



PLAN COMMISSION MEETING AGENDA

TUESDAY, June 9, 2015
AT 6:00 PM

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- 1) ROLL CALL
 - 2) Minutes of the May 26, 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 140 W. Town Square Way submitted by Paul Radermacher, Sign Me Up of Wisconsin, that would allow Water Street Brewery to install three signs on the grain tank on the north elevation and a wall sign on the north elevation (Tax Key No. 813-9043). Follow this item on Twitter **@OakCreekPC#OCPCWaterStreet**.
 - b) Hold a public hearing on a proposed sign appeal for the property at 150 W. Town Square Way submitted by Jason Hill, Chick-fil-A, Inc., that would allow the applicant to erect a wall sign on the west elevation and a wall sign on the south elevation of the building (Tax Key No. 813-9047). Follow this item on Twitter **@OakCreekPC#OCPCChickFilA**.
 - 5) OLD BUSINESS
 - a) 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**.
 - 6) NEW BUSINESS
 - a) SIGN APPEAL - Consider a request for sign appeal for the property at 140 W. Town Square Way submitted by Paul Radermacher, Sign Me Up of Wisconsin, that would allow Water Street Brewery to install three signs on the grain tank on the north elevation and a wall sign on the north elevation (Tax Key No. 813-9043). Follow this item on Twitter **@OakCreekPC#OCPCWaterStreet**.
 - b) SIGN APPEAL - Consider a request for sign appeal for the property at 150 W. Town Square Way submitted by Jason Hill, Chick-fil-A, Inc., that would allow the applicant to erect a wall sign on the west elevation and a wall sign on the south elevation of the building (Tax Key No. 813-9047). Follow this item on Twitter **@OakCreekPC#OCPCChickFilA**.
 - c) CONDITIONS AND RESTRICTIONS – Review Conditions and Restrictions for automobile and truck engine and body repair and storage of vehicles and equipment submitted by Mike Airolti,

Airoldi Brothers, LLC, on a portion of the property at 7350 S. 10th St. (Tax Key No. 764-9054-000). Follow this item on Twitter **@OakCreekPC#OCPCAiroldi**.

- d) PLAN REVIEW - Review site, building, and landscaping plans submitted by Midwest Twisters for a proposed addition to the existing building on the property at 600 E. Rawson Ave. (Tax Key No. 733-9009). Follow this item on Twitter **@OakCreekPC#OCPCMWTwisters**.
- e) PLAN REVIEW - Review site, building, and landscaping plans submitted by PPG for a proposed addition to the existing building on the property at 10800 S. 13th St. (Tax Key No. 975-9999-002). Follow this item on Twitter **@OakCreekPC#OCPCPPG**.
- f) PLAN REVIEW - Review site and landscaping plans submitted by RJ Bast, Go Riteway, for a proposed expansion of the parking area on the properties at 7433 S. 10th St., 7480 and 7460 S. 13th St. (Tax Key Nos. 764-9052-000, 764-9012-001, 764-9007). Follow this item on Twitter **@OakCreekPC#OCPCRiteway**.

7) 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 26, 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; Asst. Fire Chief Mike Kressuk; Battalion Chief Tom Jonson; Doug Seymour, Director of Community Development.

Commissioner Dickmann moved to approve the May 12, 2015 meeting minutes. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**Certified Survey Map
Wimmer Communities**

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

Tax Key Nos. 736-8010-001, 736-8999-004, 736-8999-003, 736-8007, 736-8990-001, 736-8011

Ms. Papelbon provided an overview of the proposal.

Commissioner Siepert asked if the applicant has spoken to the Oak Creek Water and Sewer Utility about the private sanitary sewer lines crossing property lines. Ms. Papelbon responded that Ron Pritzlaff, Utility Engineer, has had further conversations with the applicant and they are working through those issues. Nick Wimmer, Wimmer Communities, 5300 S. 108th St., stated that they will be working with the Utility to shorten a storm sewer line with a manhole being eliminated so that it does not cross a property line. They will also be revising the CSM to move the property line over so that it does not encompass the utility line.

Commissioner Dickmann asked about the comment in the staff report regarding the sanitary sewer lines as it related to the property being divided in the future. Ms. Papelbon responded this comment is included so that if the property is divided or reconfigured, water lines cannot cross property lines.

Commissioner Dickmann moved 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 and 6955 S. 13th St. be approved, with the following conditions:

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

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

Conditional Use Permit

Airoldi Brothers

7350 S. 10th St.

Tax Key No. 764-9054

Ms. Papelbon provided an overview of the proposal and noted that the area identified as gravel is proposed to be trailer parking. Sec. 17.0403(f)(1) requires all off street parking lots to be paved. Staff is recommending that the storage of vehicles and equipment be confined to the paved or concrete area of the site. Should the applicant seek to utilize the gravel areas for storage of vehicles and equipment, they would need to pave them. Ms. Papelbon stated that if the Plan Commission approves this conditional use permit, conditions and restrictions should limit the storage of vehicles and equipment to only those which are being actively worked on in the facility. There should be no long term outdoor storage of equipment and vehicles on the property.

Mayor Scaffidi asked the applicant if they agreed with what Ms. Papelbon stated as far as the vehicles. Craig Aimars, 6510 S. 6th Street, concurred.

Commissioner Chandler asked if this was temporary for storage and repairs. Mr. Aimars stated that they would park there for the night and move out the next day. There will be a constant rotation going through there.

Alderman Bukiewicz asked about security/fencing concerns. Mr. Aimars responded that they do not plan on adding any security measures. Joseph Campione is in the main building on the property. Airoldi Brothers would be running two shifts and having tractors coming through the night to move trailers out of there. He feels there will be enough supervision there through the night that they won't need anything additional.

Mr. Aimars requested a variance to park on the gravel with trailers. Ms. Papelbon responded that staff did bring to the applicant's attention that there is the section of the Code that requires paving, but it is up to the Plan Commission to determine if the gravel area can continue to be used rather than paving it.

Commissioner Siepert asked what the maximum number of trucks there may be at any given time. Mr. Aimars responded probably about 10 trailers. They are planning to bring some of their 6th Street location equipment to this location. They may be keeping 6 or 7 tractors over there which will be on the blacktop on the east end of the building where there are parking spots. The tractors will stay on the paving. Mr. Aimars stated that they are anticipating 16 vehicles on site. Mr. Seymour inquired about the equipment being brought from the 6th Street location. Mr. Aimars responded that they would be bringing their equipment to the 10th Street location for repair, and then the equipment will be sold. It will not be sold from this location.

Alderman Bukiewicz asked about fire access as it related to the trailer parking. Asst. Fire Chief Mike Kressuk responded that there is a significant amount of parking and access roads there. As long as they maintain property access paths around the structure and then to Campione's, that should be sufficient. Mr. Kressuk noted that any facility utilized as a repair garage would be subject to fire codes. The owner/lease would have to meet with the Fire Department to discuss any upgrades to the building.

Commissioner Correll asked about the consistency of allowing gravel parking in the industrial parks. Mr. Seymour responded that staff has been consistent in requiring paving of parking areas unless it can be demonstrated that there is a functional reason not to do so. Commissioner Correll asked if there was a functional reason for allowing the gravel to remain. Mr. Aimars responded that trailers function better on stone. Because of the limited area, the turns will be tight and the wheels skid and tear up asphalt. When the trucks are maneuvering on stone, it is not as much of an issue.

Commissioner Johnston asked if they have issues with their paved parking lot at their other location. Mr. Aimars responded that they do. They repaved last year and because of the damage from the trailers, they will be doing significant repairs to the lot this year.

Alderman Bukiewicz moved 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. 10th 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).

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

Preliminary Plat
Oak Creek Land Investment, LLC
3110, 3260, 3300 E. Elm Road
Tax Key Nos. 959-9991, 960-9994, 960-9993-001

Ms. Papelbon provided an overview of the proposal.

Commissioner Johnston stated that Engineering staff has been working very closely with the applicant regarding storm water management issues. There are two ponds proposed. It is basically splitting the acreage that did go into Oakwood Lakes in half. There has been a prolonged drainage issue along the existing properties, where a catch basin will be added to take care of that drainage and get the water to the pond. One pond will discharge to the south to Elm Road, and one pond will discharge into the existing storm sewer and will go to Oakwood Lakes.

Commissioner Carrillo recused herself from taking action on this item due to the close proximity of her property to the proposed subdivision.

Commissioner Chandler asked why Lot 4 does not meet Code requirements. Ms. Papelbon explained that comment is from a previous version of the plan. That lot is now in compliance per the new plan that has been submitted.

Alderman Bukiewicz asked about Fire Department access and their requirement of two accesses. Battalion Chief Tom Jonson stated that one of the Fire Department concerns is when the site is under construction. He suggested a temporary drive or road off of Elm Road. Mr. Jonson stated that as long as Ricky Drive is maintained and kept open and there is Fire Department accessibility to get to it from the north from Oakwood, they would be okay with that.

Alderman Bukiewicz asked what the distance was from Elm Road to the proposed development. Joe Bukovich, Pointe Real Estate 13400 Bishop's Lane, Brookfield, responded it is about 1,200 feet from Elm Rd. to the south portion of the phase they are proposing.

Alderman Guzikowski asked when the next phase would be coming in because he is hard-pressed to see this through with Ricky Drive being the only access to the subdivision for an extended period of time. Mr. Bukovich stated the water is about 1,500 feet to the east of the property and the sewer is over 20 feet deep. The cost to develop the easterly side, which will be the next phase of the development, raises the cost of the lots. They would need the market price to be in the \$95,000 to \$100,000 range. Right now lot prices are in the \$60,000 to \$70,000 range. In terms of access to the cul-de-sac, there are two access points through Oakwood Lake Estates. The code allows for 15 lots in a cul-de-sac. There will be adequate support for hauling dump trucks and equipment into the site off of Elm Road if weather conditions permit. So there are two access points to the cul-de-sac and if absolutely necessary, there is access across the field from Elm Road.

Arden Degner, 8540 S. Pennsylvania Ave., asked if there would be curb and gutter and sidewalk in this proposed subdivision. Mr. Bukovich responded yes.

Doug Krimmer, 3170 E. Lindy Lane, referenced Mr. Bukovich's statement that in order to bring development off of Elm Road, lot prices would have to be in the \$90,000 range. Mr. Krimmer stated that they represent 11 lots on Oakwood currently just west of the train tracks, which are listed in the upper 80s.

Mr. Krimmer stated they would have to prohibit any type of construction vehicles coming through for any development that would have to come off of Ricky Lane. Mayor Scaffidi stated that is correct.

Mr. Krimmer invited the Fire Commissioner to come through Oakwood Lake Estates. He stated that they would not get the fire truck through there to access these homes. Mr. Jonson stated he spoke with Asst. Chief Kressuk and he stated that as long as it is wide enough, and it appeared that it was, that he was okay with it. Mr. Jonson stated that he would also want to take a look at it himself.

Mr. Krimmer stated that it is a very tight squeeze around corners. If there is a parked car, you are not going to get around there with any type of service vehicle. Mr. Krimmer stated that safety has been one of their main concerns as to why they have not wanted any connection with the development to the south. They wanted Oakwood Lake Estates to be an autonomous development. They have over 100 juveniles in their neighborhood and they have significant safety issues. There are no sidewalks. There are no street lights. Mr. Krimmer stated that this proposal is going to result in a 16% increase in traffic.

Mr. Krimmer stated that he believes the developer is “cherry-picking” the best part of this property and going to cash in on it with no real assurances that they are going to follow through with the rest of the development. At their meeting, he stated that it could take 15 years for them to open it up. Mr. Krimmer stated that moving forward with this plan would be nice if they would have some type of sunset requirement with which something would have to be done to protect them.

Mr. Krimmer stated that the water level is one foot higher than all of the calculations that Mr. Johnston says. It does function properly, but it is at a steady state one foot, which is about 2.7 million gallons higher than what it was designed for.

Mr. Krimmer stated that this is the second proposal that that Point Real Estate has come to. One was a cul-de-sac and now there is a gate. He stated that they have been told that there is not a viable solution to come off of Elm Road. The discrepancy is bringing the utilities down Elm. Mr. Krimmer stated he did not think it was 1,500 feet. Mr. Bukovich stated it is close to 1,000. Mr. Krimmer stated it gives the developer two more lots because they can go 15 off of Elm Road that they can't come off of Ricky Lane. It gives the City two more lots to collect taxes on. It also goes across several properties that would be assessed to share some of that cost. Mr. Krimmer stated he believed that this is part of the plan to eventually bring sewer and water down Elm. They are trying to siphon off the best off the top right in the beginning and then at the end, it is going to make it harder for them to justify them going down Elm with the utilities. Mr. Krimmer stated that if they could come up with some solution where there is shared cost between Point Real Estate and the City or something to start bringing the utilities down. He asked what the plan was for Elm Road long term. Mr. Seymour stated that every portion of the City has a Master Plan of utilities. There is no calendar that says this is going to happen next year, five years, or ten years. A lot of that is customer-driven. Commissioner Johnston stated that the City typically does not install utilities or roads, it just maintains them. Nothing is in the plan for the next 10 years for Elm Road.

Mr. Krimmer stated he would like to see more investigation on starting the development off of Elm Road to the east where 15 lots could be circled and try to come up with some amicable solution with which to cover the cost of extending the utilities.

Nick Kelly, 3207 E. Lindy Lane, distributed several pictures he took of the traffic situations in the Oakwood Lake Estates Subdivision. He stated that the road, as is, is not necessarily wide enough for the needs of the subdivision. When you put traffic in there and you put more houses in there, and you still have a need to get service and emergency vehicles in and out of there, it creates a larger problem. Mayor Scaffidi asked if parking is currently allowed on both sides of the street. Mr. Kelly responded yes. Commissioner Correll asked for the Fire Department's response to the problems in that neighborhood currently. Mr. Jonson stated the Fire Department has been in there, and he has not been notified of any response issues they have had in that area.

Mike Mecha, 10420 S. Justin Dr., commented on the northernmost pond that will dump into the Oakwood Lake Estates pond. He asked the Commission to take a look at that and maybe reroute that water out and around all the way to the east and then back down Oakwood Dr. Right now the phosphate levels are .072 milligrams per liter, which is more than double the recommended phosphate levels. They have worked very hard in the subdivision to keep all of the residents from using phosphates. They have no control over this and as that water from the new development starts to drain into that pond and then back into theirs, the levels are going to go through the roof. Mayor Scaffidi asked where the phosphate level readings came from. Mr. Mecha responded that it was tested by Northern Lakes, a regular certified testing facility. They do their e-coli testing with them. Mr. Mecha stated that is where the problem is going to lie. They have no control over those folks and when they start putting tons of phosphate on their lawns and it drains into that pond and into theirs, it is going to cause them a major concern.

Dave Blake, 3283 E. James Dr., stated there is no definite calendar of time when the rest of the loop will be completed and the Ricky Drive access will be shut off. If there is ever a time Elm and Oakwood are connected through to their subdivision, it is going to be Indy 500 trying to get onto Oakwood to get to the Deerfield Elementary School subdivision. Anybody going down Elm has to wait to go north on Hwy 32. He asked that this be taken into consideration as it adds to the safety issues.

Valerie Kaye, 3200 E. Lindy Lane, stated that because of the stop sign right there right now, once they open up that road, the lights will shine directly into her home. On March 10, there were cars parked there. She was able to take pictures and it basically lights up her living room and lights up her bedroom in the front of her house. With that road open, there will be constant lights shining into her house, which causes her great concern. She stated that she is a big proponent of having Elm Road open instead of Ricky Road open.

Mark Henschel, 10473 S. George Dr., stated that there is support for single family development on that land. He doesn't feel anyone is against that in any way. He stated that it doesn't seem unreasonable to have the developer bring a road off of Elm since they have to use that for construction traffic and eventually that is probably going to be a main entrance into that development. There is a gravel road there that they are talking about using and it seems there is already an access point. Mr. Henschel stated that this particular development that was submitted here he personally does not support. He knows there was a prior development that was put forth that he was more in support of than this. He stated that being a dad with young kids in Oakwood Lake Estates, he has little kids biking and walking on the roads with no sidewalk and tight curves, and it makes him extremely nervous to have more traffic.

Kelly Gehrke, 3173 E. Lindy Lane, stated her concern about the water. She lives right behind the development and it is a mini lake back there. It floods the whole backyard and goes off into the drive, off into the farmer field in her backyard. It almost covers the electrical box. It is that high. She is really worried about that. Mayor Scaffidi asked Commissioner Johnston if the stormwater plan will help the situation that was just described. Commissioner Johnston responded that that is the intent of the stormwater plan to help the situation that is out there.

Matthew Holl, 3249 E. Lindy Lane, stated he wanted to know why they are talking about connecting to Ricky Dr. in the first place, which in his opinion is financial. He stated that the developer stated they have to connect to Ricky Dr. in order make this a viable project. The whole project is in the neighborhood of 104 lots. He stated that the average price for lots in Oak Creek is \$65,000. This project is about \$6.5 million, probably more than that, because the lots are going to be a bit higher than average for Oak Creek. That is a big number. To say that a \$6.5 million project can't afford to have road put in and can't afford to cover the costs of developing the earlier phases, he doesn't accept that idea. He stated that if the project has merit, the developers will be able to find lenders who will give them the money they need to fund the early phases at a reasonable interest rate, and that they will be able to do that without having to come off of Ricky Lane (sic).

Steve Bautch, 3264 E. Lindy Lane, asked why they couldn't start by building in the area closer to Elm Road and develop 15 homes. They could have a cul-de-sac. He doesn't believe the distance to carry the sewer would be 1,000 feet. Mr. Bautch pointed out alternatives to the subdivision layout on the projected plan. Mayor Scaffidi stated that they are here to review the proposal that this developer has put forth. They can speculate on how they can lay it out differently, but they are there to discuss what the developer is proposing specifically. Mr. Bukovich stated they spent a considerable amount of time looking at different ways to avoid connecting to Ricky Drive. At this point, the construction numbers do not make sense. The construction costs cannot be absorbed by lot pricing at this point. Mr. Bukovich stated that the construction roads are not built to the same standards as public roads. Sewer and water have to be put in first, so there is not a simple solution to putting in a construction road.

Mr. Bukovich stated that if there is such a concern about getting fire trucks in, the house in Oakwood Lake Estates adjacent to the proposed subdivision is the same as the first house in the proposed subdivision. The City should welcome the ability to be able to have an emergency access.

Mr. Bukovich stated that because he doesn't know what the market is going to do, he cannot estimate how long it will take to construct the other phases of this development.

Mr. Bukovich stated that as far as phosphates, when they met with the homeowners, the concern they had was the runoff from the proposed lots going into their pond. He thought that was very reasonable and he agreed to deed restrict those lots to using the same fertilizer that drains into their pond now.

Mr. Bukovich stated that after the public hearing on the rezoning, they flipped the cul-de-sac around, they took half the drainage away, prepared a concept plan, which they were asking for showing how the rest of the site is developed, they worked with the neighbors on the phosphate issue. Mr. Bukovich stated they would be willing to continue to work with the homeowners if they wish the new development to join the homeowner association.

Mr. Bukovich stated that there is a significant amount of fill that has to go in there to get the drainage to go to the proper direction. It is already June, and by the time they get through, it is going to be August and they need to fill the site in order to get utilities in and get it paved. Mr. Bukovich anticipates doing the grading this year, the utilities over winter, and paving next year.

Mr. Bukovich stated as far as the gate is concerned, they would be willing to restrict the land for future development. Once the east side is developed and the binder course is down, the gate can be put up. This is in writing and it is recorded.

Felipe Maldonado, 3201 E. James Dr., stated it is upsetting that he has to compromise his kids' safety so Mr. Bukovich's company can make a profit. He stated that their streets are their sidewalks. They drop off. The shoulders are maybe a foot and then they drop off. Their kids walk. They have Halloween parties and they are running back and forth between the cars. There is nowhere else to walk. He stated that the new area will have curbs and sidewalks and lamps. He asked if the developer will put that in Oakwood Lake Estates so their kids can be safe also. He lives right where everybody comes in and people are flying through there all the time and that is just with the little bit of traffic they have. Add 13 more homes to 104 and it is going to be like a main street out there. His kids ride their bicycles there. That is his biggest concern. He stated he has no way to protect his kids right now because of what is going in.

Alderman Bukiewicz stated that safety has been brought up a number of times within this subdivision. He stated that it can be tight. He suggested the Homeowner Association get together and go to the Traffic and Safety Commission to propose that parking be eliminated on one side of the street to open that up. If there truly is a safety factor and they really want to protect their kids, they should contact their Alderman to get that process started. Mayor Scaffidi stated that his neighborhood has had one-sided parking and they have all lived with it.

Mr. Krimmer asked Mr. Bukovich if he would have no construction road other than across the field with all his construction equipment. Mr. Bukovich stated that right now there is an existing driveway that goes to an old house that was here. That will be built up. It will have stone and enough support to hold traffic. Mayor Scaffidi stated it would be a construction road, not a finished road so it will not have the same standards you would see in other areas. Mr. Krimmer asked if there would be any construction vehicles coming through his subdivision. Mr. Bukovich responded no, not for constructing the subdivision infrastructure. Once house construction starts, there will be construction traffic for building houses. Mr. Krimmer asked if when the road needs to get replaced, who is that going to be covered by. Mr. Bukovich stated that it is a public road at this point. It would be like building a house in any other part of the City. Mr. Krimmer asked if there is some way that the developer can work with the City and they can come up with some way to finance the installation of utilities or defer something. Mayor Scaffidi stated it is the developer's project and not the City's. Mayor Scaffidi stated they are meeting to discuss only what the developer has proposed. Mr. Krimmer stated at the rezoning public hearing that this layout was not going to go forward. Mayor Scaffidi stated it has changed and adapted since that meeting. Mr. Krimmer stated that the new plan they have come up with to take some of the water off is an improvement. Mr. Krimmer asked why they need to take compromise in their lives, their living, and safety of their children. He asked why they have to compromise for an undetermined length of time so the developer can save money now, when they are going to get it later anyhow.

Commissioner Chandler asked at what point in time does the City have traffic patterns looked at and evaluated. Commissioner Johnston responded that typically that comes from residents. If they have concerns, it goes through Traffic and Safety Commission. As far as the Engineering Department, they have not received any complaints or concerns other than what has been brought up at this meeting. It is a 24-foot-wide road, which is typical, with ditches on both sides. They don't have sidewalks. They don't

have lights out there. Commissioner Johnston stated that there are maybe 15 subdivisions in the City that are similar to this, so this subdivision is not out of the ordinary.

Alderman Guzikowski asked if the homeowners have been working with the developer, and if they were aware of the general plan before coming into this meeting. Alderman Guzikowski stated that he has been in this subdivision many times. Alderman Guzikowski concurred with Alderman Bukiewicz's recommendation to contact the Traffic and Safety Commission because there are things that can be done to alleviate some of the issues that they are having.

Mr. Henshel stated he works in the commercial real estate field and with a lot of developers. He has run the numbers on this, and it wouldn't work to pull water and sewer and some of the additional costs. With most of the developers that he sees trying to get something done, if it doesn't work on its own volition, there are basically two ways to go about it. One is they come to the City and propose a TIF to the City to install utilities to help cover some of the costs. If that doesn't happen in a situation like this, the market can't bear it. If it is not going to work, it's not going to work.

Mr. Henshel asked how they know the gate is going to go in, who is paying for it, and who maintains it. Depending on who pays for it or who maintains it, does that change on whether they can have a deed restriction in place or something that guarantees regardless if this property is sold or not that it goes in.

Mr. Seymour responded that with regard to the relevance of a TIF district in this location, it would not be allowed as a TIF is not allowed solely for single family residential. This is not even a consideration.

Mr. Seymour stated that how the subdivisions are deed-restricted with respect to maintenance of any proposed gate structure, staff has consistently advised against having a gate there. Connectivity between subdivisions is something that is actually encouraged as part of the Comprehensive Plan. That might not be universally accepted by this Commission or Council, but if the decision is made to have a gate there, that is something that would need to be worked out with both of those subdivisions as to the ownership and maintenance. Mr. Jonson spoke with Asst. Chief Kressuk before the meeting about the gate. They do have concerns as a fire service/emergency service getting access in and out or between those two subdivisions. The Fire Department would pursue keeping the gate open if there were a gate. It would be the Fire Department's stance to keep that egress/ingress open at all times.

