



PLAN COMMISSION MEETING AGENDA

**TUESDAY, January 12, 2016
AT 6:00 PM**

- 1) ROLL CALL
- 2) Minutes of the December 8, 2015 meeting
- 3) Significant Common Council Actions
- 4) 6:00 PM SIGN APPEAL HEARING
 - a) Hold a public hearing on a proposed sign appeal for the property at 320 W. Town Square Way submitted by PetSmart that would allow PetSmart to install a total of three wall signs: two wall signs on the west and one wall sign on the east elevations of the building (Tax Key No. 813-9048). Follow this item on Twitter **@OakCreekPC#OCPCPetSmart**.
- 5) NEW BUSINESS
 - a) SIGN APPEAL - Consider a request for sign appeal for the property at 320 W. Town Square Way submitted by PetSmart that would allow PetSmart to install a total of three wall signs: two wall signs on the west and one wall sign on the east elevations of the building (Tax Key No. 813-9048). Follow this item on Twitter **@OakCreekPC#OCPCPetSmart**.
 - b) CONDITIONS AND RESTRICTIONS - Review Conditions and Restrictions for a restaurant building with drive-through facility submitted by Drexel Partners, LLC, on the property located at 600 W. Drexel Ave. (Tax Key No. 782-9000-000). Follow this item on Twitter **@OakCreekPC#OCPCDrexel**.
 - c) SIGN / BUILDING PLAN REVIEW – Review a proposed sign plan submitted by Steve Ignarski, Prairie Sign and Lighting, LLC, for the MattressFirm retail portion of the property located at 320 W. Town Square Way (Tax Key No. 813-9048). Follow this item on Twitter **@OakCreekPC#OCPCMattressFirm**.
 - d) REZONE – Review a request submitted by Kelvin Schroeder, South Shore Group, LLC, to rezone the property located at 7518 S. Howell Ave. from Rd-1, Two-Family Residential, to B-4, Highway Business (Tax Key No. 781-9993-000). Follow this item on Twitter **@OakCreekPC#OCPCSoShore**.
 - e) CERTIFIED SURVEY MAP – Review a certified survey map submitted by the Oak Creek-Franklin Joint School District for the properties at 8640 S. Howell Ave. and 340 E. Puetz Rd. (Tax Key Nos. 827-9014-001 & 827-9026-001). Follow this item on Twitter **@OakCreekPC#OCPCSchoolCSM**.
- 6) ADJOURN

PLEASE NOTE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, 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, DECEMBER 8, 2015

Alderman Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Bukiewicz, Alderman Guzikowski, Commissioner Siepert and Commissioner Chandler. Mayor Scaffidi and Commissioner Correll were excused. Also present: Kari Papelbon, Planner; Pete Wagner, Planner/Zoning Administrator; and Tom Rosandich, Fire Chief.

Commissioner Dickmann moved to approve the November 24, 2015 meeting minutes. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Sign Plan Review

Liberty Corporate Preserve

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

Tax Key Nos. 927-9036 & 927-9037

Zoning Administrator/Planner Pete Wagner provided an overview of the proposed master sign plan.

Paul Galbraith of Somerset Properties, S. 27th St., stated that he is starting to see some activity in the front office buildings. There are two tenants in there right now, the Air Force and Northwestern Mutual Life. There is a significant amount of vacant space, but now that the market is coming back and a lot of good things are happening in Oak Creek, they have tenant interest. Mr. Galbraith is attempting to formally adopt this plan so that he can commit to tenants on what he can offer them in the terms of signage. Primarily along S. 27th St. is where most tenants would like to be identified as occupants of the building. They may occupy the eastern side of the building, but would like identification on the western side.

Commissioner Dickmann commented that he likes the option that endcap tenants may have additional wall signs. He inquired whether the tenants have to come back before the Plan Commission if they meet the requirements. Mr. Wagner responded that they would not have to come back before the Plan Commission. The master sign plan will say that this is an acceptable option for endcap tenants.

Commissioner Siepert asked about the number of signs based on the number of tenants. Mr. Galbraith responded that it varies based on the building. For the building facing 27th Street, they are asking for four signs on the 27th Street, and four signs on the west.

Commissioner Chandler asked if the tenant signs are illuminated. Mr. Galbraith stated yes, in red and white.

Alderman Guzikowski stated that he likes the plan going forward and it is well thought out. He is in favor of it.

Commissioner Chandler asked about the size of the tenant signs. Mr. Wagner responded that they cannot exceed 100 square feet.

Commissioner Carrillo asked if the tenants would be using their company logos along with the words on the signs. Chad from Innovative Signs responded that if tenants have a company logo, it is allowed as long as it is within the 100 square feet and the colors have to remain within the red and white application as well. Commissioner Carrillo stated her concern about the size and font of the lettering not being consistent. Mr. Galbraith responded that the size of the lettering will be between 12 to 24 inches and would be sufficient to be seen from S. 27th Street.

Commissioner Carrillo inquired about the consistency of font lettering and if the monument sign font would match that of the building signs. Mr. Galbraith responded that they did not call out a specific size in the plans, but the lettering on the building signs will probably not match the monument sign. Commissioner Carrillo stated that the font and size of the lettering on the individual business signs would be different from one another. She wanted to make the Commissioners aware of this before they voted. Alderman Bukiewicz stated that this is necessary and in this day and age, the advertising is necessary. If it helps a particular business to use their particular font style, he is for the variation.

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

Plan Review

WE Energies

10770 S. Chicago Road

Tax Key No. 966-9999-002

Planner Kari Papelbon explained that the applicant will be presenting a PowerPoint Presentation on the proposal.

Richard O'Connor, WE Energies Project Manager, 7720 Milwaukee Ave., Wauwatosa, explained that WE Energies is asking for approval on multiple modular buildings for the Coal Storage Expansion Project. They would like to add office space and a locker room facility for the 9-10 employees working on the project. The proposed warehouse will be used for repair parts and storage of equipment. The final building would be a pump house that takes the drainage water from the coal pile to the onsite wastewater treatment area.

Arden Degner, 8540 S. Pennsylvania Ave., Oak Creek, stated that he did not like that they are using trailers for these buildings. Mr. O'Connor responded that these modular trailers will only be onsite until 2021. Their contractor that is doing the coal handling operation will be using these trailers. When they are done, the trailers will be removed. Ms. Papelbon noted that they are not temporary trailers per Municipal Code. They are going through the site plan review process for that reason and because they do have a foundation. Ms. Papelbon also wanted to bring to the Commission's attention that all of the structures do not meet the architectural standards for building materials as they are made out of metal. This will need $\frac{3}{4}$ majority approval by the Plan Commission. Staff recommendation is for approval with the condition that all building and fire codes are met. Chief Rosandich stated that these trailers on a site like this are fairly common, and they have worked out a very good fire plan over the years when this site was under construction. It is no issue for the Fire Department. Alderman Bukiewicz stated he does not have an issue with these trailers, and he is in full favor of this.

Alderman Bukiewicz stated that as far as the $\frac{3}{4}$ majority approval of the metal architectural materials, he does not have a problem with it due to the fact that this is an industrial site and it is offset from the road.

Commissioner Johnston requested utility plans for the restrooms and showers. Mr. O'Connor stated he would provide that to the Commission.

Alderman Bukiewicz moved that Plan Commission approves the site and building plans submitted by Rick O'Connor, WE Energies, for the property located at 10770 S. Chicago Rd., with the condition that all building and fire codes are met. Commissioner Dickmann seconded. On roll call: all voted aye. Motion carried.

Temporary Use Permit Amendment

WEPCo & MP Systems

9000 S. Nicholson Rd.

Tax Key No. 862-9991

Mr. Wagner provided an overview of the request for an outdoor storage yard 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. 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. There have been no complaints from regarding the use of the property in 2015.

Maria Koerner, 3210 Fence Line Rd, Franksville, explained that due to additional projects along Nicholson Rd. and pole replacements, this makes the travel time and safety for the crews easier if the storage location is close. This extension will be more than sufficient to complete the scheduled projects.

Commissioner Dickmann asked if November 2016 was an adequate time extension. Ms. Koerner responded that it should be more than adequate.

Alderman Verhalen spoke in favor of the project, reiterating that there have been no complaints and they have been a good business partner for the city.

Alderman Bukiewicz made note that he is a former Pieper Electric employee, and will be abstaining from the vote to avoid any conflict of interest.

Commissioner Siepert moved that 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. Commissioner Chandler seconded. On roll call: all voted aye, excluding Alderman Bukiewicz, who abstained. Motion carried.

Rezone/Conditional Use Permit
Drexel Partners, LLC
600 W. Drexel Ave.
Tax Key No. 782-9000

Ms. Papelbon informed the Commission that facilities with drive through facilities are considered conditional uses in the B-2 zoning district. Details on tenants, delivery times, employees per shift, and building details are currently in development. Ms. Papelbon provided information regarding the parking requirements. General retail, sales and customer service requirements are 1 stall per 150 square feet of gross floor area plus 1 stall per employee. Drive-through restaurants require 1 stall per 50 square feet of gross dining space. The proposed number of stalls is 32 for this site plan. The tenant is currently engaged with the City, which could potentially increase the shape and size of the current parcel. If this would happen, it would need to come back to the Commission for site planning and landscaping approval.

Jason Luther, Luther Group (applicant), 7116 W. Wells, Wauwatosa, WI, stated that he could not disclose the name of the future tenant due to the conceptual letter of intent. What is in the parking proposal they feel will work for the prospective tenants, and still plan to come back in the future for site plan approval.

Commissioner Siepert asked about the volume of traffic. Mr. Luther responded that those numbers are not available at this time. He stated that their peak time would be in the morning, but spread out through the day. Commissioner Siepert stated his concern about the amount of traffic in the morning and around 5 p.m. Mr. Luther stated that they have a right in/right out onto Drexel Ave. that presents a good opportunity for the flow of traffic. They are not putting all of the traffic back into the intersection itself. Mr. Luther stated that the tenant they are talking to would not have a strong business at around 5 p.m.

