



PLAN COMMISSION MEETING AGENDA

**TUESDAY, December 8, 2015
AT 6:00 PM**

- 1) ROLL CALL
- 2) Minutes of the November 24, 2015 meeting
- 3) Significant Common Council Actions - None
- 4) NEW BUSINESS
 - a) SIGN PLAN REVIEW – Review a proposed sign plan submitted by Paul Galbraith, Somerset Properties, for the Liberty Corporate Preserve properties located at 10100 S. 27th St. and 2440 W. Corporate Preserve Dr. (Tax Key Nos. 927-9036 & 927-9037). Follow this item on Twitter **@OakCreekPC#OCPCCorpPreserve**.
 - b) PLAN REVIEW – Review site and building plans submitted by Rick O’Conor, WE Energies, for an office trailer, locker room/shower trailer, attached deck, storage building, and pump house at 10770 S. Chicago Rd. (Tax Key No. 966-9999-002). Follow this item on Twitter **@OakCreekPC#OCPCWEEnergies**.
 - c) TEMPORARY USE PERMIT AMENDMENT – Review a request for an extension to the existing temporary use permit submitted by Maria Koerner, WEPCo & MP Systems dba Pieper, for temporary outdoor storage of materials on the property located at 9000 S. Nicholson Rd. (Tax Key No. 862-9991-000). Follow this agenda item on Twitter **@OakCreekPC#OCPCPieper**.
 - d) REZONE / CONDITIONAL USE PERMIT - Review a request submitted by Drexel Partners, LLC, to rezone the property located at 600 W. Drexel Ave. from M-1, Manufacturing to B-2, Community Business with a conditional use for a two-tenant retail and restaurant building with drive-through facility (Tax Key No. 782-9000-000). Follow this item on Twitter **@OakCreekPC#OCPCDrexel**.
 - e) CONDITIONAL USE PERMIT AMENDMENT - Review a request submitted by Matthew Lyons, Azura, LLC, for an amendment to the Time of Compliance section of the existing conditional use permit affecting the property at 8760 S. Mayhew Dr. (Tax Key No. TBD). Follow this item on Twitter **@OakCreekPC#OCPCAzura**.
 - f) TEMPORARY USE PERMIT – Review a request submitted by Sharon Dull for a private bus service storage yard (Badger Coaches) at 6819 S. Howell Ave. (Tax Key No. 734-9997). Follow this item on Twitter **@OakCreekPC#OCPCBadger**.
- 5) ADJOURN

PLEASE NOTE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 768-6511, by writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6th Street, 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 Oak Creek City Hall, 8040 South 6th Street during operating hours. (7:30 am-4 pm weekdays).

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, NOVEMBER 24, 2015

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

Commissioner Dickmann moved to approve the November 10, 2015 meeting minutes. Commissioner Siepert seconded.

Prior to roll call, Ms. Papelbon interjected that she received a phone call from Mr. Arden Degner, requesting to clarify his public hearing comments during the November 10, 2015 Plan Commission Meeting regarding the Comprehensive Plan Amendment, affecting properties on South Pennsylvania and East Drexel avenues. Mr. Degner's concern was regarding the change in elevation shown in the Comprehensive Plan Amendment, and he wished to have his comments reflect that there is a forty foot drop, north to south, and a ten foot span between a group of homes which he felt would create a hazard in snow. Ms. Papelbon indicated that the recording of that meeting would be checked to verify if Mr. Degner's comments during the public hearing did in fact include this clarification, and if so, would have the minutes amended as such.

On roll call: all voted aye. Motion carried.

Significant Common Council Actions: Ms. Papelbon advised that the Common Council approved Ordinance No. 2777, amending Ordinance No. 2692, regarding the storage of vehicles and equipment on a portion of the property at 6925 S. 6th Street. Also approved was a motion to authorize the City Administrator to enter into a 2016 marketing contract with the Journal Broadcast Group for advertising with the Packers and Brewers Radio Network.

Public Hearing – Comprehensive Plan Amendment

2020 Vision – A Comprehensive Plan for the City of Oak Creek

Update the Planned Land Use category and Map 2 in the Comprehensive Plan for the properties at 7951, 8067, 8210, 8245, 8310, and 8351 S. 20th Street; 7312 S. 27th Street; 1741R, 1830R, 1901, 2200, 2211, 2300, 2305, 2319, 2361 and 2500 W. Drexel Avenue; and 1965 W. Rawson Avenue.

Tax Key Nos. multiple

Ms. Papelbon read the public hearing notice into the record.

Doug Seymour explained that in 2013, the City entered into a Tri Party Exchange Agreement with Milwaukee County and Northwestern Mutual Life (NML) to transfer lands in the Falk Park area. As a result of this agreement, Milwaukee County received some additional high-value wetlands and woodlands that had previously been privately owned, NML received sixty acres of farmland along the interstate, and the City received seventeen acres which is now the site of the new elementary school currently under construction. This Comprehensive Plan Amendment reclassifies those parcels according to their proposed land use. Mr. Seymour cited the example of some of the Resource Protection lands that were part of Falk Park under the existing plan which are now being reclassified as Institutional after the transfer to reflect their planned use as

an elementary school. Many areas that are now a part of Falk Park were privately owned and previously classified as single-family residential; those parcels are being properly reclassified as a Resource Protection area. Mr. Seymour emphasized that only those parcels involved in the land exchanged are being reclassified in the Comprehensive Plan Amendment. The sixty acres of previously farmed land, which was part of Falk Park, has now been acquired by NML and is being proposed as Planned Mixed Use.

Mr. Seymour went on to explain that when the City entered into the Tri Party Exchange Agreement, it did so with the understanding that a good faith effort would be made to rezone the properties to reflect their actual usage after the closing. The City is basically doing a “cleaning up” of the Comprehensive Plan to reflect the changes that resulted from the Tri Party Agreement. Mr. Seymour noted that the State of Wisconsin Comprehensive Planning Law requires any actions taken by local governments after 2012 to be concurrent with their land use map and Comprehensive Plan. Therefore, any new development and rezoning would need to be consistent with the Comprehensive Plan.

Mr. Seymour invited any questions or comments on the proposed Comprehensive Plan Amendment to reclassify the properties involved in the Falk Park land exchange.

Arden Degner, 8540 S. Pennsylvania Avenue:

“I am unsure of exactly how much of this land is buildable, how much is floodplain, and where will the borrow pit be located to fill in areas that are in floodplain? Could you give me some information on that particular area, because I understand that was the reason why Falk Park was located there, because it was wetland.”

Doug Seymour responded that at this point, there are no detailed plans in place for the properties included in the Comprehensive Plan Amendment, aside from the school building currently under construction. At the time of submission, the City would take into consideration those environmentally sensitive areas. In addition, any environmentally sensitive areas not shown as part of the proposed land change will remain in place; the change in the Comprehensive Plan does not negate their protected status as wetland or floodplain. Plans for any new development would require identification of those wetlands, floodplains, or storm water management areas, but that is not the case at this early stage in the process.

Arden Degner: “It boggles my mind to think that here we have the City Plan Commission and all these groups that are meeting and have worked out these details with the County, and they claim no knowledge of floodplain and floodways? What really concerns me is this purple area there, that may be a choice buildable lot, and I’m just afraid that we’re not getting a good trade.”

Mr. Seymour reiterated that the presence of wetland or floodplain is not at all affected by the action that the Plan Commission is taking at this meeting, or that the Council would take at a subsequent meeting. Areas identified as floodplain or wetland would still be identified as such. Mr. Seymour also responded that the land exchange was extensively reviewed by the City, County, and NML in 2012. All three parties saw the value of making the trade which expanded the boundaries of Falk Park to create a site for the new elementary school, and took farm land previously part of Falk Park to make it available for future development.

Mayor Scaffidi further commented that the City, County, and Northwestern Mutual have all said on record that they felt this agreement was mutually beneficial to all parties, and announced the second call for public comment.

Ann Lampe, 8436 S. Howell Avenue:

"I'm concerned about the Mixed Use behind the properties along Drexel Avenue, whether or not the infrastructure in place can support Mixed Use. Mixed Use is always kind of a Pandora's Box, there's so many different things that can go in there. To put it in there as Mixed Use without knowing exactly what's being proposed, I think does not serve the City well. I understand everything about, you know, and that the trade and everything went in. That land was not farmed until this year actually, it was just tall grasses. I know because we have bees near there, and it was tall grasses. So if this is going to impact the road that was already just done on Drexel Avenue at great expense to the City, and the infrastructure under there cannot support whatever is going to go in there, then the City's going to be paying for that road twice, and that's a concern. Also concerned if the expansion of 20th that's going on now, would be able to hold whatever that use is, that Mixed Use, if that road is going to be big enough. Putting that next to a school, whatever it is, if it's a high traffic situation next to a school I think is a problem. I think you have to look at what's already there and take that into consideration more than anything, because if you have conflicting uses, it doesn't do the City any good. So that's mostly my concern, is that impact of something high traffic, high volume at that location."

Doug Seymour responded that the purpose of a Planned Land Use map and Comprehensive Plan is to identify areas available for future development. The Comprehensive Plan specifically calls out the area of 13th Street and Drexel Avenue as a potential area for Planned Mixed Use, bearing in mind that the Comprehensive Plan was drawn up prior to the building of the Drexel Avenue Interchange. The City understands the concerns about having the infrastructure in place to support whatever develops on those properties, and this will be addressed at the time of development. At this time, it is proper within the constraints of the Tri Party Exchange Agreement to designate those areas as Planned Mixed Use.

C.H. Schmidt, 1820 W. Drexel Avenue:

"Do we really want to rezone the houses on the west side of Drexel Avenue, and on the east side, to Manufacturing or Industrial, or Commercial?"

Mr. Seymour responded no, that there would be no zoning change, this is just a Comprehensive Land Use Plan Amendment. The only properties changing their land use designation are those involved in the Tri Party Exchange.

C.H. Schmidt: "Okay, but it's still possible that the houses on the south side and north side of Drexel Avenue could be, if this was Mixed Usage behind these houses, it could very well be rezoned, the houses that are being there. What are the, say, the pros and cons on, say Commercial – they want to buy your property out for business; that would change this to Commercial. What would be the pros and cons of 'hey, you don't want to move, you want to stay there.' Can they kick you out? Can you stay there, residential as a non-conforming?"

Mayor Scaffidi asked Mr. Schmidt to clarify who "they" refers to.

C.H. Schmidt: "Whoever would want to build - no, the City – say the City says 'we want to rezone this to Commercial' because right behind this is Commercial or Mixed Usage. Residential might not fall into this area of Commercial, so what I'm saying is you have this house there, you bought this property. Can you live there without being moved, say you don't have to stay there anymore?"

Mayor Scaffidi asked if Mr. Schmidt was referring to 13th Street. Mr. Schmidt clarified that he was talking about Drexel Avenue.

Mr. Seymour again emphasized that the purpose of this meeting is not to rezone the properties, but it would be up to the landowner to decide what their options are, and if there are concerns regarding the Land Use Plan, the City would be glad to discuss what the impacts might be with the property owner.

C.H. Schmidt: “Well, here’s the thing though too, I’m sure everybody knows that on the north side of Drexel Avenue, Northwest Mutual owns all of the houses except for maybe a lot and one house, so they kind of can do what they want - you know, they own everything along 27th Street, so you’re kind of in a little area right there, and eventually, say you don’t like it. So my big concern is I’m against all this, but I just want to know, what are our ramifications if we stayed there? I mean, you probably can’t in a way though too with Commercial going in there. I’ve lived in Oak Creek for all my life, and Oak Creek changes all the time, the City never stays the same. I suppose that’s part of it, ever since A-C moved in there, so Oak Creek City Hall moved over this way where it was, the Police Department is over on Highway 100. We always came to a lot of Common Council meetings, it’s never the same. I mean we could be in here a few more years and they might change a bunch of other things in Oak Creek, well that’s progress I guess. But it’s like I said, Northwest Mutual, they seem to run the show in that area. I think Oak Creek goes along with what they say and vice versa. Maybe not, maybe yes, but I think for the residential person that bought land in the time ago, it was all fields and everything, so now we have to go with what’s going on with society and everything with Commercial, so I don’t like it anyway.”

Ryan Maughan, 1830 W. Drexel Avenue:

“My question is, you kept talking about the 2020 Comprehensive Plan – what is that?”

Doug Seymour explained that the plan was adopted by the City in April of 2002 in response to the State mandate that every municipality have a Comprehensive Plan to guide their future growth. The State Statute required certain elements such as housing, transportation, future land use map, utilities and infrastructure. This document would help guide the Council as they make decisions regarding future land use in the community.

Ryan Maughan: “Okay, and as far as Honadel Woods, which is part of the land swap – what was that zoned for the 2020 Comprehensive Plan?”

Mr. Seymour once again explained that the Comprehensive Plan does not show zoning.

Ryan Maughan: “Sorry, what was it proposed?”

Mr. Seymour commented that it was defined as a limited development area, recognizing some of the high-quality woodlands that were in private ownership.

Ryan Maughan: “Okay, so it wasn’t near the residential end of it? Was it planned for Mixed Use, or planned for Residential?”

Mr. Seymour explained that the areas adjacent to the Honadel Woods, specifically the southern part of Drexel Avenue, were shown as predominantly Residential, with some proposals for multi-family development adjacent to that.

Ryan Maughan: “So how come, if we took Honadel Woods, which was mostly planned as Residential, why are we planning the swap as Mixed Use?”

Mr. Seymour commented that the areas planned for Mixed Use are those areas taken out of public ownership which did not contain the high-quality wetlands or woodlands as defined by the DNR. The approval of the land swap and removing these properties from Falk Park signified that these properties no longer met the criteria of what would be preserved under the Resource Protection area.

Ryan Maughan: “Okay, if you take land from one spot that was proposed to be Residential – you take it away and make that a park, don’t you need to set aside that much land to stay Residential?”

Mr. Seymour commented that no, that is not necessarily the case.

Ryan Maughan: “Okay, my second question is about the school, you got this big new school going up, and you’re going to have a lot of cars going by the new school to get back to this Mixed Use area. Are we going to have any kind of precautions? Normally schools are built in residential neighborhoods, so all the neighbors can kind of keep an eye on the schools, we are not going to have people from out of town possibly coming in, driving past every day trying to see what’s there by. So with being Mixed Use, you don’t have a real high Residential outlook.”

Mr. Seymour responded that the majority of the 128+ acre quadrant of land owned by NML between the freeway and 27th Street is still planned to be developed as Residential. The sixty acres planned as Mixed Use was designated for development. The Planned Mixed Use designation does allow for some Residential use, but this area does not meet the DNR’s criteria for a park or a Resource Protection area. Due to its proximity along the Interchange, Planned Mixed Use is an appropriate land use.

Ryan Maughan: “Alright, my biggest concern is Planned Mixed Use, like a person said before, is it’s a very broad spectrum, you can put just about anything in there. How do you stop things from going in there that shouldn’t be, such as a big huge box store, or something that’s going to draw a lot of traffic, to the tune of thousands per day.”

Mr. Seymour commented that when and if a rezoning petition was presented to the Common Council, they would act in the best interests of the City.

Mayor Scaffidi added that the City has been accused of focusing too much on business and not enough on green space despite the fact that many acres of City parks are being built, as compared with other communities in the region. The City has an understanding of the need for balance, but property owners have a right to approach the City with regard to development of their land. He emphasized the City’s sensitivity to the location of the new school, adding that Mixed Use is important so that the City does not have any single type of development dominating the area.

Ryan Maughan: “Okay, and then as far as the properties in front of that 1830R parcel, once that is deemed Mixed Use, how easy would it be for somebody to come in and then change that to Commercial?”

Doug Seymour commented that if the area develops, given the proposed changes to the Comprehensive Plan, it is reasonable that there may be some changes from Residential to Nonresidential land uses.

Mayor Scaffidi added that it is not uncommon to see that kind of development along an interstate. In consideration that Drexel is the only new interchange within Milwaukee County in the last forty years, there is a great deal of interest in the area. Mayor continued with the second call for public comment.

Christine Struebing, 8562 S. Cortland Drive:

“Last night we just got a map from the Oak Creek School District. We had just learned that our students are going to be redistricted to the new school, which is wonderful, but I also have the same concern about whatever is going on with the redistricting and the roads, like if we are going to be changing that to business, mixed business, is there going to be two separate entryways to this, or are they going to be having the same roadway coming in past the school to get to these businesses?”

Mayor Scaffidi mentioned that he was not at liberty to comment on the redistricting of the schools.

Christine Struebing: “I understand, I guess my direct question is will there be two separate entrances?”

Doug Seymour explained that what was planned as part of the Tri Party Exchange Agreement is a roadway connecting Drexel Avenue through to 27th Street. The City is currently working on trying to speed up the development of that roadway, resulting in two connections to the school.

Christine Struebing: “So the main traffic would be going through a different road to get to those places that are being built up?”

Mr. Seymour noted that the roadway infrastructure would be designed to meet the needs of whatever develops there. Regardless of the type of development, traffic will be passing through the school area.

Mayor Scaffidi pointed out that several of the existing Oak Creek schools are located on busy streets, but the City would be sensitive to this issue and efforts will be made to ensure that the area is safe.

Christine Struebing: “Thank you.”

Mayor Scaffidi made the third and final call for comment. Hearing none, Mayor closed the public hearing.

Comprehensive Plan Amendment

2020 Vision – A Comprehensive Plan for the City of Oak Creek

Update the Planned Land Use category and Map 2 in the Comprehensive Plan for the properties at 7951, 8067, 8210, 8245, 8310, and 8351 S. 20th Street; 7312 S. 27th Street; 1741R, 1830R, 1901, 2200, 2211, 2300, 2305, 2319, 2361 and 2500 W. Drexel Avenue; and 1965 W. Rawson Avenue.

Tax Key Nos. multiple

Mayor Scaffidi opened up discussion of the Comprehensive Plan Amendment to the Commission.

Alderman Bukiewicz opened the discussion, noting that as this issue is within his district, he had received calls from some concerned residents. He reiterating that while the City will be sensitive to the type of new development moving in with respect to the residential areas, property owners have the right to develop those areas. He suggested that this issue might be addressed by building some sort of buffer or berm to separate residential areas from any business development. With respect to other commentary about NML "running the City", Alderman Bukiewicz commented that he sees their relationship with the City as more of a partnership, with NML looking for positive change within the City, and may pursue purchasing more of the properties along Drexel Avenue. He explained that when the Interstate was built, the State dealt with property owners for land acquisitions under eminent domain because the land was needed to construct the freeway ramps. In the case of NML acquiring any additional properties along Drexel Avenue, he thought there would be no need to use the eminent domain process and that NML would work directly with residents.

Doug Seymour confirmed that while the City has the ability to use eminent domain under certain circumstances, this would not be the case with the properties on Drexel Avenue.

Alderman Bukiewicz added that the road going through on 20th Street would be designed to sustain anticipated traffic to the school as well as any future development. He added that this is a fluid situation, but fits in with the overall Comprehensive Plan. With the City's obligation to keep that plan up to date, he is in favor of the amendment.

Mayor Scaffidi commented that based on NML's presence in Franklin and downtown, he has complete faith that they will act in the best interests of the City, adding that that the City's goal is not just to "fill properties", but rather to have development that looks and feels as if it belongs within the City.

Commissioner Dickmann commented that as a member of the original group that developed the Comprehensive Plan for the City in 2002, the whole objective was to continue updating the plan to reflect changes in the City as required by the State, and that over time there would be continued changes to the plan.

Mayor Scaffidi agreed, and called for a motion.

Alderman Bukiewicz motioned that the Plan Commission adopts resolution 2015-04, amending the Comprehensive Plan and Planned Land Use map for the properties at 7951, 8067, 8210, 8245, 8310 and 8351 S. 20th Street, 1741R, 1830R, 1901, 2200, 2211, 2300, 2305, 2319, 2361 and 2500 W. Drexel Ave. and 1965 W. Rawson Avenue to reflect the change in land use as indicated in Exhibit A, following a public hearing and adoption by the Common Council.

Alderman Guzikowski seconded.

On roll call: all voted aye. Motion carried.

Plan Review

Tyler Edwards, Menard, Inc.

6800 S. 27th St.

Tax Key No. 737-9040-001

Kari Papelbon gave an overview of the request for approval of a building addition and minor changes to the existing garden center.

Commissioner Chandler asked whether there were any modifications for fire safety or HVAC for the extended warehouse.

Tyler Edwards (Real Estate Representative, Menards), 5101 Menard Drive, Eau Claire, WI. Mr. Edwards noted that no, there would be no changes as it is a small addition for trucks to back in and load materials out of the warehouse.

Commissioner Chandler asked whether there were any City requirements for changes to the fire safety system.

Assistant Fire Chief Kressuk responded that the Fire Department would work with the applicant once detailed drawings of the addition are received, and specific ordinances would be addressed at that point. He added that generally the City's ordinances will line up with the State and national codes. His concern was that an exit was being eliminated and whether this change to the building design would support estimated occupant loads. This would need to be calculated by the architects in the rendering process to assure there are enough remaining exits to handle occupant loads.

Tyler Edwards noted that they are making these changes to all of their stores and have consulted with architects and the International Building Code to make sure that closing off an exit complies with regulations. The new addition will have a sprinkler system in place.

Commissioner Chandler inquired whether there would be trucks in the overhang area.

Mr. Edwards answered that there would not be trucks in this area.

Commissioner Chandler asked what would be in the overhang area.

Mr. Edwards explained that the purpose of the project, which will be companywide, is to add more covered storage. It is basically taking former open-air storage areas and closing them in with a garage door. There may be forklift activity, but no trucks.

Commissioner Dickmann expressed concern over the elimination of the garden center entrance, noting that this would be an inconvenience for customers to transport large or heavy items to the front checkouts.

Mr. Edwards responded that the garden center exit is being eliminated because it is only used a few weeks out of the year, during the weekends in the springtime. During other times of the year this exit would be locked so customers would have to use the main entrance anyway.

Alderman Bukiewicz agreed with Commissioner Dickmann, and asked to clarify whether or not they intended to use the firegate on the north end of the building for truck traffic.

Mr. Edwards responded no, that truck traffic would continue to use the same yard that is currently be used.

Mayor Scaffidi called for a motion. Commissioner Correll motioned that the Plan Commission approves the site and building plans submitted by Tyler Edwards, Menard, Inc., for the property at 6800 S. 27th St. 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.

Commissioner Siepert seconded.

On roll call: all voted aye, motion carried.

Conditions and Restrictions
Shawn McKibben, Oak Park Place
1980 W. Rawson Ave.
Tax Key No. 736-8995-001

Kari Papelbon reviewed this item recommended for approval at the November 10, 2015 Plan Commission Meeting, adding that Commissioners will be asked to rule on the issue of parking at the facility. Staff is recommending a reduction in the number of allowed parking stalls for Phase I of the project, which includes the memory care unit and excludes the independent living unit which is part of Phase II.

Commissioner Dickmann explained his understanding was that both parts of the facility were for elderly residents.

Shawn McKibben (Oak Park Place) 719 Jupiter Drive, Madison, WI. Mr. McKibben noted that this facility would be only for seniors.

Commissioner Dickmann inquired whether this could be stated in the documents.

Mayor Scaffidi noted yes, it could be specifically stated that the facility is only for seniors.

Commissioner Dickmann also asked about the location of the driveway on the south end of the property that exits onto 20th Street.

Ms. Papelbon noted that site plan review is not part of the conditional use permit, and that the Commission should wait until the plans are received to discuss the location of the driveway.

Mr. McKibben interjected that he is aware that the driveway needs to be moved further north. He also added with respect to the parking issue, only a very limited number of residents living in Phase I of the project would have vehicles. It would be mostly family visitors and staff that would require parking, and they are confident the plan include more than adequate parking.

Arden Degner, 8540 S. Pennsylvania Avenue asked whether there would be sufficient visitor parking.

Mayor Scaffidi responded that the applicant has indicated there is visitor parking.

Alderman Guzikowski asked whether there would be any issues with the adjacent concrete plant operating at the same time, as far as getting in and out of the building.

Mayor Scaffidi noted that the concrete plant is a temporary use.

Ms. Papelbon agreed, noting that the concrete plant would be accessing from Rawson, whereas the facility would be accessing from 20th Street. Ms. Papelbon clarified that the word "*elderly*" would be added to the staff recommendation for the motion, as well as item 10B of the Conditions and Restrictions under Permitted Uses, language would be changed to "licensed *elderly* community living arrangement".

Commissioner Siefert asked for clarification on Item 11B, regarding the reference to thirty-six months from the date of adoption, whether it was Phase I adoption, or thirty-six months after the completion of Phase I.

Ms. Papelbon explained that Phase II would start within thirty-six months of the ordinance approving this conditional use.

Beverly Buretta, 3736 E. Oakwood Rd. Ms. Buretta inquired whether this facility qualifies as a CBRF.

Mr. McKibben responded that the memory care units are CBRF, the assisted living units are RCAC.

Ms. Buretta asked for an explanation of RCAC.

Mr. McKibben explained that in terms of code requirements and State requirements, the CBRF is more restrictive and challenging in terms of requirements, RCAC is more like apartment living.

Mayor Scaffidi reiterated Ms. Buretta's question regarding the definition of RCAC and what the difference is between the two.

Ms. Buretta explained that her understanding of the CBRF requirements is that they could not be restricted to a specific type of individual to reside there. She asked if the development did not proceed as planned, if it could be turned into something else, for instance, a halfway house.

Ms. Papelbon explained that they would have to comply with State law, which requires certain things with the operation of a CBRF. They would be restricted to the conditional use as allowed by the City in terms of the type of development that would be there. She further explained that a halfway house is not the same thing as a CBRF.

Ms. Buretta inquired whether the conditions and restrictions pass along to the new owners if there was an ownership change.

Ms. Papelbon explained that yes, the conditions and restrictions run with the land use.

Commissioner Chandler inquired whether there should be a reference to Phase II as well as Phase I in item 11D, as throughout the document, it refers to both phases.

Ms. Papelbon explained the reason for this is that Phase I has to occur within twelve months. If that doesn't happen, they cannot continue with Phase II.

