



## PLAN COMMISSION MEETING AGENDA

**TUESDAY, October 13, 2015  
AT 6:00 PM**

- 
- 1) ROLL CALL
  - 2) Minutes of the September 22, 2015 meeting
  - 3) Significant Common Council Actions - NONE
  - 4) 6:00 PM SIGN APPEAL HEARINGS
    - a) Hold a public hearing on a proposed sign appeal for the property at 8880 S. Howell Ave. submitted by Bruce Beyerly, Starbucks, that would allow Starbucks to install an additional menu board in the existing drive-through (Tax Key No. 860-9035-000). Follow this item on Twitter **@OakCreekPC#OCPCStarbucksH**.
    - b) Hold a public hearing on a proposed sign appeal for the property at 2015 W. Ryan Rd. submitted by Bruce Beyerly, Starbucks, that would allow Starbucks to install an additional menu board in the existing drive-through (Tax Key No. 903-9032-001). Follow this item on Twitter **@OakCreekPC#OCPCStarbucksR**.
  - 5) OLD BUSINESS
    - a) CLARIFICATION OF ACTION – Provide clarification of the Plan Commission’s action on the Comprehensive Plan Amendment request from September 8, 2015 for informational purposes only. No new action will be taken.
  - 6) NEW BUSINESS
    - a) SIGN APPEAL - Consider a request for sign appeal for the property at 8880 S. Howell Ave. submitted by Bruce Beyerly, Starbucks, that would allow Starbucks to install an additional menu board in the existing drive-through (Tax Key No. 860-9035-000). Follow this item on Twitter **@OakCreekPC#OCPCStarbucksH**.
    - b) SIGN APPEAL - Consider a request for sign appeal for the property at 2015 W. Ryan Rd. submitted by Bruce Beyerly, Starbucks, that would allow Starbucks to install an additional menu board in the existing drive-through (Tax Key No. 903-9032-001). Follow this item on Twitter **@OakCreekPC#OCPCStarbucksR**.
    - c) FINAL PLAT REVIEW - Review a final plat submitted by Steve Mark, Lily Drive Developments, LLC, for the Oakfield Village Addition #2 located at 324 E. Forest Hill Avenue and 400 E. Lily Drive (Tax Key Nos. 814-9011 & 814-0256) Follow this item on Twitter **@OakCreekPC#OCPCOakFld**.

- d) CERTIFIED SURVEY MAP – Review a certified survey map submitted by Mark Neldner for the property at 3260 E. Elm Rd. (Tax Key No. 960-9994). Follow this item on Twitter **@OakCreekPC#OCPCNeldnerCSM**.
- e) REZONE - Review a request submitted by Mark Neldner to rezone the property located at 3260 E. Elm Rd. from A-1, Limited Agricultural to Rs-3, Single Family Residential (Tax Key No. 960-9994). Follow this item on Twitter **@OakCreekPC#OCPCRezone**.
- f) CERTIFIED SURVEY MAP – Review a certified survey map submitted by Jared Greanya for the property at 9005 S. 11<sup>th</sup> Ave. (Tax Key No. 864-9003-001). Follow this item on Twitter **@OakCreekPC#OCPCGreanyaCSM**.
- g) CONDITIONAL USE PERMIT AMENDMENT - Review a request submitted by Atty. Scott Vandenhouten on behalf of URSA Oak Creek, LLC and URSA Major Corporation d/b/a URSA Logistics for an amendment to the existing conditional use permit to allow truck engine and body repair and truck parking on the property at 6925 S. 6th St. (Tax Key No. 735-9045). Follow this item on Twitter **@OakCreekPC#OCPCURSA**.
- h) PLAN REVIEW – Review site and building plans submitted by Bill Kumm, GE Healthcare, for canopy addition to the existing building at 120 W. Opus Dr. (Tax Key No. 924-9010-000). Follow this item on Twitter **@OakCreekPC#OCPCGEHealth**.

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, SEPTEMBER 22, 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 Siepert and Commissioner Chandler. Commissioner Correll was excused. Also present: Kari Papelbon, Planner; Assistant Fire Chief Mike Kressuk; and Pete Wagner, Planner/Zoning Administrator.

Commissioner Dickmann pointed out that on Page 14 of the September 8, 2015 minutes, his comment should reflect the following correction: "That the idea was that at that time when the comprehensive plan was prepared that the City made some areas agricultural until some major projects came through that we could take a closer look at that area." Commissioner Dickmann moved to approve the September 8, 2015 meeting minutes with that change. Alderman Guzikowski seconded. All voted aye, except Commissioner Siepert, who abstained. Motion carried.

**Plan Review**

**Charcoal Grill Restaurant**

**111 W. Ryan Road**

**Tax Key No. 906-9010-002**

Ms. Papelbon provided amended plans to the Commission. She explained the project and that the amended plans reflect the concerns brought up in the staff report.

Mayor Scaffidi asked if the footprint of the building was to change. Ms. Papelbon responded that it will with the addition of the seating areas and the cooler.

Commissioner Chandler asked about the fire pits and the overhead doors. Tom Stelling, Stelling & Associates, 181 W. Chestnut Street, Burlington, Wisconsin, responded that the canopy will be enclosed with overhead doors. There will be some exterior walls added to support the overhead doors. The ceiling and everything that is there will stay. The doors do not enclose the gas pit. The gas pit is completely open air.

Commissioner Chandler asked if there is anything special that has to transpire from the Fire Department's perspective because of the gas fire pits. Asst. Chief Kressuk responded that for the purposes of the Plan Commission, all fire codes will have to be met. This does present a unique challenge, but they will work with the developer and owner to fall within the confines of the code for what they want to do. It is not going to require anything unusual, but they will have to adhere to codes which may include some additional fire suppression. The building is already sprinklered. With an outdoor seating area, there may be some challenges with fire protection. Mr. Stelling stated that the outdoor area does not necessarily require it.

Commissioner Siepert asked if the wood storage on the southeast end is enclosed. Mr. Stelling responded that it is in a bin but is open to the air.

Alderman Bukiewicz asked if the Ryan Road exit will be closed off. Mr. Stelling responded that it has already been pinched off by WisDOT.

Alderman Bukiewicz asked if they are going to landscape up to the 25' setback line. Mr. Stelling responded that they don't know exactly what WisDOT is going to do. As they finish up their project (they are still working on that corner), they took the opening and came back and cut a new access point. They have a new access point so the access onto Ryan Road comes across the properties to the west with a cross-access agreement to the curb cut. They are still rebuilding that area. He does not know where they are going to end up. Alderman Bukiewicz stated that he hopes they take care of that driveway so no one thinks they can get access there. Mr. Stelling responded that if WisDOT does not, they will.

Alderman Bukiewicz asked if they are going to match the rock face block and asked if it was a painted building. Mr. Stelling responded that it is a painted block. It is a powder blue. Unfortunately, they can't change the color because of the blue roof. They would be really limited as to what they could do there. They are doing a color match on the existing paint and it will be painted.

Alderman Bukiewicz asked if there was employee parking on the south side. Mr. Stelling responded that right now, this is all the parking that was there originally. When they took out the drive-thru lanes, and put in the cooler space and three dumpsters, they had enough for two parking stalls. He would imagine there would be staff parking. Mr. Stelling further stated that as part of the agreement that they turned in, the property to the south where there is a cross-access easement will allow them to park extra if they run over onto his property.

Alderman Bukiewicz asked about screening the mechanicals on the rooftop. Mr. Stelling responded that they are still working on their inside layout. Right now, it looks like most of the kitchen equipment will be on the back side, which if you're coming up Howell Avenue could pose a problem. They have an opportunity of bringing it out to the back wall that could be painted and almost made invisible. Mr. Stelling stated that if when they get it there and the City needs something done with it, they would like to address it then. Alderman Bukiewicz asked if it is a tin roof. Mr. Stelling responded that it is a standing seam metal roof on a wood truss structure. Alderman Bukiewicz stated that the City does require that it be screened. Mr. Stelling stated that all of the HVAC sits on top of this roof right now or one of the roofs down the other way. They have a well in there. If you go to the front elevation, there is a well and inside there are the rooftop units that feed down through the unit to the floor plan. There is actually a duct. It is all heated and cooled through the floor.

Commissioner Dickmann stated that he is really glad to see something unique going into that building because it has been vacant for some time. Commissioner Dickmann asked if, in addition to the cooler for the kitchen materials, they have another beverage cooler? Mr. Stelling stated that the smaller one is behind the bar. The larger one is broken into both freezer and cooler.

Commissioner Dickmann stated that he has been to places where you sit outside, but it is partly closed up with half walls, but they have high propane heaters. Mr. Stelling stated that that is something they would look at if they needed to.

Commissioner Dickmann inquired about the existing safe. Mr. Stelling stated that there is not a safe in this bank building. The ATM and drop box will be removed.

Alderman Guzikowski stated that this is a great use for this space.

Mr. Wagner stated that there is a large cargo box on the site on the west end of the property. He asked if they would be utilizing that as part of the reconstruction of the interior. Mr. Stelling responded that that is not their cargo box. He believes it is part of the WisDOT project. Mr. Stelling stated he would check with the owner to verify that this is correct. Mr. Wagner asked Mr. Stelling to be sure he follows up with him on this matter.

Commissioner Johnston stated that on the site plan, there is a cross-access easement on the southeast corner. He asked if they are planning on putting in a driveway. Mr. Stelling stated that they are not planning on putting it in there. The easement was on the original Alta survey. There is paperwork in place, but the driveway was never done. That is not part of their plan at this point.

Commissioner Johnston stated that he finds the parking spaces a little tight between garbage and dining. He would rather see that as a landscaped area. Mr. Stelling stated it would probably be employee parking.

Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Jeff Marsh, Charcoal Grill Restaurant, for the property at 111 W. Ryan Rd. with the following conditions:

1. That all building and fire codes are met.
2. That all mechanical equipment (ground, building, and rooftop) is screened from view.

3. That the plans are revised to include all existing and proposed building materials and details (type, color, dimensions, etc.).
4. That a detailed landscaping plan is submitted to the Department of Community Development for review and approval prior to submission of building permit applications.
5. That final lighting details are submitted for final approval by the Electrical Inspector prior to the issuance of building permits.

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

**Plan Review**  
**Bliffert Lumber**  
**6826 S. 13<sup>th</sup> Street**  
**Tax Key No. 735-9998-002**

Mr. Wagner provided an overview of the proposal.

Eli Bliffert, 6826 S. 13<sup>th</sup> St, stated that the cedar shake is above the porch and will be replaced.

Commissioner Siepert asked about the signage. Mr. Bliffert responded that they would be putting a sign on there and will send it back to the Plan Commission for approval. At this point, they are not sure what kind of sign they will have.

Commissioner Dickmann stated that in order to put a sign on the building, they will have to be very creative. If they want to put a sign on the building, he does not know how they will do it. He does not see how this will work.

Alderman Bukiewicz asked if they planned on respraying the building. Mr. Bliffert responded that it will all be the light gray color and cedar trim. Nothing on the exterior will remain. It will all be replaced.

Alderman Bukiewicz asked about the landscaping. Mr. Bliffert responded that they stripped all of that out. They have had to run sewer and water, and gas main. That has made a mess up front. As they are finishing up, they will re-landscape everything.

Commissioner Chandler asked about moving the entrance. Mr. Bliffert stated that behind the current Bliffert sign, there is an enclosed porch. Now the entrance will be to the right of the Bliffert sign where the windows are. They are not now ADA compliant, so the front façade will come down and there will be a ramp going the length of the building so they are wheelchair accessible.

Commissioner Dickmann moved that the Plan Commission approves the building façade modifications for Bliffert Lumber, located at 6826 S. 13<sup>th</sup> Street. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Commissioner Carillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:31 p.m.



# Plan Commission Report

ITEM: 4a & 6a  
DATE: October 13, 2015

**PROJECT:** Sign Appeal – Bruce Beyerly (Starbucks)

**ADDRESS:** 8880 S. Howell Avenue

**TAX KEY NO:** 860-9035-000

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

**Ownership:** Centennial CTR LLC

**Size:** 3.392 acres

**Existing Zoning:** B-4 PUD, Highway Business District, Planned Unit Development  
FW, Floodway, FF, Flood Fringe

**Adjacent Zoning:** North – B-4 CU, Highway Business District Conditional Use  
East – B-4 PUD, Highway Business District, Planned Unit Development  
South – B-4 PUD, Highway Business District, Planned Unit Development  
West – I-1, Institutional District, Rm-1 CU, Multi-Family Residential Conditional Use

**Comprehensive Plan:** Planned Business

**Wetlands:** N/A

**Floodplain:** Yes. See location map for floodplain locations.

**Official Map:** N/A

**Commentary:** The applicant is requesting a variance from Section 17.0706(j)(1) which states any development shall be permitted one ground sign per street frontage. As technology continues to advance as it relates to drive thru communications, current code does not specifically address these types of signs. Therefore the applicant is requesting a variance to allow for an additional ground sign to be located alongside the existing menu board.

The second ground sign will be located next to an existing menu board on the southeast corner of the building. This ground sign will replace a speaker box that has been used to verbally confirm customers orders. The proposed ground sign will be 12 square-feet in size and have a digital display that will allow a customer to visual see their order and have the opportunity to have a face-to-face conversation with the barista. When there is not a customer in line, the ground sign could be used to advertise products or display the company logo. Included in this report are graphics illustrating what the sign would look like.

If the Plan Commission is comfortable granting this variance, the Plan Commission can make a motion to grant a variance allowing a second, 12 square-foot, ground sign located on the southeastern corner of the building alongside the existing menu board located at 8880 S. Howell Avenue.

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.

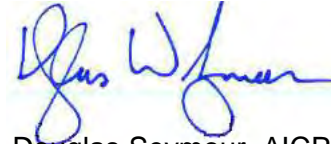
- c. The sign will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission in its deliberation of an adjustment may consider the 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

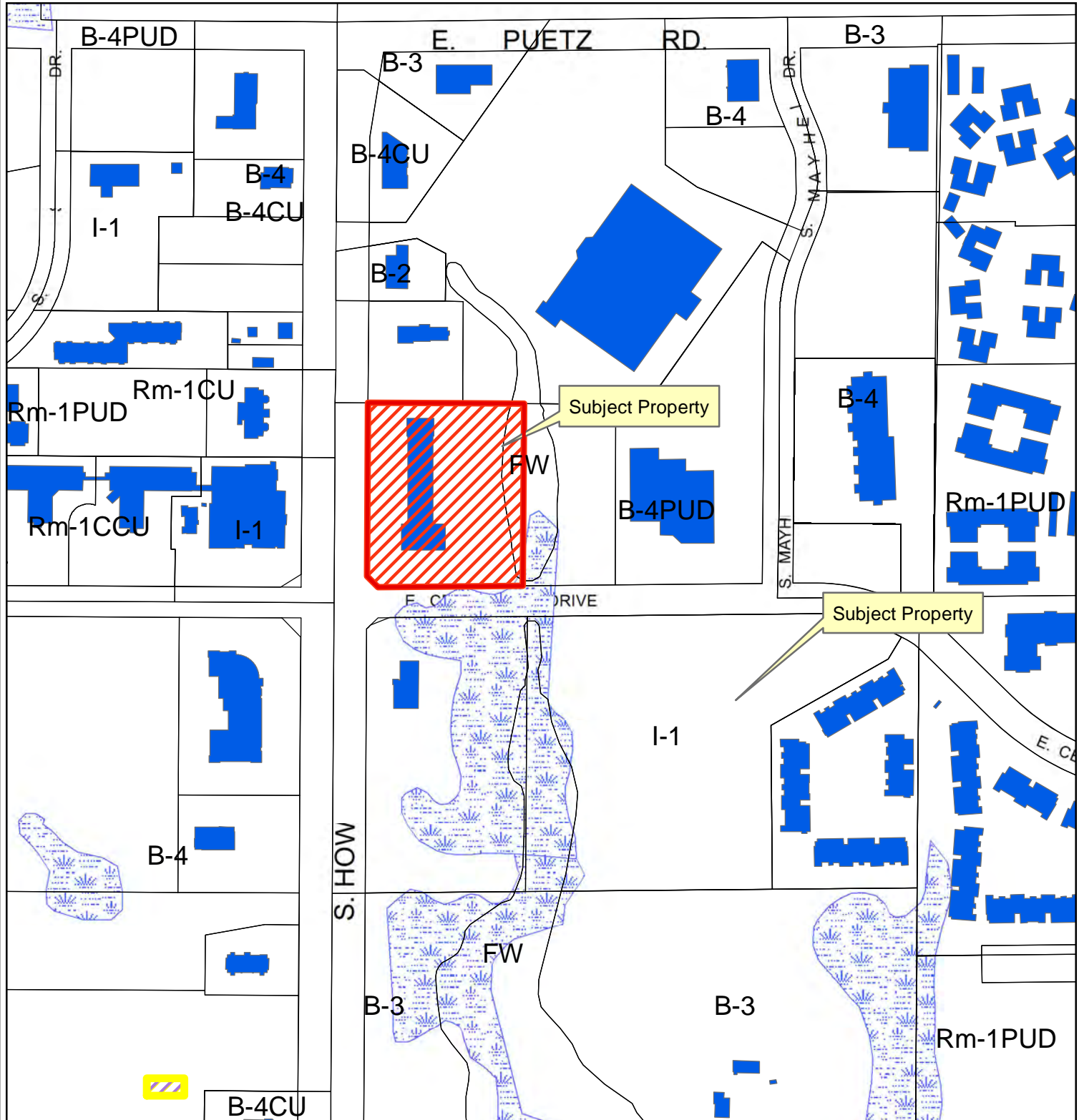
Respectfully Submitted:



Douglas Seymour, AICP  
Director of Community Development

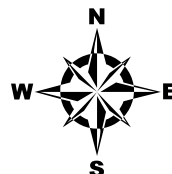
# Location Map

## 8880 S. Howell Avenue



**OAKCREEK**  
— WISCONSIN —

Department of Community Development





Publish 10/1/2015

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

A public hearing for a sign appeal will be held:

**Date:** Tuesday, October 13, 2015  
**Time:** 6:00 p.m.  
**Place:** Oak Creek City Hall  
**COMMON COUNCIL CHAMBERS**  
8640 South Howell Avenue  
Oak Creek, WI 53154  
**Appellant:** Bret Skirvin (Starbucks)  
**Tax Key No.** 860-9035  
**Property location:** 8880 S. Howell Avenue  
**To Request:** A variance from Section 17.0706(j)(1) which states any development shall be permitted one ground sign per street frontage.  
If granted, the variance would allow Starbucks to install a second ground sign located next to the existing menu board on the east elevation of the building.  
**Zoning of Property:** B-4 PUD, Highway Business District Planned Unit Development

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

Dated this 24th Day of September, 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 City Clerk at 768-6511.

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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.



