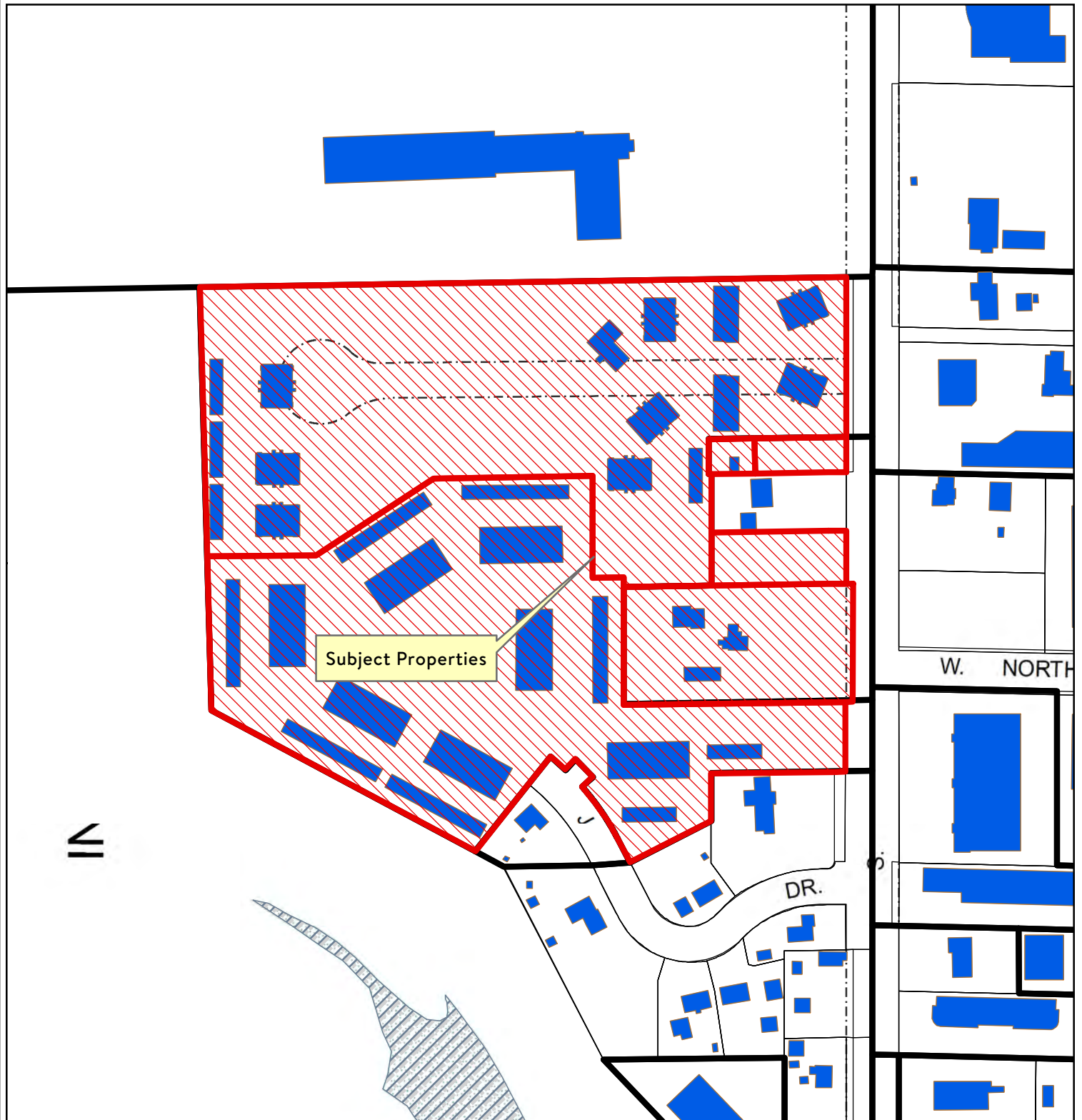
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

6871, 6881, 6881R, 6933, 6939, 6955 S. 13th St.



1/4

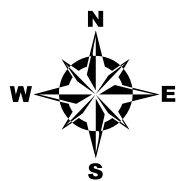
Subject Properties

W. NORTH



DR.



**OAKCREEK**  
— WISCONSIN —  
Department of Community Development



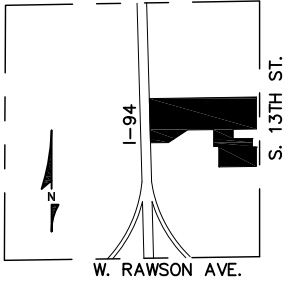
**Legend**

-  Subject Properties
-  Floodfringe

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

# CERTIFIED SURVEY MAP NO.

A REDIVISION OF LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 7822 AND PARCEL 2, CERTIFIED SURVEY MAP NO. 4261 AND LANDS IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



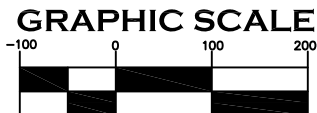
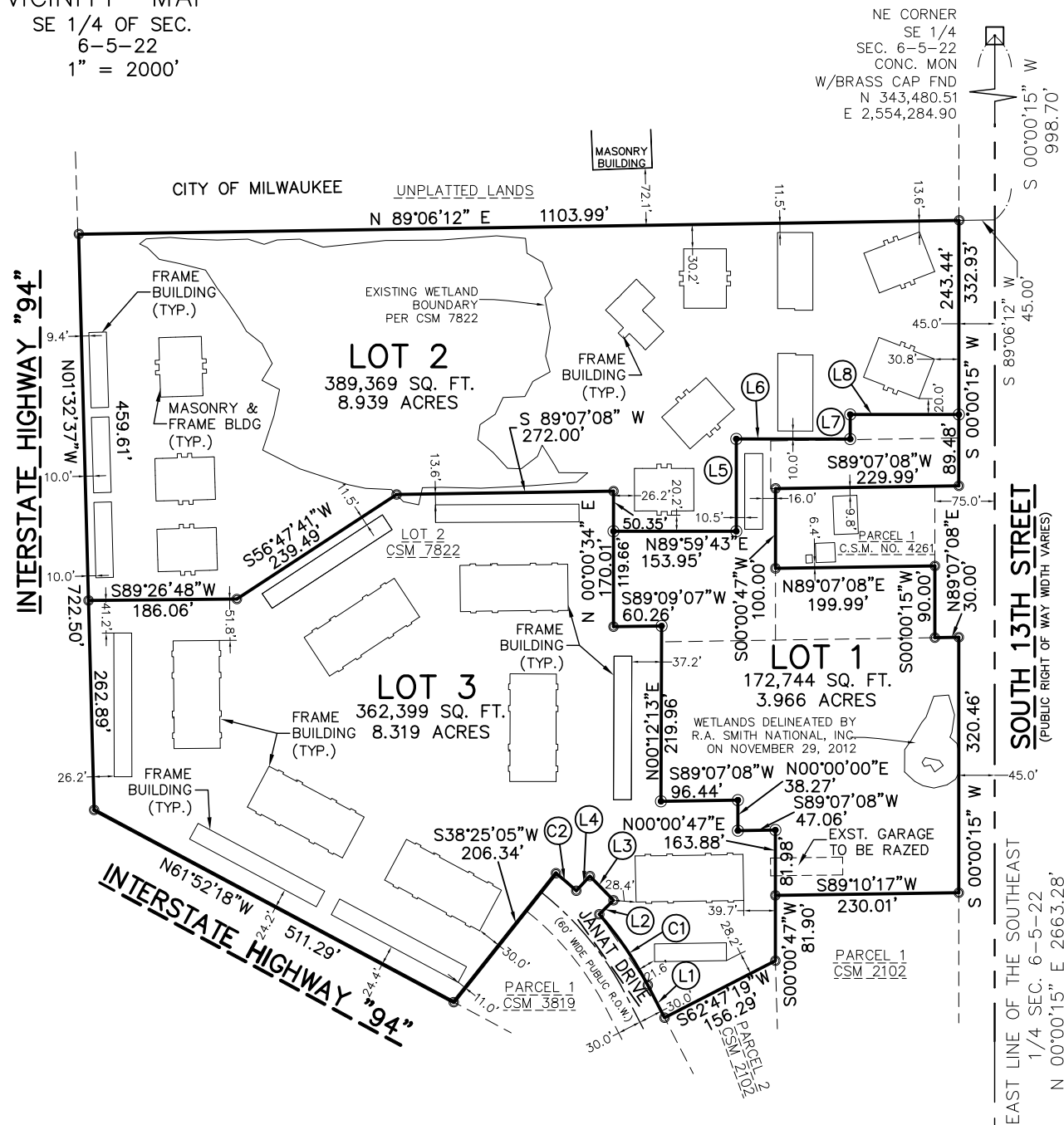
VICINITY MAP  
SE 1/4 OF SEC.  
6-5-22  
1" = 2000'

- INDICATES IRON PIPE FOUND
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO EAST LINE OF THE SE 1/4 OF SECTION 6, T5N, R22E AS N 00°00'15" E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

**CJ**  
engineering  
civil design and consulting  
9205 W. Center Street  
Suite 214  
Milwaukee, WI 53222  
PH. (414) 443-1312  
www.cj-engineering.com



1 INCH = 200 FT.

LINE & ARC TABLE			
CURVE	ARC	RAD.	CHRD. CH. BRG.
C1	107.96'	430.00'	107.67' N34°24'14"W
C2	33.64'	430.00'	33.63' N49°20'27"W
LINE	DIST.	BEARING	
L1	45.92'	N27°12'41"W	
L2	25.00'	N45°24'17"E	
L3	42.31'	N44°15'37"W	
L4	25.00'	S43°04'30"W	
L5	115.87'	N00°00'17"W	
L6	142.88'	N89°55'02"E	
L7	30.83'	N00°00'51"W	
L8	136.24'	S89°59'45"E	

SE CORNER  
SE 1/4  
SEC. 6-5-22  
CONC. MON  
W/BRASS CAP FND  
N 340,817.41  
E 2,554,284.71

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A REDIVISION OF LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 7822 AND PARCEL 2, CERTIFIED SURVEY MAP NO. 4261 AND LANDS IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED ALL THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 6; THENCE S 00°00'15" W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 6, 998.70 FEET; THENCE S 89°06'12" W, 45.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH 13TH STREET AND THE POINT OF BEGINNING; THENCE S 00°00'15" W, ALONG SAID WEST RIGHT OF WAY, 332.93 FEET; THENCE S 89°07'08" W, ALONG THE NORTH LINE OF PARCEL 1 CSM 4261, 229.99 FEET; THENCE S 00°00'47" W, ALONG THE WEST LINE OF PARCEL 1 CSM 4261, 100.00 FEET; THENCE N 89°07'08" E, ALONG THE SOUTH LINE OF PARCEL 1 CSM 4261, 199.99 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTH 13TH STREET; THENCE S 00°00'15" W, ALONG SAID WEST RIGHT OF WAY LINE, 90.00 FEET; THENCE N 89°07'08" E, ALONG SAID RIGHT OF WAY, 30.00 FEET; THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF SOUTH 13TH STREET S 00°00'15" W, 320.46 FEET TO THE NORTH LINE OF PARCEL 1 CSM 2102; THENCE S 89°10'17" W ALONG THE NORTH LINE OF SAID PARCEL 1, 230.01 FEET; THENCE S 00°00'47" W ALONG THE WEST LINE OF SAID PARCEL 1, 81.90 FEET; THENCE S 62°47'19" W ALON THE NORTH LINE OF PARCEL 2 CSM 2102, 156.29 FEET TO THE EASTERLY RIGHT OF WAY LINE OF JANAT DRIVE; THENCE N 27°12'41" W ALONG SAID EASTERLY RIGHT OF WAY, 45.92 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY OF JANAT DRIVE 107.96 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 430.00 FEET AND WHOSE CHORD BEARS N 34°24'14" W, 107.67 FEET; THENCE N 45°24'17" E, 25.00 FEET; THENCE N 44°15'37" W, 42.31 FEET; THENCE S 43°04'30" W 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY OF JANAT DRIVE 33.64 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 430.00 FEET AND WHOSE CHORD BEARS N 49°20'27" W, 33.63 FEET; THENCE S 38°25'05" W, 206.34 FEET TO THE RIGHT OF WAY LINE OF INTERSTATE "94"; THENCE N 61°52'18" W ALONG THE NORTHEASTERLY RIGHT OF WAY OF INTERSTATE "94", 511.29 FEET; THENCE CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF INTERSTATE "94" N 01°32'37" W, 722.50; THENCE N 89°06'12" E, 1103.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 924,512 SQUARE FEET OR 21.224 ACRES MORE OR LESS

THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID LANDS BY THE DIRECTION OF SOUTHFIELD EXPANSION II, LLC, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE CITY OF OAK CREEK IN SURVEYING AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
CHRISTOPHER A. JACKSON  
PROFESSIONAL LAND SURVEYOR, S-2851  
STATE OF WISCONSIN

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A REDIVISION OF LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 7822 AND PARCEL 2, CERTIFIED SURVEY MAP NO. 4261 AND LANDS IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

SOUTHFIELD EXPANSION II, A LIMITED LIABILITY CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, SOUTHFIELD EXPANSION II, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, \_\_\_\_\_, AND ITS CORPORATE SEAL TO BE AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
MARK WIMMER, MANAGING MEMBER

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015,  
THE ABOVE MARK WIMMER, TO ME KNOWN TO BE THE MANAGING MEMBER OF SOUTHFIELD EXPANSION II, LLC  
AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_, 2015

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A REDIVISION OF LOT 1 AND LOT 2, CERTIFIED SURVEY MAP NO. 7822 AND PARCEL 2, CERTIFIED SURVEY MAP NO. 4261 AND LANDS IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OAK CREEK ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
STEPHEN SCAFFIDI, CHAIRMAN  
CITY OF OAK CREEK

\_\_\_\_\_  
DOUGLAS SEYMOUR, SECRETARY  
CITY OF OAK CREEK

COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF OAK CREEK IN ACCORDANCE WITH THE RESOLUTION NO. \_\_\_\_\_, ADOPTED ON THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2015.