Alderman Bukiewicz asked about the definition of "elderly" as it relates to a younger individual who may need the services of this facility.

Ms. Papelbon stated that this applicant stated in their proposal that they specifically cater to the elderly.

Alderman Bukiewicz also addressed the issue of parking and stated that he would be comfortable going forward provided there is sufficient visitor parking. He added that there would be limited interest in developing a subdivision in this particular area due to its proximity to the freeway onramp, so he felt that it was a good fit for the area as long as the driveway could be placed off of 20th Street to minimize the traffic impact.

Mayor Scaffidi called for a motion. Alderman Bukiewicz motioned that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit allowing a licensed elderly community living arrangement with a capacity of sixteen (16) or more persons and housing for the elderly/multiple-family dwellings in excess of four (4) dwelling units per structure on the property at 1980 W. Rawson Ave.

Alderman Guzikowski seconded.

On roll call: all voted aye. Motion carried.

Plan Review

Tony Mirenda, Grace Lutheran Church

3381B E. Puetz Rd.

Tax Key No. 864-0062-000

Kari Papelbon explained the applicant is requesting site, building, and landscaping plan approval for a 485-square-foot addition to the southwest portion of the existing building.

Mayor Scaffidi asked if there were questions from the Commission. Hearing none, he called for a motion. Commissioner Dickmann motioned that the Plan Commission approves the site, building, and landscaping plans submitted by Tony Mirenda, Grace Lutheran Church, for the property at 3381B E. Puetz 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.

Commissioner Siefert seconded.

Mayor Scaffidi interrupted roll call to have the applicant state their name and address for the record: Peter Ogorek (Architect, Perspective Design), 11525 W. North Avenue, Wauwatosa, WI.

Mr. Ogorek noted he appreciated the quick approval of the item, but wished to comment on Condition 2 relative to the screening of the rooftop equipment, noting that there will be a struggle to screen the equipment on the north side of the existing building. These are condensing units for small air conditioning systems. Mr. Ogorek noted that the screening for such units would be obtrusive and would create a heavy snow load on the existing roof and therefore respectfully requested that the equipment on the north side of the building not be required to be screened. Other rooftop units would be screened.

Mayor Scaffidi inquired whether Mr. Ogorek had made this request of staff prior to this meeting.

Mr. Ogorek replied that yes, he had.

Mayor Scaffidi asked whether staff was willing to work with Mr. Ogorek on the screening issue.

Ms. Papelbon indicated yes, staff would work with Mr. Ogorek.

Mayor Scaffidi asked whether the Commission would be comfortable with that. Commissioners responded they were.

On roll call: all voted aye. Motion carried.

**Temporary Use Permit
Tim Frerichs, Michels Corporation
Concrete Batch Plant, Exit Ramp at I-94 and Rawson Ave.**

Kari Papelbon explained the applicant is requesting approval to allow the existing temporary concrete batch plant within the right-of-way at the I-94 and Rawson Avenue off-ramp to remain in place through the completion of the 27th Street project, anticipated for September 30, 2016.

Mayor Scaffidi asked when the concrete batch plant would cease operation and the City would see this area returned to a green space.

Ms. Papelbon explained that the temporary use was requested because there was a delay in the 27th Street project. Assuming the 27th Street project completes as projected (end of September, 2016), the site would be restored hopefully by the end of November, 2016.

Commissioner Dickmann expressed concern that cars coming off the freeway heading east would be at increased risk for accidents given the high volume of truck traffic coming from the plant.

Mayor Scaffidi responded that he was not aware of any increase in accidents in the area.

Alderman Bukiewicz felt that permitting and associated fees should be adjusted depending on the length of time the plant is using the space, as their presence affects our traffic levels and the heavy equipment impacts the condition of our roads.

Commissioner Correll responded that the alternative to using a temporary batch plant is hauling more trucks over more space, rendering more damage to the City's roadways.

Commissioner Siepert inquired about the noise level made by the equipment.

Tim Frerichs (Michels Corporation), 517 W. Main Street, Brownsville, WI. Mr. Frerichs commented that with regard to the noise level, the equipment at the plant is state-of-the-art, and is difficult to hear at a distance of about one hundred feet. Mr. Frerichs also noted that they have taken steps to replace beeping back-up alarms on their equipment with a buzzer sound that is muffled, so there is no disruption to the local residents. As far as progress on the project, the first phase is already completed for this year, and the upcoming projects for 2016 will span approximately a 5-week period which will vary during the summer months due to the project staging, so there will be limited activity at the plant in the coming year. With regard to the earlier comment about "thirty trucks per hour" coming from the plant, Mr. Frerichs added that the actual count would probably be closer to about twenty trucks per hour.

Ms. Papelbon requested to have the Commission consider adding a statement to Condition 4 of the proposal that the site would be restored by October 31, 2016. Furthermore, Ms. Papelbon requested to add a fifth condition stating that there would be no crushing on-site.

Mayor Scaffidi asked Ms. Papelbon to clarify the timeframe for restoring the site, noting that a two-week time frame might not be long enough for cleanup. Ms. Papelbon proposed a date of November 30th for completion of site restoration.

Mr. Frerichs confirmed that this would be acceptable.

Mayor Scaffidi called for a motion to be made.

Alderman Bukiewicz motioned that the Plan Commission approves the temporary use permit for the temporary concrete batch plant within the right-of-way at I-94 & Rawson Ave., subject to the following conditions:

1. That all building and fire codes are met.
2. That the use is limited to approved WisDOT projects in the area, and that truck traffic is limited to State and County highways.
3. That the hours of operation be limited to Monday through Friday between 7:00 AM and 8:00 PM and Saturday between 8:00 AM and 5:00 PM.
4. That the temporary use shall expire on October 15, 2016 with site restoration completed by November 30, 2016.
5. That there shall be no on-site crushing of materials.

Commissioner Chandler seconded.

On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Correll seconded.

On roll call: all voted aye. The meeting adjourned at 7:23 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

Date



Plan Commission Report

ITEM: 4a

DATE: December 8, 2015

PROJECT: Sign Plan Review – Liberty Corporate Preserve

ADDRESS: 2440 W. Corporate Preserve Drive & 10050 S. 27th Street

TAX KEY NO: 927-9037 & 927-9036

STAFF RECOMMENDATION: That the Plan Commission approves the master sign plan submitted by Jaime Dieman for the Liberty Corporate Preserve located at 2440 W. Corporate Preserve Drive and 10050 S. 27th Street.

Ownership: C/O GAP VI Properties, LLC LSOP WI LLC, A DE LLC

Size: 8.711 acres 4.649 acres

Existing Zoning: M-1 PUD, Manufacturing District Planned Unit Development, OO, Mixed Use Office Overlay District

Adjacent Zoning:
North – M-1 PUD, Manufacturing District Planned Unit Development, OO, Mixed Use Office Overlay District
East – M-1 PUD, Manufacturing District Planned Unit Development
South – Rs-3, Single Family Residential District, B-4, Highway Business District, OO, Mixed Use Office Overlay District
West – City of Franklin

Comprehensive Plan: Planned Industrial

Wetlands: N/A.

Floodplain: N/A.

Official Map: Yes. See attached map for specific location.

Commentary: The applicant is submitting a master sign plan for the buildings located at 2440 W. Corporate Preserve Drive and 10050 S. 27th Street. According to City Code, multi-tenant developments require a sign plan. This plan will establish parameters such as size, location, and design of signs for this development. Future signs for this development will need to conform to the adopted sign plan. Variations to the adopted plan will require the applicant to go before the Plan Commission to amend the master sign plan.

The proposed master sign plan conforms with the existing sign code. Details of the master sign plan is included in this report. Below is a summary of the sign regulations pertaining to these parcels:

- 1) One monument sign for each parcel.
- 2) Internally lit wall signs must illuminate with either white or red LED lights.
- 3) One wall sign per tenant. They shall be raceway or channel letter signs.
- 4) End cap tenants will have the option to place an additional wall sign on either the north or south elevation of the building.
- 5) No sign shall exceed 100 square-feet in area.

Prepared by:

Respectfully Submitted by:

Peter Wagner
Zoning Administrator/Planner

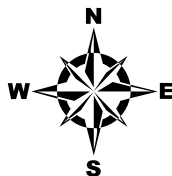
Douglas Seymour, AICP
Director of Community Development

Location Map

10100 S. 27th St. & 2440 W. Corporate Preserve Dr.



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



Legend	
	Subject Properties
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)

City of Oak Creek-Master Sign Program

As required by the City of Oak Creek Municipal Code- Section 17.0708(j)

Project Name: Liberty Corporate Preserve at Oak Creek

Property Address: 2440 W. Corporate Preserve Drive

Current Zoning: MIPUD/OO Manufacturing/Mixed Use Office Overlay

Tax Key: 927-9998

Applicant Name: Somerset Properties

Contact Person: Paul Galbraith

Applicant Address: 11414 W. Park Place, Suite 104

City: Milwaukee **State:** WI **Zip:** 53224

Intent

This document comprises the Master Sign Program (MSP) for Liberty Corporate Preserve at Oak Creek located at 2440 W. Corporate Preserve Drive. Liberty Corporate Preserve is a manufacturing/office development consisting of two separate buildings that are designed to work together as one unified development. The intent of the MSP is to set forth a theme as to placement, lettering style, color, materials, mounting method and other related design considerations of signs, while at the same time reducing sign clutter. No sign shall be erected, placed, painted, or maintained, except in conformance with the MSP.

Background Information

The subject Liberty Corporate Preserve at Oak Creek is zoned MIPUD Manufacturing District and OO Mixed Use Office Overlay District and is subject to the OO District standards and specific plan approvals of the City of Oak Creek Plan Commission.

Approval Procedure

All planned sign programs shall be reviewed and approved by the Plan Commission. After the approval of this sign program, no sign shall be erected, placed or maintained except in conformance with the planned sign program.

Amendments to this document require Plan Commission review and approval in the form of a Master Sign Program Amendment. Any future signage outside the requirements of the master sign program shall not be permitted without the applicant receiving approval of a master sign program amendment from the Plan Commission.

Separate Sign Permits are required for each individual sign throughout the development and will be issued by the Zoning Administrator/Planner. Prior to application, the tenant shall obtain initial approval from the Owner of Liberty Corporate Preserve of Oak Creek and the application must bear the signature and/or stamp of the appropriate Liberty Corporate Preserve representative(s).

Applicability of Sign, Zoning, and Municipal Codes

Conflict. If any provision, sentence, or clause of the Master Sign Program as approved herein, or as may be amended from time to time, is found to be in conflict with the requirements of the Municipal Code of the City of Oak Creek, including but not limited to Section 17.0706 On-premise Signs Permitted in All Business & Manufacturing Districts, the requirements of the Municipal Code shall prevail.

Severability. If any provision, sentence, or clause of the Master Sign Program as approved herein, or as may be amended from time to time, is declared invalid or unenforceable, such invalidity or unenforceability shall not affect the whole Master Sign Program, but the whole, remaining Master Sign Program shall be construed and enforced accordingly and such provision, sentence, or clause shall be severable.

Enforcement. If the City fails to enforce any requirement of the Master Sign Program or fails to exercise any right or remedy available under this Master Sign Program or the Municipal Code of the City of Oak Creek, including but not limited to Section 17.0706 On-premise Signs permitted in All Business & manufacturing Districts, that failure shall not be construed as a waiver of any requirement, right, or remedy and shall not restrict the City from enforcing any such requirement or exercising any such right or remedy.

Professionally Prepared

All signs and sign plans shall be “professionally” prepared and demonstrate materials, color selection, and craftsmanship. Applications to the City of Oak Creek Zoning Department for sign permits shall include professionally rendered imagery and dimension scale drawings and shall depict the type of light source, all materials, and colors.

Liberty Corporate Preserve of Oak Creek Sign Types

Master Identification Sign(s)

The Master Identification sign location is shown in Exhibit 1 on the Site Plan. Sign details and a rendering of this sign can be found in Exhibits 4.

Tenant Wall Signs

Lot 2 and Lot 3 - The location of tenant wall signs are shown on the rendering in Exhibit 6. Wall sign standards can be found in Exhibit 7. Sign text and logos shall be placed within the applicable allowable sign zone consistent with the following guidelines.

- a) The vertical orientation of the wall sign within the allowable sign zone shall be evenly balanced relative to a horizontal line running through the horizontal center of the allowable sign zone.
- b) Wall signs may be centered over the tenant entrance, centered relative to an architectural element, or centered over the tenant space as mutually determined by the landlord and Department of City Development.
- c) Each wall sign shall be placed and sized in a manner such that it does not interfere with architectural elements
- d) Wall signs may be placed so as to create balance across the façade of a given building

Section 210-9(l) – Temporary, Window, and Other Signs

Unless further detailed in the Master Sign Program, all temporary signs and window signs must conform to the City of Oak Creek Sign Code as outlined below.

“Permits and Regulations: All temporary signs require a permit issued by the Community Development Department. There is no fee imposed for the permit. (1) A Temporary Sign Permit allows the use of one (1) sign that does not exceed thirty-two (32) square feet in area on one side or sixty-four (64) square feet in area on all sides and does not exceed eight (8) feet in height. (2) An owner or occupant of property may be granted a temporary sign permit up to four (4) times per calendar year permitting that owner or occupant to display any one (1) temporary sign for a maximum of fifteen (15) days each pertaining to the applicant’s business. (3) Each tenant in a multi-tenant property may apply for a temporary sign permit up to four (4) times per calendar year permitting that tenant to display any one (1) temporary sign for a maximum of fifteen (15) days each pertaining to the applicant’s business. (4) A Temporary Sign Permit requires that a temporary sign will be removed by the applicant within twenty-four (24) hours of the expiration of the permit. (5) No Temporary Sign Permit will be granted to a business that has a changeable copy sign. (6) Temporary signs, if illuminated, shall not flash, blink or fluctuate in light intensity, Temporary electronic signs shall not flash, blink or fluctuate in light intensity and not change copy more frequently than every ten seconds. (7) Temporary signs, if wind borne, can only be of the feather or tear drop design and cannot exceed twenty (20) square feet in area and not exceed eight (8) feet in height. There will be a temporary sign fee of \$25 for this type of temporary sign. Other wind borne signs, including but not limited to inflatable signs, streamers, pennants, flags, and balloons, are only permitted with a grand opening temporary sign permit.”

“Window signs, except for painted signs and decals, shall be placed only on the inside of commercial buildings. Window signs shall not cover more than twenty-five (25) percent of the window(s) on which they are placed. Not permit shall be required for non-illuminated window signs. Illuminated window signs advertising the name of the business or principal services offered shall count as towards the maximum number of signs.”

Traffic Regulatory, Directional and Informational Signs

Traffic Regulatory, Directional and Informational Signs, which include signs such as “Stop”, “No-Parking”, “One-way”, “Fire Lane”, “No Skateboarding”, “ Clearance X”, or other legal notices, etc., but which do

not include way-finding signs (directional signs that incorporate advertising or store names), may be installed by the developer or his designee in accordance with city of Oak creek ordinance section 17.0704.

Prohibited Signs

Any sign prohibited in the City of Oak Creek Sign code shall not be allowed under this Master Sign Program unless expressly permitted in this document.

**Liberty Corporate Preserve at Oak Creek
Master Sign Program**

1. Theme, Color & Size Style:

- a. **Monument** – One monument sign located on West Corporate Preserve Drive is permitted in section 17.0706 (J) (1). For detailed rendering please see **Exhibit 5**. Monument sign to coordinates with the main identification sign located on 27th street; included similar design and materials.
- b. **Tenant Wall Theme** – Individual illuminated letters on raceway, channel letters, dark bronze returns and trim caps. The face color will be Dual-Color Black film, white, or red channel letters for each individual sign to create continuity while allowing the option of a trademark color or logo/graphic. This theme meets a variety of tenants’ needs while providing continuity. Raceway color to blend with facade on building. Maximum projection from building not to exceed 12”. Letters must be internally illuminated white or red LED (with translucent faces and with light sources completely concealed) Illumination levels shall comply with City of Oak Creek code. See **EXHIBIT 6 & 7**
- c. **Master I.D.** – Master Identification monument sign permitted in section 17.0706 (J) (1). For cohesive appearance using same building materials at base as adjacent buildings (stone, brick). Base: Tan Stone and brick. See **EXHIBIT 4**.

2. Proposed Location:

- a. **Monument** – See **EXHIBIT 5**. Directional Sign located on West Corporate Preserve Drive. Shall comply with visibility requirements set forth in Section 17.0401 of the Municipal Code. Sign to be located no closer than ten (10) feet to the street right-of-way nor closer than ten (10) feet to a side or rear lot line.
- b. **Tenant Wall** – Tenant wall signs shall be placed within the allowable sign zone as indicated on **EXHIBIT 6**. Tenant signs may be placed to add balance across the façade of a building. Main Entrance tenants located in the office building on lot 2 will be allowed signage on the east and west sides of the building for maximum visibility. End cap tenants will be allowed an additional wall sign on the north or south side that fits with the architectural design of the building per section 17.0706 (j) (2). See **EXHIBIT 6**.

- c. **Master I.D.** – Main Identification monument sign to be located on South 27th Street. Shall comply with visibility requirements set forth in Section 17.0401 of the Municipal Code. Sign to be located no closer than ten (10) feet to the street right-of-way nor closer than ten (10) feet to a side or rear lot line. See **EXHIBIT 4**.

3. Proposed Size:

- a. Monument Sign- See **EXHIBITS 5**. Monument sign shall not exceed eight (8) feet in height and shall not exceed 100 square feet on any one side nor more than 200 square feet on all sides.
- b. **Tenant Wall** – See **EXHIBIT 6**. Main Entrance tenants shall be allowed one (1) square foot of signage per lineal frontage of tenant space, but shall not exceed 100 square feet. Main Entrance tenants in the Lot 2 office building shall be allowed an additional wall sign fitting with the architectural design of the building not to exceed 100 square feet on the West side of the building facing 27th street. End cap tenants will be allowed a sign to be located on the north or south of the building not to exceed 100 square feet.
- c. **Master I.D.** – See **EXHIBIT 4**. Master Identification monument sign shall not exceed eight (8) feet in height and shall not exceed 100 square feet on any one side nor more than 200 square feet on all sides.

4. Categories of Signs:

Master I.D., Tenant Wall Signs & Monument Signs Provided.

5. Development Size:

- a. Development consists of 2 buildings a 44,665 SF office building and a 68,457 SF warehouse building

Exhibits Enclosed:

1. Office Building Site Plan
2. Warehouse Building Site Plan
3. Architect Drawing
4. Main Identification Sign Rendering
5. Monument Sign Rendering
6. Wall Sign Rendering
7. Channel Letter Rendering
8. Signage Standards

EXHIBIT 8

Signage Standards

For

Liberty Corporate Preserve

Tenant Wall Signage

Illuminated channel letters, one (1) square foot of signage per lineal frontage of tenant space, but not to exceed 100 square feet.

Main Entrance tenants in the office building (Lot 2) shall be allowed an additional wall sign fitting with the architectural design of the building to be located on the west side of the building facing 27th street

Minimum .063 aluminum back

5" aluminum returns, min .040 alum.

Returns and trim caps to be dark bronze

3/16" Plexiglas faces, sign faces to be a dual color black film, white, or red color with an optional trademark color or graphic in the logo

A logo or graphic may be allowed within the Tenant Wall Sign Allowance

1" trimcap

White or Red LED illumination

Painted finishes to be Matthews Acrylic Polyurethane

Underwriter labeled and approved

Raceway type installation

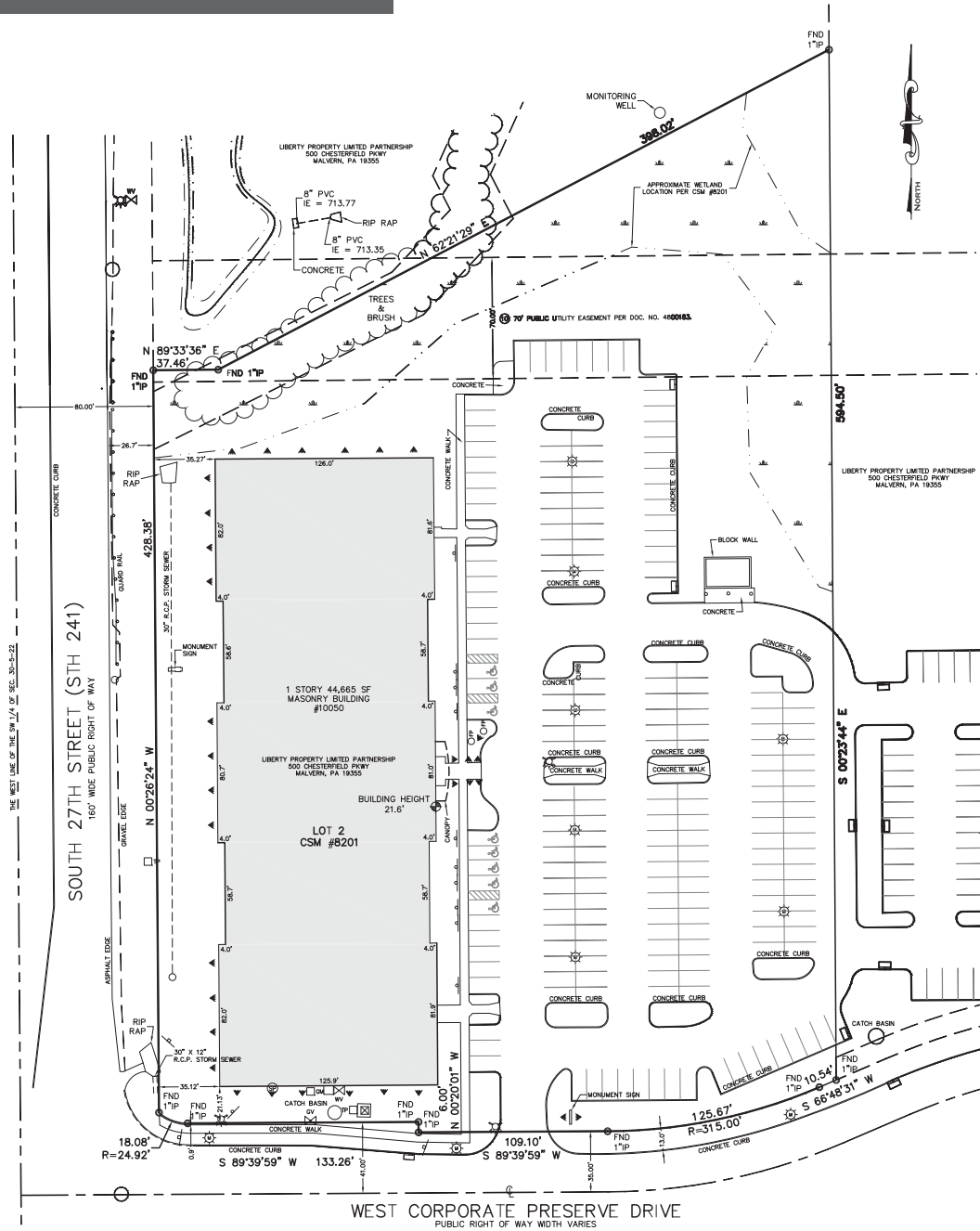
6" x 6" extruded aluminum raceway

Layout and font to be approved by Landlord prior to permit application.

Scale, color drawings are required for submittal to Landlord

Temporary banners will be allowed prior to completion of signage and must be removed prior to final signage installation. Temporary banners will be allowed for 30 days. The content of temporary banners will be limited to the name and approved layout of the permanent sign.

Any deviation from the above sign standards must be approved by the Landlord in writing.



Utility Notes

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

- W — WATER LINE
- G — BURIED GAS LINE
- CTV — BURIED CABLE TELEVISION LINE
- TEL — BURIED TELEPHONE LINE
- // — BURIED UTILITY LINE
- E — BURIED ELECTRIC LINE

Encroachment

THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS:

NONE.

Legend of Symbols & Abbreviations

- ⊠ ELECTRIC TRANSFORMER
- ⊞ ELECTRIC METER
- ⊞H ELECTRIC HAND HOLE
- ⊞M GAS METER
- ⊞ TV PEDESTAL
- ⊞ TELEPHONE PEDESTAL
- ⊞ AIR CONDITIONER
- ⊞ UTILITY POLE
- ⊞ FLAG POLE
- ⊞ METAL SIGN
- ⊞ BOLLARD
- ⊞ GAS VALVE
- ⊞ MAIL BOX
- ⊞ METAL LIGHT POLE
- ⊞ YARD LIGHT
- ⊞ WATER VALVE
- ⊞ HYDRANT
- ⊞ MANHOLE
- ⊞ CURB INLET
- ⊞ AUTO SPRINKLER

Notes Corresponding to Schedule B

10. EASEMENT GRANTED TO CITY OF OAK CREEK BY INSTRUMENT DATED OCTOBER 17, 1973 AND RECORDED ON OCTOBER 18, 1973, IN REEL 751, IMAGE 332, AS DOCUMENT NO. 4800183. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
11. RESTRICTIONS, WETLANDS, 30' DRAINAGE EASEMENT AND TEMPORARY CUL-DE-SAC EASEMENT AS SHOWN ON CERTIFIED SURVEY MAP NO. 7823. RESTRICTIONS AFFECT SUBJECT PROPERTY, NOT PLOTTABLE. WETLANDS AFFECT SUBJECT PROPERTY, NOT PLOTTABLE. 30' DRAINAGE EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON. TEMPORARY CUL-DE-SAC EASEMENT DOES NOT AFFECT SUBJECT PROPERTY.
12. WETLANDS AND 30' DRAINAGE EASEMENT AS SET FORTH ON CERTIFIED SURVEY MAP NO. 8201. WETLANDS AFFECT SUBJECT PROPERTY, NOT PLOTTABLE. 30' DRAINAGE EASEMENT AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
13. STORM WATER MANAGEMENT PRACTICES MAINTENANCE AGREEMENT DATED JULY 23, 2007 AND RECORDED ON AUGUST 20, 2007, AS DOCUMENT NO. 09481780. AFFECTS SUBJECT PROPERTY BUT NOT PLOTTABLE.
14. TERMS, PROVISIONS AND CONDITIONS SET FORTH IN DEVELOPMENT AGREEMENT DATED AUGUST 8, 2007 AND RECORDED ON OCTOBER 3, 2007, AS DOCUMENT NO. 09503004. AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.
15. MEMORANDUM OF TAX INCREMENTAL DISTRICT NO. 7 FINANCE DEVELOPMENT AGREEMENT DATED AUGUST 8, 2007 AND RECORDED ON OCTOBER 3, 2007, AS DOCUMENT NO. 09503005. NOTICE OF PUBLIC IMPROVEMENTS AND PHASE I SUBSTANTIAL COMPLETION DATED OCTOBER 19, 2010 AND RECORDED ON NOVEMBER 5, 2010, AS DOCUMENT NO. 09359881. AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.
16. DISTRIBUTION EASEMENT UNDERGROUND JOINT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY D/B/A WE ENERGIES AND WISCONSIN BELL, INC. D/B/A AT&T-WISCONSIN, BY INSTRUMENT DATED FEBRUARY 13, 2008 AND RECORDED ON MARCH 7, 2008, AS DOCUMENT NO. 09569071. DOES NOT AFFECT SUBJECT PROPERTY.