# STARBUCKS

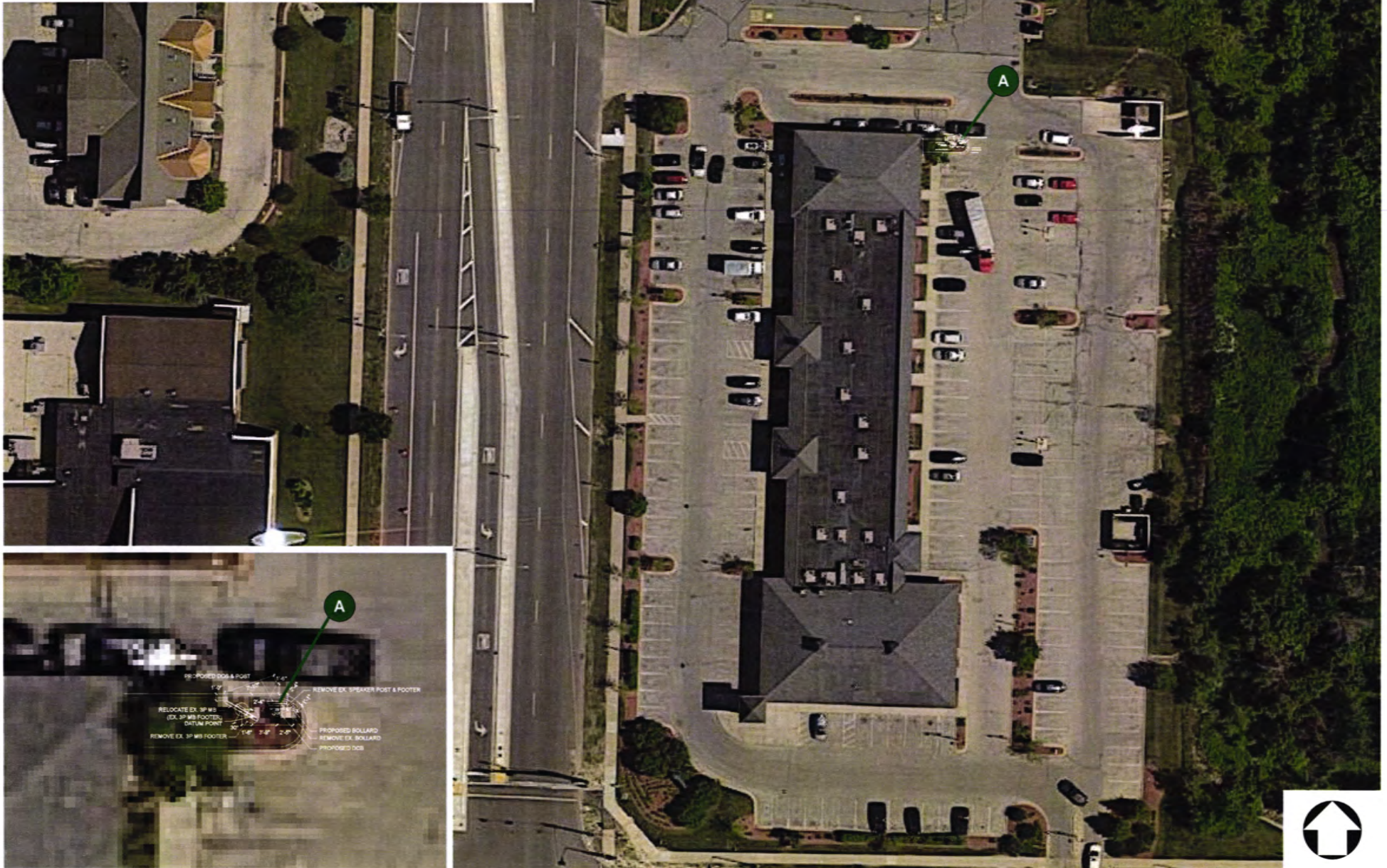
Planning Commission

8880 South Howell Avenue  
Oak Creek, WI

September 10, 2015



A 4'-1 7/8" x 2'-8 1/2" Digital Confirmation Screen at 8'-9 5/8" OAH



A 4'-1 7/8" x 2'-8 1/2" Digital Confirmation Screen at 8'-9 5/8" OAH

Existing



Proposed



Proposed



- Front of Sign is barely visible from road.



- Image is static when there is no car present in front of digital order screen



Starbucks  
8880 South Howell Ave  
Oak Creek, WI

Justifications

**1. Variance Requested:**

Starbucks is requesting a variance from the City of Oak Creek's sign ordinance, SEC. 17.0706(d). The request is to install an additional menu board at 8880 South Howell Ave to replace the existing stand-alone speaker box. This new menu board, called a digital ordering screen (DOS), would function as a new speaker box, as well as provide visual confirmation of customers' orders. The DOS also gives the customer an opportunity to have a face-to-face conversation with the barista that is taking their order.

**2. What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted.**

With the current Starbucks menu board and speaker box combination, customers don't have the opportunity to visually confirm their order. They must rely on the barista's to confirm orders verbally. This leads to more mistakes in orders, and can cause backups in the drive-through line. Particularly during peak hours in the morning, this can lead to backflow into the parking lot, and even into the street at some locations, compromising the safety to pedestrians in the vicinity.

**3. Why variance requested is not contrary to the public interest and will not endanger public safety and welfare.**

If granted, this variance would help improve public safety and welfare. As previously mentioned, the DOS actually help reduce the risk drive-through backflow, which can potentially flow into the right-of-way and impede traffic. The goal of the DOS is to improve the efficiency of the drive-through system, and get customers on and off premise as smoothly and quickly as possible. Also, the DOS is only meant to be viewed on premise, and won't be seen from the public right-of-way. Additionally, it comes equipped with an auto-dimmer, and would be completely shut off during non-business hours.

**4. Why variance requested will be in accord with the spirit of the zoning ordinance.**

The purpose of the zoning ordinance is to promote the health, safety, morals, prosperity, aesthetics, and general welfare of this community. Starbucks feels the DOS does just that by improving the aesthetics and replacing the outdated speaker-box. It also helps promote the health, safety and general welfare of the community through increasing the drive-through efficiency while reducing the chances for traffic back-flow and potential accidents.

**5. How the variance, if granted, will cause substantial justice to be done.**

The feature that Starbucks is seeking the approval for is very similar in nature to those utilized by other restaurants. Similar to McDonalds or Taco Bell, the Starbucks DOS allows patrons to visually confirm orders, and it helps simplify and streamline the whole drive-through process. Justice will be done if the variance were granted, as it would allow Starbucks to have the same opportunity to enhance the overall drive-through experience as those within the surrounding area, and all around the country.



# Plan Commission Report

ITEM: 4b & 6b  
DATE: October 13, 2015

**PROJECT:** Sign Appeal – Bruce Beyerly (Starbucks)

**ADDRESS:** 2015 W. Ryan Road

**TAX KEY NO:** 903-9032-001

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

**Ownership:** Starbucks Corp.

**Size:** 1.125 acres

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

**Adjacent Zoning:** North – B-4 PUD, Highway Business District, Planned Unit Development  
East – B-4 PUD, Highway Business District, Planned Unit Development  
South – B-4 PUD, Highway Business District, Planned Unit Development  
West – B-4 PUD, Highway Business District, Planned Unit Development

**Comprehensive Plan:** Planned Business

**Wetlands:** N/A

**Floodplain:** N/A

**Official Map:** N/A

**Commentary:** The applicant is requesting a variance from Section 17.0706(i)(1) which states any development shall be permitted one ground sign per street frontage. As technology continues to advance as it relates to drive thru communications, current code does not specifically address these types of signs. Therefore the applicant is requesting a variance to allow for an additional ground sign to be located alongside the existing menu board.

The second ground sign will be located next to an existing menu board on the southeast corner of the building. This ground sign will replace a speaker box that has been used to verbally confirm customers orders. The proposed ground sign will be 12 square-feet in size and have a digital display that will allow a customer to visual see their order and have the oppoturnity to hava a face-to-face conversation with the barista. When there is not a customer in line, the ground sign could be used to advertise products or dilypay the company logo. Included in this report are graphics illustrating what the sign would look like.

If the Plan Commission is comfortable granting this variance, the Plan Commission can make a motion to grant a variance allowing a second, 12 square-foot, ground sign located on the southeastern corner of the building alongside the existing menu board located at 2015 W. Ryan Road.

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.



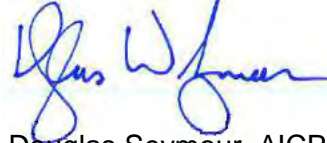
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Prepared by:



Peter Wagner  
Zoning Administrator/Planner

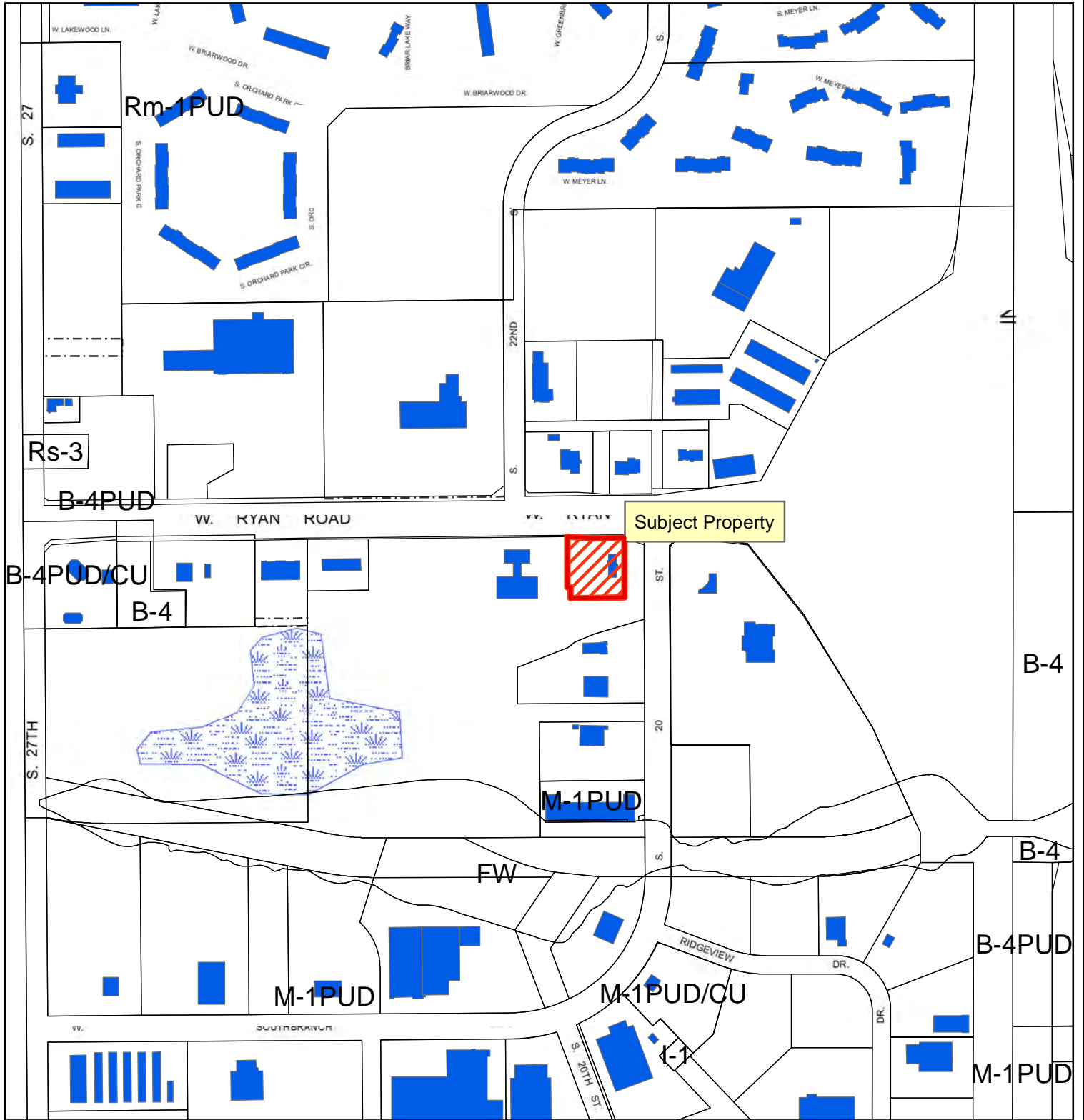
Respectfully Submitted:



Douglas Seymour, AICP  
Director of Community Development

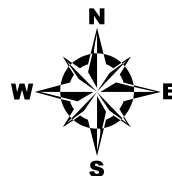
# Location Map

## 2015 W. Ryan Road



**OAKCREEK**  
— WISCONSIN —

Department of Community Development



Publish 10/1/2015

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

A public hearing for a sign appeal will be held:

**Date:** Tuesday, October 13, 2015

**Time:** 6:00 p.m.

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

**Appellant:** Bret Skirvin (Starbucks)

**Tax Key No.** 903-9032-001

**Property location:** 2015 W. Ryan Road

**To Request:** A variance from Section 17.0706(i)(1) which states any development shall be permitted one ground sign per street frontage. In lieu of ground signs, businesses in the B-4 District may have one pole sign.

If granted, the variance would allow Starbucks to install a second ground sign located next to the existing menu board on the south elevation of the building.

**Zoning of Property:** B-4 PUD, Highway Business District Planned Unit Development

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

Dated this 24th Day of September, 2015

PLAN COMMISSION  
CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Steve Scaffidi, Chairman

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# STARBUCKS

Planning Commission

2015 West Ryan Road  
Oak Creek, WI

September 10, 2015

A 4'-1 7/8" x 2'-8 1/2" Digital Confirmation Screen at 8'-9 5/8" OAH



A 4'-1 7/8" x 2'-8 1/2" Digital Confirmation Screen at 8'-9 5/8" OAH

Existing



Proposed



Proposed



- Bushes obstruct full view of sign.



- Image is static when there is no car present in front of digital order screen



Starbucks  
2015 West Ryan Road  
Oak Creek, WI

Justifications

**1. Variance Requested:**

Starbucks is requesting a variance from the City of Oak Creek's sign ordinance, SEC. 17.0706(d). The request is to install an additional menu board at 2015 West Ryan Road to replace the existing stand-alone speaker box. This new menu board, called a digital ordering screen (DOS), would function as a new speaker box, as well as provide visual confirmation of customers' orders. The DOS also gives the customer an opportunity to have a face-to-face conversation with the barista that is taking their order.

**2. What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted.**

With the current Starbucks menu board and speaker box combination, customers don't have the opportunity to visually confirm their order. They must rely on the barista's to confirm orders verbally. This leads to more mistakes in orders, and can cause backups in the drive-through line. Particularly during peak hours in the morning, this can lead to backflow into the parking lot, and even into the street at some locations, compromising the safety to pedestrians in the vicinity.

**3. Why variance requested is not contrary to the public interest and will not endanger public safety and welfare.**

If granted, this variance would help improve public safety and welfare. As previously mentioned, the DOS actually help reduce the risk drive-through backflow, which can potentially flow into the right-of-way and impede traffic. The goal of the DOS is to improve the efficiency of the drive-through system, and get customers on and off premise as smoothly and quickly as possible. Also, the DOS is only meant to be viewed on premise, and won't be seen from the public right-of-way. Additionally, it comes equipped with an auto-dimmer, and would be completely shut off during non-business hours.

**4. Why variance requested will be in accord with the spirit of the zoning ordinance.**

The purpose of the zoning ordinance is to promote the health, safety, morals, prosperity, aesthetics, and general welfare of this community. Starbucks feels the DOS does just that by improving the aesthetics and replacing the outdated speaker-box. It also helps promote the health, safety and general welfare of the community through increasing the drive-through efficiency while reducing the chances for traffic back-flow and potential accidents.

**5. How the variance, if granted, will cause substantial justice to be done.**



The feature that Starbucks is seeking the approval for is very similar in nature to those utilized by other restaurants. Similar to McDonalds or Taco Bell, the Starbucks DOS allows patrons to visually confirm orders, and it helps simplify and streamline the whole drive-through process. Justice will be done if the variance were granted, as it would allow Starbucks to have the same opportunity to enhance the overall drive-through experience as those within the surrounding area, and all around the country.



# Plan Commission Report

ITEM: 6c  
DATE: October 13, 2015

**PROJECT:** Final Plat – Steve Mark, Lily Drive Developments, LLC  
**ADDRESS:** 8221 S. Lauree Ln., 324 E. Forest Hill Ave., & 400 E. Lily Dr.  
**TAX KEY NO:** 814-9054, 814-9011, 814-0256

**STAFF RECOMMENDATION:** That Plan Commission recommends to the Common Council that the Final Plat for the Oakfield Village Addition No. 2 submitted by Steve Mark be approved with the following conditions:

1. That all easements are updated prior to recording.
2. That all technical corrections are made prior to recording.

**Ownership:** Lily Drive Developments, LLC, 2990 Universal Dr., Ste. B, Oshkosh, WI 54904

**Size:** 5.2288 acres

**Existing Zoning:** Rs-3, Single-Family Residential

**Adjacent Zoning:** North – Rs-3, Single-Family Residential  
East – Rs-3, Single Family Residential  
South – Rs-3, Single-Family Residential  
West – Rs-3, Single-Family Residential

**Comprehensive Plan:** Single-Family Residential.

**Wetlands:** N/A

**Floodplain:** N/A

**Official Map:** Yes, officially mapped roads are located through the property as shown on the location map.

**Commentary:** The Applicant is requesting approval of a Final Subdivision Plat for the properties at 324 E. Forest Hill Ave. and 400 E. Lily Dr. (Oakfield Village Addition #2). The property at 8821 S. Lauree Lane was previously divided from the larger parcel at 400 E. Lily via CSM. It is included here as the Officially-mapped Street Pattern was amended in August of this year.

Nine (9) new building lots and two (2) outlots, all in compliance with district requirements, are proposed. Lot 78, shown as Outlot 6 on the Preliminary Plat, was changed to a building lot based on conversations with the City Engineering Department regarding stormwater infrastructure and road layouts. Outlots 5 & 6 will be sold or dedicated to the City of Oak Creek for stormwater management. Outlot 4 will also provide private stormwater management for the subdivision.

Several items require revision prior to recording of the Final Plat:

1. Existing public utility easements must be shown on Outlots 5 and 6. Specifically, the 35-foot Utility Easement should extend west through Outlot 5, and the existing sanitary sewer easement between Lily Drive and Glenfield Drive must be shown.
2. Glenfield Road must be changed to Glenfield Drive.

3. Verify the distance of N 00'34'58" E 309.07.
4. Parcel 1 of CSM 560 shown on plat should be CSM 3428 Parcel 2.
5. Page 2, Certificate – Change City Treasurer to Barb Guckenberger and Milwaukee County Treasurer to David Cullen.

As previously mentioned, the Official Map was changed in August to remove the street pattern between Lauree Lane and Alisa Lane. However, the right-of-way that had been previously dedicated in this area was not vacated. Engineering has indicated that it would be in the City's best interest to retain the right-of-way. Therefore, there is not a requirement to vacate the right-of-way at this time.

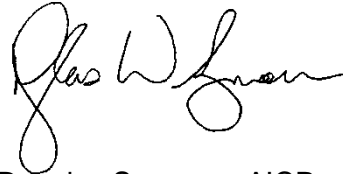
With the above recommended conditions, staff feels that the final plat substantially conforms to the preliminary plat, and has recommended approval.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

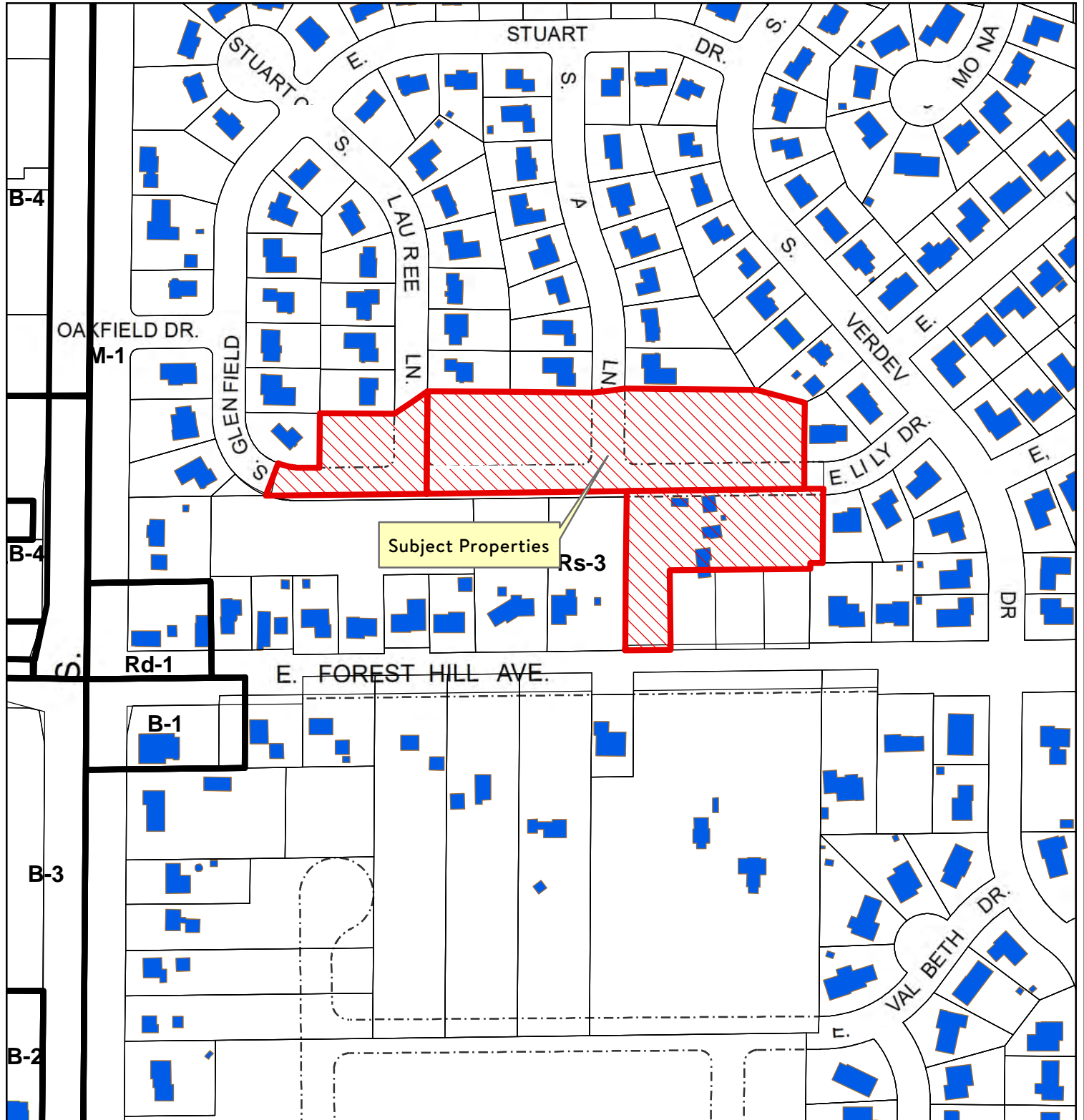
Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map

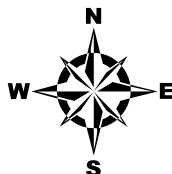
400 E. Lily Dr., 8221 S. Lauree Ln., 320 E. Forest Hill Ave.