Russ Miller, 3231 E. Lindy Lane, stated they do have a unique situation in his subdivision with that lake. Now they will potentially have 104 homes going in there that are going to have walking access with kids, with bicycles, and there will be an unfair burden placed on his association to police this lake and keep people off of it. Oakwood Lake Estates residents pay the insurance on it and for the chemicals to go into this lake and nobody is addressing that issue here. The gate might keep out the cars eventually, but it isn't going to keep out pedestrians.

Mr. Holl stated that if this goes in with the connection to Ricky Drive and the rest of the subdivision, the gate has got to go in. That traffic from those 104 houses will go through their subdivision to get out of there for two reasons: 1) it is the fastest way to the freeway, and 2) if they are not going to the freeway, they are probably going to Chicago Road. If they are going to Chicago Road, the intersection of Elm and Chicago is awful. The house is about 5 feet off the road. That entire subdivision is going to be compelled to be going through their neighborhood.

Mr. Kelly stated that they did meet with the developer, but no offer was made to join the subdivision. That would be something they would have to discuss and vote on as a subdivision, and that hasn't even come close to taking place. He was not aware that construction traffic for home construction would be coming through their subdivision.

Ms. Gehrke stated her home is right off of Ricky Drive. She asked if all the construction vehicles will be parked on Ricky Drive, because when their subdivision is built, there were there were tons of them there. Ms. Gehrke also inquired about the dumping. Her house is going to be looking at the back of all that rubbish and garbage that they are going to dump in that empty lot.

Mr. Bautch stated that they did show the developer a different option how to start building this subdivision coming off of Elm without the connection. Without a gate, it is going to be a horrible thing for the residents of his subdivision. They have so many kids. They have families moving in every single day with young kids. There has to be a gate.

Mr. Bukovich stated that an approved preliminary plat is required to do any filling. He would be willing, if it is the consensus of the Oakwood Lake Estates Subdivision, to install a permanent cul-de-sac. They would come back through the process to get that approved. The changes between the current plan and a permanent cul-de-sac from the grading they are doing and the timing they would be doing it, we would have the ability to switch gears and it is not a significant amount of change.

Ms. Papelbon stated that the process is also limited in terms of what can be done per statute. The City has 90 days to act on this preliminary plat. If it changes, the clock would start all over. By statute, this preliminary plat, or a new one, must be ruled on within 90 days from the date of submittal. Mr. Bukovich asked that this plat be acted on tonight. If it is decided that there would be a permanent cul-de-sac, he would make a new application for a preliminary plat for approval.

Mary Jo Wightman, 3140 E. Lindy Lane, stated she is happy that the idea of a closed cul-de-sac came up. Although coming in from Elm would be ideal for them, she understands compromise is involved. Hearing that they cannot functionally use the gate, it seems to be the wrong tree to be barking up. She stated her biggest concern is that they are fine with the neighborhood, and 13 homes and that traffic, but they want a guarantee that it is never more than that. She stated that the closed cul-de-sac idea would be a compromise where they will accept the traffic from those 13 homes, but they can be rest assured that they are not going to get the traffic from all 104 homes.

Alderman Bukiewicz stated that subdivisions have to start somewhere, and it seems that this developer has taken into account how they can best market this and make it feasible for their company, and hopefully have the least amount of impact in the surrounding area. He does not believe that when this is fully developed, 104 houses' worth of cars are going to all decide to go out through Ricky Lane (sic) and exit out to Oakwood Road. At that point in time, there will be access out to Elm Road and people will take that. He understands that they don't want people coming through Oakwood Lake Estates, but there would have to be assurances that the Oakwood Lake Estates residents don't go through their roads to get out to Elm Road. The door swings both ways and it is a community.

Alderman Bukiewicz stated that phosphates are something to be considered. Some of the things that affect it are amount of water and the movement of it. The longer it sits, the more the phosphates build up. Fertilizer does add to that, and it is good that everybody is using the same things. Depending on when those levels are measured, it can greatly vary. He would be more concerned about the amount of stormwater rather than the phosphate issue. If there was flooding, he would not care what the phosphate levels were. He would be more concerned about what the water levels and getting the storm water issue straight first before the phosphate issue.

Alderman Bukiewicz stated that it is tricky for the developer to try to financially develop this the other way and change it. That would be tough. As far as lot prices, from what he understands, the market is pretty stagnant. The developer is betting that the market is going to pick up. He would bet that the developer does not want to wait 15 years to finish that out. He would like to have that happen quickly. We can only hope for that because the traffic is the big issue.

Alderman Bukiewicz stated that as far as the lights going in, he can sympathize with the affected homeowner. There are plenty of T-intersections where the lights shine into homes.

Alderman Bukiewicz recommended the developer come with another plat. He would let him try it because he is not going to see a better plan for this. Yes, this was rezoned. It wasn't going to stay agricultural forever. The utilities need to get up Elm Road in a timely fashion and it is not always economical.

Alderman Bukiewicz stated at this time, he would follow staff's recommendation.

Commissioner Dickmann stated that all they have in front of them is the preliminary plat. Traffic and parking has been discussed, but that has nothing to do with what is being voted on. Commissioner Dickmann stated he can understand where the residents are coming from. Until there are better ideas presented to the Commission, he does not want to go with this the way it is.

Commissioner Siepert stated his preference that the 13 lots could be brought into the Oakwood Lake Estates Association. When the rest of the lots are developed to the south, seal it and keep it on the south side.

Alderman Bukiewicz moved 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. Commissioner Correll seconded. On roll call: Commissioner Dickmann, Alderman Guzikowski, Commissioner Siepert and Commissioner Chandler voted no. Commissioner Johnston, Alderman Bukiewicz, Mayor Scaffidi, and Commissioner Correll voted aye. Commissioner Carrillo abstained. Motion failed.

Ms. Papelbon clarified that a “no” vote requires that it has to be stated in writing any reasons for rejection. For those that voted no, because this did fail, staff needs to know why it was rejected. Mr. Seymour stated that that is part of a number of recent changes in the state statutes regarding preliminary plats. Mr. Seymour stated that staff has until July 17 to take action on this plat. The Comprehensive Plan calls for this to be single family residential. The zoning is single family residential. The state statutes are designed such that the impetus is on the City to demonstrate why this cannot be platted. The landowner in this case has the right to develop their property in accordance with the Comprehensive Plan, with the zoning and with the platting statutes. It is incumbent upon the City to demonstrate why, per state statute, they are not allowing a developer to develop in accordance with the rules of this community and the rules of the state. The statutes in this case are construed heavily in favor upon the rights of the property owner.

Mayor Scaffidi asked if the Commissioners that voted no are required to state their reasoning why they voted no. Mr. Seymour stated that staff will consult with legal, but if the Commission itself were to deny the plat, because right now all you have is a motion to approve the plat, which failed. This is technically not the same as a denial. If a motion were presented to deny the preliminary plat, then yes, they would need to attach a rationale behind that. Mr. Seymour stated that given the motion that was made, no action was taken. If no action is taken, on July 17, this plat is approved if reasons for denial are not provided. Mr. Seymour stated that a legal opinion will be provided for the next Plan Commission meeting.

Ms. Papelbon stated it would be helpful for the developer in order for him to amend his plan for resubmittal for reconsideration if he was provided with specific reasons why it was denied.

**Certified Survey Map
Wispark, LLC
300 W. Oakview Parkway
Tax Key No. 955-1012-000)**

Ms. Papelbon provided an overview of the proposal.

Commissioner Dickmann asked for the reasoning behind the split.

Jerry Franke, Wispark, 301 W. Wisconsin Ave., Milwaukee, responded that rather than try and guess what each individual company is going to want, they set up some examples. As companies come in and choose where they want to build, they make the lot to their specifications. All the public rights-of-way and easements are in place and set aside. Right now, boundary adjustments are being made to meet their property size needs. This CSM is being driven by Lot 3. They have a user who wants to acquire that property.

Commissioner Siepert asked what type of businesses they are looking for. Mr. Franke stated the only specifics he has are for Lot 3. This is a light industrial user that is going to be located in the park. This lot is laid out exactly as it was laid out on the Master Plan. It just needs to be legally created.

Alderman Bukiewicz moved 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.

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

Plan Review

Wired Properties

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

Tax Key Nos. 813-9053-000 and 813-9050-000

Ms. Papelbon provided a very brief explanation of the proposal and stated that the applicant was present to provide further details.

Blair Williams, Wired Properties, 2022 E. North Ave., Milwaukee, stated that fundamentally, the buildings are in exactly the same form as they have been previously presented. Generally, the materials remain consistent with where they were. The proposed changes are summarized in the staff report:

- *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.*

Specifically, what has changed is some of the colors and they have now called out specific materials.

Mr. Williams noted that the storefront glazing has changed from 11 feet to 10 feet. Mr. Williams stated they are now showing awnings at the corners of the building. The anchor tenants can create an awning system at the locations and they are willing to be flexible with what the designs of those awnings are. They are simply providing structural attachments within the structure of the building itself to accommodate an awning in the future.

Commissioner Dickmann asked about the changes in the balconies. Mr. Williams responded that they had some very significant design challenges and they struggled to find someone who could build them. The size of the balconies and the likely site lines probably mitigated that enough. They wanted to be careful not to make the backs of these buildings seem too brooding. The fronts of the buildings have the benefit of the storefront. They can't wrap the whole building with storefront as it is impractical for the retailers particularly when they want people to use Main Street as the door.

Commissioner Chandler asked about the change in quantity of windows. Mr. Williams responded that once they started viewing the installation of the windows based on apartment floorplans, changes were made. They have basic window configurations that are the exact same size as what they had before. Now they have some sliver windows. The amount of glazing is very consistent with where they were before.

Commissioner Johnston stated he did not care for the color changes to the back of the building. He thinks it is too prominent and will date the building. He does not care for the orange and red splotches all over it. Mr. Williams responded that they are keeping a consistent palette all the way around the building. There are places on the front of the building where siding is occurring. Those colors tie into what is happening on the back of the building.

Alderman Guzikowski stated this is going to be a great addition to Drexel Town Square. The colors are different and something new and exciting.

Alderman Guzikowski asked what the names of the apartments will be. Mr. Williams responded they are going to stick with Main Street East and Main Street West.

Ms. Papelbon stated that it looks like the west side is the only side that is not going to have covered balconies. Mr. Williams responded that they have not had that specific conversation, but is certainly something they can take a look at. They have been very protective of the roofline design. From an overall design perspective, some of the crisp, sharp lines in the buildings are supposed to define them.

Ms. Papelbon asked if the awnings on the corners would be prototypical awnings should the retailers request them. Mr. Williams responded that those awnings should be subject to approval by the owner and City. They would be willing to open themselves to that requirement. Mr. Seymour noted that, to date, the City has not been involved in plan reviews on tenant improvements. Mr. Williams responded that they did not go to the standardized awnings themselves because they wanted to make sure the retailers have the ability to express themselves with their awning. The structural connections are in place for an awning that will have to meet the requirements that they have which will be very exacting for what they are going to attach to the building. Mr. Williams stated they were very concerned about running a standard awning or having only awnings on two storefronts in the middle of the building. So they decided that the right place for the awnings is on the end of a building because it is always credible there.

Alderman Bukiewicz stated that as long as the awnings are all matching, and on the ends and they are standardized, and they are brought back for conditions, he doesn't care what material they are made of. Alderman Bukiewicz stated that if they are going to be on one end of the building, they have to be on the other end of the buildings so that there is consistency. Mr. Williams stated that awnings have traditionally been used as a measure to control the sun. North facing retailers will have less awning than west or south facing retailers. That practical use is heightened for food and beverage type providers because they may have people that may want to sit outside. That then drives to the fact that the end caps are the most valuable real estate and that is where the restaurants and food and beverage establishments will go. Mr. Williams stated that he does not feel a building will be unweighted if it has awnings at one end and not the other, unless the awnings were the same. If, by intent, the awnings are not the same, each spot on the end cap will be part of that store identity. That makes the building unique, and that is what helps the building have that neighborhood feel where each retailer is a different experience.

Commissioner Carrillo asked about using the awning as part of the signage. Mr. Williams responded that the City has a master signage plan that drives the world at Drexel Town Square, and all bow down to it and refer to it regularly. She is concerned if they open up, the retailers will creatively use the awning as part of their signage/branding. Mr. Franke responded that One West Drexel are very confident that this developer and Rick Barrett will deliver products that are very pleasing to the City. Commissioner Correll stated that Mr. Williams understands that the City is trying to get a Main Street feel. Old town main streets have different awnings for different businesses. He stated that they need that flexibility to achieve that look.

Alderman Bukiewicz moved that the plans submitted by Rinka Chung Architects, 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 be approved with the following conditions:

1. That all building and fire codes are met.
2. That detailed plans for signage are reviewed and approved by the Plan Commission.

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 8:15 p.m.

Summary of Significant Common Council Actions

1. **Approved:** Ordinance No. 11618-060215, approving a certified survey map for the properties at 6871, 6881, 6881R, 6933, 6939, 6955 S. 13th st. (1st District)
- 2.
3. **Approved:** Resolution No. 11619-060215, approving a certified survey map for the property at 300 W. Oakview Parkway (5th District).



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a & 6a

DATE: June 9, 2015

PROJECT: Sign Appeal – Paul Radermacher (Water Street Brewery)

ADDRESS: 140 W. Town Square Way

TAX KEY NO: 813-9030

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

Ownership: WSB Oak Creek LLC

Size: 2.46 acres

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

Adjacent Zoning: North – I-1, Institutional; FF, Flood Fringe; FW, Floodway; C-1, Shoreland Wetland Conservancy; B-2 (CCU), Community Business; B-2, Community Business
 East – B-2, Community Business
 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: The applicant is requesting a variance from Section 17.0334, Appendix B, Section B (Quantity) of the Drexel Town Square Mixed Use Development District General Development and Regulating Plan, which states “1 primary sign per entry façade per tenant is allowed.”

At the April 28th Plan Commission meeting, the Plan Commission approved a sign plan allowing 4 wall signs on each elevation of the building. At that time the applicant also requested two logo signs on the water tower. According to the General Development Plan and Regulating Plan, these signs exceeded the number of allowed signs.

The applicant is requesting a variance allowing three, 30.2 square foot, logo signs (unilluminated) on the north, east, and west elevations of the water tower and one 44.7 square-foot channel letter illuminated wall sign on the north elevation of the building. Included in your packet are building renderings illustrating the requested signs. If the variance is granted, the building will have a total of seven wall signs.

If the Plan Commission is comfortable granting this variance, the Plan Commission can make a motion to grant a variance allowing three, 30.2 square-foot logo signs on the north, east, and west elevations of the water tower located atop the building and one, 44.7 square-foot, wall sign on the north elevation of the building, located at 140 W. Town Square Way.

The result of this variance would grant the applicant a total of seven wall signs for the development.

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

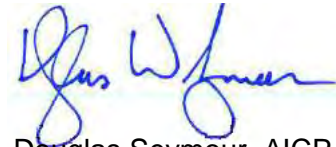
- a. There shall be no public harm and there shall be a public benefit.
- b. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
- c. The sign will not result in an undue concentration of signage which renders it difficult 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

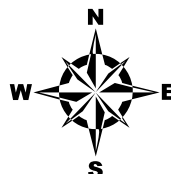
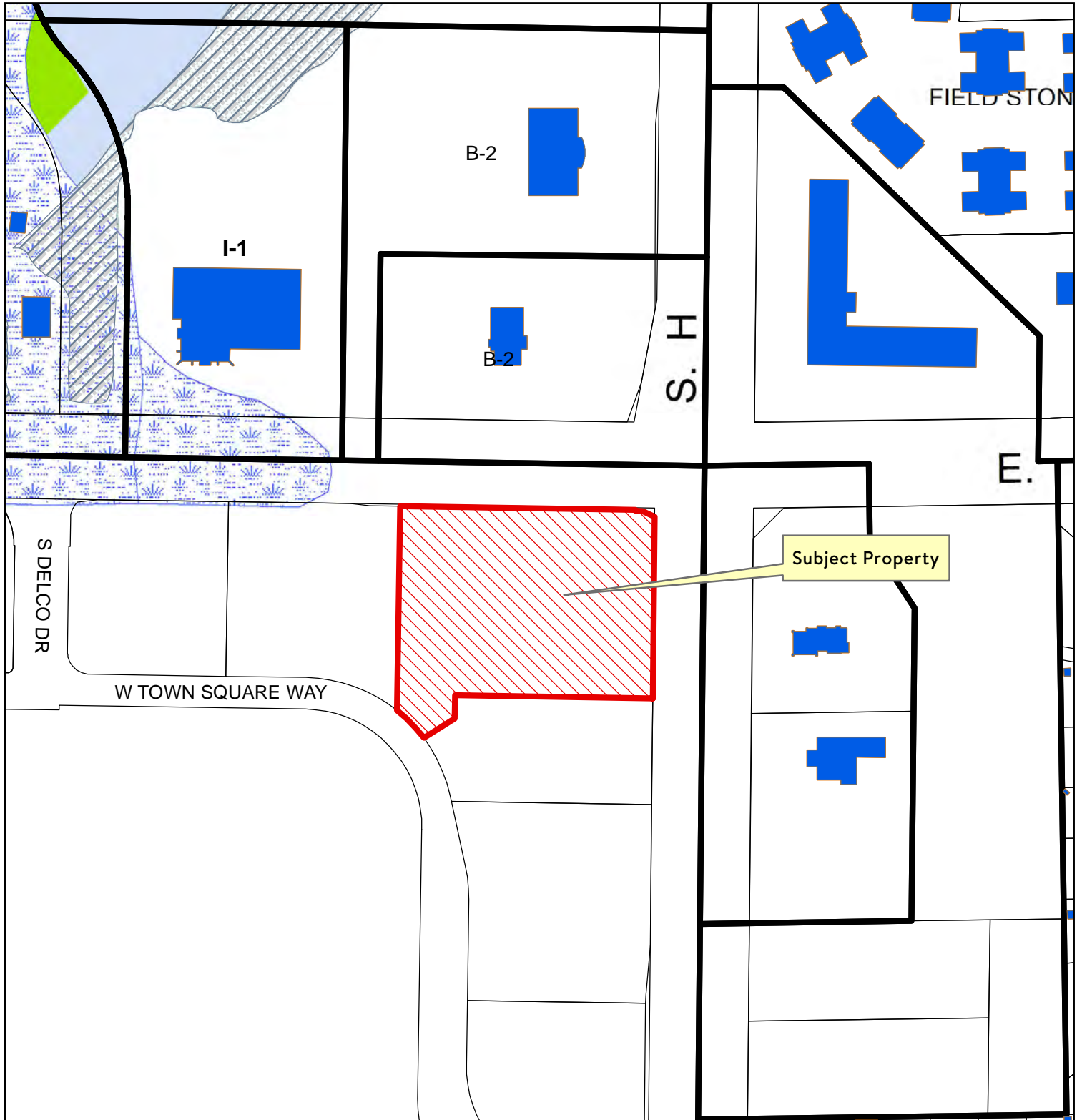
Respectfully Submitted:



Douglas Seymour, AICP
Director of Community Development

Location Map

140 W. Town Square Way



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

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

Publish 5/21/2015

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

A public hearing for a sign appeal will be held:

Date: Tuesday, June 9, 2015
Time: 6:00 p.m.
Place: Oak Creek City Hall
COMMON COUNCIL CHAMBERS
8640 South Howell Avenue
Oak Creek, WI 53154
Appellant: Paul Radermacher (Water Street Brewery)
Tax Key No. 813-9030
Property location: 140 W. Town Square Way
To Request: A variance from Section 17.0334, Appendix B, section B (Quantity) of the Drexel Town Square Mixed Use Development District General Development and Regulating Plan, which states "1 primary sign per entry façade per tenant is allowed."

If granted, the variance would allow Water Street Brewery to install one wall sign on the north, west, and east elevations and three, 6-foot, logo signs on the north, east, and west elevations of the water tower.
Zoning of Property: DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

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

Dated this 14th Day of May, 2015

PLAN COMMISSION
CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Steve Scaffidi, Chairman

Public Notice

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

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

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



May 12, 2015

City of Oak Creek
Attn: Kari Papelbon
Community Development
8640 S. Howell Avenue
Oak Creek, WI 53154

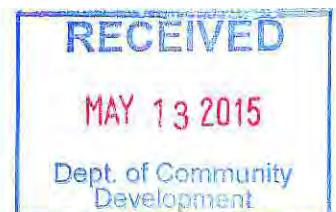
Kari,

Enclosed you will find the Sign Appeal & Review Variance application and supporting material to install the proposed Water Street Brewery north façade signs that were not approved at the Plan Commission meeting on April 28th . I have also enclosed a \$100.00 check for the fee due. Please place this item for a hearing on the June 9th Plan Commission meeting agenda.

At the April 28th Plan Commission meeting, the Commission approved the signs that were applied for on the east, west, and south facades of the future Water Street Brewery restaurant located at 140 W. Town Square Way. The Plan Commission denied the proposed sign for the north façade (see attached schematics). Per the questions relating to the Purpose & Grounds for Appeal, I submit the following:

1. We request a variance to install a 20" Raceway mount Channel letterset (44.7 sqft) with Red neon on the north façade of the building. The sign would read: Water Street Brewery. Additionally, we request to install 3 – 6' diameter Water Street Brewery logos (30.2sqft each) on the water tower also located on the north side of the building. All combined, the total proposed square footage for the north elevation is 135.3sqft.
2. The signage that was approved on the south, east and west elevations for this building all face the two main roads at this corner lot (Drexel & Howell Avenue). The north elevation faces into the parking lot and other buildings of the Drexel Town Square development. The proposed Building signage is necessary on north elevation to let customers know where the Water Street Brewery is located once they enter the Drexel Town Square Development. Additionally, the water tower with the WSB logos is a Water Street Brewery traditional landmark. It is a symbol that people recognize and look for when they are searching for a WSB location. It is much like the extremely large size of a US flag at a Perkins restaurant... a symbol of distinction.
3. There is no adverse affect, nor would it be contrary to the Public Interest, or endanger Public Safety and welfare, if this sign variance is approved by the Plan Commission.

311 Forest Avenue
Sheboygan Falls, WI 53085
paul@signmeupofwi.com
920-550-0009 · 651-343-8781(cell)



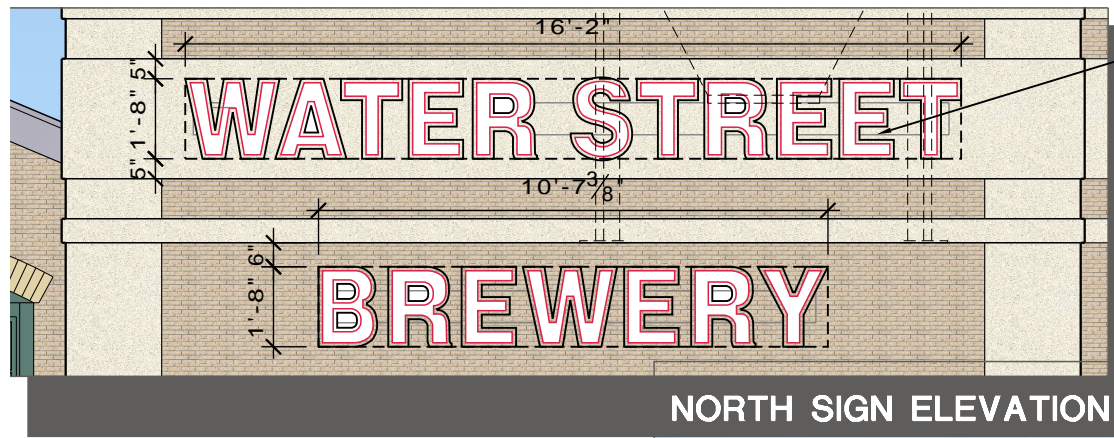


4. The granting of the variance will still uphold the spirit of the zoning ordinance for Drexel Town Square. Per Appendix B of the signage guidelines: “ The following guidelines are to enhance the development’s urban qualities by creating a user-friendly, multi scaled experience through signage... To achieve a consistency to the Drexel town Square development, building signage is recommended at multiple scales and in a variety of types”. The proposed signage will both enhance a user-friendly experience for the public and provide the variety and uniqueness that the ordinance is requesting (ie the water tower).
5. The granting of this variance will cause substantial justice to the owners of the restaurant as the signage requested for the entire building and the water tower exemplifies the essence of what a Water Street Brewery building looks like. The signs are simple, tasteful, and required as they help announce the building to the public. When considering this variance request, I ask that the Plan Commission takes into account the location of the property (the intersection of Drexel & Howell), and that this location would require more signage than a property not located at a busy intersection. One reason why the Water Street Brewery picked this lot at this location, and paid a premium to do so, is because they want the building to be seen as a Water Street Brewery building from all directions. They should be allowed to have the name of their restaurant on all sides of the building as proposed.

