



## PLAN COMMISSION MEETING AGENDA

TUESDAY, July 14, 2015  
AT 6:00 PM

- 
- 1) ROLL CALL
  - 2) Minutes of the June 23, 2015 meeting
  - 3) Significant Common Council Actions
  - 4) NEW BUSINESS
    - a) **CONDITIONAL USE PERMIT AMENDMENT** - Review a request submitted by Ron Boecker, Wheaton Franciscan Healthcare, Inc., for an amendment to the Legal Description section of the existing conditional use permit affecting the properties at 8000 & 8020 S. Howell Ave. (Tax Key Nos. 814-9047-000 & 814-9048-000). Follow this item on Twitter **@OakCreekPC#OCPCCUPAmend**.
    - b) **PLAN REVIEW** - Review site, building, landscaping, and lighting plans submitted by Ron Boecker, Wheaton Franciscan Healthcare, Inc., for a proposed new medical clinic on the property at 8020 S. Howell Ave. (Tax Key No. 814-9048-000). Follow this item on Twitter **@OakCreekPC#OCPCWheaton**.
    - c) **OFFICIAL MAP AMENDMENT** - Review a proposed amendment to the official map for a portion (24,795 square feet) of the Southwest ¼ of the Northwest ¼ of Section 16 (mapped, unimproved right-of-way between S. Lauree Lane and S. Alisa Lane). Follow this item on Twitter **@OakCreekPC#OCPCOMA**.
    - d) **SIGN PLAN REVIEW** – Review a proposed sign plan submitted by Raymond Clark, US Bank, for the US Bank property located at 130 West Town Square Way (Tax Key No. 813-9044-000). Follow this item on Twitter **@OakCreekPC#OCPCUSBank**.
    - e) **CANCELLATION OF MEETING** – the Plan Commission will vote on a motion to cancel the July 28, 2015 meeting.
  - 5) ADJOURN

### PLEASE NOTE

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

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, JUNE 23, 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 Siefert and Commissioner Chandler. Commissioner Correll was excused. Also present: Kari Papelbon, Planner.

Commissioner Dickmann moved to approve the June 9, 2015 meeting minutes. Commissioner Siefert seconded. On roll call: all voted aye, except Alderman Bukiewicz, who abstained. Motion carried.

**Minor Land Division**  
**Barrett Visionary Development**  
**8001 S. 6<sup>th</sup> St.**  
**Tax Key No. 813-9061-000**

Ms. Papelbon provided an overview of the proposal, which modifies the shared property line between Lots 1 & 3.

Alderman Bukiewicz asked why the frontage is important for Lot 3. It was stated that part of the reason is so that it is not landlocked. It also allows for the utilities in that location to be installed privately, although there is public storm sewer in that area as well. Commissioner Johnston stated that the biggest reason is getting the sewer and water service back to Lot 3, and making that a private connection rather than a public connection.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Rick Barrett, Barrett Visionary Development, for the property at 8001 S. 6<sup>th</sup> St. be approved with the following conditions:

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

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

Commissioner Carrillo moved to adjourn. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:05 p.m.

## Summary of Significant Common Council Actions

1. **Approved:** Ordinance No. 2769, approving a Conditional Use Permit allowing automobile and truck engine and body repair, and storage of vehicles and equipment on a portion of the property located at 7350 S. 10<sup>th</sup> St.
2. **Approved:** Resolution No. 11627-070715, approving the certified survey map for the property at 8001 S. 6<sup>th</sup> St.
3. **Approved:** Motion to amend the Professional Service Agreement with SmithGroup JJR for Lake Vista Design Services, in an amount not to exceed \$170,000.
4. **Approved:** Motion to authorize the City Administrator to enter into a renewal marketing contract with the Packers Radio Network to promote the City of Oak Creek for the 2015-16 season, in the amount not to exceed \$24,620.



Kari Papelbon, CFM, AICP  
Planner



# Plan Commission Report

ITEM: 4a

DATE: July 14, 2015

**PROJECT:** Conditional Use Permit Amendment – Ron Boecker, Wheaton Franciscan Healthcare, Inc. & Rushan Sinani

**ADDRESS:** 8000 & 8020 S. Howell Ave.

**TAX KEY NO:** 814-9047 & 814-9048

**STAFF RECOMMENDATION:** That the Plan Commission recommends that the Common Council approve a Conditional Use Permit Amendment correcting the Legal Description section in the Conditions and Restrictions affecting the properties at 8000 and 8020 S. Howell Ave. after a public hearing.

**Ownership:** J&L Associates, LLC, S75W18636 Kingston Dr., Muskego, WI 53150 (8000 S. Howell Ave.)  
Rushan Sinani, 4504 S. Whitnall Ave., St. Francis, WI 53235 (8020 S. Howell Ave.)

**Size:** 1.243 acres (each)

**Existing Zoning:** B-4 (CU), Highway Business

**Adjacent Zoning:** North – B-2 (CU), Highway Business  
East – B-2, Community Business  
South – Rs-3, Single Family Residential  
West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

**Comprehensive Plan:** Planned Business.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** Wheaton Franciscan Healthcare, Inc. and Rushan Sinani are requesting an amendment to the existing Conditional Use Permit that affects the properties at 8000 and 8020 S. Howell Ave. (Oak Creek Veterinary Care). A brief procedural history of this Conditional Use Permit is in order.

In 2012, a Conditional Use Permit for an animal hospital/veterinary clinic was approved for 8020 S. Howell Ave. The legal description encompassed the entirety of what is now known as 8000 S. Howell Ave. and 8020 S. Howell Ave. (2.486 acres). In February of 2013, a CSM splitting the property into two 1.243-acre lots was approved by the Common Council. The veterinary clinic is sited wholly on Lot 1, which has a current address of 8000 S. Howell Ave. The Conditional Use Permit was not, nor was it required to be updated to reflect the division of land by CSM. Without an amendment, the Wheaton Franciscan Healthcare plan would be required to meet the conditions and setback requirements established by the Permit. The submitted plans meet the setbacks in Section 17.0315(f) and Section 17.0403(e); however, they do not meet the setback requirements in the Conditional Use Permit. An amendment to the permit to correct the legal description is therefore required.

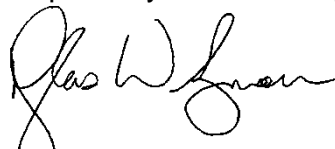
Staff has worked closely with the City Attorney and determined that the most efficient way to correct the issue is to amend the legal description to exclude the property at 8020 S. Howell Ave. No other portions of the Conditional Use would be changed and it would be clear that the permit would only apply to the veterinary clinic at 8000 S. Howell Ave.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

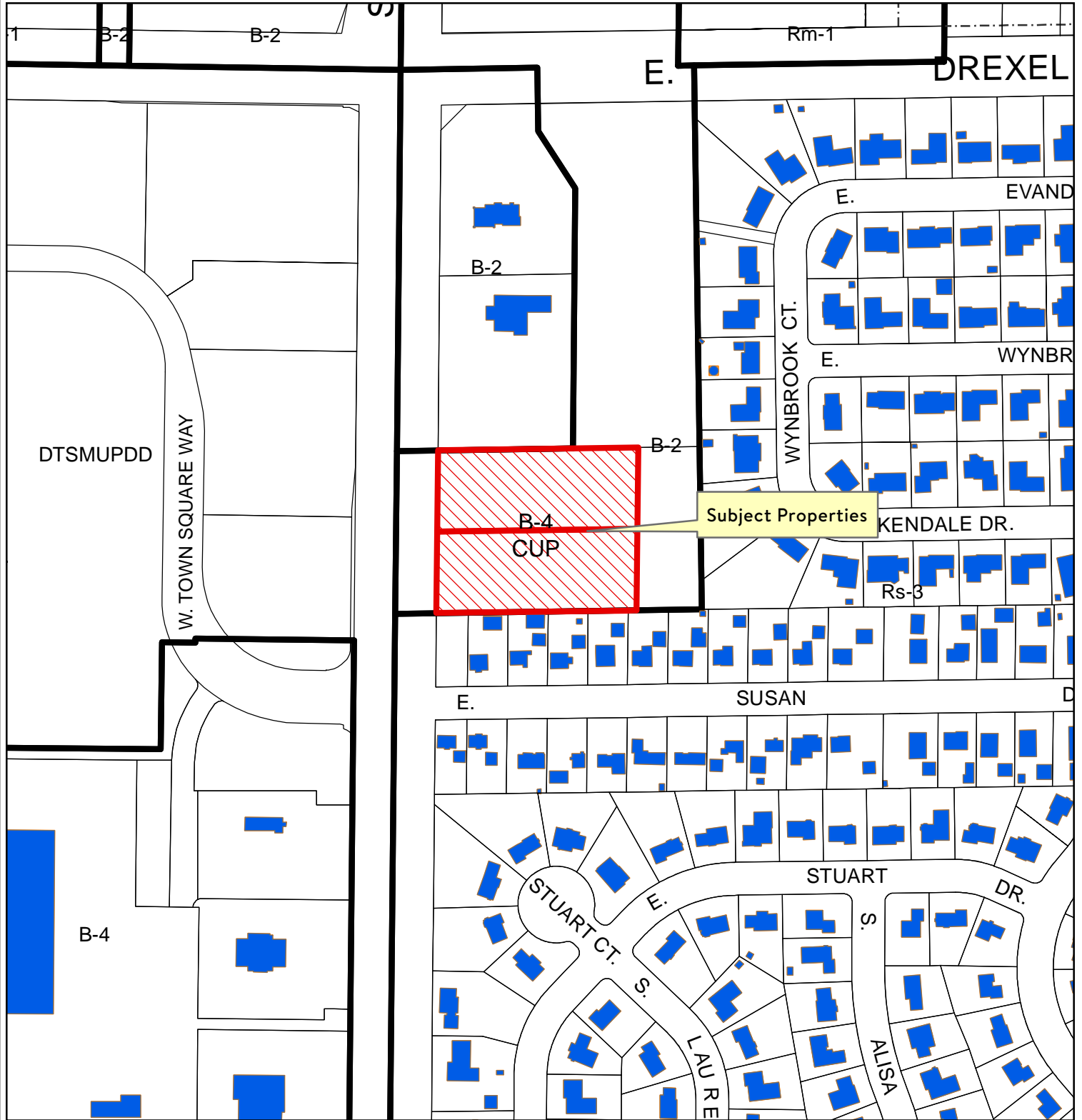
Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

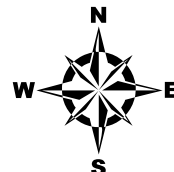
# Location Map

## 8000 & 8020 S. Howell Ave.



**OAKCREEK**  
— WISCONSIN —

Department of Community Development



Legend



8000 & 8020 S. Howell Ave.

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

City of Oak Creek - Conditional Use Permit  
Conditions and Restrictions

Applicant: Bryan Majewski

Property Address: ~~8020 S. Howell Avenue~~ 8000 S. Howell Ave.

Tax Key Number: ~~814-9995~~ 814-9047-000

Approved by Plan Commission:

~~11/27/2012~~

Conditional Use: Animal Hospital/Veterinary Clinic

Approved by Common Council

~~12/18/2012~~

1. LEGAL DESCRIPTION TO BE UPDATED WITH LEGAL FOR 8000 S. HOWELL ONLY.

This conditional use shall be confined to the following legally described parcel:

That part of the West 20 acres of the North 30 acres of the Northwest ¼ of the Northwest 1/4 of Section 16, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner thereof; thence running East 26 rods, II feet; thence running North 18 rods; thence West 26 rods, II feet; thence South to the point of beginning. EXCEPTING THEREFROM the West 75 feet thereof.

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 and proposed)
- j) location of water (existing and proposed)
- k) location of storm sewer (existing and proposed) including detention/retention basins if needed
- l) location of wetlands (field verified)
- m) location, square footage and height of signs

2) **Landscape Plan**

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

3) **Building Plan**

- a) architectural elevations
- b) building floor plans
- c) materials of construction

4) **Lighting Plan**

- a) types of fixtures
- b) mounting heights
- c) type of poles
- d) photometrics of proposed fixtures

5) **Grading, Drainage and Stormwater Management Plan**

- a) contours (existing and proposed)
- b) location of storm sewer (existing and proposed)
- c) location of stormwater management and water quality structures and basins

6) **Fire Protection**

- a) location of existing and proposed fire hydrants (public and private)
- b) interior floor plan
- c) materials of construction

- B. All plans for new buildings, additions, or exterior remodeling shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.
- C. For 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. The applicant shall provide cross access easements between this development and other non-residential developments to the north and south and shall approach the adjacent property owners to try and secure use of the existing access drive that serves the properties to the north.