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



Department of Community Development

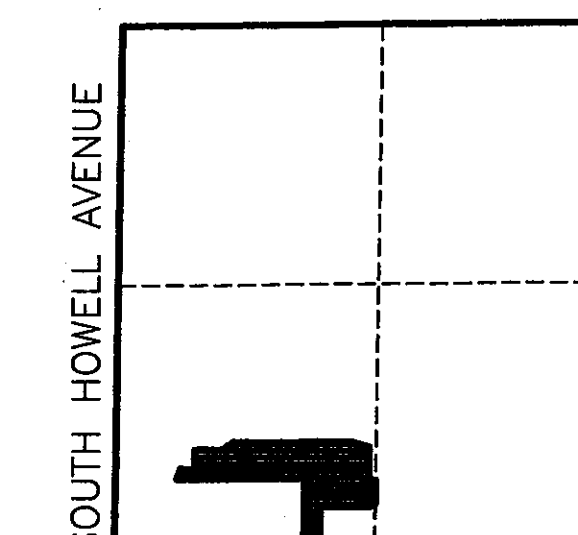
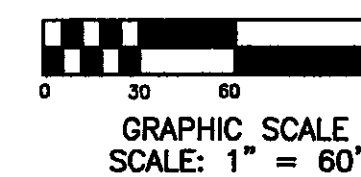
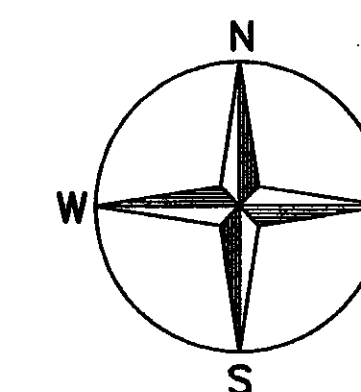
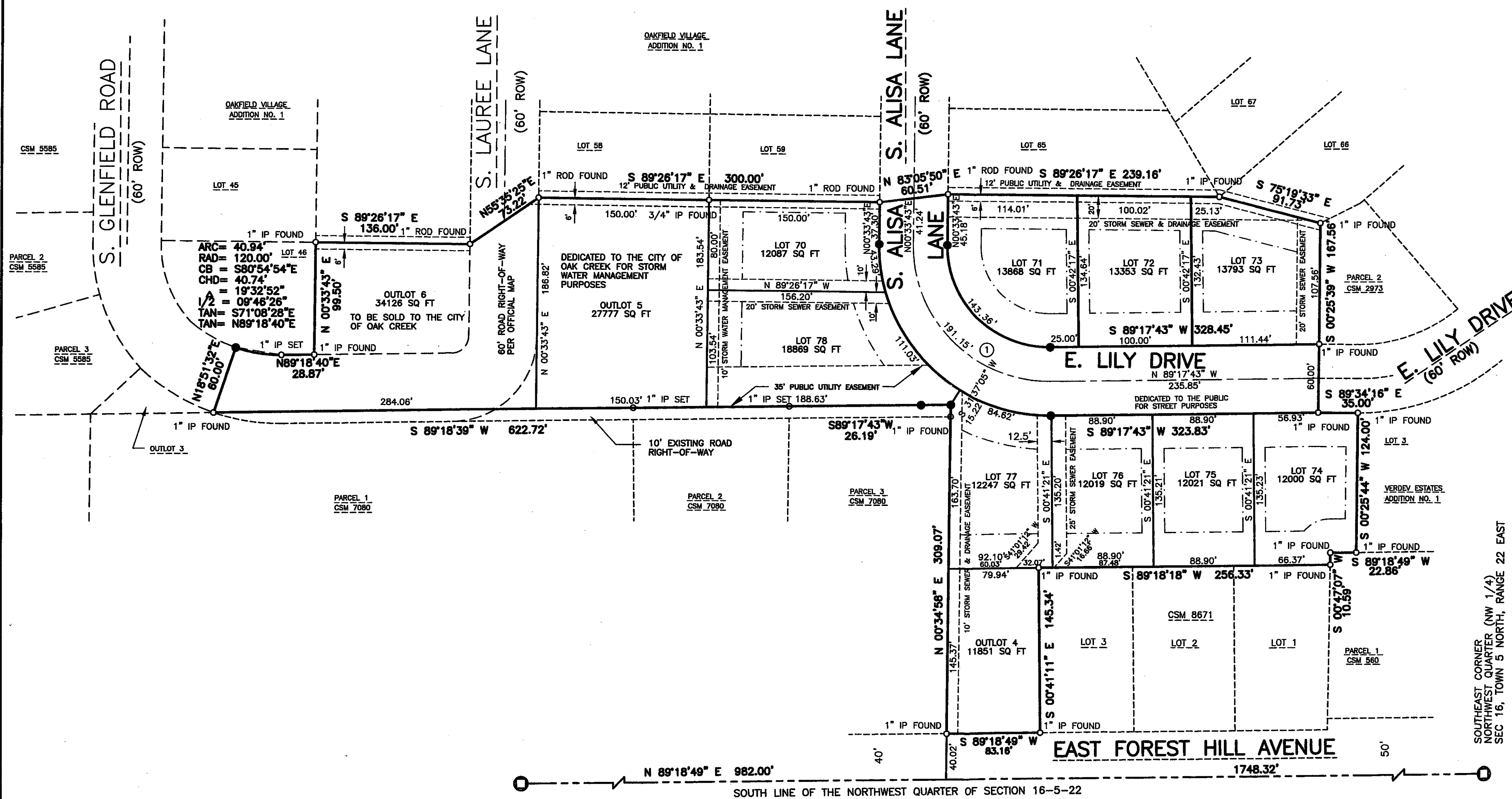


**Legend**

-  Oakfield Village Add'n 2
-  Existing Street Pattern

# OAKFIELD VILLAGE ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 8671, AND OUTLOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8672, BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWN 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



LOCATION MAP  
NW 1/4 SEC 16-5-22  
SCALE 1" = 2000'

- LEGEND:**
- INDICATES IRON ROD 24" LONG BY 1" DIA. 3.65 LBS. PER LINEAL FOOT. ALL OTHER LOT CORNERS MARKED BY IRON PIPE 24" LONG BY 1" DIA. - 1.13 LBS PER LINEAL FOOT.
  - INDICATES EXISTING EXTERIOR PIPE FOUND AND/OR PLACED - DIAMETER SHOWN ON PLAN
  - INDICATES CONCRETE MONUMENT WITH/BRASS CAP (FOUND)
  - - - INDICATES EASEMENT LINES
  - - - INDICATES BUILDING SETBACK LINES

**BUILDING SETBACK REQUIREMENTS:**  
FRONT: 30'  
SIDES: 10' UNLESS NOTED DIFFERENTLY  
REAR: 30'

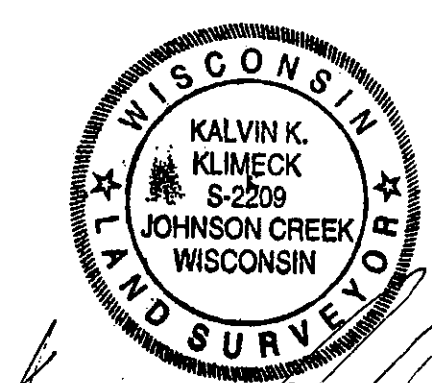
**NOTES:**

- 1) ALL DISTANCES HAVE BEEN MEASURED TO THE NEAREST HUNDREDTH OF A FOOT AND COMPUTED TO THE NEAREST HUNDREDTH OF A FOOT.
- 2) ANGLES HAVE BEEN MEASURED TO THE NEAREST 5 SECONDS AND COMPUTED TO THE NEAREST HALF-SECOND.
- 3) REFERENCE BEARING: THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWN 5 NORTH, RANGE 22 EAST WAS USED AS THE REFERENCE BEARING AND HAS AN ASSUMED BEARING OF NORTH 89°18'49" EAST (WISCONSIN STATE PLANE COORDINATE SYSTEM GRID - SOUTH ZONE).
- 4) NO BUILDINGS OR FENCES SHALL BE CONSTRUCTED IN EASEMENTS. NO TREES OR BUSHES WHICH WOULD GROW TO MORE THAN 4 FEET IN HEIGHT SHALL BE PLANTED WITHIN SAID EASEMENTS SHOWN ON THIS PLAT WITHOUT APPROVAL BY THE CITY OF OAK CREEK ENGINEERING DEPARTMENT.
- 5) OUTLOT 4 AS RECORDED ON THE PLAT OF OAKFIELD VILLAGE ADD'N. NO. 2 IS OWNED AND SHALL BE MAINTAINED BY THE OAKFIELD VILLAGE ADD'N. NO. 2 HOME OWNERS ASSOCIATION AND EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP OF THE OUTLOT AND THAT MILWAUKEE COUNTY AND THE CITY OF OAK CREEK SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT MILWAUKEE COUNTY OR THE CITY OF OAK CREEK SHOULD BECOME THE OWNER OF ANY LOTS IN THE SUBDIVISION BY REASON OF DELINQUENCY. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN SAID OUTLOT IN AN UNOBSTRUCTED CONDITION SO AS TO MAINTAIN ITS INTENDED PURPOSE. CONSTRUCTION OF ANY BUILDING, GRADING, OR FILLING IN SAID OUTLOT IS PROHIBITED UNLESS APPROVED BY THE CITY OF OAK CREEK. THE HOMEOWNERS ASSOCIATION GRANTS TO THE CITY THE RIGHT (BUT NOT THE RESPONSIBILITY) TO ENTER UPON THE OUTLOT IN ORDER TO INSPECT, REPAIR OR RESTORE SAID OUTLOT TO ITS INTENDED PURPOSE; EXPENSES INCURRED BY THE CITY FOR SAID INSPECTION, REPAIR OR RESTORATION OF SAID OUTLOT MAY BE PLACED AGAINST THE TAX ROLL FOR SAID ASSOCIATION AND COLLECTED AS A SPECIAL CHARGE BY THE CITY.
- 6) OUTLOT 5 IS DEDICATED TO THE CITY OF OAK CREEK FOR STORM WATER MANAGEMENT PURPOSES. IT SHALL BE THE RESPONSIBILITY OF THE CITY OF OAK CREEK TO MAINTAIN SAID OUTLOT.
- 7) OUTLOT 6 IS TO BE PURCHASED BY THE CITY OF OAK CREEK FOR STORM WATER MANAGEMENT PURPOSES AND FUTURE ROAD RIGHT-OF-WAY. IT SHALL BE THE RESPONSIBILITY OF THE CITY OF OAK CREEK TO MAINTAIN SAID OUTLOT.

**EASEMENT RESTRICTIONS:**

- 1) THERE SHALL BE NO STRUCTURES CONSTRUCTED WITHIN ANY EASEMENTS.
- 2) MAINTENANCE OF THE EASEMENTS SHALL BE BY THE ADJACENT PROPERTY OWNERS.
- 3) PLANTING OF TREES, BUSHES OR SHRUBS IS PROHIBITED WITHIN EASEMENTS.

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



KALVIN K. KLIMECK  
Wis. Reg. No. S-2209  
DATED THIS 28TH DAY OF AUGUST, 2015

**MAIN CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING	CENTRAL ANGLE (°)	(1/2)	TANGENT	BEARINGS
1 C/L	120.00'	191.15'	171.57'	N 45°04'17" W	91°16'00"	45°38'00"	N 89°17'43" W	N 00°33'43" E
1 NE	90.00'	143.36'	128.68'	N 45°04'17" W	91°16'00"	45°38'00"	N 89°17'43" W	N 00°33'43" E
1 SW	150.00'	236.94'	214.46'	N 45°04'17" W	91°16'00"	45°38'00"	N 89°17'43" W	N 00°33'43" E

**LOT CURVE TABLE**

LOT NO	MAIN CURVE	RADIUS	ARC LENGTH	CHD LENGTH	CHD BEARING	CENTRAL ANGLE (°)	(1/2)
71	1 NE	120.00'	191.15'	171.57'	N 45°04'17" W	91°16'00"	45°38'00"
77	1 SW	150.00'	84.62'	83.50'	N 74°32'36" W	32°19'22"	16°09'41"
78	1 SW	150.00'	111.03'	108.51'	N 37°10'43" W	38°22'38"	19°11'19"
70	1 SW	150.00'	43.29'	43.14'	N 07°42'23" W	20°34'00"	10°17'00"

OWNER: LILY DRIVE DEVELOPMENTS, LLC., 2990 UNIVERSAL STREET, SUITE C, OSHKOSH, WISCONSIN 53904 920 426-2001  
This instrument prepared by KALVIN K. KLIMECK, P.E., R.L.S. of PIONEER ENGINEERING AND SURVEYING, LLC.  
W3902 CTH "B" JOHNSON CREEK, WISCONSIN 53038 414 651-0490 kalpioneereng@tds.net

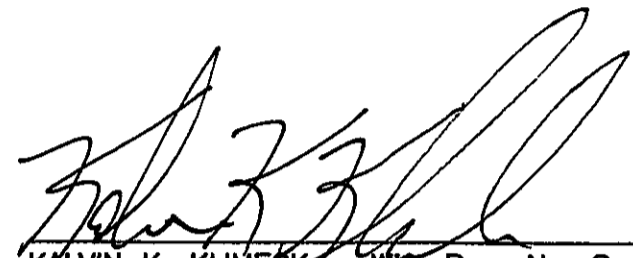
# OAKFIELD VILLAGE ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 8671, AND OUTLOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8672, BEING A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWN 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE:

I, KALVIN K. KLIMECK, a registered land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided, mapped and dedicated OAKFIELD VILLAGE ADDITION NUMBER 2, being a redivision of Outlot 1 of Certified Survey Map Number 8671 and also Outlots 1 and 2 of Certified Survey Map Number 8672, all of which is part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 16, Township 5 North, Range 22 East in the City of Oak Creek, Milwaukee County, Wisconsin.

I further certify that I have made such survey, land division and plat by the direction of said owners of said land; that such plat is a correct representation of the exterior boundaries of the land surveyed and subdivision thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of Oak Creek in surveying, dividing, mapping and dedicating the same.

  
KALVIN K. KLIMECK - Wis. Reg. No. S-2209  
DATED THIS 28TH DAY OF AUGUST, 2015



STATE OF WISCONSIN )  
COUNTY OF ) SS

The above certificate subscribed and sworn to me this \_\_\_\_\_

My commission expires \_\_\_\_\_

- NOTARY PUBLIC

## CORPORATE OWNER'S CERTIFICATE

LILY DRIVE DEVELOPMENTS, LLC., a Wisconsin Corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said corporation has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

I also certify that this plat is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection: Department of Commerce and the City of Oak Creek.

In witness whereof, the said LILY DRIVE DEVELOPMENTS, LLC., has caused these presents to be signed by RODNEY OILSCHLAGER, MEMBER, and its corporate seal to be affixed this \_\_\_ day of \_\_\_\_\_, 2015.

LILY DRIVE DEVELOPMENTS, LLC.

RODNEY OILSCHLAGER - MEMBER

STATE OF WISCONSIN )  
COUNTY OF MILWAUKEE ) SS

Personally came before me this \_\_\_ day of \_\_\_\_\_, 2015, the above named RODNEY OILSCHLAGER to me known to be a MEMBER of LILY DRIVE DEVELOPMENTS, LLC., and the person who executed the foregoing instrument and acknowledged the same.

My commission expires \_\_\_\_\_

NOTARY PUBLIC -

## CERTIFICATE OF THE CITY OF OAK CREEK

"Resolved that a plat known as OAKFIELD VILLAGE ADDITION NO. 2, a subdivision in the City of Oak Creek, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes."  
I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Oak Creek on the \_\_\_ day of \_\_\_\_\_, 2015, which action becomes effective upon receipt of approval of all other reviewing agencies and all conditions of the City of Oak Creek's approval were satisfied as of the \_\_\_ day of \_\_\_\_\_, 2015.

Dated \_\_\_\_\_, 2015.

STEPHEN SCAFFIDI - MAYOR

CATHERINE A. ROESKE - CITY CLERK

## CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN )  
COUNTY OF MILWAUKEE ) SS

I, \_\_\_\_\_, being the duly elected, qualified and acting City of Oak Creek Treasurer, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this \_\_\_ date of \_\_\_\_\_, 1996, on any of the land included in the plat of OAKFIELD VILLAGE ADDITION NO. 2.

Dated \_\_\_\_\_, 2015.

BARBARA R. DAVIDSON - CITY TREASURER

## CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN )  
COUNTY OF MILWAUKEE ) SS

I, THOMAS W. MEAUX, being duly elected, qualified and acting treasurer of the County of Milwaukee, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this \_\_\_ date of \_\_\_\_\_, 2015, on any of the lands included in the plat of OAKFIELD VILLAGE ADDITION NO. 2.

Dated \_\_\_\_\_, 2015

THOMAS W. MEAUX - COUNTY TREASURER



# Plan Commission Report

ITEM: 6d  
DATE: October 13, 2015

**PROJECT:** Certified Survey Map – Marc Neldner & Oak Creek Land Investment, LLC

**ADDRESS:** 3260 E. Elm Rd.

**TAX KEY NO:** 960-9994-000

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the Certified Survey Map for the property at 3260 E. Elm Rd. be approved with the condition that all technical corrections are made prior to recording.

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

**Size:** Lot 1 = 17.848 acres, Lot 2 = 0.501 acres, Lot 3 = 1.002 acres

**Existing Zoning:** Rs-2, Single Family Residential; A-1, Limited Agricultural; Rs-3, Single Family Residential

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

**Comprehensive Plan:** Single Family Residential & Limited Development Area.

**Wetlands:** As shown on CSM.

**Floodplain:** As shown on CSM.

**Official Map:** N/A.

**Commentary:** The Applicant and landowner are requesting approval of a Certified Survey Map that will divide the property at 3260 E. Elm Rd. into three lots of conforming size. Lots 2 and 3 are proposed to be developed with single-family residences. A rezone request is also on this agenda for review.

This parcel is also affected by the approved preliminary plat for the Willowstone subdivision (shown on the Location Map). Per the Water and Sewer Utility, sanitary sewer needs to extend the entire length of the frontage and deep enough to serve the tributary area to the east and south. Per the City Engineering Department, a note should be added to the CSM stating that a soil report will be required with building permit applications for Lots 2 and 3.

Prepared by:

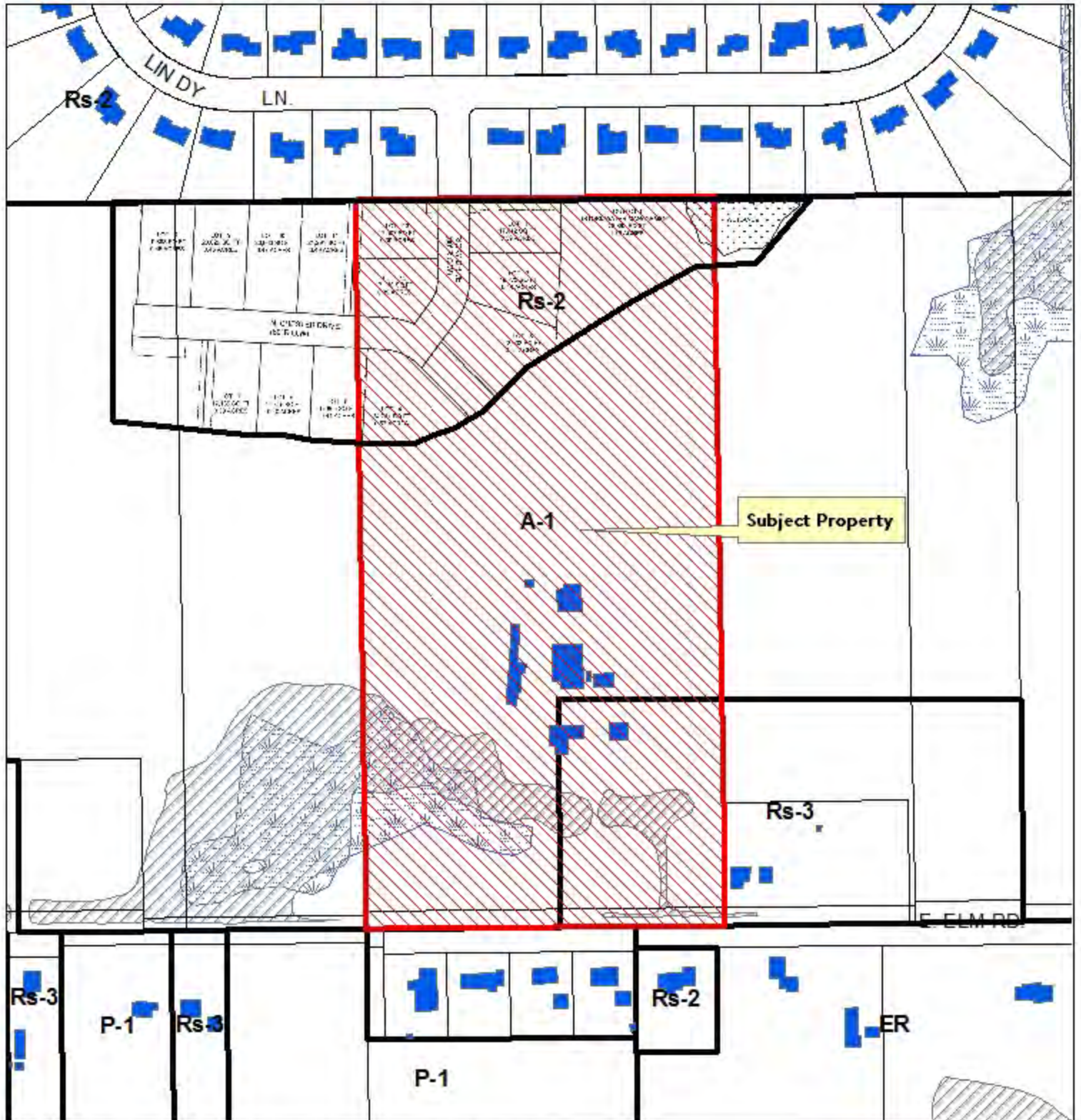
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 3260 E. Elm Rd.