\_\_\_\_\_  
STEPHEN SCAFFIDI, MAYOR  
CITY OF OAK CREEK

\_\_\_\_\_  
CATHERINE ROESKE, CITY CLERK  
CITY OF OAK CREEK



# Plan Commission Report

ITEM: 5a

DATE: May 26, 2015

**PROJECT:** Conditional Use Permit – Mike Airoidi, Airoidi Brothers

**ADDRESS:** 7350 S. 10<sup>th</sup> St.

**TAX KEY NOs:** 764-9054-000

**STAFF RECOMMENDATION:** That the Plan Commission recommends that the Common Council approves a Conditional Use permit allowing automobile and truck engine and body repair and storage of vehicles and equipment on a portion of the property located at 7350 S. 10<sup>th</sup> St. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting (June 9, 2015).

**Ownership:** 7350 S. 10<sup>th</sup> St., LLC, 2201 W. Southbranch Blvd., Oak Creek, WI 53154

**Size:** 13.310 acres total

**Existing Zoning:** M-1, Manufacturing

**Adjacent Zoning:** North – M-1, Manufacturing  
East – M-1, Manufacturing  
South – M-1, Manufacturing  
West – FW, Floodway; M-1, Manufacturing

**Comprehensive Plan:** Planned Mixed Use & Planned Industrial.

**Wetlands:** Yes, on the east (see map).

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** Mike Airoidi, Airoidi Brothers, and PC Logistics are requesting a Conditional Use Permit for outdoor storage of vehicles and equipment, and truck engine repair on the property at 7350 S. 10<sup>th</sup> St. Both requests are conditional Uses in the M-1, Manufacturing district. The proposal is to utilize an existing 5,000 square-foot building on the property for truck engine repair, and the existing stone area with cement trailer parking pad for outdoor storage of trailers. Two paved parking areas accommodating 8 vehicles each are located on the east and west sides of the building, and will be used for vehicle parking. It is anticipated that 6 employees will be onsite for first and second shift, with proposed hours of operation to be 24/7.

As the proposal does not include the expansion of the existing building or parking areas, the plan meets all setback requirements. However, Section 17.0403(f)(1) requires all off-street parking lots to be paved. The applicants have indicated that they do not wish to pave the existing stone area. Staff recommends that the storage of vehicles and equipment be confined to the paved (concrete) area of the site. Should the applicant seek to utilize the gravel areas of the parcel for additional storage of vehicles or equipment, they would need to pave them in accordance with Municipal Code requirements. The conditions and restrictions should limit the storage of vehicles and



equipment to only those which are actively being worked on in the facility. There should be no long-term outdoor storage associated with this use.

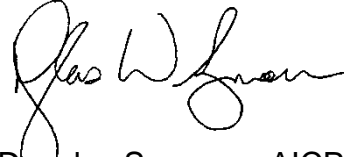
If the Commission agrees that the proposed uses are appropriate for this location, staff will prepare conditions and restrictions for review at the June 9, 2015 Plan Commission meeting.

Prepared by:



Kari Papellbon, CFM, AICP  
Planner

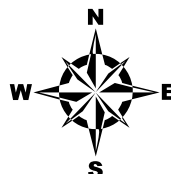
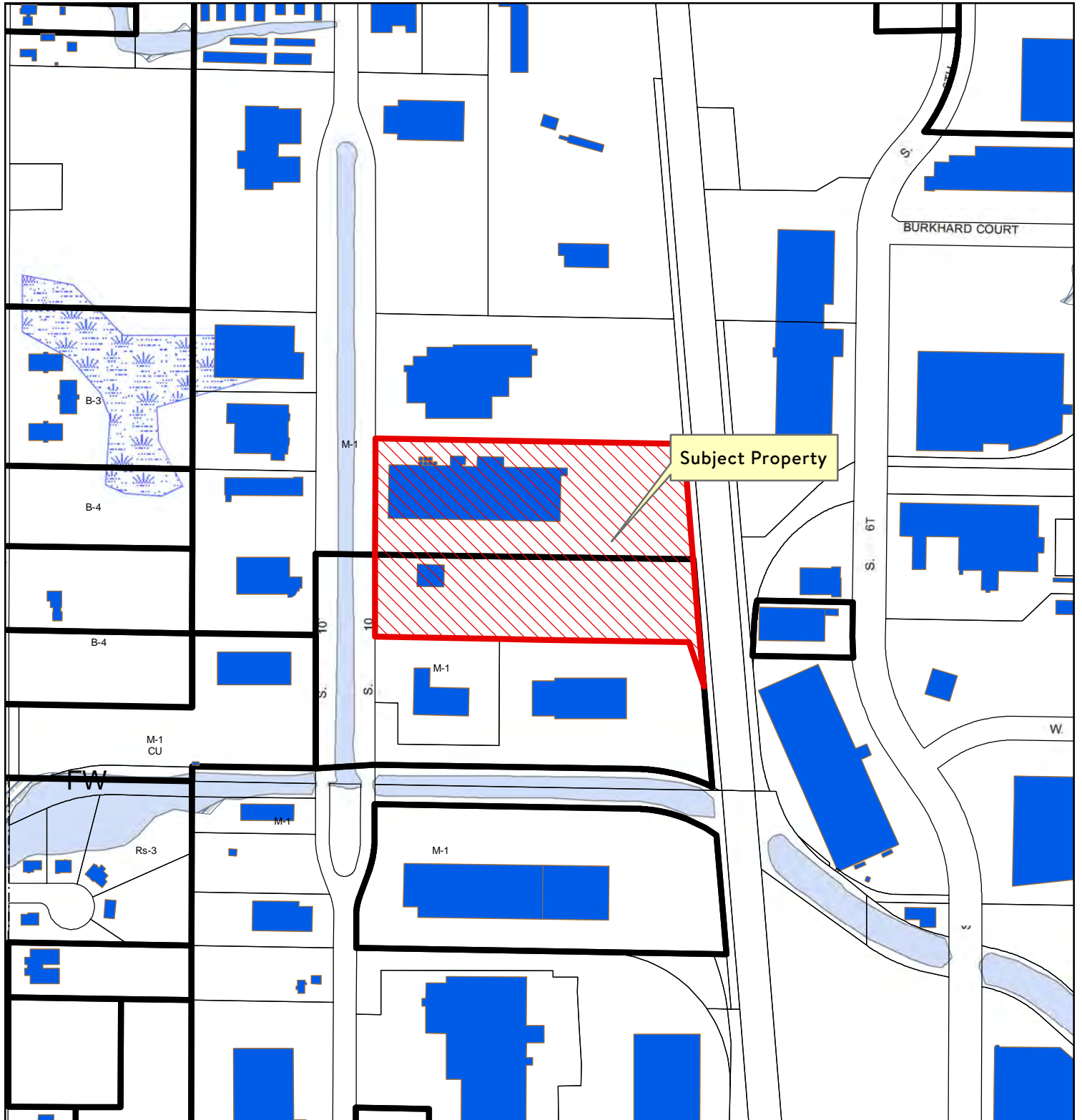
Respectfully Submitted by:







Douglas Seymour, AICP  
Director of Community Development

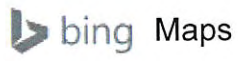
# Location Map

## 7350 S. 10th St.



Legend	
	7350 S. 10th St.
	Wetland
	Floodfringe
	Floodway

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

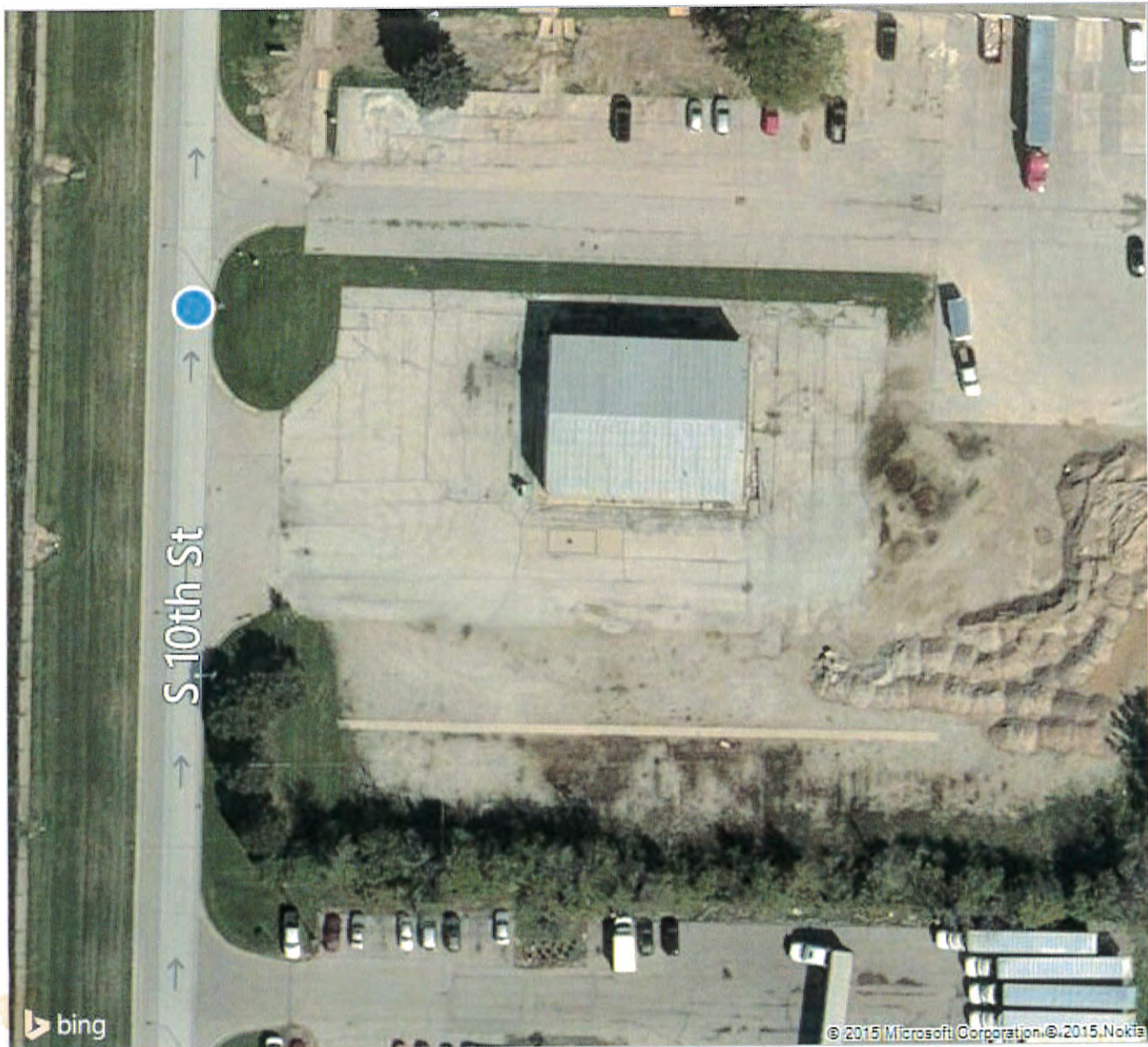
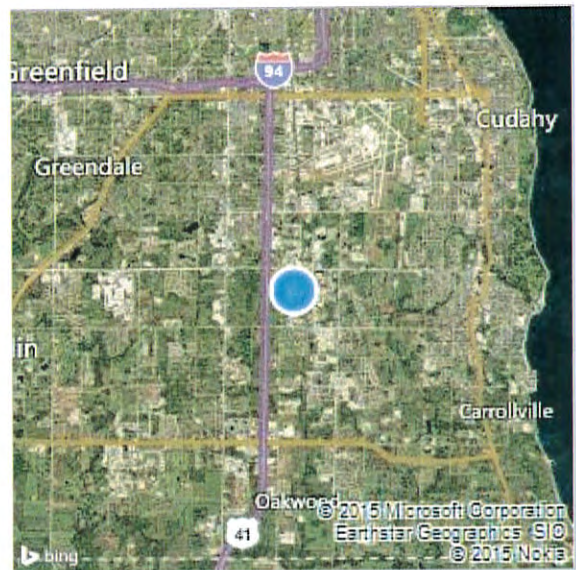


7412 S 10th St, Oak Creek, WI 53154

My Notes

M1

On the go? Use [m.bing.com](http://m.bing.com) to find maps, directions, businesses, and more