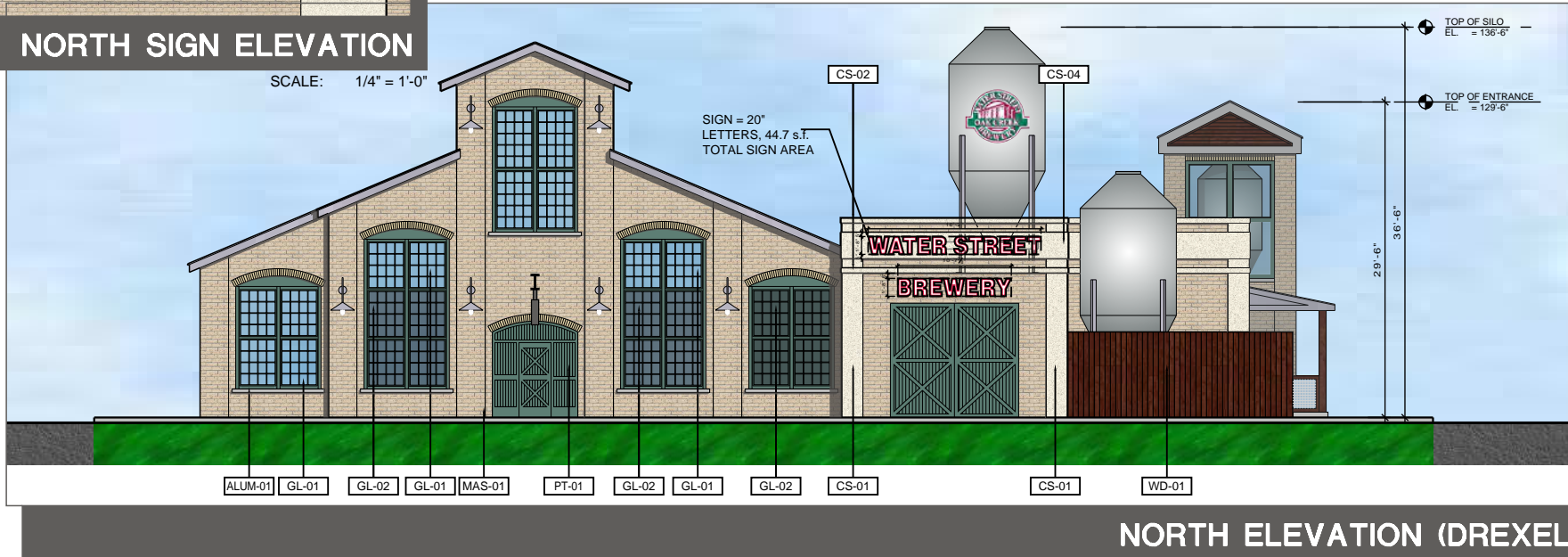
The granting of this variance will not have an adverse impact on the Public, nor the zoning code. Therefore, we ask that the Board finds in favor of the variance and votes for its approval. Thank you for your consideration of this variance application.

Sincerely,

Paul Radermacher
Sign Me Up!

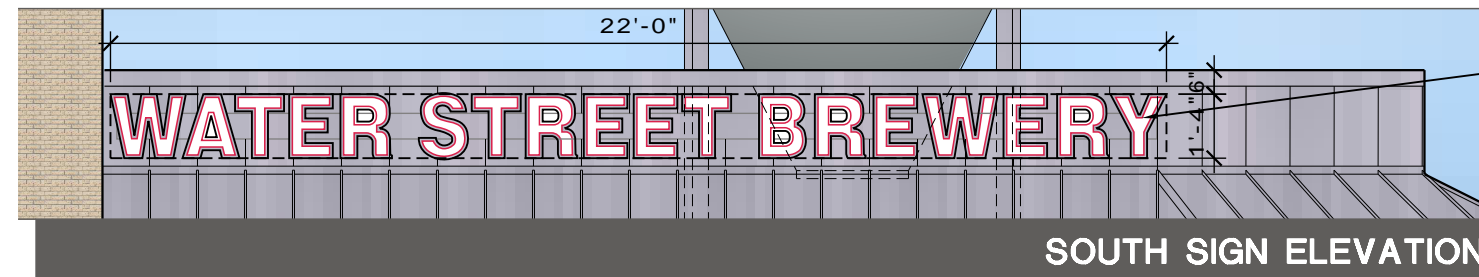


SIGN INFO
20" RACEWAY MOUNT
CHANNEL LETTERS w/ RED
NEON = 44.7 s.f.

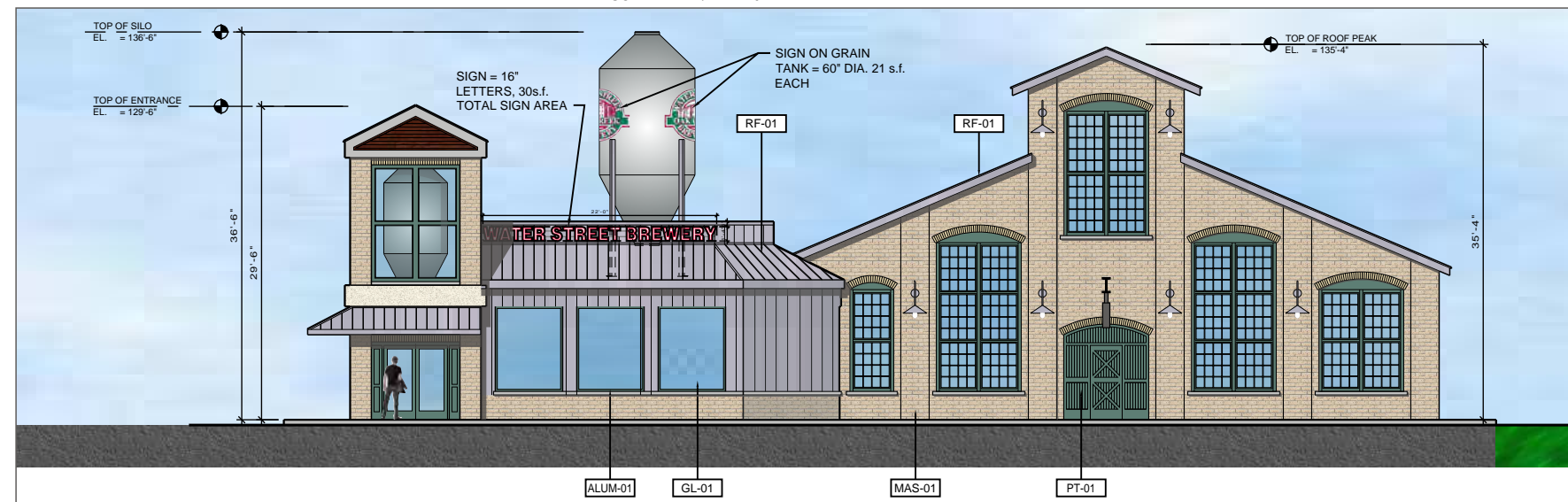


NORTH ELEVATION (DREXEL)

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



SIGN INFO
16" RACEWAY MOUNT CHANNEL
LETTERS w/ RED NEON = 29.3 s.f.



SOUTH ELEVATION (PARKING LOT)

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



Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

PROPOSED RESTAURANT
LOT 4
DREXEL TOWN SQUARE
OAK CREEK, WI

SIGN REQUIREMENTS
100s.f. PER ELEVATION
WITHIN 300' OF R.O.W.

PROJECT NO. 1410
DATE 03-09-15
SHEET

DE-1

SIGN INFO
24" RACEWAY MOUNT
CHANNEL LETTERS w/ RED
NEON = 66 s.f.



EAST SIGN ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION (HOWELL AVE)
SCALE: 1/16" = 1'-0"

SIGN INFO
24" RACEWAY MOUNT
CHANNEL LETTERS w/ RED
NEON = 66 s.f.



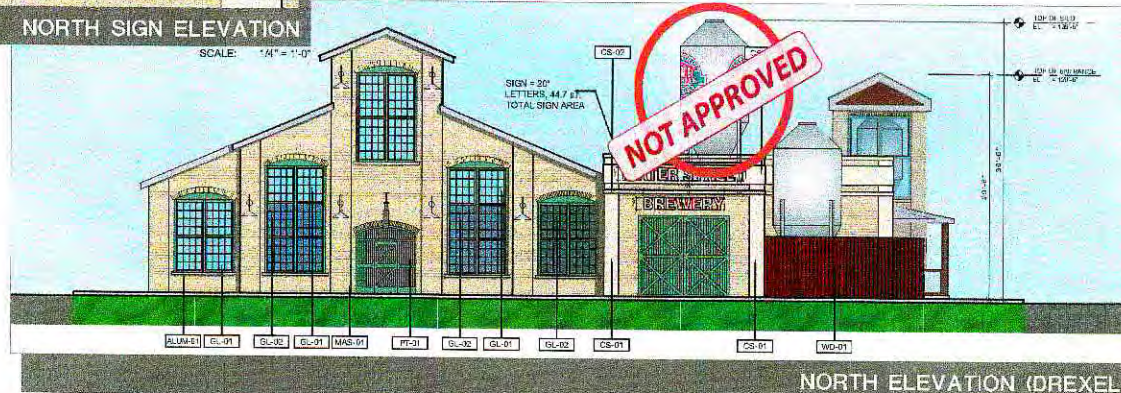
EAST SIGN ELEVATION
SCALE: 1/8" = 1'-0"



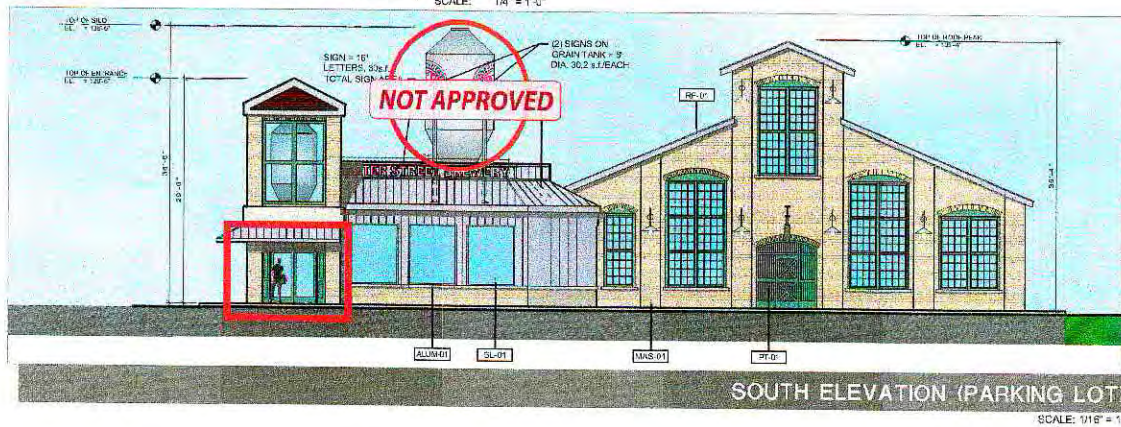
WEST ELEVATION (PARKING LOT)
SCALE: 1/16" = 1'-0"



SIGN INFO
 20" RACEWAY MOUNT
 CHANNEL LETTERS w/ RED
 NEON = 44.7 s.f.



SIGN INFO
 16" RACEWAY MOUNT CHANNEL
 LETTERS w/ RED NEON = 29.3 s.f.



Sto ARCHITECTURE, LLC
 4417 N. MURRAY AVENUE
 SHOREWOOD, WI 53211

PROPOSED RESTAURANT
 LOT 4
 DREXEL TOWN SQUARE
 OAK CREEK, WI

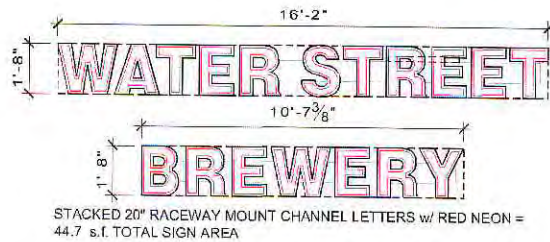
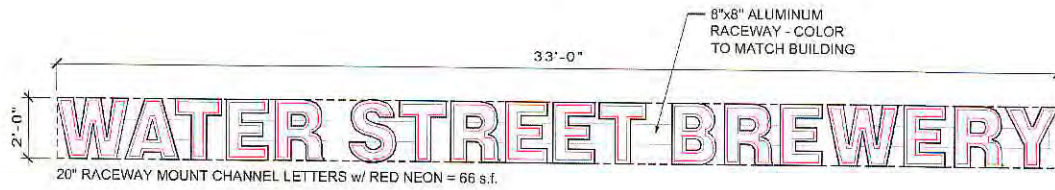
PROJECT NO. 1410
 DATE 03-09-15
 SHEET

DE-1.1



Sto ARCHITECTURE, LLC
4417 N. MURRAY AVENUE
SHOREWOOD, WI 53211

WATER STREET BREWERY
DREXEL TOWN SQUARE
140 DREXEL TOWN SQUARE WAY
OAK CREEK, WI



PROJECT NO. 1410
DATE 03-09-15
SHEET
SIGN EXHIBIT



Plan Commission Report

ITEM: 4b & 6b

DATE: June 9, 2015

PROJECT: Sign Appeal – Jason Hill, Chick-fil-A

ADDRESS: 150 W. Town Square Way

TAX KEY NO: 813-9047

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

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

SIZE: 1.63 acres

EXISTING ZONING: DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

ADJACENT ZONING:

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

COMPREHENSIVE PLAN: Planned Mixed Use.

WETLANDS: N/A.

FLOODPLAIN: N/A.

OFFICIAL MAP: N/A.

COMMENTARY: The applicant is requesting a variance from Section 17.0334 of the Municipal Code, Appendix B, Section B (Quantity) of the Drexel Town Square Mixed Use Planned Development District General Development Plan and Regulating Plan, which states “1 primary sign per entry façade per tenant is allowed.”

At the May 12th Plan Commission meeting, the applicant submitted a sign plan with wall signs on the north, east, and west building elevations, two monument signs, and vinyl decals on entry doors. The Plan Commission approved a wall sign on the north and east elevation, one monument sign along Drexel Avenue, and the vinyl decals on entry doors.

The applicant is requesting a variance allowing a 58.75 square-foot, channel letter, wall sign on the west and south elevations of the building. These would be identical to the north and east elevation wall signs that were approved at the May 12th meeting. Included in your packet are renderings illustrating the requested signs.

If the Plan Commission is comfortable granting this variance, the Plan Commission can make a motion to grant a variance allowing a 58.75 square-foot wall sign on both the west and south elevation of the building located at 150 W. Town Square Way.

The result of the variance would grant the applicant a total of four wall signs. One on each elevation of the building.

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.

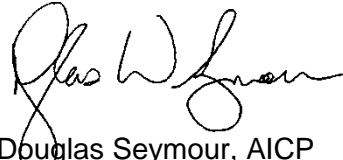
The Plan Commission in its deliberation of an adjustment may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate.

Prepared by:



Peter Wagner
Zoning Administrator/Planner

Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

PUBLISH May 21, 2015

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

A public hearing for a sign appeal will be held:

Date: Tuesday, June 9, 2015

Time: 6:00 p.m.

Place: Oak Creek City Hall
COMMON COUNCIL CHAMBERS
8640 South Howell Avenue
Oak Creek, WI 53154

Appellant: Jason Hill (Chick-fil-A)

Tax Key No. 813-9047

Property location: 150 W. Town Square Way

To Request: Two variances are requested from Section 17.0334 of the Municipal Code, Appendix B, Section B (Quantity) of the Drexel Town Square Mixed Use Planned Development District General Development Plan and Regulating Plan, which states "1 primary sign per entry façade per tenant is allowed."

If granted, this variance would allow the applicant to erect one wall sign on the west elevation (non-entry façade) of the building and one wall sign on the south elevation (non-entry façade) of the building at 150 W. Town Square Way.

Zoning of Property: DTSMUSPDD, Drexel Town Square Mixed Use Planned Development District

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

Dated this 14th day of May, 2015

PLAN COMMISSION
CITY OF OAK CREEK, WISCONSIN

/s/ Stephen Scaffidi, Chairman

Public Notice

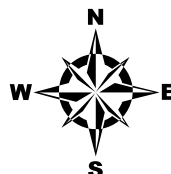
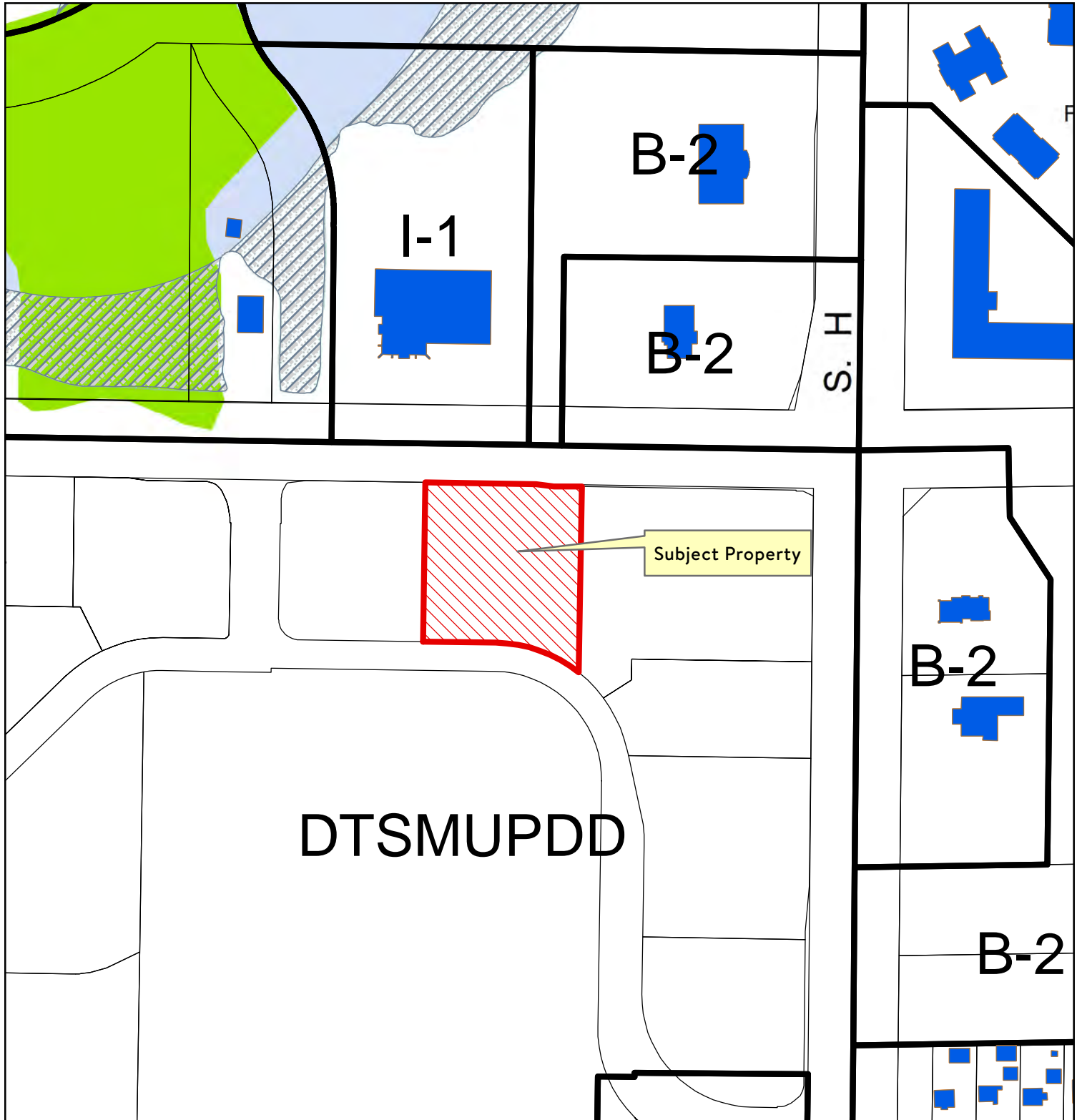
For questions concerning this notice, please contact the Oak Creek Deputy Clerk at 768-6511.

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










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

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)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)



5198 North Lake Dr. | Lake City, GA 30260
404.361.3800 | 866.579.1330 fax
www.claytonsigns.com

May 13, 2015

City of Oak Creek
8640 S. Howell Avenue
Oak Creek, WI 53154

Dear Sirs:

This letter is to request two (2) sign variances to the Zoning Ordinance for the new Chick-fil-A restaurant located at 150 W. Town Square Way. In general, the request is to allow two extra wall signs on the rear and pickup window sides of the building. The building is entitled to have two wall signs by code which will be located on the main entrance and front elevations of the building. This property is zoned Perimeter Commercial Sub-District within Drexel Town Square Development.

The variance is sought for the following reason:

The signage will allow proper identification of the business that will allow motorists and customers to locate the building from all directions. The building has visibility on all sides so signage on all sides is essential to the visibility of the store. Additionally, and as discussed at the May 12, 2015 Plan Commission meeting for site plan approval, the addition of the sign on the rear elevation was to not only increase visibility from Town Square Way but also to add interest to the elevation to complete the four sided architecture concept.

The signage is harmonious with the design intent for this district. Other businesses in this area also have signs similar in size and quantity to this request. The signage will in no way be injurious to the neighborhood or detract from the welfare of the neighborhood, but instead would benefit it.

The signage would help to ensure a successful, productive business by allowing proper advertising afforded to all other businesses in the area.

Like all quick serve restaurants, 80% of its business is spur of the moment customers who see the sign and decide to eat at Chick-fil-A. This is even more important for an interstate location which many patrons would not have any prior knowledge of the area.

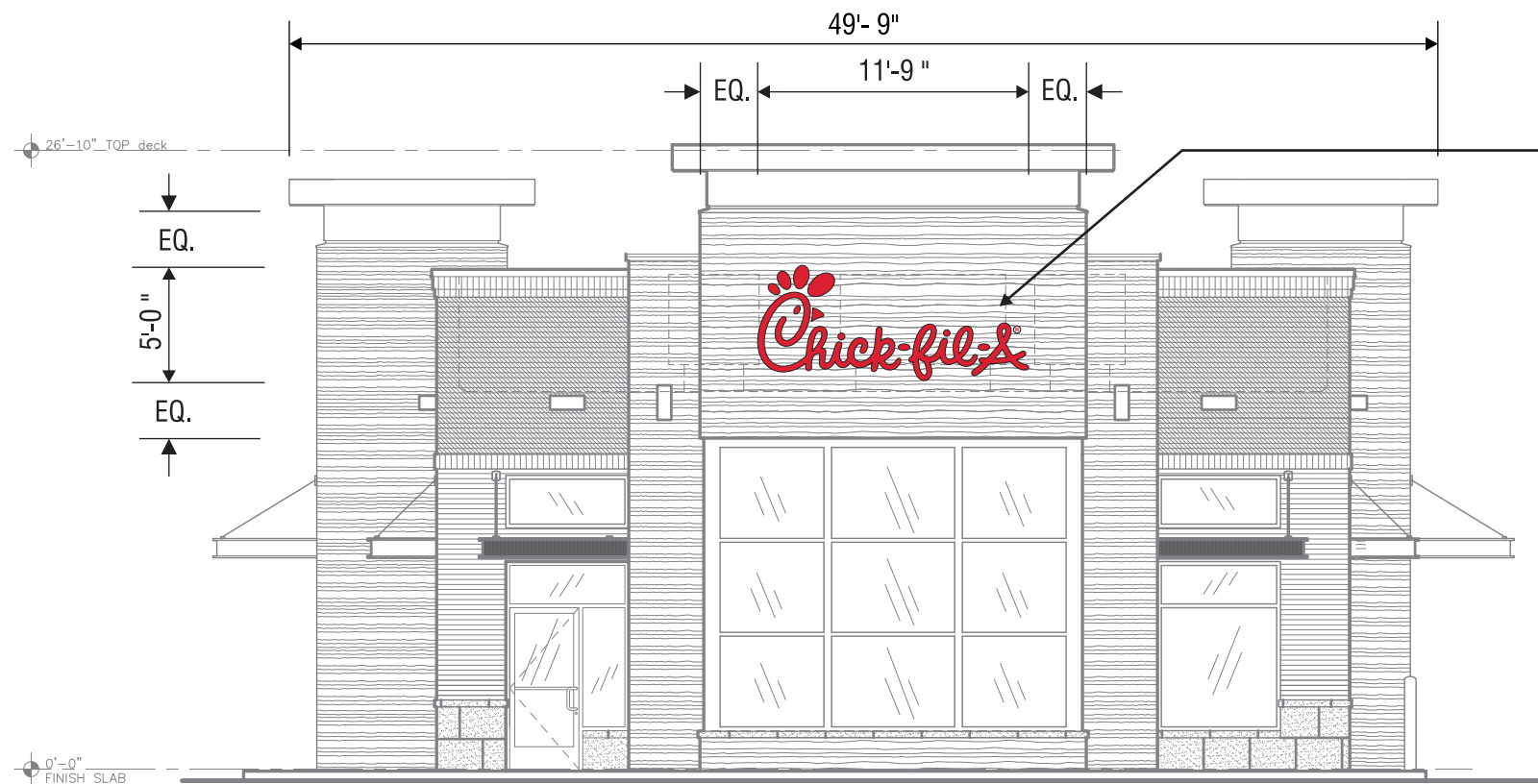
We thank you in advance for your consideration of this important matter.