Alderman Bukiewicz stated that this lot is laid out better than most lots he has seen for a drive-through. He stated that he is in favor of moving this forward.

Alderman Bukiewicz moved that 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). Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Conditional Use Permit Amendment

Azura, LLC

8760 S. Mayhew Dr.

Tax Key Number to be determined

Ms. Papelbon provided an overview of the request to extend Section 11 of the Conditions and Restrictions for the CBRF approved by the Common Council on January 20, 2015. This section 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. 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).

Matthew Lyons, Azura, 3190 S. Wadsworth Blvd., Lakewood, CO, stated that budgetary constraints have delayed this development. They originally planned on starting in the summer of 2015. They are now hoping to start in the spring of 2016, and they just wanted to make sure that they are covered in case there are any more delays.

Commissioner Dickmann moved that the 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. Commissioner Johnston seconded. On roll call: all voted aye. Motion carried.

Temporary Use Permit

Sharon Dull

6819 S. Howell Ave.

Tax Key No. 734-9997

Mr. Wagner provided an overview of the proposed temporary use to operate a private bus service storage yard where buses will be parked and maintained. Mr. Wagner also explained that the site plan shows bus parking on non-paved areas, which is not allowed by Municipal Code. All parking must be on a paved surface. Employee parking is proposed on the east side of the property; staff recommends restricting parking so that vehicles are no closer to Howell Avenue than the existing house on the property. Existing fencing will be extended north to the property line.

Eric Lenz spoke on behalf of the owner, Sharon Dull. Mr. Lenz stated that Ms. Dull is selling this property. The temporary use is being requested until the environmental issues are taken care of, and then the property can be sold.

David Maier, Badger Coaches, Madison, WI, stated that they have wanted to be in Oak Creek for some time. Their location in downtown Milwaukee is not sufficient for their needs. He hopes to be in a position to close on this property by spring of 2016. This is why he thought the temporary use permit would be enough to carry them over until that time.

Commissioner Dickmann asked if there are pick-up points around this site. Doug Fasnell, Badger Coaches General Manager - Milwaukee area, 7612 S. 70th Street, Franklin, responded that they do pick-ups wherever the customer requests. It is convenient for them because they are five minutes down the road from Mitchell Airport and they can do pick-ups there. They are also close to the expressway for traveling to Chicago for pick-ups. This site would not be used as a pick-up or drop-off site for customers. This site is strictly for maintenance and storage of buses.

Commissioner Chandler asked for clarification of the fencing issue. Mr. Wagner explained there is currently fencing behind buildings C and B to the south. This would limit the visual impact along Howell Avenue. Mr. Wagner stated that it is up to the Plan Commission to determine the percentage of opacity of that fence. The applicant agreed to work with his contractor on the issue of required opacity.

Commissioner Dickmann reminded the Commission that there is fast-moving traffic on Howell Avenue. It will be a quick glance as people are going by, and therefore it doesn't need to be 100% opaque. Also, the wind needs to pass through the fence so it does not act as a big flag.

Commissioner Johnston asked the applicant if there are any concerns about the parking being behind the house frontage. There are about 20 parking stalls for cars. Badger Coaches representatives stated that is not going to be an issue.

Commissioner Johnston asked if keeping the buses parked on a paved surface is a problem for them. Mr. Fasnell stated they would prefer their buses to be parked on a paved surface. Because of the time of year, they have to wait to do that. Until the environmental issues are taken care of, they do not want to pave it, and then have to dig it up and pave it again. He stated he would prefer the whole back area to be paved.

Alderman Guzikowski stated this is a good use for the property. His would like to see as much opacity as possible. Alderman Guzikowski asked what type of fence they would be using. Alderman Bukiewicz stated that that is up to the Commission to decide.

Alderman Guzikowski asked if there would be a gate on the fence. Mr. Maier responded that there currently is a gate there. Behind Building C there is a chain link fence with a gate that pulls across to secure the property from the back. They could put the slats in that fence. Mr. Maier stated that whatever the Commission decides for the rest is fine. Alderman Bukiewicz stated that he would be fine if they just did a good job installing slats in the chain link fence.

Commissioner Chandler asked what the maximum number of buses there would be on site. Mr. Fasnell stated at the most, there would be 30 on site. However, because the buses are frequently out of town, there may be only 10 at any given time being stored there. Security measures will include fencing, lighting and cameras.

Commissioner Dickmann asked if Mr. Wagner should work with the applicant to determine the opacity of the fence since he has the most experience with this. Alderman Bukiewicz agreed. He stated he does not like wind screens and feels the slatted fence is appropriate. Mr. Wagner recommended that the Plan Commission give a percentage of opacity in Condition 1.

Commissioner Johnston moved 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 with 85% or greater opacity, 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 motor coaches must be parked behind the screened fence and on a paved surface.

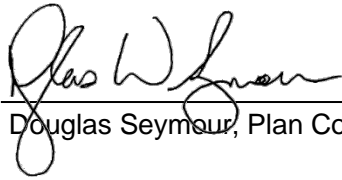
4) Permit expires May 8, 2016.

Commissioner Siepert seconded.

Ms. Papelbon asked for clarification in Commissioner Johnston's motion in number 1 that the full length of the fence would be 85% or greater. Commissioner Johnston concurred. Commissioner Siepert concurred. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:16 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

12-18-15

Date

DRAFT

Summary of Significant Common Council Actions

December 15, 2015 Common Council Meeting:

1. **Approved** - Ordinance No. 2782, rezoning of the property at 980 W. Rawson Avenue from RS-4, Single Family Residential, to RM-1, Multifamily Residential with a conditional Use for a licensed elderly community living arrangement with the capacity of sixteen (16) or more persons and housing for the elderly/multiple-family dwelling in excess of four (4) dwelling units per structure.
2. **Approved** - Ordinance No. 2783, amending Ordinance No. 2619 for Conditional Use to allow inflammable gas and liquids storage in excess of 5,000 gallons on the property located at 6970 S. 6th Street, (Riteway Bus Service, Inc.).
3. **Approved** - Resolution No. 11667-121515, accepting a Quit Claim Deed from WISPark LLC for the Conservation Area at the Oakview Business Park.
4. **Approved** - Resolution No. 116688-121515, accepting a Quit Claim Deed for the Emerald Preserve park and the Dale Richards Trail, and the Town Square at Drexel Town Square.
5. **Approved** - Ordinance No. 2781, amending the Comprehensive Plan for the City of Oak Creek affecting 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 Avenue and 1965 W. Rawson Avenue.

January 5, 2016 Common Council Meeting:

6. **Approved** - Ordinance No. 2785, an amendment to the Comprehensive Plan for the City of Oak Creek affecting properties at 7502, 7512, and 7518 S. Howell Ave.
7. **Held** - Ordinance No. 2786, an amendment to the Comprehensive Plan for the City of Oak Creek affecting properties at 7721 S. Pennsylvania Ave.; 2100, 2200, and 2280 E. Drexel Ave.



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a & 5a
DATE: January 12, 2016

PROJECT: Sign Appeal – Steve Ignarski (PetSmart)

ADDRESS: 320W. Town Square Way

TAX KEY NO: 813-9048

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

Ownership: Drexel Oak Creek WI, LLC

Size: 1.555 acres

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

Adjacent Zoning: North – M-1, Manufacturing District, C-1, Conservancy District, FF, Floodfringe District, FW, Floodway District
East – DTSMUPDD, Drexel Town Square Mixed Use Development District
South – DTSMUPDD, Drexel Town Square Mixed Use Development District
West – DTSMUPDD, Drexel Town Square Mixed Use Development District

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A

Floodplain: N/A

Official Map: N/A

Commentary: The applicant is requesting a variance from Section 17.0334, Appendix B, Section B (Quantity) of the Drexel Town Square Mixed Use Development District General Development and Regulating Plan, which states “1 primary sign per entry façade per tenant is allowed.” The applicant is requesting a variance allowing two walls signs to be installed on the entry side of the building.

The applicant proposes a total of three wall signs. Two wall signs to be located on the west elevation as illustrated in your packet. One sign will state Petsmart, and be approximately 124 square-feet in area. The other sign will state Grooming, and will be approximately 22 square-feet in area. The third wall sign will be located on east elevation. This sign will state Petsmart and be approximately 64 square-feet in area. The third wall sign located on the east elevation is permitted as stated in Appendix B as an exception on special condition facades. All of the proposed signs meet the sign size and design requirements as stated in the Drexel Town Square Mixed Use Development District General Development and Regulating Plan and Chapter 17 of the sign code.

If the Plan Commission is comfortable granting this variance, the Plan Commission can make a motion to grant a variance allowing two wall signs on the west elevation and one wall sign on the east elevation of the building located at 320 W. Town Square Way.

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

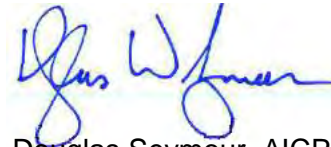
- a. There shall be no public harm and there shall be a public benefit.
- b. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
- c. The sign will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission in its deliberation of an adjustment may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate.