### 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.

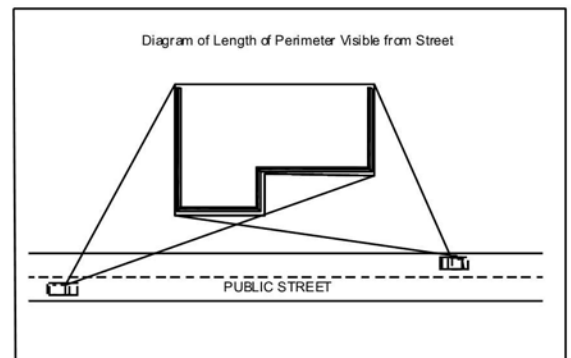
4. To assure a diversity of color, texture and year-round interest, the total number of plant materials must be comprised of a minimum 25% evergreens, but no more than 70%.
  - B. Interior Landscape Area. All public off-street parking lots which serve five (5) vehicles or more shall be provided with 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 Outdoor Storage – Outdoor storage shall not be located within the front or side yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
  - H. Screening of Roof Mounted Mechanical Equipment - Roof mounted mechanical equipment shall be screened from casual view.
  - I. 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

- J. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.
- K. Buffer Yards. Appropriate buffers shall be provided between dissimilar uses as set forth in Section 17.0205 (d) of the Municipal Code. There shall be a minimum of a 20 foot buffer between this development and the properties on Susan Street.
- L. Submittal Requirements. A Landscape Plan (to scale) must be submitted which includes details of all proposed landscaping, buffering and screening, including the estimated cost of the landscaping. These plans shall be prepared by a landscape professional and show the location and dimensions of all existing and proposed structures, parking, drives, right-of-ways and any other permanent features, and all other information required by the Plan Commission, including but not limited to the following:
  1. A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing and the scientific and common names of all landscape materials used.
  2. The location and type of existing trees over four (4) inches in diameter (measured six (6) inches above the ground) within the area to be developed.
  3. The location and percent of slope of all proposed berms using one (1) foot contours.
  4. Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
  5. Methods used in staking, mulching, wrapping or any other early tree care used.
  6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule.

6. ARCHITECTURAL STANDARDS

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

- B. No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades of surrounding properties and presents an attractive appearance to the public. Predominant exterior building materials must be of high quality. Acceptable exterior materials include split face concrete masonry, decorative block, 4-inch brick veneer, 4-inch stone veneer, cut stone panels, pre-cast concrete wall panels, and terra cotta. Proposals to use other materials, including cement fiber products or cultured stone shall require a ¾ majority of the Plan Commission. Materials such as smooth-faced concrete block, EIFS products (such as Dryvit) or pre-fabricated steel panels are not permitted as a primary exterior building material and shall only be allowed as an accent material comprising no more than 25 percent of the visible perimeter of the building.



Materials such as smooth-faced concrete block, EIFS products (such as Dryvit) or pre-fabricated steel panels are not permitted as a primary exterior building material and shall only be allowed as an accent material comprising no more than 25 percent of the visible perimeter of the building.

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

7. BUILDING AND PARKING SETBACKS

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure	25 ft.	25 ft.*	15 ft.*
Accessory Structure	25 ft.	5 ft.*	5 ft.
Off-street Parking	10 ft.	5 ft.*	5 ft.*

*\*In addition to the required building and parking setbacks there shall be a 20 foot buffer yard provided between these properties and adjacent residential parcels.*

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(s). Solid waste collection and recycling shall be the responsibility of the owner.
- B. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.

C. Additional regulations for the Animal Hospital and Veterinary Clinic

1. There shall be no outdoor kennels, runs, or other outdoor operations. Attended animals kept on a leash may be walked outdoors.
2. There shall be no on-site cremations.
3. There shall be no “dog day care” or overnight boarding of animals other than those receiving care at the facility.
4. There shall be a number on file with the Police Department in the event of any after-hours emergencies.

9. SIGNS

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code. All signs must be approved by the Plan Commission as part of the site plan review process.

10. PERMITTED USES

- A. All permitted uses in the B-4, Highway Business District
- B. Animal Hospitals and Veterinary Clinics.
- C. Usual and customary accessory uses to the above listed permitted uses.

11. TIME OF COMPLIANCE

The operator of the conditional use(s) shall begin installing or constructing the elements required in these conditions and restrictions for the conditional use(s) within twenty-four (24) 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 commencing construction, if the structure(s) and paved area(s) for which an approval has been issued is not substantially completed. 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 and Federal regulations not heretofore stated or referenced, is mandatory.

13. REVOCATION

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

14. ACKNOWLEDGEMENT

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

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Owner's authorized representative

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Date

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(please print name)



# Plan Commission Report

ITEM: 4b

DATE: July 14, 2015

**PROJECT:** Plan Review – Ron Boecker, Wheaton Franciscan Healthcare, Inc.

**ADDRESS:** 8020 S. Howell Ave.

**TAX KEY NO:** 814-9048

**STAFF RECOMMENDATION:** That the Plan Commission approves the site and building plans submitted by Ron Boecker, Wheaton Franciscan Healthcare, Inc., for the property at 8020 S. Howell Ave. with the following conditions:

1. That an amendment to the Conditional Use Permit affecting the property is approved by the Common Council prior to issuance of a building permit.
2. That all building and fire codes are met.
3. That all mechanical equipment (ground, building, and rooftop) is screened from view.
4. That revised landscaping plans are submitted for review and approval by the Director of Community Development prior to submission of building permit applications.
5. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
6. That the materials for the dumpster enclosure be changed to masonry to match the building.
7. That final lighting plans indicating luminaire type, pole type, color, and height are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector, prior to the issuance of building permits.
8. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

**Ownership:** Rushan Sinani, 4504 S. Whitnall Ave., St. Francis, WI 53235

**Size:** 1.243 acres

**Existing Zoning:** B-4 (CU), Highway Business

**Adjacent Zoning:** North – B-4 (CU), Highway Business  
East – B-2, Community Business  
South – Rs-3, Single Family Residential  
West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

**Comprehensive Plan:** Planned Business.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** Wheaton Franciscan Healthcare, Inc. is requesting site, building, landscaping, and lighting plan approval for a proposed 14,447 square-foot clinic on the property at 8020 S. Howell Ave. There is an existing Conditional Use Permit that affects this property and the property at 8000 S. Howell Ave. (Oak Creek Veterinary Care), an amendment for which was reviewed by the Plan Commission in the previous agenda item. Approval of this amendment is contained in the conditions above.

As presented, the building is located 35 feet to the south property line and the parking lot is located 20 feet from the south property line. These setbacks are in compliance with buffer requirements in Section 17.0205(d), which states that a minimum of 20 feet in addition to required setbacks is required between commercial development and a residential zoning district. West, north, and east setback requirements are also met according to the proposal.

Minimum parking requirements are calculated at 5 stalls per provider plus one stall for each employee onsite during the largest shift. Based on the submitted information, there will be 6 providers and up to 9 employees at the facility, requiring 39 parking stalls. A total of 58 parking stalls (3 disabled, 55 standard) are proposed, which exceeds the minimum requirement. In addition to peripheral landscaping, a 6-foot tall board-on-board cedar fence is proposed 1 foot off the south property line to provide screening between the existing houses and proposed parking lot.

The single-story building is proposed to be constructed primarily with utility brick veneer, painted cementitious lap siding, and bronze-tinted storefronts (windows). A limestone veneer architectural feature on the southwest corner will contain proposed signage (to be reviewed at a later date). Separate employee and patient entrances will be on the east side of the building. The patient entrance is accented by a painted metal canopy with brick veneer columns.

Cementitious lap siding is not listed as an acceptable exterior building material per Section 17.1009(a)(2). Therefore, a three-quarter (¾) majority approval of the Plan Commission will be required. Revisions to the exterior of the building since the initial submittal have reduced the amount of siding and increased the percentage of brick. Therefore, Staff recommends approving the use of lap siding as a non-primary building material.

Per Section 17.1009(4), a flat roof appearance is not allowed in commercial or office and professional business zoning districts. Staff discussed this requirement with the architect and two revisions to the building were made:

1. Rooftop mechanical screen – Initially, a lap siding screen around the rooftop mechanicals was located in the middle of the roof. Upon revision, the screen was reconfigured into a parapet that begins in the middle of the north elevation and continues to roughly the middle of the roof.
2. The height of a portion of the south elevation (covered by lap siding) was raised two feet above the main roof to provide additional rooftop dimension.

These two changes complement the limestone architectural feature on the southwest corner, which is over 4.5 feet taller than the main roofline. Staff recommends approval of the changes to the roofline as proposed.

Although the plans show that rooftop mechanicals will be screened, all ground or building-mounted mechanicals will also be required to be screened. One 16' x 14' dog-eared cedar dumpster enclosure, which will match the fence on the southern part of the property, is proposed within the east portion of the parking lot. Staff would request that the dumpster enclosure be constructed using masonry as opposed to the cedar fence, as it will more closely fit in with the architecture of the building and will be less of a long-term maintenance concern. This would be consistent with the dumpster enclosure materials that were approved for the adjacent property to the north.

Landscape plans have been submitted detailing the locations of existing trees to remain, additional landscape treatments adjacent to the building and parking lot, and around two sides of the dumpster enclosure. Final approval of landscape plans are proposed to be approved by the Director of Community Development in the conditions above.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

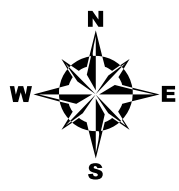
Respectfully Submitted by:




Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 8020 S. Howell Ave.



**Legend**

 8020 S. Howell Ave.

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





# Wheaton Franciscan Healthcare

To: City of Oak Creek Plan Commission

Re: New Clinic at 8020 South Howell Ave.

Based on growth and demand, Wheaton Franciscan Healthcare proposed the building of a 11,400 sq. ft. project which will require space accommodations for six (6) providers; four (4) primary care physicians, one (1) nurse practitioner for the City of Oak Creek Employer Based Clinic and (1) visiting office for specialty clinic visits. Also, the site will be designed using a LEAN efficiency framework that encompasses exam rooms on the periphery for the footprint with the provider work area along with supplies and storage positioned in the center of the building. The physical layout and staffing model will enable the physicians to spend more time in direct patient care.

The Patient Experience Practice Improvement (PEPI) operational processes will be paramount at the new location; the following three tenets will be hardwired at the site:

1. Pre-Service
  - a. Precision Verification
  - b. Financial Transparency
2. Point-of-Service
  - a. Highly Communicative
  - b. Efficient Flow
3. Post Service
  - a. Referral Management
  - b. Billing/Benefit Support

Also, WFMG Oak Creek will include physical therapy services as well as a community room to provide wellness and prevention and education. Additionally, general imaging and a lab draw station with point of care testing will be available for patient convenience. The site will have patient friendly hours that include evening and weeknight hours. The proposed hours of operation are:

- Monday through Thursday: 7:00 am to 7:00 pm
- Friday: 7:00 am to 5:00 pm
- Saturday 9:00 am -1:00 pm

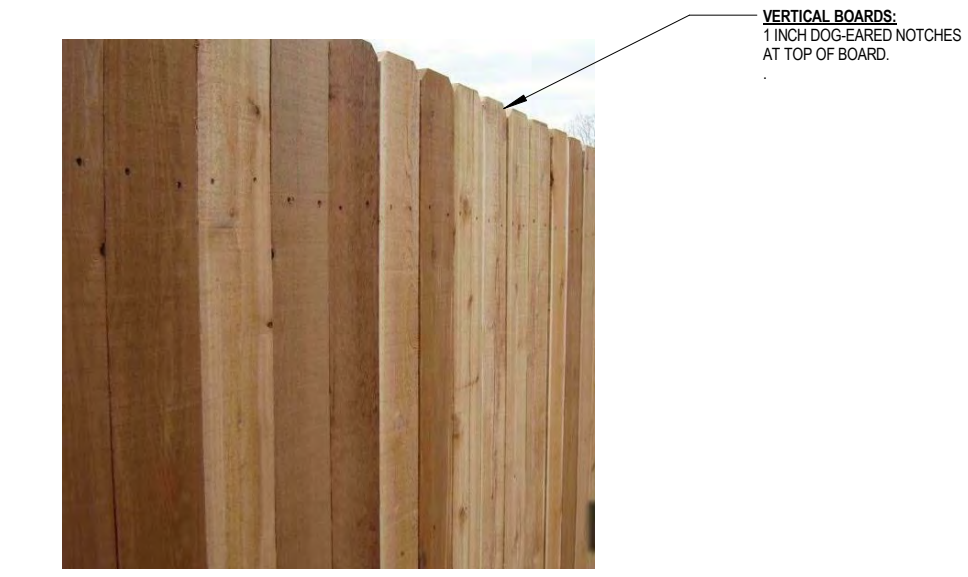
With respect to the schedule, Wheaton Franciscan Healthcare – Franklin is seeking an occupancy date of June 2013. This will require the project to be on a fast track construction process. Total construction is anticipated to require approximately 10 months. Target occupancy is scheduled for June of 2016.



**POSTS:**  
TOP: 2X4 SPIND (SCHEDULE 40) POSTS  
1/2" LONG SET IN 1" DIAMETER 4" DEEP  
CONCRETE PIER  
PROVIDE METAL TOP CAPS  
SPACING: MAXIMUM SPACING 8'0" O.C.  
TERMINAL POST: 2.0X4 INCH DIAMETER  
LINE POST: 1.5 INCH DIAMETER  
LOCATED INSIDE FACE OF TRASH ENCLOSURE.

**RAILS:**  
1" X 3" SCHEDULE 40  
O.C. OF BOTTOM RAIL 8 INCHES AFF  
O.C. OF MIDDLE TOP RAILS AFF  
O.C. OF TOP RAIL 3'0" AFF

**VERTICAL BOARDS:**  
1 1/2 INCHES NOMINAL CEDAR WITH 1 INCH  
DOUGLASS PITCHES AT TOP OF BOARD.  
BUTT EDGE TO EDGE  
HOLE BOTTOM OF BOARD 4 INCHES ABOVE  
FINISHED GRADE.



VERTICAL BOARDS  
1 1/2 INCHES NOMINAL  
AT TOP OF BOARD

BACK-SIDE VIEW OF ENCLOSURE

VIEW OF TOP OF ENCLOSURE

Note: Height of dumpster enclosure  
and post anchoring details similar to  
fence detail as shown on landscaping  
sheet 21.200.