262.432.1330
 Innovative-Signs.com
 21795 Doral Rd. Suite B
 Waukesha, WI



Signable SF Calculation

SINGLE SIDE EXPOSURE - 1 OFFICE

(Frontage) x 1.0 = Signable Area SF

Main, West, East Exposure

Not to Exceed 100sf

* Non main entrance tenants will be allowed the use of door & window vinyl for identification purposes.

① EAST ELEVATION

Only 2 signs allowed for Main Entrance Tenant.
3 Signs allowed for endcap Main Entrance Tenants.

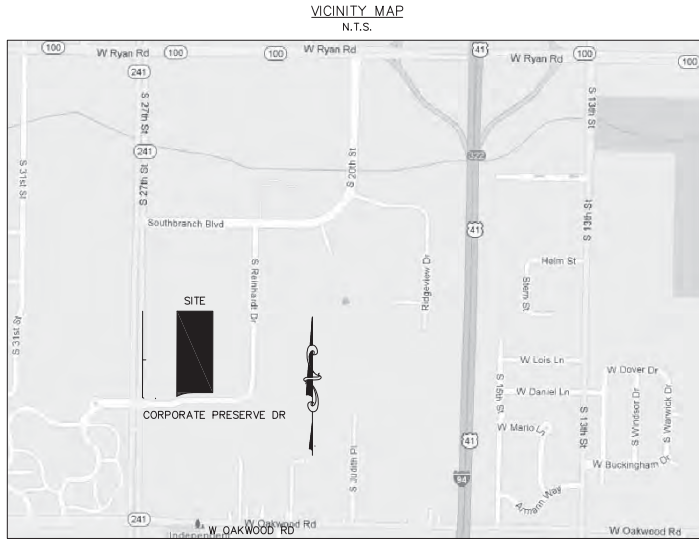
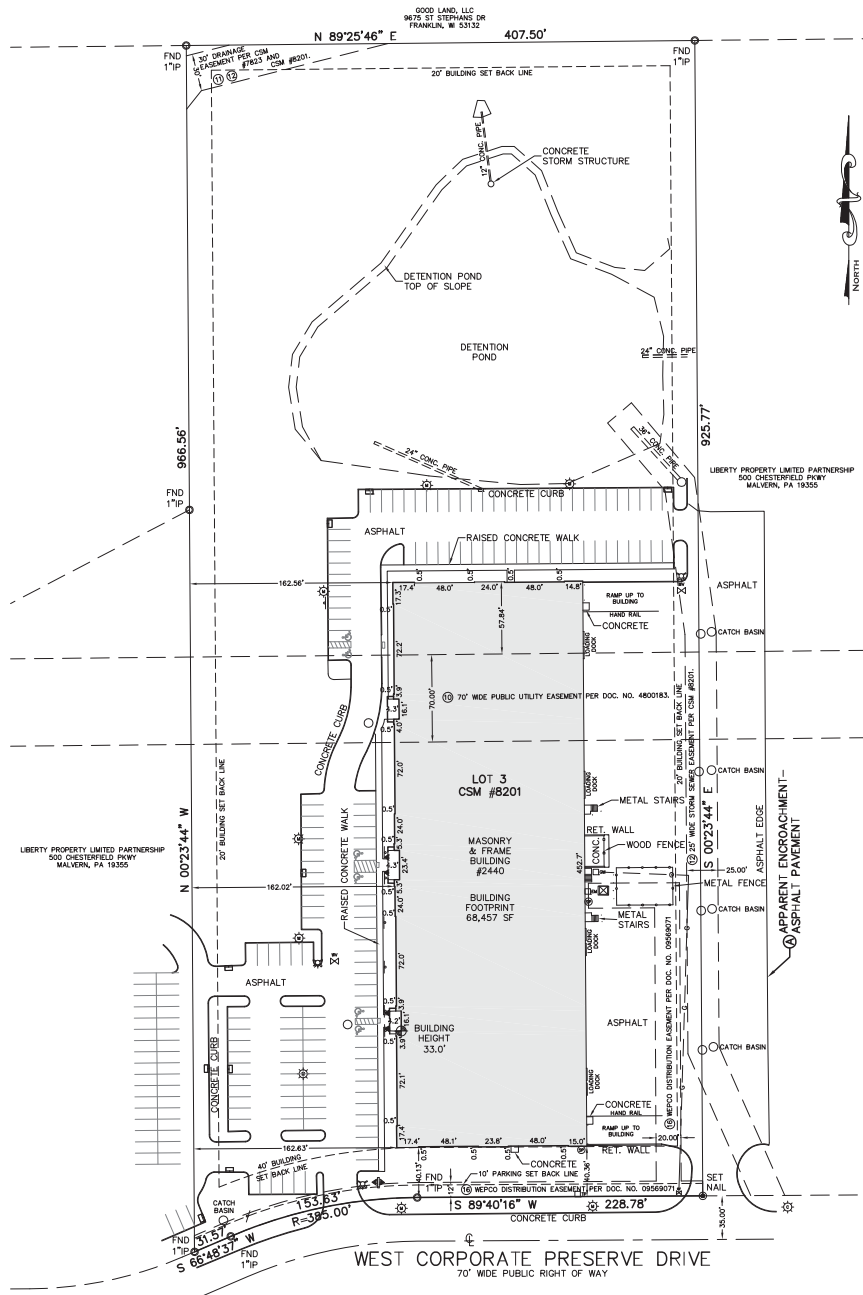


② WEST ELEVATION

Only 2 signs allowed for Main Entrance Tenant.
3 Signs allowed for endcap Main Entrance Tenants.



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— W —	WATER LINE
— G —	BURIED GAS LINE
— TV —	BURIED TELEVISION LINE
— TEL —	BURIED TELEPHONE LINE
— // —	OVERHEAD UTILITY LINES
— E —	BURIED ELECTRIC LINE

Encroachment Statement

THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, EXCEPT AS FOLLOWS:

- A. APPARENT ENCROACHMENT — ASPHALT PAVEMENT ON EAST SIDE OF PROPERTY.

Notes Corresponding to Schedule B

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- DISTRIBUTION EASEMENT UNDERGROUND JOINT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY D/B/A WE ENERGIES AND WISCONSIN BELL, INC. D/B/A AT&T-WISCONSIN, BY INSTRUMENT DATED FEBRUARY 13, 2008 AND RECORDED ON MARCH 7, 2008, AS DOCUMENT NO. 09569071. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

Legend of Symbols & Abbreviations

⊠	ELECTRIC TRANSFORMER	⊠	GAS VALVE
⊠	ELECTRIC METER	⊠	MAIL BOX
⊠	ELECTRIC HAND HOLE	⊠	METAL LIGHT POLE
⊠	GAS METER	⊠	YARD LIGHT
⊠	TV PEDESTAL	⊠	WATER VALVE
⊠	TELEPHONE PEDESTAL	⊠	HYDRANT
⊠	AIR CONDITIONER	⊠	UTILITY POLE
⊠	UTILITY POLE	⊠	MANHOLE
⊠	FLAG POLE	⊠	CURB INLET
⊠	METAL SIGN	⊠	AUTO SPRINKLER
⊠	BOLLARD		



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Signable SF Calculation

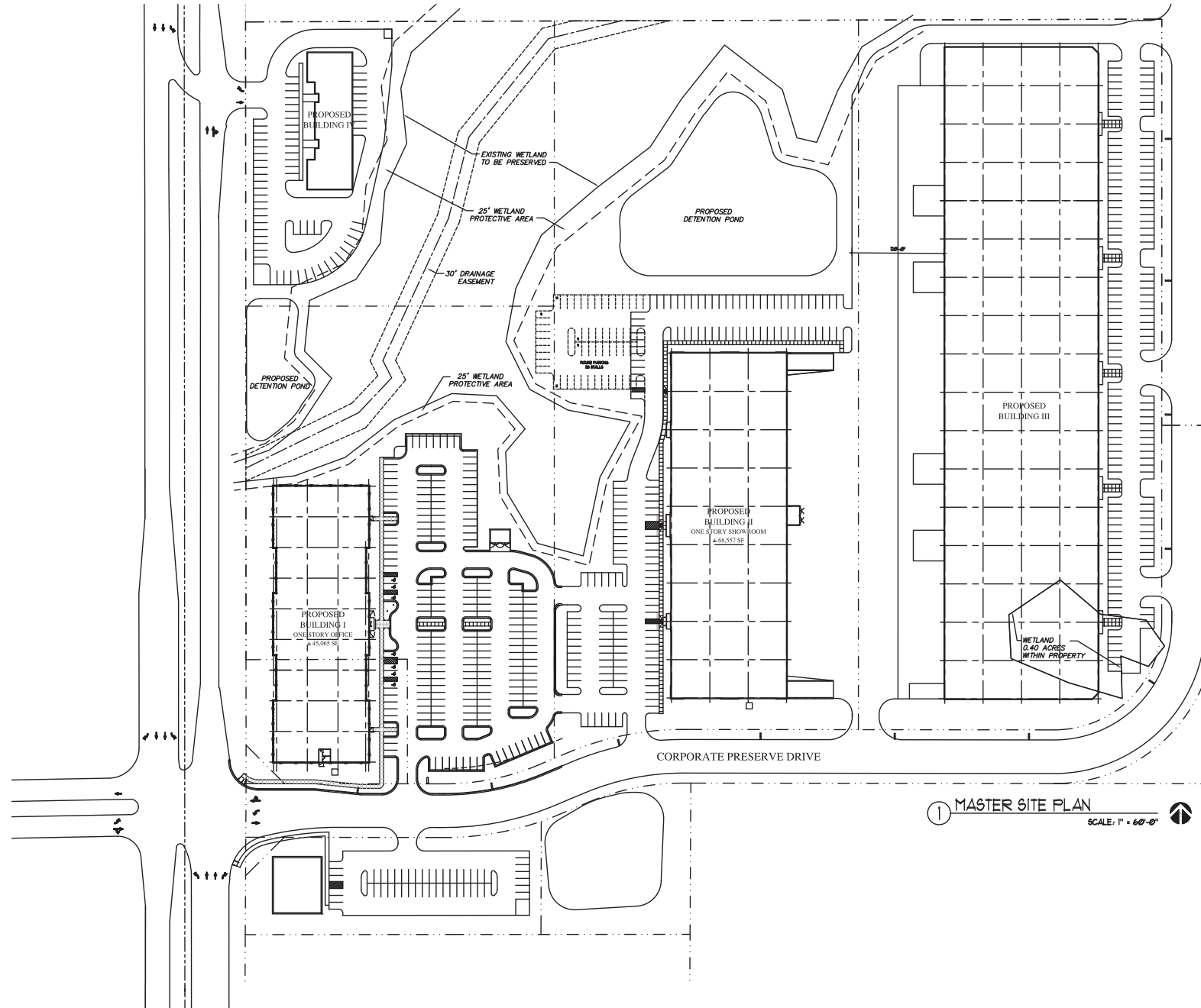
SINGLE SIDE EXPOSURE - II WAREHOUSE

(Frontage) x 1.0 = Signable Area SF

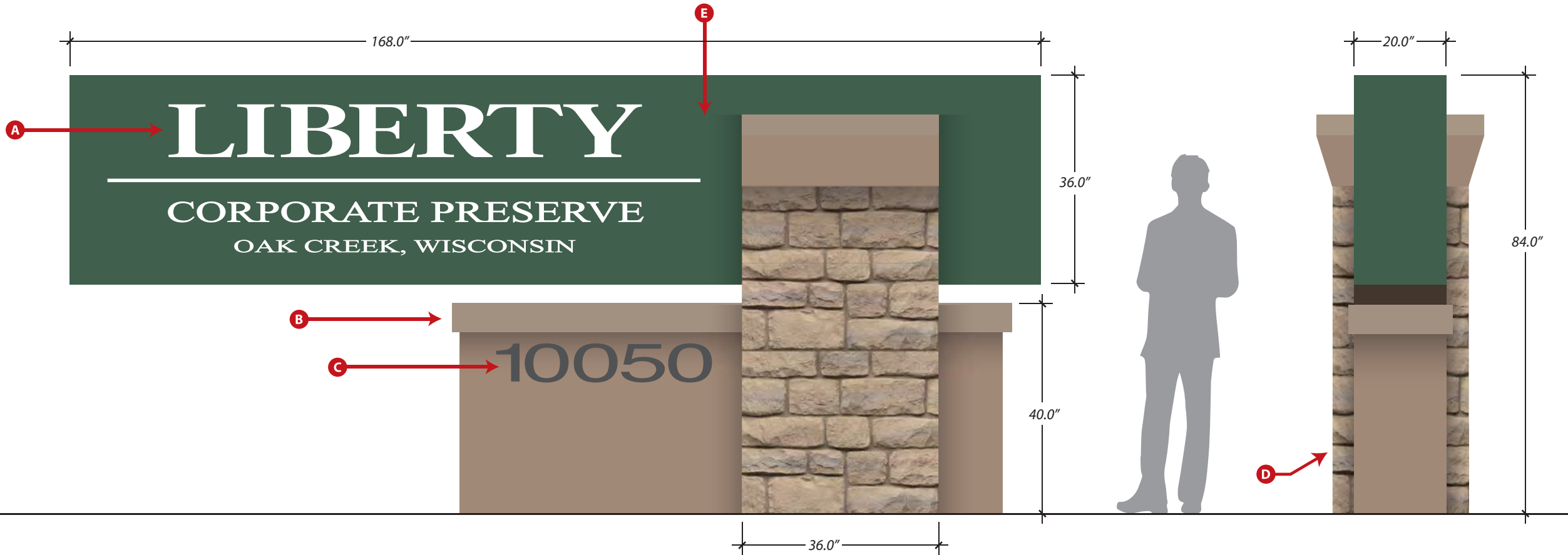
Not to Exceed 100sf

* Non main entrance tenants will be allowed the use of door & window vinyl for identification purposes.





Only 1 sign allowed per Tenant.



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Waukesha, WI



- A** White Acrylic Backed Lettering
- B** Stone Cap
- C** Dimensional Text
- D** Stone Column
- E** Routed Painted Face

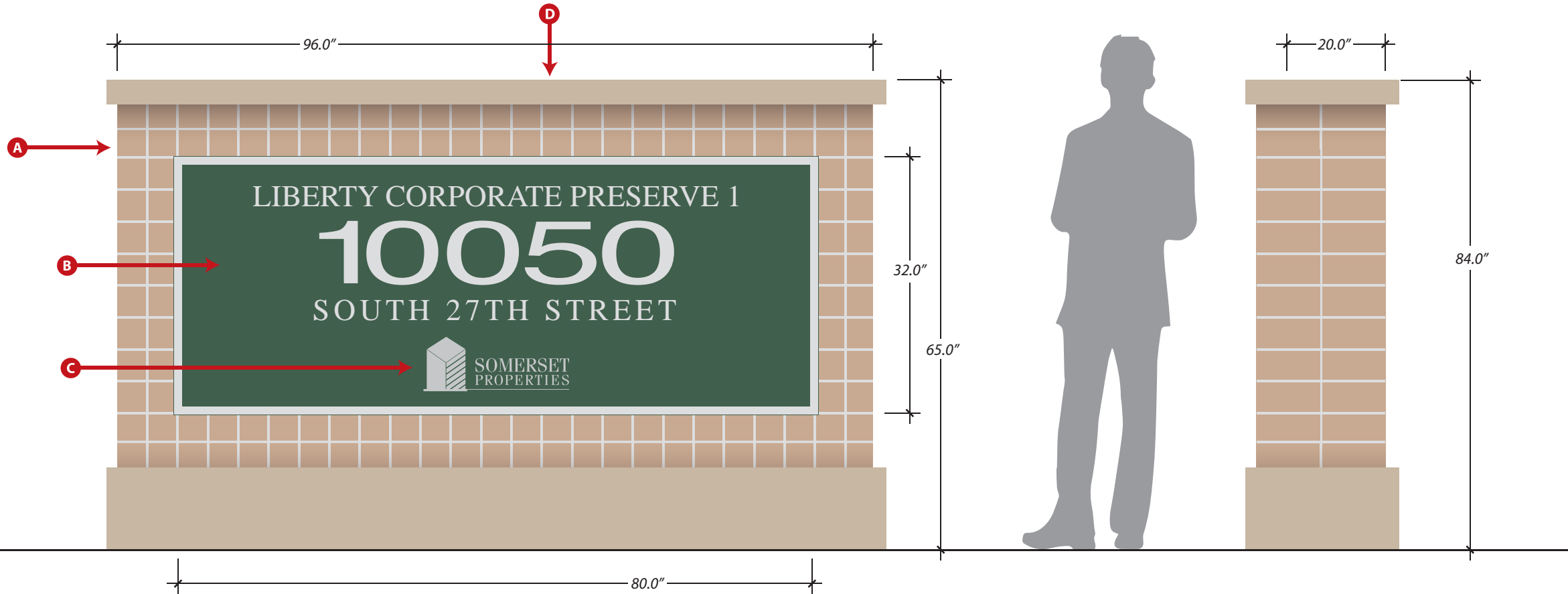
-  Charcoal Grey
-  White
-  Somerset Green
-  Beige

UL Listed Fabrication & Installation



262.432.1330
 Innovative-Signs.com
 21795 Doral Rd. Suite B
 Waukesha, WI

LIBERTY CORPORATE PRESERVE OAK CREEK, WI



- A** Brick Construction
- B** Painted Metal Face
- C** Brushed Silver Text
- D** Stone Cap

- Silver
- Somerset Green
- Beige

UL Listed Fabrication & Installation

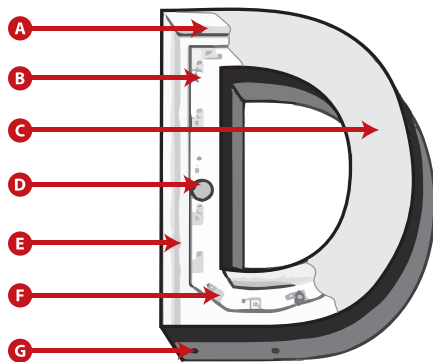




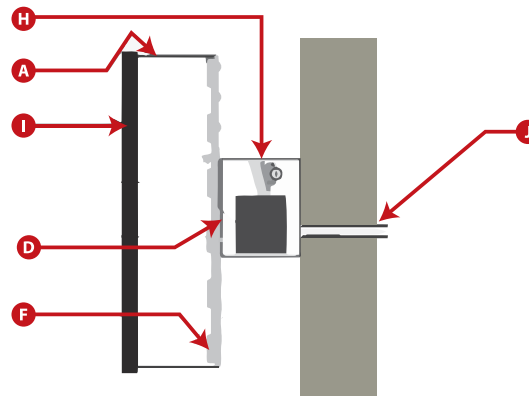
TENANT

- A** 5.0" Returns (.040 aluminum)
- B** Routed Backs (.063 aluminum)
- C** Routed 3/16" Acrylic Face
- D** Raceway
- E** Clinched & Caulked Seams
- F** LED Illumination (tape mounted)
- G** Drain Holes
- H** Transformer Mounted in Raceway
- I** 1.0" Trim Cap
- J** Electrical Whip

UL Listed Fabrication & Installation



FRONT VIEW



SIDE VIEW RACEWAY MOUNT

Color / Lighting Options:

- White Faces - White LED
- Red Faces - Red LED
- Dual Color Black Film - White LED

 (optional) Dual Color Perforated Black Film

 3/16" White or Red Acrylic Face

 Single Solid Color Translucent Vinyl (6+ Year Warranty Vinyl)

 Durodic Bronze Trim Cap & Returns



Plan Commission Report

ITEM: 4b

DATE: December 8, 2015

PROJECT: Plan Review – WE Energies

ADDRESS: 10770 S. Chicago Rd.

TAX KEY NO: 966-9999-002

STAFF RECOMMENDATION: That Plan Commission approves the site and building plans submitted by Rick O’Conor, WE Energies, for the property located at 10770 S. Chicago Rd., with the condition that all building and fire codes are met.

Ownership: Wisconsin Electric Power Co., 231 W. Michigan St., A252, Milwaukee, WI 53203

Size: 105.950 acres

Existing Zoning: M-1 (CU), Manufacturing

Adjacent Zoning: North – M-1, Manufacturing; LOD, Lakefront Overlay District
East – M-1, Manufacturing; LOD, Lakefront Overlay District
South – City limits with Caledonia
West – M-1 (CU), Manufacturing

Comprehensive Plan: Institutional.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: We Energies is requesting approval of two modular buildings (trailers) for office and locker room facilities, and a coal storage building at the property located at 10770 S. Chicago Rd. These buildings are related to the Site Bulk Material Handling Expansion Project, specifically used by staff operating Transfer Towers 4 & 5. Both trailers, measuring 809.53 square feet and 493.5 square feet respectively, will be sited south of the coal pile area, and are prefabricated with metal materials (siding, roof, trim). A 426.06 square-foot covered porch is located between the two trailers.

The proposed 40’ x 60’ building for storage of equipment spare parts for Transfer Tower 4 is proposed north of Transfer Tower 4 and east of the coal storage pile. A metal pump house, used to pump rainwater collected in the concrete drainage channel, for the wastewater treatment facility and for dust control. Like the trailers, the storage building and pump house will also be constructed of metal materials. Per Section 17.1009(a)(2), metal panels are not permitted as primary exterior building materials. Prefabricated metal panels are only allowed as “accent material comprising no more than 25% of the visible perimeter of the building.” However, none of the proposed buildings

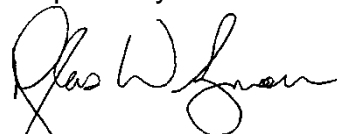
are located within the visible perimeter. Per Section 17.1009(e), the Plan Commission may modify the requirement by a ¾ majority vote, “but only if supplemental design elements or improvements are incorporated into the project which compensate for the modifications of the particular standard.” Staff recommends approval recognizing that the buildings will not be seen from public rights-of-way and are temporary.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

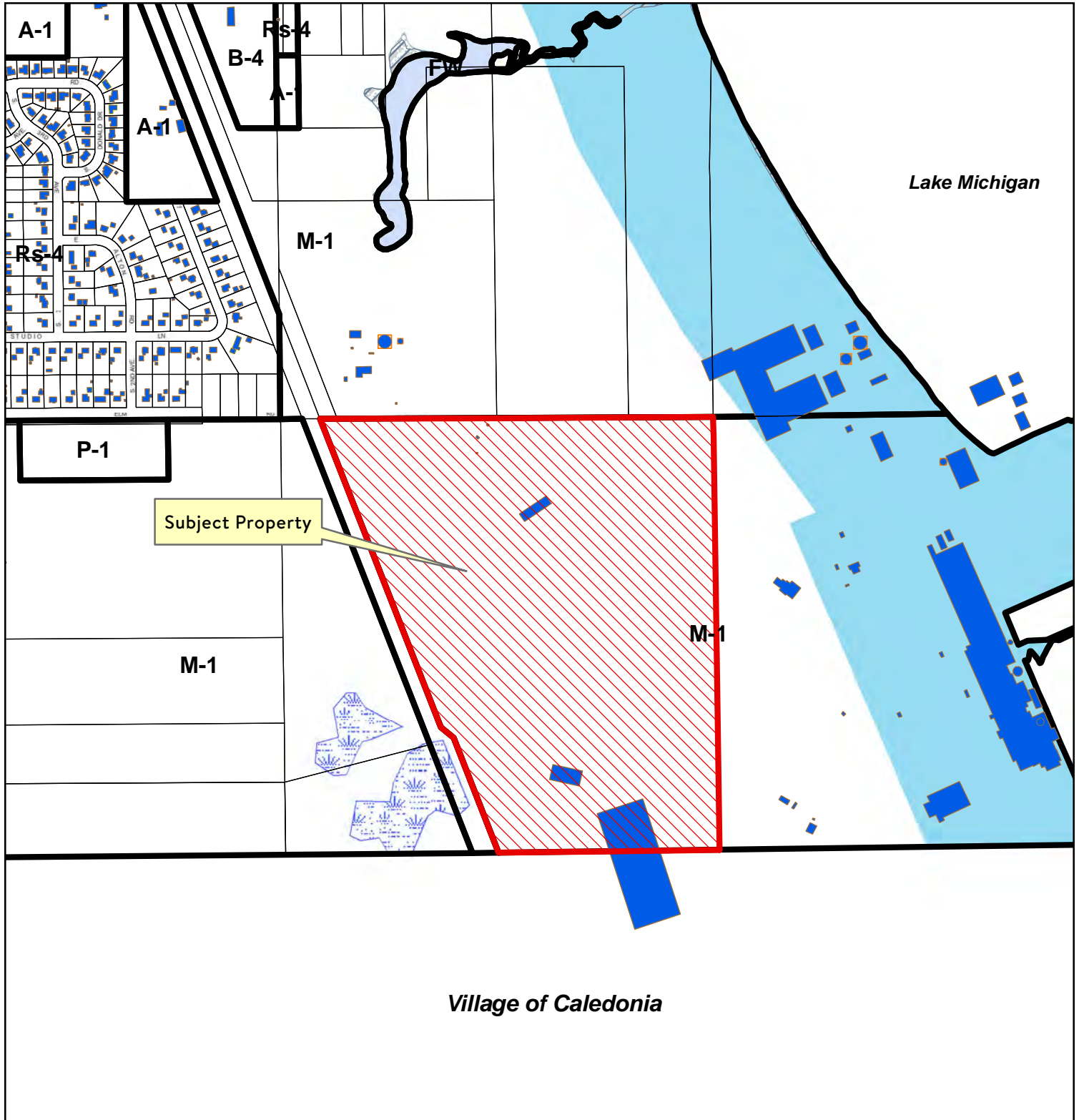
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

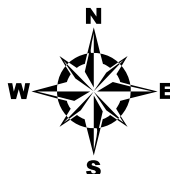
Location Map









10770 S. Chicago Rd.



Village of Caledonia

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



Legend	
	10770 S. Chicago Rd.
	Wetland
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)



November 30, 2015

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

RE: Warehouse Plan Review

Dear Oak Creek Officials,

Enclosed you will find the overall site plan and grading plan, specifically regarding the warehouse, office & locker room trailers, and pond pump house.