Prepared by:



Peter Wagner
Zoning Administrator/Planner

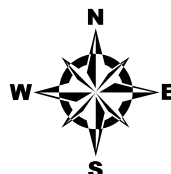
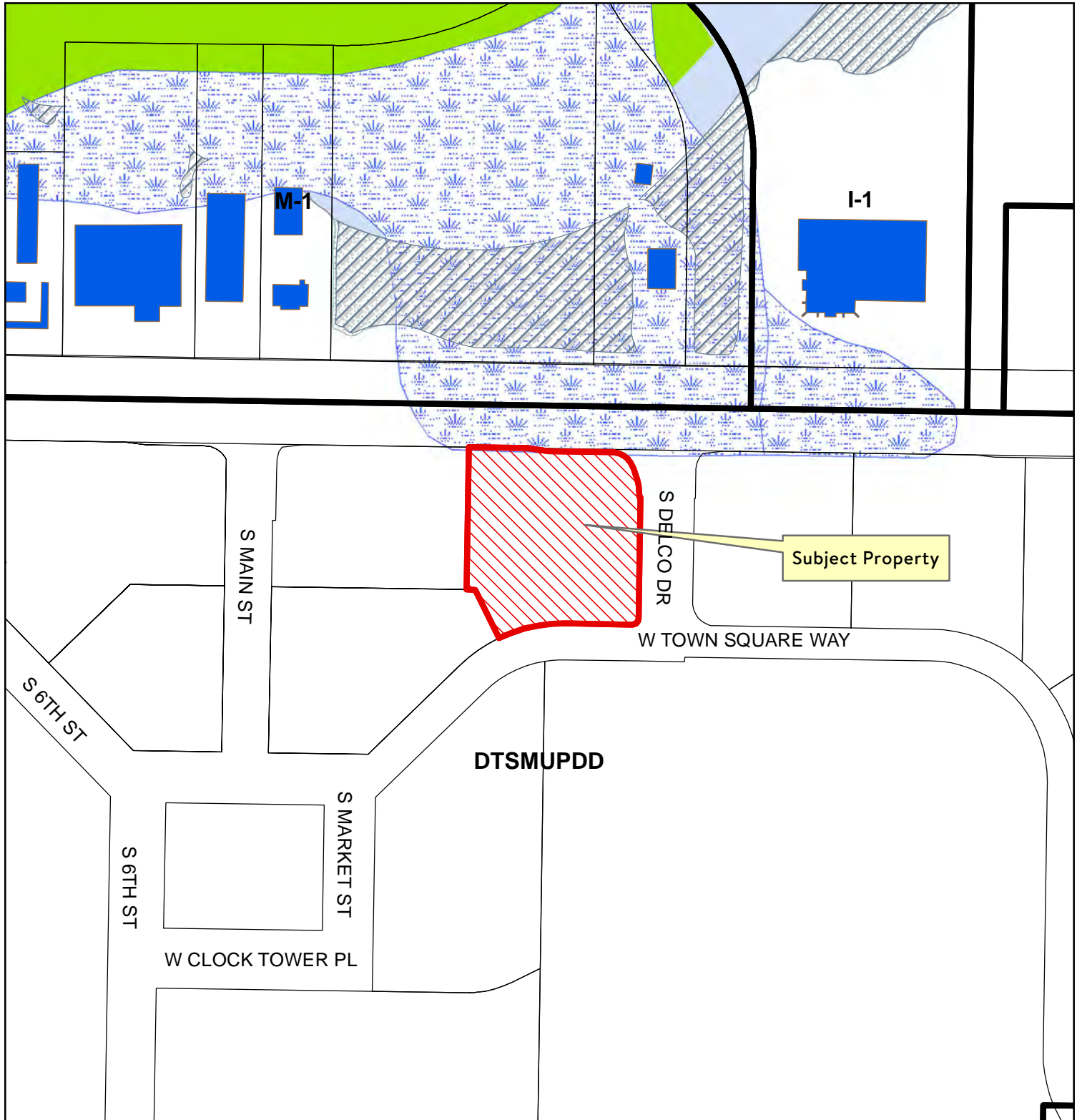
Respectfully Submitted:



Douglas Seymour, AICP
Director of Community Development

Location Map

320 W. Town Square Way



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

Legend	
	320 W. Town Square Way / 7901 S. Delco Dr.
	Wetland
	Floodfringe
	Floodway
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)

Publish 12/31/2015

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

A public hearing for a sign appeal will be held:

Date: Tuesday, January 12, 2016
Time: 6:00 p.m.
Place: Oak Creek City Hall
COMMON COUNCIL CHAMBERS
8040 South 6th Street
Oak Creek, WI 53154
Appellant: Steve Ignarski (PetSmart)
Tax Key No. 813-9048
Property location: 320 W. Town Square Way
To Request: A variance from Section 17.0334, Appendix B, section B (Quantity) of the Drexel Town Square Mixed Use Development District General Development and Regulating Plan, which states "1 primary sign per entry façade per tenant is allowed."
If granted, the variance would allow PetSmart to install two wall signs on the west elevation and one wall sign on the east elevation of the building.
Zoning of Property: DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

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

Dated this 23rd Day of December, 2015

PLAN COMMISSION
CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Steve Scaffidi, Chairman

Public Notice

For questions concerning this notice, please contact the Oak Creek City Clerk at 766-7000.

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 766-7000 or by writing to the ADA Coordinator at the Health Department, City Hall, 8040 S. 6th Street, Oak Creek, Wisconsin 53154.

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



Site Identification - FRONT Elevation
Store #2472 - Oak Creek, WI



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585 Bond Street - Lincolnshire, IL 60069
PHONE: (847) 520-1255 FAX: (847) 520-1543
www.kieffersigns.com

CUSTOMER: **PETSMART**

LOCATION: Oak Creek, WI

SALESMAN: HSE DESIGNER: KB

DATE: 9/1/15



PRODUCTION PROCESSING

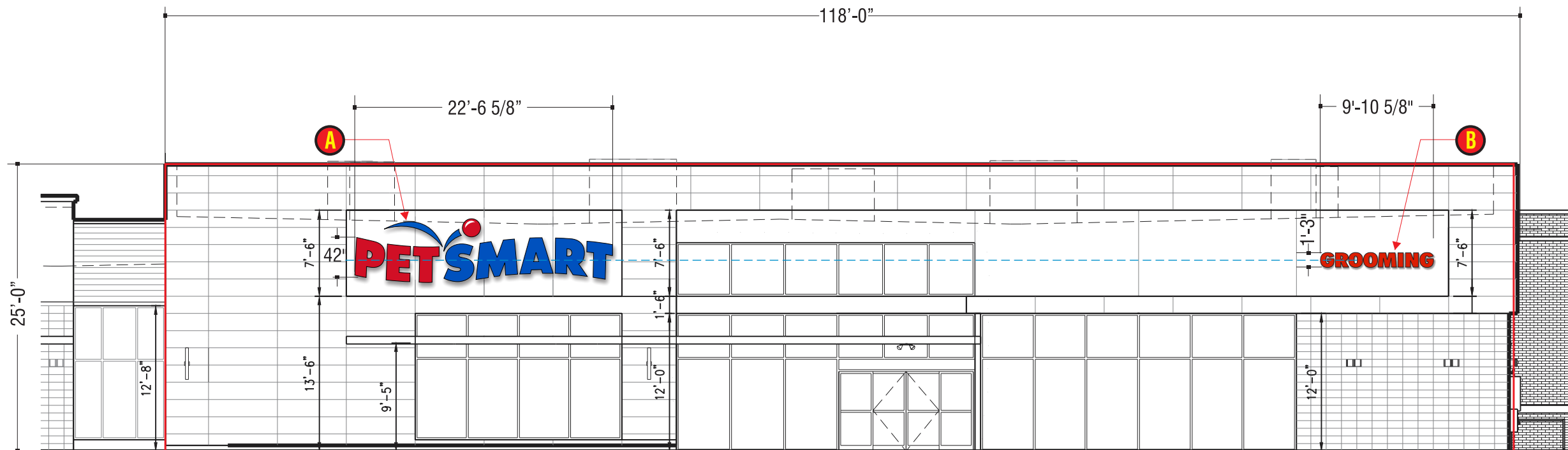
Job #	
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INITIALS:									
DATE:									

REVISION:	A	B	C	D	E	F	G	H

B69477

118'-0" x 25'-0" = 2950
2950 x 20% = 590 Sq.Ft. allowed



FRONT (WEST) ELEVATION

3/32" = 1'-0"

A 42" L.E.D. Letter/Logo Set
REFERENCE DWG. #B69477C
for specifications & color details

102.36 sq. ft.

B 15" L.E.D. Letter Set
REFERENCE DWG. #B50972
for specifications & color details

12.35 sq. ft.

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CUSTOMER:

LOCATION: Oak Creek, WI

SALESMAN: HSE DESIGNER: KB

DATE: 9/1/15



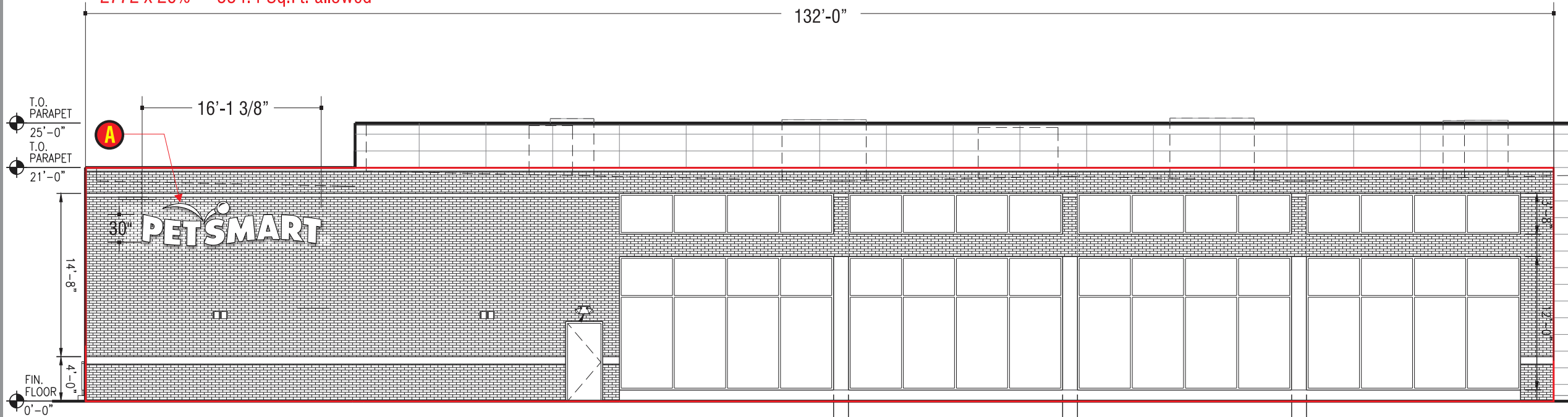
PRODUCTION PROCESSING

Job #	
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INITIALS:									
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H									