**2 DUMPSTER ENCLOSURE CEDAR FENCE DETAILS**  
1/2" = 1'-0"



**1 FIRST FLOOR BLOCK DIAGRAM**  
3/16" = 1'-0"

PROJECT INFORMATION

**WHEATON  
FRANCISCAN  
MEDICAL GROUP  
OAK CREEK CLINIC**

8020 S. Howell Ave.  
Oak Creek, WI 53154



ISSUANCE AND REVISIONS

#	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RB
PROJECT NUMBER	414452
DATE	JULY 8, 2015

FIRST FLOOR PLAN

**A101**

PROJECT INFORMATION

WHEATON  
FRANCISCAN  
MEDICAL GROUP  
OAK CREEK CLINIC

8020 S. Howell Ave.  
Oak Creek, WI 53154



ISSUANCE AND REVISIONS

#	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

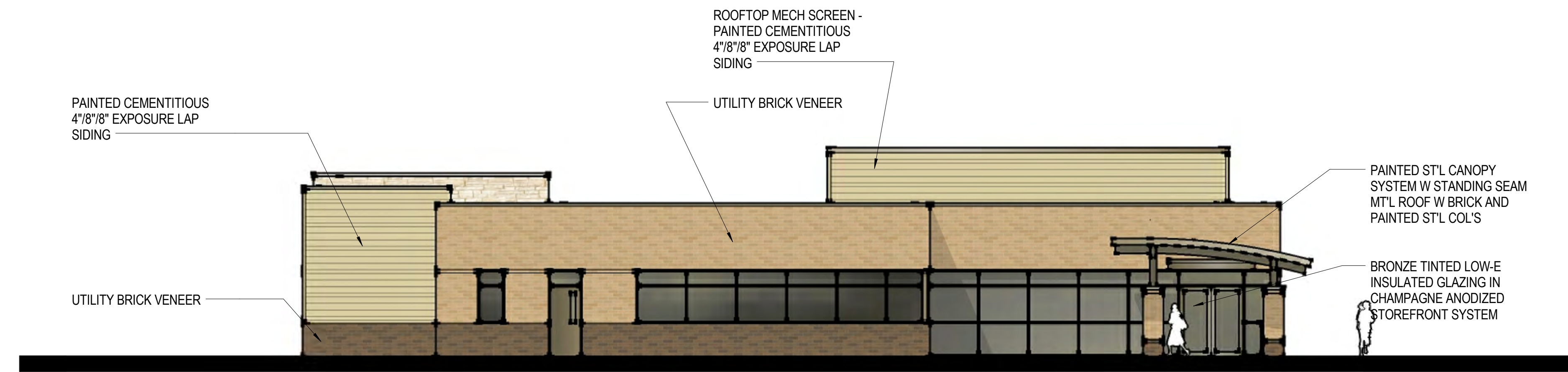
**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**  
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PROJECT MANAGER	RB
PROJECT NUMBER	414452
DATE	JULY 8, 2015

EXTERIOR  
ELEVATIONS  
RENDERING

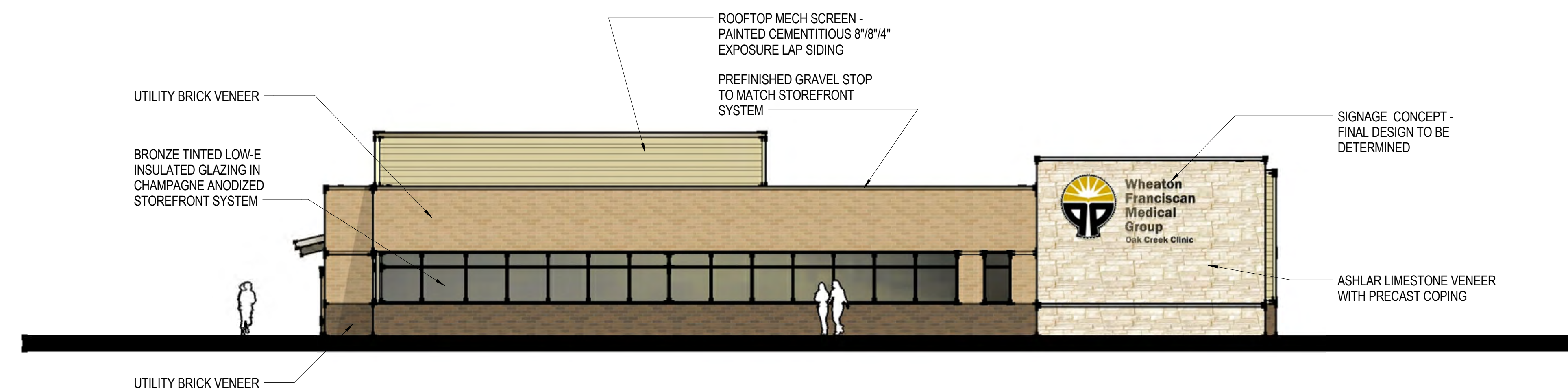
**A200**

E



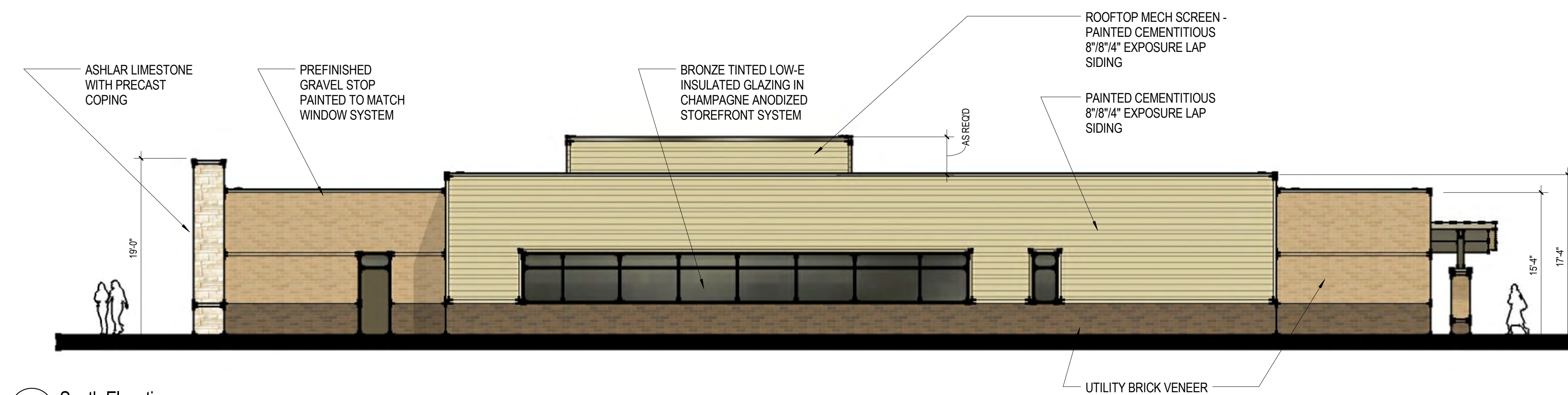
4 East Elevation  
1/8" = 1'-0"

D



3 West Elevation  
1/8" = 1'-0"

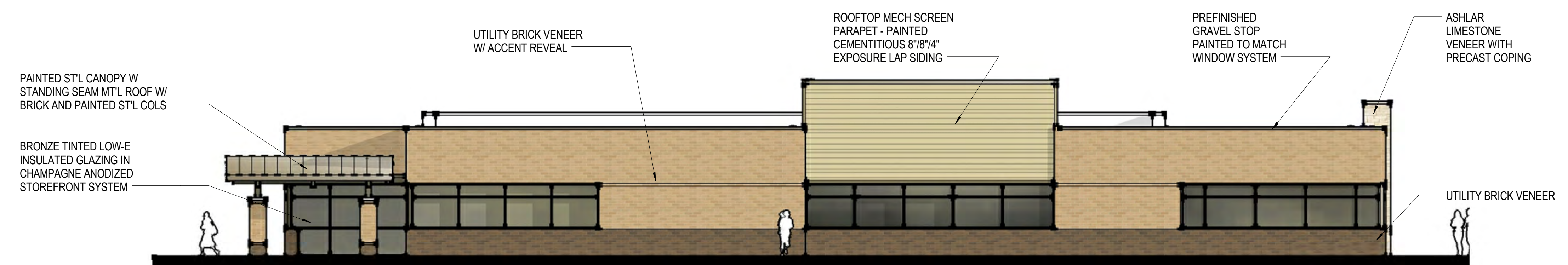
C



2 South Elevation  
1/8" = 1'-0"

B

A



1 North Elevation  
1/8" = 1'-0"

1

2

3

4

5

6

7

1

2

3

4

5

6

7

1

2

3

4

5

6

7



eppstein uhen : architects

milwaukee 333 East Chicago Street  
Milwaukee, Wisconsin 53202  
telephone 414.271.5350  
madison 222 West Washington Ave, Suite 650  
Madison, Wisconsin 53703  
telephone 608.442.5350

PROJECT INFORMATION

WHEATON  
FRANCISCAN  
MEDICAL GROUP  
OAK CREEK CLINIC

8020 S. Howell Ave.  
Oak Creek, WI 53154



ISSUANCE AND REVISIONS

#	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

**PROGRESS DOCUMENTS  
NOT FOR CONSTRUCTION**  
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PROJECT MANAGER	RB
PROJECT NUMBER	414452
DATE	JULY 8, 2015

BUILDING IMAGERY

**A900**

© Eppstein Uhen Architects, Inc.