The warehouse is a 40'x60' enclosure, specifically intended to house equipment spare parts for Transfer Tower 4. This is intended to be limited to mechanical only, and no fuels. A site skidsteer may be stored within the enclosure as well.

The office & locker rooms will be used for the workers that will operate and maintain the new coal handling conveyors and equipment.

The pumphouse will be used to pump rainwater that is collected in the concrete drainage channel that surrounds the coal storage area the wastewater treatment facility and for dust control.

Should you need any additional information, please contact me at phone (262) 767-2747 or by email at rcardinal@kapur-assoc.com.

Best Regards,

Ryan Cardinal, P.E.
Kapur & Associates, Inc.
Project Engineer

**City of Oak Creek Plan Review Application
Attachment A - Project Description
We Energies Oak Creek Power Plant and Elm Road Generating Station
Site Bulk Material Handling Expansion Project**

Table of Contents

- 1. Introduction**
- 2. Project Description**
- 3. Project Schedule & Construction Sequence**
- 4. Project Permits & Approvals**
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- 7. Frequency of Deliveries**
- 8. Employment**
- 9. Process Materials & Outside Storage**
- 10. Drawings**
 - a. Project Location Map, Sketch 16**
 - b. Site Plan, Sketch 14**
 - c. Plot Plan, Sketch 13**
 - d. Plot Plan Aerial, Sketch 11**
 - e. Elevation View - Stack-out Conveyor, 5150614-06**
 - f. Elevation View - Reclaim Conveyor, 5150614-07**
 - g. SWPPP Grading and Drainage Plan, 30918-12-11-035-008**

1. Introduction

Wisconsin Electric Power Company (“WEPCo”), d/b/a We Energies, is proposing to expand the outdoor coal storage facilities and install a new coal stacker, a new coal reclaimer and associated equipment at the Elm Road Generating Station (“ERGS”) and Oak Creek Power Plant (“OCP”) site to support the fuel supply needs of both power plants (“Project”).

The Oak Creek generating site is comprised of two power plants; OCP and ERGS. The ERGS and OCP units have a combined net generating capacity of approximately 2400 megawatts. The plants are served by common fuel handling facilities known as Site Bulk Material Handling (“SBMH”).

Upon completion of the Plan Review by the City of Oak Creek, WEPCo plans to file a request for a Certificate of Authority (CA) with the Public Service Commission of Wisconsin (PSCW) and file all necessary permit applications with the Wisconsin Department of Natural Resources (WDNR) for approval to construct the Project.

Upon receipt of all necessary permits and approvals as described below, we will commence procurement of equipment and construction of the Project. Construction of the Project is expected to commence in 2015 and commissioning of the Project is expected to be completed and ready for operation in 2017.

2. Project Description

The proposed Project consists of installing additional outdoor coal storage area, additional coal handling systems, dust control equipment and support facilities. See the attached Plot Plan for details. Site development to support the construction of the proposed facilities includes clearing an unused portion of the area inside the rail loop; excavating and leveling the hillside and grading adjacent areas; reconfiguring the east-west access road to the SBMH Car Dumper Facilities; constructing a bulldozer access road to the new coal pile from the maintenance shed; and other civil items including retaining walls, storm water runoff swales and a coal pile runoff basin. The proposed facilities are described below.

Outdoor Coal Storage Area

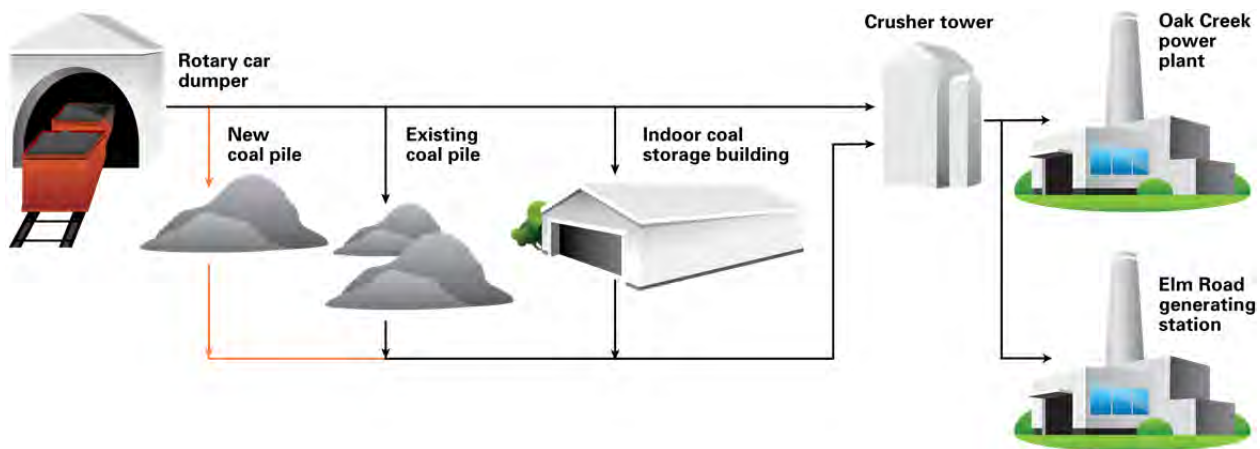
The proposed Project will expand the outdoor coal storage to increase the storage capacity to support the expected operation of both ERGS and OCP. The current outdoor coal storage area is approximately 15 acres. The expanded area will total approximately 30 acres. The attached Site Plan shows the existing coal storage area and the proposed new coal storage area. The changes to the coal storage area are summarized below in Table 1.

Table 1 - Proposed changes to the outdoor coal storage area.

Coal Pile	Pile Area, acres		Approximate Capacity, tons	
	Current	After Project	Current	After Project
Existing Storage	15	15	750,000	750,000
New Storage	n/a	15	n/a	750,000
TOTAL	15	30	750,000	1,500,000

Coal Handling Facilities

The coal will be placed on the new coal pile via either a fixed or radial stacker drawing from the existing coal handling system at transfer tower 1A. Coal will be drawn from the new coal pile via new in-ground reclaim hoppers, a reclaim tunnel and a new transfer tower delivering coal to the existing crusher tower, which can direct coal to OCPP and/or ERGS. See the simplified diagram below. The new coal handling system will also include expansion of the existing dust collection systems, a new stacker dust suppression system, and a new coal pile dust suppression system.



Support Facilities and Systems

New facilities will also include a coal pile run-off basin with connection(s) to the site's existing wastewater treatment system, conveyor system electrical facilities, fire protection facilities, and reclaim tunnel.

3. Project Schedule & Construction Sequence

Upon completion of the Plan Review by the City of Oak Creek, WEPCo plans to file a request for a Certificate of Authority (CA) with the Public Service Commission of Wisconsin (PSCW) and file all necessary permit applications with the Wisconsin Department of Natural Resources (WDNR) for approval to construct the Project.

Upon receipt of all necessary permits and approvals as described below, we will commence procurement of equipment and construction of the Project. Construction of the Project is expected to commence in 2015 and commissioning of the Project is expected to be completed and ready for operation in 2017.

The lay down and staging area for construction will be under the existing electric transmission lines that are located north of the existing coal yard and coal facilities maintenance/tractor building.

The sequence of construction for the Project will proceed as follows. Following mobilization, one of the first activities will be the relocation of the northern-most ATC electric transmission line that runs through the area north of the existing coal pile and runs partially through the area of the new coal pile. The transmission line will be relocated to vacant positions on existing transmission towers just to the south.

Construction of the storm water run-off and sediment control basin will occur ahead of the earth work to protect water resources from erosion. A permanent lined coal pile runoff basin will also be constructed as part of the Project. Road work will commence once the transmission line is relocated and the storm water environmental controls for construction conditions are completed. This will be followed by the clearing and excavation of the new coal pile area as well as the start of the construction of the new coal pile retaining walls. Once the area is brought to a level elevation, construction of the reclaim tunnel, foundations and the installation of equipment will be performed. As installation of the various systems is completed, tie-ins to existing coal handling facilities and systems will be made. During tie-in of the new conveyors, there will be several short periods where coal conveyors will need to be out of service. These will be planned so as not to interrupt the operation the ERGS and OCPP units.

4. Project Permits & Approvals

Permits and Approvals will be required from the Public Service Commission of Wisconsin (PSCW) and the Wisconsin Department of Natural Resources (WDNR) as described below. All necessary permits and approvals will be obtained from these entities prior to start of construction or as otherwise required.

Public Service Commission of Wisconsin (PSCW) Approval: Pursuant to §196.49 and §1.12, Wis. Stats., and Chapter PSC 112, Wis. Adm. Code, a Certificate of Authority (CA) will need to be approved by the PSCW prior to commencement of construction.

Water-Related Permits and Approvals: There are four water-related permits and approvals needed for this Project.

- a. NR 216 – WPDES General Permit for Construction Site Runoff;
- b. Ch. 281.36 – Permit authorizing wetland fill;
- c. WPDES Permit Modification – Permit WI-0000914-7 authorizing the discharge of an emergency outfall from the new proposed coal pile runoff basin; and
- d. NR 108 – Plan approval for the new coal pile runoff basin.

Air-Related Permits and Approvals: A preconstruction permit from the Wisconsin Department of Natural Resources will be required for this Project.

5. Fire Protection

The Project will include an extension of the existing fire protection system for the new equipment. The fire protection design and equipment will be reviewed with the Oak Creek Fire Department and will be installed in accordance with all state and local codes.

6. Hours of Operation

The coal handling equipment and facilities are expected to operate 24 hours a day, every day of the year, to provide fuel to the ERGS and OCPP power plants as necessary.

7. Frequency of Deliveries

Construction materials and equipment will be delivered to the site using semi-trucks and trailers. Materials and equipment are expected to be delivered to the site in a sequenced schedule in order to minimize the amount of laydown storage on site and to reduce the amount of deliveries each day. Deliveries will only be accepted during normal business hours. Although material and equipment is expected to be shipped in optimum sizes, there are no deliveries anticipated that would require special permits or approvals. As we have with the deliveries for other projects at the power plant, we will continue to work with the police department regarding notification of deliveries to the site for this project.

8. Employment

During the construction and start-up phases of this project, the number of construction, start up and support personnel are estimated to be an average of 50, with a peak of 100. All of the construction personnel are expected to work an 8-12 hour day shift with the exception of a minimal amount of multiple shift work during outage periods or other occasional needs.

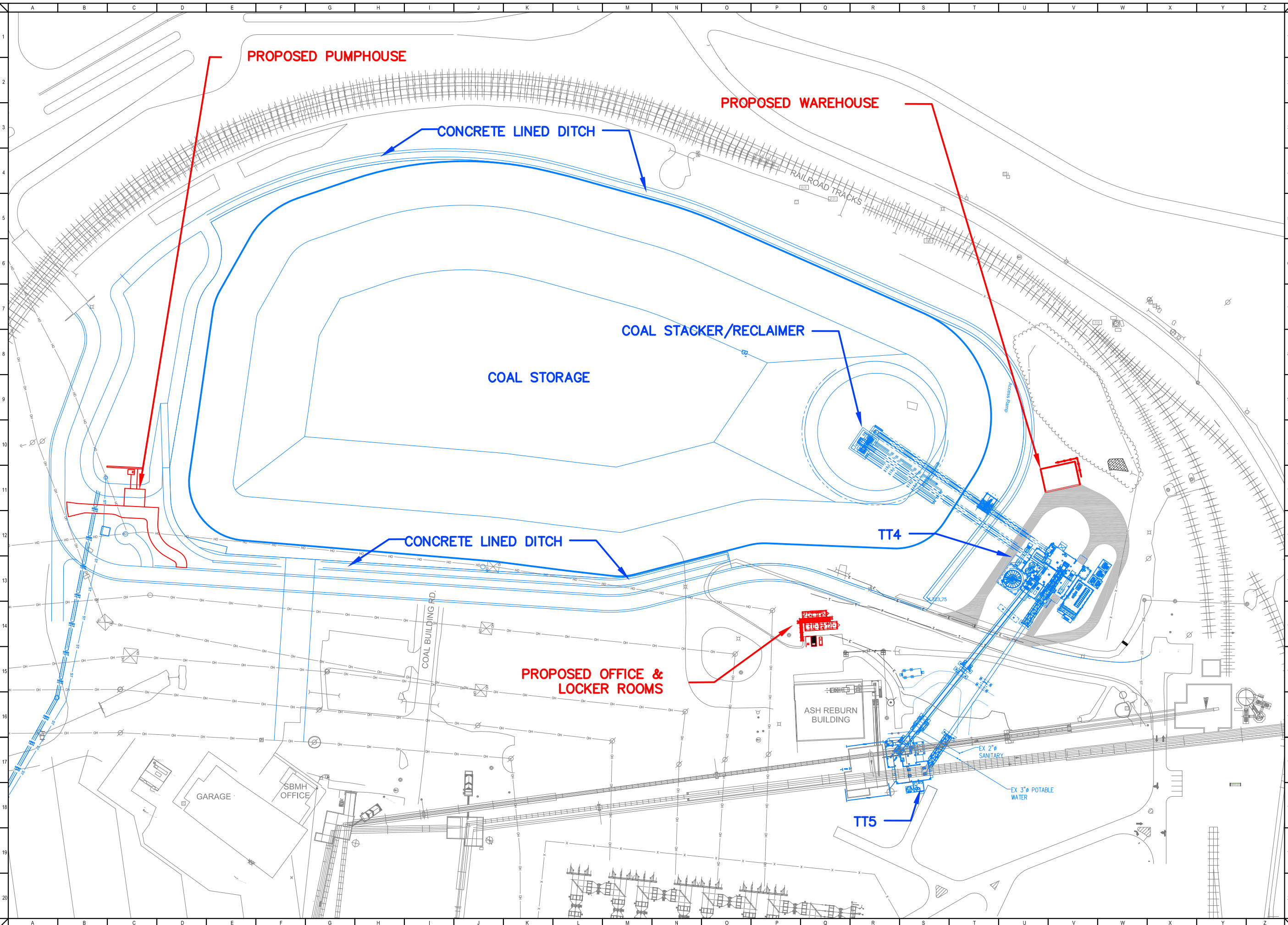
9. Process Materials & Outside Storage

No new process materials will be introduced to the site for this project. The new coal handling equipment will utilize the same process materials as the existing coal handling equipment. Additional oil and grease will be required for the new pumps, motors, bearings, transformers, etc., however, these materials are typical to those already used on site and will be stored and cared for following station approved procedures in accordance with State/Federal regulations. Construction debris and waste will be properly managed and recycled or disposed of in accordance with State/ Federal regulations.

10. Drawings

- a. Project Location Map, Sketch 16
- b. Site Plan, Sketch 14
- c. Plot Plan, Sketch 13
- d. Plot Plan Aerial, Sketch 11
- e. Elevation View - Stack-out Conveyor, 5150614-06
- f. Elevation View - Reclaim Conveyor, 5150614-07
- g. SWPPP Grading and Drainage Plan, 30918-12-11-035-008

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KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 7711 N. PORT WASHINGTON ROAD
 MILWAUKEE, WISCONSIN 53217
 Phone: 414.351.6668 Fax: 414.351.4117
 www.kapurengineers.com

PROJECT:
ELM ROAD OAK CREEK REFINED COAL

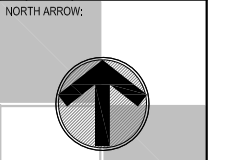
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CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



RELEASE:
PLAN REVIEW

REVISIONS:

#	DATE	DESCRIPTION



SCALE: 1" = 150'

IF NOT ONE INCH ADJUST SCALE ACCORDINGLY

SEAL:

We listen, we innovate, we turn your vision into reality.

SHEET:
PROJECT OVERVIEW

PROJECT MANAGER: RWC
 PROJECT NUMBER: 150091
 DATE: 11/30/15

SHEET NUMBER:
R-1



KAPUR & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 7711 N. PORT WASHINGTON ROAD
 MILWAUKEE, WISCONSIN 53217
 Phone: 414.351.6668 Fax: 414.351.4117
 www.kapurengineers.com

PROJECT:
COAL EXPANSION PROJECT

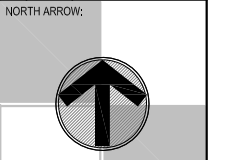
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CLIENT:

RELEASE:
PLAN COMMISSION REVIEW

REVISIONS:

#	DATE	DESCRIPTION

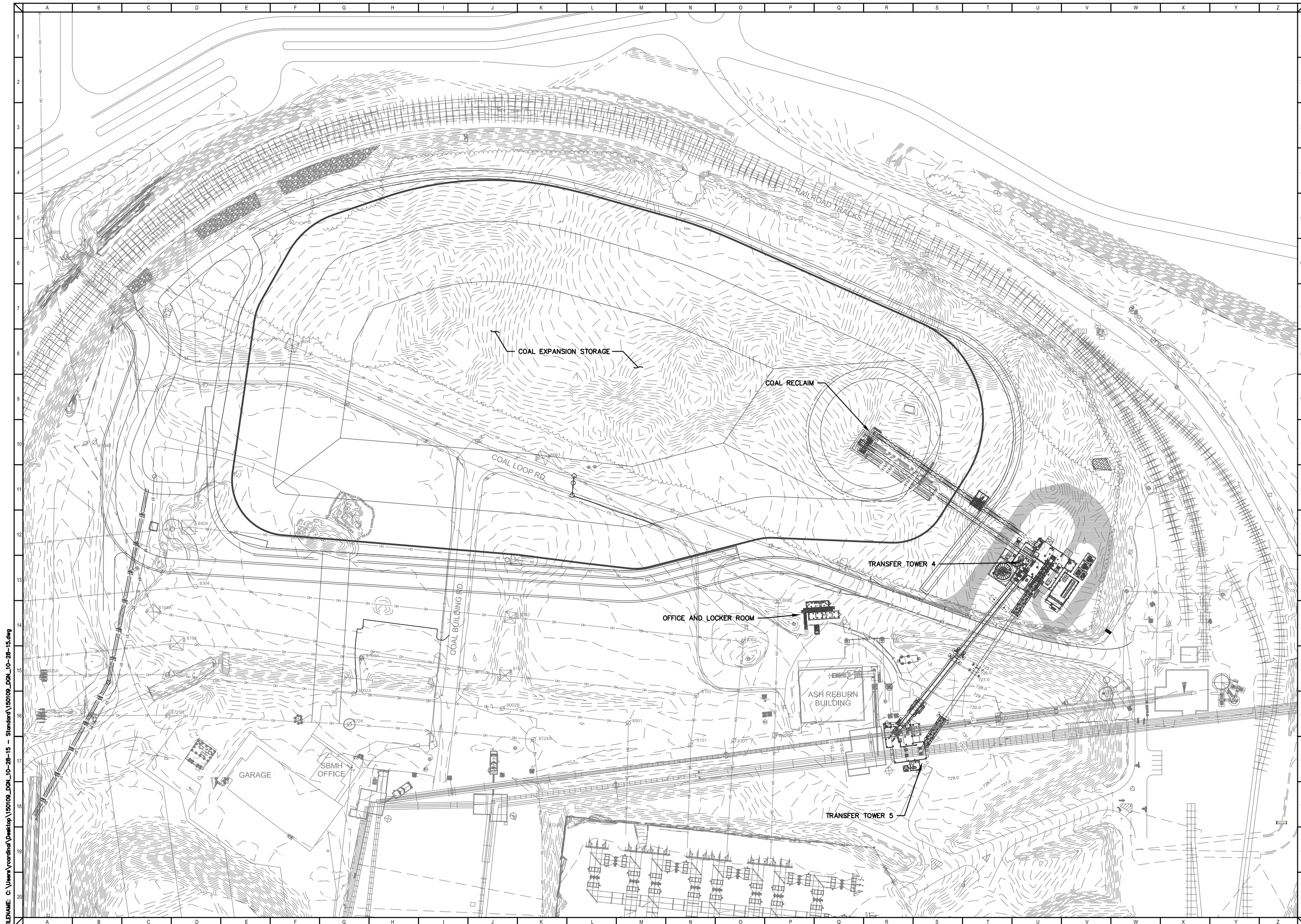


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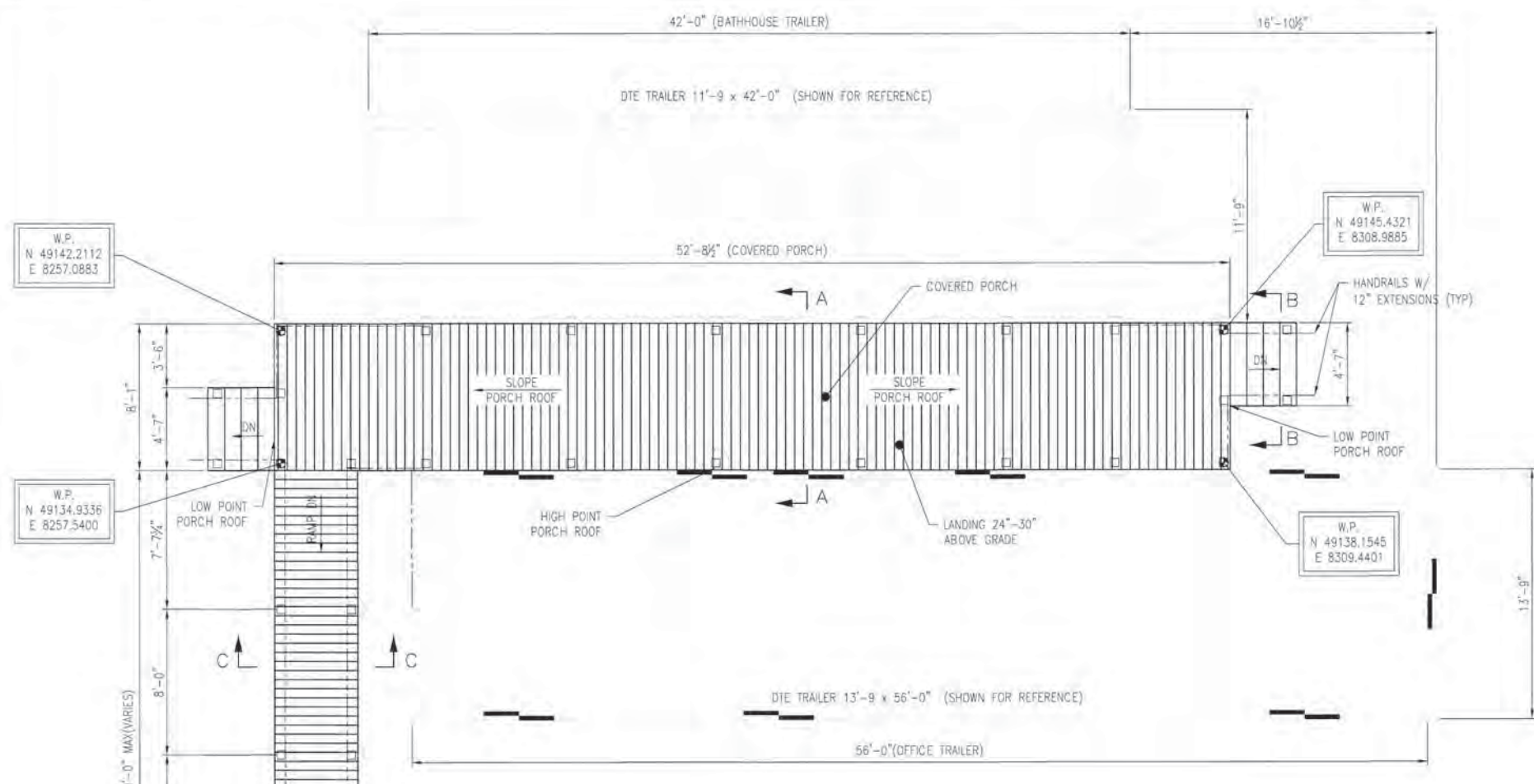
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY
 SEAL:
 we listen, we innovate, we turn your vision into reality.