132'-0" x 21'-0" = 2772
 2772 x 20% = 554.4 Sq.Ft. allowed



REAR (EAST) ELEVATION

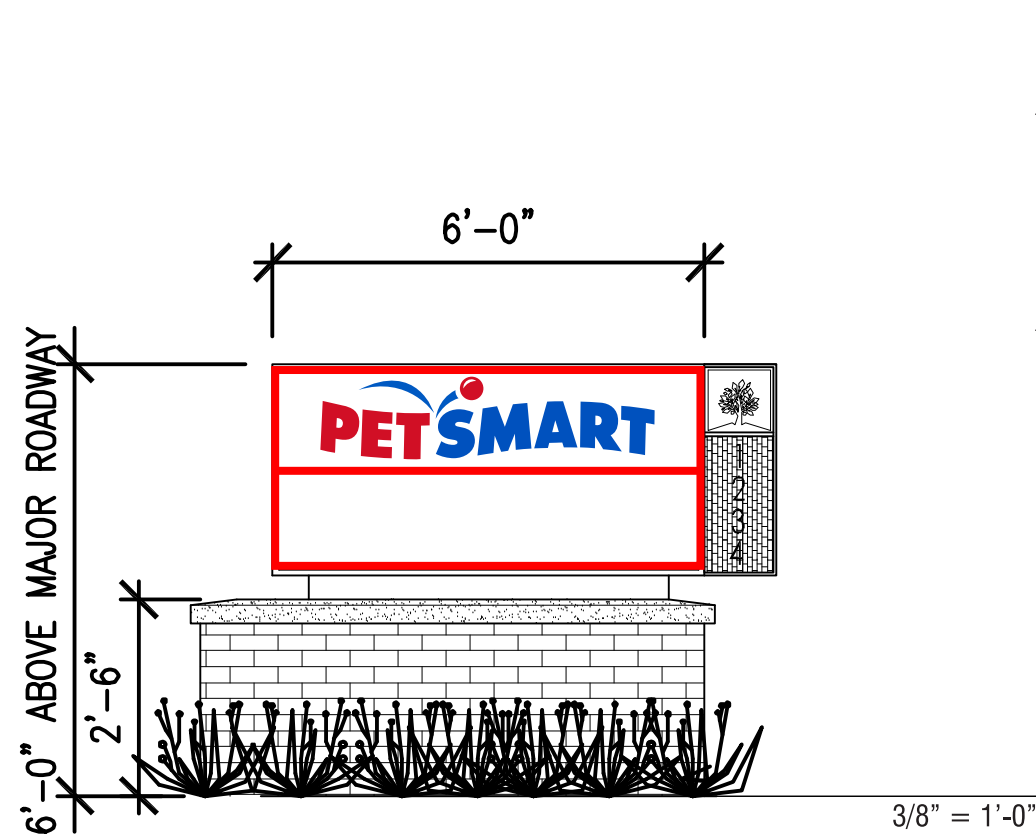
A 30" L.E.D. Letter/Logo Set
 REFERENCE DWG. #B69477D
 for specifications & color details

52.22 sq. ft.

B69477A



*Site Identification - D/F Monument Sign
Store #2472 - Oak Creek, WI*



General Specifications - VINYL ONLY

(2 Readings Req.) Flat cut 3M vinyl applied to first surface of existing flat faces (see Color Schedule)

Color Schedule:

- 3M Translucent Vinyls
- 3M #3730-53L Cardinal RED
- 3M #3730-167L Bright BLUE



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PHONE: (847) 520-1255 FAX: (847) 520-1543
www.kieffersigns.com

CUSTOMER: **PETSMART**

LOCATION: Oak Creek, WI

SALESMAN: HSE DESIGNER: KB

DATE: 9/1/15



PRODUCTION PROCESSING

Job #
-001
-002
-003
-004

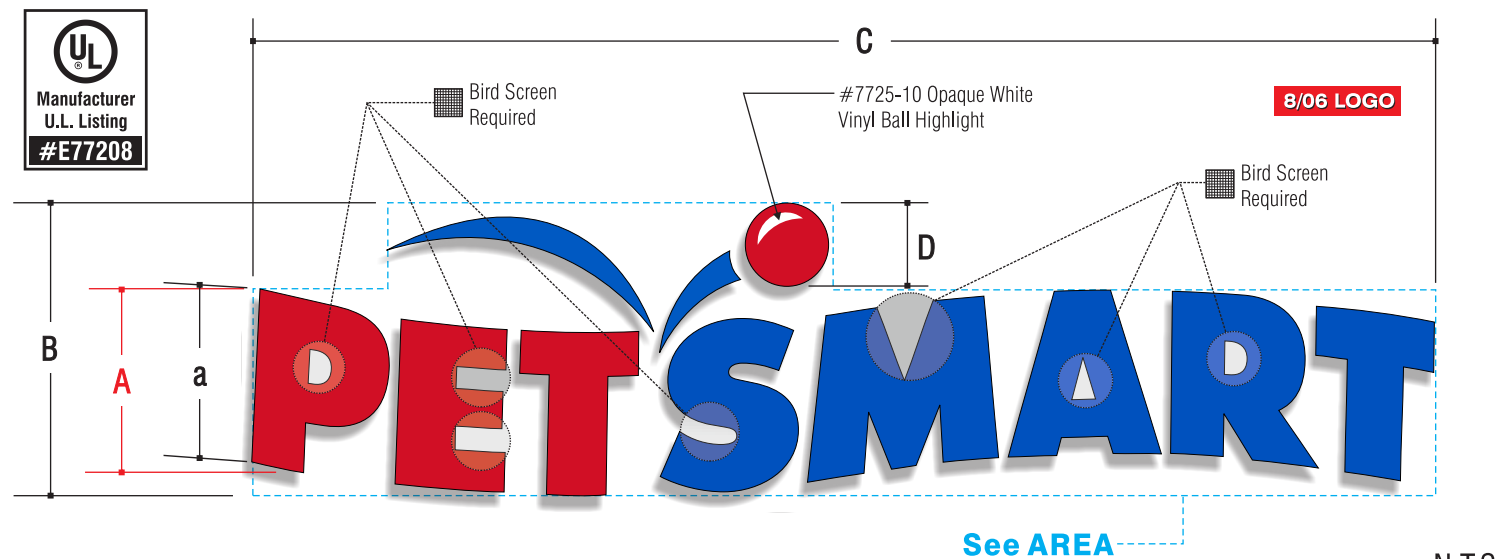
INITIALS:	DATE:
LMK	10/5/15

REVISION:	DATE:
A Option 1 out.	
B	
C	
D	
E	
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G	
H	

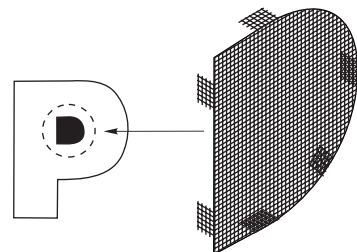
B69477B



Individual Internally Illuminated REMOTE L.E.D. Letter Set



Letter Set Layout



BIRD SCREEN DETAIL

Mfg. Bird Screen in Letter Openings as shown.
LETTERS: P, A, M, R - w/ FLAT TABS
LETTER (E&S): w/ 90 degree RETURNS
SCREENS: Screens are Fabricated from 1/4" Aluminum Mesh Hard Cloth.
Inset 2" From letter face & attach w/ pop-rivets and flat washers

SIZES						
ITEM NUMBER	A	a	B	C	D	AREA-Sq.Ft.
PMN-LED-RM-42	42"	3'-3 1/4"	5'-6 7/8"	22'-6 5/8"	1'-7"	102.36

TRIM-CAP RETAINERS
1/4-20 NC rivnut & rod

LETTER RETAINER NOTES:

Retainers for 42" LETTER SET (Bounce & Ball included) will be 1" BLACK TRIM-CAP.

'PET SMART' Letters

A	ILLUMINATION TYPE	L.E.D. - SLOAN
	FOR PET	RED- CL5
B	FACES THICKNESS	3/16"
	COLOR FOR PET	RED - SEE COLOR SCHEDULE
C	RETURN DEPTH	5" FINISHED DEPTH
	COLOR	DK.BRONZE PRE-COAT
D	RETAINER TYPE	SEE RETAINER NOTES
	SIZE	AS NOTED
E	BACKS MATERIAL	ALUMINUM
	GAUGE	.063
F	WIREWAY SIZE	-
	TYPE	-
G	POWER SOURCE	SLOAN
H	MOUNTING INTERNAL	REFER TO CHART NOTE
	EXTERNAL	REFER TO CHART NOTE
I	SCREWS SIZE	#8 x 1/2" PHILLIPS HD.
	COLOR	MATCH RETAINERS
J	SWITCH TYPE	DISCONNECT/TOGGLE

*2 WEEP HOLES PER LETTER REQUIRED (1/4" DIA.).
*CAULK REQUIRED.

Color Schedule:

- Faces - #2283 RED Plexiglas Or Cyro #211-1 RED. Returns will be DARK BRONZE, Retainers will be BLACK.
- Faces - #2051 BLUE Plexiglas Or Cyro #607-1 BLUE. Returns will be DARK BRONZE, Retainers will be BLACK.

Bounce/Ball Logo

A	ILLUMINATION	L.E.D. - SLOAN
	FOR BALL	RED- CL5
B	FACE THICKNESS	3/16"
	COLOR FOR BALL	RED - SEE COLOR SCHEDULE
C	RETURN DEPTH	5" FINISHED DEPTH
	COLOR	DK.BRONZE PRE-COAT
D	RETAINER TYPE	SEE RETAINER NOTES
	SIZE	AS NOTED
E	BACKS MATERIAL	ALUMINUM
	GAUGE	.063
F	WIREWAY SIZE	-
	TYPE	-
G	POWER SOURCE	SLOAN
H	MOUNTING INTERNAL	REFER TO CHART NOTE
	EXTERNAL	REFER TO CHART NOTE
I	SCREWS SIZE	#8 x 1/2" PHILLIPS HD.
	COLOR	MATCH RETAINERS
J	SWITCH TYPE	DISCONNECT/TOGGLE

*2 WEEP HOLES PER LETTER REQUIRED (1/4" DIA.).
*CAULK REQUIRED.