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



Legend	
	3260 E. Elm Rd.
	Floodfringe
	Floodway
	Wetland



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

BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, T.5N.,  
R.22E., CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

SURVEYOR

MARK A. POWERS, PLS 1701  
LAKE COUNTRY ENGINEERING, INC.  
970 S. SILVER LAKE ST., SUITE 105  
OCONOMOWOC, WI. 53066  
(262)569-9331

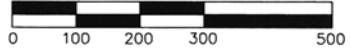
SURVEY FOR

OAK CREEK LAND INVESTMENT LLC  
13400 BISHOP'S LANE, SUITE 270  
BROOKFIELD, WI. 53005

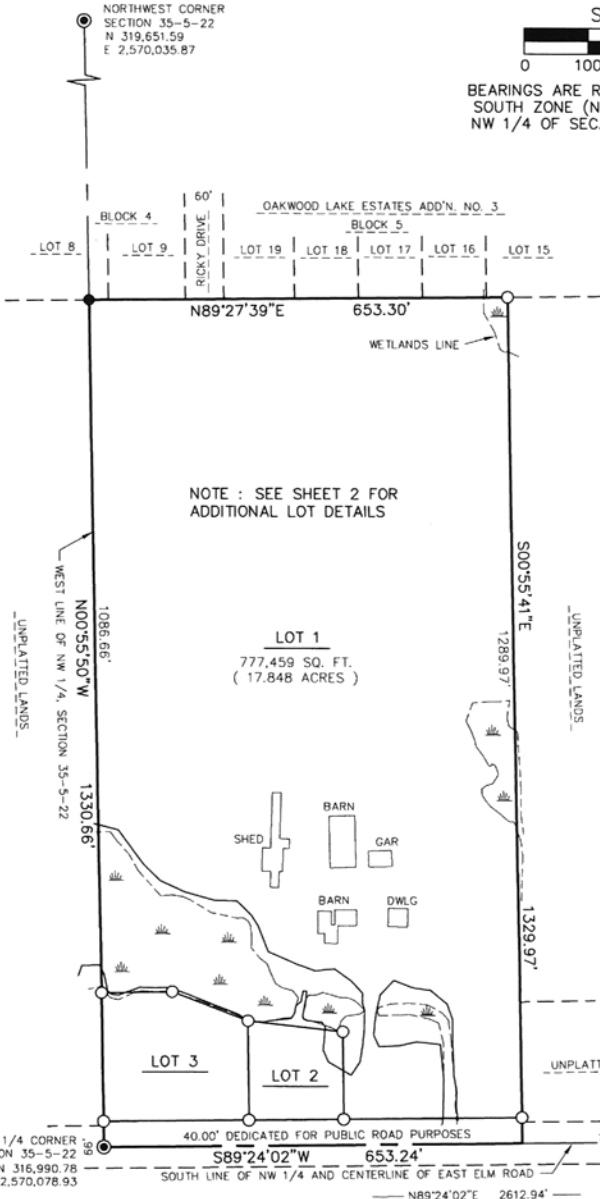
LEGEND

- ⊙ - CONC MON W/ BRASS CAP
- - 1.25" O.D. IRON PIPE SET, 18"  
LONG, WT. = 1.68 LBS/LIN. FT.
- - 1.25" DIA. IRON PIPE FOUND

SCALE : 1" = 200'



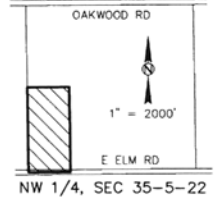
BEARINGS ARE REFERENCED TO STATE PLANE COORD.,  
SOUTH ZONE (NAD-27) ON THE SOUTH LINE OF THE  
NW 1/4 OF SEC. 35-5-22, AS BEARING N89°24'02"E



NOTE : SEE SHEET 2 FOR  
ADDITIONAL LOT DETAILS



LOCATION MAP



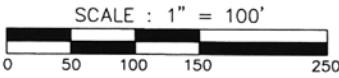
*Mark A. Powers*  
September 8, 2015

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

BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, T.5N., R.22E., CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

NOTES :

- 1) THE 100 YEAR FLOOD LIMITS IS ELEVATION 667.2 NGVD 1929 DATUM, WHICH IS ELEVATION 86.6 CITY OF OAK CREEK DATUM.
- 2) THE WETLANDS LINE, AS SHOWN, WAS FIELD DELINEATED ON 9-02-2015 BY BATES SOIL AND WATER TESTING SERVICES LLC, AND BY WETLAND AND WATERWAY CONSULTING ON 9-28-2014

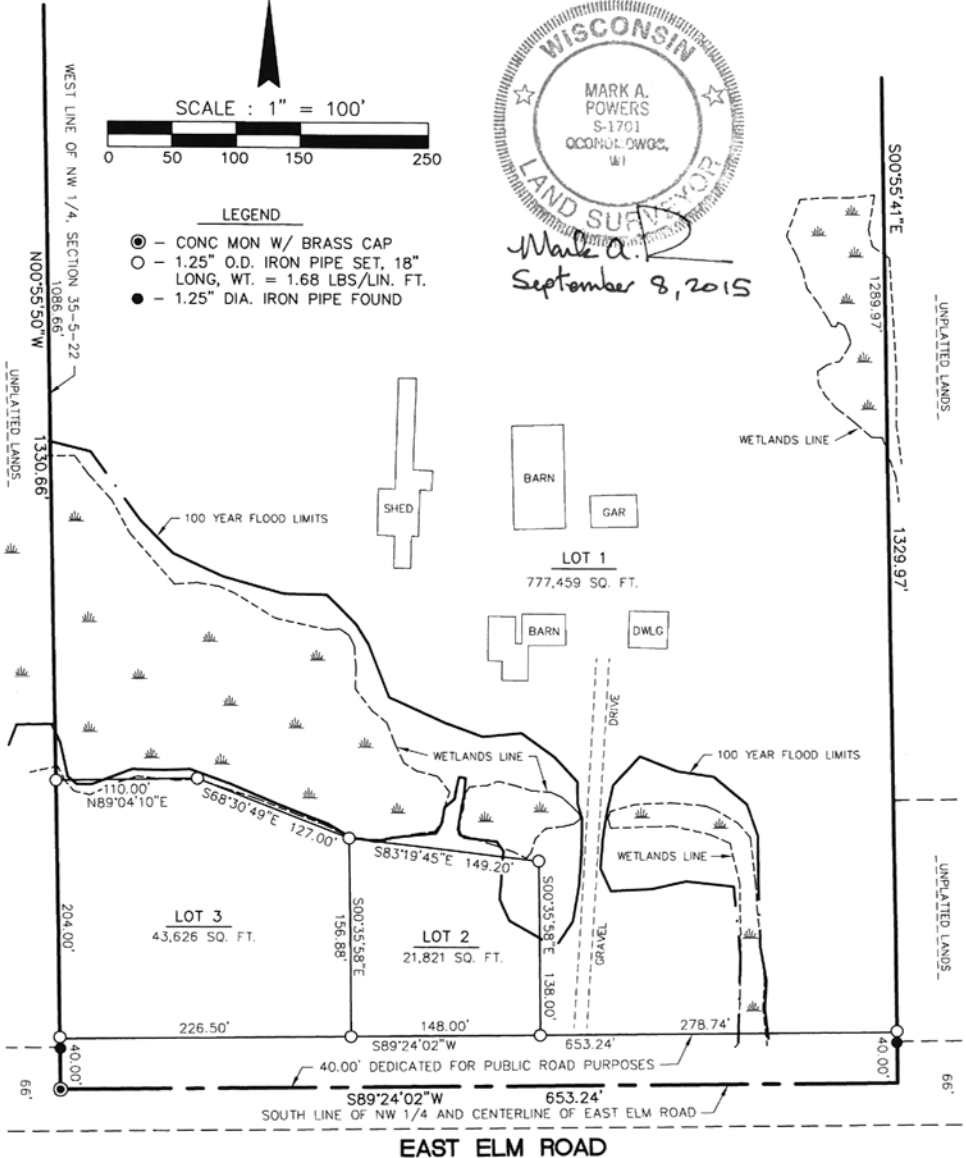


LEGEND

- - CONC MON W/ BRASS CAP
- - 1.25" O.D. IRON PIPE SET, 18" LONG, WT. = 1.68 LBS/LIN. FT.
- - 1.25" DIA. IRON PIPE FOUND



*Mark A. Powers*  
September 8, 2015



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

BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, T5N,  
R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, MARK A. POWERS, professional land surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped a part of the SW 1/4 of the NW 1/4 of Section 35, T5N, R22E, City of Oak Creek, Milwaukee County, Wisconsin, more fully described as follows: Beginning at the West 1/4 corner of said Section 35; thence N00°55'50"W, along the West line of said NW 1/4, 1330.66 feet to the South line of Oakwood Lake Estates Addition No. 3; thence N89°27'39"E, along said South line, 653.30 feet to a point; thence S00°55'41"E, 1329.97 feet to the South line of said NW 1/4 and centerline of East Elm Road; thence S89°24'02"W, along said South line and centerline, 653.24 feet to the place of beginning. Said lands containing 869,035 sq. ft. (19.950 acres)

THAT I have made such survey, land division, and map by the direction of Oak Creek Land Investment LLC, owner of said lands.

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

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the subdivision regulations of the City of Oak Creek, in surveying, dividing, and mapping the same.

Dated this 8<sup>th</sup> day of September, 2015.

Mark A. Powers  
Mark A. Powers, P.L.S. 1701



CITY OF OAK CREEK PLAN COMMISSION APPROVAL

Approved by the City of Oak Creek Plan Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Doug Seymour, Chairman

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

BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, T5N,  
R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

I, Timothy J. Wallen, President of Oak Creek Land Investment LLC, owner, do hereby certify that I caused said lands to be surveyed, divided, mapped and dedicated, as shown on this map.

Witness the hand and seal of Timothy J. Wallen, on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

In Presence of:

\_\_\_\_\_  
Timothy J. Wallen, President

STATE OF WISCONSIN  
\_\_\_\_\_ COUNTY

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, the above named Timothy J. Wallen, to me known to be the person who executed the foregoing instrument and acknowledged the same.

(Seal)

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Wisconsin  
My commission expires \_\_\_\_\_

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Oak Creek  
on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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

\_\_\_\_\_  
Catherine A. Roeske, City Clerk



*Mark A. Powers*  
September 8, 2015

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

BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, T5N,  
R22E, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE:

\_\_\_\_\_, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, hereby consents to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map and does hereby consent to the above certificate of Timothy J. Wallen, President of Oak Creek Land Investment LLC, owner of said land.

IN WITNESS WHEREOF, said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_, its President, and countersigned by \_\_\_\_\_, it's Secretary (cashier), at \_\_\_\_\_, Wisconsin, and it's corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In the presence of:

_____	_____ (Corporate Seal)
Corporate name	Countersigned
_____	_____
President	Secretary (cashier)

STATE OF WISCONSIN  
\_\_\_\_\_ COUNTY

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ the above named \_\_\_\_\_, President, and \_\_\_\_\_, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by it's authority .

(Seal) \_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Wisconsin  
My commission expires \_\_\_\_\_



*Mark A. Powers*  
September 8, 2015



# Plan Commission Report

ITEM: 6e  
DATE: October 13, 2015

**PROJECT:** Rezone – Marc Neldner & Oak Creek Land Investment, LLC

**ADDRESS:** 3260 E. Elm Rd. (portion of)

**TAX KEY NO:** 960-9994-000 (portion of)

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that a portion of the property at 3260 E. Elm Rd. be rezoned from A-1, Limited Agricultural to Rs-3, Single Family Residential after a public hearing.

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

**Size:** Lot 2 = 0.501 acres, Lot 3 = 1.002 acres

**Existing Zoning:** Rs-2, Single Family Residential; A-1, Limited Agricultural; Rs-3, Single Family Residential

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

**Comprehensive Plan:** Single Family Residential & Limited Development Area.

**Wetlands:** As shown on proposed CSM.

**Floodplain:** As shown on proposed CSM.

**Official Map:** N/A.

**Commentary:** The Applicant and landowner are requesting that a portion of 3260 E. Elm Rd. be rezoned from A-1, Limited Agricultural to Rs-3, Single Family Residential. The affected portion of the property is Lots 2 and 3 on the proposed CSM that was reviewed in the previous agenda item (6d).

Plan Commissioners should note that this rezone request is for the underlying zoning only, and does not affect the existing FF, Flood Fringe overlay district. According to the Land Use Map in the Comprehensive Plan, this area has been identified for Single Family Residential development. The Limited Development Area corresponds to the floodplain and wetland areas depicted on the CSM. These areas will be unaffected by the proposal.

Prepared by:

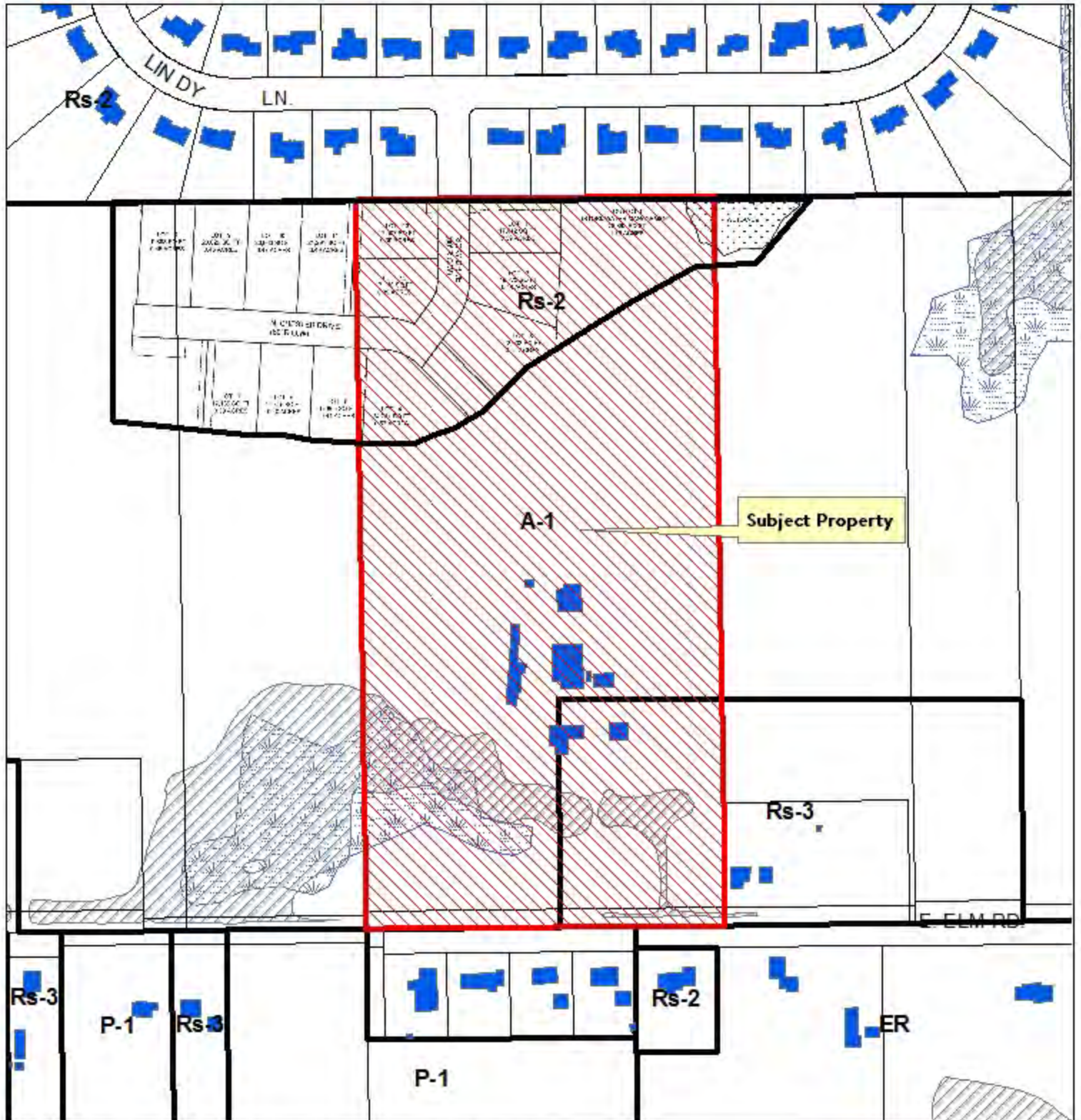
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 3260 E. Elm Rd.



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



Legend	
	3260 E. Elm Rd.
	Floodfringe
	Floodway
	Wetland

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

BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, T.5N., R.22E., CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

**SURVEYOR**

MARK A. POWERS, PLS 1701  
LAKE COUNTRY ENGINEERING, INC.  
970 S. SILVER LAKE ST., SUITE 105  
OCONOMOWOC, WI. 53066  
(262)569-9331

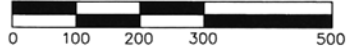
**SURVEY FOR**

OAK CREEK LAND INVESTMENT LLC  
13400 BISHOP'S LANE, SUITE 270  
BROOKFIELD, WI. 53005

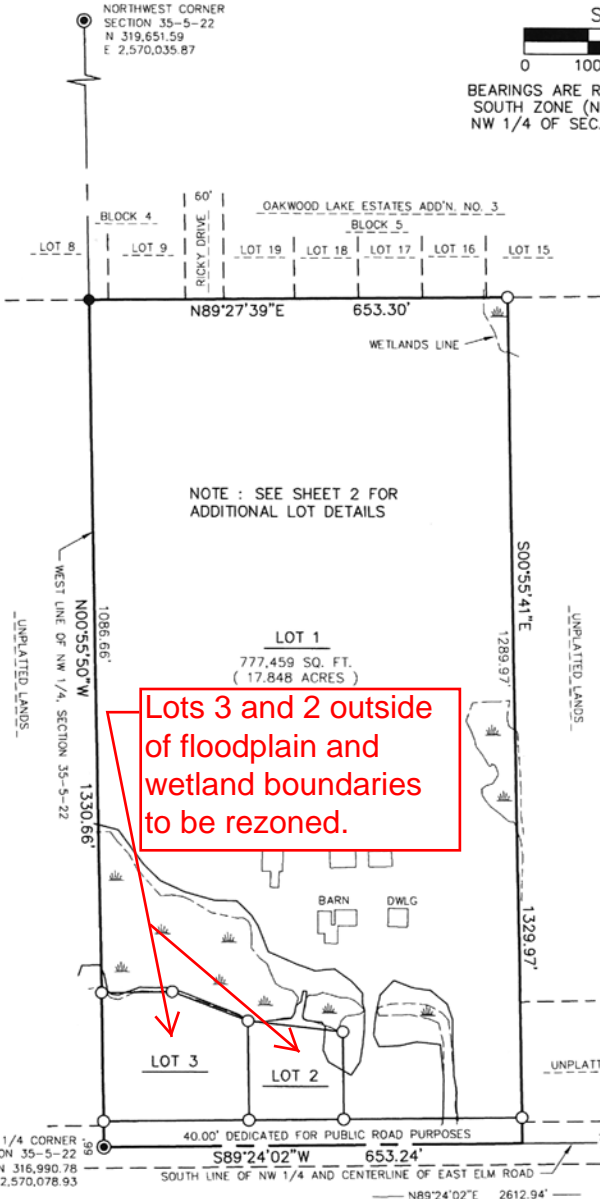
**LEGEND**

- ⊙ - CONC MON W/ BRASS CAP
- - 1.25" O.D. IRON PIPE SET, 18" LONG, WT. = 1.68 LBS/LIN. FT.
- - 1.25" DIA. IRON PIPE FOUND

SCALE : 1" = 200'



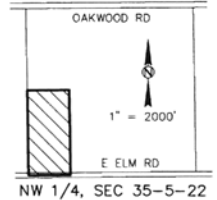
BEARINGS ARE REFERENCED TO STATE PLANE COORD., SOUTH ZONE (NAD-27) ON THE SOUTH LINE OF THE NW 1/4 OF SEC. 35-5-22, AS BEARING N89°24'02"E



Lots 3 and 2 outside of floodplain and wetland boundaries to be rezoned.