SHEET:
SITE OVERVIEW
 PROJECT MANAGER: RWC
 PROJECT NUMBER: 150091
 DATE: 11/3/15

SHEET NUMBER:
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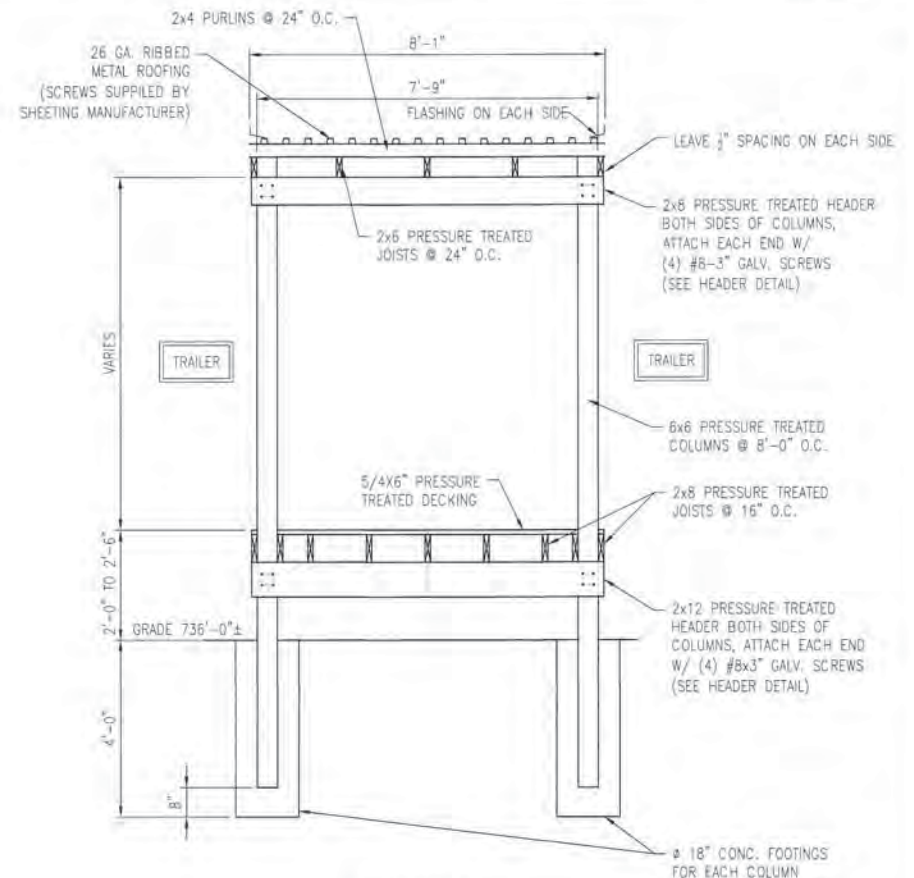
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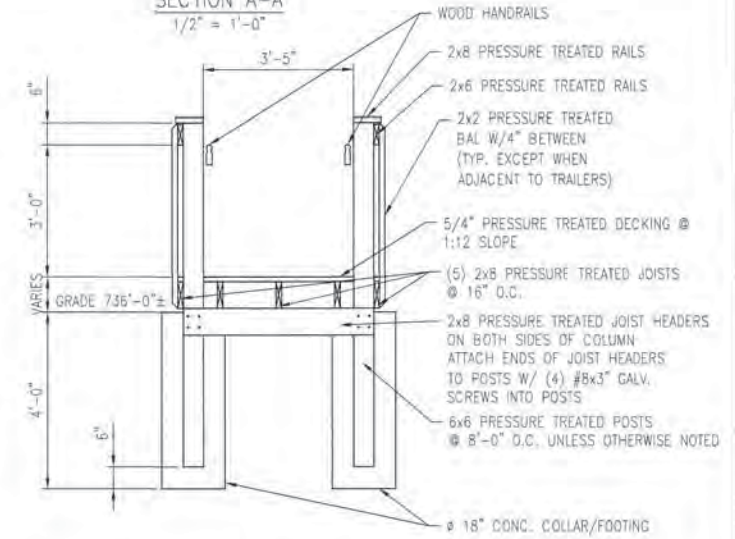
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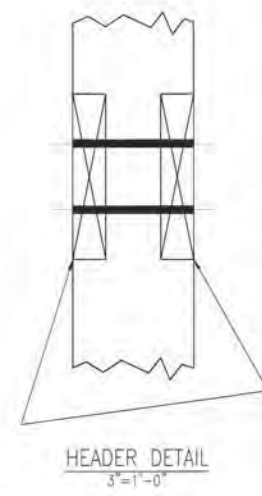
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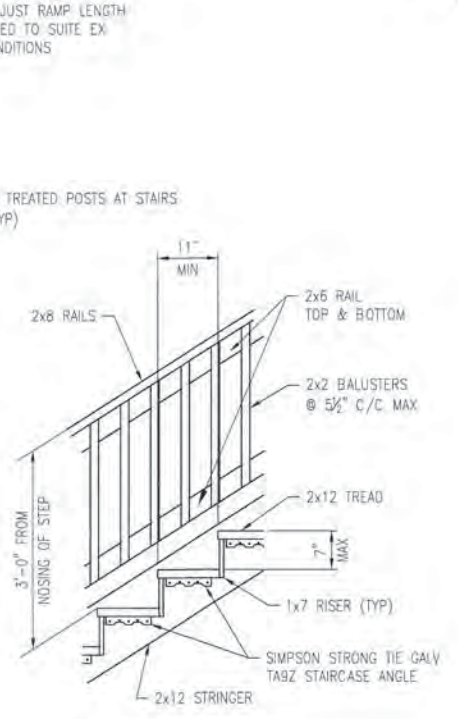
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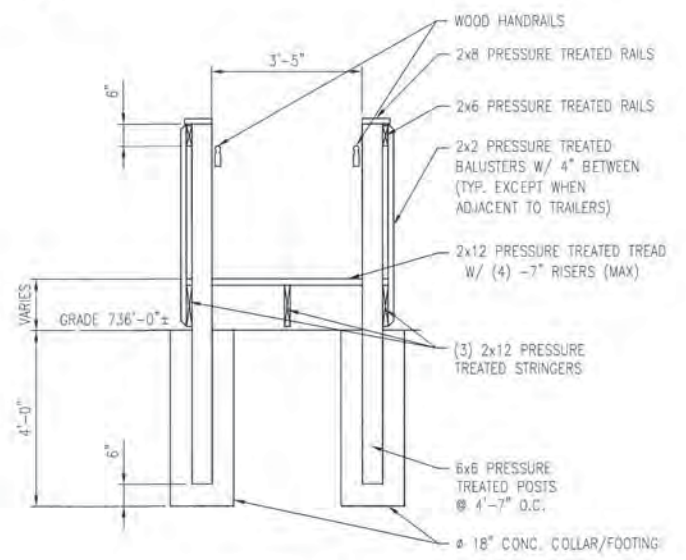
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1/2" = 1'-0"



HEADER DETAIL
3" = 1'-0"



TYPICAL STAIR DETAIL
3/4" = 1'-0"



SECTION B-B
1/2" = 1'-0"

- GENERAL NOTES:
1. USE MIN. #2 GRADE SPF PRESSURE TREATED LUMBER.
 2. USE GALVANIZED SCREWS IN PRESSURE TREATED LUMBER.
 3. PAINT OR WRAP ALL EXPOSED LUMBER.
 4. USE PAINTED ALUM. SCREWS FOR ROOFING/SIDING ATTACHMENT AT MAX. 16" SPACING
 5. CARPENTER TO INSTALL PORCH ROOF W/PEAK IN MIDDLE & SLOPE TOWARDS THE STAIRS AT EACH END. SLOPE ABT 1/8" PER 12" OR 1/2" DROP IN 8'-0" (MIN.).



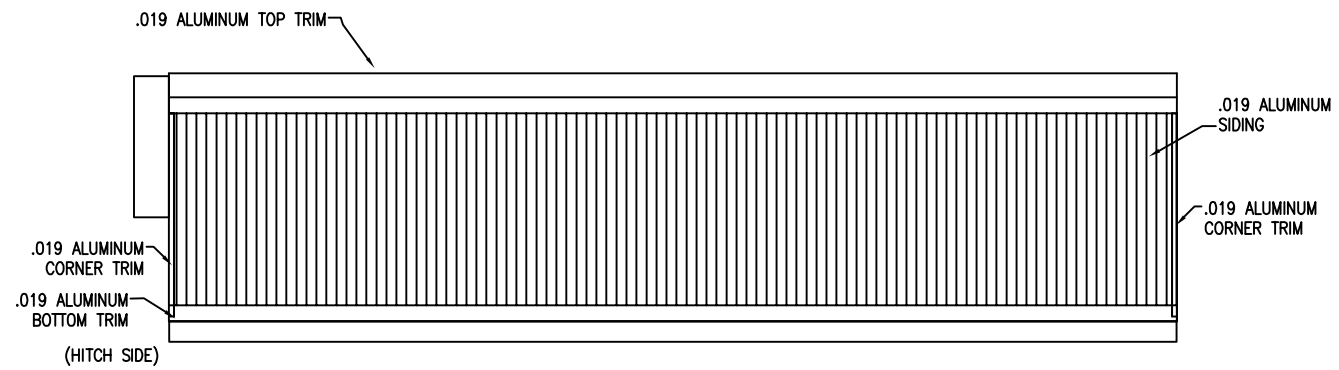
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8800-2001, 2002, 2003 & 8800-3001

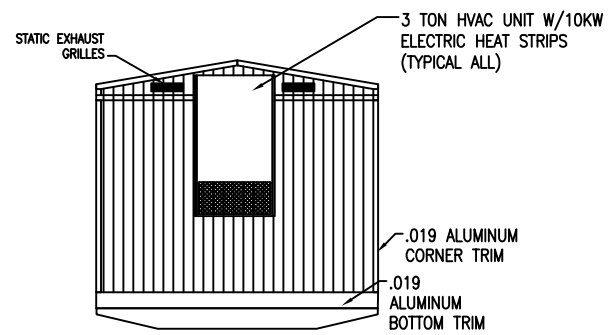


DTE ERDC
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REFINED COAL FACILITY
OFFICE TRAILER DECKING

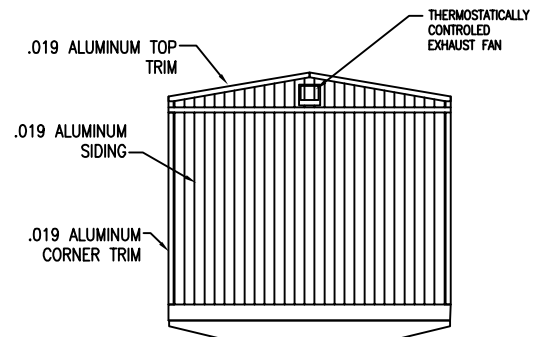
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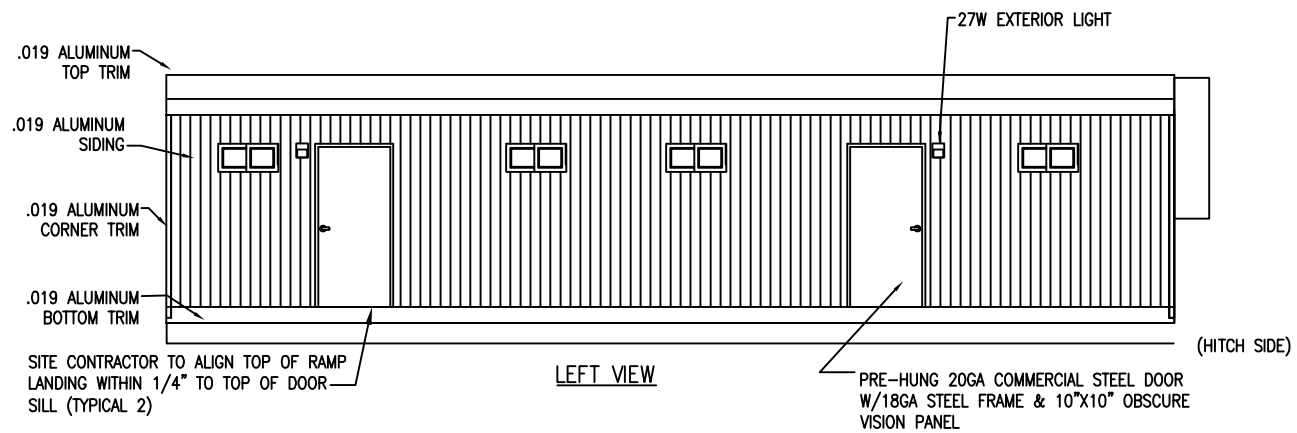
RIGHT VIEW



HITCH END



REAR VIEW



LEFT VIEW

64 HESS ROAD
 LEOLA, PA 17450
 PHONE: (717) 656-2081
 FAX: (717) 656-4349

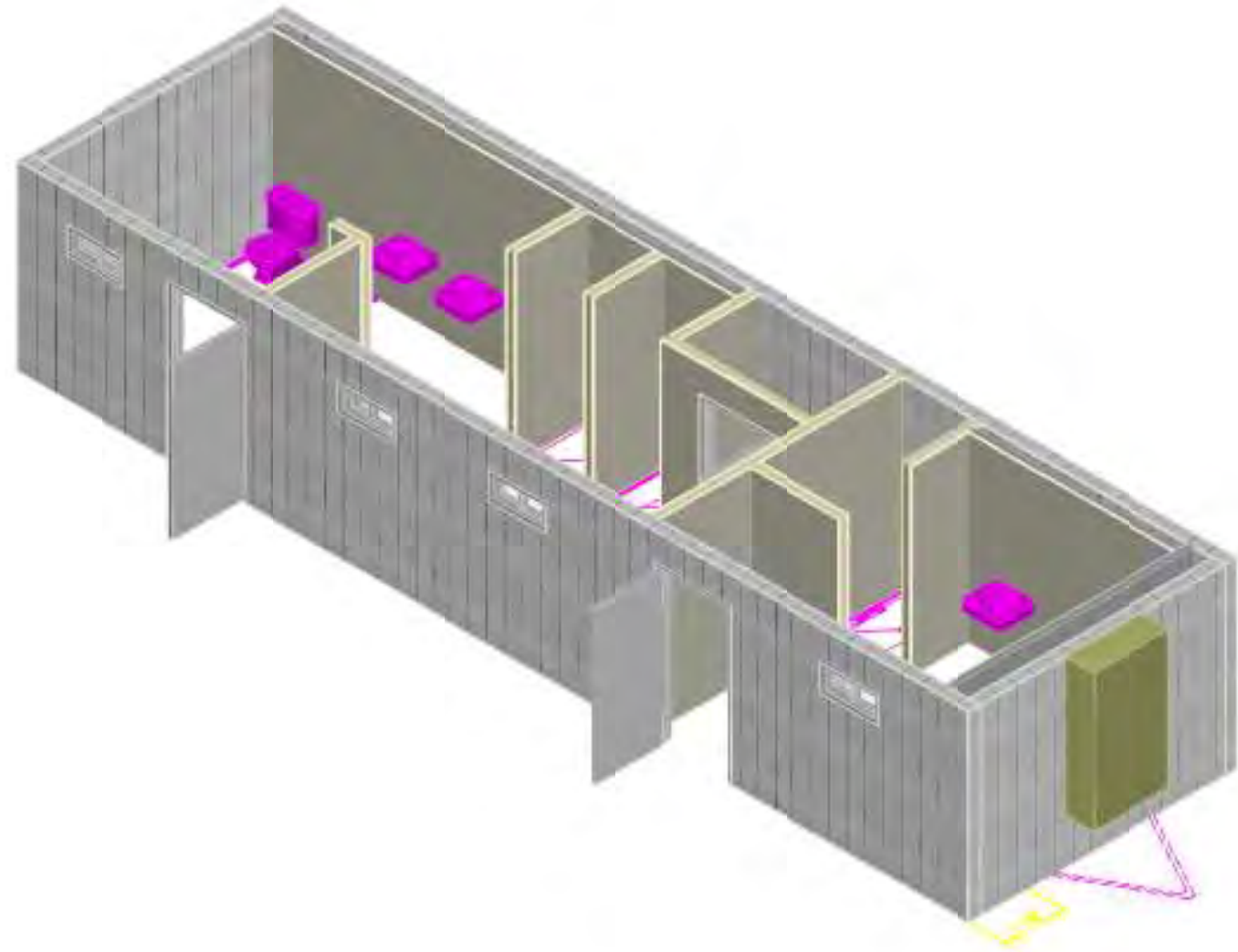
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PACVAN
 FO1246 -
 S/N #;

EXTERIOR
 ELEVATIONS

ISSUE:	
CUSTOMER REVISION	3-14-12
CUSTOMER REVISION	3-23-12

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PRINTED: 7/25/12 9:07AM	DRAWING #: A4
APPROVED BY:	



Mobile/Modular
EXPRESS II
 LLC

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 LEOLA, PA 17450
 PHONE: (717) 656-2081
 FAX: (717) 656-4349

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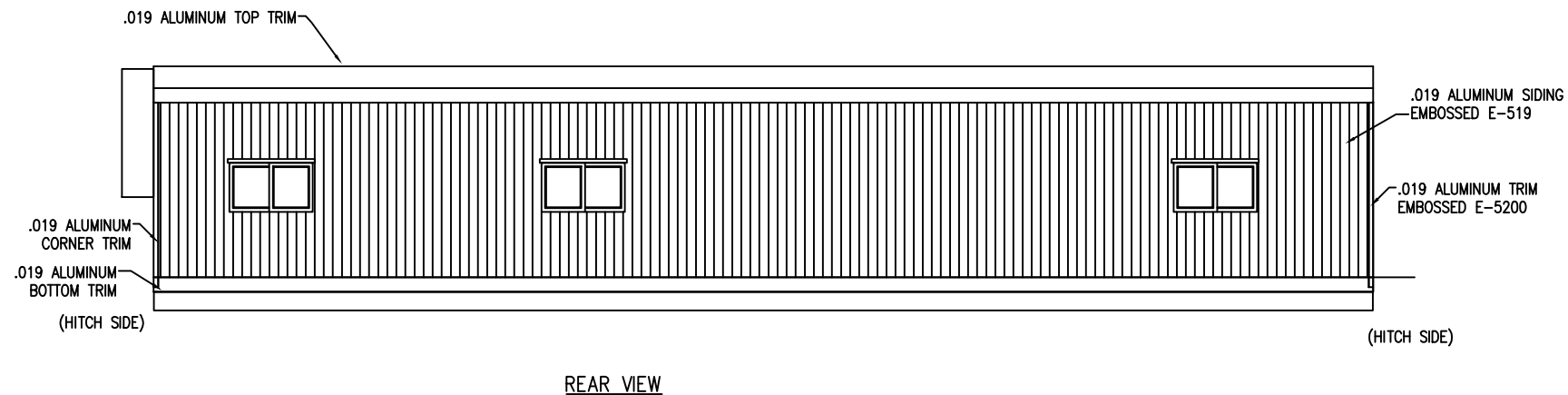
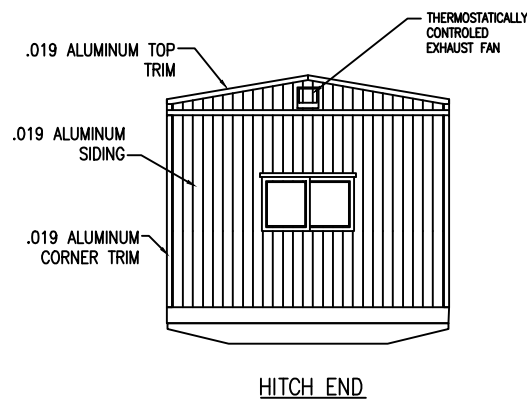
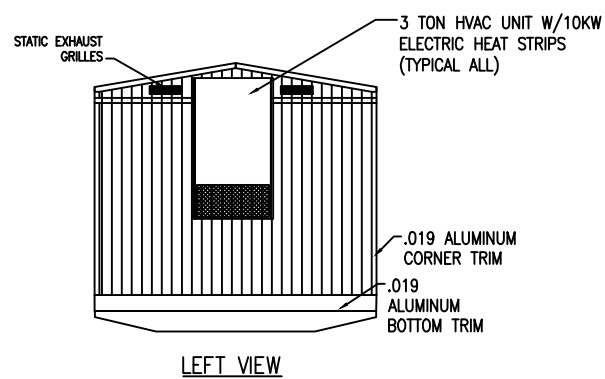
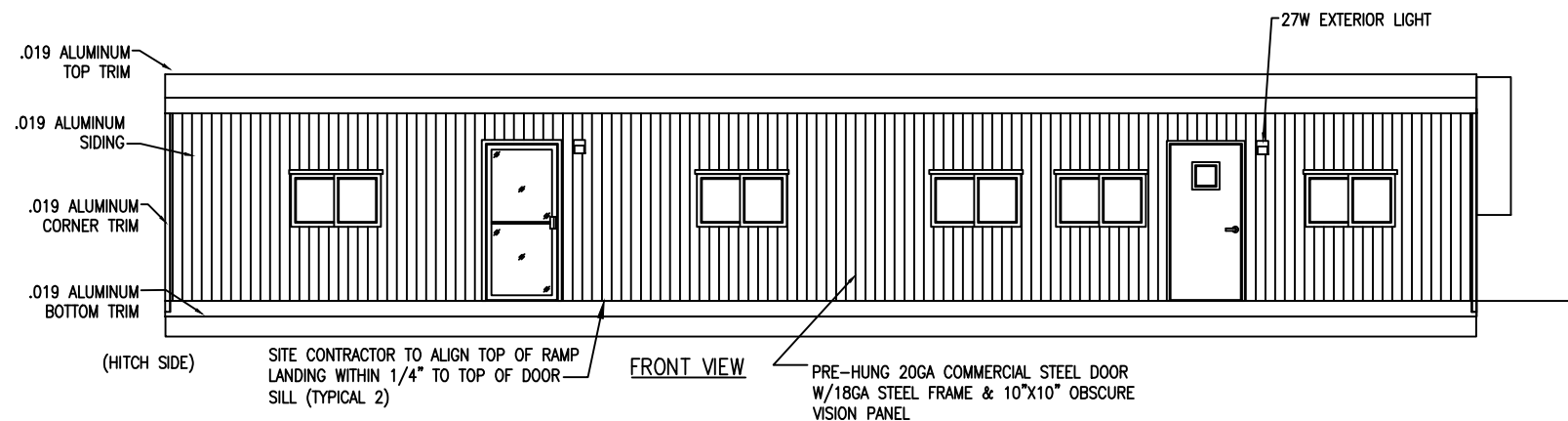
ISOMETRIC
 VIEW

ISSUE:	
CUSTOMER REVISION	-
CUSTOMER REVISION	-

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PRINTED: 7/25/12 9:07AM	DRAWING #: A3
APPROVED BY:	

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 LEOLA, PA 17450
 PHONE: (717) 656-2081
 FAX: (717) 656-4349

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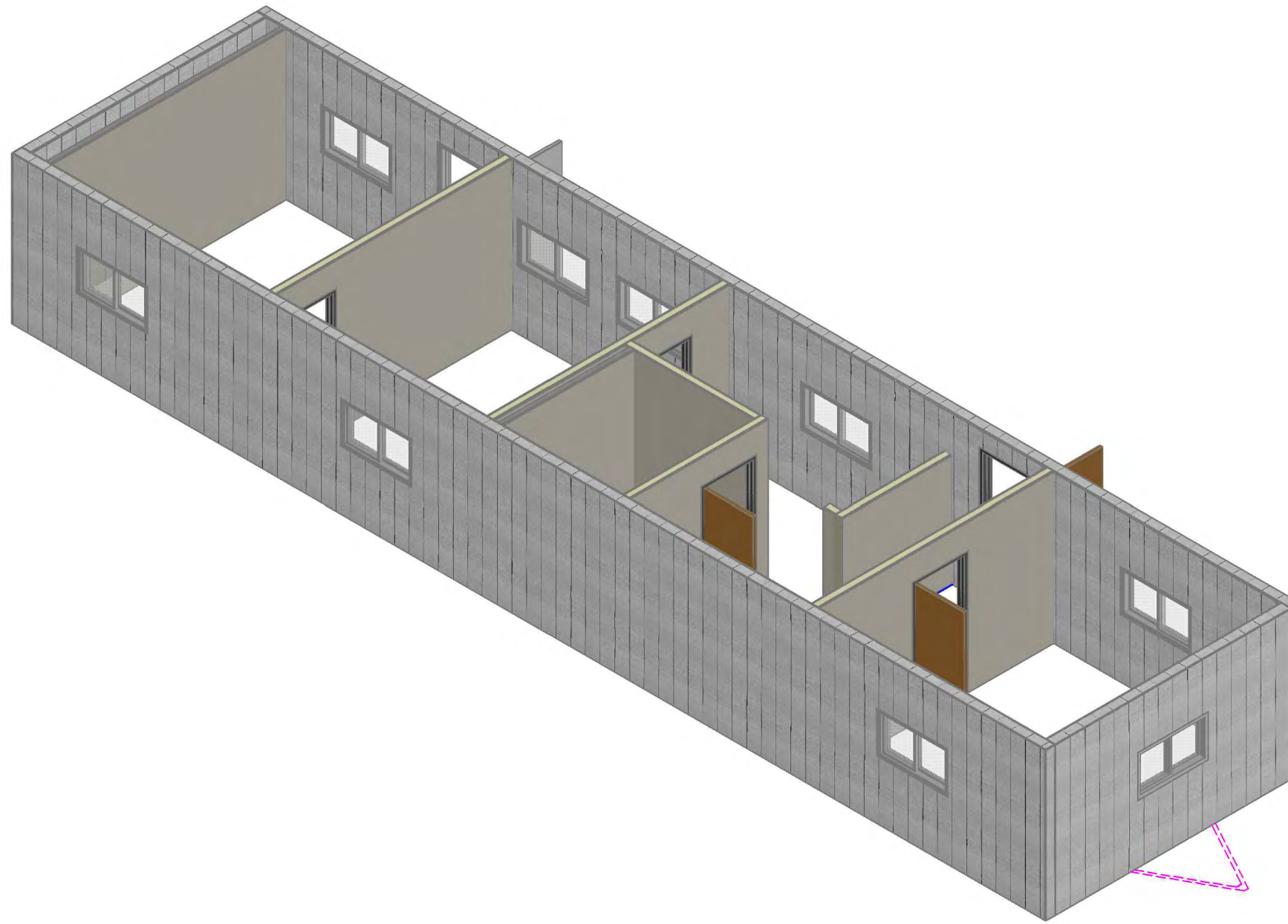


EXTERIOR ELEVATIONS

ISSUE:	
CUSTOMER REVISION	3-14-12
CUSTOMER REVISION	3-23-12

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SERIAL #:	SCALE: 3/16" = 1'-0"
PRINTED: 8/1/12 11:20AM	DRAWING #: A4
APPROVED BY:	

PACVAN
 FO1460-
 S/N #: 50393A12



64 HESS ROAD
 LEOLA, PA 17450
 PHONE: (717) 656-2081
 FAX: (717) 656-4349

THIS DRAWING HAS BEEN PREPARED FOR THE EXPRESS PURPOSE OF OUTLINING AND SPECIFYING THE DESIGN REQUIREMENTS OF OUR SUBSEQUENT PROPOSAL. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF MOBILE MODULAR EXPRESS, INC.