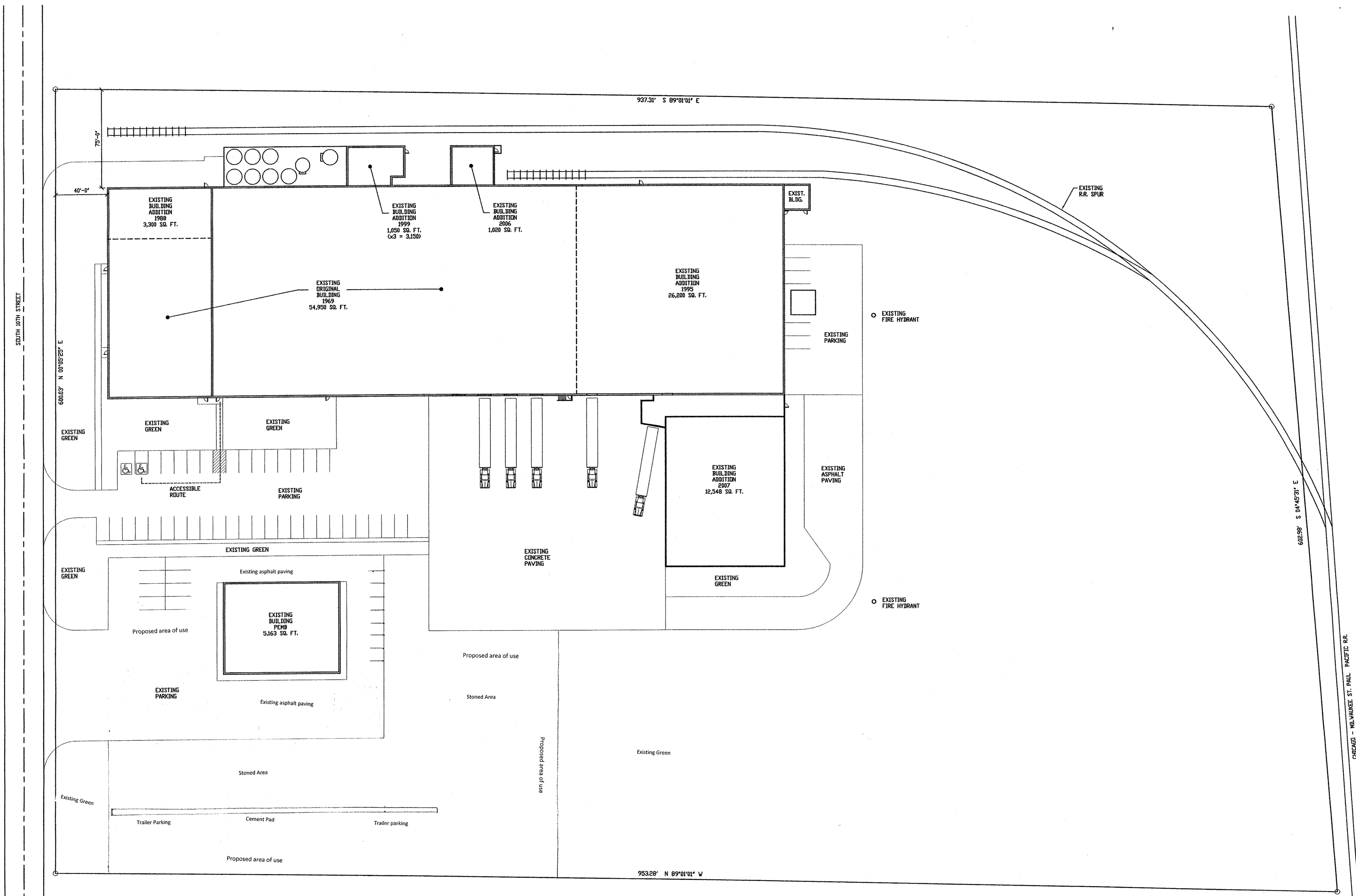
JOSEPH CAMPIONE INC.

7350 SOUTH 10TH STREET  
 OAK CREEK, WI. 53154

REV.	DATE:	DESCRIPTION
1	05/16/14	REL. FOR PERMIT

DATE: 05-16-14  
 BY: DRT CHK: KMR  
 SCALE: 1" = 40'  
 SITE PLAN

DRAWING NO:  
**C1.0**



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



# Plan Commission Report

ITEM: 5b

DATE: May 26, 2015

**PROJECT:** Preliminary Plat – Willowstone - Timothy Wallen, Oak Creek Land Investment, LLC

**ADDRESS:** Portions of 3110, 3260, & 3300 E Elm Rd.

**TAX KEY NO:** 959-9991-000, 960-9994-000, 960-9993-001

**STAFF RECOMMENDATION:** That Plan Commission approves the Preliminary Plat for the Willowstone subdivision submitted by Timothy Wallen, Oak Creek Land Investment, LLC, for portions of the properties at 3110, 3260, & 3300 E Elm Rd. with the condition that all staff and Utility comments are incorporated as required.

**Ownership:** Oak Creek Land Investment, LLC, 13400 Bishops Ln., Ste. 270, Brookfield, WI 53005

**Size:** 8.76 acres

**Existing Zoning:** Rs-2, Single Family Residential (portions); A-1, Limited Agricultural; Rs-3, Single Family Residential; FF, Flood Fringe

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

**Comprehensive Plan:** Single-Family Residential & Resource Protection Area.

**Wetlands:** As shown on plat.

**Floodplain:** As shown on plat.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting approval of a Preliminary Subdivision Plat for portions of the properties at 3110, 3260, & 3300 E Elm Rd. Plan Commissioners will recall that a rezone request limited to the area of the first phase of the subdivision (9.75 acres) was reviewed and recommended for Council approval November 25, 2014. The Council approved the rezone request at a hearing on January 6, 2015.

As proposed, 13 new building lots and two (2) outlots will be included in Phase 1. Outlot 1 contains wetlands and stormwater management infrastructure. Outlot 2 is reserved for future internal road connections for future development phases.

All proposed lots are in compliance with district requirements. The proposed subdivision is consistent with the Comprehensive Plan, which recommends that the area is developed with single family residential lots. Engineering staff have worked closely with the applicant on the proposed grading and stormwater plan, which is consistent with the approved stormwater plan for Oakwood Lake Estates. Further, the proposed stormwater management basin to the south has been designed to redirect and capture some of the stormwater from the northern limits of the proposed subdivision.

Staff notes that the proposed road – N. Chester Drive – has an incorrect direction (should be west), which must be revised on the final plat. Comments from the Water and Sewer Utility and Milwaukee County were received, and will be incorporated into the final subdivision plat.

Based on the submitted plans, compliance with Chapter 14 of the Municipal Code for Preliminary Plats and the Rs-2 zoning code, compliance with local grading and stormwater management requirements, and consistency with both the Comprehensive Plan and the approved Oakwood Lake Estates stormwater management plan, staff recommends approval of the preliminary plat.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

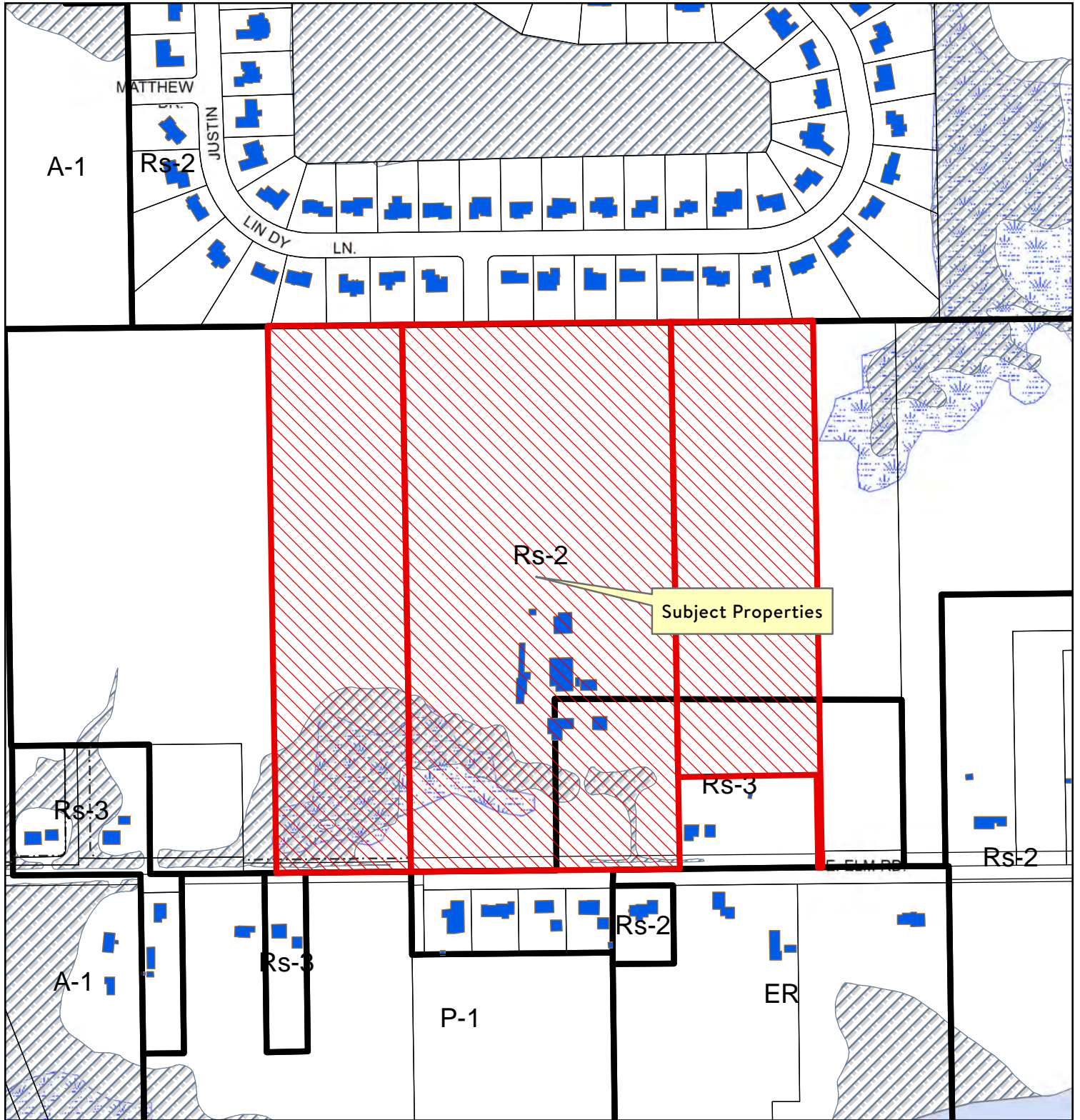
Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 3110, 3260, 3300 E. Elm Rd.



Rs-2

Subject Properties

Rs-3

RS-3

RS-2

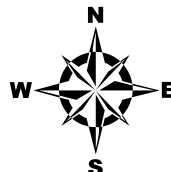
A-1

RS-3

Rs-2

P-1

ER

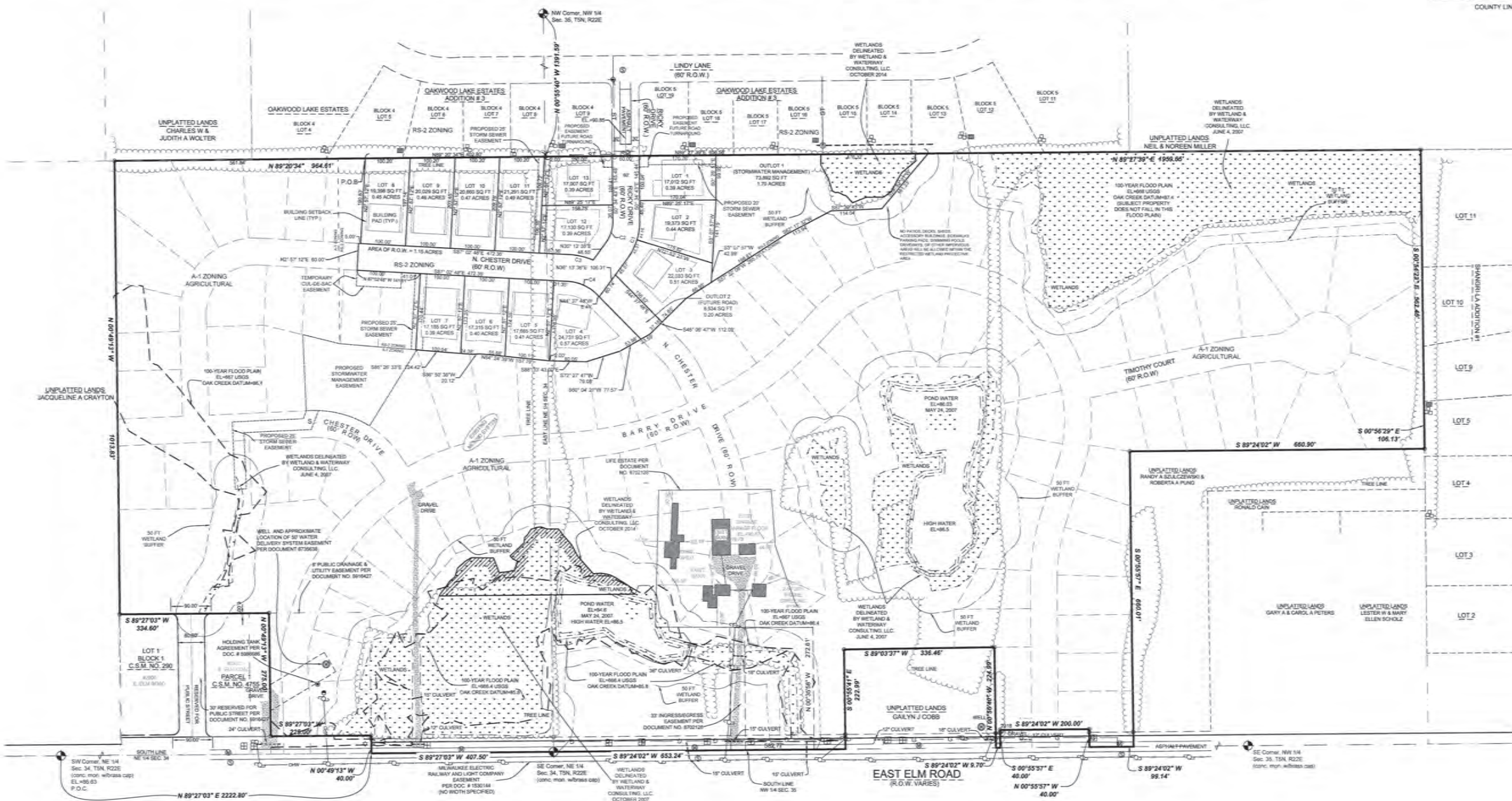
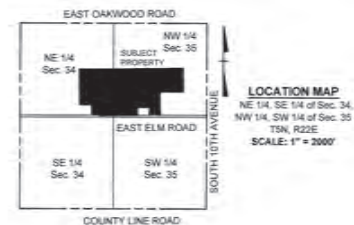


Legend	
	3110, 3260, 3300 E. Elm Rd.
	Floodfringe
	Wetland

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

# PRELIMINARY PLAT OF WILLOWSTONE

BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34 AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 35, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



**OWNER/DEVELOPER**

OAK CREEK LAND INVESTMENT LLC  
13400 BISHOP'S LANE, SUITE 270  
BROOKFIELD, WI 53005  
CONTACT: JOE BUKOVICH  
PHONE: 262-797-9400

**SURVEYOR'S CERTIFICATE**

I, **BAIBA M. ROZITE**, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF EXISTING LAND DIVISIONS AND FEATURES, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE CITY OF OAK CREEK LAND DIVISION AND PLATTING CHAPTER AND CHAPTER 236, WIS. STATS. RELATING TO PRELIMINARY SUBDIVISIONS.