E

D

C

B

A

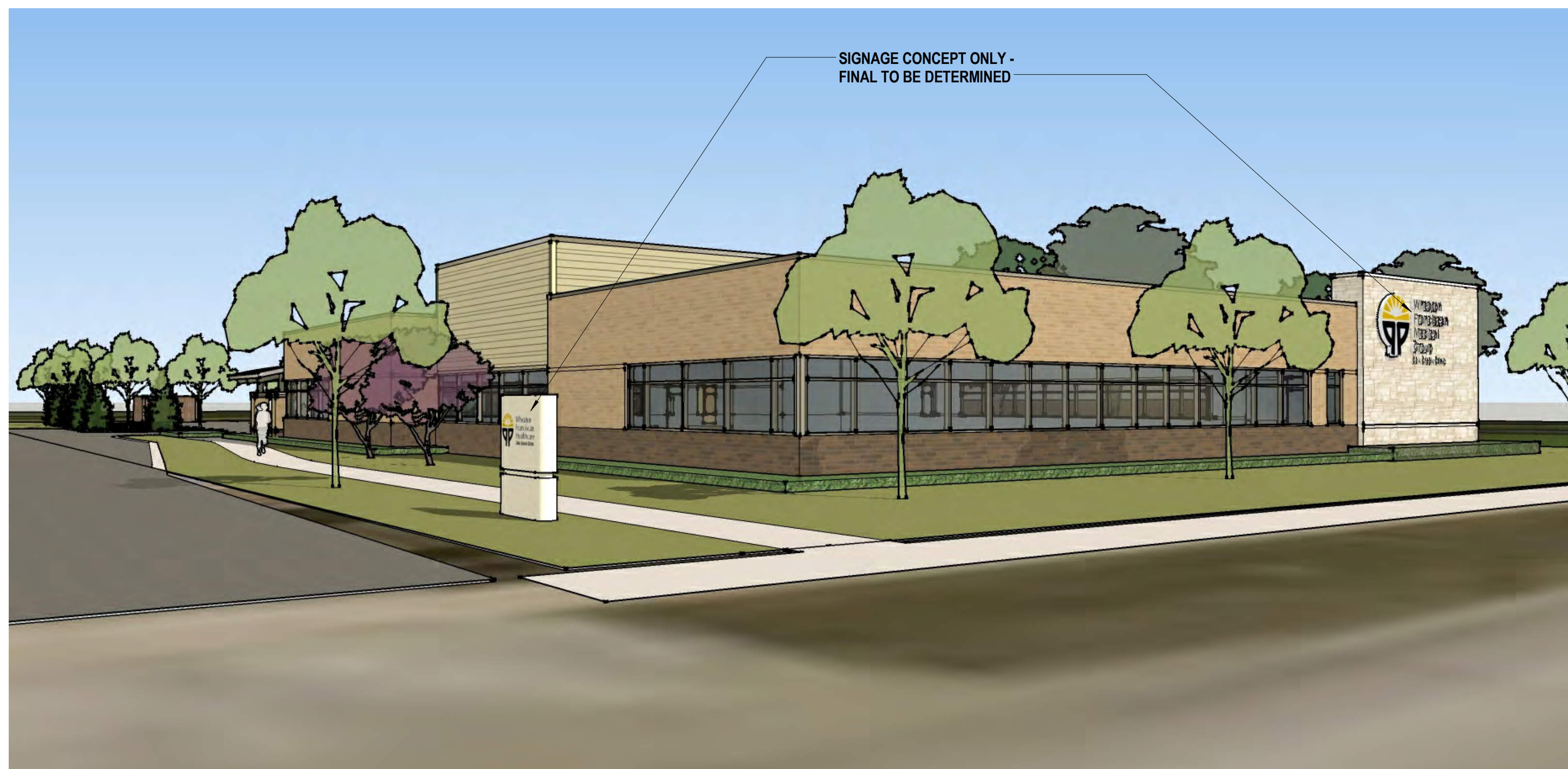
E

D

C

B

A



PROJECT INFORMATION

WHEATON  
 FRANCISCAN  
 HEALTHCARE  
 OAK CREEK  
 CLINIC

8020 S. Howell Ave.  
 Oak Creek, WI 53154

ISSUANCE AND REVISIONS

REVISIONS

KEY PLAN

SHEET INFORMATION

LANDSCAPE PLAN,  
 SCHEDULE, NOTES,  
 & DETAILS

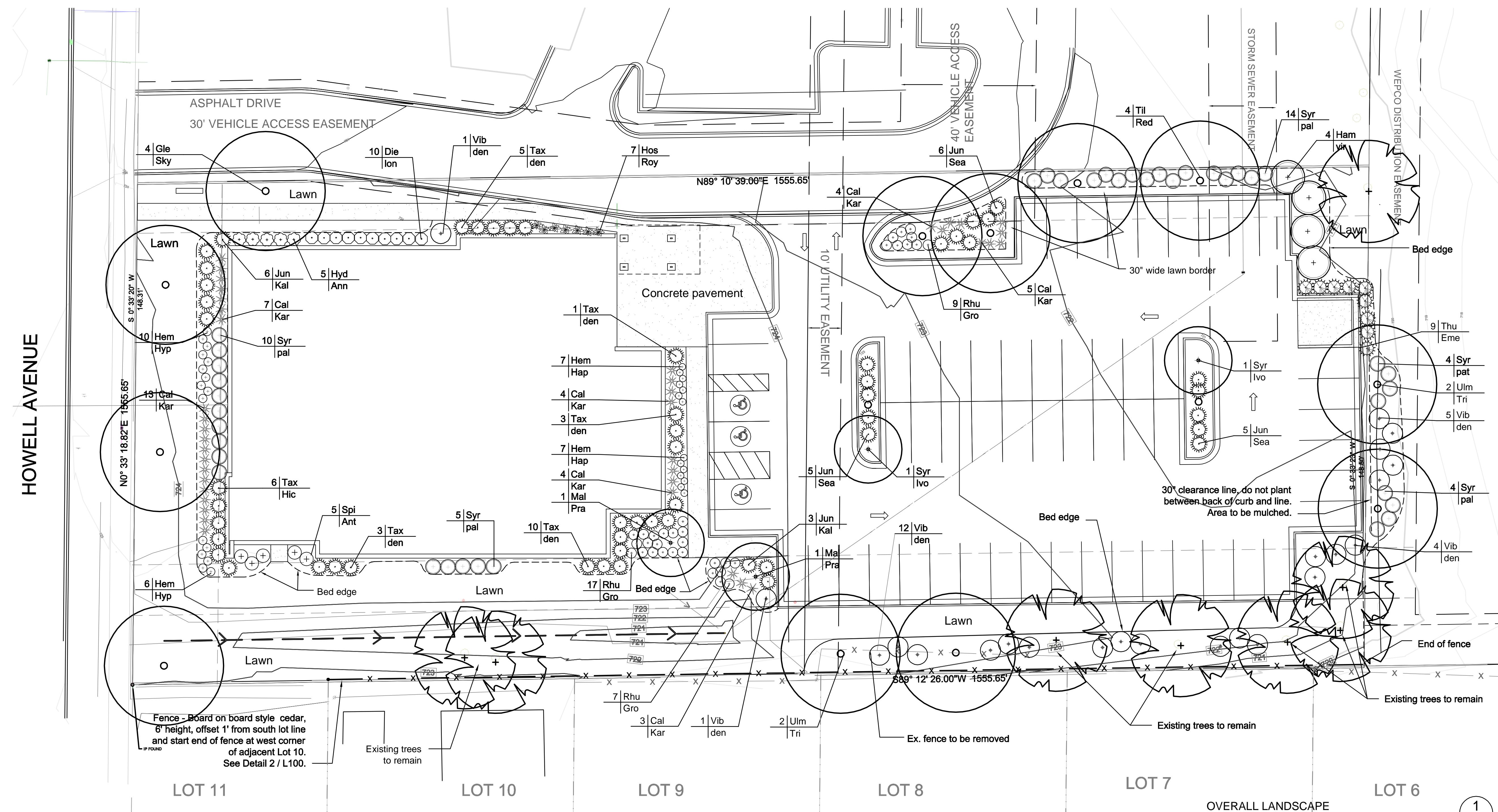
PROGRESS DOCUMENTS  
 NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER RMS

PROJECT NUMBER 414452

DATE: 12 JUNE 2015



PLANT LIST						
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTES
<b>Trees</b>						
Gle / Sky	4	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2 1/2"-3"	BB	
Mal / Pra	2	Malus x Prairiefire	Prairiefire Crab	2"-2 1/2"	BB	
Syr / Ivo	2	Syringa recticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2"-2 1/2"	BB	
Til / Red	4	Tilia americana 'Redmond'	Redmond Linden	2 1/2"-3"	BB	
Ulm / Tri	4	Ulmus x 'Morton Glossy'	Triumph Elm	2 1/2"-3"	BB	
<b>Ev Shrub</b>						
Jun / Kal	9	Juniperus chinensis compacta 'Kallay's'	Kallay's Compact Juniper	18"-24"	Cont.	
Jun / Sea	16	Juniperus shinensis 'Sea Green'	Sea Green Juniper	18"-24"	Cont.	
Tax / den	22	Taxus x media 'Densiformis'	Dense Yew	18"-24"	Cont.	
Tax / hic	6	Taxus x Hickii	Hicks Yew	24"-30"	BB	
Thu / Em	9	Thuja occidentalis 'Smargd'	Emerald Green Arborvitae	5'-6'	BB	
<b>Shrubs</b>						
Die / Ion	10	Diervilla lonicera	Dwarf Bush Honeysuckle	18"-24"	Cont.	
Ham / vir	4	Hamamelis virginiana	Common Witchhazel	4'-5'	BB	
Hyd / Ann	5	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	18"-24"	Cont.	
Rhu / Gro	33	Rhus aromatica 'Grow Low'	Grow Low Sumac	18"-24"	Cont.	
Spi / Ant	5	Spirea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	18"-24"	Cont.	
Syr / pal	37	Syringa meyerii palibin	Dwarf Korean Lilac	24"-30"	Cont.	
Vib / den	23	Viburnum dentatum	Arrowwood Viburnum	3'-4'	BB	
<b>Perennials</b>						
Cal / Kar	40	Clamagrostis acutifolia 'Karl Foerster Grass'	Karl Foerster Feather Reed Grass	1 gal.	Cont.	
Hem / Hap	30	Hemerocallis x Happy Returns	Happy Returns Daylily	1 gal.	Cont.	
Hos / Roy	7	Hosta x Royal Standard	Royal Standard Hosta	1 Gal.	Cont.	

COVERAGE CHART

Parking Lot Screening

- 148 sf of street frontage / 35' = 4 trees
- Total Property Lot green space = 16,662 sf  
 25% of 16,662 sf = 4166 sf of landscape area
- Parking Perimeter Area  
 Tall Shrubs = 26 @ 38 sf = 988  
 Medium Shrubs = 22 @ 20 sf = 440  
 Low Shrubs = 16 @ 12 sf = 192  
 Tall Evergreens = 9 @ 38 sf = 342  
 Low Evergreens = 11 @ 20 sf = 220  
 Perennials = 12 @ 6 sf = 72  
 Total Plants = 2254 sf

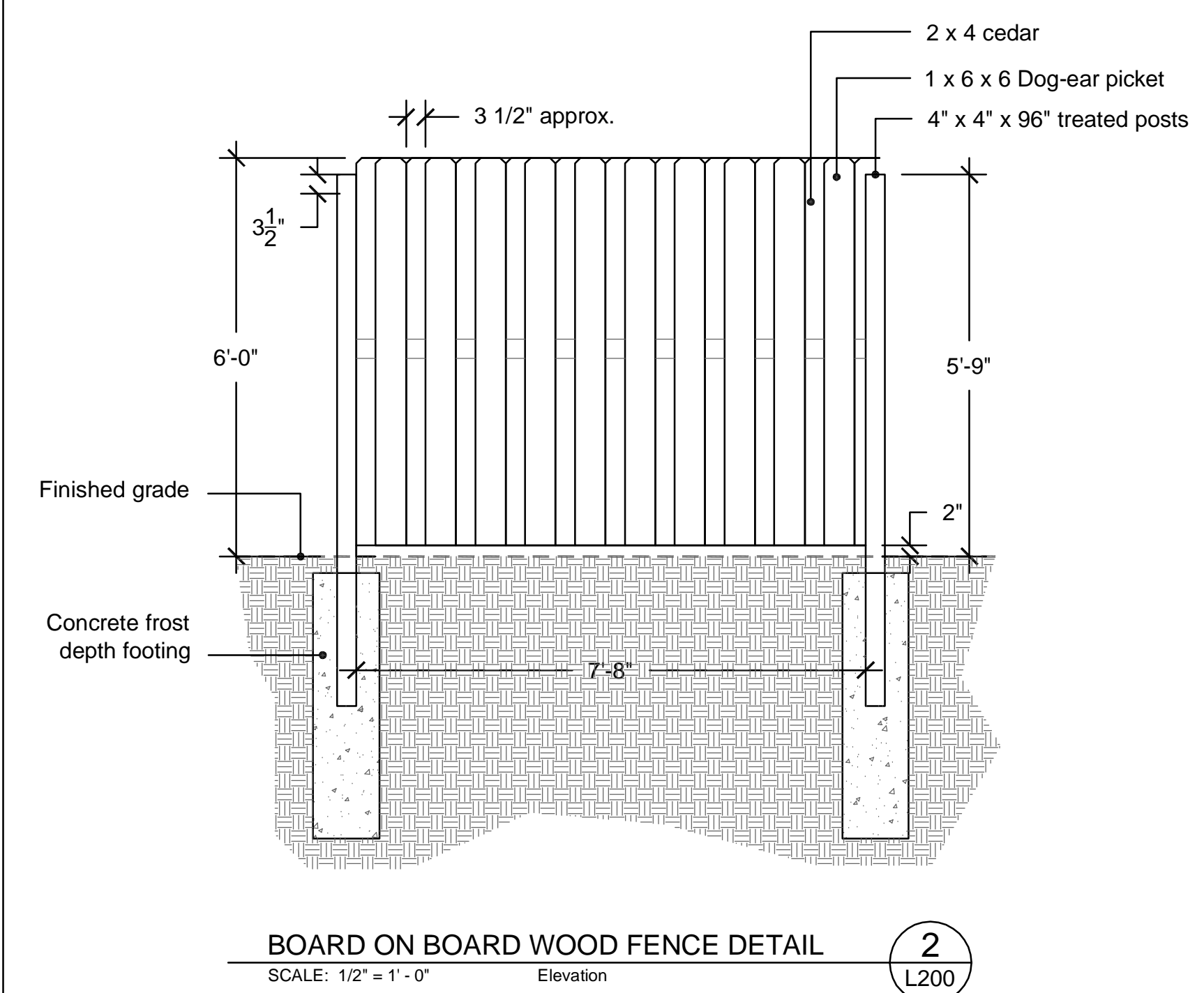
Building Perimeter Area

- Building Perimeter Area  
 Tall Shrubs = 1 @ 38 sf = 38  
 Medium Shrubs = 15 @ 20 sf = 300  
 Low Shrubs = 37 @ 12 sf = 444  
 Tall Evergreens = 6 @ 38 sf = 228  
 Low Evergreens = 28 @ 20 sf = 560  
 Perennials = 65 @ 6 sf = 390  
 Total Plants = 1960 sf

Evergreens = 31% of total shrubs

Interior Landscape Area

- Paved area = 20,597 sf  
 Landscape area = 20,597 x 5% = 1030 sf  
 Shade trees = 1030 / 300 sf = 4 trees



# ARE-EDG-5M-R4

Cree Edge™ Area Luminaire – Type V Medium – Spider Mount, Center Direct, 4" Square Pole

## Product Description

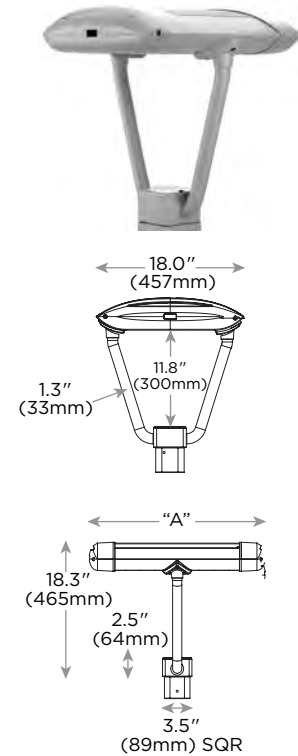
Slim, low profile design minimizes wind load requirements. Luminaire sides are rugged cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks. Spider mount fits directly inside 4" (102mm) square pole and secures to pole with four set screws.