PACVAN
 FO1460-
 S/N #: 50393A12

ISOMETRIC
 VIEW

ISSUE:	
CUSTOMER REVISION	-
CUSTOMER REVISION	-

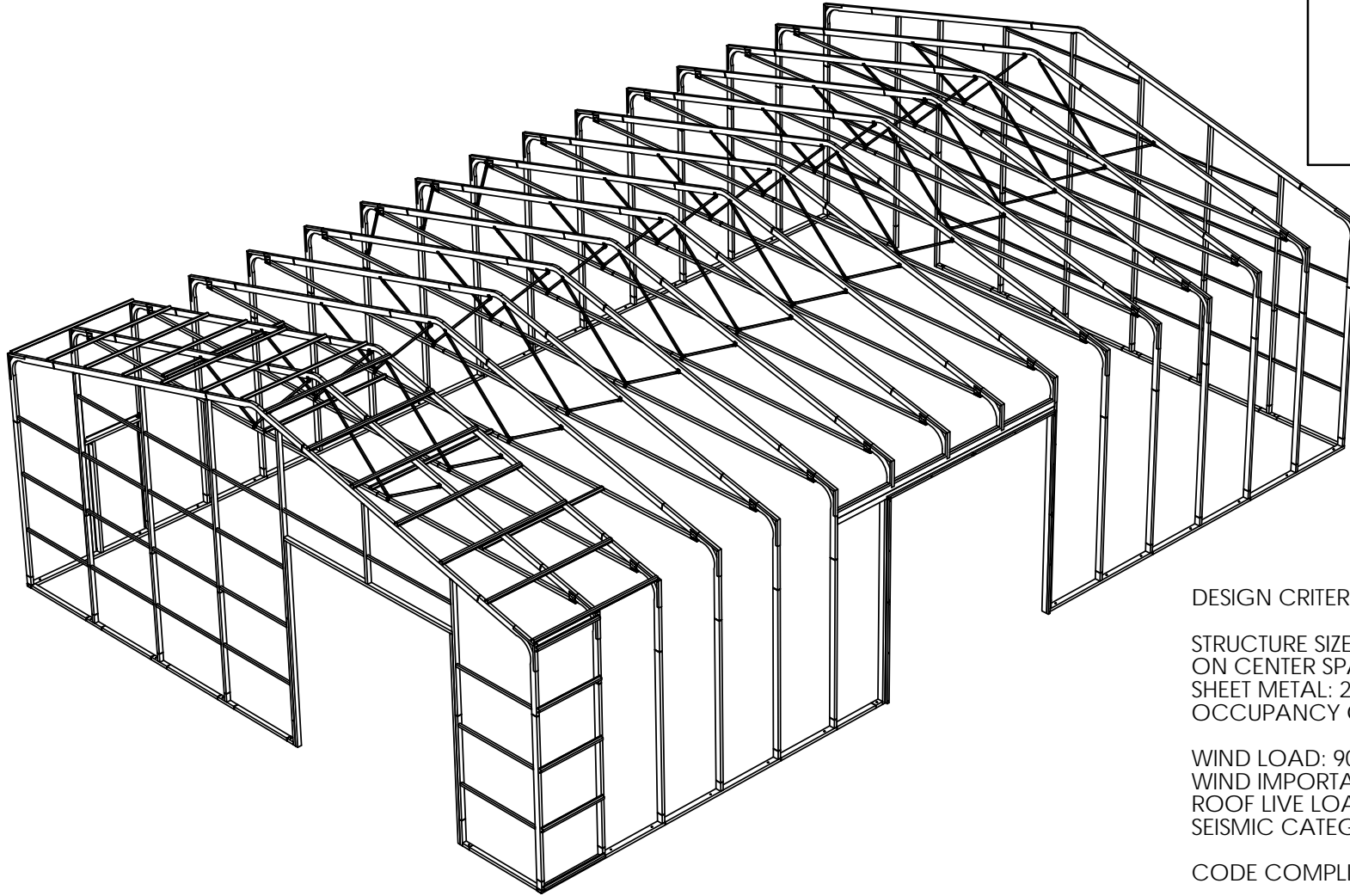
DESIGNED:	7/25/2012	DRAWN BY:	J.L.B.
SERIAL #:	PROPOSAL	SCALE:	N.T.S.
PRINTED:	8/1/12 11:20AM	DRAWING #:	A3
APPROVED BY:			

1 2 3 4 5 6 7 8

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF
VERSATUBE BUILDING SYSTEMS ANY REPRODUCTION IN PART OR WHOLE WITHOUT
THE WRITTEN PERMISSION OF VERSATUBE BUILDING SYSTEMS IS PROHIBITED.

A

SHEET METAL NOT SHOWN
NOT ALL PURLINS OR GIRTS SHOWN



C

DESIGN CRITERIA:

STRUCTURE SIZE: 40' X 60'-2" X 14'
ON CENTER SPACING: 4'
SHEET METAL: 26GA, 80KSI, STEEL
OCCUPANCY GROUP: U

WIND LOAD: 90MPH, V3S, EXPOSURE (C)
WIND IMPORTANCE FACTOR: 1
ROOF LIVE LOAD: 21PSF
SEISMIC CATEGORY: B

CODE COMPLIANCE: IBC 2009

D

NOTE TO BUILDING DEPARTMENT OFFICIAL:
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IS RECOMMENDED PRIOR TO BUILDING
APPROVAL.



PROJECT: VERSATUBE SUMMIT BUILDING

TITLE: 40' X 60'-2" X 14' 2x4 SUMMIT, (2) 12' X 12' DOORS, (2)
WALK DOORS

DWG NO: VXC3406014042GD2WD P1

DRAWN BY: A. STRICKER

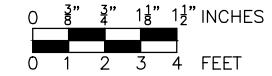
DATE: 5/2/14

8

FILENAME: i:\bur\data\milwaukee_co\Oak_Creek_City\Priv\150227-WE_DOPP_Pump_House\Design\DWG\WE_Pumps_Section.dwg LAST SAVED DATE: 11/30/2015 2:46 PM

PLOTTED BY: JOSHUA KOOPMANN

11/30/2015 2:46 PM



KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117
www.kapurengineers.com

PROJECT:
**SBMH NORTH
COAL PILE PUMP
HOUSE**

LOCATION:
OAK CREEK, WI



BID PLAN SET

REVISIONS:

#	DATE	DESCRIPTION
0	11/30/2015	BID PLAN SET

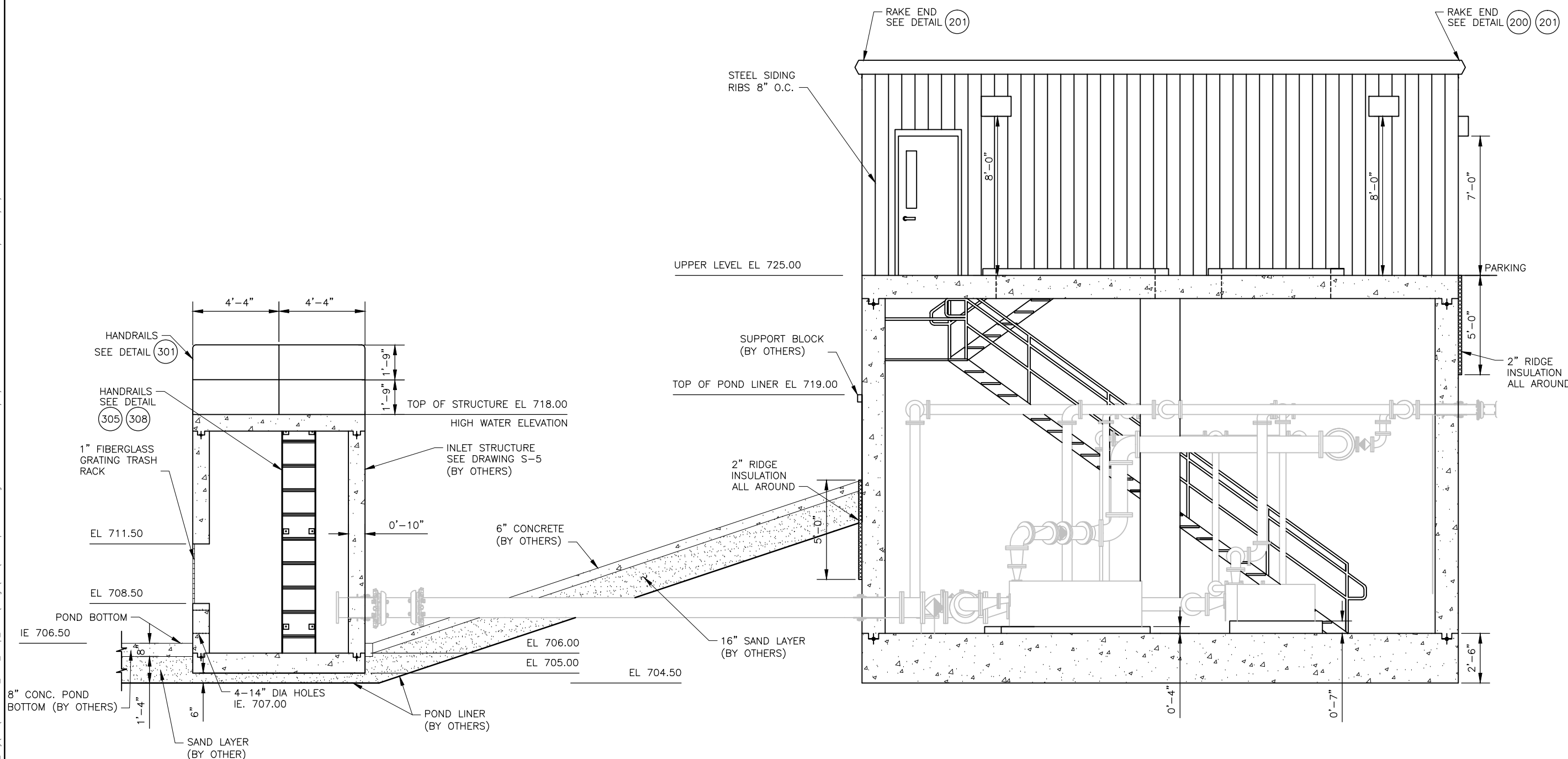
SEAL:

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we turn your vision into reality.

SHEET:
ARCH SECTION A

DESIGNED BY: JIG
DRAWN BY: JK
CHECKED BY: RC
APPROVED BY: TF
PROJECT NUMBER: 150227
DRAWING NUMBER: A-3

SHEET NUMBER:
16



SECTION A
SCALE: 3/8"=1'-0" A-1

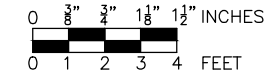
LEGEND

	CONCRETE
	SAND
	INSULATION
	CMU WALL

PLOTTED BY: JOSHUA KOOPMANN

PLOT DATE/TIME: 11/30/2015 2:46 PM

FILENAME: i:\burl\data\Milwaukee_Co\Oak_Creek_City\Priv\150227-WE_DCPP_Pump_House\Design\DWG\WE_Pumps_Section.dwg LAST SAVED DATE: 11/30/2015



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Phone: 414.351.6668 Fax: 414.351.4117
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PROJECT:
**SBMH NORTH
COAL PILE PUMP
HOUSE**

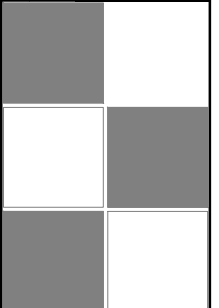
LOCATION:
OAK CREEK, WI



BID PLAN SET

REVISIONS:

#	DATE	DESCRIPTION
0	11/30/2015	BID PLAN SET



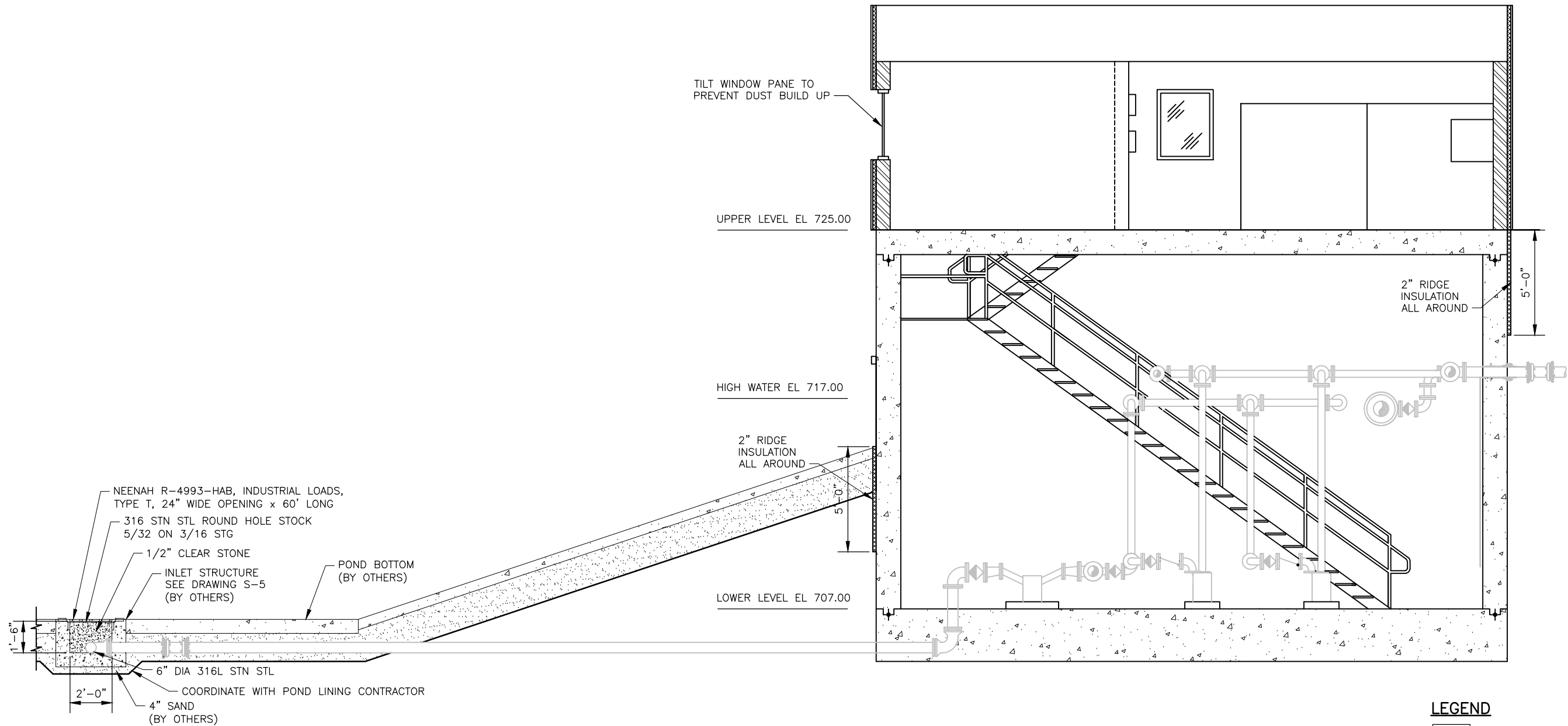
SEAL:

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SHEET:
ARCH SECTION B

DESIGNED BY: JIG
DRAWN BY: JK
CHECKED BY: RC
APPROVED BY: TF
PROJECT NUMBER: 150227
DRAWING NUMBER: A-4

SHEET NUMBER:
17



SECTION B
SCALE: 3/8" = 1'-0"

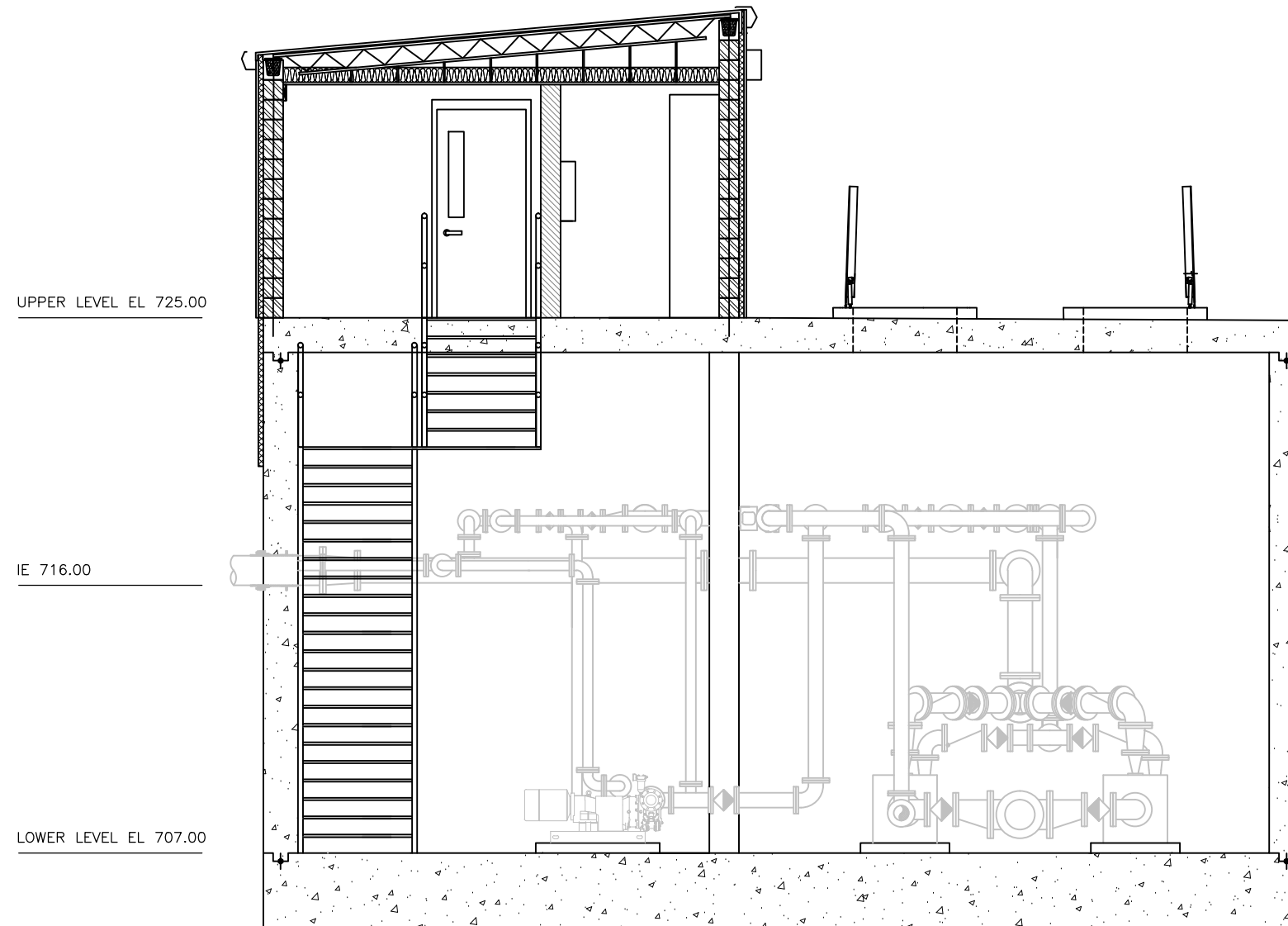
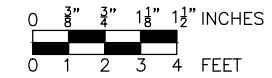
LEGEND

	CONCRETE
	SAND
	INSULATION
	CMU WALL
	6" STEEL STUD WALL W/ 5/8" GREEN BOARD BOTH SIDES

FILENAME: i:\bur\data\Milwaukee_Co\Oak_Creek_City\Priv\150227-WE_DOPP_Pump_House\Design\DWG\WE_Pumps_Section.dwg LAST SAVED DATE: 11/30/2015 2:46 PM

PLOTTED BY: JOSHUA KOOPMANN

PLOT DATE/TIME: 11/30/2015 2:46 PM



SECTION C
SCALE: 3/8"=1'-0" A-1

LEGEND

- CONCRETE
- SAND
- INSULATION
- CMU WALL
- 6" STEEL STUD WALL W/
5/8" GREEN BOARD BOTH
SIDES



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CONSULTING ENGINEERS
7711 N. PORT WASHINGTON ROAD
MILWAUKEE, WISCONSIN 53217
Phone: 414.351.6668 Fax: 414.351.4117
www.kapurengineers.com

PROJECT:
**SBMH NORTH
COAL PILE PUMP
HOUSE**

LOCATION:
OAK CREEK, WI

CLIENT:

BID PLAN SET

REVISIONS:

#	DATE	DESCRIPTION
0	11/30/2015	BID PLAN SET

SEAL:

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SHEET:
ARCH SECTION C

DESIGNED BY:	JIG
DRAWN BY:	JK
CHECKED BY:	RC
APPROVED BY:	TF
PROJECT NUMBER:	150227
DRAWING NUMBER:	A-5

SHEET NUMBER:
18



Plan Commission Report

ITEM: 4c
DATE: December 8, 2015

PROJECT: Temporary Use – Outdoor Storage – WEPCo & MP Systems dba Pieper

ADDRESS: 9000 S. Nicholson Road

TAX KEY NO: 862-9991

STAFF RECOMMENDATION: That the Plan Commission approves the temporary use permit for the outdoor storage of equipment and materials in the specified locations as illustrated on the site plan until November 30, 2016.

Ownership: Associated Bank NA

Size: 6.784 acres

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

Adjacent Zoning: North – M-1, Manufacturing District, FF, Floodfringe
East – A-1, Agricultural, FF, Floodfringe
South – M-1 CU, Manufacturing District Conditional Use
West – P-1, Park, & FF, Floodfringe

Comprehensive Plan: Planned Residential

Wetlands: No

Floodplain: The northern edge of the property is within the 100-year floodplain as illustrated on the location map.

Official Map: No officially mapped roads affect this property.


Commentary: The Applicant is requesting approval of an outdoor storage yard located at 9000 S. Nicholson Road through November 30, 2016. This would be the continuation of same use that was approved by the Plan Commission earlier this year. The applicant would continue to use the location as a job reporting site/laydown area for supplies and personnel for an electric rebuild project along Nicholson Road that will begin in January 2016.

Included in your packet is a map of the property showing where the materials will be stored. Equipment stored outdoors includes job trailer, scrap dumpster, metal dumpster, port-a-john, bucket trucks, pole trailer, two trailers, hen stringing wire, pick-up truck, and 2-3 personal cars. Materials stored outdoors include utility poles, spools of cable, transformers, and a gravel pile. These materials are located behind a screened fence behind the existing buildings.

There will be approximately four crews, consisting of three trucks and trailers, arriving on site starting between 6:30-7:15 am to load their vehicles and move to the project sites. They will return around 4 pm to unload equipment and materials. This will occur Monday through Friday. No work will be done on weekends. I have received no complaints from regarding the this use of the property in 2015.