Sincere Regards,

A handwritten signature in black ink, appearing to read "Ben Holliday". The signature is fluid and cursive, written in a professional style.

Ben Holliday – Vice President
Clayton Signs, Inc.

Enclosure

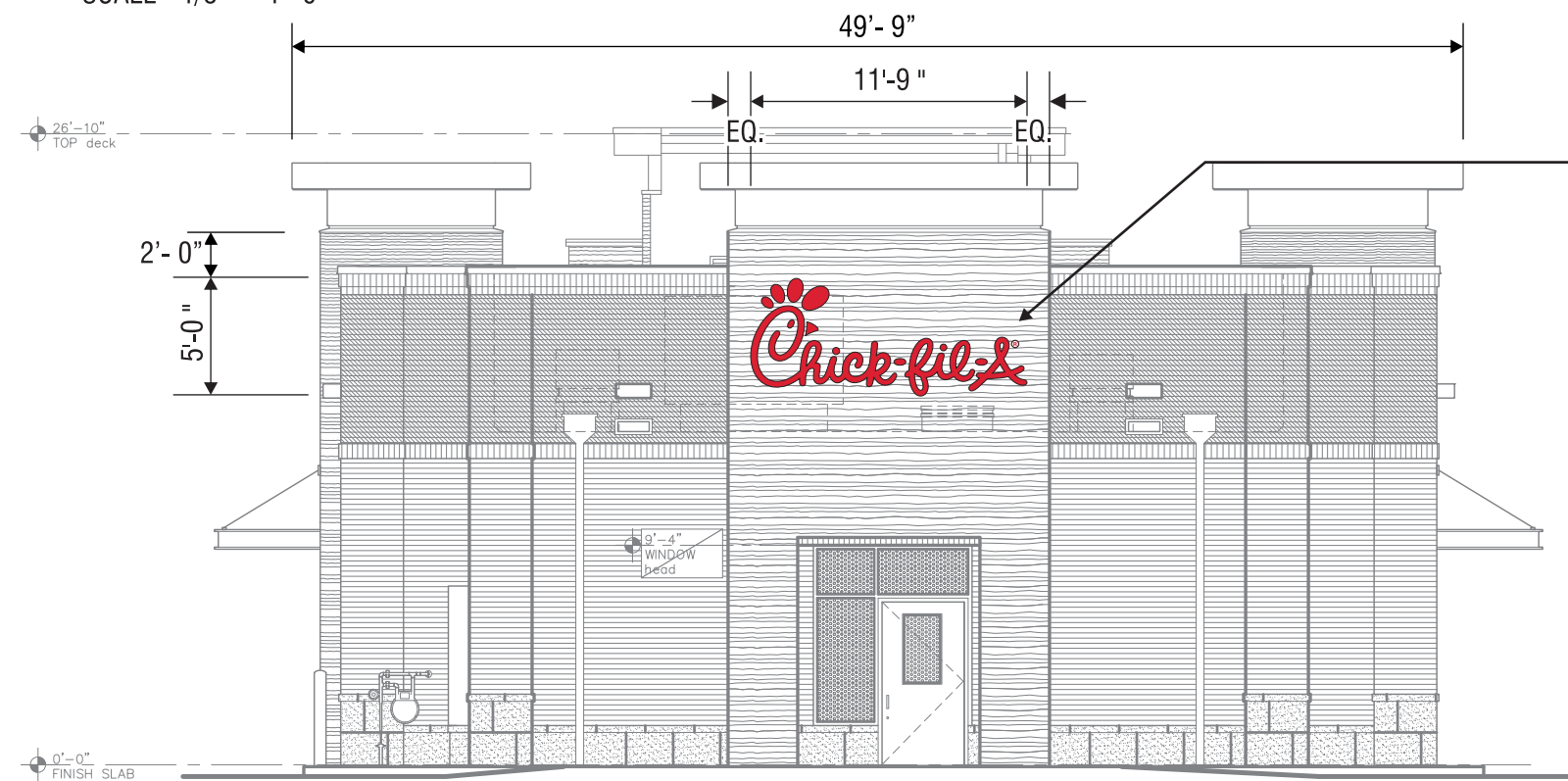


FRONT PLAYGROUND ELEVATION

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

B 58.75 SQUARE FEET

BUILDING AREA
 26'- 10" x 49'- 9"
 1,335 SQ. FT. x 20%
267.00 SQ. FT.



REAR ELEVATION

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

E 58.75 SQUARE FEET

BUILDING AREA
 26'- 10" x 49'- 9"
 1,335 SQ. FT. x 20%
267.00 SQ. FT.

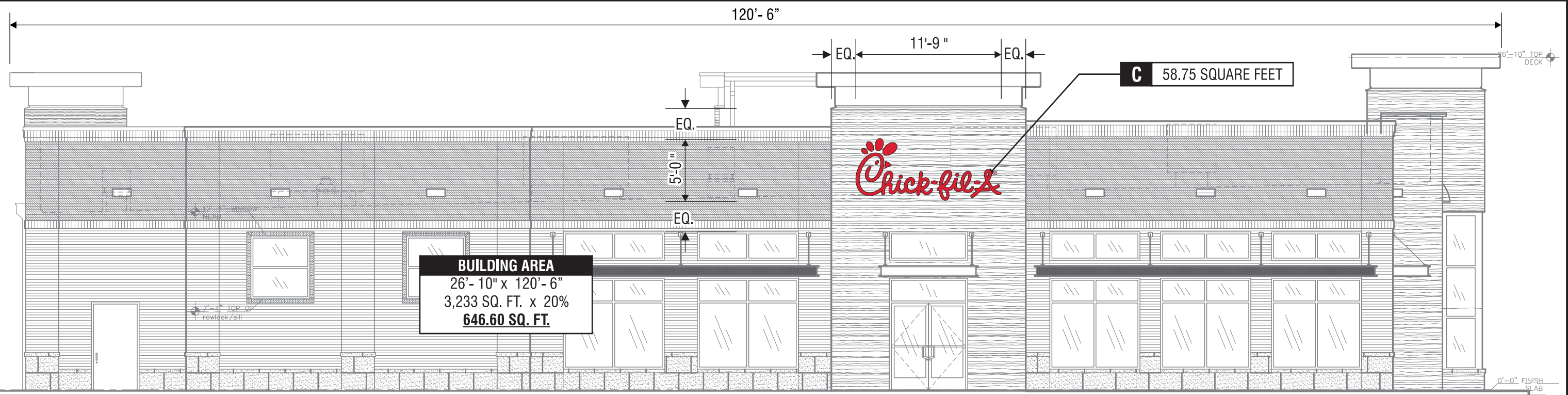


5198 North Lake Drive
 Lake City, GA 30260
 404.361.3800
 www.claytonsigns.com

BUILDING S08C REVERSE V8	BUILDING ELEVATIONS	DRAWN BY Ben Holliday	STORE NUMBER	STORE ADDRESS
		ACCOUNT REP. Ben Holliday	L03576	Chick-fil-A at Oakcreek, WI
	DRAWING FILE - CFA - OAKCREEK, WI SIGNAGE.CDR	DRAWING DATE December 8, 2014		150 W. Town Square Way
		REVISION DATE May 13, 2015	Oak Creek, WI	

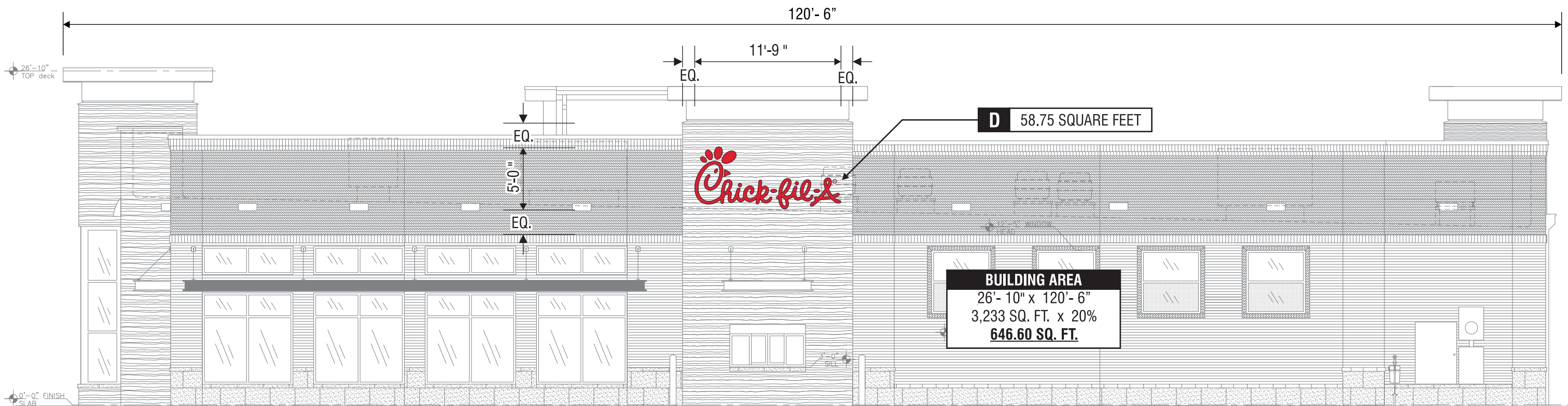
THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC.. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
 © 2014 ALL RIGHTS RESERVED

BUILDING ELEVATIONS



ENTRY SIDE ELEVATION

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



DRIVE-THRU SIDE ELEVATION

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



5198 North Lake Drive
Lake City, GA 30260
404.361.3800
www.claytonsigns.com

BUILDING S08C REVERSE V8	BUILDING ELEVATIONS	DRAWN BY	Ben Holliday	STORE NUMBER	L03576	STORE ADDRESS	THIS DRAWING IS AN ORIGINAL, UNPUBLISHED DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS NOT TO BE REPRODUCED, CHANGED, OR EXHIBITED TO ANYONE OUTSIDE OF YOUR COMPANY IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM THE OWNER OF CLAYTON SIGNS, INC. ANY SUCH ACTIONS MAY BE SUBJECT TO LEGAL ACTION IN A COURT OF LAW. © 2014 ALL RIGHTS RESERVED	BUILDING ELEVATIONS
	DRAWING FILE - CFA - OAKCREEK, WI SIGNAGE.CDR	ACCOUNT REP.	Ben Holliday			Chick-fil-A at Oakcreek, WI		
		DRAWING DATE	December 8, 2014			150 W. Town Square Way		
		REVISION DATE	May 13, 2015			Oak Creek, WI		



Plan Commission Report

ITEM: 5a

DATE: June 9, 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 east), 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

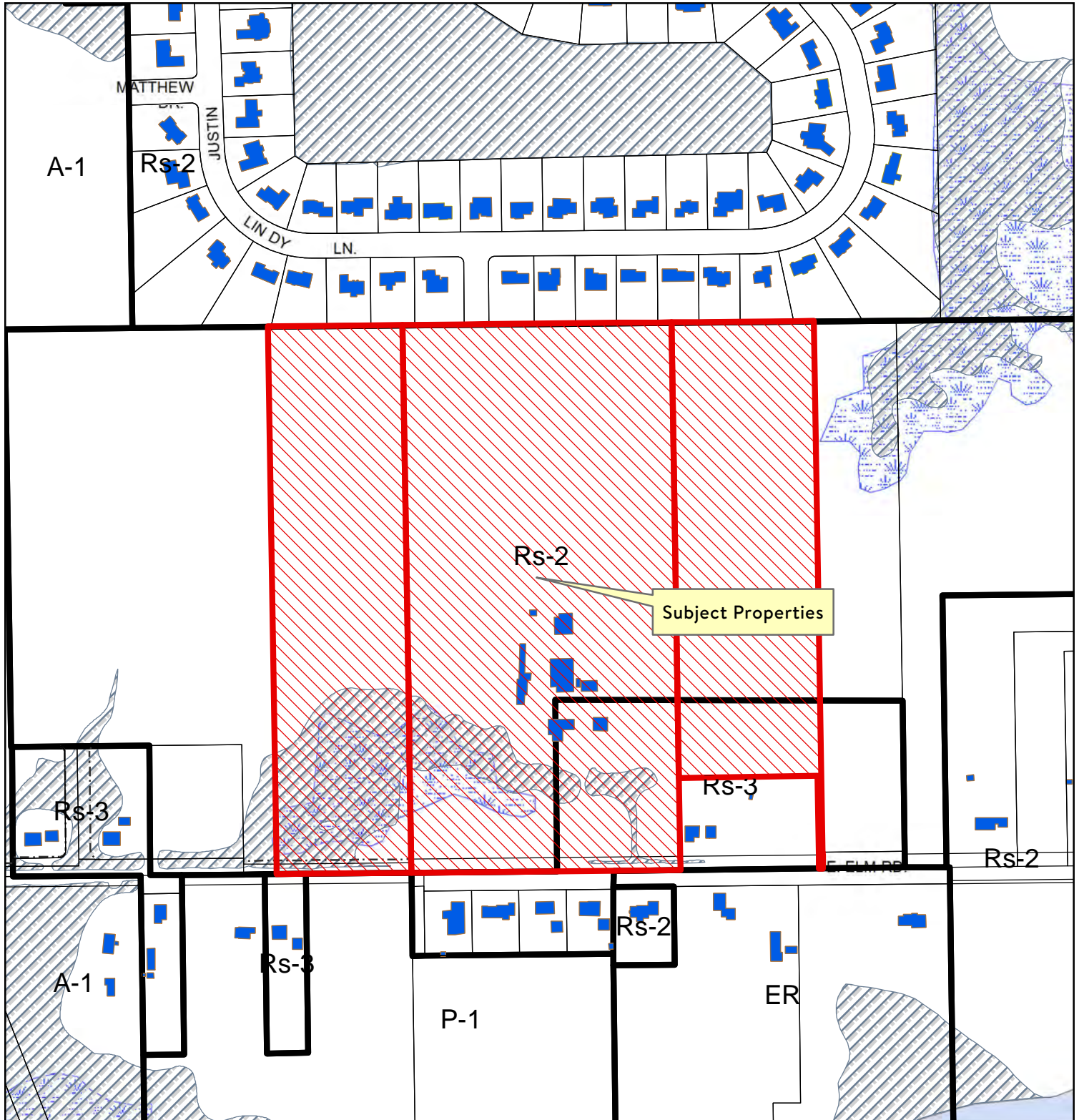
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

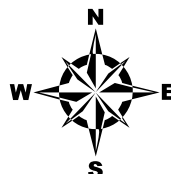
3110, 3260, 3300 E. Elm Rd.




OAKCREEK

— WISCONSIN —

Department of Community Development



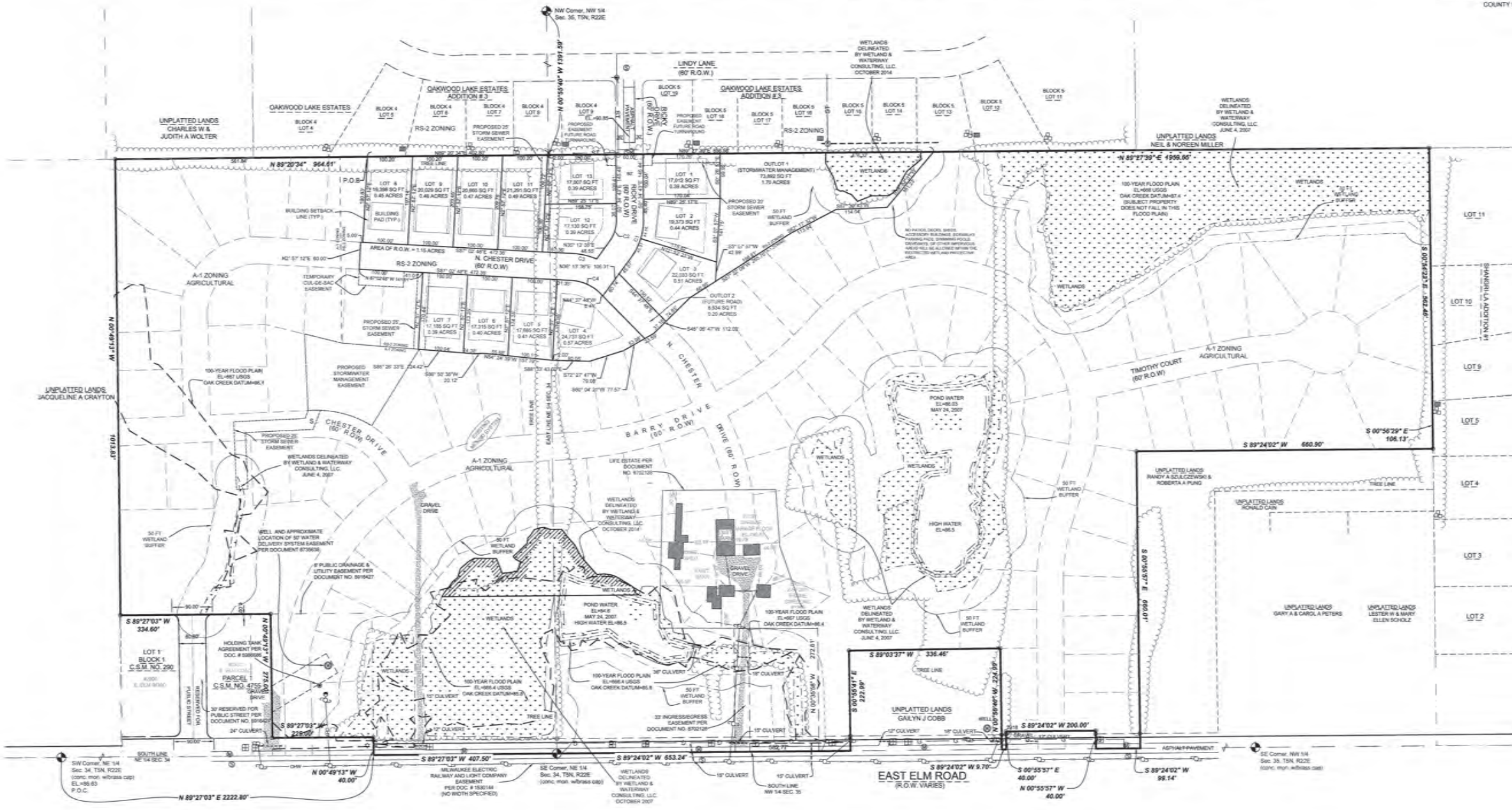
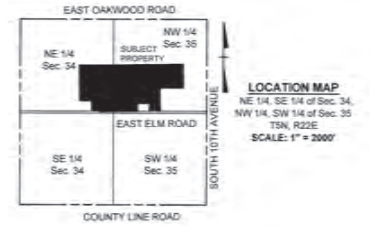
Legend

-  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.

SIGNATURE: *BAIBA M. ROZITE*
 DATE: 5-26-2015

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°30'42" 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 60°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:
 1. 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.
 2. WETLANDS DELINEATED BY WETLAND & WATERWAY CONSULTING, LLC ON VARIOUS DATES AS NOTED ON MAP.
 3. 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

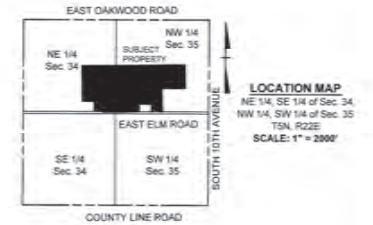
CURVE TABLE				
CURVE#	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	89.93	140.00	30° 48' 19"	N17° 49' 27"E
C2	51.39	80.00	30° 48' 19"	N17° 49' 27"E
C3	54.78	180.00	19° 38' 54"	N77° 14' 22"W
C4	74.93	100.00	42° 29' 01"	N85° 50' 18"W



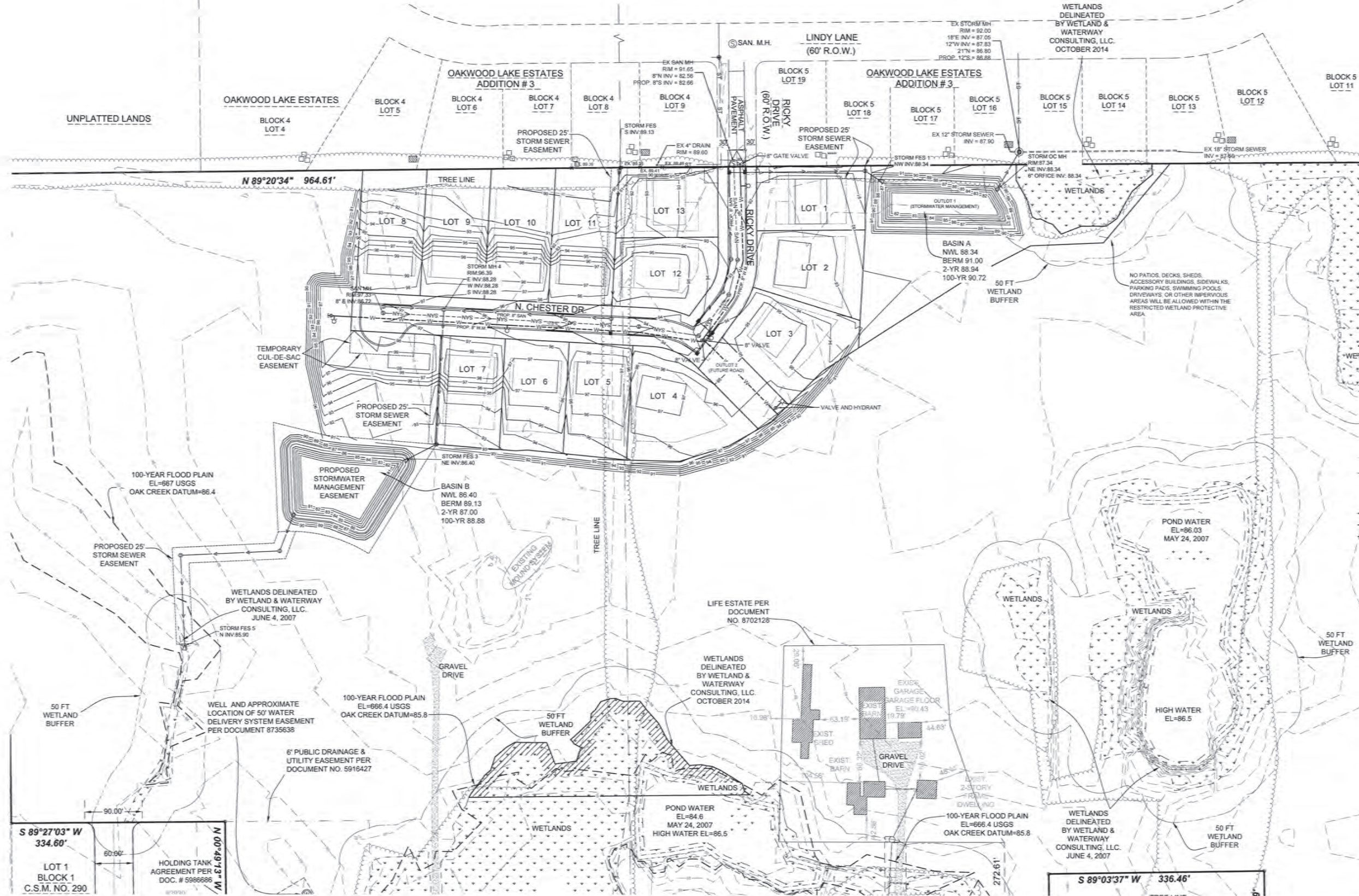
SIGMA GROUP
 Single Source. Smart Solutions.
 www.thesignsgroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

PRELIMINARY PLAT OF WILLOWSTONE

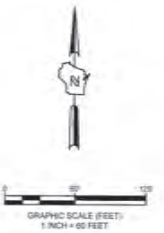
BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34 AND THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 35, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



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



THE SIGMA GROUP
Single Source. Smart Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

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: 6c
DATE: June 9, 2015

PROJECT: Conditions and Restrictions – Mike Airoidi, Airoidi Brothers

ADDRESS: 7350 S. 10th St.