## Performance Summary

Utilizes BetaLED® Technology
Patented NanoOptic® Product Technology
Made in the U.S.A. of U.S. and imported parts
<b>CRI:</b> Minimum 70 CRI
<b>CCT:</b> 5700K (+ / - 500K) Standard, 4000K (+ / - 300K)
<b>Limited Warranty*:</b> 10 years on luminaire / 10 years on Colorfast DeltaGuard® finish
<b>EPA and Weight:</b> Reference EPA and Weight spec sheet

## Accessories

Field Installed Accessories
<b>XA-BRDSPK</b> Bird Spikes



LED Count (x10)	Dimension "A"
04	16.1 (408mm)
06	18.1 (459mm)
08	16.1 (408mm)
10	18.1 (459mm)
12	20.1 (510mm)
14	22.1 (560mm)
16	24.1 (611mm)
20	28.1 (713mm)
24	32.1 (814mm)

## Ordering Information

Example: ARE-EDG-5M-R4-04-E-UL-SV-350-OPTIONS

ARE-EDG	5M	R4		E				
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	5M Type V Medium	R4 Spider Mount, Center Direct 4" Square Pole	04* 06** 08** 10** 12** 14** 16** 20** 24**	E	UL Universal 120-277V UH Universal 347-480V 34 347V	SV Silver (Standard) BK Black BZ Bronze PB Platinum Bronze WH White	350*** 350mA 525*** 525mA 700**** 700mA	<b>40K 4000K Color Temperature</b> - Color temperature per luminaire <b>DIM 0-10V Dimming</b> - Control by others - Refer to dimming spec sheet for details - Can't exceed specified drive current <b>F Fuse</b> - Not available with all ML options. Refer to ML spec sheet for availability with ML options <b>HL Hi / Low ( 175 / 350 / 525 Dual Circuit Input)</b> - Refer to ML spec sheet for details - Sensor not included <b>P Photocell</b> - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Must specify voltage other than UH <b>ML Multi-Level</b> - Refer to ML spec sheet for details

\* See www.cree.com/lighting for warranty terms.

\*\* Uses two full 20 LED light bars with two blanks outside.

\*\*\* Uses three full 20 LED light bars with two blanks outside.

\*\*\*\* Available on luminaires with 60-240 LEDs.

\*\*\*\*\* Available on luminaires with 40-160 LEDs.

\*\*\*\*\* Available on luminaires with 40-60 LEDs.



Rev. Date: V1 01/09/15



### Product Specifications

#### CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartments and high performance heat sinks
- Spider mount fits directly inside 4" (102mm) square pole and secures to pole with four set screws
- Includes leaf / debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Standard is silver. Bronze, black, white, and platinum bronze are also available

#### ELECTRICAL SYSTEM

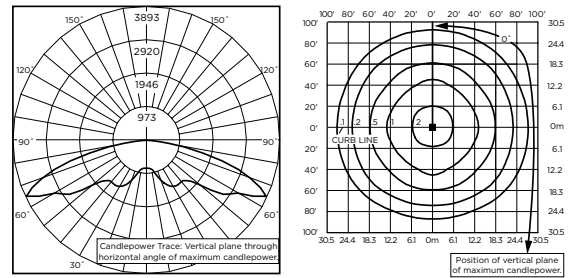
- **Input Voltage:** 120-277V or 347-480V, 50 / 60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C / D breaker should be used

#### REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P option
- Consult factory for CE Certified products
- 10kV surge suppression protection tested in accordance with IEEE / ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Product qualified on the DesignLights Consortium™ ("DLC") Qualified Products List ("QPL") when ordered without full backlight control shield
- Meets Buy American requirements within ARRA
- Not certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- No intended for use in high-speed roadway applications

### Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory.



CSA Test Report #: 6416  
 ARE-EDG-5M-\*\*-06-E-UL-700-40K  
 Initial Delivered Lumens: 12,022

ARE-EDG-5M-\*\*-12-E-UL-525-40K  
 Mounting Height: 25' (7.6m) A.F.G.  
 Initial Delivered Lumens: 18,630  
 Initial FC at grade

IES Files  
 To obtain an IES file specific to your project consult:  
<http://www.cree.com/lighting/tools-and-support/exterior-ies-configuration-tool>

### Lumen Output, Electrical, and Lumen Maintenance Data

Type V Medium Distribution												
LED Count (x10)	5700K		4000K		System Watts 120-480V	TOTAL CURRENT					50K Hours Projected Lumen Maintenance Factor @ 15° C (59° F)**	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11		120V	208V	240V	277V	347V		480V
<b>350mA @ 25° C (77° F)</b>												
06	6,926	B3 U0 G2	6,670	B3 U0 G2	66	0.52	0.31	0.28	0.26	0.20	0.15	93%
08	9,235	B3 U0 G2	8,893	B3 U0 G2	90	0.75	0.44	0.38	0.34	0.26	0.20	
10	11,516	B4 U0 G2	11,089	B4 U0 G2	110	0.92	0.53	0.47	0.41	0.32	0.24	
12	13,819	B4 U0 G3	13,307	B4 U0 G3	130	1.10	0.63	0.55	0.48	0.38	0.28	
14	16,020	B4 U0 G3	15,427	B4 U0 G3	158	1.32	0.77	0.68	0.62	0.47	0.35	
16	18,309	B4 U0 G3	17,631	B4 U0 G3	179	1.49	0.87	0.77	0.68	0.53	0.39	
20	22,886	B5 U0 G3	22,038	B5 U0 G3	220	1.84	1.06	0.93	0.83	0.64	0.47	
24	27,463	B5 U0 G4	26,446	B5 U0 G4	261	2.19	1.26	1.10	0.97	0.76	0.56	
<b>525mA @ 25° C (77° F)</b>												
04	6,539	B3 U0 G2	6,297	B3 U0 G2	70	0.58	0.34	0.31	0.28	0.21	0.16	92%
06	9,697	B3 U0 G2	9,338	B3 U0 G2	101	0.84	0.49	0.43	0.38	0.30	0.22	
08	12,929	B4 U0 G3	12,450	B4 U0 G3	133	1.13	0.66	0.58	0.51	0.39	0.28	
10	16,122	B4 U0 G3	15,525	B4 U0 G3	171	1.43	0.83	0.74	0.66	0.50	0.38	
12	19,347	B4 U0 G3	18,630	B4 U0 G3	202	1.69	0.98	0.86	0.77	0.59	0.44	
14	22,428	B5 U0 G3	21,598	B5 U0 G3	232	1.94	1.12	0.98	0.87	0.68	0.50	
16	25,632	B5 U0 G3	24,683	B5 U0 G3	263	2.21	1.27	1.11	0.97	0.77	0.56	
<b>700mA @ 25° C (77° F)</b>												
04	7,987	B3 U0 G2	7,691	B3 U0 G2	92	0.78	0.46	0.40	0.36	0.27	0.20	90%
06	11,844	B4 U0 G3	11,405	B4 U0 G2	134	1.14	0.65	0.57	0.50	0.39	0.29	

\* Actual production yield may vary between -4 and +10% of initial delivered lumens.  
 \*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit [www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf](http://www.iesna.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf).  
 \*\*\* For recommended lumen maintenance factor data see TD-13. Calculated L<sub>90</sub> based on 6,000 hours LM-80-08 testing; > 150,000 hours.





# Plan Commission Report

ITEM: 4c

DATE: July 14, 2015

**PROJECT:** Official Map Amendment – Steve Mark, Lily Drive Development, LLC

**ADDRESS:** 8821 S. Lauree Lane & 400 E. Lily Drive

**TAX KEY NO:** 814-9054-000 & 814-9055-000

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the Official Map for 0.56921 acres in the Southwest ¼ of the Northwest ¼ of Section 16, Town 5 North, Range 22 East be amended as discussed/illustrated after a public hearing.

**Commentary:** Lily Drive Development is currently in the process of dividing the properties at 8821 S. Lauree Lane and 400 E. Lily Drive for development of single-family residential lots as well as stormwater infrastructure. A Certified Survey Map and Preliminary Subdivision Plat have been reviewed and approved by the Plan Commission. This request is to remove the officially mapped street pattern between S. Lauree Lane and S. Alisa Lane. The road connections between S. Glenfield Drive and S. Lauree Lane, and between S. Alisa Lane and E. Lily Drive would be completed as part of the proposed development.

When considering a proposal to amend the Official Map, the Commission should consider the impact on the ability to logically develop adjacent properties in accordance with the existing Official Map. Nearby property owners may have an interest in maintaining certain aspects of an Official map if it provides them the future opportunity to subdivide their property in a cost-effective manner. If a person is proposing to remove this opportunity, or to alter it, they need to demonstrate that any adverse effects on the property owners involved would be offset by the benefit to the neighborhood. In other words, a property owner should not be able to amend the Official Map to maximize the development potential of his or her property at the detriment of surrounding properties.

Previous attempts to purchase surrounding properties and coordinate the construction of the officially mapped street pattern have been unsuccessful. As part of the current development plan, the applicant has worked closely with the City Engineering Department on the stormwater management for the area. It was determined that there would be a mutual benefit for the existing and future residents of this area to have a stormwater pond on one of the lots (Outlot 7 on Preliminary Plat). This pond will be constructed by the applicant and dedicated to the City, who would install stormwater pipes for proper discharge and storm sewer connections. A 20-foot-wide storm sewer easement will provide access to the pond from Alisa Lane. Access to the remaining undeveloped land will be via Lauree Lane. Existing parcels adjacent to the affected area are currently developed with access via E. Forest Hill Avenue.

The Fire Department has reviewed this request and prefers access via connected roads. This proposal would remove the existing gravel connection between S. Lauree Lane and S. Alisa Lane. A right-of-way vacation for the unused portions of Lily Drive will also be required.

Prepared by:

Kari Papelbon, CFM, AICP  
Planner

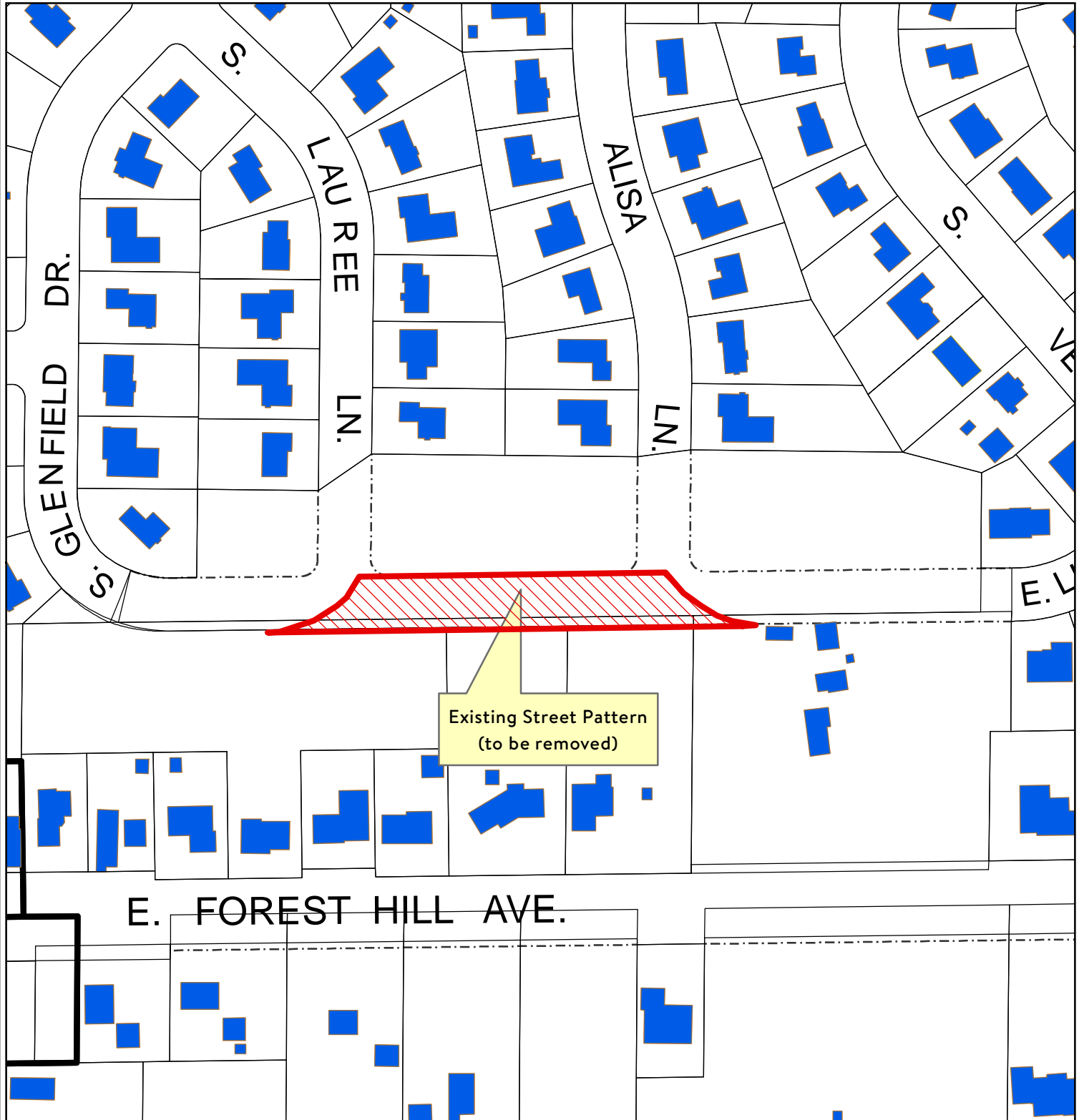
Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development



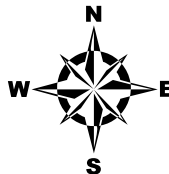
# Location Map

## 8221 S. Lauree Ln. & 400 E. Lily Drive



**OAKCREEK**  
— WISCONSIN —

Department of Community Development



### Legend

- Existing Street Pattern
-  To be removed

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

June 15, 2015

Kalvin K. Klimeck, P.E.  
Pioneer Engineering & Surveying  
3902 C.T.H. "B"  
Johnson Creek, Wisconsin 53038  
(920) 699-3330  
cell 414 651-0490  
email: kalpioneereng@tds.net

City of Oak Creek  
Planning Department  
8640 S. Howell Avenue  
Oak Creek, Wisconsin 53154

Dear Kari,

On behalf of Lily Drive Developments, LLC. I am submitting the application form and fee, the exhibit and this narrative for the vacation of portions of Lily Drive.