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CUSTOMER: PET SMART
LOCATION: Oak Creek, WI
SALESMAN: HSE DESIGNER: KB
DATE: 9/1/15



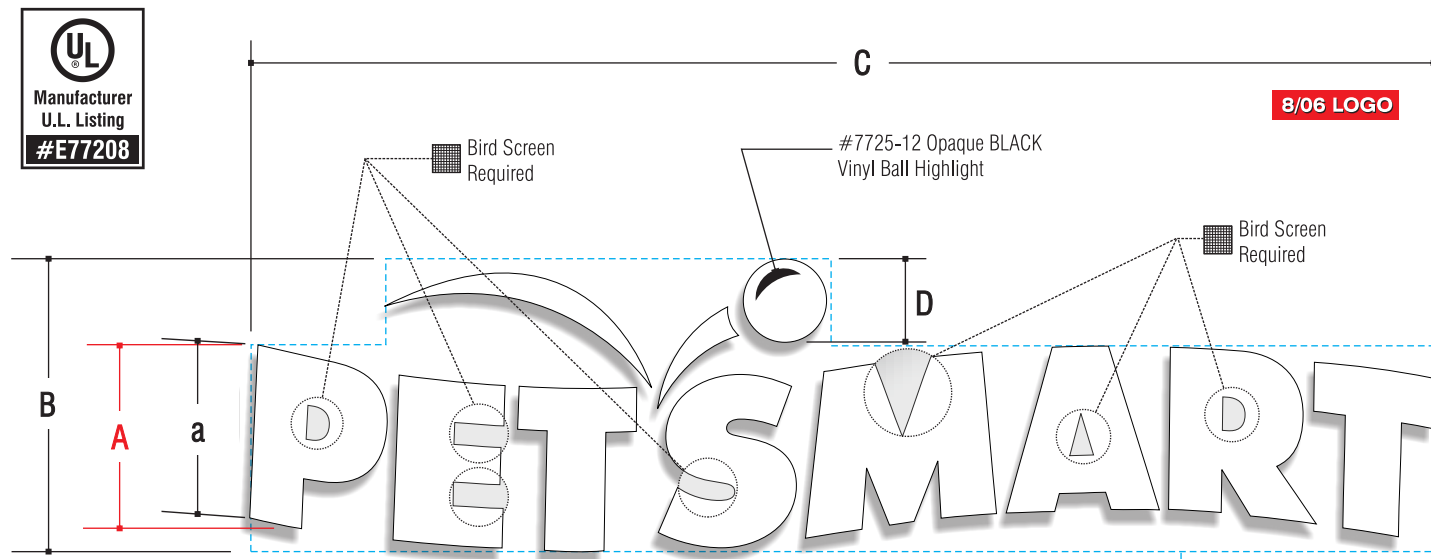
PRODUCTION PROCESSING

Job # _____
-001 _____
-002 _____
-003 _____
-004 _____

INITIALS: DATE: _____

REVISION: _____

B69477C

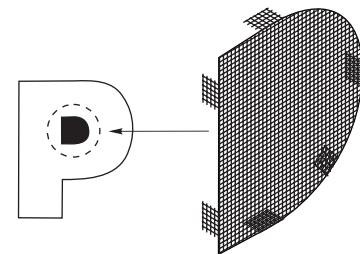


8/06 LOGO

See AREA

N.T.S.

Letter Set Layout - ALL WHITE FACES



BIRD SCREEN DETAIL

Mfg. Bird Screen in Letter Openings as shown.
LETTERS: P, A, M, R - w/ FLAT TABS
LETTER (E&S): w/ 90 degree RETURNS
SCREENS: Screens are Fabricated from 1/4" Aluminum Mesh Hard Cloth.
Inset 2" From letter face & attach w/ pop-rivets and flat washers

SIZES						
ITEM NUMBER	A	a	B	C	D	AREA-Sq.Ft.
PMN-LED-RM-30	30"	2'-4"	3'-11 3/4"	16'-1 3/8"	1'-1 5/8"	52.22

TRIM-CAP RETAINERS
1/4-20 NC rivnut & rod

LETTER RETAINER NOTES:

Retainers for **30" LETTER SET (Bounce & Ball included)** will be **1" BLACK TRIM-CAP.**

'PetsMart' Letters

A ILLUMINATION	L.E.D. - SLOAN	
	TYPE	WHITE CL5
B FACE	THICKNESS	3/16"
	COLOR	#7328 WHITE PLEXIGLAS
	VINYL	N.A.
C RETURN	DEPTH	5" FINISHED
	COLOR	DK.BRONZE PRE-COAT
	THICKNESS	.040 x 5.3" COIL
D RETAINER	TYPE	SEE RETAINER NOTES
	SIZE	AS NOTED
	COLOR	AS NOTED
E BACKS	MATERIAL	ALUMINUM
	GAUGE	.063
F WIREWAY	SIZE	STANDARD
	TYPE	ALUMINUM
G POWER SOURCE	SLOAN	
H MOUNTING	INTERNAL	5/16" RIVNUT
	EXTERNAL	5/16" THREADED ROD
I SCREWS	SIZE	#8 x 1/2" PHILLIPS HD.
	COLOR	MATCH RETAINERS
J SWITCH	TYPE	DISCONNECT/TOGGLE

*ON EACH LETTER OR CIRCUIT.
*2 WEEP HOLES PER LETTER REQUIRED (3/8" DIA.).
*CAULK REQUIRED.

Bounce/Ball Logo

A ILLUMINATION	L.E.D. - SLOAN	
	TYPE	WHITE CL5
B FACE	THICKNESS	3/16"
	COLOR	#7328 WHITE PLEXIGLAS
C RETURN	DEPTH	5" FINISHED
	COLOR	DK.BRONZE PRE-COAT
	THICKNESS	.040 x 5.3" COIL
D RETAINER	TYPE	SEE RETAINER NOTES
	SIZE	AS NOTED
	COLOR	AS NOTED
E BACKS	MATERIAL	ALUMINUM
	GAUGE	.063
F WIREWAY	SIZE	STANDARD
	TYPE	ALUMINUM
G POWER SOURCE	SLOAN	
H MOUNTING	INTERNAL	5/16" RIVNUT
	EXTERNAL	5/16" THREADED ROD
I SCREWS	SIZE	#8 x 1/2" PHILLIPS HD.
	COLOR	MATCH RETAINERS
J SWITCH	TYPE	DISCONNECT/TOGGLE

*ON EACH LETTER OR CIRCUIT.
*2 WEEP HOLES PER LETTER REQUIRED (3/8" DIA.).
*CAULK REQUIRED.

Color Schedule:

ALL Faces - #7328 WHITE Plexiglas
Returns will be DARK BRONZE,
Retainers will be BLACK.

8/06 LOGO

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CUSTOMER: **PETSMART**

LOCATION: Oak Creek, WI

SALESMAN: HSE DESIGNER: KB

DATE: 9/1/15



COMPANION FILES

PRODUCTION PROCESSING

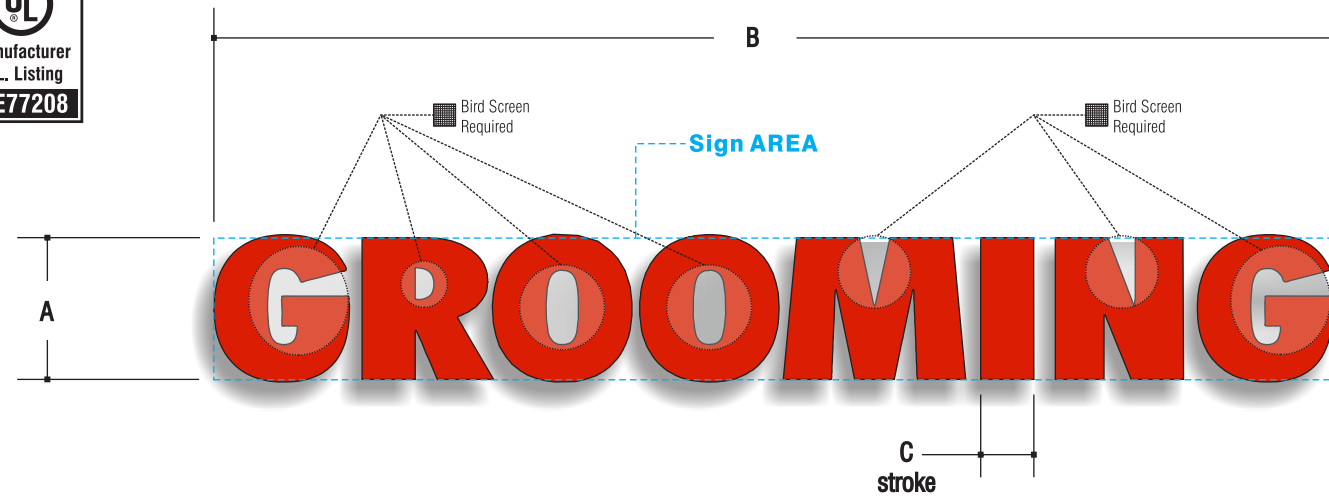
Job # _____
-001 _____
-002 _____
-003 _____
-004 _____