TAX KEY NOs: 764-9054-000

STAFF RECOMMENDATION That the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the 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. 10th St. after a public hearing.

Ownership: 7350 S. 10th 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: At the May 26, 2015 meeting, the Plan Commission recommended approval of a request by Mike Airoidi, Airoidi Brothers, and PC Logistics for a Conditional Use Permit for automobile and truck engine and body repair and storage of vehicles and equipment on a portion of the property located at 7350 S. 10th St. No new construction was proposed as part of the application.

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

Prepared by:

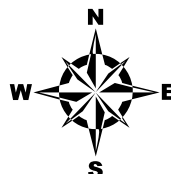
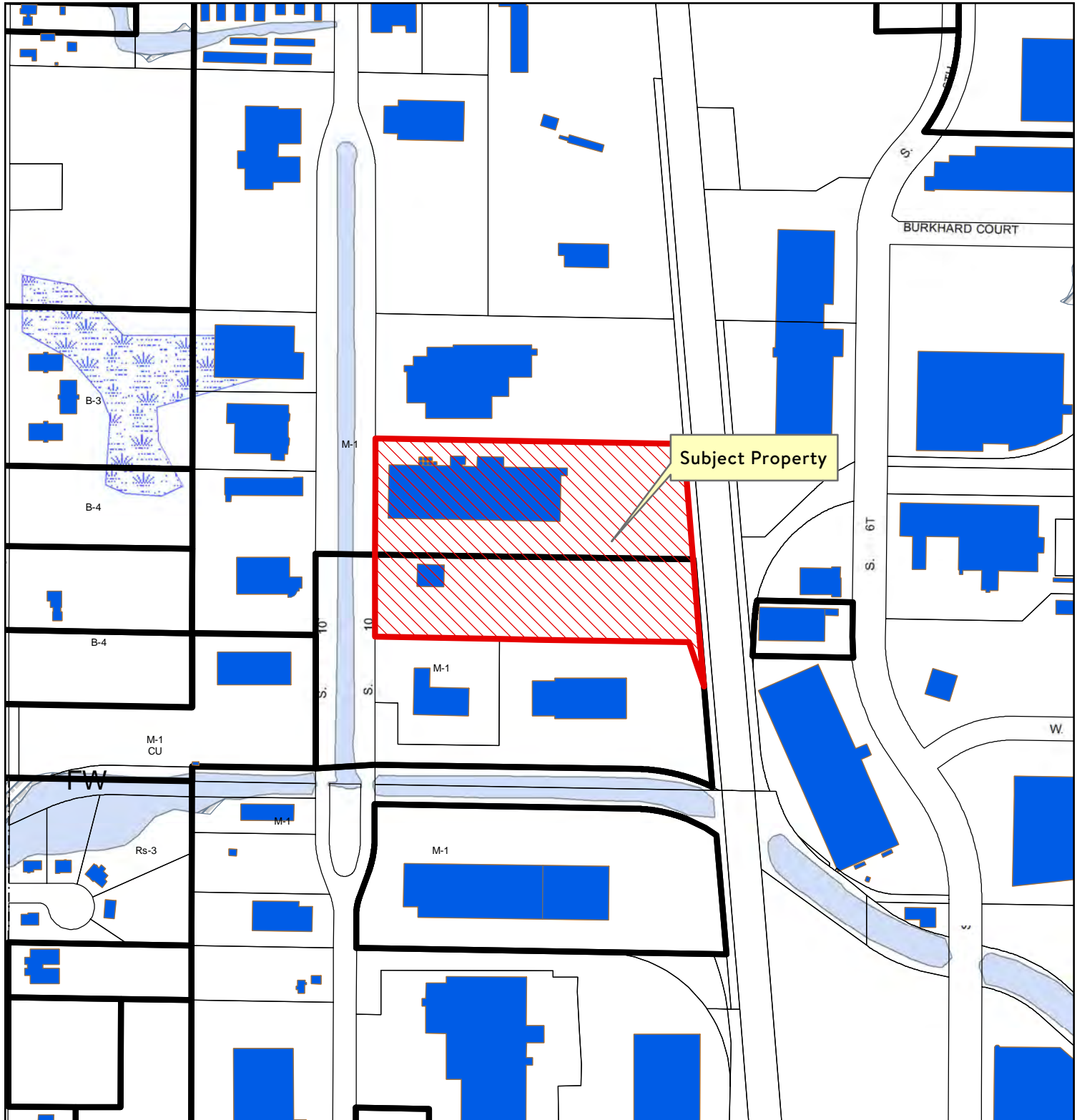
Kari Papelbon, CFM, AICP
Planner





Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

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.

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

Applicant:	Mike Airoidi, Airoidi Brothers	Approved by Plan Commission: TBD
Property Address:	7350 S. 10 th St.	Approved by Common Council: TBD
Tax Key Number:	764-9054-000	(Ord. #TBD)
Conditional Use:	Automobile and truck engine and body repair, outdoor storage of vehicles and equipment	

1. LEGAL DESCRIPTION

Commencing at the Southwest corner of the Northwest ¼ of Section 8, Township 5 North, Range 22 East; thence N 00°05'25" E along the West line of said Northwest ¼ 449.31 feet; thence S 89°01'01" E 1155.14 feet to a point on the East line of South 10th Street and the point of beginning of lands to be described, thence N 89°05'25" E along said East line 600.03 feet; thence S 89°01'01" E 937.31 feet; thence S 04°45'31" E 737.98 feet; thence N 18°52'29" W 142.82 feet; thence N 89°01'01" W 953.28 feet to the point of beginning.

Lands containing 579,988 square feet (13.31 acres) more or less.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

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

1) General Development Plan

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

2) Landscape Plan

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

3) Building Plan

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

4) Lighting Plan

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

5) Grading, Drainage and Stormwater Management Plan

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

6) Fire Protection

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

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

3. PARKING AND ACCESS

- A. Parking requirements for this project shall be provided in accordance with Section 17.0403 of the Municipal Code.
- B. Where 90° parking is indicated on the site plans, individual-parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.0403(d) of the Municipal Code.
- C. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- D. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval.
- E. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- F. All driveway approaches to this property shall be in compliance with all the standards set forth in Chapter 6 of the Oak Creek Municipal Code. Any off-site improvements shall be the responsibility of the property owner.
- G. All off street parking areas shall be landscaped in accordance with Sections 17.0330 & 17.0403 of the Municipal Code.
- H. Parking shall be located in a garage or carport or on a driveway that does not exceed twenty-four (24) feet in width, except for a spur that is a maximum of ten (10) feet by twenty (20) feet or the flare to access a parking area in the side or rear yard.
- I. Adjustments to required parking may be made by the Plan Commission in accordance with Section 17.0404.

4. LIGHTING

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

5. LANDSCAPING

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

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

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

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

4. To assure a diversity of color, texture and year-round interest, the total number of plant materials must be comprised of a minimum 25% evergreens, but no more than 70%.

B. Interior Landscape Area. All public off-street parking lots which serve five (5) vehicles or more shall be provided with accessory landscaped areas; which may be landscape islands, landscape peninsulas or peripheral plantings totaling not less than five (5) percent of the surfaced area. Landscape islands or peninsulas shall be dispersed throughout the off-street parking area. Landscape islands shall provide a minimum 30-inch clear area for vehicle overhang and snow storage. One shade tree shall be provided within the interior planting area for every 300 square feet of interior landscaping.

C. Perimeter Landscape Area. In an effort to prevent adjacent parking lots from becoming one large expanse of paving, perimeter landscaping shall be required. The perimeter strip shall be a minimum 5 feet in width. A minimum of one tree and five shrubs is required for every 35 linear feet of the perimeter of the parking area and located within the perimeter landscape area.

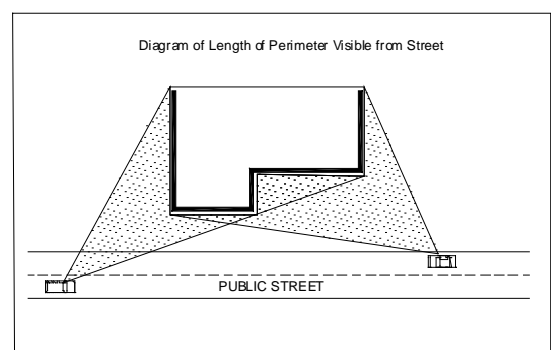
D. Landscaping Adjacent to Buildings. There shall be a minimum three-foot landscaped area provided between the edge of pavement and the entrance elevation of the building.

E. Screening of Trash. Trash receptacles shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.

- F. Screening of Ground Mounted Mechanical Equipment. Ground mounted mechanical equipment shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
- G. Screening of Roof Mounted Mechanical Equipment. Roof mounted mechanical equipment shall be screened from casual view.
- H. Retaining Walls. No retaining wall shall exceed four (4) feet in height unless it has been designed and its construction supervised by a Professional Engineer. A retaining wall may be stepped to achieve greater height. Each step of the wall shall be no more than four (4) feet in height and shall be set back a minimum of three (3) feet from the previous step. Acceptable materials for retaining walls are: segmental masonry type, timber, railroad ties, or concrete
- I. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.
- J. Buffer Yards. Appropriate buffers shall be provided between dissimilar uses as set forth in Section 17.0205 (d) of the Municipal Code.
- K. Submittal Requirements. A Landscape Plan (to scale) must be submitted which includes details of all proposed landscaping, buffering and screening, including the estimated cost of the landscaping. These plans shall be prepared by a landscape professional and show the location and dimensions of all existing and proposed structures, parking, drives, right-of-ways and any other permanent features, and all other information required by the Plan Commission, including but not limited to the following:
 1. A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing and the scientific and common names of all landscape materials used.
 2. The location and type of existing trees over four (4) inches in diameter (measured six (6) inches above the ground) within the area to be developed.
 3. The location and percent of slope of all proposed berms using one (1) foot contours.
 4. Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
 5. Methods used in staking, mulching, wrapping or any other early tree care used.
 6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule.
- L. The Plan Commission may modify any of the above standards by a ¾ majority vote of those Commissioners present at a meeting, but only if supplemental design elements or improvements are incorporated into the project which compensate for the modification of the particular standard.

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 may modify any of the above standards by a ¾ majority vote of those Commissioners present at a meeting, but only if supplemental design elements or improvements are incorporated into the project which compensate for the modifications of the particular standard.
- F. The relative proportion of a building to its neighboring buildings or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- G. Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.
- H. Sides of a building that are visible from adjoining residential properties and/or public streets should contribute to the pleasing scale features of the building by featuring characteristics similar to the front façade of the building.
- I. Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.
- J. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule; as well as the approved protection of the identified wetlands and woodlands on the approved plan.

7. **BUILDING AND PARKING SETBACKS**

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure	40'	20'	20'
Accessory Structure*	40'	20'	20'
Off-street Parking	30'	0'	0'

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

8. **MAINTENANCE AND OPERATION**

- A. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan. Solid waste collection and recycling shall be the responsibility of the owner.



B. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.

9. SIGNS

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

10. PERMITTED USES

A. All permitted uses in the M-1, Manufacturing zoning district.

B. One (1) Automobile and Truck Engine and Body Repair business with Outdoor Storage of Vehicles and Equipment. Outdoor storage of vehicles and equipment is limited to marked and designated areas on the existing paved areas of the lot (as depicted on the site plan), and only those which are being actively worked on in the facility. No vehicle or piece of equipment shall be stored outdoors on this site for more than fourteen days.

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 an occupancy permit has not been issued for this use. The applicant shall re-apply for a conditional use approval, prior to recommencing work or construction.

12. OTHER REGULATIONS

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

13. VIOLATIONS & PENALTIES

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

14. 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

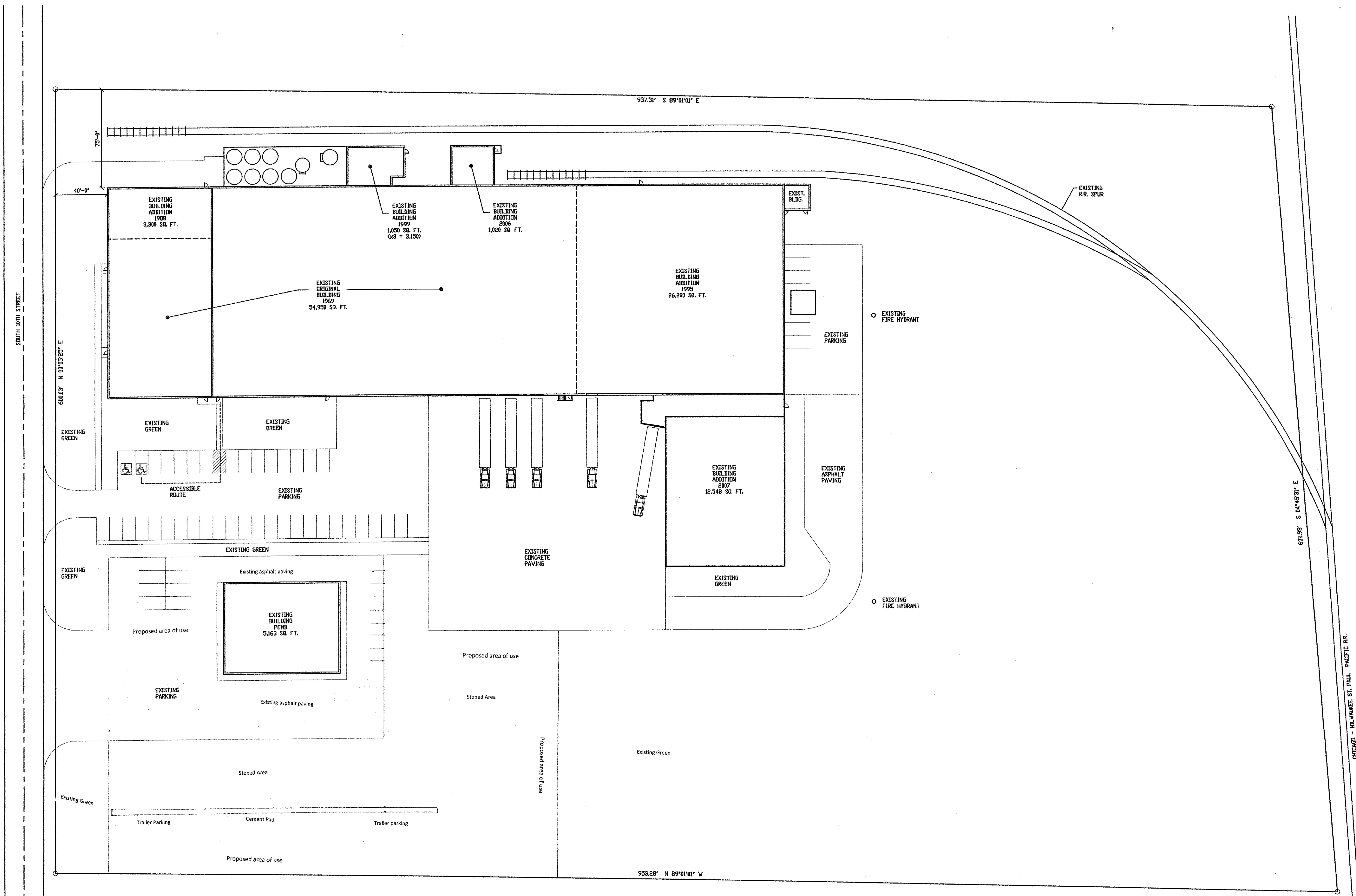
The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their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

related entities, successors and assigns.

Owner / Authorized Representative Signature

Date

(please print name)



EXISTING SITE PLAN

SCALE: 1" = 40'-0"

4th DIMENSION DESIGN, INC.
 817 Venture Court
 Waukesha, Wisconsin 53189
 PHONE: (262) 896-6500
 FAX: (262) 896-6505
 www.4DD.com

REVISED PLANS 4/25/2015
 Craig Almers
 6930 S 6th St.
 Oak Creek, WI
 414-855-1800

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

CHECKED - MILWAUKEE ST. PAUL - PORTIC RR.



Plan Commission Report

ITEM: 6d

DATE: June 9, 2015

PROJECT: Plan Review – Midwest Twisters

ADDRESS: 600 E. Rawson Ave.

TAX KEY NO: 733-9009

STAFF RECOMMENDATION: That the Plan Commission approves the site and building plans submitted by Midwest Twisters for the property at 600 E. Rawson Ave. with the following conditions:

1. That all building and fire codes are met.
2. There shall be no outdoor storage of materials or equipment.
3. That all mechanical equipment is screened from view.
4. That revised landscaping plans are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.
5. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.

Ownership: R&W Holdings, Inc., c/o Midwest Twisters Gym, 600 E. Rawson Ave., Oak Creek, WI 53154

Size: 6.594 acres

Existing Zoning: B-4, Highway Business

Adjacent Zoning: North – M-1 (CCU), Manufacturing
East – M-1 (CCU), Manufacturing
South – Rs-3, Single Family Residential; A-1, Limited Agricultural
West – M-1, Manufacturing

Comprehensive Plan: Planned Industrial.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: Midwest Twisters is requesting site and building plan approval for a 4,000 square-foot addition to the rear of the existing building at 600 E. Rawson Ave. All setbacks are met in the proposal. However, there are currently storage containers in the location of the proposed addition. These storage containers must be removed and no outdoor storage of materials or equipment is allowed on this parcel.

There are 61 parking stalls currently provided on the property. Section 17.0403(j)(4) requires 1 parking stall for every 4 patrons for commercial/recreational uses plus 1 stall per employee during the largest shift. The applicant has indicated that the business serves 48 patrons and will have 7 employees. This equates to 19 parking stalls. Therefore, no additional parking is required.

Although the proposed building materials for the east and west elevations will be comprised mainly of stone face CMU and CMU accent bands to match the existing building, the north elevation is proposed to be metal wall panels. Metal wall panels are only allowed as an accent material comprising a maximum of 25% of the visible perimeter of the building. Since the north elevation will not be seen from Rawson Avenue, staff recommends approval.

It is not clear from the submitted elevations whether there will be any outdoor mechanicals attached to the addition. All mechanical equipment must be screened. Details for vegetative screening, where applicable,

should be included in landscaping plans and submitted to the Department of Community Development for approval prior to issuance of building permits.

A grading plan showing a sidewalk to the door on the west elevation of the proposed addition has been reviewed and found to be acceptable by the Engineering Department. Final grading plans will be required to be submitted with the building permit application.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

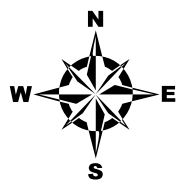
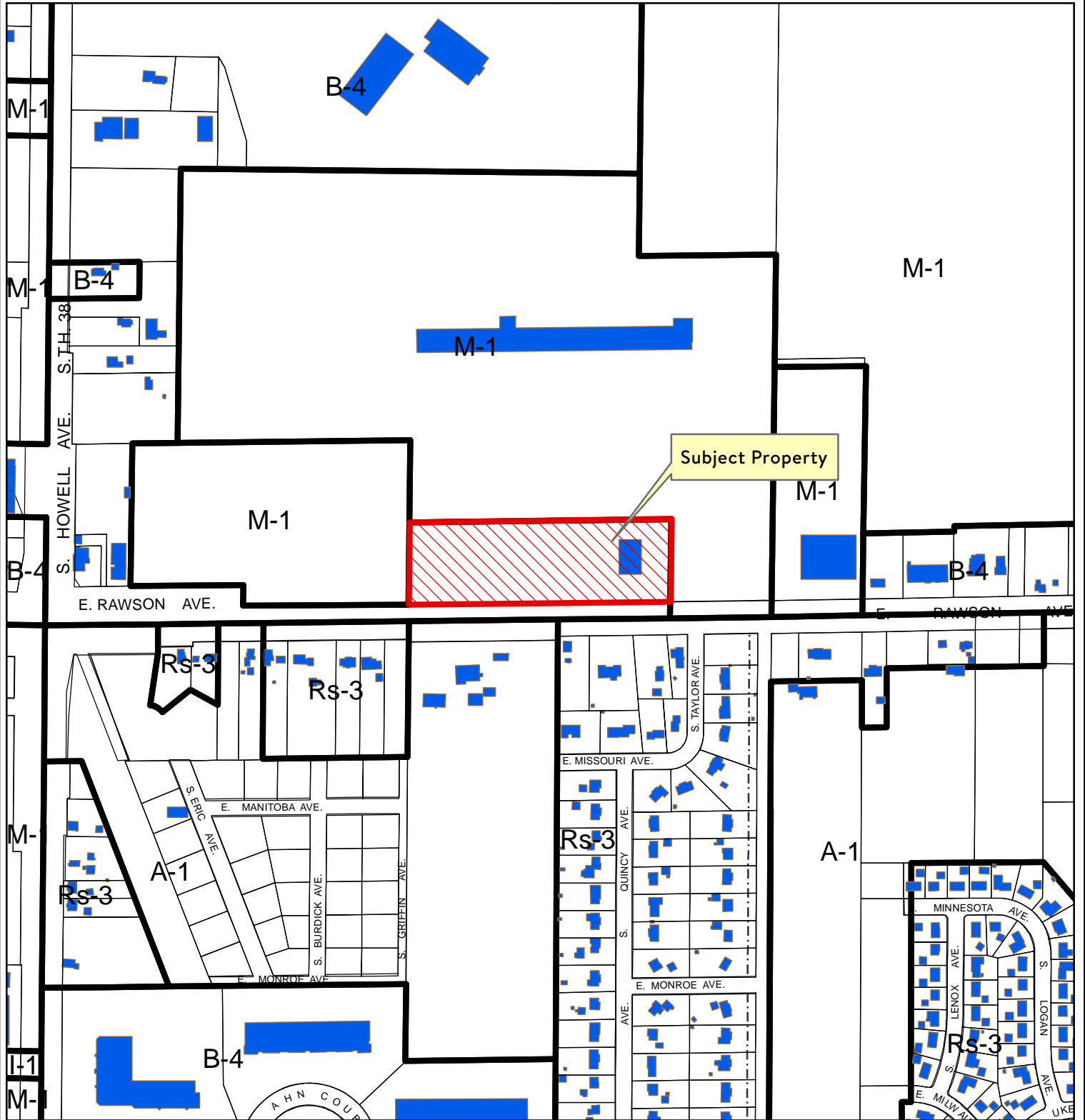
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