History:

About 20 years ago, Mr. Jack Mark created the Oakfield Village and the Oakfield Village Addition No. 1 developments. At that time the Official Map of the City of Oak Creek illustrated Lily Drive to be extended from its present location westerly and connecting to Glenfield Road. In addition the map shows that both Alisa Lane and Lauree Lane be connected to the extension of Lily Drive. The extension required the mutual cooperation of Mr. Mark and a number of neighbors located south of the development parcel. Mr. Mark attempted to purchase the lands from the neighbors sufficient to build the roadway and create the lots abutting the roadway so that the costs of the roadway would be economically feasible. In addition, Mr. Mark proposed a cost sharing plan for the roadway together with the associated public improvements. Unfortunately, neither proposal was approved by all parties and the remainder of the lands have sat vacant for many years. The land owner to the south did create a Certified Survey Map which dedicated the northerly 10' for roadway purposes as part of the CSM.

Before the "Great Depression of the 2000's", Mr. Steve Mark attempted either the outright sale or cost sharing as described above, but again the proposals were never agreed to.

Mr. Steve Mark did purchase the lands owned by the Semrad family a couple of years ago. These lands together with other remnant lands owned by the development company are now becoming Oakfield Village Addition No. 2. Our original layout honored the Official Map, however after preparing the plans it was discovered that the engineering plans could not be constructed due to the fact that the intersection of Alisa and Lily was too close in proximity to lands owned by Mr. Mark Bowmount. Therefore, we inserted a curve connecting Alisa to Lily which provided additional space between

the properties.

Current development plans:

Our development plans for Oakfield Village Addition No. 2 contains the required storm water management for the development, the pond being located on Forest Hill Avenue. We worked very closely with the engineering department to provide additional storm water management on the property in order to dramatically reduce downstream flooding. The final product has evolved into the creation of another pond being located just east of Lauree Lane. The pond size is approximately the equivalent of two lots. The developer paid for the engineering to design the pond together with the cost of the construction of the pond, not to mention the cost of two lots. This pond is being dedicated to the City as part of the Final Plat. Additional features of this development is that the City is going to construct a storm sewer pipe commencing at Forest Hill and proceeding north, thence turning westerly to discharge the pond. The pipe will continue westerly to the future pond located on the empty lot west of Lauree Lane. Finally the pipe will connect the storm sewer at the end of Grenfield Road. This combination of efforts between the developer and the City should result in storm water control for the entire drainage basin (including the majority of Oakfield Village and Oakfield Village Addition No. 1 which was constructed at a time that storm water management was not required) to today's standards of holding back the water generated from a 100 year storm event and discharging the ponds at a rate equivalent to a 2 year storm event. A great deal of time and effort has been afforded in order to dramatically reduce downstream flooding. The total acreage of all of the property is 5.97 acres. Our development contains 4.55 acres and the City will obtain 1.42 acres or stated a different way, the City will obtain approximately 24% of the total land.

Up to this point I have briefly discussed the history of the property and our current plans. With this presented information the remainder of the request will make more sense.

Request:

We are hereby requesting that certain portions of East Lily Drive be removed from the Official Map of the City of Oak Creek. The attached exhibit shows that a curved connection is proposed for the extension of Lily Drive to Alisa Lane. Also a similar curved connection is proposed for the extension of Lauree Lane to Glenfield Road. The 60' strip of right-of-way as shown on the Official Map between the two curves needs to be removed from the Official Map.

Conclusion:

There is no need for the extension of Lily Drive to Glenfield Road as reflected on the Official Map considering the current development plans and current storm water management plans. We

have provided equivalent connections of the dead end roads for things such as garbage collection, mail delivery and emergency response issues. We would like to remove the connection from the Official Map. I would like to hope that the efforts afforded by the developer and the City staff in the overall solution to downstream, flooding issues should far outweigh the necessity and the importance of the extension of this roadway.

Should you have any questions or comments, please call me immediately at 414 651-0490 or send me an e-mail at [kalpioneereng@tds.net](mailto:kalpioneereng@tds.net).

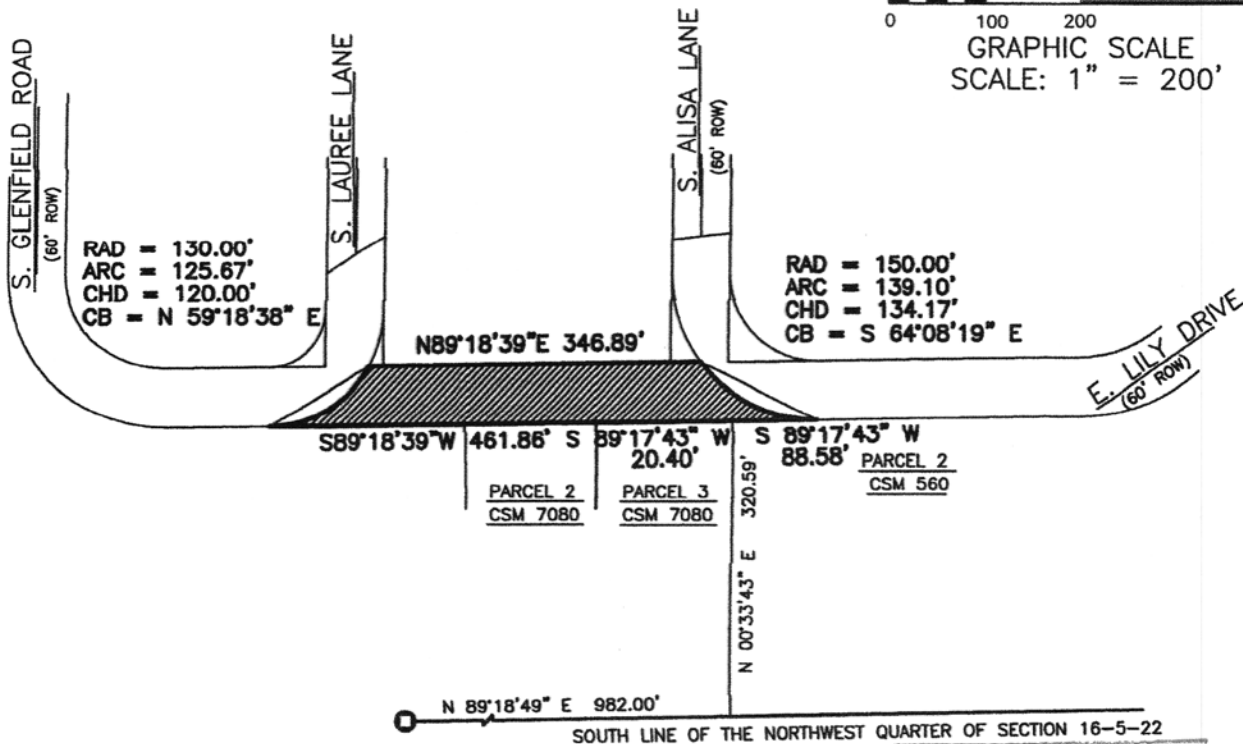
Sincerely,  
PIONEER ENGINEERING & SURVEYING, LLC.

KALVIN K. KLIMECK, P.E.  
c:\ws\2013\1303\0303oc3

# EXHIBIT A



GRAPHIC SCALE  
SCALE: 1" = 200'



SOUTHWEST CORNER  
NORTHWEST QUARTER (NW 1/4)  
SEC 16, TOWN 5 NORTH, RANGE 22 EAST

**RECEIVED**  
JUN 16 2015  
Dept. of Community  
Development

REFERENCE BEARING: The south line of the Northwest Quarter (NW 1/4) was used as the reference bearing and bears North 89°18'49" East

*[Handwritten Signature]*

KALVIN K. KLIMECK - Wis Reg. No. S-2209  
Dated this 3rd day of June, 2015



OWNER: LILY DRIVE DEVELOPMENTS, LLC. 2990 Universal St, Suite C Oshkosh, WI 53904 (920)426-2001  
This instrument prepared by KALVIN K. KLIMECK, P.E., R.L.S., of PIONEER ENGINEERING AND SURVEYING, L.L.C.  
3902 C.T.H. "B", Johnson Creek, Wisconsin, 53038 phone no. (414) 651-0490 e-mail: kalpioneereng@tds.net

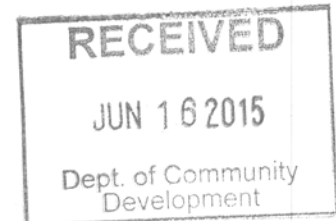
# EXHIBIT A

## SURVEYOR'S DESCRIPTION:

That part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 16, Town 5 North, Range 22 East in the City of Oak Creek, Milwaukee County, Wisconsin, being more particularly described as follows:

Commencing at the southwest corner of said Northwest Quarter (NW 1/4); thence North 89°18'49" East along the south line of said Northwest Quarter (NW 1/4) 982.00 feet; thence North 00°33'43" East 320.59 feet to the north line of Parcel 3 of CSM 7080, said point being the place of beginning of the lands hereinafter to be described: thence South 89°17'43" West along the north line of said CSM 20.40 feet; thence South 89°18'39" West along the north line of said CSM 461.86 feet to the beginning of a curve of radius 130.00 feet, the center of which lies to the north; thence northeasterly along the arc of said curve 125.67 feet, the chord of which bears North 59°18'38" East 120.00 feet; thence North 89°18'39" East 346.89 feet to the beginning of a curve of radius 150.00 feet, the center of which lies to the east; thence Southeasterly along the arc of said curve 139.10 feet, the chord of which bears South 64°08'19" East 134.17 feet to the north line of Parcel 2 of CSM 560; thence South 89°17'43" West along the north line of said CSM 560 88.58 feet to the place of beginning.

Containing 24,795 square feet or 0.56921 Acres of land.



KALVIN K. KLIMECK - Wis Reg. No. S-2209  
Dated this 3rd day of June, 2015





# Plan Commission Report

ITEM: 4d

DATE: July 14, 2015

**PROJECT:** Sign Plan Review – Raymond Clark, US Bank

**ADDRESS:** 130 W. Town Square Way

**TAX KEY NO:** 813-9044

**STAFF RECOMMENDATION:** That the Plan Commission approves the sign plan submitted by Raymond Clark for the US Bank property at 130 West Town Square Way with the following conditions:

1. That the wall signs on the west and east elevations, the primary monument sign on the east portion of the lot, the ATM signage, and one (1) clearance sign on the canopy are approved.
2. That a permit application for the signs be submitted for review and approval by the Inspection Department.

**Ownership:** US Bank, 633 W. Fifth St., Ste. 2500, Los Angeles, CA 90071

**Size:** 1.1721 acres

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

**Adjacent Zoning:**

- North – DTSMUPDD, Drexel Town Square Mixed Use Development District
- East – B-2 (CU), 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:** US Bank is requesting approval for several signs on the property at 130 W. Town Square Way. Signs are subject to review under Sections 17. 0701 - 17.0715 of the Municipal Code and the DTSMUPDD General Development Plan and Regulating Plan (“the Plan”).

Per Appendix B, Section B of the Plan, the following signs are allowed:

- One primary sign per entry facade per tenant.
- 1 - 2 flag signs per entry facade.
- 1 eye-level sign / graphic per 12 linear feet of entry facade.

As the US Bank property is also within the Perimeter Commercial Sub-District, with the east property line along Howell Avenue, one additional primary sign facing the street is allowed. Therefore, one primary entry sign is allowed

- On the west entrance (doors facing the west parking lot);

- On the east elevation (non-entry façade facing Howell Ave.).

Per Appendix B, Section E-1 of the Plan, the following ground monument signs are allowed within the Perimeter Commercial Sub-District:

- One ground monument sign per street frontage;
- Signs along Drexel Ave. and Howell Ave. are considered primary monument signs.
- Primary, individual, ground monument signs are limited to a width of 8'0" and may not be more than 7'0" above a major roadway.
- Signs along West Town Square Way and internal development roads are considered secondary monument signs.
- Secondary monument signs are limited to a width of 6'0" and may not be more than 6'0" above a major roadway.

The following signs have been requested:

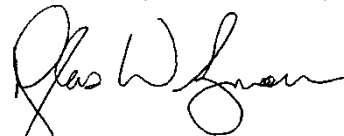
1. US Bank wall signs - Two (2) internally-illuminated channel letter signs totaling 43.61 square feet each to be placed on the west elevation (facing the parking lot) and the east elevation (facing Howell Ave.).
2. US Bank monument sign - One (1) internally-illuminated primary monument sign (8'0" x 7'0") in the southeast corner of the property.
3. Clearance sign – Three (3) non-illuminated aluminum clearance signs (1.46 square feet each) on the drive-up canopy.
4. ATM – backlit US Bank signage (part of the overall ATM machine cabinet mounted to north wall).