**LOCATION MAP**



*Mark A. Powers*  
September 8, 2015

WEST 1/4 CORNER SECTION 35-5-22  
N 316,990.78  
E 2,570,078.93

CENTER OF SECTION 35-5-22  
N 317,018.12  
E 2,572,691.59

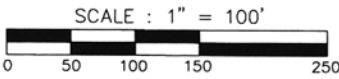


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 35, T.5N., R.22E., CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

NOTES :

- 1) THE 100 YEAR FLOOD LIMITS IS ELEVATION 667.2 NGVD 1929 DATUM, WHICH IS ELEVATION 86.6 CITY OF OAK CREEK DATUM.
- 2) THE WETLANDS LINE, AS SHOWN, WAS FIELD DELINEATED ON 9-02-2015 BY BATES SOIL AND WATER TESTING SERVICES LLC, AND BY WETLAND AND WATERWAY CONSULTING ON 9-28-2014

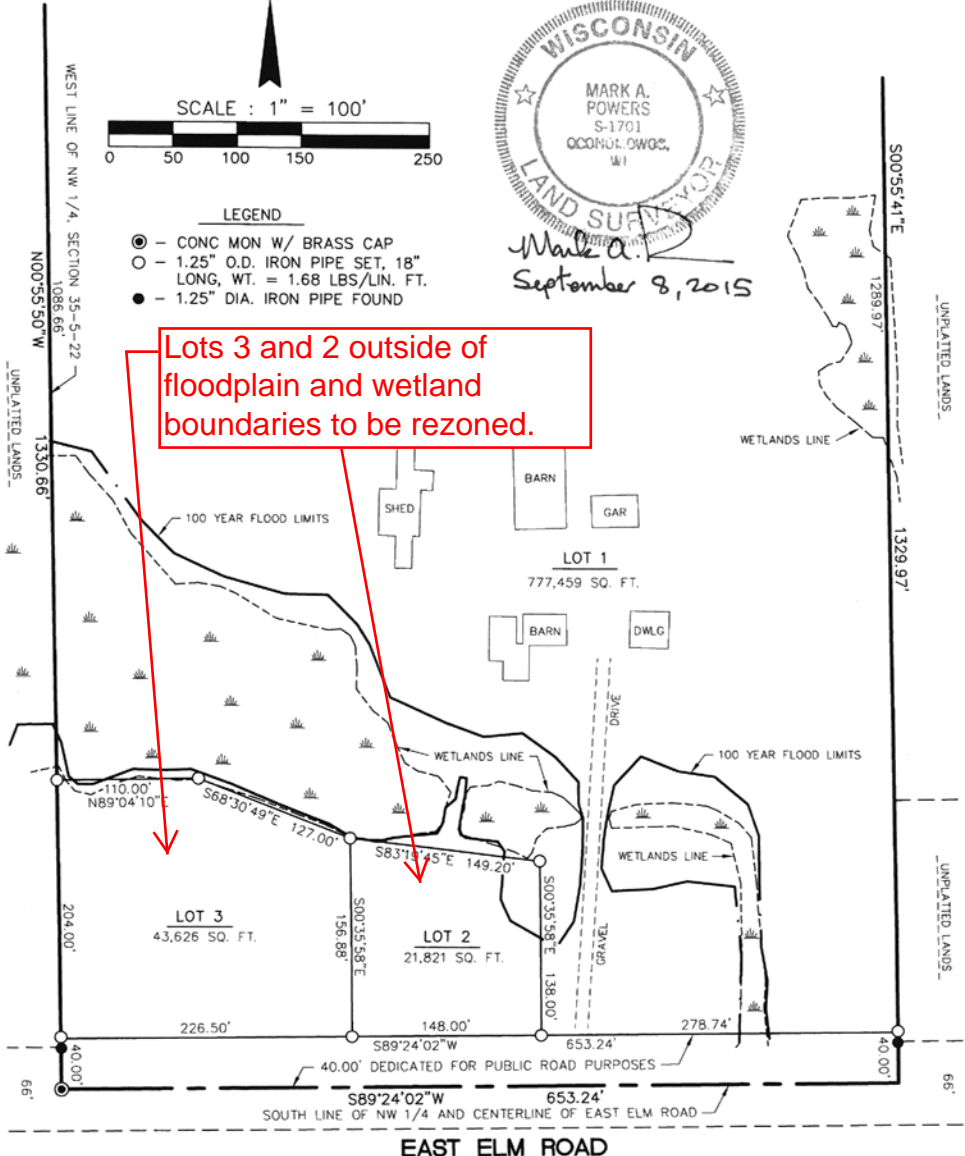


LEGEND

- - CONC MON W/ BRASS CAP
- - 1.25" O.D. IRON PIPE SET, 18" LONG, WT. = 1.68 LBS/LIN. FT.
- - 1.25" DIA. IRON PIPE FOUND



*Mark A. Powers*  
September 8, 2015





# Plan Commission Report

ITEM: 6f  
DATE: October 13, 2015

**PROJECT:** Certified Survey Map – Jared Greanya

**ADDRESS:** 8990 & 9005 S. 11<sup>th</sup> Ave.

**TAX KEY NO:** 864-9002 & 864-9003-001

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the Certified Survey Map for the property at 3260 E. Elm Rd. be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That language for the dedication of the cul-de-sac to the City is included on Sheet 5 of 5.
3. That the referenced outlot on CSM 5347 is labeled as Outlot 1 for this CSM prior to recording.
4. That wetlands are depicted on Outlot 1 prior to recording.
5. That the proposed property lines are reconfigured such that they are perpendicular to the right-of-way.

**Ownership:** Jared Greanya, 2645 S. 91<sup>st</sup> St., West Allis, WI 53227

**Size:** Lot 1 = 1 acre, Lot 2 = 4.4886 acres

**Existing Zoning:** Rs-3, Single Family Residential

**Adjacent Zoning:** North – Rs-3, Single-Family Residential  
 East – Rs-4, Single Family Residential; Rd-1, Two-Family Residential  
 South – Rs-2, Single Family Residential; Rs-3, Single Family Residential  
 West – Rs-3, Single Family Residential

**Comprehensive Plan:** Single Family Residential.

**Wetlands:** As shown on CSM.

**Floodplain:** N/A.

**Official Map:** Yes, cul-de-sac at the end of S. 11<sup>th</sup> Ave.

**Commentary:** The Applicant is requesting approval of a Certified Survey Map that will divide the property at 9005 S. 11<sup>th</sup> Ave. into two single-family residential building lots of conforming size. Outlot 1 from CSM 5347 will be slightly reconfigured with the dedication of the cul-de-sac to the City. Dedication language must be included on Sheet 5 of 5.

The following comments were received from the City Engineering Department:

- The remnant of Outlot 1 on CSM No. 5347 should be an Outlot for the proposed CSM, and wetlands should be shown on it.
- Property lines should be perpendicular to the right-of-way.

These comments have been incorporated as proposed conditions of approval above.

Prepared by:

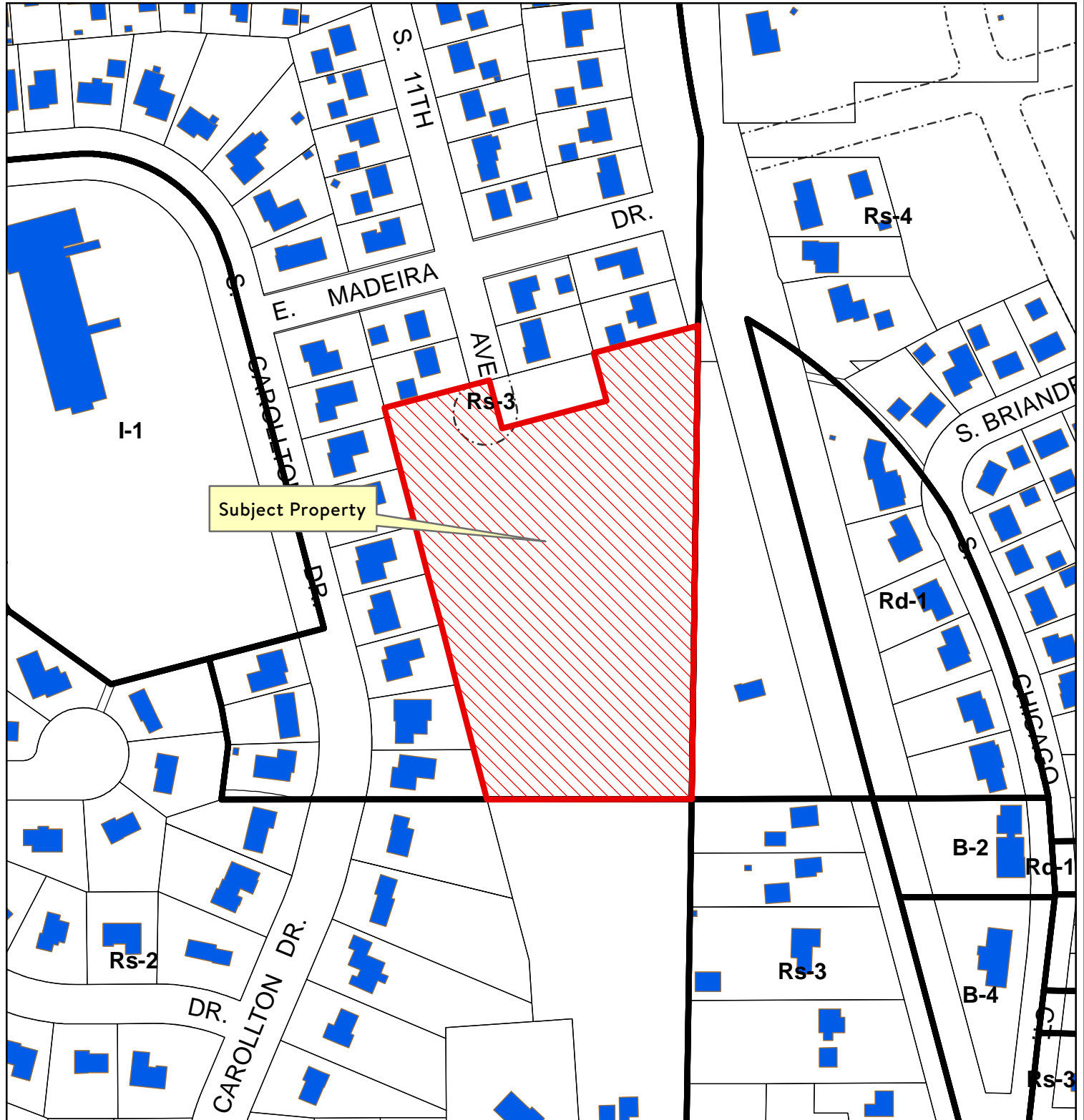
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

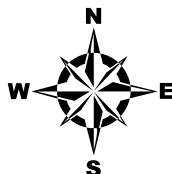
## 9005 S. 11th Ave.



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



Department of Community Development



**Legend**

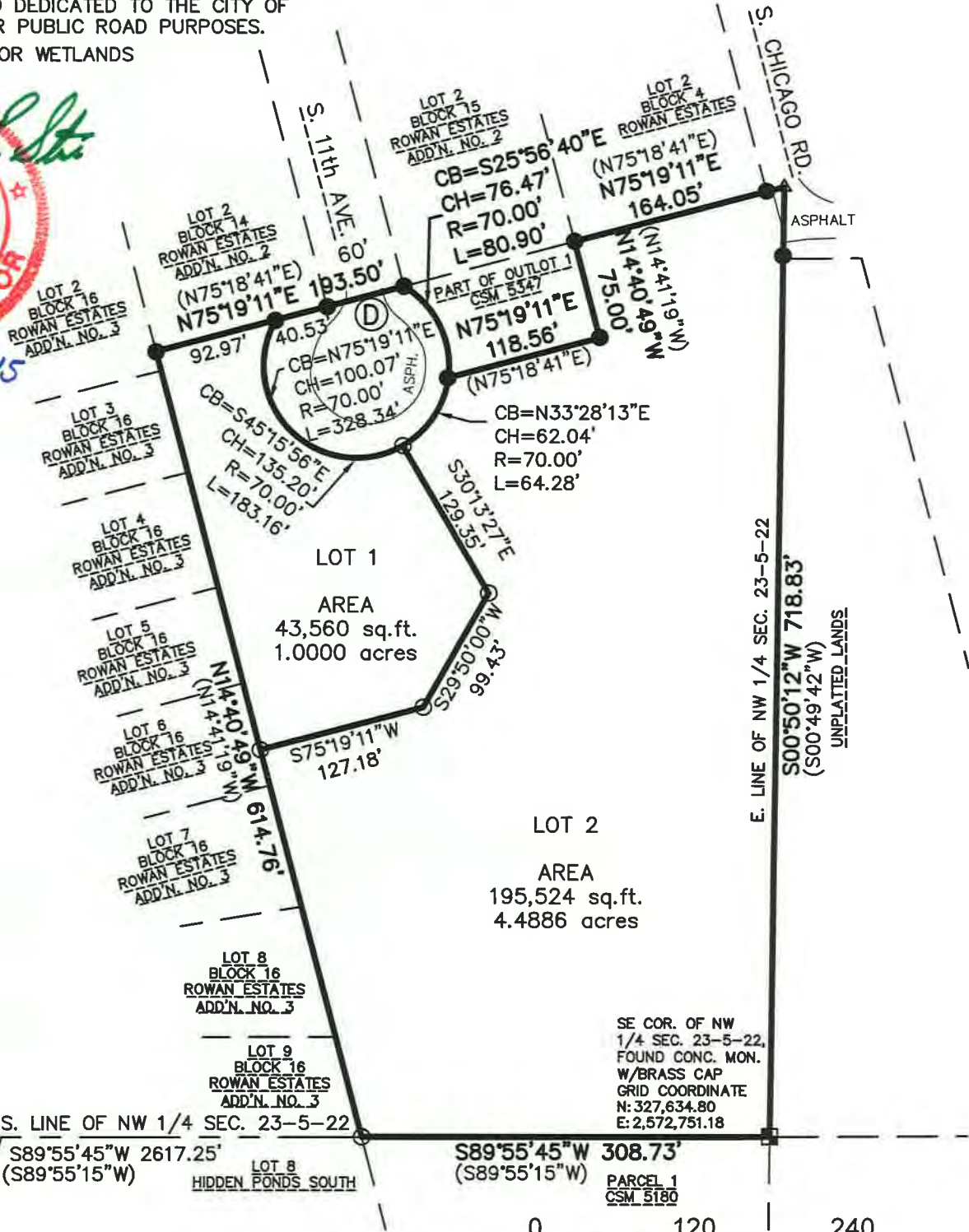
-  9005 S. 11th Ave.
-  Existing Street Pattern

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

A division of part of Outlot 1 and all of Outlot 2 of Certified Survey Map No. 5347, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
  - INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
  - △ INDICATES SET MAG NAIL
  - Ⓚ INDICATES LAND DEDICATED TO THE CITY OF OAK CREEK FOR PUBLIC ROAD PURPOSES.
- SEE SHEET 2 FOR WETLANDS

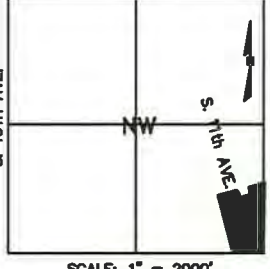
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 23, T 5 N, R 22 E, WHICH BEARS S 89°55'15" W



SW COR. OF NW 1/4 SEC. 23-5-22, FOUND CONC. MON. W/BRASS CAP GRID COORDINATE N: 327,631.56 E: 2,570,134.09

SE COR. OF NW 1/4 SEC. 23-5-22, FOUND CONC. MON. W/BRASS CAP GRID COORDINATE N: 327,634.80 E: 2,572,751.18

LOCATION MAP NORTHWEST 1/4 OF SECTION 23, T 5 N, R 22 E E. PUETZ RD.



GRAPHIC SCALE  
**R.A. Smith National, Inc.**

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

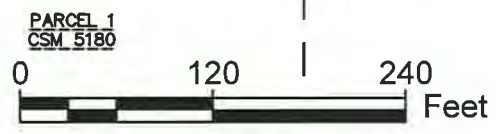
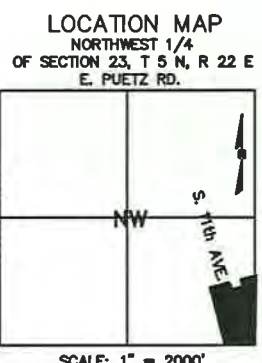
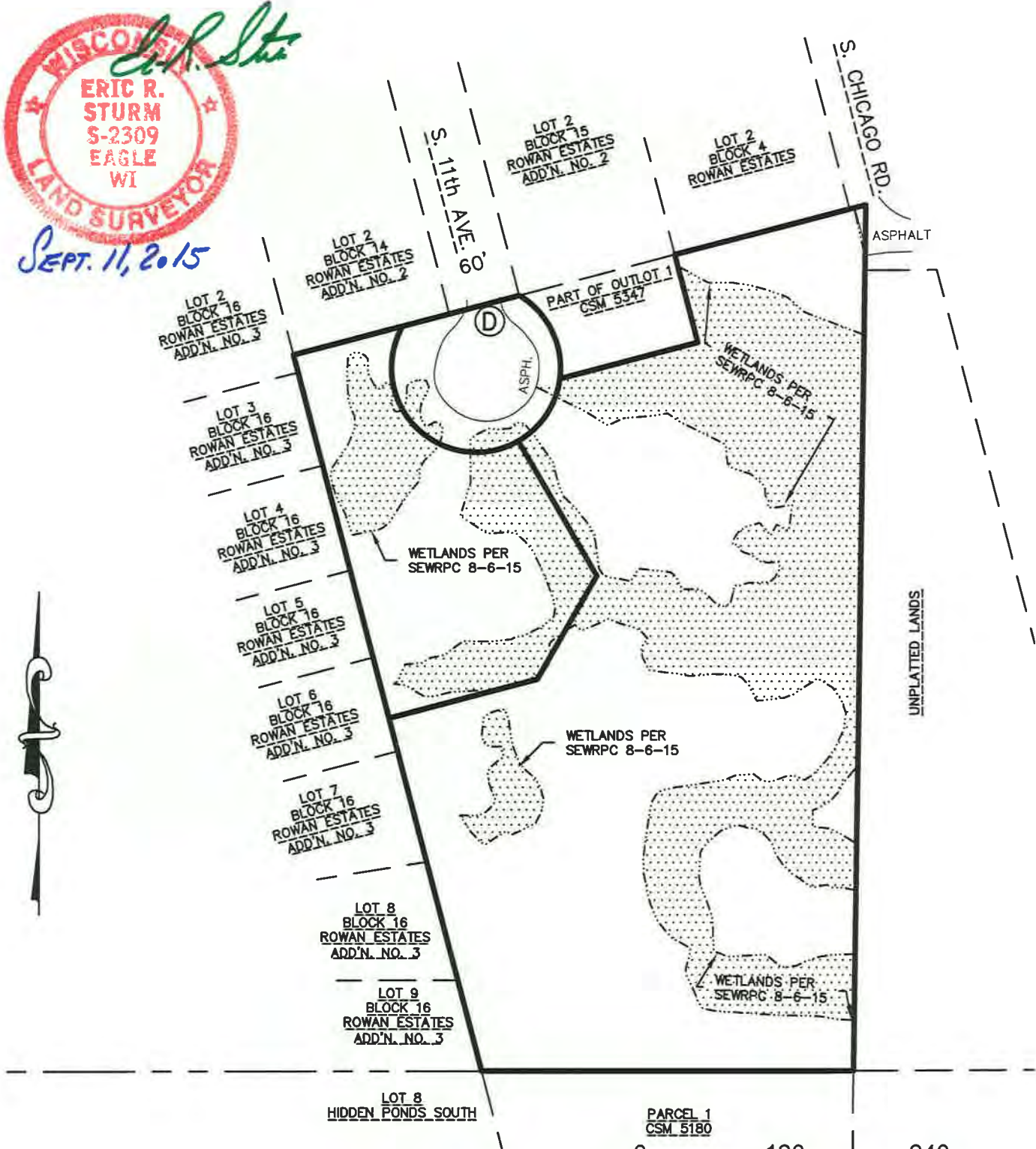
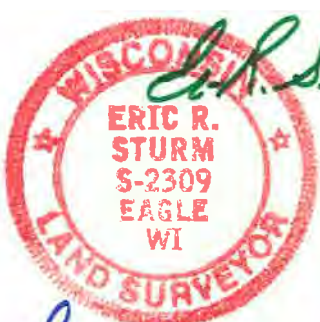
THIS INSTRUMENT DRAFTED BY:  
ERIC R. STURM, PLS S-2309

S:\5166355\dwg\CS200L.dwg\SHEET 1  
SHEET 1 OF 5 SHEETS

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

A division of part of Outlot 1 and all of Outlot 2 of Certified Survey Map No. 5347, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

Ⓓ INDICATES LAND DEDICATED TO THE CITY OF OAK CREEK FOR PUBLIC ROAD PURPOSES.