INITIALS: DATE: _____

REVISION: _____

A - _____
B - _____
C - _____
D - _____
E - _____
F - _____
G - _____
H - _____

B69477D

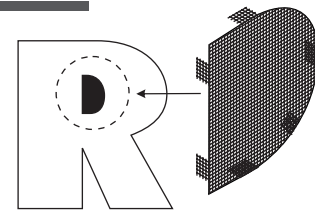
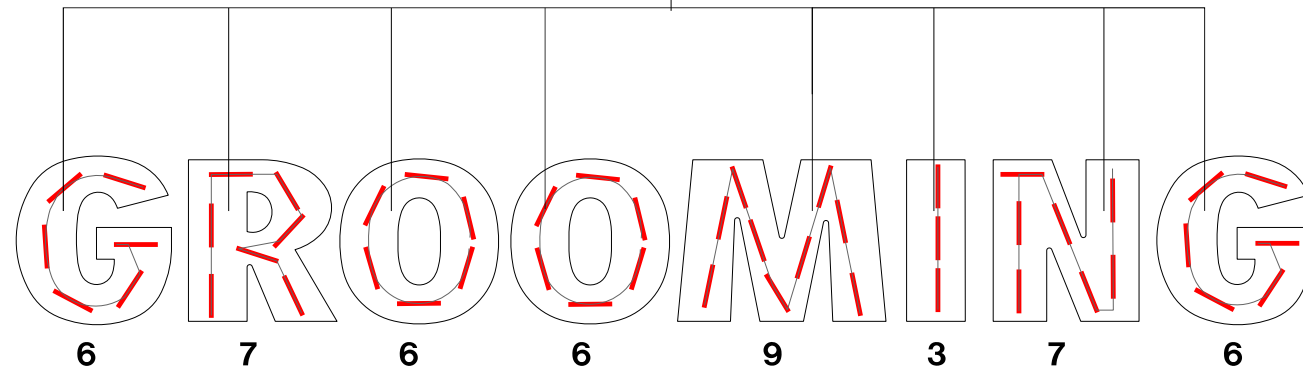


Letter Set Layout

Scale: 3/4" = 1'-0"

AC POWER
20AMP CIRCUIT

OUTPUT 12 vDC
INPUT 120/240vAC 1 amp



BIRD SCREEN DETAIL

Mfg. Bird Screen in Letter Openings as shown.
LETTERS: R, O - w/ FLAT TABS
LETTERS: G, M, N w/ 90 degree RETURNS
SCREENS: Screens are Fabricated from 1/4" Aluminum Mesh Hard Cloth.
Inset 2" From letter face & attach w/ pop-rivets and flat washers

LED: E60-211-R5MB - Qty: 50 MODS/25'

Power Supply: E60-200-MOD60 - Qty: 1

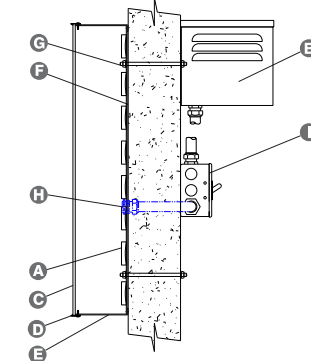
Return footage: 50'

Mounting quantity: 21

AMPS: 1 (1-20 AMP 120 VOLT CIRCUIT)

General vertical letter section
LED face lit letter flush mounted
(Remote)

A ILLUMINATION	LED / COLOR-	SLOAN RED CL5
B POWER SUPPLY	TYPE	SLOAN MODULAR 60
C FACE	MATERIAL-	#2793 RED ACRYLIC
	THICKNESS-	3/16"
	VINYL-	-
D RETAINER	TYPE- 42" AND UNDER	1" TRIM CAP-COMplete LETTERSET
	COLOR	BLACK
E RETURN	MATERIAL	.040 x 5.3" ALUMINUM PRE-COIL
	COLOR	DARK BRONZE
	DEPTH	5"
F BACK	GAUGE	.063 -
	MATERIAL	ALUMINUM
	12 TO 18" LETTERS	.040
	20" AND ABOVE	.063
G MOUNTING	TYPE	1/4-20NC RIVNUT & THREADED ROD
H ELECTRICAL	TYPE	PASS THRU
I SWITCH	TYPE	DISCONNECT SWITCH
	LOCATION	BY ELECTRICIAN



*2 WEEP HOLES PER LETTER REQUIRED (1/4" DIA.).
*CAULK REQUIRED.
*UL LISTED PRODUCT
*EXTERNAL ELECTRICAL CUT OFF SWITCH REQUIRED (SUPPLIED BY ELECTRICIAN)

Color Schedule:

■ Faces - #2793 RED Plexiglas
Returns will be DARK BRONZE, Retainers will be BLACK.

VARIOUS SIZES					
ITEM NUMBER	A	B	C	AREA - Sq.Ft.	LED - LAYOUT
GR-LED-RM-12	12"	7'-8 1/4"	4 3/8"	7.68	-
GR-LED-RM-15	15"	9'-10 5/8"	5 5/8"	12.35	-
-	20"	13'-1 7/8"	7 1/2"	21.92	-

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CUSTOMER: **PETSMART**

LOCATION: VARIOUS

SALESMAN: LB DESIGNER: LMK

DATE: 1/24/05

- Artwork
 - Design
 - Survey
- All boxes checked to Enter Order



COMPANION FILES

B50972B

PRODUCTION PROCESSING

Job #	
-001	
-002	
-003	
-004	

REVISION:	INITIALS:	DATE:
A	Retainers and Returns to BLACK	LMK 3/10/05
B	Retainer specifications/notations	LMK 3/10/05
C	'Schedule C' notation added	LMK 4/12/05
D	To VARIOUS SIZE dwg. - Added 12" Size	LMK 5/23/05
E	Returns to DARK BRONZE	LMK 8/29/05
F	Illumination to SLOAN Channel LED4	TS 1/25/07
G	To 5/16" threaded rod & rivnut	TVS 03/18/08
H	20" std. letterset added	TVS 01/22/09
I	Chg. from 5/16" to 1/4" rivnut	DwB 4/23/09

B50972

5/11/15 KB Added bird screen detail
 12/5/11 JRS Chg. Return/back gauge specifications
 12/18/12 MeG Added LED info, updated letter detail



Plan Commission Report

ITEM: 5b
DATE: January 12, 2016

PROJECT: Conditions and Restrictions – Drexel Partners, LLC

ADDRESS: 600 W. Drexel Ave.

TAX KEY NOs: 782-9000-000

STAFF RECOMMENDATION: That the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit allowing a restaurant with drive-through facility on the property at 600 W. Drexel Ave. after a public hearing.

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: At the December 8, 2015 meeting, the Plan Commission recommended approval of a request by the Applicant for a Conditional Use Permit for a restaurant with drive-through facility at 600 W. Drexel Ave. This property was also recommended to be rezoned from M-1, Manufacturing, to B-2, Community Business at the same meeting. Site, building, landscaping, and related reviews will occur at a later date.

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 for the proposed restaurant and commercial tenant spaces. Based on the discussion at the December meeting, the proposed number of stalls is included Section 3 of the Conditions and Restrictions.

If the Plan Commission is comfortable with the Conditions and Restrictions, the appropriate action would be to recommend that the Common Council approve them as part of the Conditional Use Permit.

Prepared by:

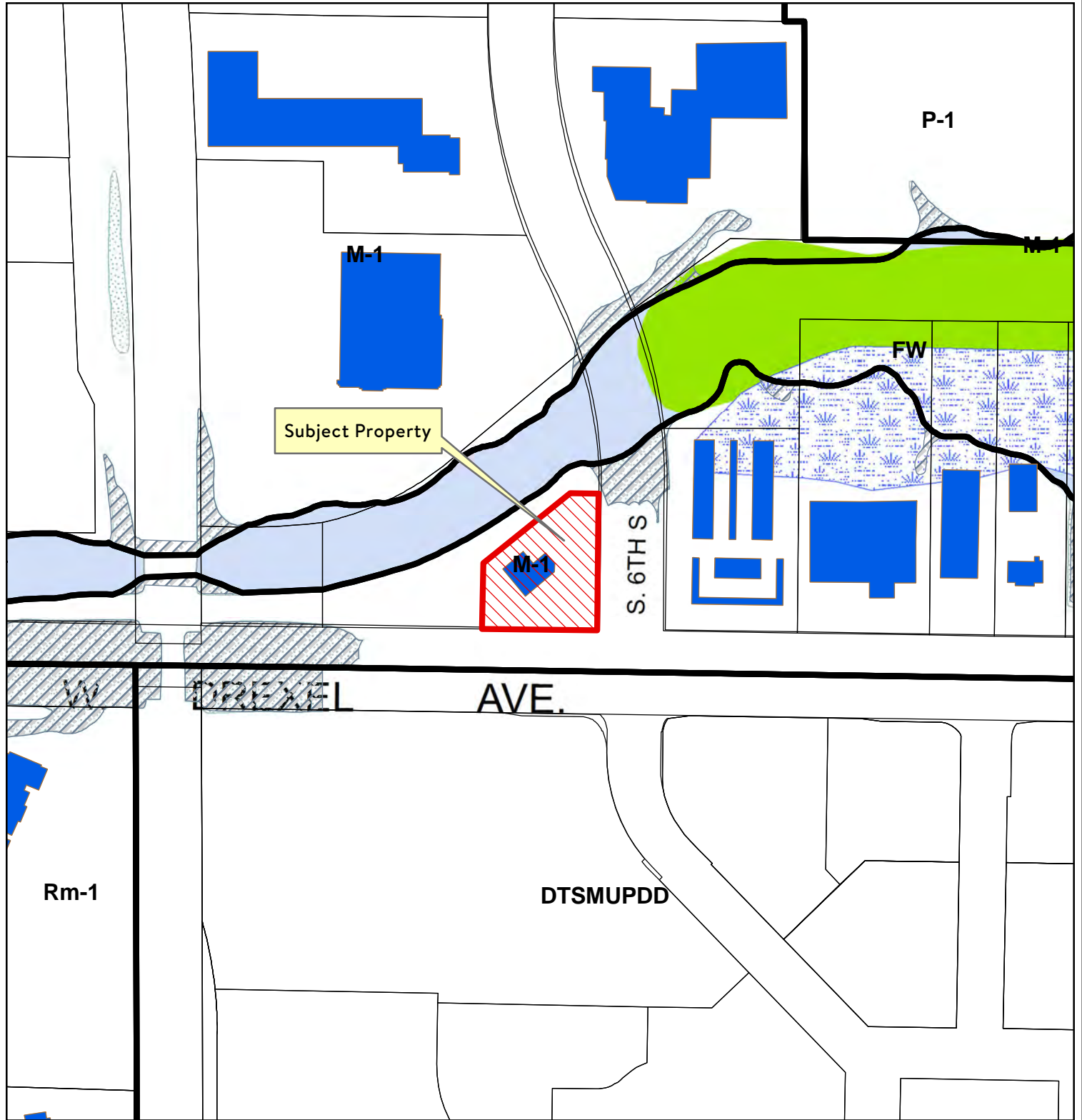
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

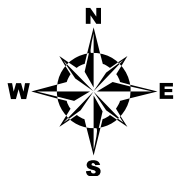
600 W. Drexel Ave.