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

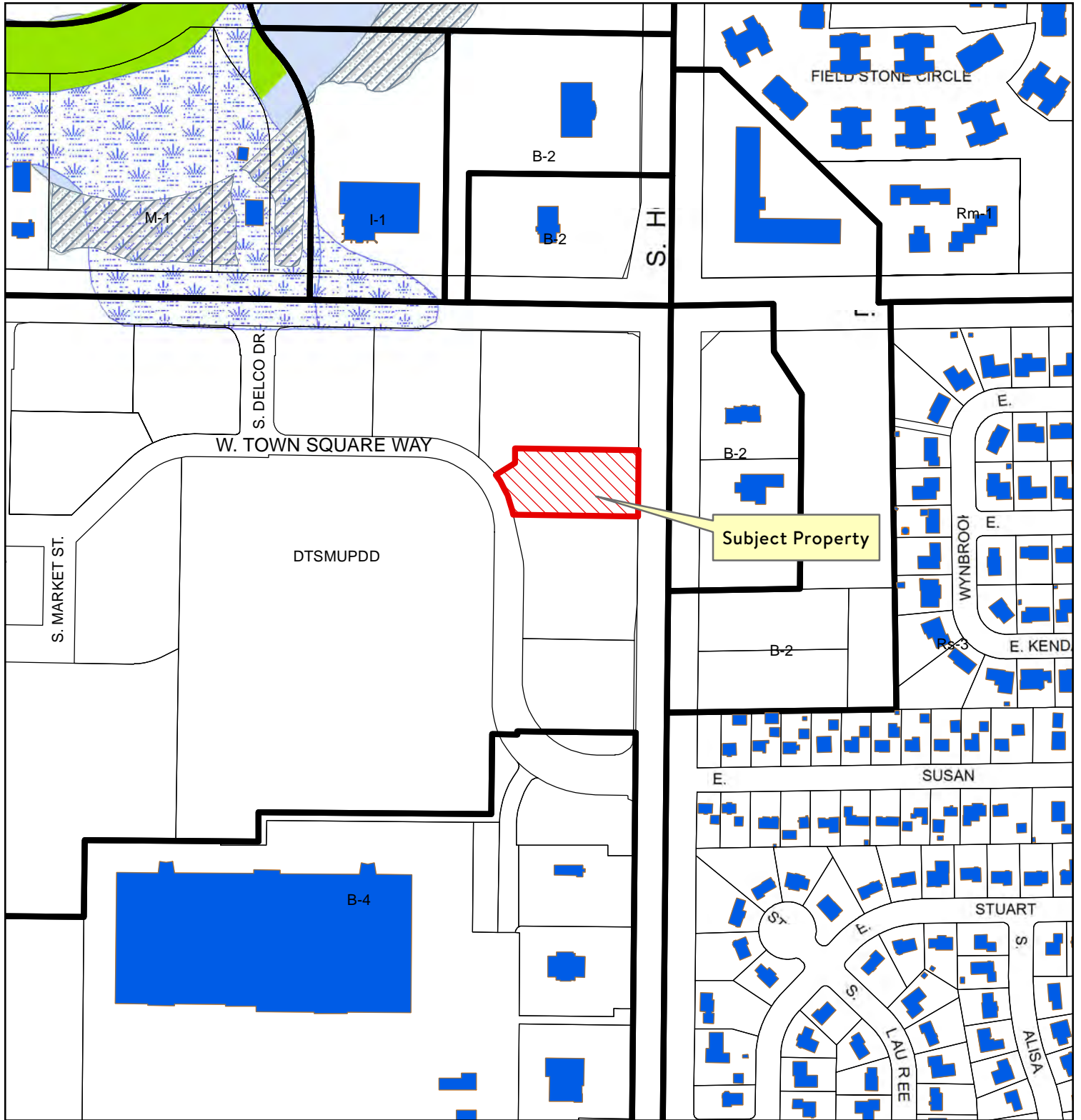


Douglas Seymour, AICP  
Director of Community Development

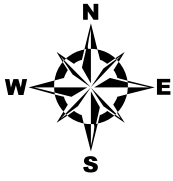


# Location Map










## 130 W. Town Square Way



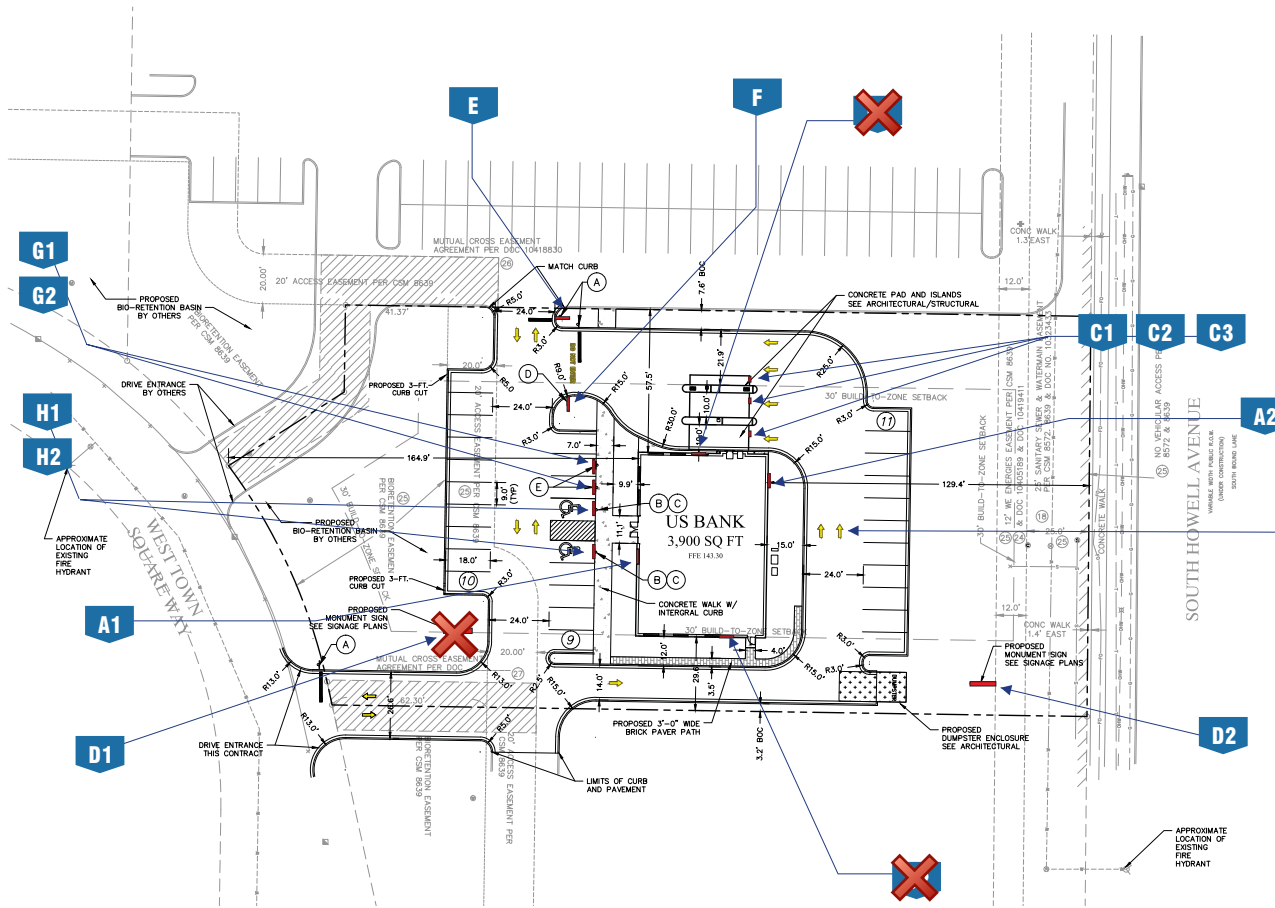
Subject Property



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

Legend	
	130 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)

# SITE PLAN



SIGN NUMBER	APPROX. SIZE	DESCRIPTION	QUANTITY
<b>A</b>	3'-4" x 13'-1"	USI-30	(2) two
<del><b>B</b></del>	2'-8" x 10'-5-5/8"	USI-24	(2) two
<b>C</b>	7" X 2'-6"	S/F aluminum CLEARANCE SIGN	(3) three
<b>D</b>	4'-0" x 8'-0"	CUSTOM D/F MONUMENT	<del>(2) two</del> <b>1</b>
<b>E</b>	18-3/8" x 22"	S/F Std. Directional STOP	(1) one
<b>F</b>	18-3/8" x 22"	D/F Std. Directional STOP/ DNE	(1) one
<b>G</b>	18" x 12"	Non-Illum. Parking Sign LOW EMITTING VEHICLES	(2) two
<b>H</b>	18" x 12"	Non-Illum. Parking Sign HANDICAP	(2) two

Yellow represents painted graphics on driveway by GC



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CLIENT:	<b>us bank</b>	PAGE NUMBER:	12	TICKET NO.:	334421	DATE:	12/02/14	DATE:	12/03/14 DB 12/12/14 DN	REVISIONS:	Added "one way only" & monument signs revise G
ADDRESS:	DREXEL TOWN SQUARE LOT 5 OAK CREEK, WI 53154	PROJECT MANAGER:	MARY BETH TERRIACO	DESIGNER:	DB	DATE:	5/6/15 SI	REVISIONS:	Revised to show brand new site plan with all new sign placements and sizes		
		ELECTRONIC FILE NAME:	US BANK_2014 LOCATIONS\WIDREXEL TOWN SQUARE - OAK CREEK								

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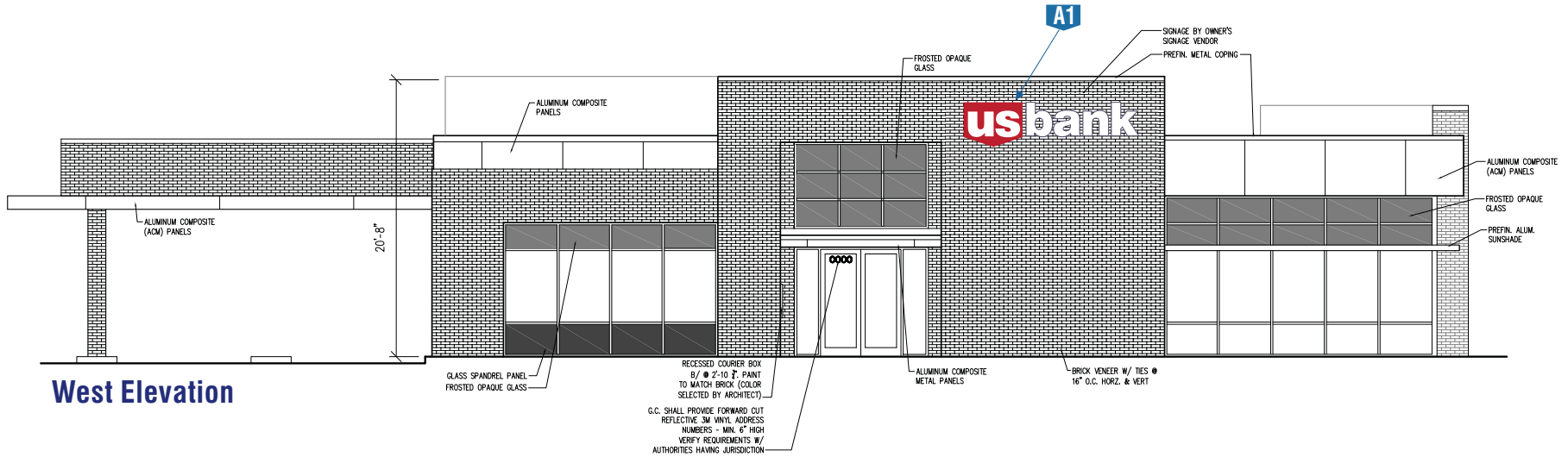
Partner with the best.



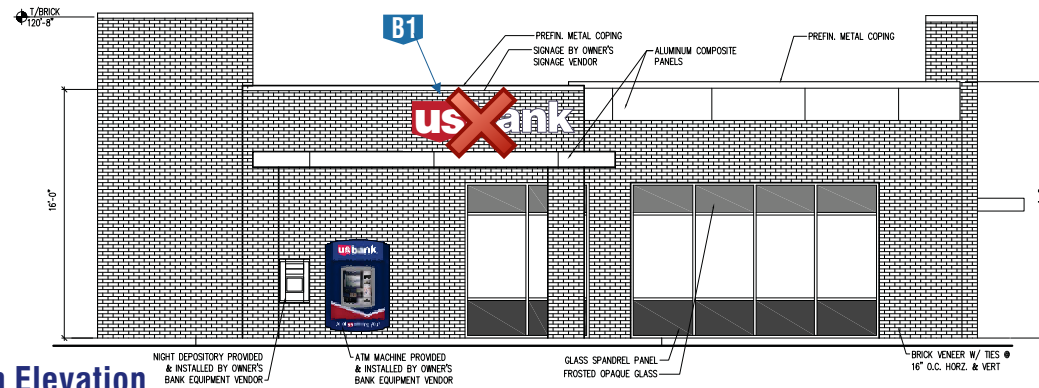
CLIENT SIGNATURE & APPROVAL DATE:

**PROPOSED BUILDING EXTERIOR**

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



**West Elevation**



**North Elevation**



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CLIENT:	<b>usbank</b>	PAGE NUMBER:	1	TICKET NO.:	334421	DATE:	12/02/14	DATE:	5/6/15 SI	REVISIONS:	Revised to show updated elevations
ADDRESS:	DREXEL TOWN SQUARE LOT 5 OAK CREEK, WI 53154	PROJECT MANAGER:	MARY BETH TERRIACO	DESIGNER:	DB						
		ELECTRONIC FILE NAME:	US BANK_2014 LOCATIONS\WI\DREXEL TOWN SQUARE - OAK CREEK								