GRAPHIC SCALE  
**R.A. Smith National, Inc.**

*Beyond Surveying  
and Engineering*

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

S:\S166355\dwg\CS200L.dwg\SHEET 2

THIS INSTRUMENT DRAFTED BY:  
ERIC R. STURM, PLS S-2309

SHEET 2 OF 5 SHEETS

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

A division of part of Outlot 1 and all of Outlot 2 of Certified Survey Map No. 5347, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN        }  
                                          :SS  
WAUKESHA COUNTY        }

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of part of Outlot 1 and all of Outlot 2 of Certified Survey Map No. 5347, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, which is bounded and described as follows:

BEGINNING at the Southeast corner of said 1/4 Section; thence South 89°55'15" West along the South line of said 1/4 Section 308.73 feet to a point on the East line of Rowan Estates Addition No. 3; thence North 14°41'19" West along said East line 614.76 feet to a point on the South line of Rowan Estates Addition No. 2; thence North 75°18'41" East along said South line 193.50 feet to a point; thence Southeasterly 80.90 feet along the arc of a curve whose center lies to the Southwest, whose radius is 70.00 feet and whose chord bears South 25°57'10" East 76.47 feet to a point on the South line of Outlot 1 of Certified Survey Map No. 5347; thence North 75°18'41" East along said South line 118.56 feet to a point on the East line of said Outlot 1; thence North 14°41'19" West along said East line 75.00 feet to a point on the South line of Rowan Estates; thence North 75°18'41" East along said South line 164.05 feet to a point on the East line of said 1/4 Section; thence South 00°49'42" West along said East line 718.83 feet to the point of beginning.

Said lands contain 253,025 square feet or 5.8087 acres.

THAT I have made the survey, land division and map by the direction of JARED GREANYA owner.

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

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Oak Creek Municipal Code in surveying, dividing, dedicating and mapping the same.

DATE SEPTEMBER 11, 2015 \_\_\_\_\_ (SEAL)  
ERIC R. STURM  
PROFESSIONAL LAND SURVEYOR S-2309



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

A division of part of Outlot 1 and all of Outlot 2 of Certified Survey Map No. 5347, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

JARED GREANYA, as owner, I certify that I caused the land described on this map, to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map in accordance with the requirements of the City of Oak Creek Municipal Code.

JARED GREANYA, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Oak Creek

IN Witness Whereof, said owner has caused these presents to be signed This \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
JARED GREANYA

STATE OF WISCONSIN        }  
                                          :SS  
\_\_\_\_\_ COUNTY        }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ and acknowledged that he/she executed the foregoing instrument.

\_\_\_\_\_  
(SEAL)  
Notary Public, State of Wisconsin  
My commission expires \_\_\_\_\_

CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a national banking association, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing dedicating and mapping of the land described in the foregoing description, and does hereby consent to the certificate of said owner.

In witness whereof, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and by \_\_\_\_\_ (name), \_\_\_\_\_ (title), \_\_\_\_\_ (title), \_\_\_\_\_ (title) at \_\_\_\_\_, \_\_\_\_\_, and its corporate seal to be hereunto affixed.  
this \_\_\_ day of \_\_\_\_\_, 2015.

STATE OF                        }  
                                          :SS  
COUNTY OF                }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of \_\_\_\_\_ and acknowledged that he/she executed the foregoing instrument.

\_\_\_\_\_  
(SEAL)  
Notary Public, State of Wisconsin  
My commission expires \_\_\_\_\_



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

A division of part of Outlot 1 and all of Outlot 2 of Certified Survey Map No. 5347, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

PLANNING COMMISSION OF APPROVAL

Certified Survey Map accepted by the Planning Commission of the City of Oak Creek on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR STEPHEN SCAFFIDI, CHAIRMAN

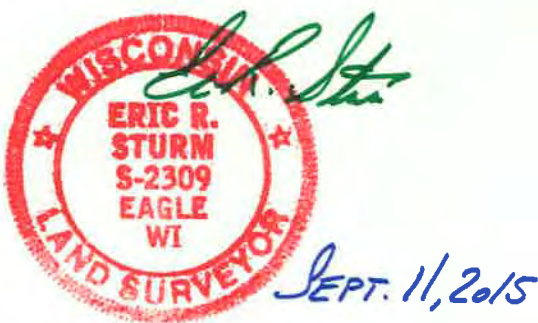
\_\_\_\_\_  
DOUGLAS SEYMOUR, SECRETARY

COMMON COUNCIL APPROVAL

Certified Survey Map approved by the Common Council of the City of Oak Creek on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
STEPHEN SCAFFIDI, MAYOR

\_\_\_\_\_  
CATHERINE ROESKE, CITY CLERK







# Plan Commission Report

ITEM: 6g  
DATE: October 13, 2015

**PROJECT:** Conditional Use Permit Amendment – URSA Oak Creek, LLC & URSA Major Corp. d/b/a URSA Logistics & TEG Properties, LLC

**ADDRESS:** 6925 S. 6<sup>th</sup> St.

**TAX KEY NO:** 735-9045-000

**STAFF RECOMMENDATION:** That the Plan Commission recommends that the Common Council approve a Conditional Use Permit Amendment allowing automobile and truck engine and body repair on a portion of the property located at 6925 S. 6<sup>th</sup> St. after a public hearing.

**Ownership:** TEG Properties, LLC, P.O. Box 394, Oak Creek, WI 53154

**Size:** 9.89 acres

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

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

**Comprehensive Plan:** Planned Industrial.

**Wetlands:** Yes, see attached map.

**Floodplain:** Yes, Floodway on east.

**Official Map:** N/A.

**Commentary:** The Applicants are requesting an amendment to the existing Conditional Use Permit that would allow automobile and truck engine and body repair on the property at 6925 S. 6<sup>th</sup> St. Currently, a Conditional Use Permit that allows for the outdoor storage of vehicles, equipment, and supplies exists on the property.

Urso Logistics is planning to locate their corporate headquarters, office operations, parking, dispatch, safety department, and truck maintenance on this property. As mentioned in their proposal, contracts with USPS is a major component of their business. No loading or unloading of trucks will occur on the property; instead, trucks are dispatched to USPS locations for pickup and delivery. The request to allow automobile and truck engine and body repair is to maintain their fleet of vehicles.

In 2008, the Conditional Use Permit was amended to allow outdoor storage in the side yard, and to allow the use of crushed recycled asphalt for the outdoor storage areas. The Engineering Department has reviewed the proposal for URSA Logistics, and indicated that the remaining unpaved storage and parking areas must be paved.

Prepared by:

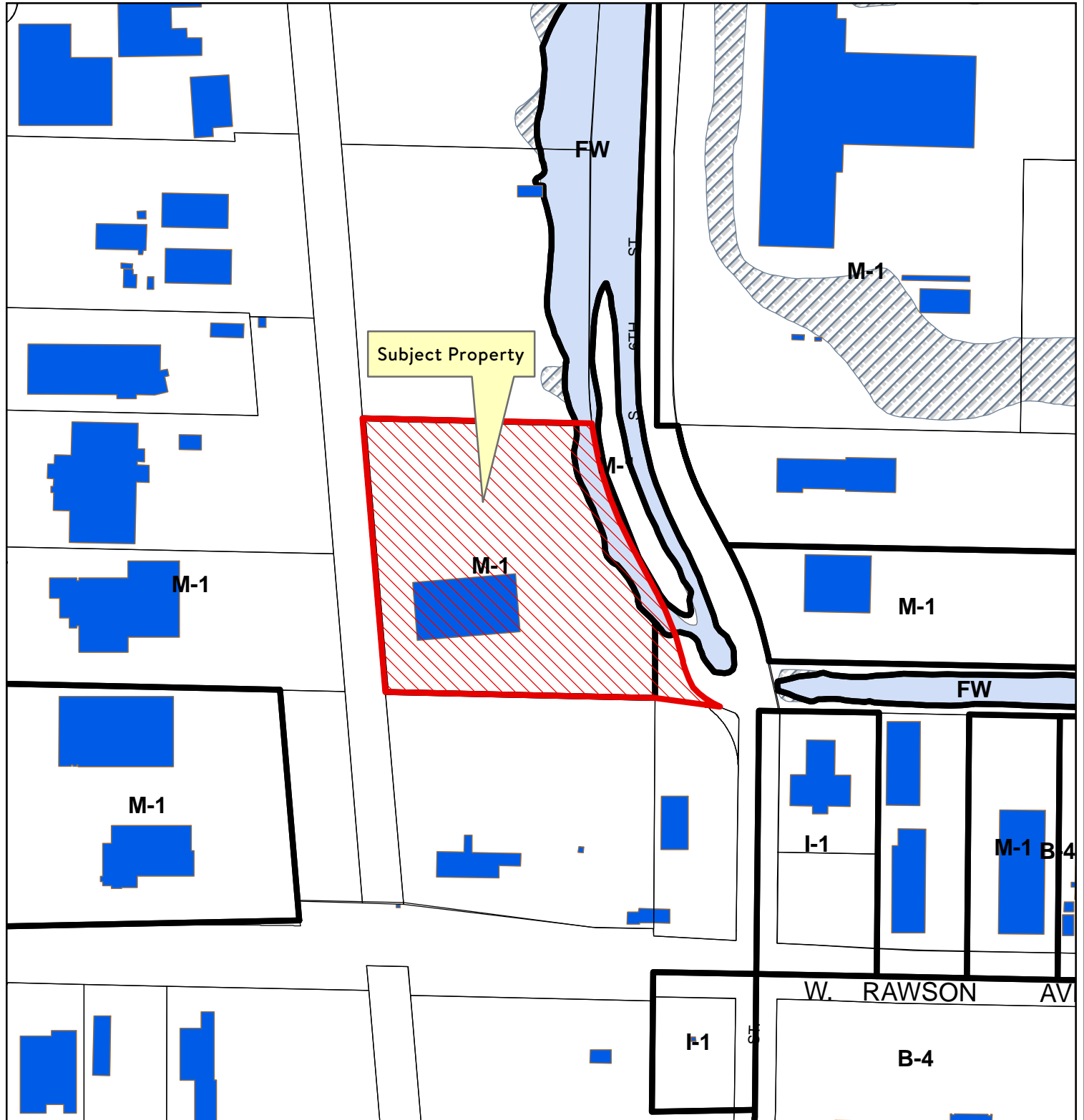
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

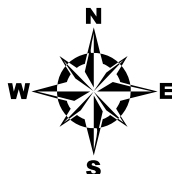
Douglas Seymour, AICP  
Director of Community Development

# Location Map




## 6925 S. 6th St.



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



**Legend**

-  6925 S. 6th St.
-  Floodfringe
-  Floodway

**Conditional Use Amendment**  
**Description of Proposal**  
**6925 S. 6<sup>th</sup> Street, Oak Creek, WI**

Ursa Oak Creek LLC has an accepted offer to purchase the property at 6925 S. 6<sup>th</sup> Street and is currently in the due diligence phase of the proposed purchase. As part of that process, Ursa Oak Creek LLC, as the planned purchaser, and Ursa Major Corporation (dba Ursa Logistics), a planned tenant, (collectively “Ursa”) respectfully and jointly submit this application for a Conditional Use Amendment for the property. This application is merely for an amendment to the conditional use permit that currently exists for the property to additionally allow for the operations of a trucking facility on the property, to include the corporate headquarters, office operations, parking, dispatch, safety department and the maintenance of trucks. Ursa specifically requests that the proposed amendment would only be effective upon the successful closing of its pending purchase of the property.

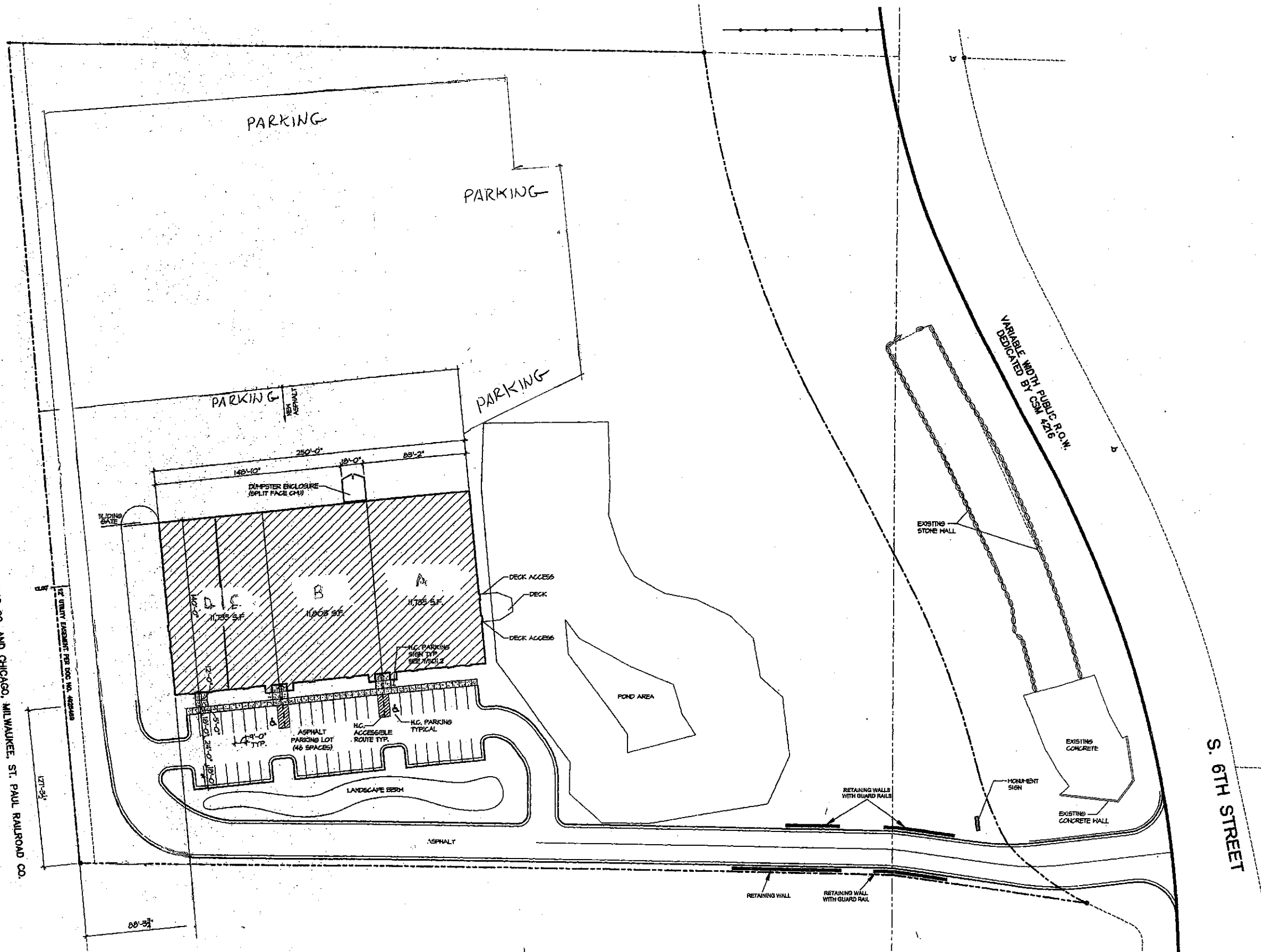
As background, Ursa Logistics was established in 1998 and is currently headquartered in Pewaukee, Wisconsin. A Wisconsin family-held business, Ursa has grown to over 300 employees nationwide and derives a significant portion of its business from government contracts with the United States Postal Service. Proudly, it has become one of the top postal transportation suppliers in the country. Due to its significant growth in recent years and its projected future growth, Ursa has been searching for a suitable location and facility at which to base its southeast Wisconsin operations and corporate headquarters. Ursa believes the facility and location at 6925 S. 6<sup>th</sup> Street provides an opportunity to establish firm roots and continue to build its company and its reputation.

Ursa submits the following for your consideration in support of granting the requested Conditional Use Amendment:

1. **Employment Growth:** Ursa’s initial plans for the facility include basing its Milwaukee area dispatch operations at the facility which will include 40-50 drivers, 10 office employees and mechanics. In addition, Ursa plans to move its corporate headquarters to this location as well. This move will undoubtedly provide employment opportunities as the company moves, settles in and its needs grow.
2. **Convenient Location:** The location provides tremendous access to I-94 and is conveniently located to serve the USPS Postal Distribution Center at 7620 S. 10<sup>th</sup> Street, Oak Creek as well as a number of other key customers in the Oak Creek area. Additionally, it is strategically located in the important Milwaukee – Chicago corridor in which Ursa serves numerous customers.
3. **Industrial Area:** The existing industrial and commercial nature of the area is very desirable and appropriate for Ursa’s operations. The property is abutted by railroad tracks to the west, 6<sup>th</sup> Street to the east, and is surrounded by neighboring commercial or industrial properties. Notably, 6<sup>th</sup> Street dead-ends approximately one half mile north of the property which significantly limits exposure to other traffic.

4. **Appropriate for Trucking:** This strategic nature of the location is further evidenced by the number of other trucking and transportation-related companies that are already located in close proximity to the property, specifically including three (3) such companies in the immediate vicinity north of Rawson Avenue and on the opposite side of 6<sup>th</sup> Street.
5. **No New Infrastructure Needed:** As illustrated by these existing transportation-related companies, the area is already well-suited for transportation. Traffic lights and left turn lanes already exist at the nearby intersection of 6<sup>th</sup> Street and Rawson Avenue, providing ready access to I-94. Compared to current use of the property and based on Ursa's already significant presence in Oak Creek, no significant volume of additional traffic or changes in traffic flow patterns are anticipated from Ursa's purchase and projected use of the property. No changes will be necessary to the existing infrastructure.
6. **No Handling of Freight at Facility:** Ursa's operations differ from many of the other transportation-related companies in the area in that it does not perform loading, unloading or cross-dock operations. Rather, the drivers and equipment leave and return to the facility without the physical handling of freight at the location.
7. **Hours of Operation:** The general office hours will be 6:00 a.m. to 6:00 p.m. The trucking/logistics operations will operate substantially 24/7. However, it is primarily a skeleton crew from 6:00 p.m. to 6:00 a.m.. In addition, because of the nature of Ursa's operations and customer base, volume is significantly lower, even minimal, on Saturdays and Sundays. It is expected that during the average weekday, the office and mechanic personnel should account for approximately 25-30 people. Drivers will come and go throughout the day, although mainly at night.
8. **Truck Parking:** The yard and the building are well maintained and provide an ideal location and facility for the Ursa operations. The yard currently used for the parking and storage of equipment will provide significant parking for 30 - 40 Ursa units, including straight trucks and tractors and trailers.
9. **Vehicle Parking:** The existing forty-six (46) parking spaces in the front of the building will provide ample parking for current tenants, office employees and visitors. Truck and driver parking will be behind the building where they are well screened from view. Drivers will enter the building from the northeast corner and not from the front corporate headquarters.
10. **Truck Maintenance:** The maintenance shop facilities will allow the company to maintain its fleet of equipment and prep new equipment as it comes on line.
11. **No Building Permits:** Ursa currently has no plans to make any changes to the exterior or the interior of the building at this time and will pursue all necessary approvals if those plans change. The garbage dumpster location will not change.
12. **Occupancy Permit:** Once Ursa is granted the appropriate Conditional Use Amendment, Ursa will take the necessary steps to pursue an occupancy permit.

FORMERLY KNOWN AS WISCONSIN UNION RAILROAD CO. AND CHICAGO, MILWAUKEE, ST. PAUL RAILROAD CO.  
255' R.O.W.

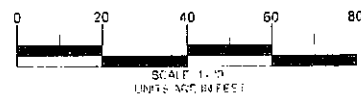


1 SITE PLAN  
1" = 40'-0"

SITE PLAN FOR TRUCK PARKING  
6925 S. 6TH ST



EXISTING SCALE



Copyright 2015 Black Diamond Group, Inc.