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) |

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

Applicant: Drexel Partners
Property Address: 600 W. Drexel Ave.
Tax Key Number: 782-9000-000

Approved by Plan Commission: TBD
Approved by Common Council: TBD
(Ord.#TBD)

Conditional Use: Restaurant with drive-through facility

1. LEGAL DESCRIPTION

Parcel 1 of Certified Survey Map No. 379, in the Southwest ¼ of the Southeast ¼ of Section 8, in Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of the Southeast 1/4 Section of said Section 8; thence South 89°07'01" East along the South line of said Quarter Section 245.01 feet to a point; thence North 00°52'59" East 65.00 feet to the point of beginning of lands hereinafter described; thence continue North 00°52'59" East 100.32 feet to a point; thence North 50°54'00" East 170.69 feet to a point; thence South 89°07'01" East 44.21 feet to a point on the West line of South 6th Street thence South 00°52'59" West along said West line 210.00 feet to a point on the North line of West Drexel Avenue; thence North 89°07'01" West along said North line 175.00 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 location(s) with setbacks
- b) Square footage of building(s)
- a) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width & location)
- f) Sidewalk location(s)
- g) Parking layout & traffic circulation
 - i) Location
 - ii) Number of employees
 - iii) Number of spaces
 - iv) Dimensions
 - v) Setbacks
- h) Location of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed) including detention/retention basins (if needed)
- l) Precise location of outdoor storage
- m) Location of wetlands (field verified)

2) Landscape Plan

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

3) Building Plan

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

4) Lighting Plan

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

5) Grading, Drainage, & Stormwater Management Plan

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

- n) Location, square footage, & height of signs
- o) Description of vehicles, materials & equipment to be stored at the site

6) Fire Protection

- a) Location of existing & proposed fire hydrants (public & private)
- b) Interior floor plan
- c) Materials of construction

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

3. PARKING AND ACCESS

- A. A minimum of 32 parking stalls shall be provided for the site. All other parking and access requirements for this project shall be provided in accordance with Section 17.0403 of the Municipal Code.**
- B. Where 90° parking is indicated on the site plans, individual-parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.0403(d) of the Municipal Code.
- C. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.

- D. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval. All parking areas and private drives, within a phase, shall be in place prior to the issuance of an occupancy permit for any building in that phase.
- 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, and 17.1010 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.

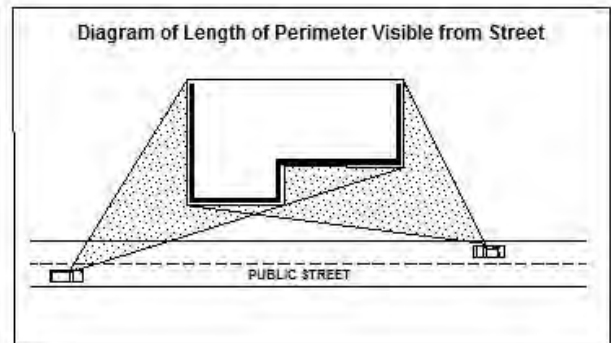
- G. Screening of Roof Mounted Mechanical Equipment - Roof mounted mechanical equipment shall be screened from casual view.
- H. Screening of utility meters. New utility meters shall be screened with a mix of plantings and a screening fence or wall, which shall be approved by the Community Development Department prior to the issuance of building permits. Said screening shall be installed prior to final occupancy.
- I. Retaining Walls. No retaining wall shall exceed four (4) feet in height unless it has been designed and its construction supervised by a Professional Engineer. A retaining wall may be stepped to achieve greater height. Each step of the wall shall be no more than four (4) feet in height and shall be set back a minimum of three (3) feet from the previous step. Acceptable materials for retaining walls are: segmental masonry type, timber, railroad ties, or concrete. If the retaining wall is constructed of concrete, landscaping must accompany the design of the retaining wall.
- J. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.
- K. Buffer Yards. Appropriate buffers shall be provided between dissimilar uses as set forth in Section 17.0205(d) of the Municipal Code.
- L. Submittal Requirements. A Landscape Plan (to scale) must be submitted which includes details of all proposed landscaping, buffering and screening, including the estimated cost of the landscaping. These plans shall be prepared by a landscape professional and show the location and dimensions of all existing and proposed structures, parking, drives, right-of-ways and any other permanent features, and all other information required by the Plan Commission, including but not limited to the following:
1. A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing and the scientific and common names of all landscape materials used.
 2. The location and type of existing trees over four (4) inches in diameter (measured six (6) inches above the ground) within the area to be developed.
 3. The location and percent of slope of all proposed berms using one (1) foot contours.
 4. Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
 5. Methods used in staking, mulching, wrapping or any other early tree care used.

6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule.
- M. The Plan Commission may modify any of the standards in Section 5 above by a $\frac{3}{4}$ majority vote of those Commissioners present at a meeting, but only if supplemental design elements or improvements are incorporated into the project which compensate for the modification of the particular standard.

6. ARCHITECTURAL STANDARDS

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

- B. No building shall be permitted where any exposed façade is not constructed or faced with a finished material which is aesthetically compatible with the other façades 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 primary exterior building materials (Section 17.1009(a)(2)).



- 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 (Section 17.1009(a)(2)(ii)).
- D. Material and color samples shall be submitted to the Plan Commission for review and approval (Section 17.1009(a)(2)(iii)).
- E. The Plan Commission has the discretion to adjust the 75% minimum requirement in Section 6(C) above for building additions (Section 17.1009(a)(2)(iv)).
- 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.
- K. The Plan Commission may modify any of the standards in Section 6 above by a ¾ majority vote of those Commissioners present at a meeting, but only if supplemental design elements or improvements are incorporated into the project which compensate for the modifications of the particular standard (Section 17.1009(e)).

7. BUILDING AND PARKING SETBACKS

	**Front and Street Setback	Rear Setback	Side Setback
Principal Structure	25'	25'	20'
Accessory Structure*	25'	5'	5'
Off-street Parking	10'	0'	0'

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

****Note: the lot at 600 W. Drexel Ave. is a corner lot. See Section 17.0605.**

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.

- C. Fire department connections on the building shall not be blocked with any fencing, signage, or landscaping.

9. SIGNS

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

10. PERMITTED USES

- A. All permitted uses in the B-4, Highway Business zoning district.
- B. **One (1) restaurant with drive-through (as part of a multi-tenant building).**
- C. Usual and customary accessory uses to the above listed permitted uses.

11. TIME OF COMPLIANCE

The operator of the conditional use shall commence operations in accordance with these conditions and restrictions for the conditional use within twelve (12) months from the date of adoption of the ordinance authorizing the issuance of a conditional use permit. This conditional use approval shall expire within twelve (12) months after the date of adoption of the ordinance if a building permit has not been issued for this use. The applicant shall re-apply for a conditional use approval, prior to recommencing work or construction.

12. OTHER REGULATIONS

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

13. VIOLATIONS & PENALTIES

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

14. REVOCAION

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

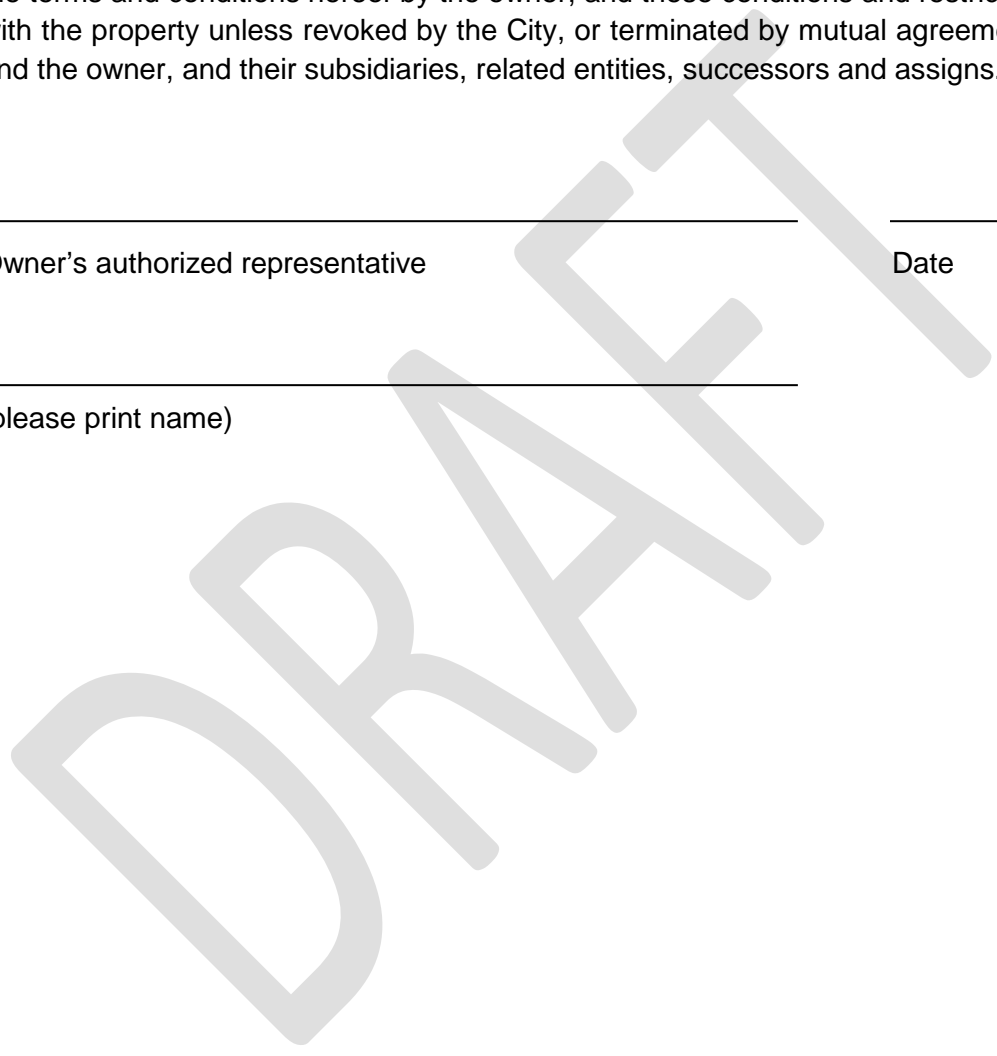
15. ACKNOWLEDGEMENT

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

Owner's authorized representative

Date

(please print name)