*BAIBA M. ROZITE*  
SIGNATURE

5-26-2015  
DATE



**LEGAL DESCRIPTION OF PRELIMINARY PLAT OF WILLOWSTONE**

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

Commencing at the Southwest Corner of the Northeast 1/4 of said Section 34, thence N 89°27'03" E along the South line of said Northeast 1/4, 2222.80 feet; thence N 00°49'13" W, 40.00 feet; thence S 89°27'03" W, 225.00 feet; thence N 00°49'13" W, 1013.83 feet; thence N 89°20'34" E, 561.84 feet to the Point of Beginning, continuing thence N 89°20'34" E, 402.77 feet to the West line of the Northwest 1/4 of said Section 35, thence N 89°27'39" E, 850.58 feet; thence S 39°52'31" W, 161.23 feet; thence S 87°32'43" W, 114.04 feet; thence S 82°17'32" W, 113.94 feet; thence S 57°22'08" W, 265.75 feet; thence S 45°05'41" W, 112.03 feet; thence S 50°04'21" W, 77.57 feet; thence S 72°27'47" W, 79.05 feet; thence N 88°33'43" W, 80.05 feet; thence N 84°24'39" W, 157.79 feet; thence S 86°50'36" W, 20.12 feet; thence N 85°28'33" W, 124.42 feet; thence N 02°57'12" E, 170.44 feet; thence N 87°02'48" W, 141.01 feet; thence N 02°57'12" E, 60.00 feet; thence S 87°02'48" E, 5.00 feet; thence N 02°57'12" E, 190.83 feet to the Point of Beginning.

Said parcel contains 8.76 acres of land, more or less.

**GENERAL NOTES:**

- BEARINGS REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, MAD 1927 WITH THE SOUTH LINE OF THE NE 1/4 OF SEC. 34, T5N, R22E BEARING N 89°27'03" E.
- WETLANDS DELINEATED BY WETLAND AND WATERWAY CONSULTING, LLC ON VARIOUS DATES AS NOTED ON MAP.
- VERTICAL DATUM AND BENCHMARK: CITY OF OAK CREEK DATUM, RELATE TO NGVD 1929 BY ADDING 560.505. BENCHMARK FOR SITE IS CONCRETE MONUMENT WITH BRASS CAP AT THE SW CORNER OF THE NE 1/4 SEC. 34, T5N, R22E WITH AN ELEVATION OF 86.83 CITY OF OAK CREEK DATUM.

**MINIMUM BUILDING SETBACKS:**

- FRONT: 30 FT
- SIDE: 10 FT PRINCIPAL (27 FT FOR SIDE GARAGE ENTRY)
- REAR: 30 FT
- MIN. CORNER LOT WIDTH: 110 FT

CURVE TABLE					
CURVE#	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	89.93	140.00	30° 48' 19"	88.39	N17° 49' 27"E
C2	51.39	80.00	30° 48' 19"	50.51	N17° 49' 27"E
C3	54.78	100.00	19° 38' 54"	54.51	N77° 14' 22"W
C4	74.83	100.00	42° 29' 01"	72.35	N85° 50' 18"W

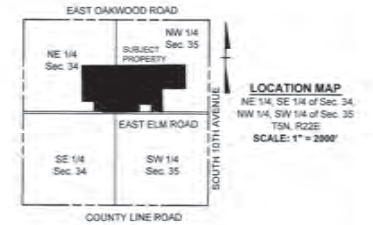


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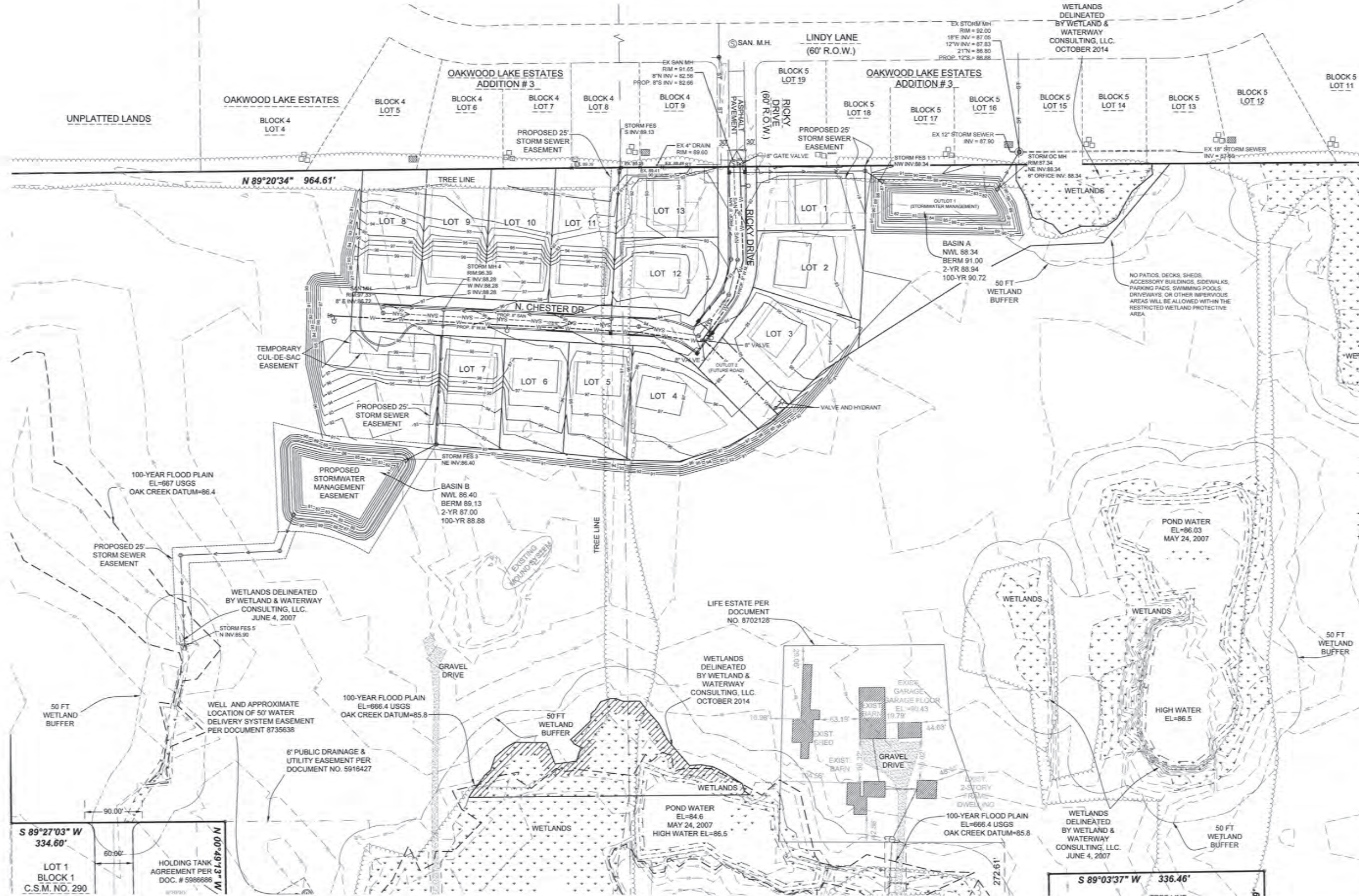


# PRELIMINARY PLAT OF WILLOWSTONE

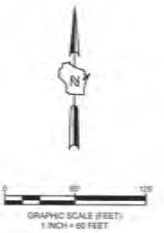
BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34 AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 35, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



NW Corner, NW 1/4  
Sec. 35, T5N, R22E



- LEGEND:**
- - - EXISTING CONTOUR
  - - - PROPOSED CONTOUR
  - - - EXISTING SPOT GRADE
  - - - STREET GRADIENT
  - - - PROPOSED WATER SERVICE
  - - - PROPOSED SANITARY SERVICE
  - - - PROPOSED STORM SEWER
  - - - PROPOSED STORM INLET
  - ⊙ PROPOSED STORM MANHOLE
  - ⊙ PROPOSED SANITARY MANHOLE
  - ⊕ PROPOSED WATER VALVE
  - ⊕ PROPOSED HYDRANT AND VALVE
- NOTE: PROPOSED GRADES ARE PRELIMINARY



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S 89°27'03" W 334.60'  
LOT 1  
BLOCK 1  
C.S.M. NO. 290  
HOLDING TANK  
AGREEMENT PER  
DOC. # 5986686

S 89°03'37" W 336.46'

## **Development - General Summary**

Oak Creek Investment LLC is the current owner of approximately 74.7 acres of land located on the north side of East Elm Road across from Woodland Golf Course and south of Oakwood Lake Estates. The entire property is currently being farmed. In January, 2015, the area proposed to be platted was rezoned to Rs-2 Single Family Residential District, the remainder of the property remains A-1 Limited Agriculture District. This proposal is being submitted to develop the north central portion of the property into 13 single family lots conforming to the Rs-2 standards. The remainder of the property will be farmed and planned for development in the future.

Willowstone is a proposed neighborhood that will consist of 13 lots located on a temporary cul-de-sac extension of Ricky Drive. Once the owner's property to the east develops, the connection to Ricky Drive will be gated off, for emergency access only, and the temporary cul-de-sac will be permanently incorporated into the internal road network in the new neighborhood created on the owner's property.

The proposed development will be serviced by City sanitary sewer and water utilities which were previously extended to the southern limits of Ricky Drive and the north line of Willowstone. The stormwater will be managed by directing water into two ponds. The eastern third of the development will be directed to a stormwater pond located on Outlot 1 and will eventually drain to the north. The remainder of the stormwater will drain to the second pond located in an easement southwest of the development. The area ultimately draining to the north was reduced significantly by incorporating the second pond into the design. Storm sewer will be extended to the north line of the property between Lots 11-13 to help drain a low area on Lots 8 and 9 in Oakwood Lake Estates Addition #3.

The wetlands located in the proposed development area were delineated by Wetland and Waterway Consulting in October, 2014. The DNR confirmed the delineation in a letter dated December 15, 2014.

## **Willowstone Preliminary Protective Covenants**

The Willowstone covenants will be fashioned to harmonize with the architecture of the adjacent Oakwood Lake Estates. Following is a summary of the covenants:

1. Unit size: Ranch –1,800 sf. ranch, 1,900 sf. two story
2. Garage: 2 ½ car minimum, front entry, raised panel doors with windows
3. Building Materials:
  - a. Natural, aluminum and/or vinyl siding is allowed
  - b. Some masonry placed in an architecturally pleasing manner is required
  - c. 4" minimum wood corner boards
4. Fireplace: Chimneys are not required. If a flue extends from the roofline, the flue must be enclosed in a chase.

5. Windows: Wrapped with 4" minimum trim, if there are grids, they generally must be on all elevations
6. Roof Pitch and Roof Materials: 6/12 minimum pitch with dimensional shingles
7. Driveways: Concrete or asphalt
8. Fences & Outbuilding: Not allowed (only decorative pool fences allowed)
9. Homes adjacent to, directly across from, or in the immediate vicinity of each other cannot be exactly the same or so similar as to be monotonous or aesthetically displeasing.

## **Tax Base**

Based on the aforementioned covenants, the average assessed value of the home and lot is projected to be in the \$275,000 to \$300,000 range. At the current tax rate, each lot would produce approximately \$6,500 in taxes for a total project tax base of \$84,500.



# Plan Commission Report

ITEM: 5c

DATE: May 26, 2015

**PROJECT:** Certified Survey Map – Jerry Franke, Wispark

**ADDRESS:** 300 W. Oakview Parkway

**TAX KEY NO:** 955-1012-000

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Jerry Franke, Wispark, for the property at 300 W. Oakview Parkway be approved with the following conditions:

1. That all easements are included on the map prior to recording.
2. That all technical corrections are made prior to recording.

**Ownership:** Wispark, 301 W. Wisconsin Ave., Ste. 400, Milwaukee, WI 53203

**Size:** Lot 1 = 8.5763 acres; Lot 2 = 41.00008 acres; Lot 3 = 4.9711 acres; Outlot 1 = 7.4461 acres

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

**Adjacent Zoning:** North – M-1 (PUD), Manufacturing; A-1, Limited Agricultural  
 East – I-1, Institutional; Rs-3, Single Family Residential; M-1 (PUD), Manufacturing  
 South – M-1 (PUD), Manufacturing; P-1, Park District  
 West – M-1 (PUD), Manufacturing; P-1, Park District

**Comprehensive Plan:** Mixed Residential.

**Wetlands:** Yes, as shown on the submitted map.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** Wispark is requesting approval of a Certified Survey Map that will create three lots and one outlot from the existing Lot 2 300 W. Oakview Parkway. All lots will be of conforming size and width following the division. Outlot 1 will contain stormwater infrastructure.

Comments from the Water and Sewer Utility are below.

1. Lot 2 is missing a sanitary sewer easement.
2. Outlot 1 is missing the 25-foot sanitary sewer easement along the south property line.

All easements must be included on the map prior to recording.