600 E. Rawson Ave.



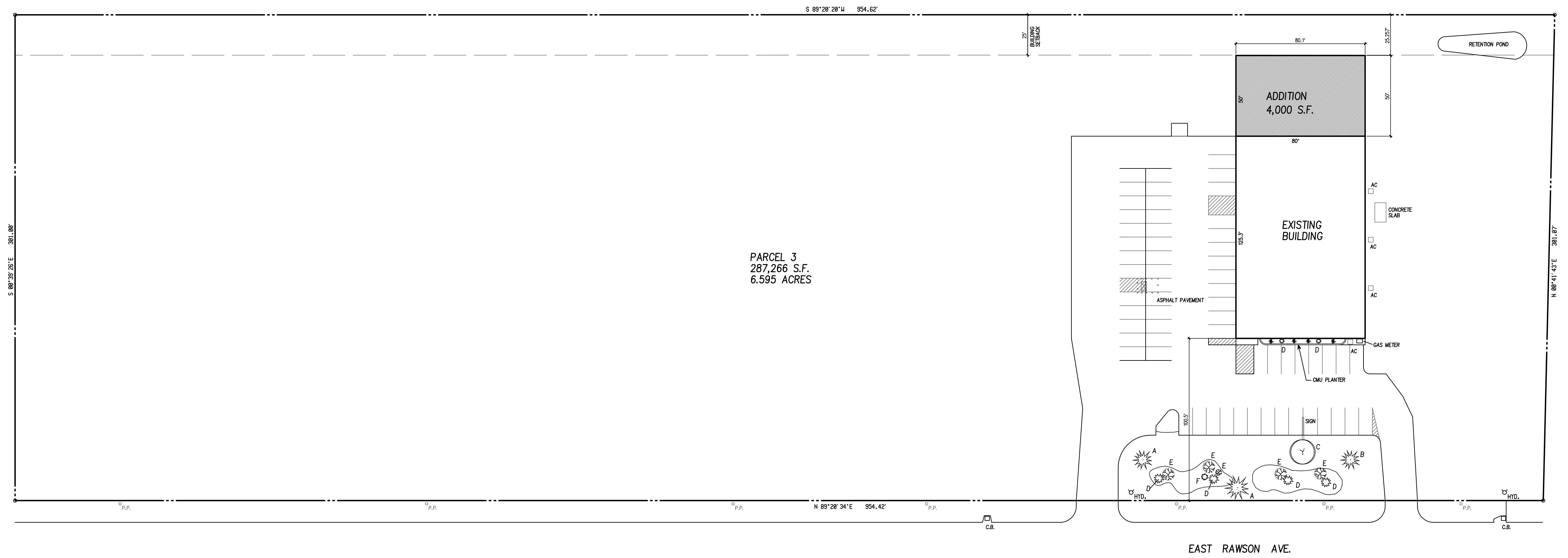
Legend

 600 E. Rawson Ave.

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

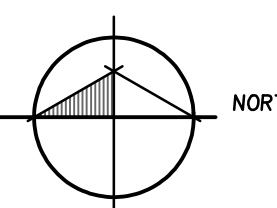
existing landscape schedule

MARK	BOTANICAL / COMMON NAME
A	BLUE SPRUCE
B	FIR
C	KWANZAN CHERRY TREE
D	YEW
E	PURPLE LEAF SAND
F	EMERALD 'N GOLD EUNYMUS



PARCEL 3
287,266 S.F.
6.595 ACRES

site plan
SCALE: 1" = 30'

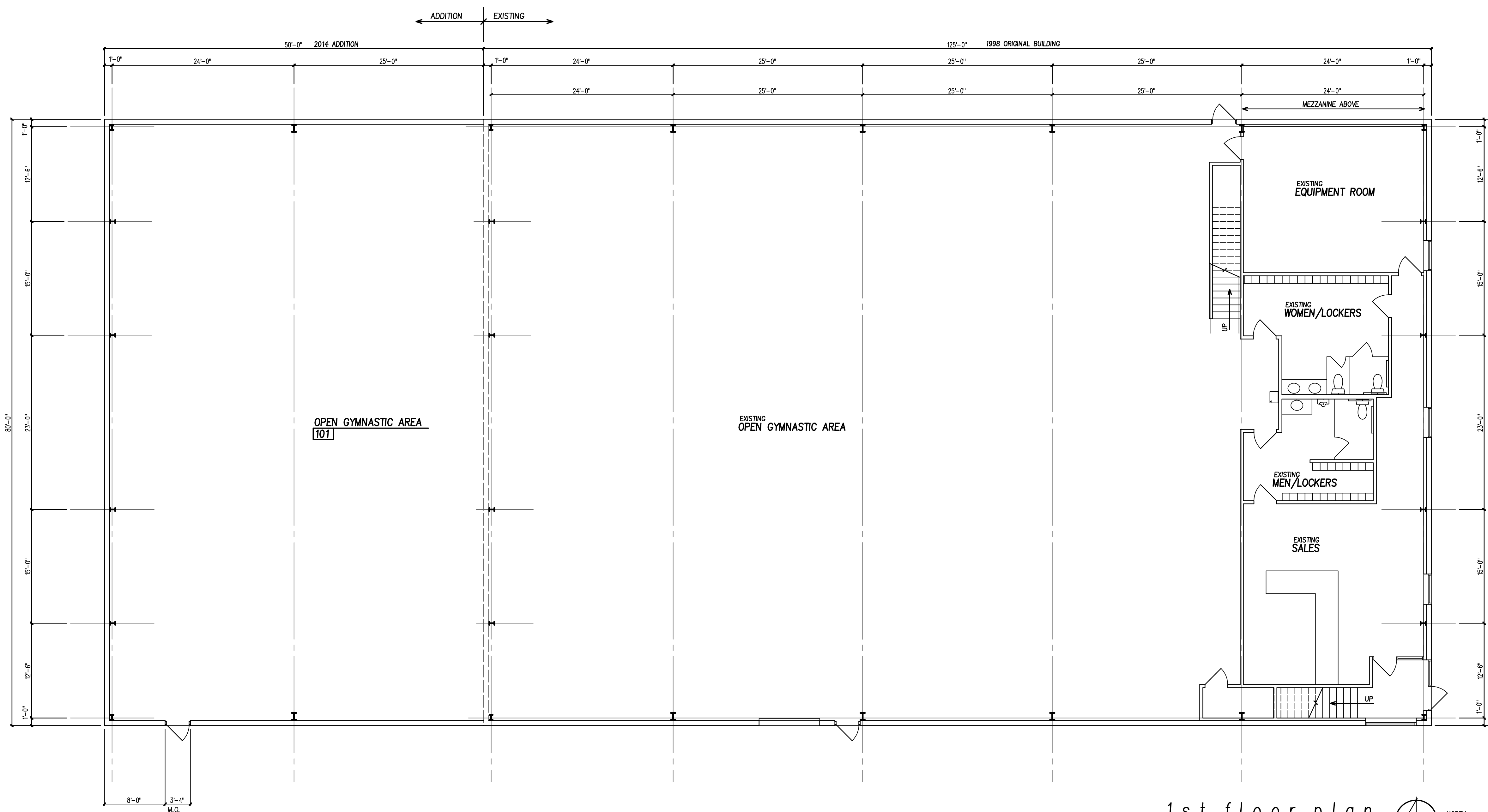


ARCHITECTS/PLANNERS, S.C.
1545 South 84th Street
West Allis, Wisconsin 53214
(414) 258-9995

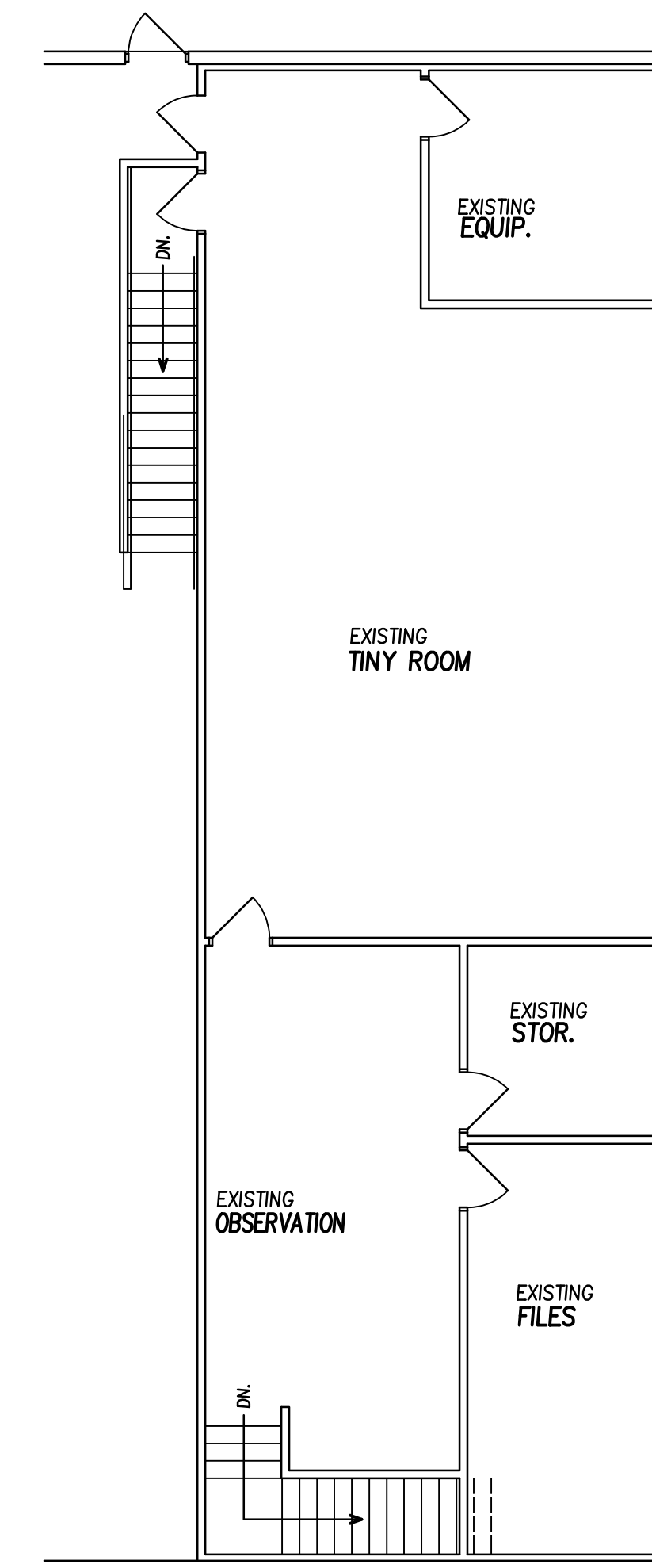
REVISIONS

proposed addition for:
MIDWEST TWISTERS
600 E. RAWSON AVE.
OAK CREEK, WISCONSIN

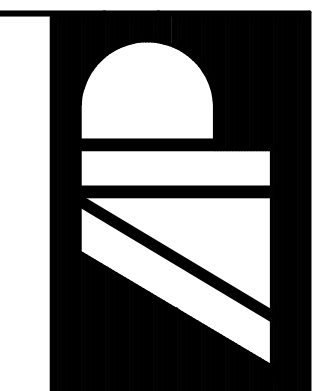
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JEH
DATE
5-12-14
JOB NO.
14008
SHEET



1st floor plan
SCALE: 1/8" = 1'-0"



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

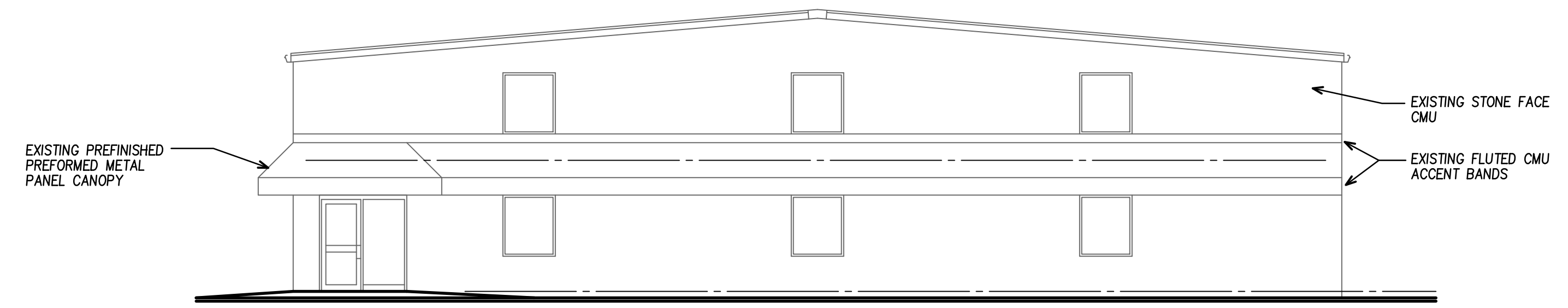


ARCHITECTS/PLANNERS, S.C.
1545 South 84th Street
West Allis, Wisconsin 53214
(414) 256-9995

REVISIONS

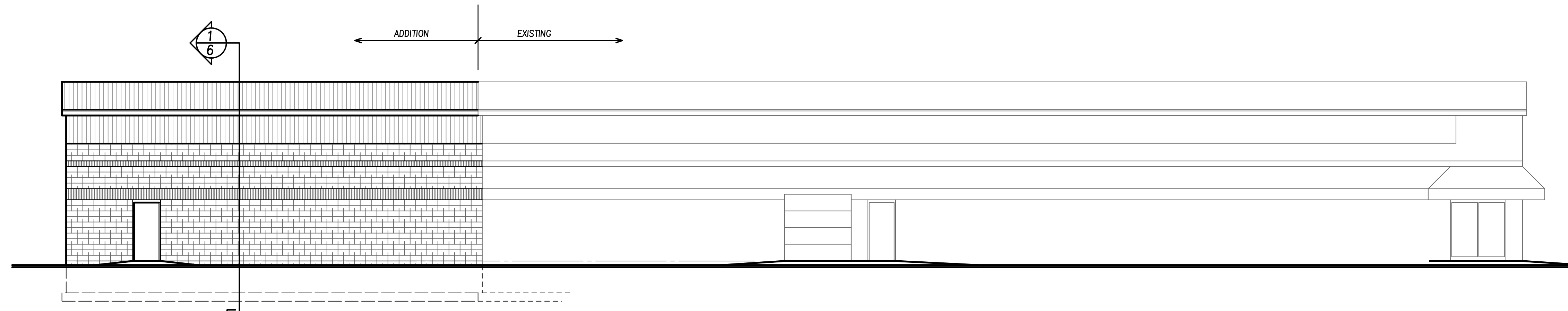
proposed addition for:
MIDWEST TWISTERS
600 E. RAWSON AVE.
OAK CREEK, WISCONSIN

DRAWN
JEH
DATE
5-12-14
JOB NO.
14008
SHEET



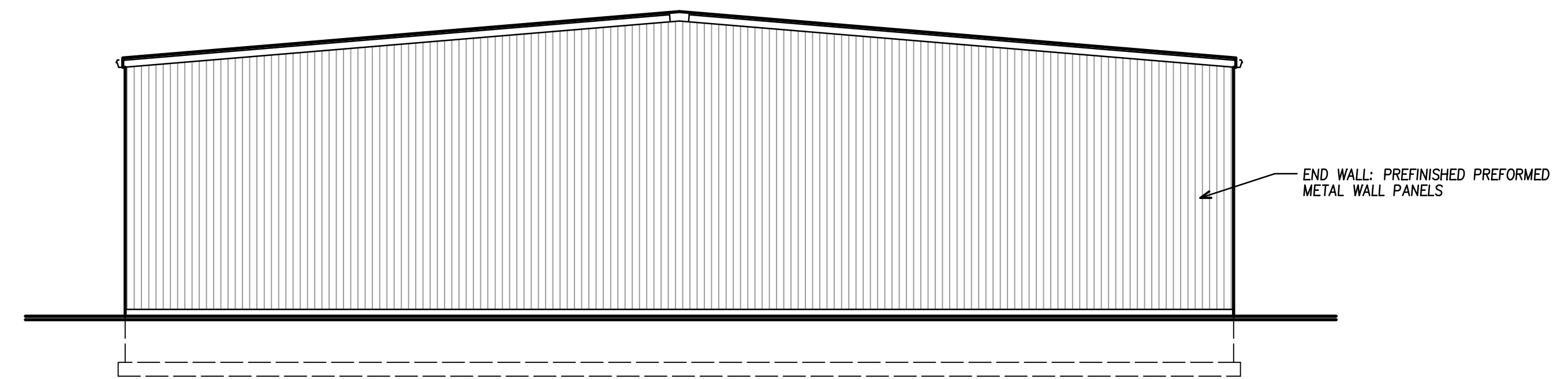
south elevation

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



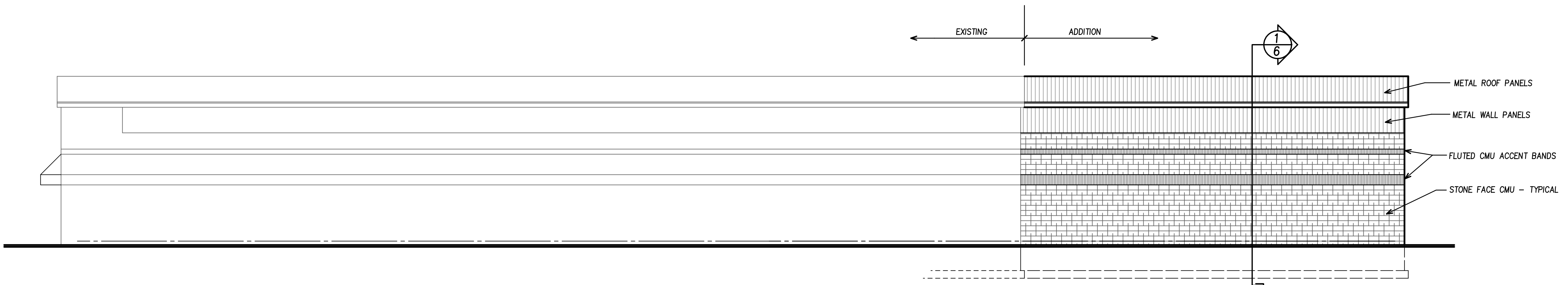
west elevation

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



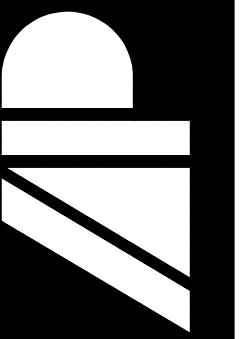
north elevation

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



east elevation

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



ARCHITECTS/PLANNERS, S.C.

1545 South 84th Street
West Allis, Wisconsin 53214
(414) 258-9995

REVISIONS

proposed addition for:
MIDWEST TWISTERS
600 E. RAWSON AVE.
OAK CREEK, WISCONSIN

DRAWN
JEH
DATE
5-12-14
JOB NO.
14008
SHEET



Plan Commission Report

ITEM: 6e

DATE: June 9, 2015

PROJECT: Plan Review – Joe Ehlinger, PPG Industries

ADDRESS: 10800 S. 13th St.

TAX KEY NO: 975-9999-002

STAFF RECOMMENDATION: That the Plan Commission approves the site and building plans submitted by PPG for the property at 10800 S. 13th St. with the following conditions:

1. That all building and fire codes are met.
2. That final lighting plans are submitted for final approval the Electrical Inspector prior to the issuance of building permits.

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

Size: 53.720 acres

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

Adjacent Zoning: North – M-1 (PUD/CU), Manufacturing; FW, Floodway; C-1, Shoreland Wetland Conservancy

East – M-1 (PUD/CU), Manufacturing; M-1 (PUD), Manufacturing; FW, Floodway; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy

South – P-1, Park District; M-1 (PUD/CU), Manufacturing; FF, Flood Fringe

West – P-1, Park District; A-1, Limited Agricultural; Rs-2, Single Family Residential

Comprehensive Plan: General Industrial.

Wetlands: Yes, on east and southwest (see County map).

Floodplain: Yes, on east (see County map).

Official Map: N/A.

Commentary: PPG is requesting site and building plan approval for a 3,347 square-foot, two-story addition to the north side of the existing building at 10800 S. 13th St. The addition will expand the tech lab where a new liquid spray application center will be housed. All setbacks are met in the proposal. No additional parking is required for this addition as existing stalls exceed the number of employees onsite during the largest shift.

Brick veneer to match the existing building will be used on a majority of the addition, with exposed aggregate fascia panel accenting the roof. Landscaping adjacent to the existing building will be relocated north of the addition. Due to its location, the addition will likely not be seen from S. 13th St.

The Engineering Department has reviewed the application and determined that a stormwater permit is not required as the proposal includes less than ½ acre of additional impervious surface.

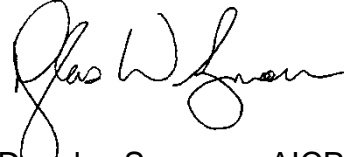
Preliminary lighting plans have been reviewed by the Electrical Inspector. Final lighting plans will be required with the submission of a building permit application.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

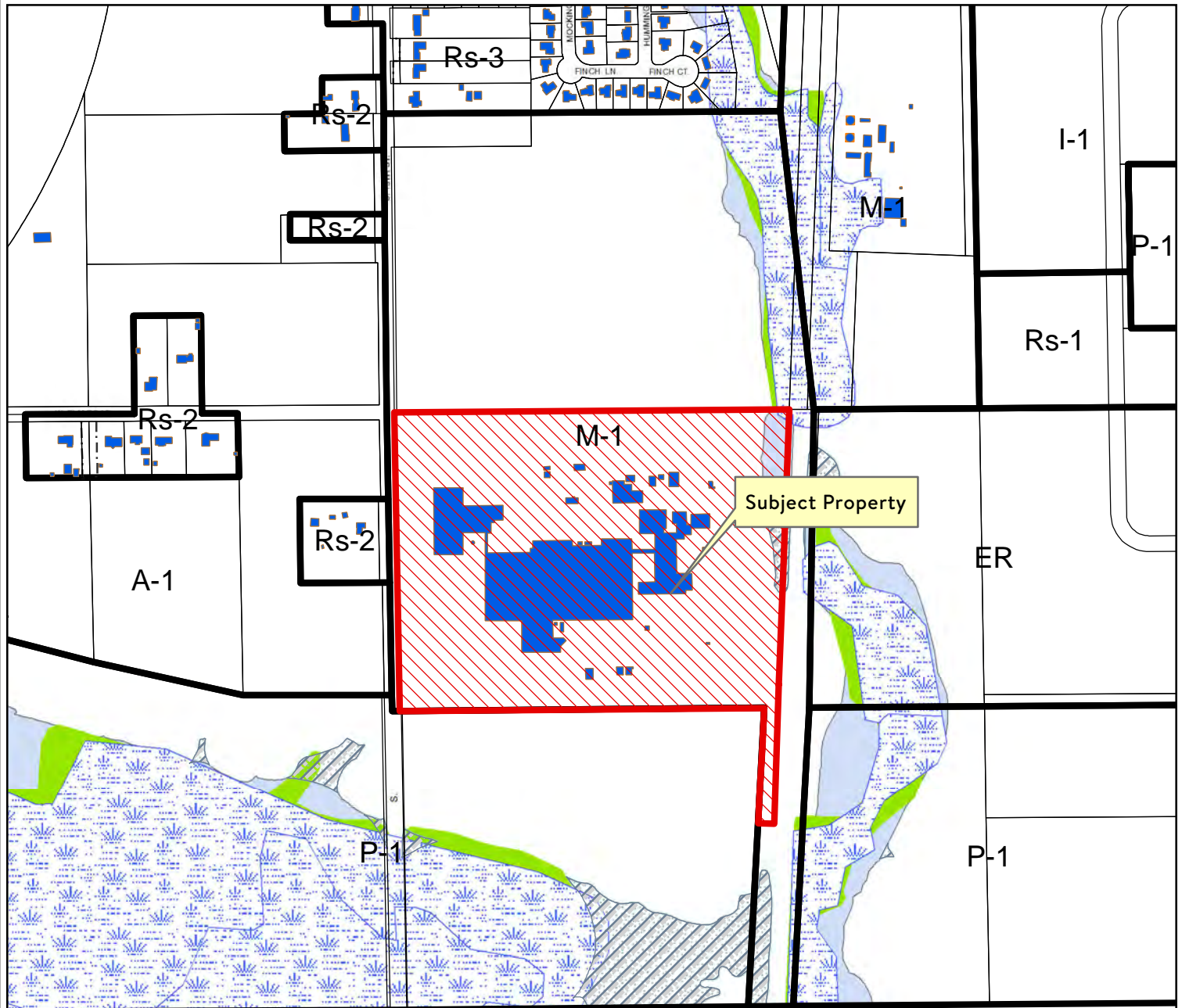
Respectfully Submitted by:



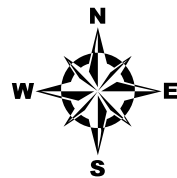
Douglas Seymour, AICP
Director of Community Development

Location Map

10800 S. 13th St.



Caledonia



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

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



PARTIAL AERIAL PLAN LOOKING SOUTH AT PPG INDUSTRIES, INC. 10800 SOUTH 13TH STREET, OAK CREEK, WI.