Prepared by:

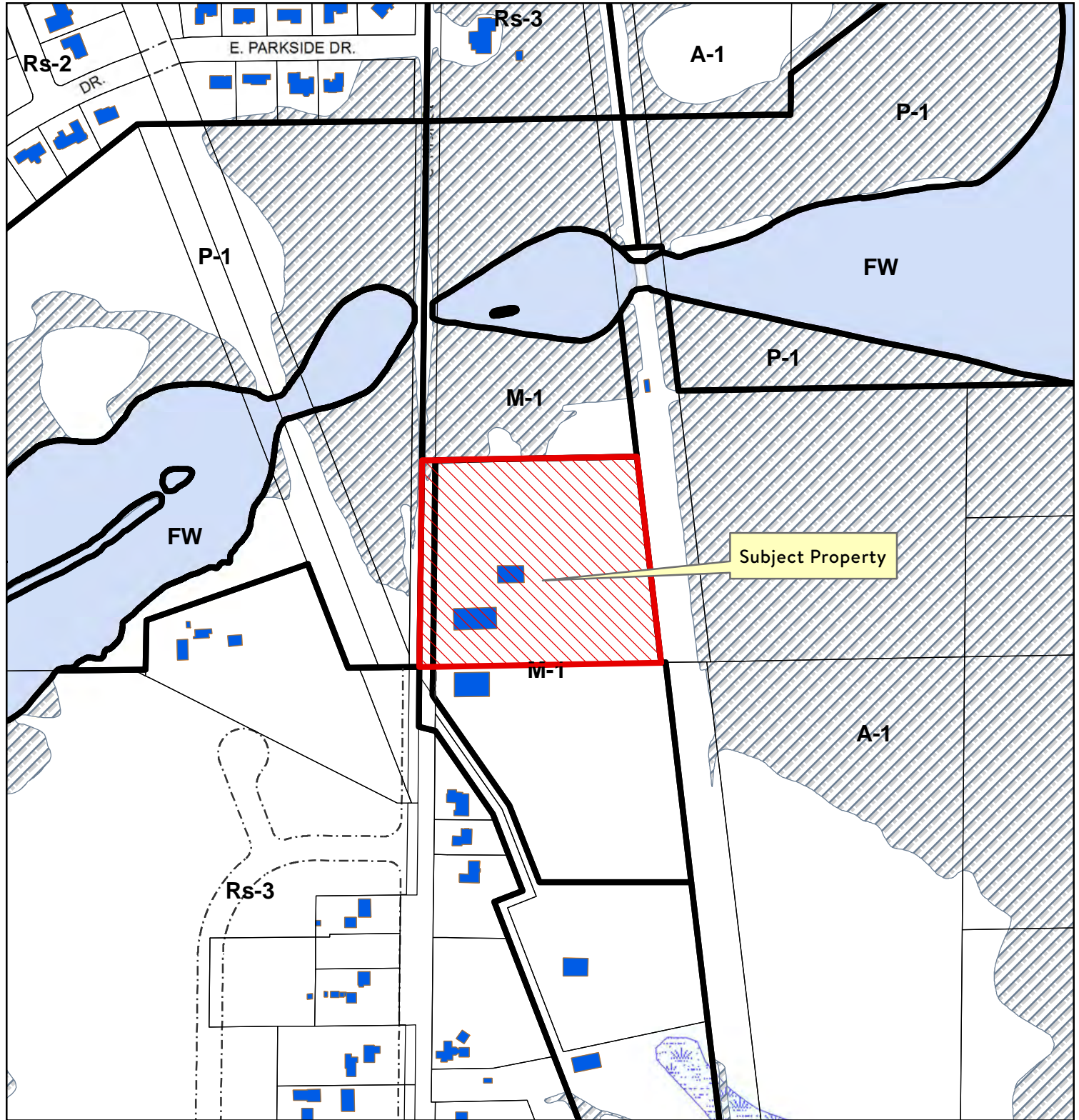
Respectfully Submitted by:


Peter Wagner
Zoning Administrator/Planner

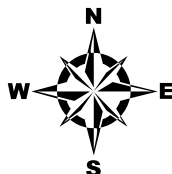

Douglas Seymour, AICP
Director of Community Development

Location Map

9000 S. Nicholson Rd.



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

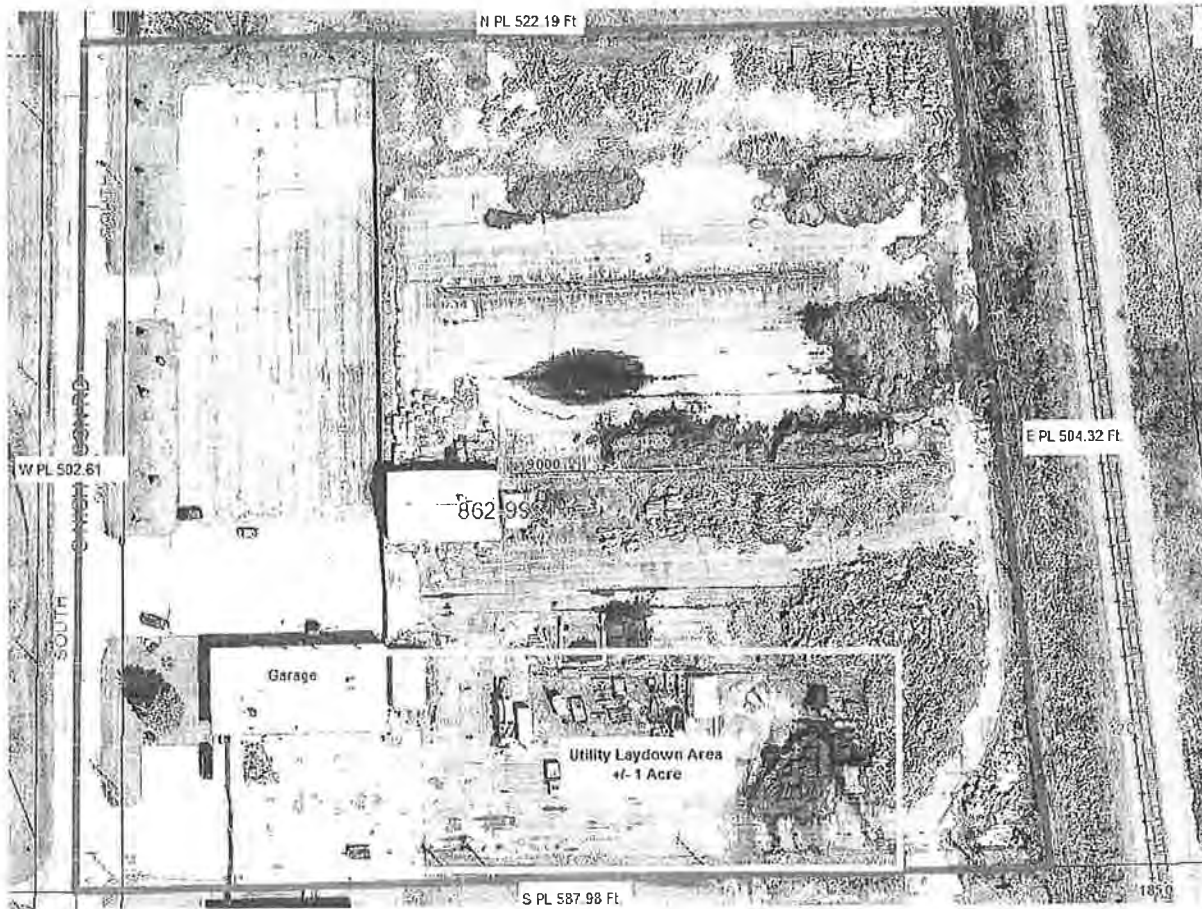


Legend	
	9000 S. Nicholson Rd.
	Floodfringe
	Wetland
	Floodway

SITE PLAN

For Temporary Use Permit 9000 S Nicholson Rd

Aerial View and property line dimensions per the Milwaukee County GIS web site
<http://lio.milwaukeecounty.org/mcamlis/>



Temporary Use Permit Extension Request

WEPCo dba We Energies and its contractor MP Systems Inc., dba Pieper Power, are requesting to extend the Temporary Use Permit for the property at 9000 Nicholson Road, Oak Creek, WI, until 11/30/2016. The location will continued to be used as a job reporting site/laydown area for supplies and personnel to report to for an electric rebuild project along Nicholson Road that is expected to commence January 2016. Also, additional poles have been identified to be replaced in the area.

Crews typically arrive at the site between 6:30 – 7:15 AM, and finish the day around 4:00 PM. We are estimating 4 crews working on the projects with 3 trucks per crew and trailer.

The area for the materials to be placed is fenced and screened from the public. We anticipate the following equipment/materials to be on site in the screened area:

Equipment:

- Job trailer
- C-Train
- Scrap dumpster
- Metal dumpster
- Port a john
- Bucket trucks
- Pole trailer
- 2 trailers hen stringing wire
- Pick up truck
- 2-3 personal cars

Materials

- Utility poles
- Spools of cable
- Transformers
- Gravel pile





Plan Commission Report

ITEM: 4d
DATE: December 8, 2015

PROJECT: Rezone and Conditional Use – Drexel Partners, LLC

ADDRESS: 600 W. Drexel Ave.

TAX KEY NOs: 782-9000-000

STAFF RECOMMENDATION: That Plan Commission recommends to the Common Council that the property at 600 W. Drexel Ave. be rezoned from M-1, Manufacturing, to B-2, Community Business with a Conditional Use for a drive-through facility, after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting (January 12, 2016).

Ownership: Langteau Real Estate, LLC, 1400 18th Ave., South Milwaukee, WI 53172

Size: 0.678 acres

Existing Zoning: M-1, Manufacturing

Adjacent Zoning: North – M-1, Manufacturing; FW, Floodway; FF, Flood Fringe
East – M-1, Manufacturing; FF, Flood Fringe
South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
West – M-1, Manufacturing; FW, Floodway

Comprehensive Plan: Planned Industrial.

Wetlands: N/A.

Floodplain: None.

Official Map: N/A.

Commentary: The Applicant is requesting that property at 600 W. Drexel Ave. be rezoned from M-1, Manufacturing, to B-2, Community Business in anticipation of constructing a 4,300 square-foot two-tenant restaurant with drive-through and retail building. Restaurants with drive-through facilities are Conditional Uses in the B-2 zoning district.

According to the Comprehensive Plan, this area has been identified for Planned Industrial. Based on the changing uses in the area and the proximity to Drexel Town Square, staff feels that the proposed commercial use is appropriate for the property. Future commercial development in the area will necessitate an update to the Comprehensive Plan to reflect the change to a commercial land use category.

Currently, the hours of operation are anticipated to be 5 AM – 10 PM Monday through Friday, and 5:30 AM – 9:00 PM on weekends. Delivery times, number of employees per shift, and building details are in development as the tenants are being finalized. Other than dumpster enclosures, no outdoor storage or display of merchandise is proposed at this time. Parking requirements for general retail sales and customer service are 1 stall per 150 square feet of gross floor area of customer sales and service, plus one stall per employee during the shift with the most employees. Drive-through restaurants must provide 1 stall per 50 square feet of gross dining space, plus 1 stall per employee during the shift with the most employees. Thirty-two (32) parking stalls are proposed in the current site plan.

While it is difficult to determine an exact number of parking stalls that will be required without knowing the gross dining area and gross sales & service area for the building, staff recommends approval of the proposed number of stalls. Site, building, landscaping, lighting, and related approvals will occur at a later date.

With the above in mind, staff recommends approval of the proposal, subject to conditions and restrictions that will be prepared for the January 12th Plan Commission meeting.

The applicant is currently engaged with the City in discussions that would increase the size of this parcel through the acquisition of portions of adjacent City-owned property. If this were to occur, the development may be expanded to include additional tenants.

Prepared by:



Kari Papellbon, CFM, AICP
Planner

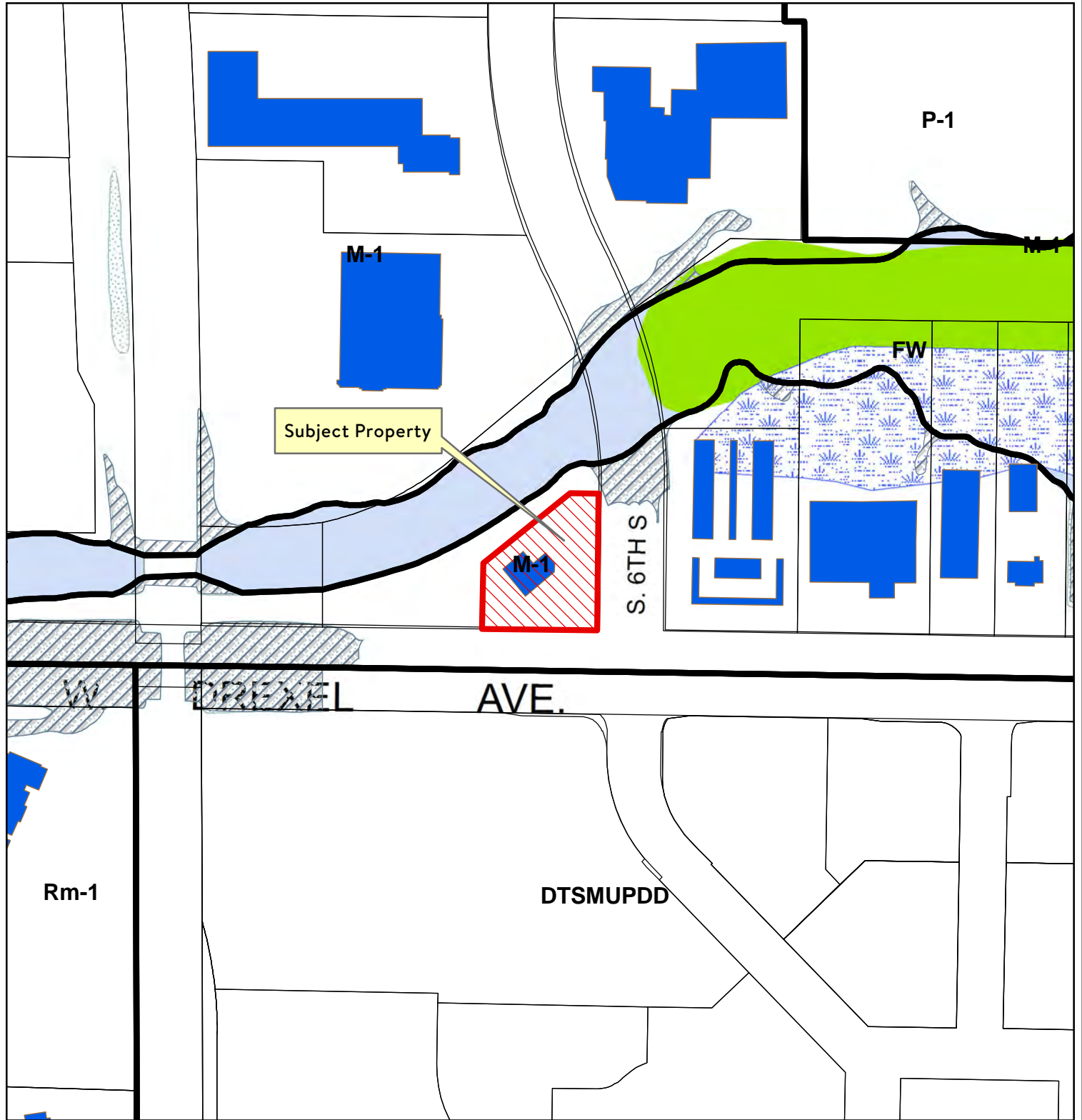
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

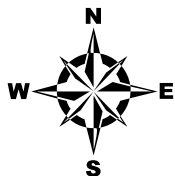
600 W. Drexel Ave.



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



Department of Community Development



Legend

- | | |
|--------------------|---------------------------------------|
| 600 W. Drexel Ave. | Shoreland Wetland Conservancy (C-1) |
| Wetland | Lakefront Overlay District (LOD) |
| Floodfringe | Mixed Use Neighborhood Overlay (NO) |
| Floodway | Mixed Use Office Overlay (OO) |
| Flood Fringe (FF) | Regional Retail Overlay District (RR) |

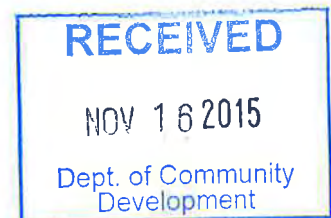
DESCRIPTION OF PROPOSAL: Details of proposal, plan of operation, hours of operation, frequency of deliveries to site, number of employees, description of any interior/exterior modifications or additions to be made to property, any outside storage(dumpsters, trucks, materials for sale, etc), number of employees per shift, number of parking stalls, and any other information that is available. PLEASE EXPLAIN IN DETAIL: (attach additional sheets if necessary or provide a detailed cover letter explaining the proposal)

Drexel Partners, LLC is proposing a two-tenant 4,300 square foot retail building. The tenants are unknown at this time however it is anticipated that one tenant, a restaurant, will require a drive-through operation and thus the project is requesting conditional use approval for a drive-through.

Attached is the anticipated site plan pending Plan Commission site plan review, comment and approval. There is a drive-through and trash enclosure. No other outside storage is anticipated. We are projecting approximately 32 parking stalls.

We are proposing to demolish the existing service center building and rebuild a new 4,300 square foot Class A retail building. The exterior renderings and elevations have not been created.

It is anticipated that hours of operation would be 5:00am – 10:00pm Monday through Friday and 5:30am – 9:00pm on Sundays. The number of employees per shift have not been set for any of the tenants. It is anticipated that normal delivery of inventory for a typical retail business would be required.



Dept. of Community
Development

NOV 16 2015

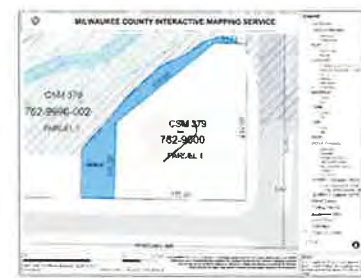
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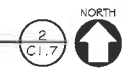
SITE PLAN
SCALE: 1" = 20'-0"



SITE AREA = 29,410 S.F. ± .68 ACRES ±
BUILDING AREA STARBUCKS = 2,100 S.F. RETAIL = 2,200 S.F. TOTAL BUILDING AREA = 4,300 S.F.
TOTAL PARKING = 32 STALLS 32 STALLS (4,300 S.F.) = 7.44/K
DEVELOPMENT STANDARDS ZONING: CURRENTLY ZONED M-1, MANUFACTURING ASSUME REZONING: B-4, HIGHWAY BUSINESS DISTRICT SOS, MAX. OF TOTAL LOT AREA ACCESSORY BUILDINGS: MAX. 5' FROM SIDE/REAR LOT LINE FRONT YARD SETBACK (B-4): 25' SIDE YARD SETBACK (B-4): 15' REAR YARD SETBACK (B-4): 25' PARKING SETBACKS: COMMERCIAL RIGHT-OF-WAY: 10' SIDE/REAR YARDS: 0' PARKING STALL SIZE: 9' X 18' MIN. FOR 90° PARKING, MIN. 22' AISLE



SITE PLAN
SCALE: NONE



PRELIMINARY
NOT FOR CONSTRUCTION

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PROJECT DESCRIPTION
800 W. DREXEL AVENUE
OAK CREEK, WISCONSIN

REVISIONS

DRAWN BY
LAK
CHECKED BY
TFM

DATE
11/16/15

PROJECT NO.
155055

C1.7



Plan Commission Report

ITEM: 4e
DATE: December 8, 2015

PROJECT: Conditional Use Permit Amendment – Matthew Lyons, Azura, LLC

ADDRESS: 8760 S. Mayhew Dr.

TAX KEY NO: TBD

STAFF RECOMMENDATION: That Plan Commission recommends that the Common Council approve a conditional use permit amendment extending Section 11, Time of Compliance to a deadline of December 31, 2016 for Phase I for the property located at 8760 S. Mayhew Dr. after a public hearing and subject to conditions and restrictions.

Ownership: Azura, LLC, P.O. Box 27279, Denver, CO 80227

Size: 2.571 acres

Existing Zoning: Rm-1 (CU), Multifamily Residential

Adjacent Zoning: North – B-3, Office and Professional Business
East – Rm-1 (PUD), Multifamily Residential
South – B-4, Highway Business
West – B-4, Highway Business; B-4 (CU), Highway Business; B-4 (PUD), Highway Business

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: None.

Official Map: N/A.

Commentary: The Applicant is requesting approval to amend the existing Conditional Use Permit for construction of the Community Based Residential Facility (CBRF) at 8760 S. Mayhew Dr. Section 11 of the Conditions and Restrictions approved by the Common Council on January 20, 2015 required the commencement of operations for Phase I within twelve (12) months of the date of adoption of the ordinance approving the Conditional Use Permit. Phase II was to begin within thirty-six (36) months of the date of adoption of the ordinance. Due to several unforeseen circumstances, the project has not yet begun. The Applicant is requesting a one-year extension anticipating a spring construction start. Staff recommends extending the deadline for commencement of construction for Phase I to December 31, 2016. Phase II would be required to begin within 36 months of the date of adoption of the ordinance amending the Conditional Use Permit (January 2019).

Prepared by:

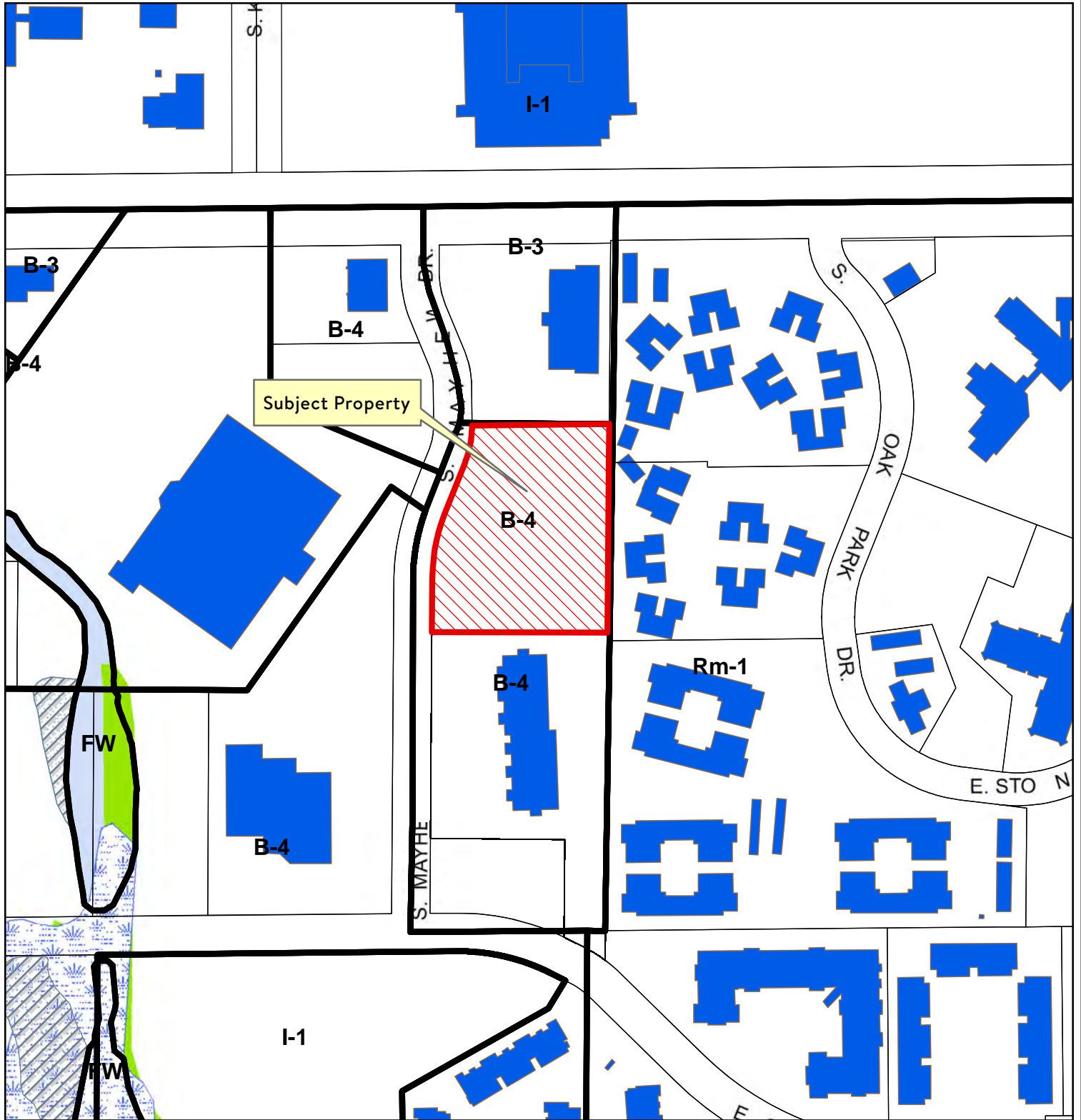
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

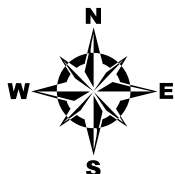
8760 S. Mayhew Dr.



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



Department of Community Development



Legend

- | | |
|--------------------|---------------------------------------|
| 8760 S. Mayhew Dr. | Shoreland Wetland Conservancy (C-1) |
| Wetland | Lakefront Overlay District (LOD) |
| Floodfringe | Mixed Use Neighborhood Overlay (NO) |
| Floodway | Mixed Use Office Overlay (OO) |
| Flood Fringe (FF) | Regional Retail Overlay District (RR) |

PROJECT SUMMARY:

Zoning- RM-1
 Total Site Area- 2.57AC (111,976 sf)
 Total Building Area- 36,537 sf
 Floor Area Ratio- 0.33

Total Parking and Walks- 26,528 sf
 Total Impervious Area- 63,065 sf

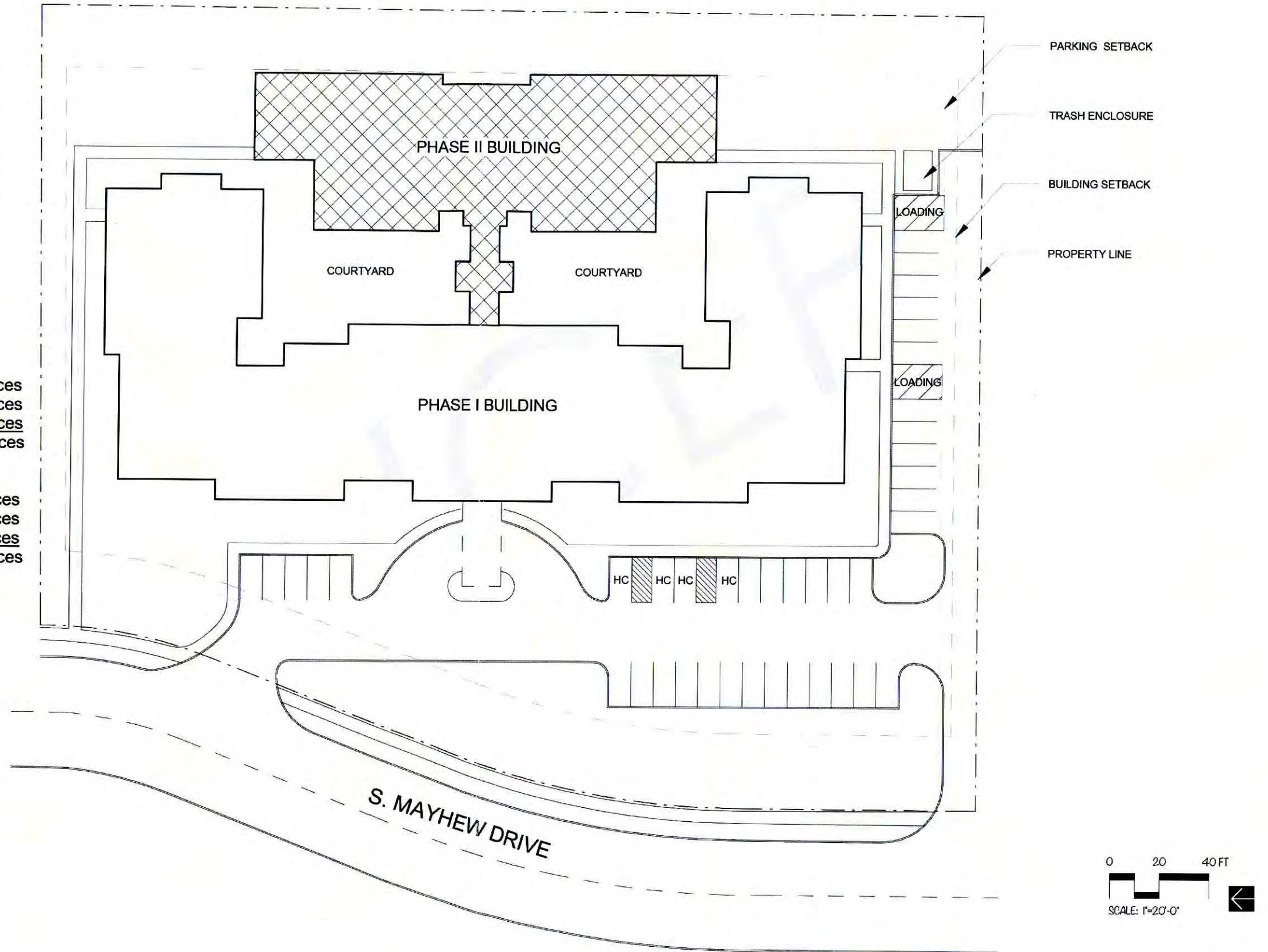
Resident Rooms-
 Phase I- 40 Units
 Phase II- 20 Units
 Density- 23.35 DU-AC