Prepared by:

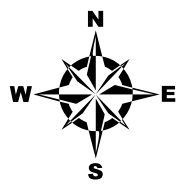
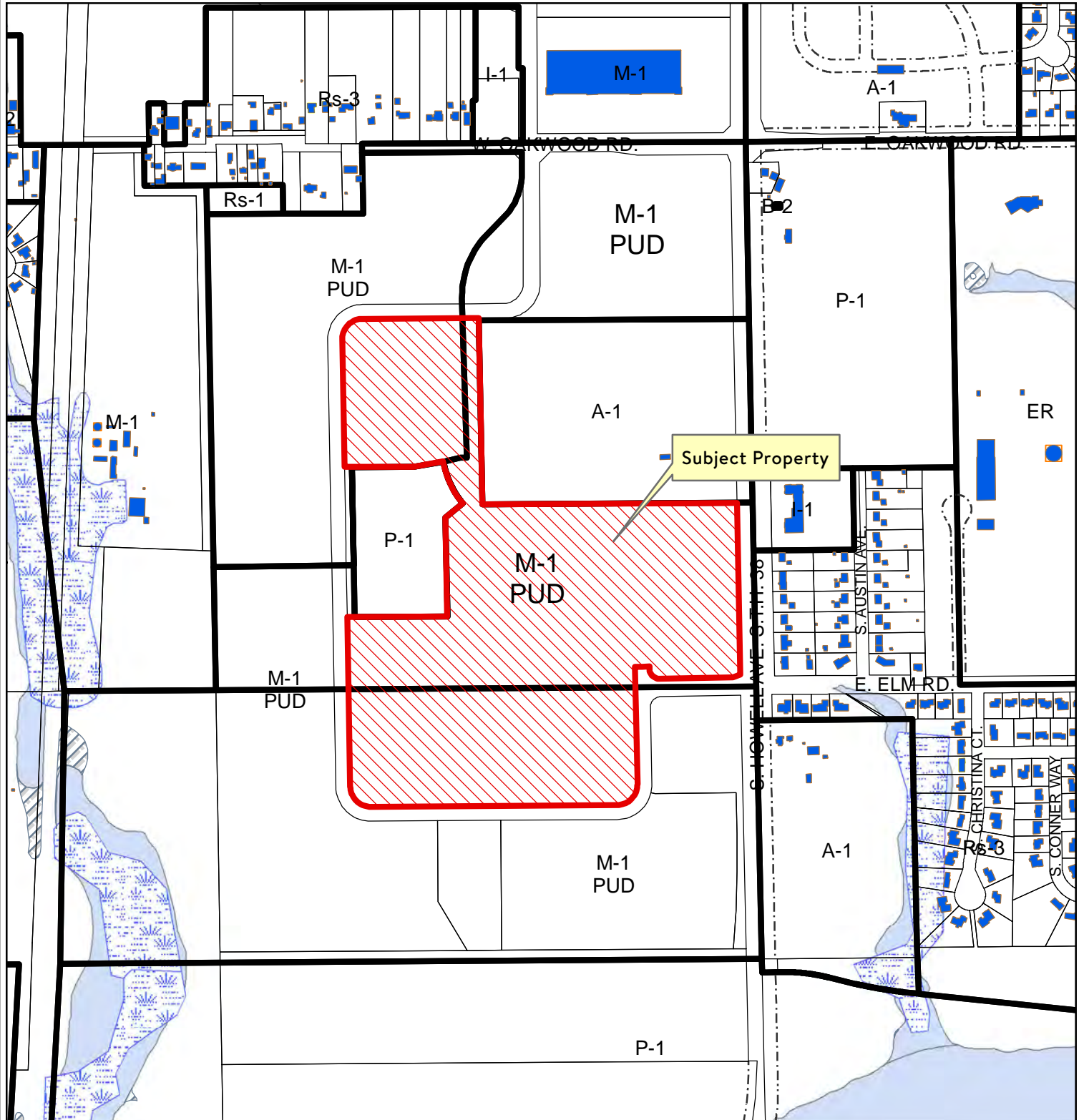
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 300 W. Oakview Parkway



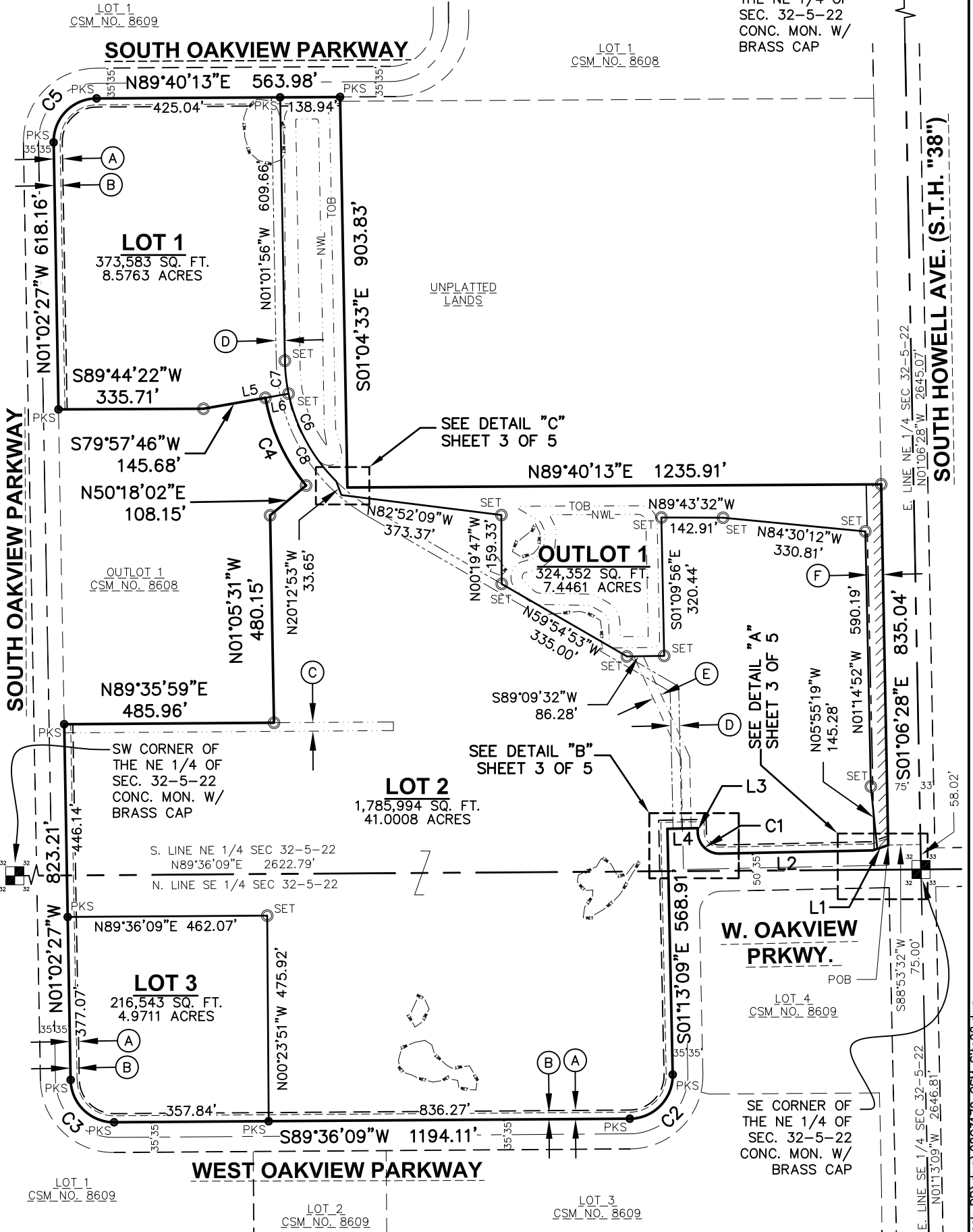
Legend	
	300 W. Oakview Parkway
	Wetland
	Floodfringe
	Floodway

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

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8608, LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

NE CORNER OF THE NE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP



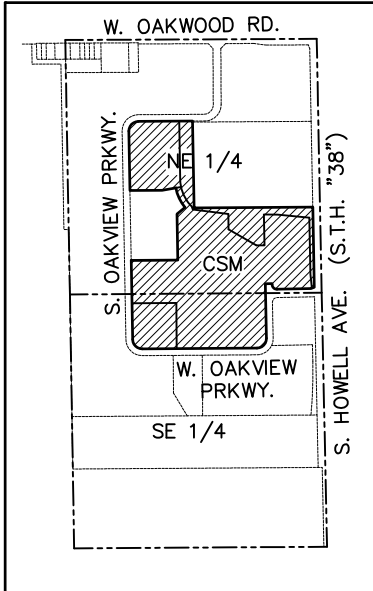
- (A) 20' WIDE GENERAL UTILITY AND SIDEWALK/PATH EASEMENT PER CSM NO. 8608
- (B) 15' ELECTRIC AND COMMUNICATIONS DISTRIBUTION EASEMENT PER DOC. NO. 10385343
- (C) 20' SANITARY SEWER EASEMENT PER CSM NO. 8608
- (D) 20' WATER MAIN EASEMENT PER CSM NO. 8608
- (E) STORM POND, DRAINAGE AND STORM SEWER EASEMENT PER CSM NO. 8608
- (F) WISDOT ROAD RESERVATION PER CSM NO. 8608

SE CORNER OF THE SE 1/4 OF SEC. 32-5-22 CONC. MON. W/ BRASS CAP



**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8608, LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



**VICINITY MAP**

NE 1/4 SEC. 32-5-22  
SE 1/4 SEC. 32-5-22  
SCALE: 1"=2000'

**LEGEND:**

- ⊙ 1" IRON PIPE FOUND & ACCEPTED
- 3/4" REBAR FOUND & ACCEPTED
- PKS ● PK NAIL SET ON PAVEMENT
- SET ⊙ 1"X18" IRON PIPE SET WT. 1.13 LBS/LIN. FT.
- NO DIRECT VEHICULAR ACCESS
- WET--- WETLAND (SEE NOTE BELOW)
- NWL--- PROPOSED POND\* (NORMAL WATER LEVEL)
- TOB--- PROPOSED POND\* (TOP OF BERM)

\* PROPOSED POND LOCATIONS BASED ON OAKVIEW BUSINESS PARK CONSTRUCTION PLAN DATED SEPTEMBER 19, 2013.

**PREPARED FOR:**

WISPARK LLC  
301 WEST WISCONSIN AVENUE  
SUITE 400  
MILWAUKEE, WI 53203

**PREPARED BY:**

**JSD** Professional Services, Inc.  
Engineers • Surveyors • Planners  
MILWAUKEE REGIONAL OFFICE  
N22 W22931 NANCY'S COURT SUITE 3  
WAUKESHA, WISCONSIN 53186  
262.513.0666 PHONE | 262.513.1232 FAX

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°54'30"W	37.39'
L2	S88°46'51"W	354.51'
L3	N01°13'09"W	10.00'
L4	S88°46'51"W	70.00'
L5	S79°57'46"W	200.24'
L6	S79°57'46"W	54.56'

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD BEARING	CHORD	CENTRAL ANGLE
C1	78.54'	50.00'	N46°13'09"W	70.71'	90°00'00"
C2	158.51'	100.00'	S44°11'30"W	142.43'	90°49'18"
C3	155.96'	100.00'	N45°43'08.5"W	140.62'	89°21'23"
C4	226.25'	437.02'	N24°52'05.5"W	223.73'	29°39'45"
C5	158.32'	100.00'	N44°18'53"E	142.30'	90°42'40"
C6	311.29'	404.00'	N23°06'22"W	303.65'	44°08'52"
C7	76.94'	404.00'	N06°29'18"E	76.83'	10°54'44"
C8	234.35'	404.00'	N28°33'44"W	231.08'	33°14'08"

**NOTES:**

CSM NO. 8608 RECORDED ON JUNE 3, 2014 AT MILWAUKEE CO. REGISTER'S OFFICE AS DOC. 10364225.

WETLAND LOCATIONS BASED ON WETLAND DELINEATION REPORT DATED DECEMBER 5, 2008 AS PREPARED BY NATURAL RESOURCES CONSULTING, INC., WITH SUPPLEMENT REPORT BY WETLAND & WATERWAY CONSULTING, LLC DATED DECEMBER 23, 2012 AND WETLAND FILL PERMIT LETTERS ISSUED BY WDNR AND USACOE DATED OCTOBER 30, 2013 AND JUNE 14, 2013, RESPECTIVELY.

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FEMA MAP PANEL NUMBER 55079C0231E, EFFECTIVE DATE: SEPTEMBER 26, 2008.

BEARING BASIS  
ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, WAS USED AS NORTH 01°06'28" WEST.