**NW TECH LAB
EXPANSION**

10800 S 13th STREET
OAK CREEK, WI 53154

PRELIMINARY DESIGN
DEVELOPMENT - NOT FOR
CONSTRUCTION

ISSUE DATE:
xx-xx-2014

PREPARED BY:

CS COMPUTERIZED
STRUCTURAL
DESIGN, SC.
CONSULTING ENGINEERS

8989 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
VOICE: (414) 351-5588
FAX: (414) 351-4617
J140569MFR

PPG INDUSTRIES

**NW TECH LAB EXPANSION
10800 S 13th STREET
OAK CREEK, WI 53154**

PROJECT DATA

PROPOSED EXPANSION GROUND FLOOR = 3,347 SQ FT
 PROPOSED EXPANSION MEZZANINE = 2,506 SQ FT
 TOTAL EXPANSION GROUND FLOOR AREA = 5,853 SQ FT
 GOVERNING CODE WISCONSIN ADMINISTRATIVE
 CODE - IBC 2009
 OCCUPANCY B
 CONSTRUCTION TYPE II-B FULLY SPRINKLERED

**SITE PARKING: 475 SPACES -
MAX 1ST SHIFT EMPLOYEES 350.**

SITE DEVELOPMENT

SD1.0 SITE PLANS

ARCHITECTURAL

A1.00 GROUND FLOOR PLAN
 A1.10 MEZZANINE PLAN
 A5.00 EXTERIOR ELEVATIONS
 A5.10 EXTERIOR ELEVATIONS
 A5.20 PRESENTATION ELEVATIONS



PPG INDUSTRIES
NW TECH LAB EXPANSION
10800 S 13th STREET
OAK CREEK, WI 53154

PROJECT DATA

GENERAL NOTES

COMPUTERIZED STRUCTURAL DESIGN, S.C.

CONSULTING ENGINEERS
8889 N. FORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
VOICE: (414) 351-5585
FAX: (414) 351-4817

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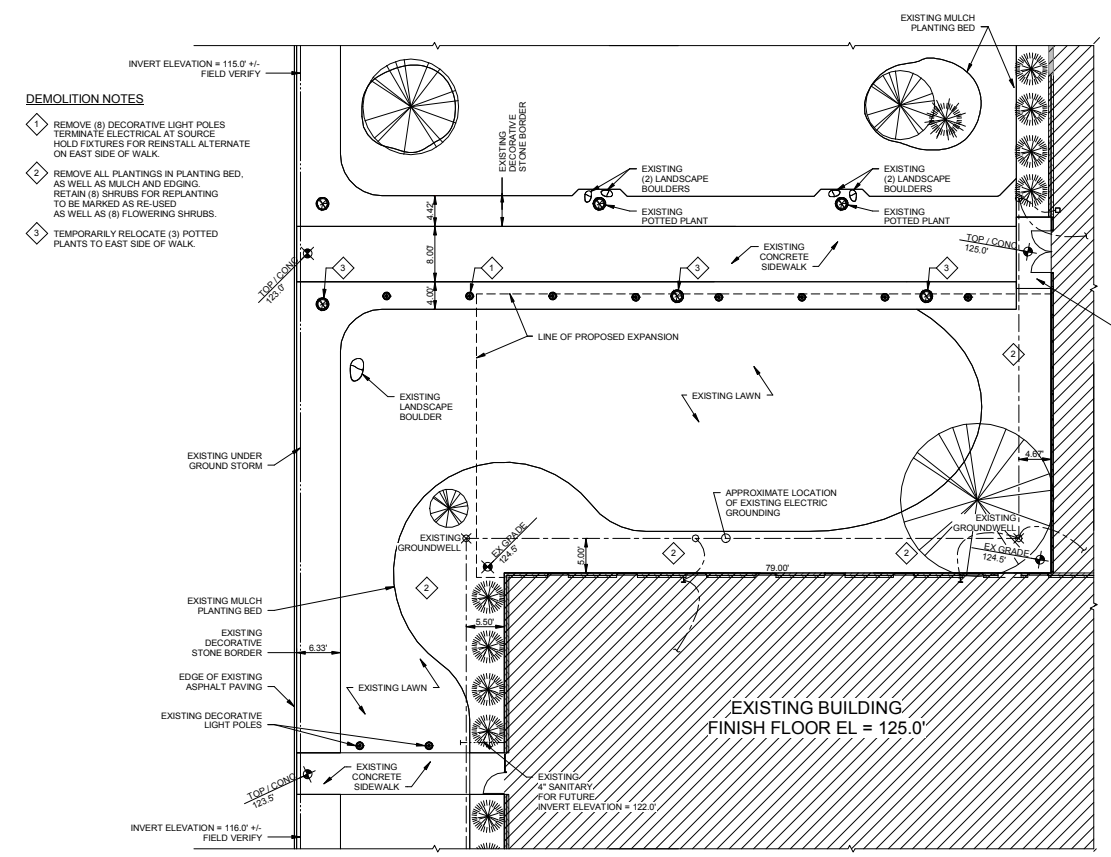
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SHEET TITLE:

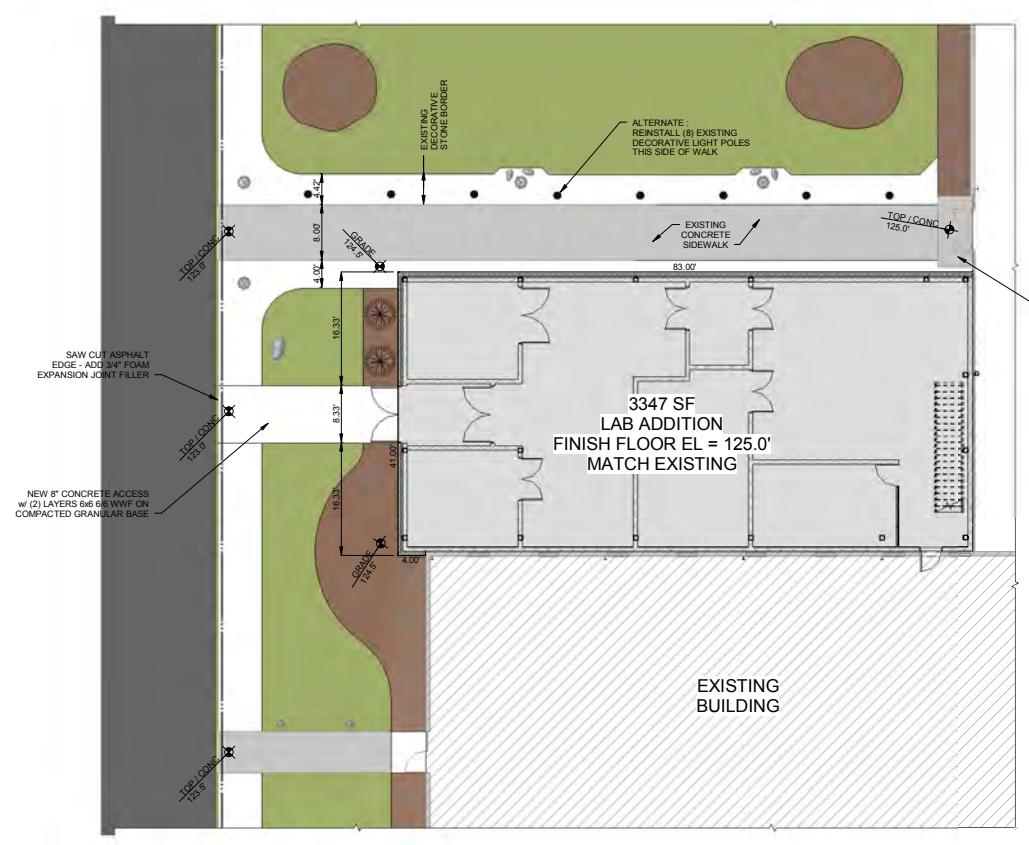
SITE PLANS

REV	DESCRIPTION	DATE	BY

CSD No: J140586MPPR DATE: xx-xx-2014
CHECKED BY: RUN SHEET No: SD1.0
DRAWN BY: JSW



EXISTING SITE DEMOLITION PLAN
SCALE: 1" = 10'-0"



SITE PLAN
SCALE: 1" = 10'-0"

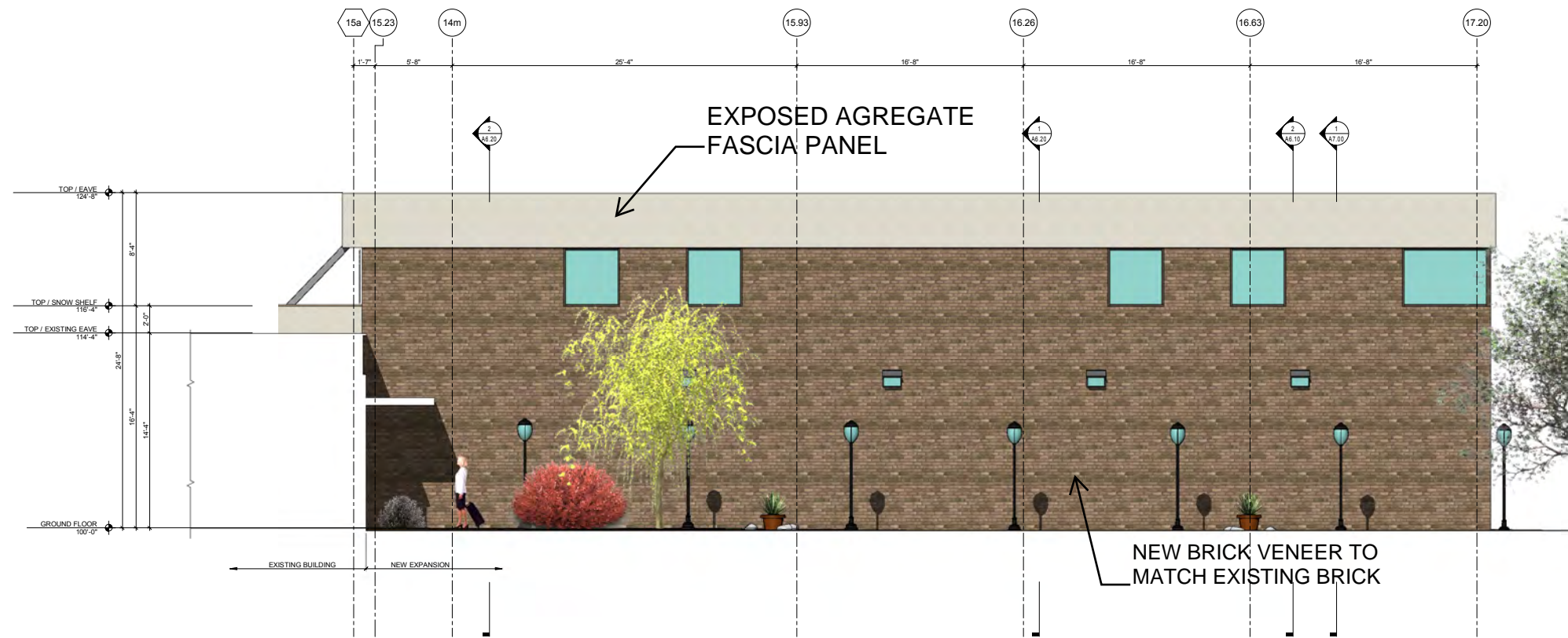
PRELIMINARY DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



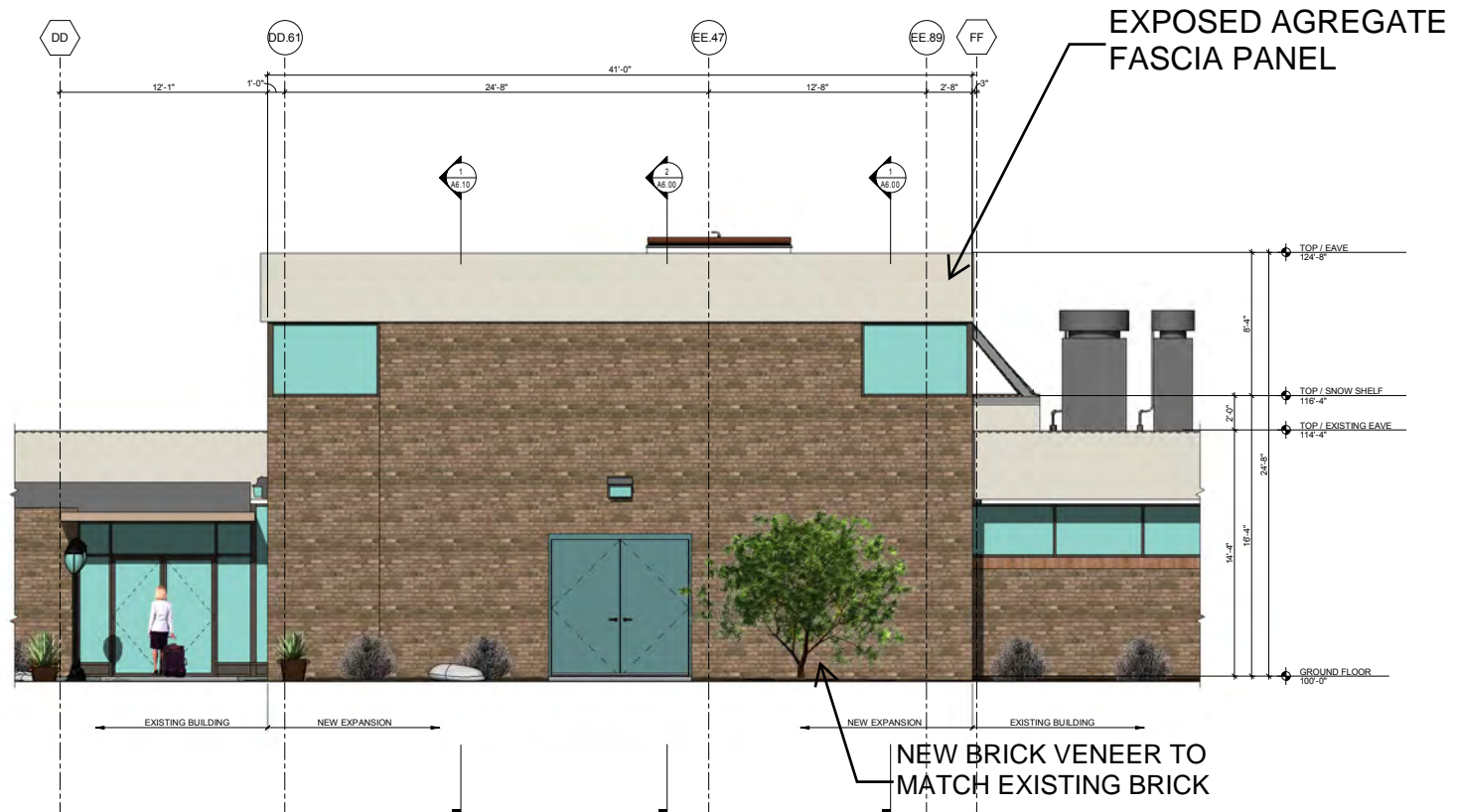
PPG INDUSTRIES
NW TECH LAB EXPANSION
10800 S 13th STREET
OAK CREEK, WI 53154

PROJECT DATA

GENERAL NOTES



1 EAST ELEVATION
A5.20 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A5.20 SCALE: 1/4" = 1'-0"

PRELIMINARY DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION



CONSULTING ENGINEERS
8849 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
VOICE: (414) 351-5555
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SHEET TITLE
PRESENTATION ELEVATIONS

REV	DESCRIPTION	DATE	BY

CSD No. J14058MPPR DATE: xx-xx-2014
 CHECKED BY: RUN SHEET No. A5.20
 DRAWN BY: JSW



Plan Commission Report

ITEM: 6f

DATE: June 9, 2015

PROJECT: Plan Review – RJ Bast, Go Riteway

ADDRESSES: 7433 S. 10th St., 7480 & 7460 S. 13th St.

TAX KEY NOS: 764-9052, 764-9012-001, 764-9007-000

STAFF RECOMMENDATION: That the Plan Commission approves the site and landscaping plans submitted by RJ Bast, Go Riteway, for the properties at 7433 S. 10th St., 7480 & 7460 S. 13th St. with the following conditions:

1. That the plans are revised to meet minimum setback requirements per the Conditional Use Permit.
2. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
3. That revised landscaping plans are submitted for review and approval by the Director of Community Development prior to the issuance of building permits or the commencement of construction.
4. That the applicant demonstrate approval from Milwaukee County on the driveway access to S. 13th Street (CTH V) prior to the commencement of construction.

Ownership: Bast Holdings, LLC, c/o Riteway Bus Service, Inc., P.O. Box 398, Germantown, WI 53022

Size: 8.805 acres

Existing Zoning: M-1 (CU), Manufacturing

Adjacent Zoning: North – M-1, Manufacturing; B-3, Office and Professional Business
East – FW, Floodway; M-1, Manufacturing
South – M-1, Manufacturing; 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, see CSM.

Floodplain: Yes, on southwest (see maps).

Official Map: N/A.

Commentary: Go Riteway is requesting site and landscaping plan approval for the expansion of the existing parking lot at 7433, 7480, 7460 S. 13th St. Plan Commissioners will recall that a Rezone of the properties to M-1, Manufacturing and a Conditional Use for private bus, van, and sedan service storage and maintenance yard were reviewed in March and approved by Council on April 21, 2015. A copy of the Master Plan is included with this report.

The applicant's representative has informed staff that the original concept presented in the Master Plan has been divided into phases. What is presented for Plan Commission review this evening is considered Phase 1.

According to the proposal, the parking along the southwestern portion of the property will expand nearly to the property line (with an unspecified amount of room for a new chain link fence and retaining wall). However, the Conditional Use Permit requires that parking be 22 feet from side property lines. Currently there is approximately 24 feet between the edge of the pavement and southern property line for the existing parking adjacent to the stormwater pond. Less than 20 feet exists between the edge of the pavement and

the southern property line for the parking lot on the southeast (beginning with the canopy). Either the plans must be revised to ensure that setbacks as required by the Conditional Use Permit are met or the applicant may apply for an amendment to the Conditional Use Permit.

Cyclone fence to match the existing fence on the property is proposed around the expanded parking lot to the north and west. A gate crossing the new driveway access to 13th Street will limit access to the property. Per Section 17.0502(d), security fences may not exceed 10 feet in height, and the Plan Commission shall determine the required opacity.

A landscape berm has been proposed outside of the cyclone fence on the northwest portion of the expanded parking area. Pine trees are also proposed north of the expanded parking area for further screening. The landscaping plan needs to be revised to provide more details as required by the adopted conditions and restrictions. As part of that plan, consideration should be given to providing landscaping that is consistent with the ultimate development of the property. This includes providing landscaping that will not interfere with future phased development of the property. It also means providing more of an emphasis on the permanent landscaping along S. 13th Street. It is not clear whether the existing vegetative buffer on the west side of the existing stormwater pond will remain or be removed. Staff recommends keeping the existing vegetation wherever possible. A vegetative buffer must be maintained along the west property line in accordance with the Conditional Use Permit and Section 17.0205(d) of the Municipal Code. The details of the revised landscaping plan should be approved by the Director of Community Development prior to the commencement of construction.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

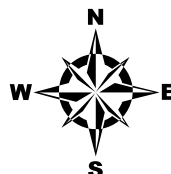
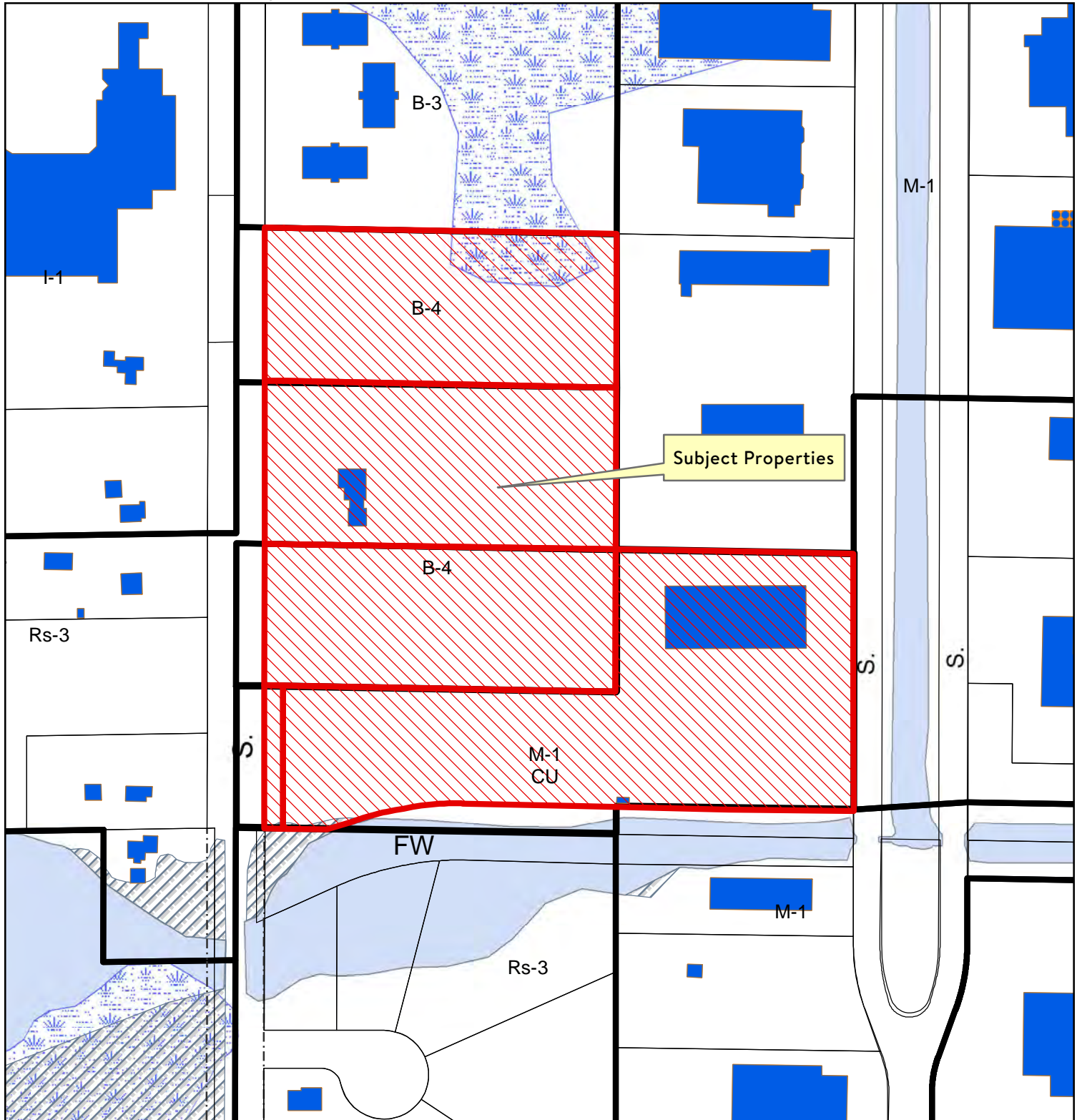
Respectfully Submitted by:



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.