Parking-
 Req'd:
 1 per 3 residents: 22 Spaces
 1 per Staff- (Peak shift): 18 Spaces
 Loading: 2 Spaces
 Total Parking Req'd: 42 Spaces

Provided:
 Standard: 36 Spaces
 HC: 4 Spaces
 Loading: 2 Spaces
 Total Parking Provided: 42 Spaces

Setbacks-
 Building Setbacks:
 ROW: 30 ft
 Side: 10 ft
 Rear: 25 ft

Parking Setbacks:
 ROW: 25 ft
 Side: 15 ft
 Rear: 15 ft



AZURA OAK CREEK

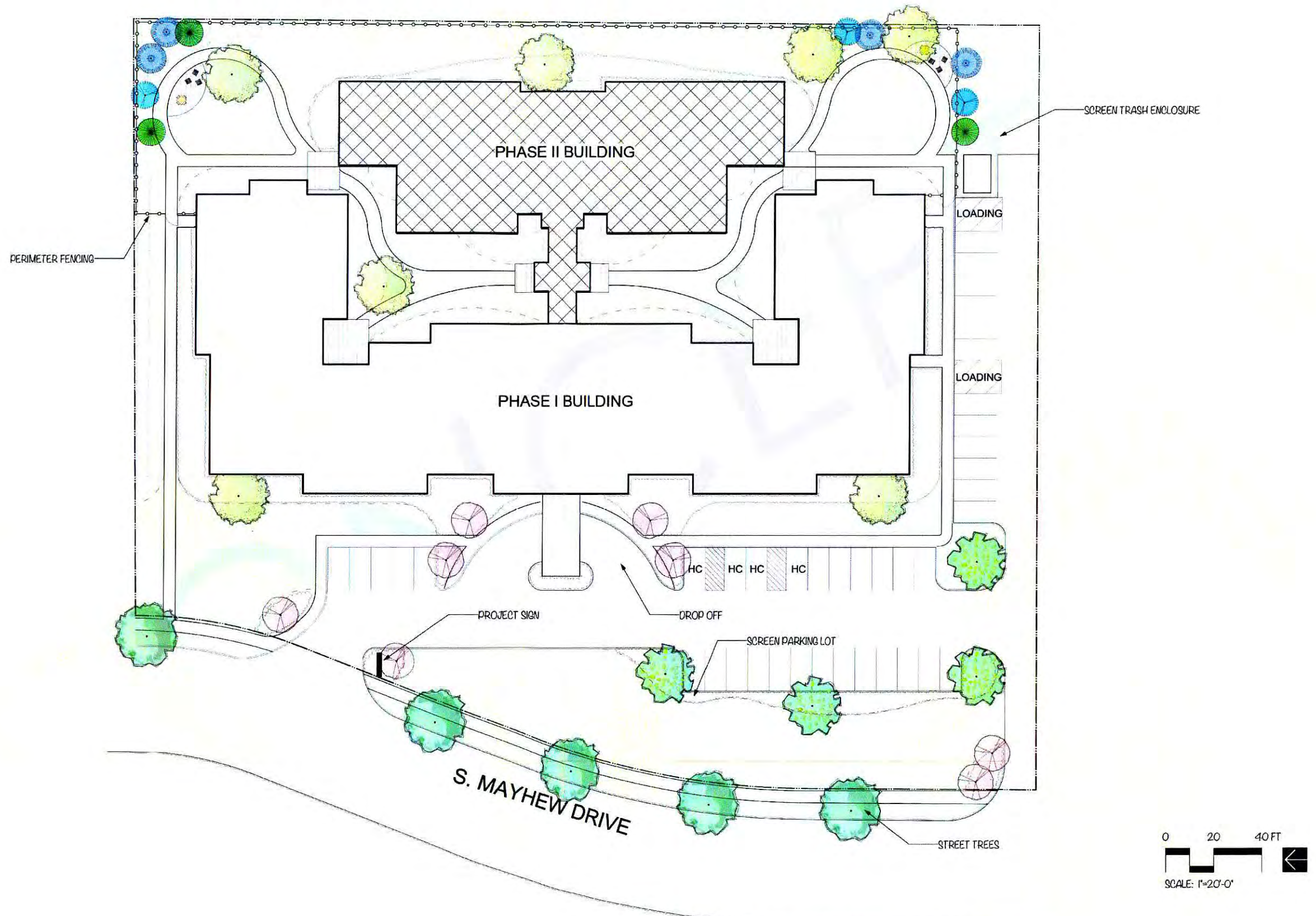
AZURA

PROPOSED PLAN

September 30, 2014

Studio Architecture
 1350 Pine Street, Suite 1
 Boulder, CO 80302

STUDIO
 thestudioarchitecture.com 866.529.9130



AZURA OAK CREEK

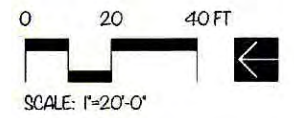
CONCEPT LANDSCAPE PLAN

AZURA

September 30, 2014

Studio Architecture
1350 Pine Street, Suite 1
Boulder, CO 80302

STUDIO
the studio architecture
866.529.9130



City of Oak Creek – Conditional Use Permit
Conditions and Restrictions

Applicant: Azura, LLC
Property Address: 8760 S. Mayhew Dr.
Tax Key Number(s): TBD
Conditional Use: Community-Based Residential Facility
(capacity for more than 15 persons)

Approved by Plan Commission: TBD
Approved by Common Council: TBD
(Ord. #XXXX, Amending Ord. #2747)

1. LEGAL DESCRIPTION

Part of Lot 2 of Certified Survey Map No. 8121 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin on December 18, 2009 as Doc. No. 9681598 being a redivision of Parcel 4 of Certified Survey Map No. 6866 and part of Parcel 3 of Certified Survey Map No. 6766 located in part of the Northeast 1/4, Northwest 1/4, and Southwest 1/4 of the Northwest 1/4, Section 21 Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, described as follows: Beginning at an iron pipe stake found marking in the Northeast corner of said Lot 2; thence South 00°25'12" West 379.83 feet; thence North 89°58'24" West 320.04 feet to the Easterly right of way line of Mayhew Drive; thence along said road, North 00°24'58" East, 97.84 feet; thence continuing along said road, 120.99 feet along the arc of a curve to the right having a radius of 330.00 feet and a chord which bears North 10°57'49" East 120.31 feet; thence continuing along said road, North 21°26'33" East, 100.81 feet; thence continuing along said road, 69.13 feet along the arc of a curve to the left having a radius of 180.00 feet and a chord which bears North 10°27'58" East 68.71 feet to the Northwest corner of said Lot 2; thence North 89°28'08" East 249.91 feet to the point of beginning.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

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

1) **General Development Plan**

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

2) **Landscape Plan**

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

3) **Building Plan**

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

4) **Lighting Plan**

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

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

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

6) **Fire Protection**

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

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

3. PARKING AND ACCESS

- A. Parking requirements for this project shall be provided in accordance with Section 17.0403(j)(6)(f) of the Municipal Code. The Plan Commission has approved the request to utilize this Section based on the type of facility (CBRF for Alzheimer's/dementia patients) and the ability to utilize shared parking with the property to the south.
- B. Where 90° parking is indicated on the site plans, individual-parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.0403(d) of the Municipal Code.
- C. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- D. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval.
- E. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- F. All driveway approaches to this property shall be in compliance with all the standards set forth in Chapter 6 of the Oak Creek Municipal Code. Any off-site improvements shall be the responsibility of the property owner.
- G. All off street parking areas shall be landscaped in accordance with Sections 17.0330 & 17.0403 of the Municipal Code.

4. LIGHTING

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

5. LANDSCAPING

- A. Parking Lot Screening. Those parking areas for five (5) or more vehicles if adjoining a residential zoning district line or public right-of-way shall be screened from casual view by an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means approved by the City Plan Commission. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way. All screening materials shall be placed and maintained at a minimum height of three (3) feet.
 - 1. At least one ornamental deciduous tree, no less than 2.5" caliper, shall be incorporated into the design for every 35 linear feet of public street frontage.
 - 2. At least 25% of the total green space area shall be landscaped utilizing plant materials, other than maintained turf, that contribute to ground coverage.
 - 3. For purposes of determining the number of plants necessary to meet the minimum 25% ground coverage requirement, plant types are categorized by their general size and potential mature at-grade coverage area.

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

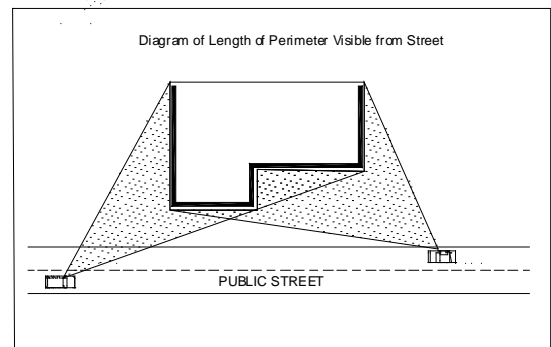
* Note shade and ornamental trees are not considered a plant type contributing to "at grade" coverage.

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

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

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	30'	25'	10'
Accessory Structure*	30'	See Section 17.0501	See Section 17.0501
Off-street Parking	25'	15'	15'

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

8. MAINTENANCE AND OPERATION

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

9. SIGNS

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code. 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 Rm-1, Multifamily Residential zoning district.
- B. One (1) Community-Based Residential Facility (CBRF) with a capacity for more than fifteen (15) persons. Density for this CBRF is approved at a maximum of 27 units per acre in accordance with Section 17.0311(c)(3). Due to the nature of the care of the facility, there is no age restriction imposed.
- C. Usual and customary accessory uses to the above listed permitted uses.

11. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these conditions and restrictions as follows:

A. Phase I of the conditional use shall commence no later than December 31, 2016.

B. Phase II of the conditional use shall commence within thirty-six (36) months from the date of adoption of the ordinance authorizing the amended conditional use permit.

C. This conditional use approval shall expire

1. **January 1, 2017** if a building permit for Phase I has not been issued for this use; **OR**

2. Within thirty-six (36) months after the date of adoption of the amended ordinance if a building permit for Phase II has not been issued for this use.

D. Upon expiration of this permit for Phase I only, the zoning for the property will revert back to B-4, Highway Business.

E. Upon expiration of this permit per Section (C), the applicant shall re-apply for a conditional use approval prior to recommencing work or construction for either Phase of development.

12. OTHER REGULATIONS

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

13. VIOLATIONS & PENALTIES

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

14. REVOCAION

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

15. ACKNOWLEDGEMENT

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

Owner / Authorized Representative Signature

Date

(please print name)

DRAFT



Plan Commission Report

ITEM: 4f
DATE: December 8, 2015

PROJECT: Temporary Use – Private Bus Service Storage Yard

ADDRESS: 6819 S. Howell Avenue

TAX KEY NO: 734-9997

STAFF RECOMMENDATION: That the Plan Commission approves the temporary use permit for the operation of a private bus service storage yard, to be used for outdoor storage and maintenance of motorcoaches in specified locations as illustrated on the site plan with the following conditions:

- 1) Install screening on existing fencing and extend screened fencing north of building C, to the north lot line.
- 2) Employee parking stalls located along the southeast part of the property closest to Building B, in front of fenced area, will not extend further east than the house, as shown on the modified site plan.
- 3) All Motorcoaches must be parked behind the screened fence and on a paved surface.
- 4) Permit expires May 8, 2016.

Ownership: Sharon Dull

Size: 3.03 acres

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

Adjacent Zoning: North – M-1, Manufacturing District
East – B-4, Highway Business District
South – M-1, Manufacturing District
West – M-1, Manufacturing District, CCU

Comprehensive Plan: Planned Business

Wetlands: No

Floodplain: No

Official Map: No officially mapped roads affect this property.

Commentary: The applicant is requesting a temporary use permit to operate a private bus service storage yard where buses will be parked and maintained, on the property located at 6819 S. Howell Avenue. This type of use is a conditional use in the M-1 District.

The bus company would store between 20 to 25 buses outside as illustrated on the map included in this report. As illustrated on the map the applicant appears to show bus parking on an unpaved surface. Per code, this is not permitted. The applicant will be required to park all buses and employee vehicles on areas that are paved. As a result, this may limit the number of buses to less than 20 to 25 buses they are requesting to park on the property.

During the day, it is anticipated that there will be approximately 11 employees during business hours with a maximum of 30 employees at the same time. Typically, only 50 percent of employees would be on site at the same time due to the nature of the business. The office hours will be from 7am to 5pm seven days a week. Bus cleaners would work on site from 5pm to 12am. Bus route drivers would operate between 5am to 10pm. Charter drivers essentially operate any time based on customer needs.

Building A is where the office and bus maintenance operations will be conducted. Building B is intended to be used as cold storage. Buildings C & D will be used as a residence by the current property owner. There is an existing fence that runs south of Building C and behind Building B. The applicant intends to install screening to shield parking of buses and employee vehicles from Howell Avenue. The applicant has not specified what kind of material will be used, or what opacity percentage it would be. It is the Plan Commission's discretion to determine the level of opacity for the fence screening. Staff suggests installing a screened fence north of Building C to the north lot line, to further screen buses from Howell Avenue.

To accommodate employee parking, the applicant intends to have employees park both behind and in front of the fenced area as illustrated on the map. Staff is concerned about the number of employee vehicles in front of the fenced area and its proximity to Howell Avenue. If The Plan Commission is comfortable with employee parking in front of the fenced area, staff recommends limiting the location of employee parking to the southeast area of the property, closest to Building B, and not further east than the house located on the property as shown on the modified site plan.

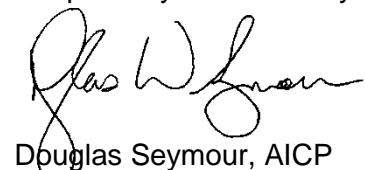
The approval of this temporary use permit does not bind the Plan Commission or Common Council to approval of the same or similar use at this location in the future.

Prepared by:



Peter Wagner
Zoning Administrator/Planner

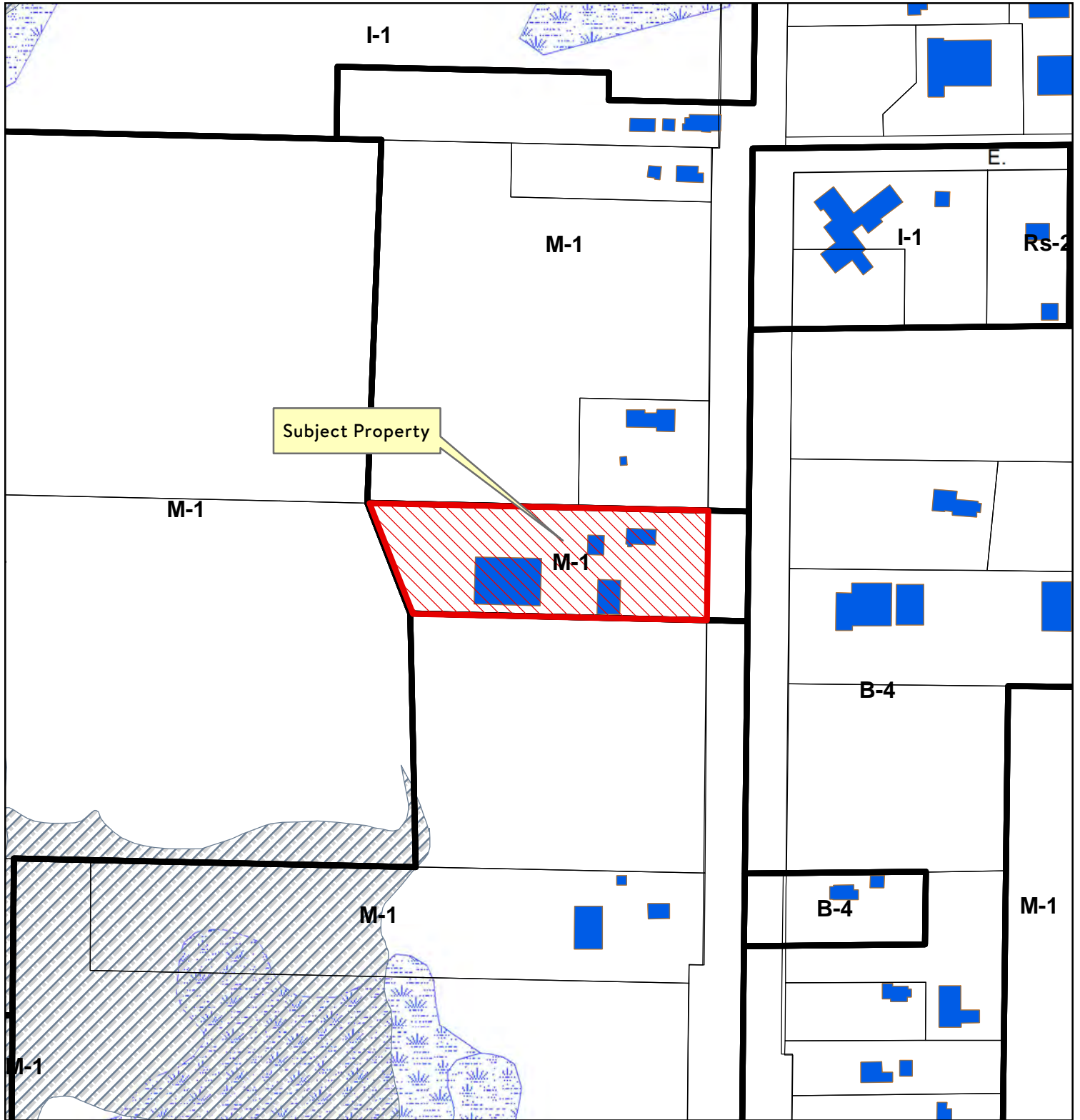
Respectfully Submitted by:



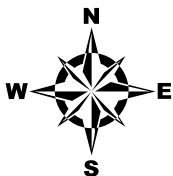
Douglas Seymour, AICP
Director of Community Development





Location Map

6819 S. Howell Ave.



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



Legend	
	6819 S. Howell Ave.
	Wetland
	Floodfringe
	Floodway

December 1, 2015

TO: City of Oak Creek Plan Commission

FROM: David Meier, Badger Coaches, Inc.

Badger Coaches, Inc. is a 3rd generation motorcoach operation. Badger Coaches is a well known and highly respected leader in the bus travel industry. Badger is known for its professional drivers, cleanliness and leading bus maintenance programs. Badger has consistently earned safety awards which is confirmed by the insurance industry consistently offering Badger lower than typical industry rates.

The founding of the company traces back to 1920 when Herman Meier began a fixed route connecting Madison to the rural communities in southwest Wisconsin. Today the company is owned and operated by three of his grandsons, Jim, John and Dave Meier. All three are actively engaged in the day-to-day operations. Badger has operated a fixed route between Madison and Milwaukee since the late 1940s while also building a large charter business in both regions.

Today Badger operates from its downtown Milwaukee location at 635 N. James Lovell and from leased land nearby. We wish to acquire the property at 6819 S. Howell in order to store and maintain approximately 20-25 motorcoaches. Routine maintenance of our buses includes regular servicing of brakes, transmissions, checking and changing oil and fluids and the performance of engine work. Our intended use of the property is very similar to the manner in which the property has been used by the existing owner, JD Truck Service, Inc. The primary difference is that we will be performing work on our own buses and not on large class 6-8 OTR trucks. We also will be cleaning our buses regularly at the property, and we anticipate the need for minor plumbing improvements to accommodate these services. These changes consist of the installation of an OSHA certified sewer catch basin. Our motorcoaches are restroom equipped and require daily cleaning and draining of the toilet. The toilet basin is drained directly into this filter device before it reaches the public sewer system. Its purpose is to prevent sewer clogs but also enhances safety as the filter is also cleaned daily. We have extensive experience in maintaining buses and operating a shop. We also operate out of a 30,000 square foot facility in Madison.

Due to the similarity of our proposed use of the property with that of the current owner, we do not anticipate extensive changes to the property or the existing buildings and improvements. The site is very well suited already to our use and is one of the reasons we were drawn to the property.

We anticipate a full-time mechanical and cleaning staff of 4-6 people at the property. Our office staff may include another 4-5 positions, consisting of general management, sales and dispatch.

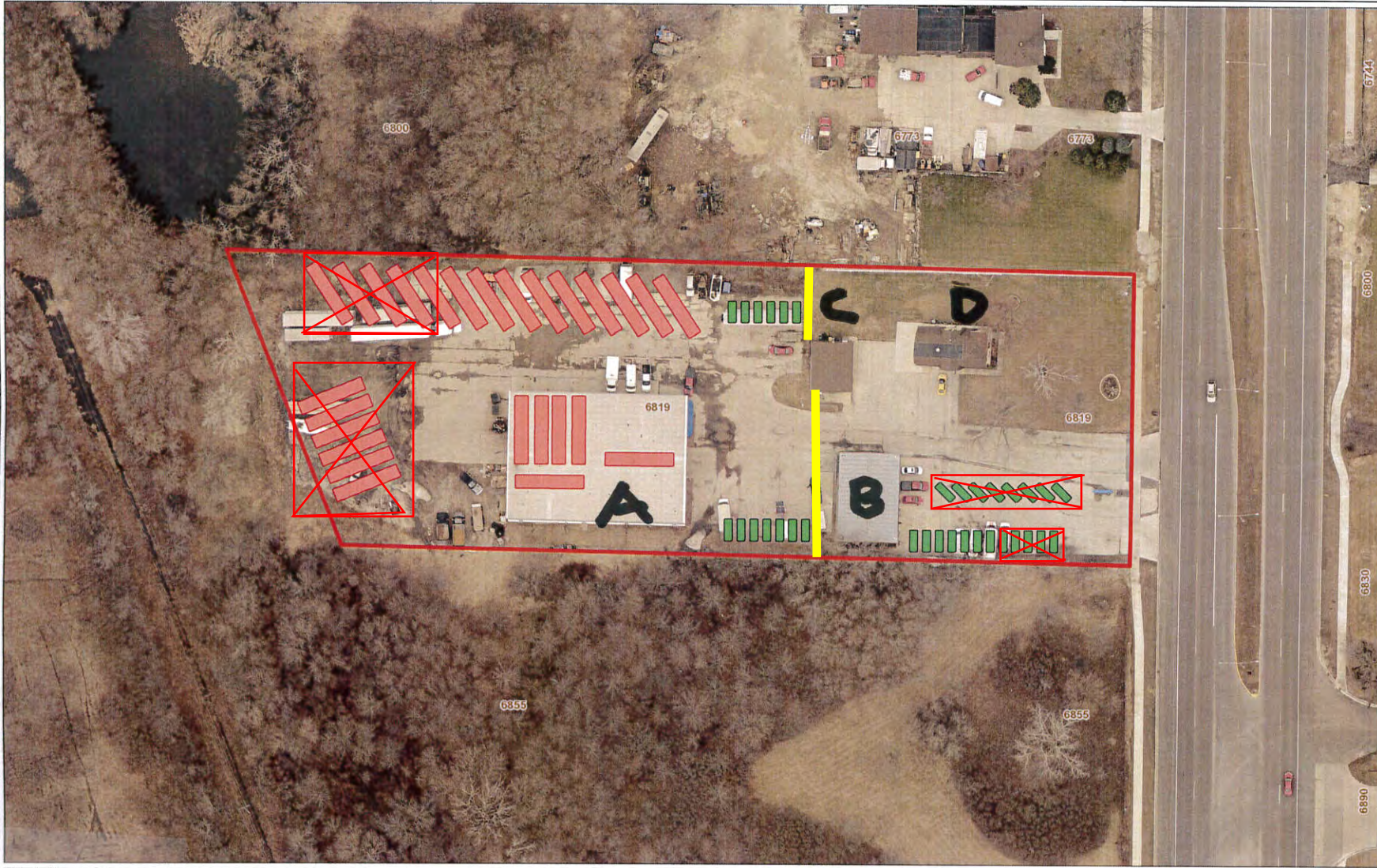
We intend to operate from this location for many years. It is a great location as we originate and terminate many of our fixed route schedules from nearby Mitchell Field.

A Phase II ESA was conducted at the property by Friess Environmental Consulting, Inc. which detected the existence of certain recognized environmental conditions ("RECs") affecting the property. Our Offer to Purchase the property requires that these RECs be remediated and that a site closure letter be issued by the DNR prior to closing our purchase of the property. The delay occasioned by the remediation work makes it necessary for us to lease and use the property in the interim. The site currently is being remediated by Friess Environmental Consulting, Inc., and we anticipate this will be completed in the spring.

We appreciate your consideration of our request for the issuance of a temporary use permit which will enable us to use the property in our operations on an interim basis pending closing. We also acknowledge that we must submit an application to amend the existing CUP to accommodate our planned operations on a more permanent basis and that the issuance of the requested temporary permit is without prejudice to the City's right and authority to review our proposed application to amend the CUP and to impose conditions and restrictions suitable to our proposed use of the property which may vary from, or be in addition to, those now imposed by the CUP and/or any additional conditions to be specified in our temporary permit.



6819 S. Howell Avenue



- Legend**
- Tax Parcels
 - Plat of Survey
 - FORECLOSURE
 - Subdivision Docs
 - Condo Docs
 - CSM Docs
 - 2015 COLOR
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1: 782



DISCLAIMER: This map is a user generated static output from the Milwaukee County GIS system. The contents herein are for informational purposes only.

Notes

Map Legend

	Motorcoach	Building A	Maintenance Building - Servicing & Cleaning	Building C	Rental to current owner
	Employee Cars	Building B	Cold Storage Building - Equipment & Parts Storage	Building D	Rental to current owner