PROJECT CONVERSION FACTOR: GRID/0.99994301 = GROUND

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

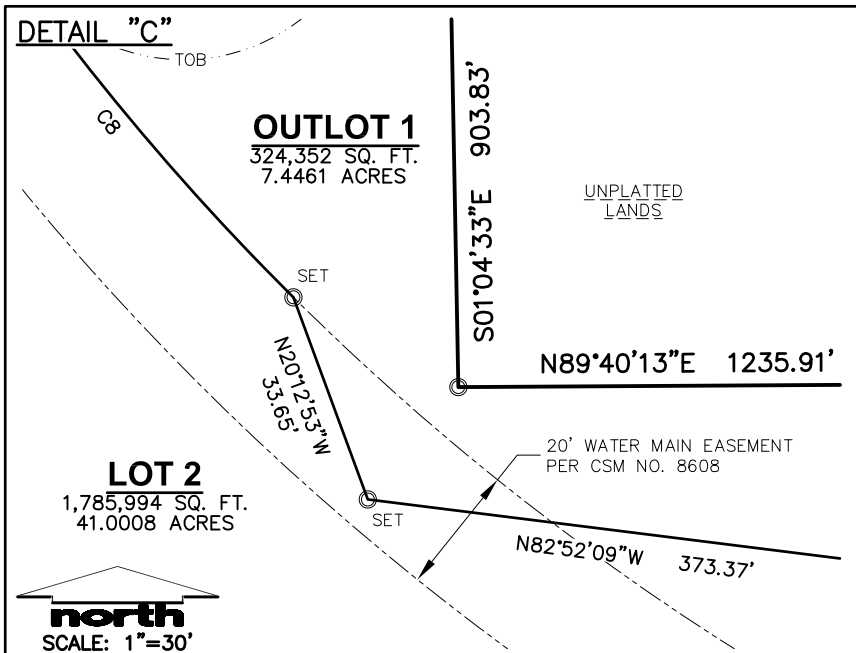
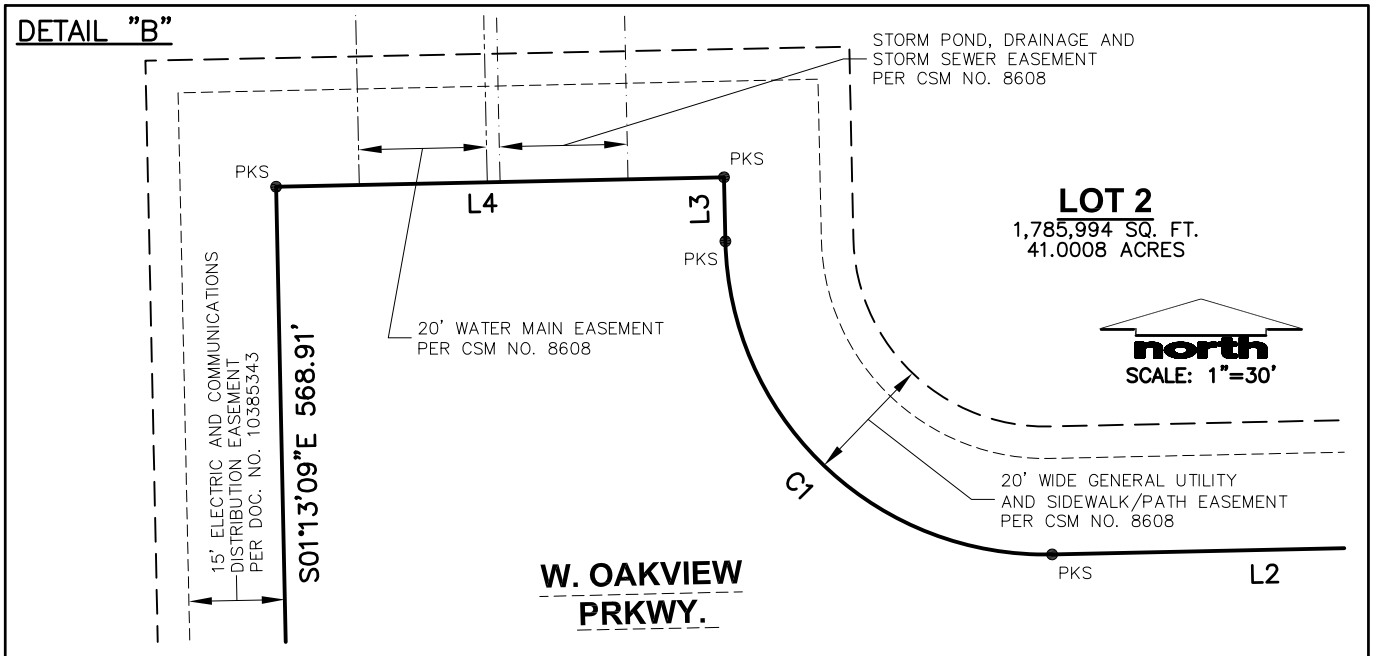
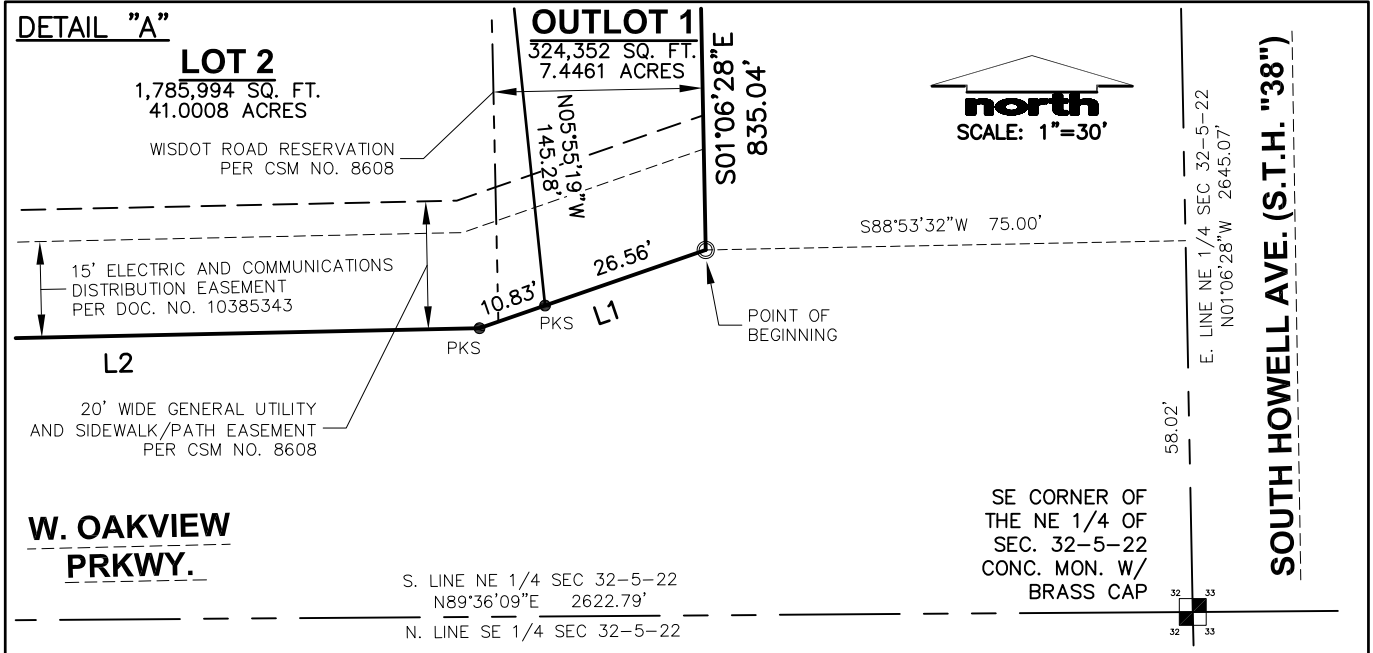
ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

DATED THIS \_\_\_\_\_ DAY OF MAY, 2015  
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8608, LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.





**CERTIFIED SURVEY MAP No.** \_\_\_\_\_

BEING A REDIVISION OF ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8608, LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

State of Wisconsin )  
 ) SS  
Milwaukee County )

I, Rizal W. Iskandarsjach, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped a redivision of all of Lot 2 of Certified Survey Map No. 8608, located in the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4; and Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 32, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 32; thence North 01°06'28" West along the east line of said Northeast 1/4 section, 58.02 feet; thence South 88°53'32" West, 75.00 feet to the west line of South Howell Avenue (State Trunk Highway "38"), the northerly line of West Oakview Parkway and the point of beginning;  
Thence South 70°54'30" West along said northerly line, 37.39 feet; thence South 88°46'51" West along said northerly line, 354.51 feet to a point of curve; thence northwesterly 78.54 feet along said northerly line and along the arc of said curve to the right whose radius is 50.00 feet and whose chord bears North 46°13'09" West, 70.71 feet to a point of tangency; thence North 01°13'09" West along said northerly line, 10.00 feet; thence South 88°46'51" West along said northerly line, 70.00 feet to the westerly line of said West Oakview Parkway; thence South 01°13'09" East along said westerly line, 568.91 feet to a point of curve; thence southwesterly 158.51 feet along said westerly line and along the arc of said curve to the right whose radius is 100.00 feet and whose chord bears South 44°11'30" West, 142.43 feet to a point of tangency and the northerly line of said West Oakview Parkway; thence South 89°36'09" West along said northerly line, 1194.11 feet to a point of curve; thence northwesterly 155.96 feet along said northerly line and along the arc of said curve to the right whose radius is 100.00 feet and whose chords bears North 45°43'08.5" West, 140.63 feet to a point of tangency and the easterly line of South Oakview Parkway; thence North 01°02'27" West along said easterly line 823.21 feet to the southwest corner of Outlot 1 of Certified Survey Map No. 8608; thence North 89°35'59" East along the south line of said Outlot 1, 485.96 feet to the southeast corner of said Outlot 1; thence North 01°05'31" West along the easterly line of said Outlot 1, 480.15 feet; thence North 50°18'02" East along said easterly line, 108.15 feet to a point on a curve; thence northwesterly 226.25 feet along said easterly line and along the arc of said curve to the right whose radius is 437.02 feet and whose chords bears North 24°52'05.5" West, 223.73 feet to the northeast corner of said Outlot 1; thence South 79°57'46" West along the north line of said Outlot 1, 145.68 feet; thence South 89°44'22" West along said north line, 335.71 feet to the northwest corner of said Outlot 1 and the easterly line of said South Oakview Parkway; thence North 01°02'27" West along said easterly line, 618.16 feet to a point on curve; thence northeasterly 158.32 feet long said easterly line and along the arc of said curve to the right whose radius is 100.00 feet and whose chord bears North 44°18'53" East, 142.30 feet to a point of tangency and the southerly line of said South Oakview Parkway; thence North 89°40'13" East along said southerly line, 563.98 feet to the westerly line of Lot 1 of said Certified Survey Map No. 8608; thence South 01°04'33" East, 903.83 feet; thence North 89°40'13" East 1234.91 feet to the west line of said South Howell Avenue (State Trunk Highway "38"); thence South 01°06'28" East along said west line, 835.04 feet point of beginning.

Containing in all 2,700,472 square feet (61.9943 acres) of land, more or less.

All subject to easements and restrictions of record and potential future road widening and government restrictions, if any.

That I have made such survey, land division, and map by the direction of WISPARK LLC, a Wisconsin limited liability company, owner of said lands.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Section 14.82 of the City of Oak Creek requirements for Certified Survey Maps in surveying, dividing and mapping the same.

DATED THIS \_\_\_\_ DAY OF MAY, 2015

\_\_\_\_\_  
Rizal W. Iskandarsjach, P.L.S.  
Professional Land Surveyor, S-2738

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8608, LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

**OWNERS' CERTIFICATES**

WISPARK LLC, a Wisconsin limited liability company, as owner, does hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided, dedicated and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Section 14.82 of the City of Oak Creek requirements for Certified Survey Maps.

WISPARK LLC

\_\_\_\_\_  
Jerold P. Franke, President Date \_\_\_\_\_

State of Wisconsin )  
                                  ) SS  
\_\_\_\_\_ County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above named Jerold P. Franke, the President of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, as Manager, by its authority.

\_\_\_\_\_  
\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

**PLAN COMMISSION APPROVAL**

This Certified Survey Map is hereby approved by the Plan Commission of the City of Oak Creek, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Stephen Scaffidi, Chairman Date \_\_\_\_\_

\_\_\_\_\_  
Douglas Seymour, Secretary Date \_\_\_\_\_

**COMMON COUNCIL APPROVAL**

This Certified Survey Map is approved by the Common Council of the City of Oak Creek, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015 by Resolution Number \_\_\_\_\_.

\_\_\_\_\_  
Stephen Scaffidi, Mayor Date \_\_\_\_\_

\_\_\_\_\_  
Catherine Roeske, City Clerk Date \_\_\_\_\_



# Plan Commission Report

ITEM: 5d

DATE: May 26, 2015

**PROJECT:** Plan Review – Blair Williams, Wired Properties Mixed-Use Buildings

**ADDRESS:** 7979 S. Main St. & 7978 S. Main St. / 350 W. Town Square Way

**TAX KEY NO:** 813-9053-000 & 813-9050-000

**STAFF RECOMMENDATION:** Since the Plan Commission has previously approved these plans in their original form, they would need to approve any revisions. Should the Plan Commission determine that the proposed changes are acceptable, staff recommends the following conditions to be included in the motion for approval:

1. That all building and fire codes are met.
2. That detailed plans for signage are reviewed and approved by the Plan Commission (or the Director of Community Development).

**Ownership:** Blair Williams, Wired Properties, 2022 E. North Ave. #300, Milwaukee, WI 53202

**Size:** 1.1680 acres & 1.5473 acres

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

**Adjacent Zoning:**

- North – DTSMUPDD, Drexel Town Square Mixed Use Development District
- East – DTSMUPDD, Drexel Town Square Mixed Use Development District
- South – DTSMUPDD, Drexel Town Square Mixed Use Development District
- West – DTSMUPDD, Drexel Town Square Mixed Use Development District

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** In September of 2014, the Plan Commission approved plans for two mixed-use buildings (A & B) on the properties above. Since that approval, several changes to the exterior building design and materials have occurred and are the subject of this review. While many of the changes appear to be minor, they nonetheless reflect noticeable differences from the plans that were previously approved by the Commission.

As a reminder, the review of these building plans are governed by the general development plan and regulating plan for the Drexel Town Square Mixed Use Planned Development. Under the terms of the adopted regulating plan, the Oak Creek Plan Commission is charged with interpreting and assuring compliance with the DTSMUPDD. Building permits will not be issued without Plan Commission approval.

Copies of the approved and proposed plans are included in your packets. The proposed changes are summarized below:

- Window placement and quantities were adjusted based on final unit layouts.

- The original balcony design at the back side of both buildings was simplified. A decorative screen proposed in the original design was eliminated.
- The fiber cement siding color and pattern was revised per the client's request. Building A originally included browns/wood tones with warm gray cement board. Building A is now comprised of multiple gray and white tones with yellow fiber cement accent panels primarily on the west elevation. Building B originally was a primarily brown and tan building. The east side now incorporates a multicolored fiber cement pattern in gray, gray/brown, and red tones.
- The phenolic wood panels, which accented windows and balconies, were replaced with aluminum composite panels.