EXISTING STORAGE BKS

PROPERTY LINE

8 STALLS CAR

CRUSHED ASPHALT  
ASPHALT

10 TRACTOR ONLY

8+16=24 STALLS CAR

EXISTING 8 PARKING STALLS TO REMAIN

ASPHALT  
CRUSHED ASPHALT

ASPHALT

8 STALLS CAR

STORAGE BUILDING

EXISTING STORAGE TO BE MOVED AND REPLACED WITH VEHICLE PARKING.

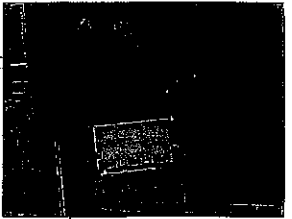
PROPOSED 5' X 1/4' SIDEWALK LEADING TO BUILDING (NOT SHOWN).

REAR OF BUILDING

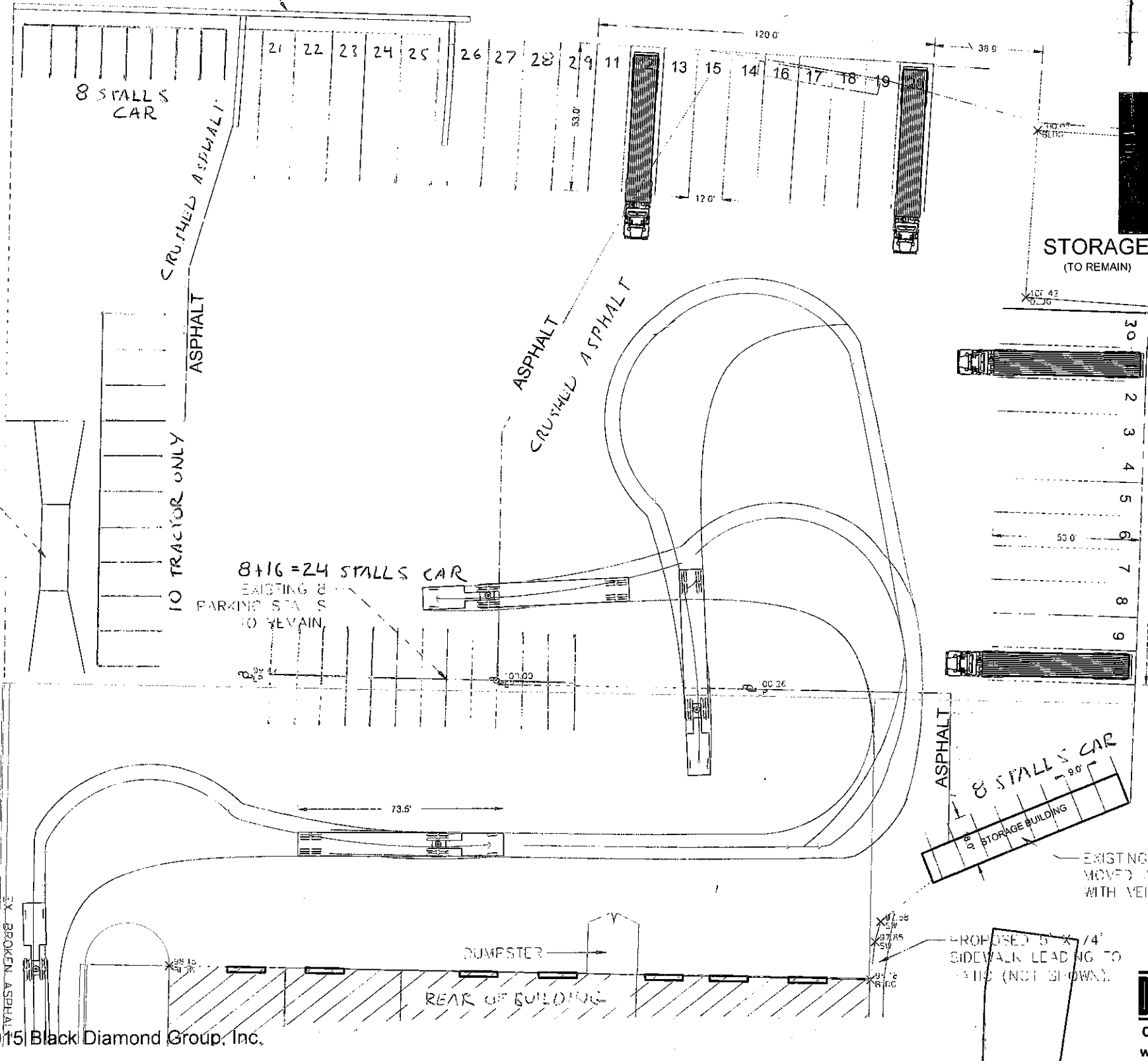
DUMPSTER

SITE LOCATION:

SATELLITE IMAGE



STORAGE (TO REMAIN)



**DIGGERS HOTLINE**

Call 800 or (800) 242-8511  
www.DiggersHotline.com

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

Applicant:	URSA Logistics & TEG Properties, LLC	Approved by Plan Commission: TBD
Property Address:	6925 S. 6 <sup>th</sup> St.	Approved by Common Council: TBD
Tax Key Number:	735-9045-000	(Ord. XXXX, Amending Ords. 2692 & 2493)
Conditional Use:	Outdoor storage of vehicles, equipment, and supplies; <b>automobile and truck engine and body repair</b>	

1. LEGAL DESCRIPTION

Lot 1, Certified Survey Map No. 8100, being a division of a part of Certified Survey Map No. 754; part of Outlot 1 of Certified Survey Map No. 4216; part of Parcel 4 of Certified Survey Map No. 1332 and lands all being in the Southeast ¼ of the Southwest ¼ and the Southwest ¼ of the Southeast ¼ of Section 5, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of Section 5; thence N 00°18'37" E along the West line of said section, 666.00 feet to the point of beginning of the lands to be described; thence N 88°44'35" W, 654.26 feet to a point on the Easterly line of the Wisconsin Central Limited Railroad Company right-of-way; thence N 04°44'49" W along said Easterly line, 666.71 feet to a point; thence S 88°40'29" E, 556.39 feet to a point on the Westerly right-of-way line of South 6th Street; thence Southeasterly 308.91 feet along said Westerly line and the arc of a curve whose center lies to the Northeast, whose radius is 869.00 feet and whose chord bears S 7°49'46" E, 307.29 feet to a point; thence S 28°00'47" E along said Westerly line, 137.37 feet to a point; thence Southeasterly 176.53 feet along said Westerly line and the arc of a curve whose center is to the Southwest, whose radius is 705.00 feet and whose chord bears S 20°50'21", 176.07 feet to a point; thence Southeasterly 67.39 feet along said Westerly line and the arc of a curve whose center is to the Northeast, whose radius is 240.00 feet and whose chord bears S 21°42'46" E, 67.17 feet to a point; thence Southeasterly 80.61 feet along said Westerly line and the arc of a curve whose center is to the Northeast, whose radius is 213.71 feet and whose chord bears S 53°58'25" E, 80.13 feet to a point; thence N 82°04'19" W, 159.38 feet to the point of beginning. Said lands containing 430, 641 square feet (9.89 acres).

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

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

1) **General Development Plan**

- a) Detailed building locations with setbacks
- b) Square footage of building
- c) Areas for future expansion
- d) Area to be paved
- e) Access drives (width and location)
- f) Sidewalk locations
- g) Parking layout and traffic circulation
  - i) location
  - ii) number of employees
  - iii) number of spaces
  - iv) dimensions
  - v) setbacks
- h) Location of loading berths
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)

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

- k) Location of storm sewer (existing & proposed) including detention/retention basins if needed
- l) Precise location and extent 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
- proposed)
- c) Location of stormwater management 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. 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 or crushed recycled asphalt, 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.
- G. All off street parking areas shall be landscaped in accordance with Sections 17.0330 & 17.0403 of the Municipal Code.



4. LIGHTING

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

5. 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.

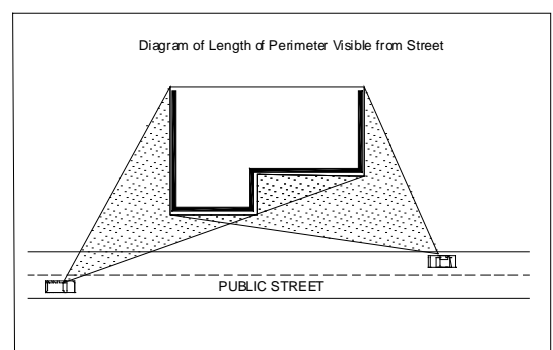
E. Screening of Trash. Trash receptacles shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure

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.
- 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. These include, but are not limited to brick, stone and tinted/textured concrete masonry units (CMUs). Smooth-faced concrete block, EIFS products (such as Dryvit) or pre-fabricated steel panels are not permitted as a primary exterior building material.
- C. The facade of a manufacturing, commercial, office, institutional, or park building shall be finished with an aesthetically pleasing material. A minimum of seventy-five (75) percent of the visible perimeter (see diagram) shall be finished with glass, brick or decorative masonry material.
- D. Material and color samples shall be submitted to the Plan Commission for review and approval.
- E. The Plan Commission has the discretion to adjust this minimum for building additions.
- F. The relative proportion of a building to its neighboring buildings or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- G. Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.
- H. Sides of a building that are visible from adjoining residential properties and/or public streets should contribute to the pleasing scale features of the building by featuring characteristics similar to the front façade of the building.
- I. Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.
- J. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule; as well as the approved protection of the identified wetlands and woodlands on the approved plan.

7. BUILDING AND PARKING SETBACKS

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

8. MAINTENANCE AND OPERATION

- A. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan(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. Outdoor storage shall be limited to Black Diamond vehicles, equipment and supplies. Should a portion of the property be sold or leased, Black Diamond will be required to come before the Plan Commission for approval of the use on that portion of the property.

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 M-1, Manufacturing zoning district.
- B. Outdoor storage of vehicles, supplies, and equipment.
- C. **One (1) Automobile and truck engine and body repair business.**
- D. 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, and Federal regulations, laws, ordinances, and orders not heretofore stated or referenced, is mandatory.

13. REVOCAION

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

14. ACKNOWLEDGEMENT

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

\_\_\_\_\_  
Owner / Authorized Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
(please print name)







# Plan Commission Report

ITEM: 6h  
DATE: October 13, 2015

**PROJECT:** Plan Review – Bill Kumm, GE Healthcare

**ADDRESS:** 120 W. Opus Dr.

**TAX KEY NO:** 924-9010-000

**STAFF RECOMMENDATION:** That the Plan Commission approves the site and building plans submitted by Bill Kumm, GE Healthcare, for the property at 120 W. Opus Dr. with the condition that all building and fire codes are met.

**Ownership:** Exeter 120 West Opus, LLC, 120 W. Opus Dr., Oak Creek, WI 53154

**Size:** 28.036 acres

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

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

**Comprehensive Plan:** Planned Industrial.

**Wetlands:** Yes, see attached map.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** GE Healthcare is requesting site and building plan approval for a proposed 133' x 33' open canopy on the northwest side of the existing building at 120 W. Opus Dr. The canopy will cover a portion of the loading docks, where the recycling dumpsters are proposed. Repair and refurbishing of existing GE Healthcare products, as well as reclamation and salvage of GE Healthcare medical equipment parts, will be the main operations at this location. Those parts that cannot be reused (metal components, plastics, related materials) will be recycled in compliance with federal and state laws. Compliance with the DNR's No Exposure Certification requires prevention of runoff of pollutants, which is one of the main reasons for the installation of the canopy over the recycling dumpsters – to protect the materials from exposure to rain and snow.

As proposed, the steel canopy meets required setbacks.

Prepared by:

Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

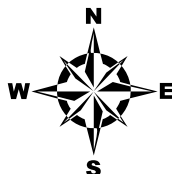
## 120 W. Opus Dr.



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



Department of Community Development



**Legend**

-  120 W. Opus Dr.
-  Existing Street Pattern



## GE HEALTHCARE PROJECT RIVER

### OAK CREEK WISCONSIN

#### PLAN OF OPERATION

SEPTEMBER 23, 2015

GE Healthcare (GEHC) is locating their Renewable Resources and RDC business units to the existing facility at 120 W. Opus Drive.

The primary hours of operation will be from 6am- 5pm Monday through Friday. Approximately 150 employees will be located at the facility. Approximately 13-15 trucks will deliver and ship from the site daily. The existing 233 parking stall capacity at the facility is more than adequate to serve the employees and visitors that will be on-site.

The RDC business unit repairs and refurbishes existing GEHC products for customers. The Renewable Resources business unit reclaims existing GEHC medical equipment by salvaging parts for re-use and recycling parts that cannot be re-used including metal components, plastics and other materials. GEHC is proposing the construction of a covered canopy at the northwest end of the existing building where recycling dumpsters will be located. The canopy will be approximately 138 feet x 33 feet and will cover 3 elevated platforms and 6 dumpsters. The canopy is being proposed for multiple reasons -

**1-Employee Safety-** The canopy will protect the walking surfaces of the elevated platforms from snow, rain and ice build-up. This will make for a safer working environment for employees when they are on the elevated platforms disposing material into the dumpsters.

**2-Vendor Safety-**The canopy will partially protect the vendors from rain, snow and ice while they remove and install the recycling dumpsters.

**3-Environmental Quality-** The canopy cover keeps rain and snow out of the dumpsters. This prevents run-off of pollutants from the recycling materials into storm water. This will allow GEHC to comply with the DNR's No Exposure Certification which will result in a more efficient and environmentally friendly operation.



GE Healthcare

**GEHC PROJECT RIVER**  
**120 West Opus Drive**  
**Oak Creek, WI 53154-5675**



eppstein uhen : architects

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**PLAN COMMISSION SUBMITTAL**

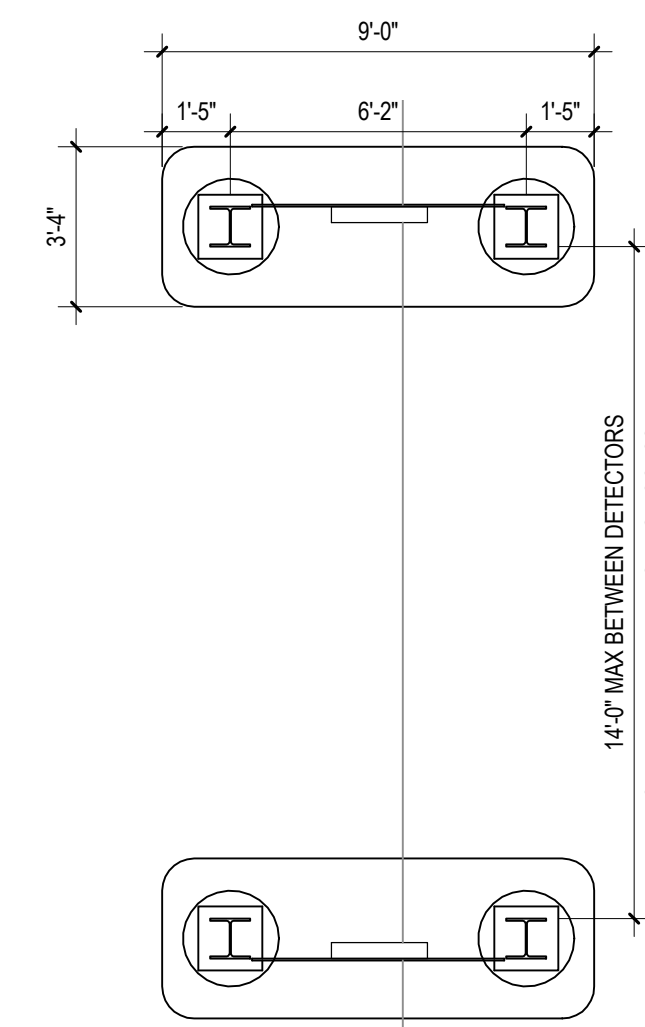
9-23-2015

PROJECT NUMBER: 2-15032

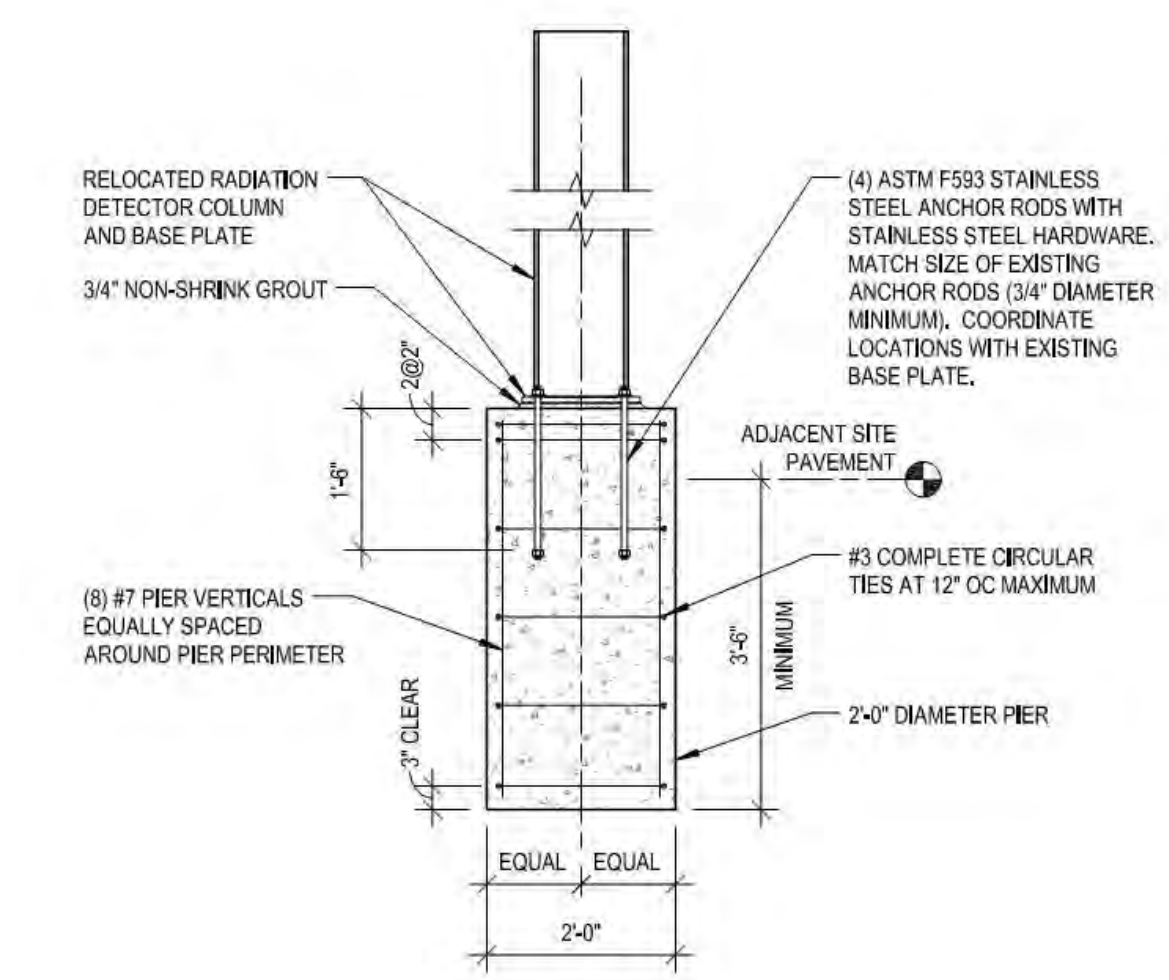
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#	DATE	DESCRIPTION
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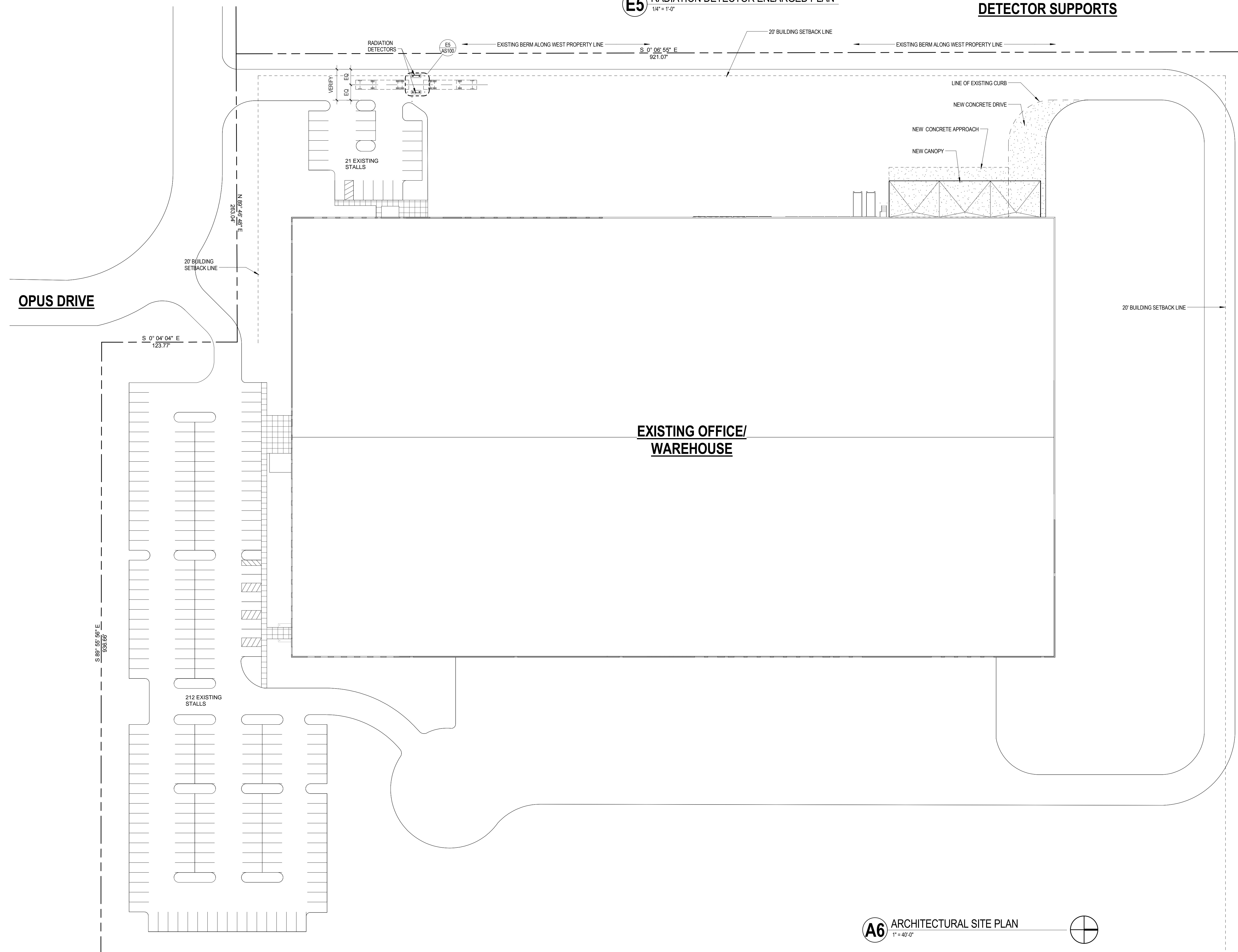
PROJECT MANAGER	PK
PROJECT NUMBER	2-15032
DATE	9-23-2015