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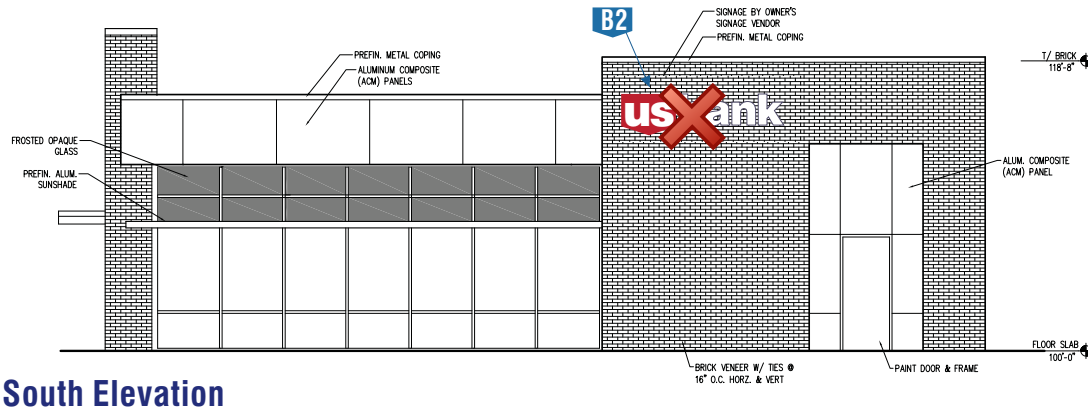
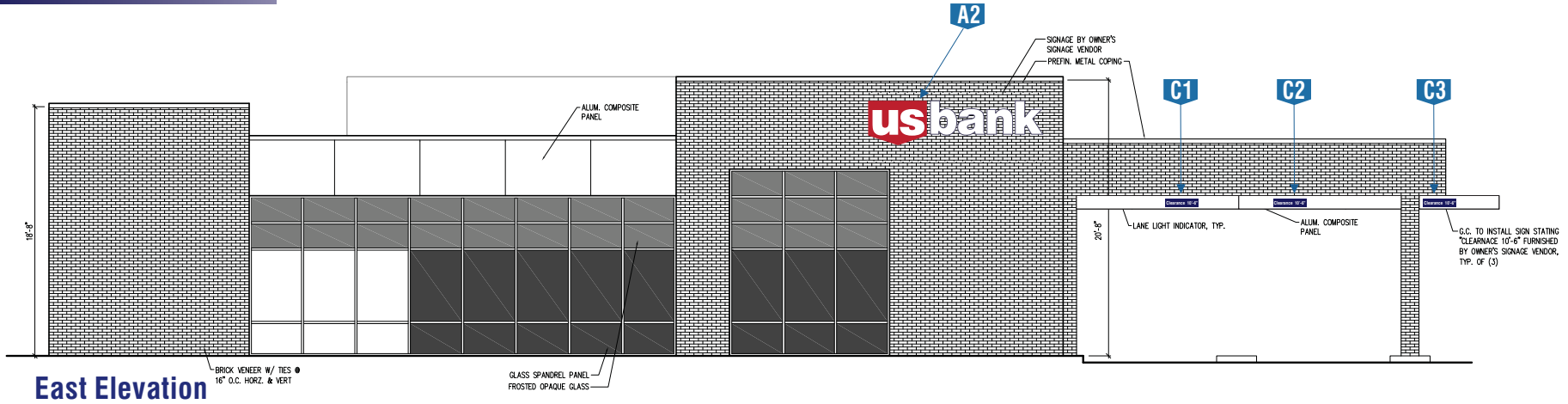
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**PROPOSED BUILDING EXTERIOR**

Scale: 3/32" = 1'-0"



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CLIENT:		PAGE NUMBER:	2	TICKET NO.:	334421	DATE:	12/02/14	DATE:	5/6/15 SI	REVISIONS:	Revised to show updated elevations
ADDRESS:	DREXEL TOWN SQUARE LOT 5 OAK CREEK, WI 53154	PROJECT MANAGER:	MARY BETH TERRIACO	DESIGNER:	DB						
		ELECTRONIC FILE NAME:	US BANK_2014 LOCATIONS\WI\DREXEL TOWN SQUARE - OAK CREEK								

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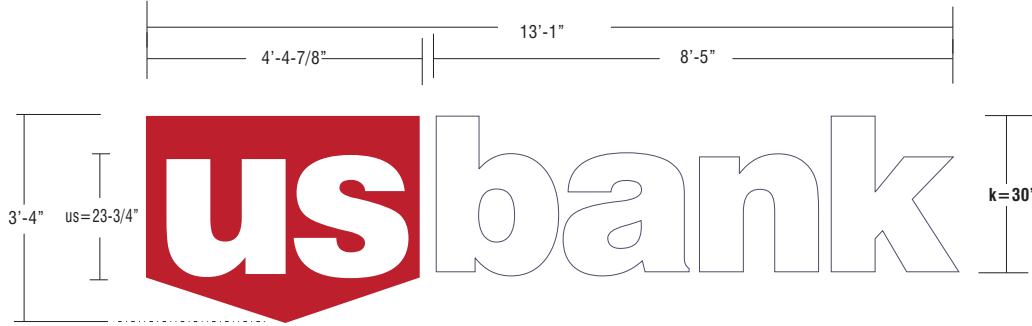
**LED ILLUM. CHANNEL LETTERS**

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

43.6 Square Feet

**USI-30**

**A**



**COLOR MATCHING**

Pantone 2748 Blue  
Matthews MP10918

Pantone 193 Red  
Matthews N930SP  
3M 3632-83

**us**

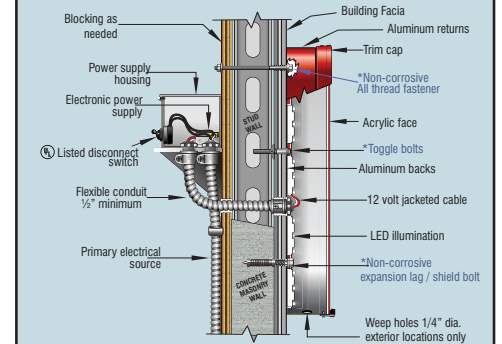
bank

**FACES:** 3/16" #7328 White acrylic w/ surface applied Trans. Red vinyl overlay leaving white "us" copy show thru White  
**TRIMCAP:** 2" jewelite painted Matthews Red  
**RETURNS:** 5" deep .063 alum. - painted Matthews Red

**FACES:** 3/16" #7328 White acrylic  
**TRIMCAP:** 1" jewelite painted Matthews Blue  
**RETURNS:** 5" deep .063 alum. - painted Matthews Blue

**BACKS:** .063 Alum. - pre-painted White  
**ILLUMINATION:** White GE Tetra PowerMax WHPMS2-65K led's as required  
**MOUNTING:** Mounted flush to building using appropriate fasteners to suit wall as required  
**QUANTITY:** (2) Two channel lettersets required - (1) One for West elevation and (1) One for East Elevation

**LED CHANNEL - REMOTE, FLUSH**



**\*\*MOUNTING METHOD:**  
 (Use appropriate method following wall inspection)  
 Toggle bolts w/ hollow core plywood backing  
 Expansion lag bolts & shields w/ solid concrete  
 Thru bolt - all thread fasteners w/ wood blocking

**DO NOT DRILL, CUT, OR REMOVE ANY WALL MOUNTING HARDWARE**  
**UL LISTED**  
 LABORATORY  
**ELECTRIC SIGN**

ALL ELECTRICAL COMPONENTS MUST BE LISTED AND APPROVED BY THE NATIONAL ELECTRICAL SAFETY BOARD (N.E.B.) ALL WIRING MUST BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL SAFETY BOARD (N.E.B.) ALL WIRING MUST BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL SAFETY BOARD (N.E.B.) ALL WIRING MUST BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL SAFETY BOARD (N.E.B.)



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<b>CLIENT:</b>		<b>PAGE NUMBER:</b>	3	<b>TICKET NO.:</b>	334421	<b>DATE:</b>	12/02/14	<b>DATE:</b>	5/6/15 SI	<b>REVISIONS:</b>	Revised QTY to (2) Two
<b>ADDRESS:</b>	DREXEL TOWN SQUARE LOT 5 OAK CREEK, WI 53154	<b>PROJECT MANAGER:</b>	MARY BETH TERRIACO	<b>DESIGNER:</b>	DB						
		<b>ELECTRONIC FILE NAME:</b>	US BANK_2014 LOCATIONS\WI\DREXEL TOWN SQUARE - OAK CREEK								

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**OPTEVA 740 ATM**

TOP VIEW  
50



5019  
Opteva 740 ATM  
US Bank



FRONT VIEW



SIDE VIEW



PERSPECTIVE VIEW

Blue PMS 2748c  
Scotchcal #3630-8666

Red PMS 193c  
Scotchcal #3630-83

White

All PMS colors are based on PMS COATED colors, not uncoated / matte colors



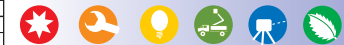
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CLIENT:	<b>usbank</b>	PAGE NUMBER	TICKET NO.:	DATE:	DATE:	REVISIONS:
ADDRESS:	DREXEL TOWN SQUARE LOT 5 OAK CREEK, WI 53154	5	334421	12/02/14		
		PROJECT MANAGER:	DESIGNER:			
		MARY BETH TERRIACO	DB			
		ELECTRONIC FILE NAME:				
		US BANK\ 2014 LOCATIONS\WI\DREXEL TOWN SQUARE - OAK CREEK				

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**S/F DRIVE THRU SIGNAGE**

SCALE: 3" = 1'-0"

**C**



- BKGD:** .050 aluminum panel painted Blue as required
- GRAPHICS:** Surface applied White vinyl graphics
- MOUNTING:** Mechanically fastened flush to sign band -  
Fasteners painted to match
- QUANTITY:** (3) Three panels required

**COLOR MATCHING**

-  3M 7725-10 White
-  Pantone 2748 Bue  
Matthews MP10918



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<b>CLIENT:</b>	<b>us bank</b>	<b>PAGE NUMBER</b>	<b>TICKET NO.:</b>	<b>DATE:</b>	<b>DATE:</b>	<b>REVISIONS:</b>
		6	334421	12/02/14	5/6/15 SJ	Revised to show copy as 10'-6"
<b>ADDRESS:</b>	DREXEL TOWN SQUARE LOT 5 OAK CREEK, WI 53154	<b>PROJECT MANAGER:</b>	MARY BETH TERRIACO	<b>DESIGNER:</b>	DB	
		<b>ELECTRONIC FILE NAME:</b>	US BANK_2014 LOCATIONS\WI\DREXEL TOWN SQUARE - OAK CREEK			

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**D/F ILLUM. MONUMENT SIGN**

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

32 Square feet

**PRESENTATION PURPOSES ONLY**  
Drawing not intended for manufacturing purposes at this time

**USEABLE ARTWORK REQUIRED**  
PRIOR TO FINAL PRODUCTION

C

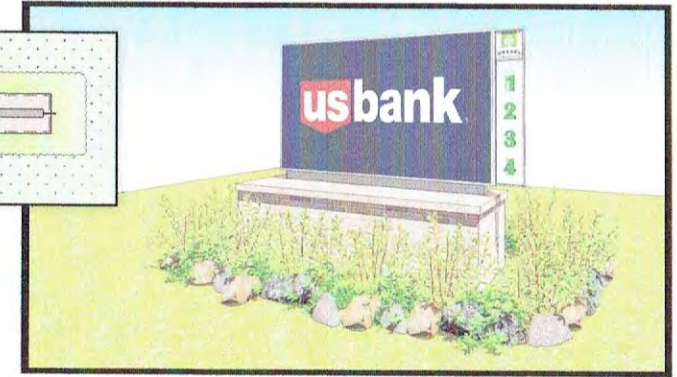
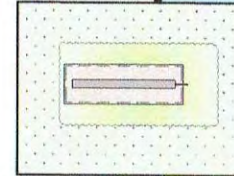


FOUNDATION & POLE SIZES SUBJECT TO CHANGE  
ACCORDING TO ENGINEERING SPECS & CITY REQUIREMENTS!!

**Proposed Landscaping**

Not to Scale

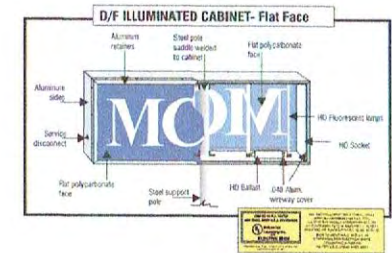
Plan View



- CABINET:** 16" deep fabricated alum. w/ 2" retainers
- FACES:** .187 Solar grade flat, White polycarbonate (2) two req'd
- GRAPHICS:** Surface applied translucent vinyl overlays as shown
- ILLUMINATION:** HO fluorescent lamps as required by manufacturer - TBV
- ADDRESS PANEL:** Perforated metal screen - all fabrication details to be provided
- BASE:** Masonry construction w/ Belden Mayo Blend A Modular brick and 2" stone caps
- QUANTITY:** (1) One monument required - See site plan on page 12 for placement

**COLOR MATCHING**

- Matthews MP 10918 Blue  
3M 3630-8666 Blue
- 3M 3632-83 Red
- BASE: Belden Mayo Blend  
A Modular



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ADDRESS:  
DREXEL TOWN SQUARE  
LOT 5  
OAK CREEK, WI 53154

PAGE NUMBER	TICKET NO.	DATE:	DATE:	REVISIONS:
5	334421	12/02/14	12/11/14 DN	revise monument
			06/26/15 AF	CENTERED CABINET - REVISED QTY TO 1
PROJECT MANAGER:		DESIGNER:		
MARY BETH TERRIACO		DB		
ELECTRONIC FILE NAME:				
US BANK_2014 LOCATIONS/WI/DREXEL TOWN SQUARE - OAK CREEK				

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