These changes are consistent with the Drexel Town Square Mixed Use Planned Development District General Development Plan and Regulating Plan. It is the Plan Commission's discretion to determine whether these changes to the original approved building plans are acceptable.

Prepared by:



Kari Papelon, CFM, AICP  
Planner

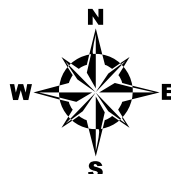
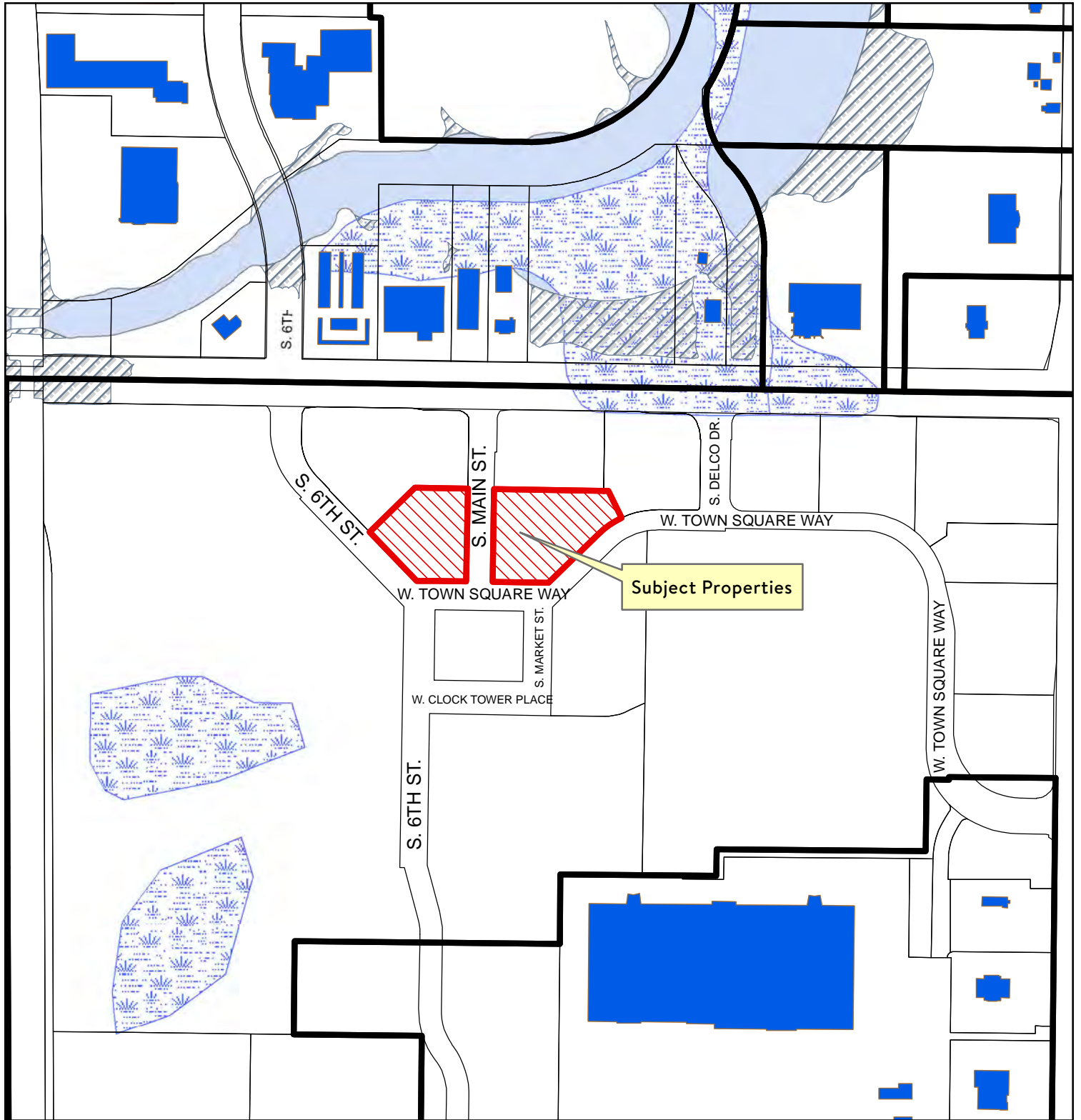
Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map

7979 S. Main St. & 7978 S. Main St./350 W. Town Square Way



Legend	
	Subject Properties
	Wetland
	Floodfringe
	Floodway

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

**APPROVED**

PC Approval Date: 9-23-14



**BUILDING A**  
 - 1 LEVEL UNDERGROUND PARKING  
 - 1 LEVEL OF RETAIL AT GRADE  
 - 3 LEVELS OF APARTMENTS

# BUILDING "A" EAST ELEVATION

**RINKA|CHUNG**

© RINKA CHUNG ARCHITECTURE INC 2014

PRELIMINARY DRAFT  
NOT FOR CONSTRUCTION

AUGUST 26, 2014  
130111  
1/16" = 1'-0"

**APPROVED**

PC Approval Date: 9-23-14



- BUILDING A**
- 1 LEVEL UNDEGROUND PARKING
  - 1 LEVEL OF RETAIL AT GRADE
  - 3 LEVELS OF APARTMENTS

## BUILDING "A" SOUTH ELEVATION

**RINKA|CHUNG**

© RINKA CHUNG ARCHITECTURE INC 2014

PRELIMINARY DRAFT  
NOT FOR CONSTRUCTION

AUGUST 26, 2014  
130111  
1/16" = 1'-0"

**APPROVED**

PC Approval Date: 9-23-14



**BUILDING A**  
- 1 LEVEL UNDERGROUND PARKING  
- 1 LEVEL OF RETAIL AT GRADE  
- 3 LEVELS OF APARTMENTS

## BUILDING "A" WEST ELEVATION

**RINKA|CHUNG**  
© RINKA CHUNG ARCHITECTURE INC 2014

PRELIMINARY DRAFT  
NOT FOR CONSTRUCTION

AUGUST 26, 2014  
130111  
1/16" = 1'-0"



**APPROVED**

PC Approval Date: 9-23-14



- BUILDING A**
- 1 LEVEL UNDERGROUND PARKING
  - 1 LEVEL OF RETAIL AT GRADE
  - 3 LEVELS OF APARTMENTS

## BUILDING "A" NORTH ELEVATION

**RINKA|CHUNG**

© RINKA CHUNG ARCHITECTURE INC 2014

PRELIMINARY DRAFT  
NOT FOR CONSTRUCTION

AUGUST 26, 2014  
130111  
1/16" = 1'-0"

**APPROVED**

PC Approval Date: 9-23-14



**BUILDING B**  
- 1 LEVEL UNDERGROUND PARKING  
- 1 LEVEL OF RETAIL AT GRADE  
- 2 LEVELS OF APARTMENTS

## BUILDING "B" WEST ELEVATION

**RINKA|CHUNG**  
© RINKA CHUNG ARCHITECTURE INC 2014

PRELIMINARY DRAFT  
NOT FOR CONSTRUCTION

AUGUST 26, 2014  
130111  
1/16" = 1'-0"

**APPROVED**

PC Approval Date: 9-23-14



- BUILDING B**  
- 1 LEVEL UNDEGROUND PARKING  
- 1 LEVEL OF RETAIL AT GRADE  
- 2 LEVELS OF APARTMENTS

# BUILDING "B" SOUTH ELEVATION

**APPROVED**

PC Approval Date: 9-23-14



- BUILDING B**
- 1 LEVEL UNDERGROUND PARKING
  - 1 LEVEL OF RETAIL AT GRADE
  - 2 LEVELS OF APARTMENTS

## BUILDING "B" EAST ELEVATION

**RINKA|CHUNG**

© RINKA CHUNG ARCHITECTURE INC 2014

PRELIMINARY DRAFT  
NOT FOR CONSTRUCTION

AUGUST 26, 2014  
130111  
1/16" = 1'-0"

**APPROVED**

PC Approval Date: 9-23-14



- BUILDING B**  
- 1 LEVEL UNDEGROUND PARKING  
- 1 LEVEL OF RETAIL AT GRADE  
- 2 LEVELS OF APARTMENTS

## BUILDING "B" NORTH ELEVATION

**RINKA|CHUNG**  
© RINKA CHUNG ARCHITECTURE INC 2014

PRELIMINARY DRAFT  
NOT FOR CONSTRUCTION

AUGUST 26, 2014  
130111  
1/16" = 1'-0"