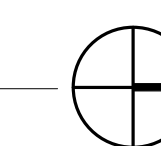
**E5** RADIATION DETECTOR ENLARGED PLAN  
1/4" = 1'-0"



**STRUCTURAL PIER DETAIL @ RADIATION  
DETECTOR SUPPORTS**



**A6** ARCHITECTURAL SITE PLAN  
1" = 40'-0"



1

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E

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B

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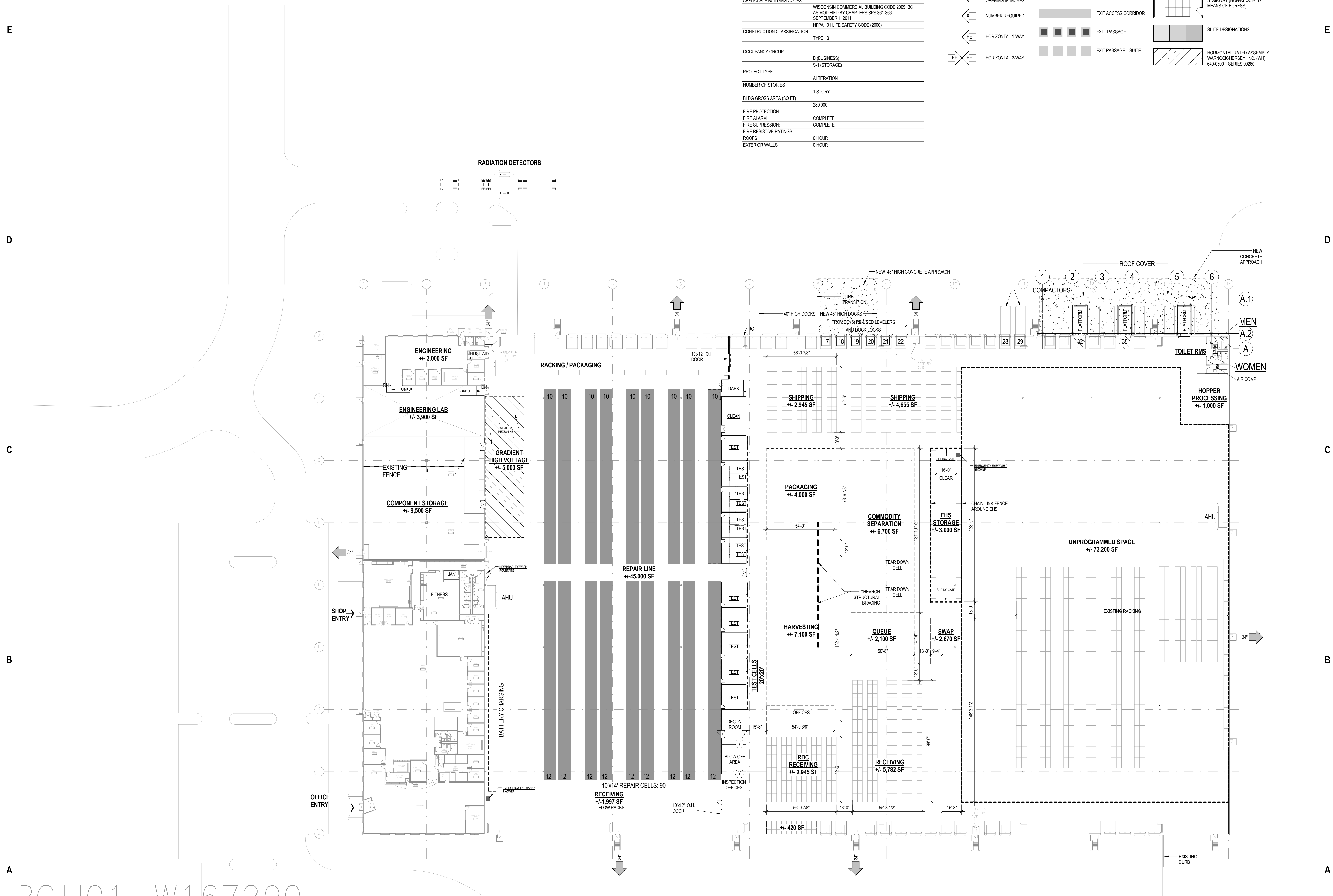
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6

7

PROJECT DATA	
OWNER	EXETER 120 WEST, OPUS LLC.
LOCATION	OAK CREEK
MUNICIPALITY	MILWAUKEE
COUNTY	MILWAUKEE
STATE	WI
APPLICABLE BUILDING CODES	WISCONSIN COMMERCIAL BUILDING CODE 2009 IBC AS MODIFIED BY CHAPTERS SPS 361.966 SEPTEMBER 1, 2011 NFPA 101 LIFE SAFETY CODE (2000)
CONSTRUCTION CLASSIFICATION	TYPE IIB
OCCUPANCY GROUP	B (BUSINESS) S-1 (STORAGE)
PROJECT TYPE	ALTERATION
NUMBER OF STORIES	1 STORY
BLDG GROSS AREA (SQ FT)	280,000
FIRE PROTECTION	COMPLETE
FIRE ALARM	COMPLETE
FIRE SUPPRESSION	COMPLETE
FIRE RESISTIVE RATINGS	0 HOUR
ROOFS	0 HOUR
EXTERIOR WALLS	0 HOUR

MEANS OF EGRESS		
FROM ROOM OR LEVEL	AREA OF RESCUE ASSISTANCE	VERTICAL EXIT ENCLOSURE
X = CLEAR WIDTH OF OPENING IN INCHES	ACCESSIBLE EGRESS COMPONENT	STAIRWAY (NON-REQUIRED MEANS OF EGRESS)
EXIT DISCHARGE	EXIT ACCESS CORRIDOR	SUITE DESIGNATIONS
X = CLEAR WIDTH OF OPENING IN INCHES	EXIT PASSAGE	HORIZONTAL RATED ASSEMBLY WARRNOCK/HERSEY, INC. (WI) 649-0300 1 SERIES 06265
NUMBER REQUIRED	EXIT PASSAGE - SUITE	
HORIZONTAL 1-WAY		
HORIZONTAL 2-WAY		



RC H01 - W167290  
 HELL BUILDING  
 AS BUILT BY DEER

**A6** First Floor Operations Plan  
 1" = 30'-0"

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  
**GEHC PROJECT RIVER**

120 West Opus Drive  
 Oak Creek, WI  
 53154-5675

ISSUANCE AND REVISIONS  
**PLAN COMMISSION SUBMITTAL**

#	DATE	DESCRIPTION
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KEY PLAN

SHEET INFORMATION

PROJECT MANAGER	PK
PROJECT NUMBER	2-15032
DATE	9-23-2015

**RECYCLING DOCKS**  
**A401**

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**KEYNOTES PER SHEET**  
 0551-04 STEEL PIPE RAILING

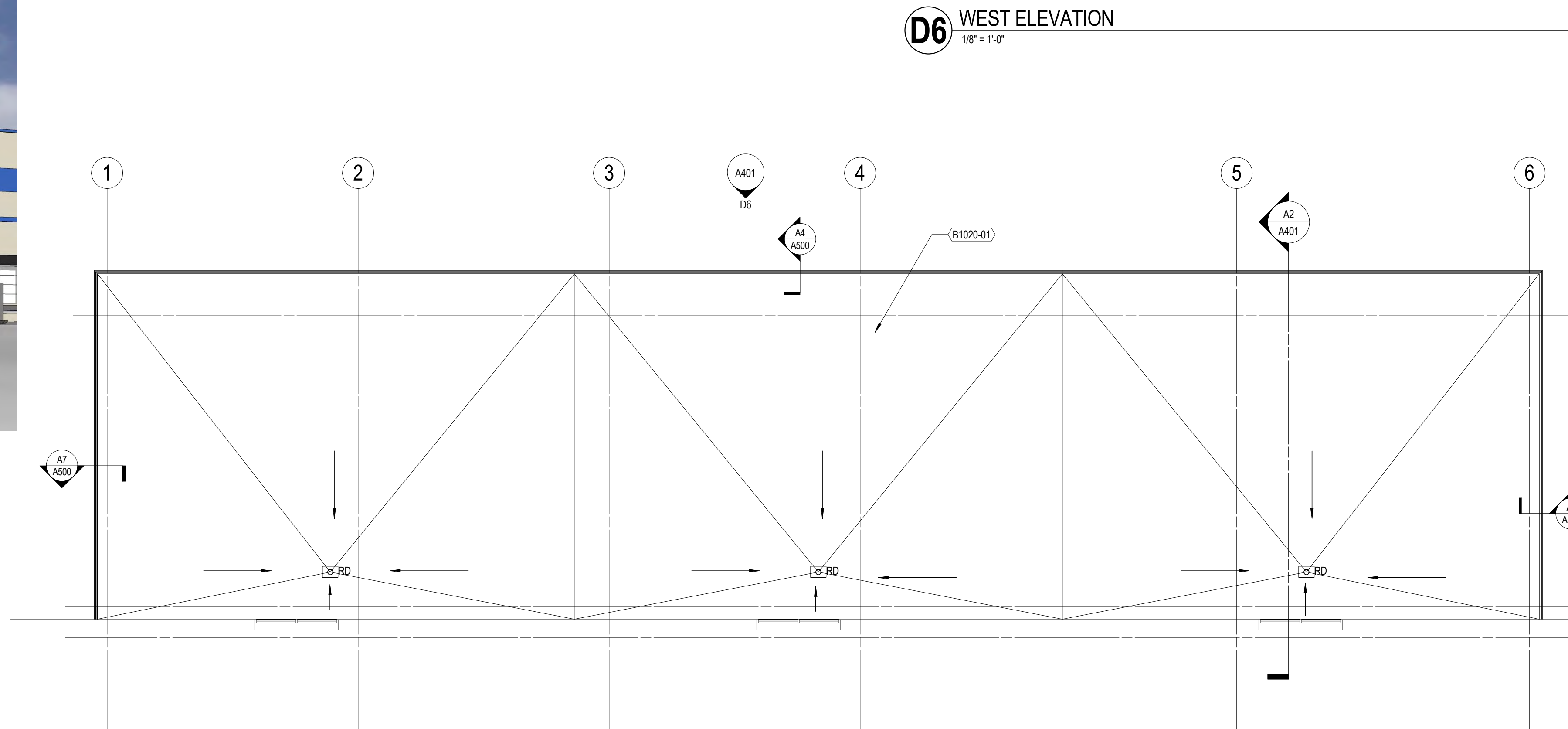
**BUILDING ASSEMBLIES**  
 B1020-01 ROOF D1: BALLAST ON NON-ADHERED 45 MIL EPDM MEMBRANE OVER TAPERED INSULATION ON METAL DECK.



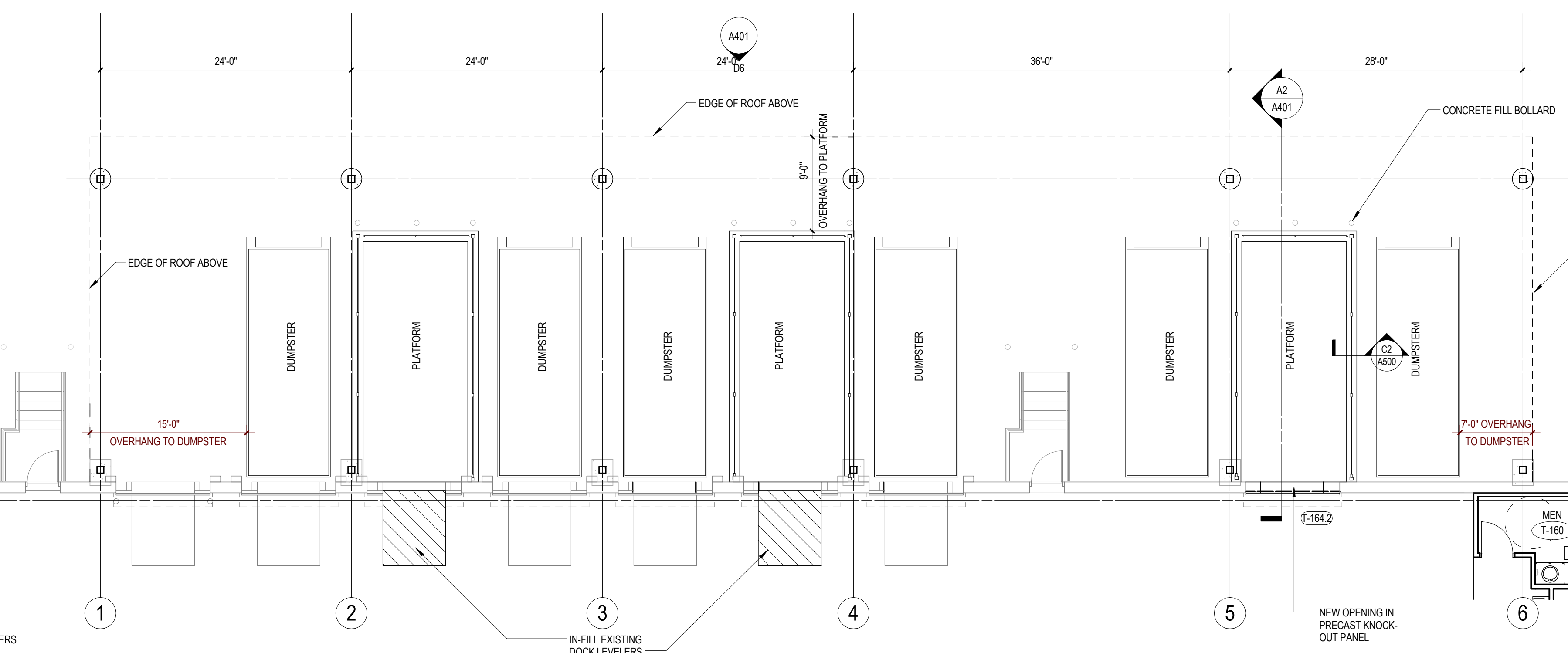
Top of Parapet 137'-0"  
 Existing Roof 134'-10"  
 Roof 121'-6"  
 Clear Height 119'-6"  
 First Floor 100'-0"  
 Lower Level 96'-0"



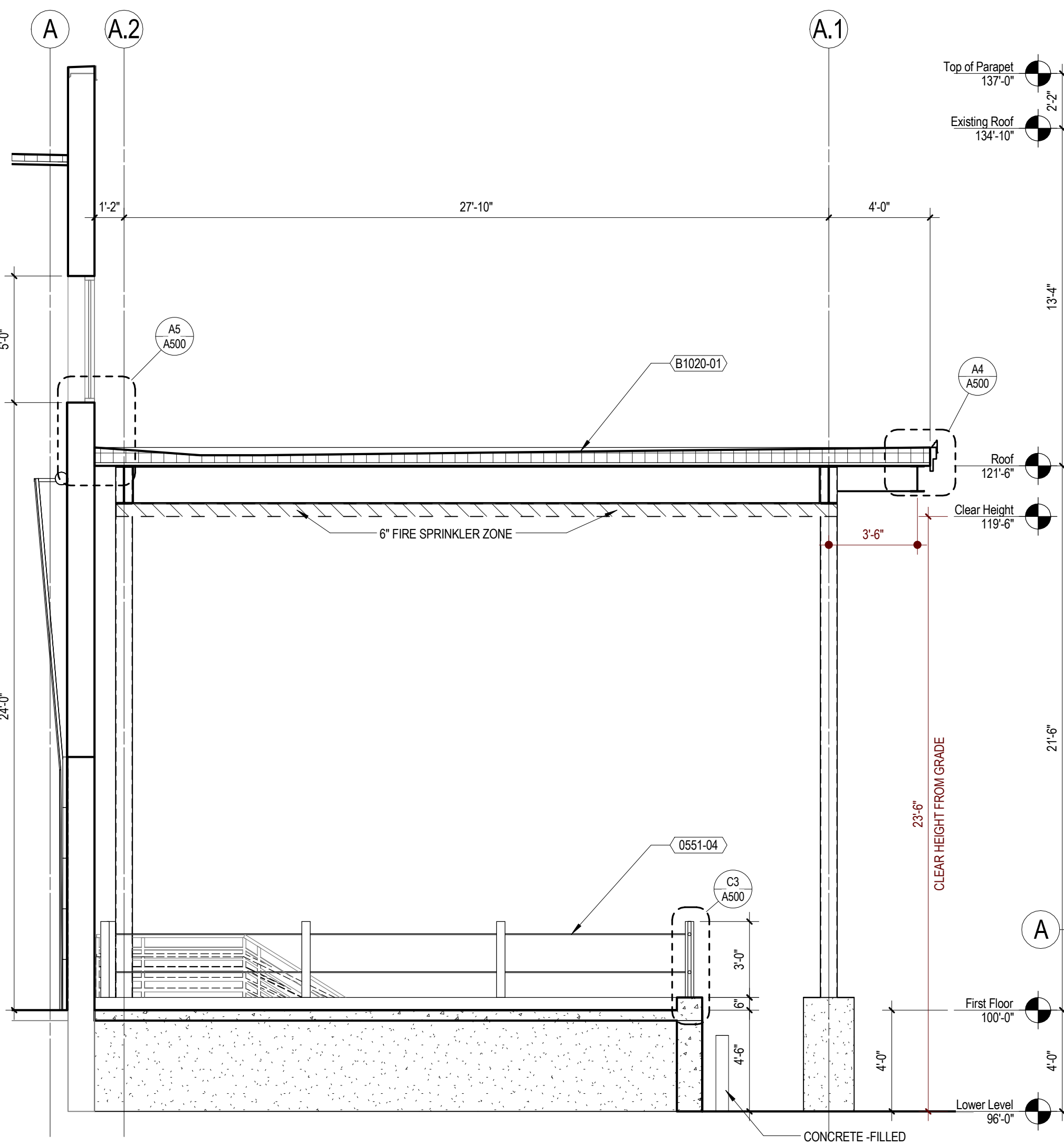
**C2 PERSPECTIVE VIEW**



**B6 CANOPY ROOF PLAN**  
 1/8" = 1'-0"



**A6 DOCK PLAN**  
 1/8" = 1'-0"



**A2 WALL SECTION AT CANOPY**  
 1/4" = 1'-0"

1 2 3 4 5 6 7