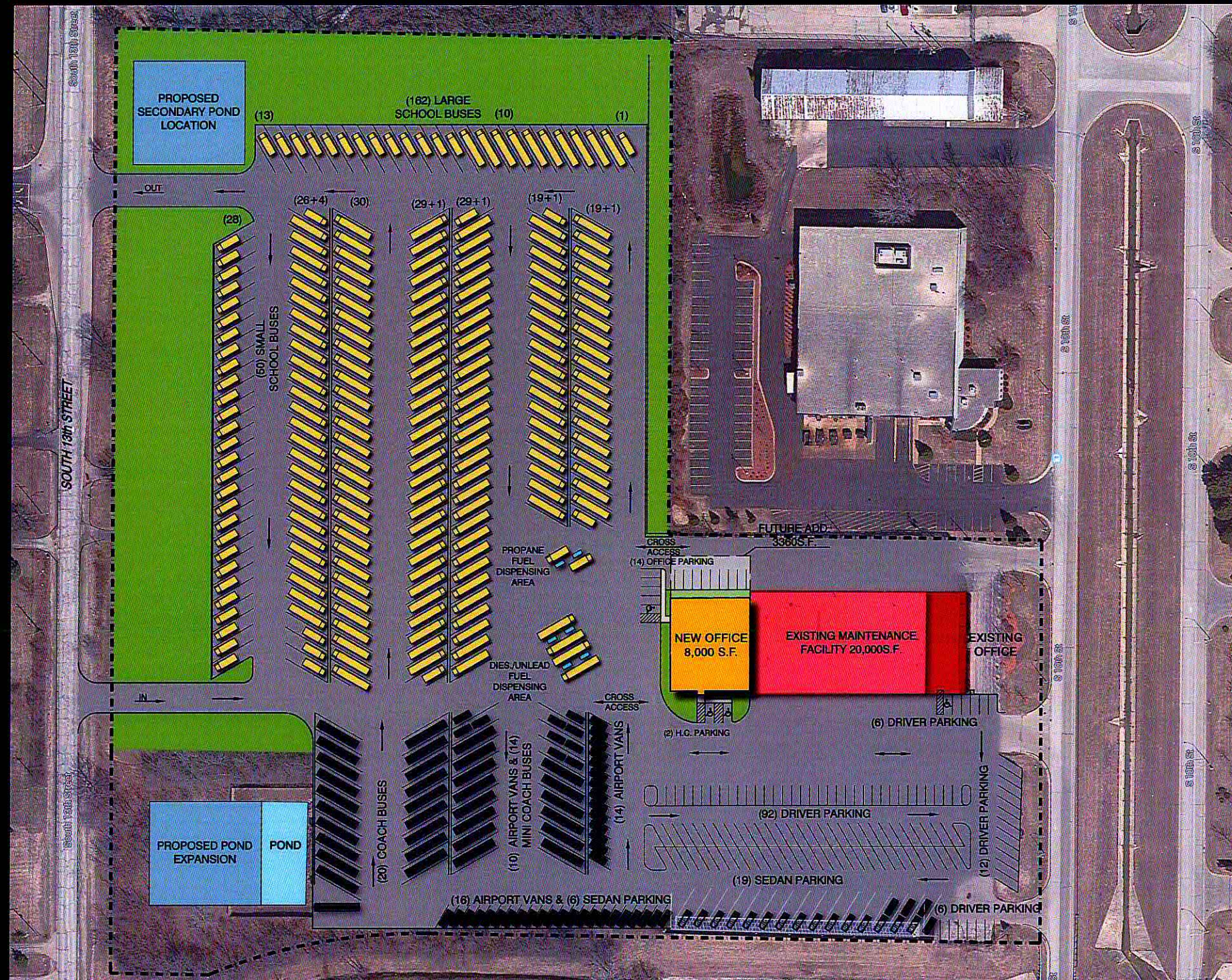


Legend	
	Subject Properties
	Wetland
	Floodfringe
	Floodway

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

GO RITEWAY

MASTER PLAN



SINGLE SOURCE RESPONSIBILITY



2.24.2015

Project Name

Go Riteway - Parking Addition

Project Address

7433 S. 10th Street

Oak Creek, WI 53154



PROJECT LOCATION



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

Architects Seal

Engineers Seal

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SHEET INDEX		REVISIONS																															
NO.	DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32
G-001	COVER SHEET																																
C-101	SITE PLAN																																
C-102	GRADING & EROSION CONTROL PLAN																																
C-103	UTILITY SITE PLAN																																
C-106	PHOTOMETRIC PLAN																																
C-107	LANDSCAPE PLAN																																
C-501	SITE DETAILS																																
A-001	DEMO FLOOR PLAN																																
A-101	FLOOR PLANS																																
A-201	EXTERIOR ELEVATIONS																																

NO.	REVISIONS
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5-12-15 PROPOSAL PLANS & SUBMIT TO CITY FOR REVIEW.



PROJECT ADDRESS:
PROJECT NAME
Go Riteway - Parking Addition
STREET ADDRESS
7433 S. 10th St.
CITY / STATE / ZIP
Oak Creek, WI 53154

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

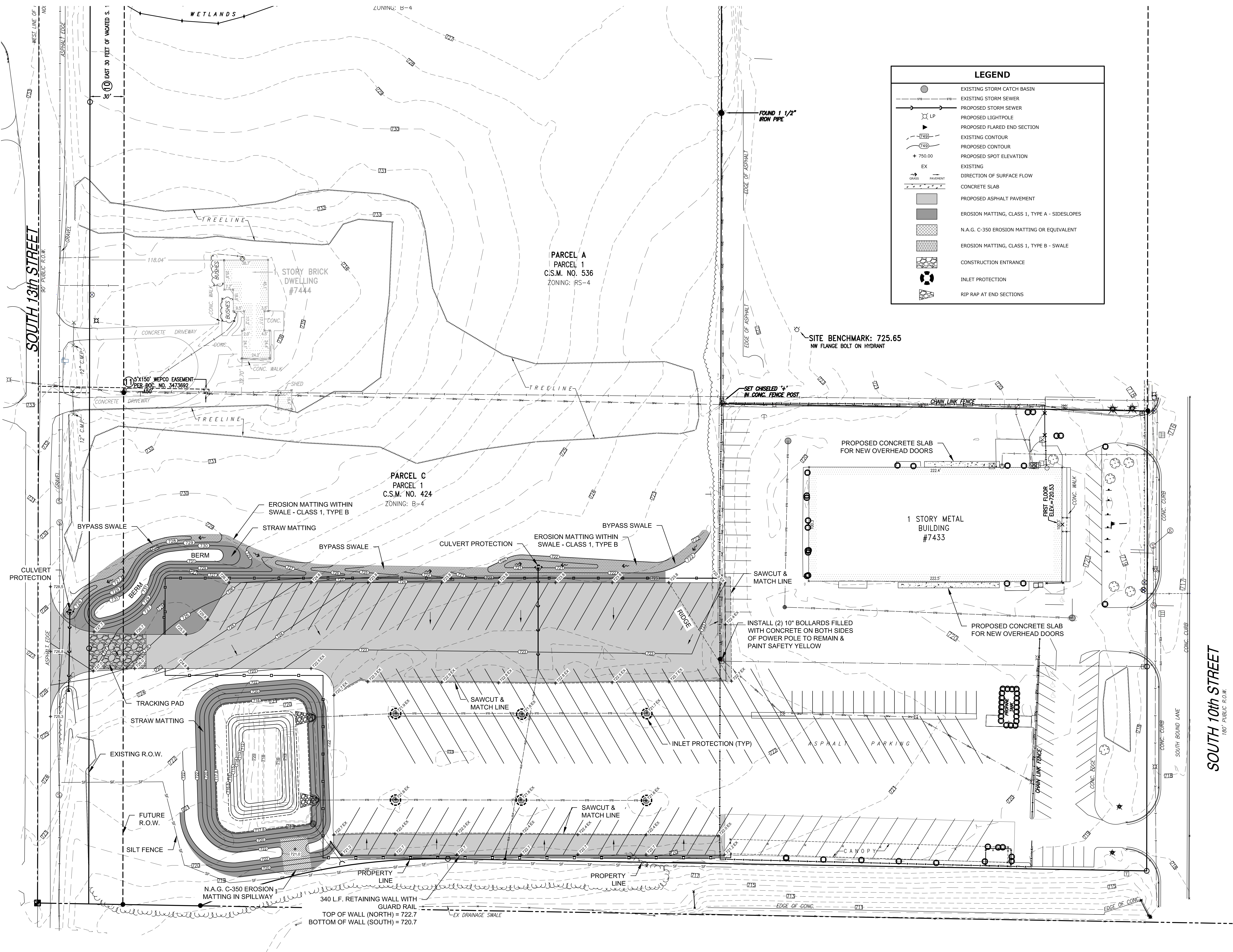
Date: 12-2014 Drawn By: B. Zenker
Sheet Title: COVER SHEET
Sheet Number: G-001
Project Number: P11278

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



LEGEND

- EXISTING STORM CATCH BASIN
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LIGHTPOLE
- PROPOSED FLARED END SECTION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING
- DIRECTION OF SURFACE FLOW
- CONCRETE SLAB
- PROPOSED ASPHALT PAVEMENT
- EROSION MATTING, CLASS 1, TYPE A - SIDESLOPES
- N.A.G. C-350 EROSION MATTING OR EQUIVALENT
- EROSION MATTING, CLASS 1, TYPE B - SWALE
- CONSTRUCTION ENTRANCE
- INLET PROTECTION
- RIP RAP AT END SECTIONS



MSI GENERAL CORPORATION
 P.O. BOX. 7
 OCONOMOWOC, WI 53066
 PHONE: 262.367.5661
 FAX: 262.367.2764

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REVISIONS:

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PROJECT ADDRESS:

Go Riteway - Master Plan
 10th & 13th Streets
 Oak Creek, WI 53154

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 05-05-15 Drawn By: PEG
 Sheet Title: GRADING & EROSION CONTROL
 Sheet Number: C-102
 Project Number: P11278

GRADING & EROSION CONTROL 1" = 30'-0"

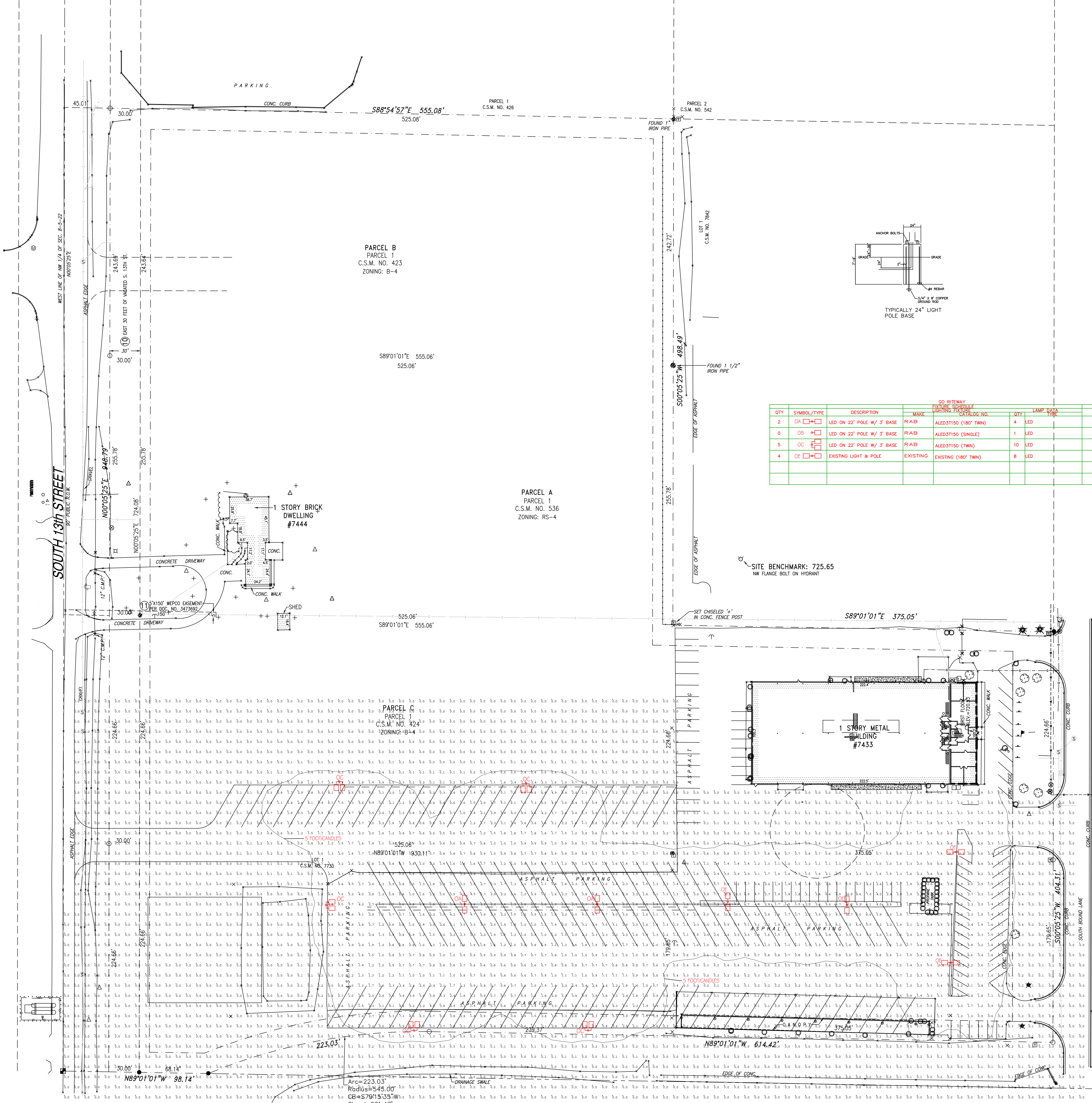
MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

REVISIONS SCHEDULE		
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Calculation Summary						
Label	CalcType	Unit	Avg	Max	Min	Max/Min
Area	Footcandle	FC	1.89	23.9	0.0	N.A.
Parking Area	Footcandle	FC	1.89	9.5	0.0	N.A.

DISCLAIMER: CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IESNA & CIE STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS. TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.

SITE PLAN 1" = 40'-0" N

GIRAFFE Electric, Inc.

GIRAFFE ELECTRIC II, INC.

2025 S WEST AVENUE
 WAUKESHA, WI 53189
 262-549-6500
 FAX 262-549-6503

PROJECT ADDRESS:
 GO RITWAY
 7433 S. 10TH ST.
 OAK CREEK, WI 53154

DATE: 3/30/15

DRAWN BY: JDG

REVISIONS:
 DATE:

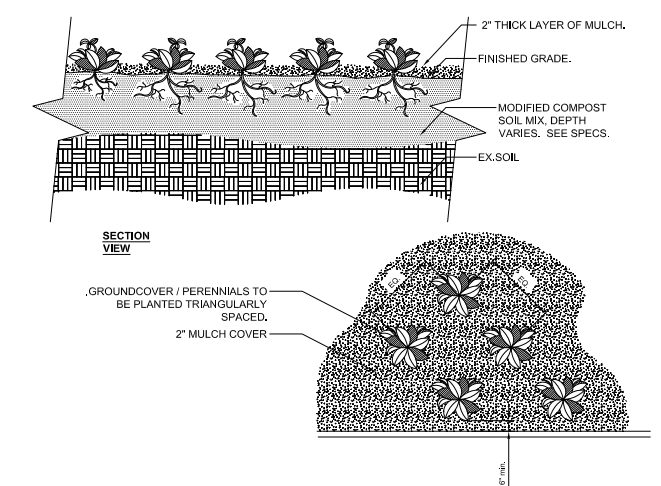
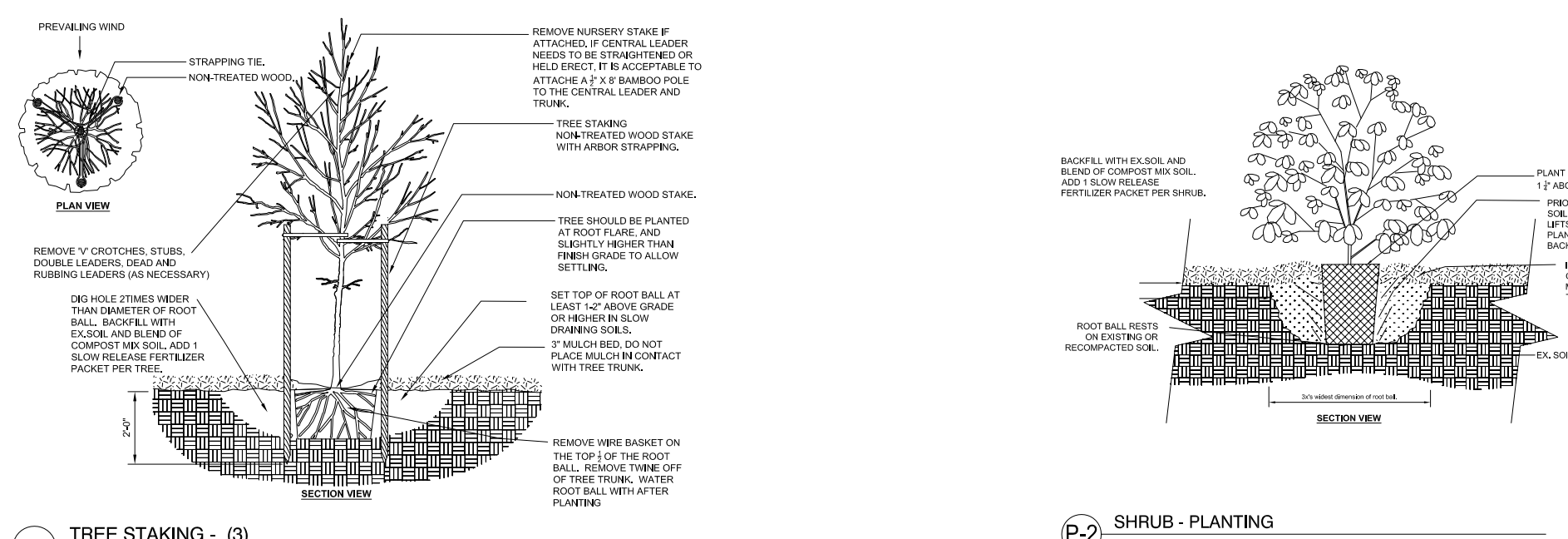
SHEET NUMBER:
 C-106

SHEET TITLE:
 LIGHTING PLAN

PROJECT NUMBER:

SCALE:
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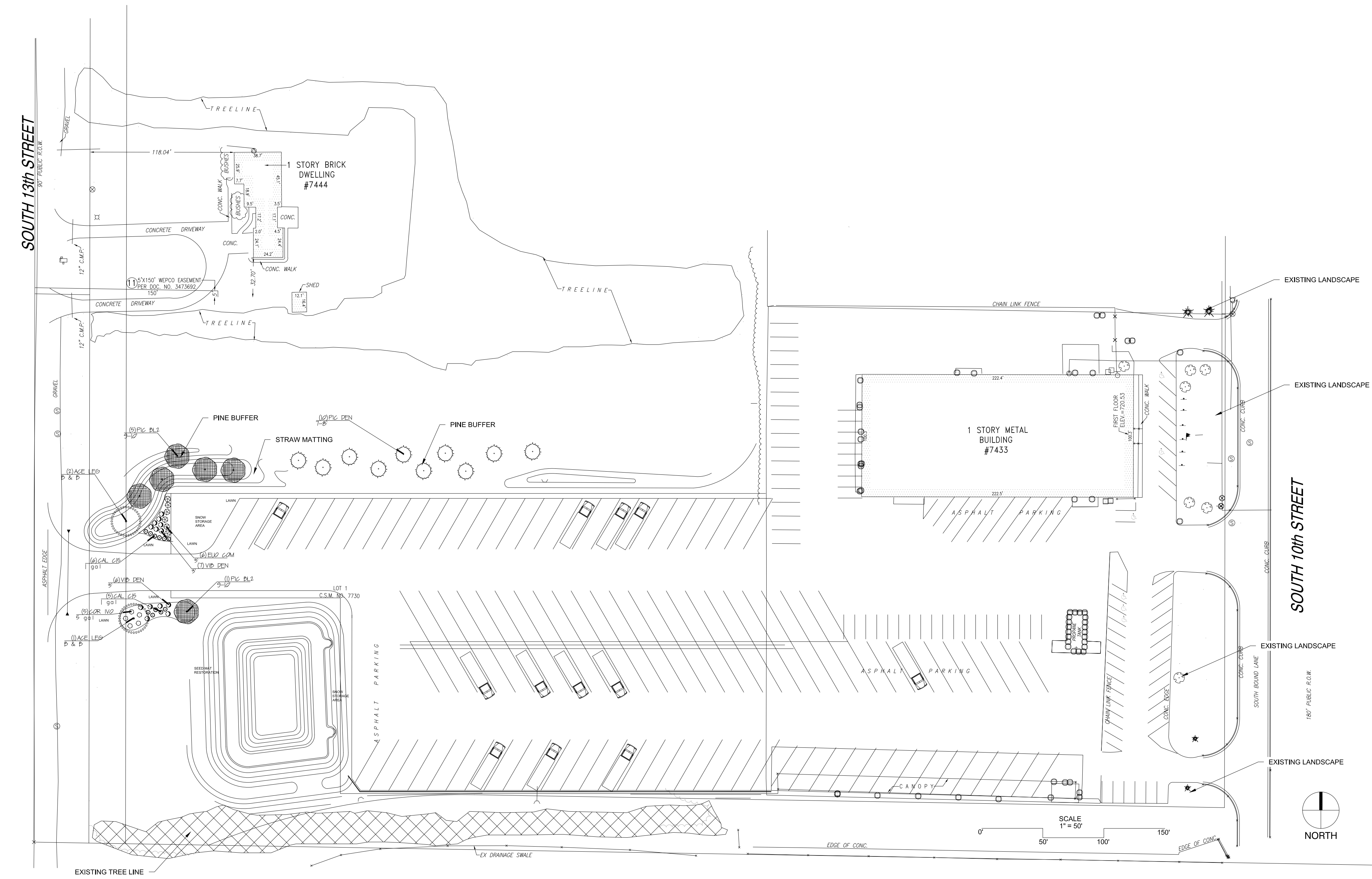
PLANTING DETAILS



P-3 GROUNDCOVER / PERENNIALS

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	ACE LE6	Acer saccharum 'Legacy' / Legacy Sugar Maple	B # B	2.5" Cal	2
CONIFERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	PIC DEN	Picea glauca 'Densata' / Black Hills Spruce	7-8'		10
	PIC BL2	Picea pungens glauca / Colorado Blue Spruce	9-10'		6
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
	COR IVO	Cornus alba 'Ivory Halo' TM / Tatarian Dogwood	5 gal		5
	EUO COM	Euonymus alatus 'Compactus' / Compact Burning Bush	3'		6
	VIB DEN	Viburnum dentatum 'Arrowwood' / Arrowwood Viburnum	3'		13
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	QTY
	CAL C15	Calamagrostis arundinacea Calamagrostis 'Karl Foerster' / Karl Foerster Grass	1 gal		11



GENERAL LANDSCAPE NOTES:

- Topsoil return to depth of 4" minimum is by excavating contractor. Berms (if applicable) are by others. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
- Always contact Diggers Hotline (800-242-8511) before proceeding with any work.
- Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs.
- Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by Landscape Architect.
- Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3' diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 2" layer of shredded bark mulch.
- Spade cut plant beds and tree rings with a 4" deep shovel cut.
- Perennial and annual beds to have a 2" layer of compost mulch incorporated 6" deep into the planting bed before installation of plants.
- Seeded lawn areas to have Bluegrass blend of seed for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on application rates.
- Sodded turf (if applicable) to be installed in staggered fashion with tight joints. Sod to be rolled and watered to a depth of 3-4" immediately upon laying of the turf. Stake sod on slopes of less than 3:1 grade.
- Erosion blanket shall be installed on seeded slopes with a grade of 3:1 or less. Single net, double net or Turf Reinforcement Mats shall be used as per the required use. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations. Unless stated by plan.
- Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth and the landscape.
- If an irrigation system is not installed a temporary irrigation system shall be set up for a period of 30 days to water lawn areas. Install drip irrigation for plant beds. Install timers that will enable the new turf areas to receive enough water to properly germinate seed. Owner to provide access to water from outside of building to facilitate proper watering.
- If a permanent irrigation system is required in turf areas install system with head to head coverage. Ensure that all turf is covered and that no voids are left which will create brown or dead grass in dry weather. Planting beds around perimeter of building shall have a drip irrigation system installed on separate manifold. Install wireless rain gauge and timer. Installation of sleeves for irrigation pipe is by irrigation or landscape contractor. Water meter, backflow preventer and electrical (by others) for timer are to be installed by a licensed plumber and electrician.
- Warranty of plants, trees, evergreens, shrubs shall be for a period of one (1) year from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.



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5-12-15 PROPOSAL PLANS & SUBMIT TO CITY FOR REVIEW.
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PROJECT ADDRESS:
 PROJECT NAME
 STREET ADDRESS
 CITY/ STATE / ZIP

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: _____ Drawn By: _____
 Sheet Title: LANDSCAPE PLAN
 Sheet Number: C-107
 Project Number: _____