**APPROVED**

PC Approval Date: 9-23-14



**WIRED**  
PROPERTIES

**PHELAN**  
DEVELOPMENT

© RINKA CHUNG ARCHITECTURE INC 2014

**APPROVED**

PC Approval Date: 9-23-14



PEDESTRIAN ARCADE



**WIRED**  
PROPERTIES

**PHELAN**  
DEVELOPMENT

© RINKA CHUNG ARCHITECTURE INC 2014

**APPROVED**

PC Approval Date: 9-23-14



**WIRED**  
PROPERTIES

**PHELAN**  
DEVELOPMENT

© RINKA CHUNG ARCHITECTURE INC 2014



**APPROVED**

PC Approval Date: 9-23-14



**WIRED**  
PROPERTIES

**PHELAN**  
DEVELOPMENT

© RINKA CHUNG ARCHITECTURE INC 2014

**APPROVED**

PC Approval Date: 9-23-14



**WIRED**  
PROPERTIES

**PHELAN**  
DEVELOPMENT

© RINKA CHUNG ARCHITECTURE INC 2014

**APPROVED**

PC Approval Date: 9-23-14



**WIRED**  
PROPERTIES

**PHELAN**  
DEVELOPMENT

© RINKA CHUNG ARCHITECTURE INC 2014

**APPROVED**

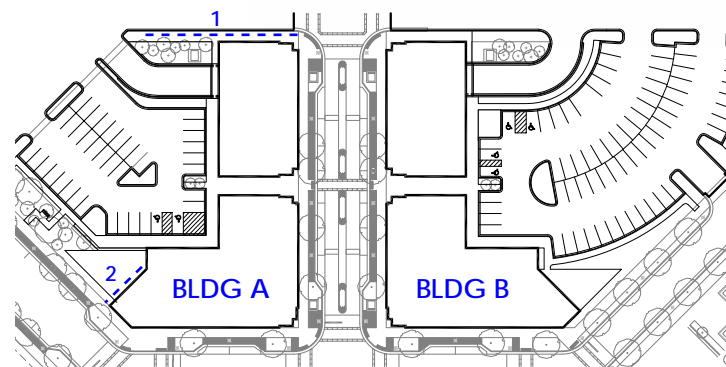
PC Approval Date: 9-23-14

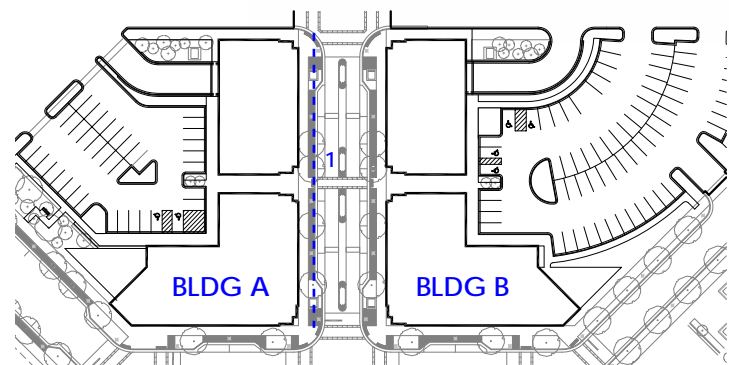


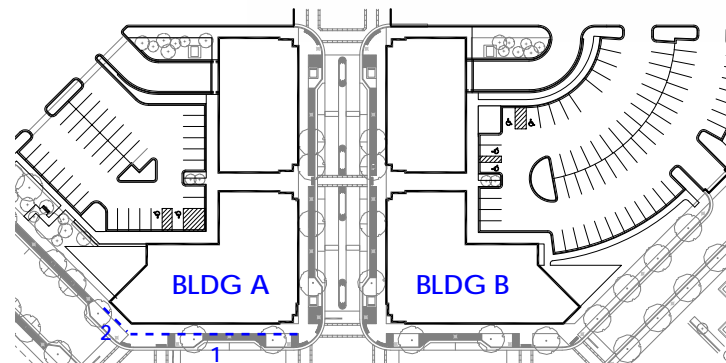
**WIRED**  
PROPERTIES

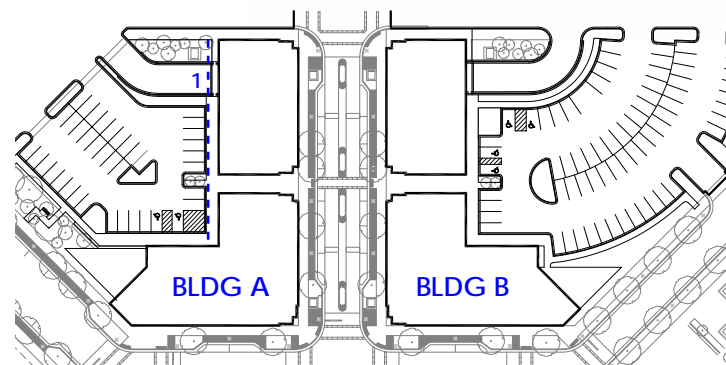
**PHELAN**  
DEVELOPMENT

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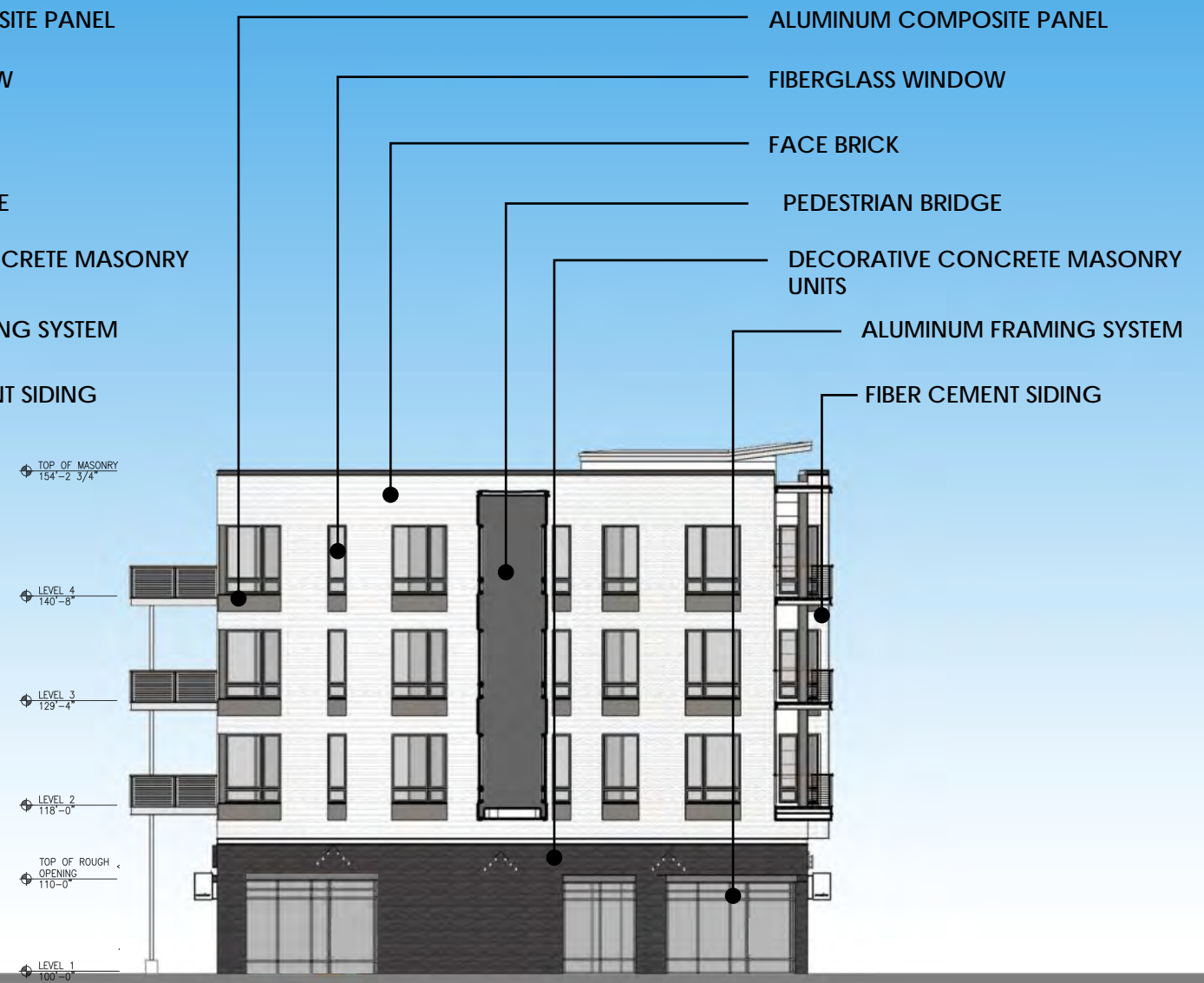




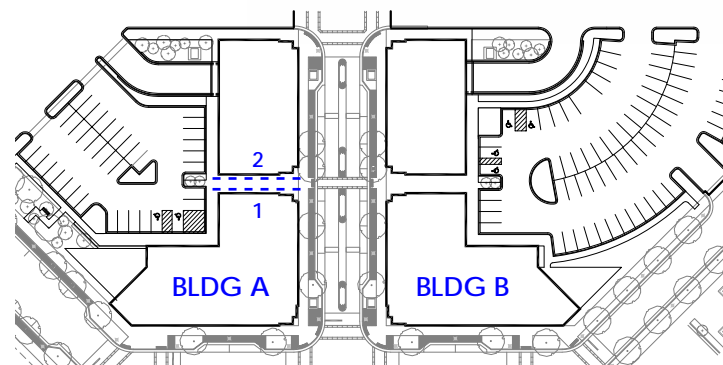


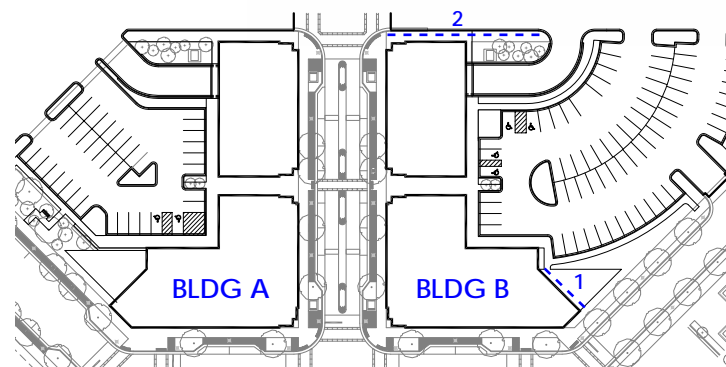
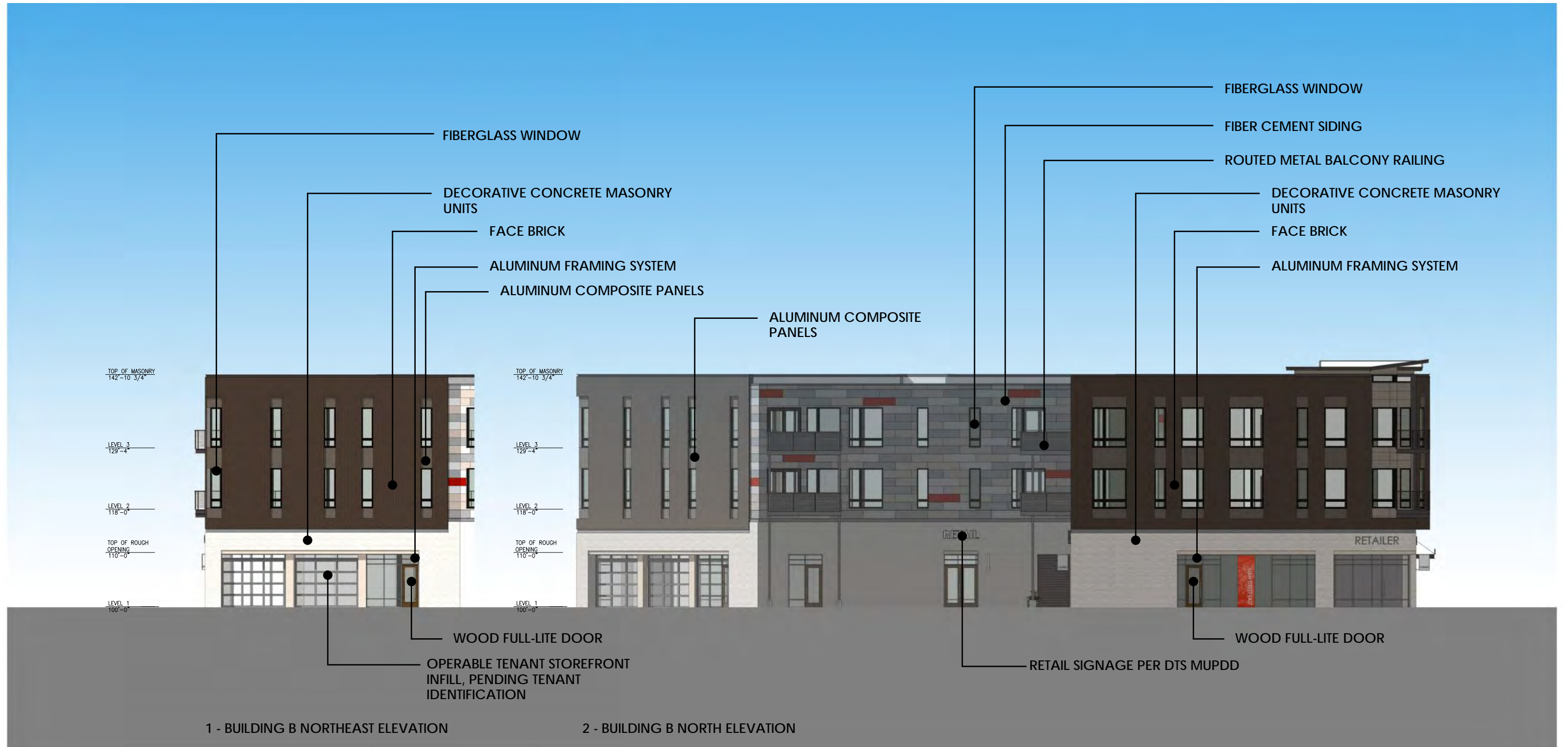


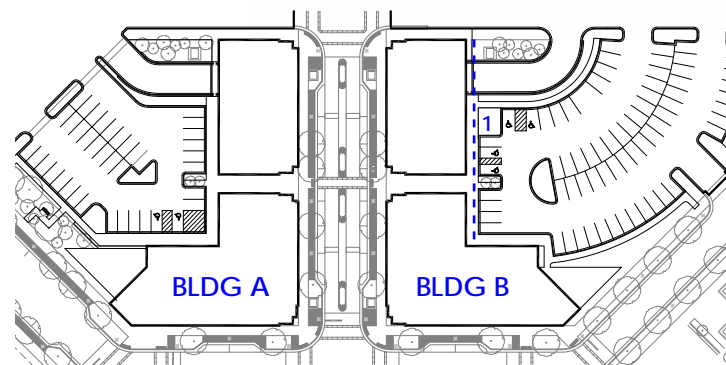
1 - BUILDING A AT BRIDGE - NORTH ELEVATION

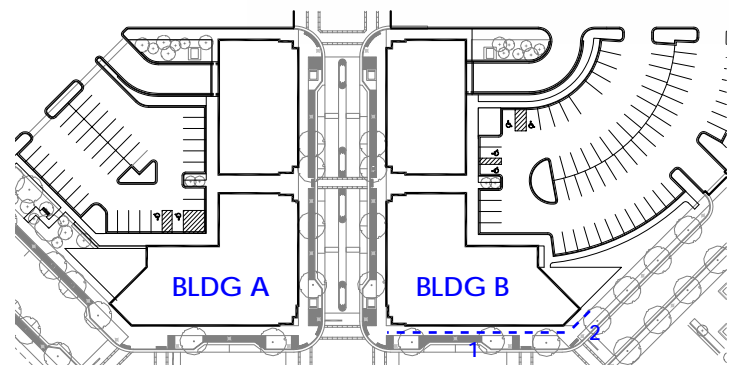


2 - BUILDING A AT BRIDGE - SOUTH ELEVATION



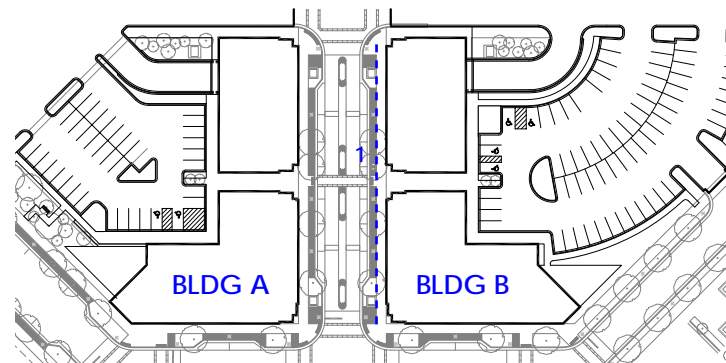


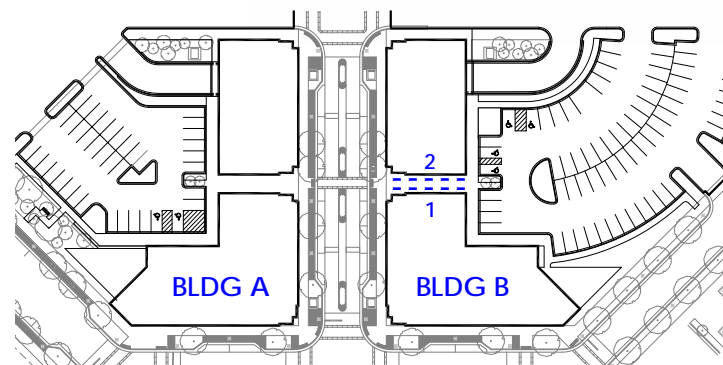






1 - BUILDING B WEST ELEVATION





# DREXEL TOWN SQUARE - MAIN STREET APARTMENTS

BUILDING A WEST ELEVATION  
N.T.S.



- BENJAMIN MOORE 2152-30 "AUTUMN GOLD" OR SIMILAR
- BENJAMIN MOORE OC-47 "ASHWOOD" OR SIMILAR
- BENJAMIN MOORE AC-26 "OZARK SHADOWS" OR SIMILAR
- BENJAMIN MOORE AC-30 "WINTER GATES" OR SIMILAR

BUILDING B EAST ELEVATION  
N.T.S.



- BENJAMIN MOORE 2006-10 "MERLOT RED" OR SIMILAR
- BENJAMIN MOORE 2108-60 "ABALONE" OR SIMILAR
- BENJAMIN MOORE 2108-51 "SILVER FOX" OR SIMILAR
- BENJAMIN MOORE 2108-40 "STARDUST" OR SIMILAR

COLOR SELECTION PENDING - FINAL COLORS TO BE COORDINATED WITH OWNER AND CITY OF OAK CREEK UPON SELECTION.

## CEMENT BOARD COLOR ELEVATIONS



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