Dept. of Community
Development

NOV 16 2015

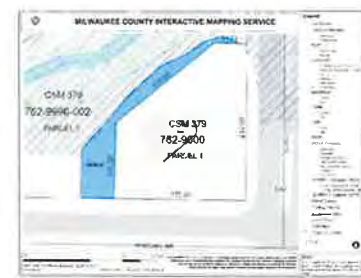
RECEIVED



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 50% 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: 5c
DATE: January 12, 2016

PROJECT: Sign / Building Plan Review – Steve Ignarski/Karen Gilbertson, Prairie Sign & Lighting (for MattressFirm)

ADDRESS: 320 W. Town Square Way

TAX KEY NO: 813-9048-000

STAFF RECOMMENDATION: That the Plan Commission approves the sign plan submitted by Steve Ignarski/Karen Gilbertson, Prairie Sign & Lighting on behalf of MattressFirm for the property at 320 West Town Square Way with the following conditions:

1. That the building façade on the north elevation is not modified from the plans approved on April 28, 2015.
2. That the wall sign on the west elevation is approved as proposed.
3. That one (1) wall sign on the east elevation in the location shown on the plans approved April 28, 2015 is approved. – **OR** -

That the proposed wall sign on the north elevation is scaled in an proportionate manner to fit on the stucco portion (northwest) of the building. No wall signs would then be approved on the east elevation (MattressFirm portion).

4. That a permit application for all signs is submitted to the Inspection Department.

Ownership: Drexel Oak Creek, WI, LLC, 901 Wabash Ave., Ste. 300, Terre Haute, IN 47807

Size: 1.555 acres

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

Adjacent Zoning:
North – M-1, Manufacturing; C-1, Shoreland Wetland Conservancy; FF, Flood Fringe
East – DTSMUPDD, Drexel Town Square Mixed Use Development District
South – DTSMUPDD, Drexel Town Square Mixed Use Development District
West – DTSMUPDD, Drexel Town Square Mixed Use Development District

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicants, on behalf of MattressFirm, are requesting approval for two signs on the northern retail portion of the 2-tenant commercial building under construction at 320 W. Town Square Way. Signs are subject to review under Sections 17. 0701 - 17.0715 of the Municipal Code and the DTSMUPDD General Development Plan and Regulating Plan (“the Plan”).

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

- One primary sign per entry facade per tenant.

- 1 - 2 flag signs per entry facade.
- 1 eye-level sign / graphic per 12 linear feet of entry facade.
- Maximum height of primary signage = 15% of retail floor height.

As the property is also within the Perimeter Commercial Sub-District, with a special condition façade on the east and frontage along Drexel Ave., additional primary signage is allowed. Therefore, one primary sign is allowed

- On the west entrance for the MattressFirm space.
- On the east elevation (non-entry façade facing Delco Dr.).
- On the north elevation (see staff summary below).

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

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

The following signs have been requested:

1. **Wall signs** - Two (2) internally-illuminated channel letter signs measuring 99.10 square feet to be placed on the north elevation (facing the Drexel Ave.) and 72.15 square feet on the west elevation above the entrance. Plan Commissioners will note that the proposed sign on the north elevations includes a modification to the building façade that was previously approved April 28, 2015. The middle pillar originally extended to the same height above the main roofline as the parapets. With the location of the proposed sign on this elevation, the pillar is proposed to be eliminated above the window area.
2. **Monument sign** - One (1) internally-illuminated secondary monument sign (6'0" x 6'0") on the south portion of the property along West Town Square Way. This monument sign will have panels for both PetSmart and MattressFirm.

Staff Summary

Plan Commissioners will recall that the building elevations reviewed and approved at the April 28, 2015 meeting showed wall signs on the east and west elevations, not on the north elevation. Staff feels that modifying the building to accommodate a wall sign on the north elevation is contrary to the approved plans that included the design elements and sign locations discussed during the April 28 meeting. The proposed sign on the north elevation is out of scale with that portion of the building façade and obscures the brick reveal. The recommendation is to maintain the approved building design and sign locations.

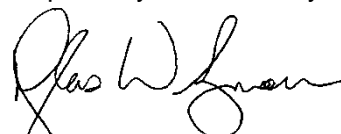
However, should the Plan Commission determine that a wall sign on the north elevation is acceptable, staff recommends scaling the sign to fit proportionately on the stucco portion (northwest) of the building, and removing the wall sign on the east elevation. Both scenarios are included as conditions of approval for consideration.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

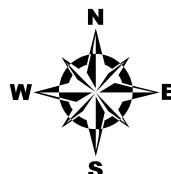
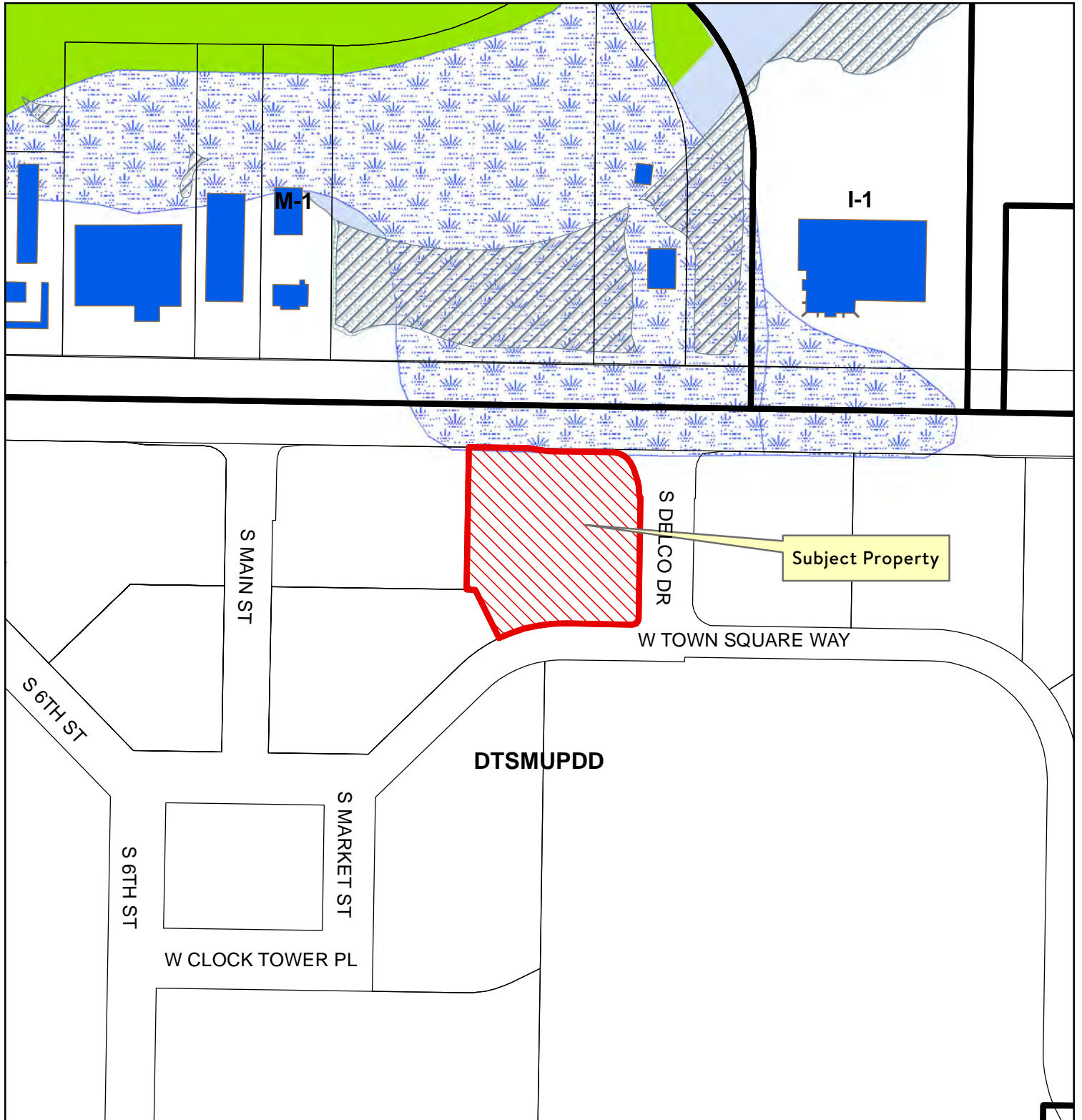
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

320 W. Town Square Way



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

Legend	
	320 W. Town Square Way / 7901 S. Delco Dr.
	Wetland
	Floodfringe
	Floodway
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)

MATTRESS FIRM

RECOMMENDATION BOOK

Oak Creek North

Oak Creek, WI

West Drexel Ave. / South Howell Ave.

12-08-14, 02-17-15, 8-17-15, 10-21-15, 12-04-15

Kirk Wyllie _____ Date _____

Landlord Approval _____ Date _____

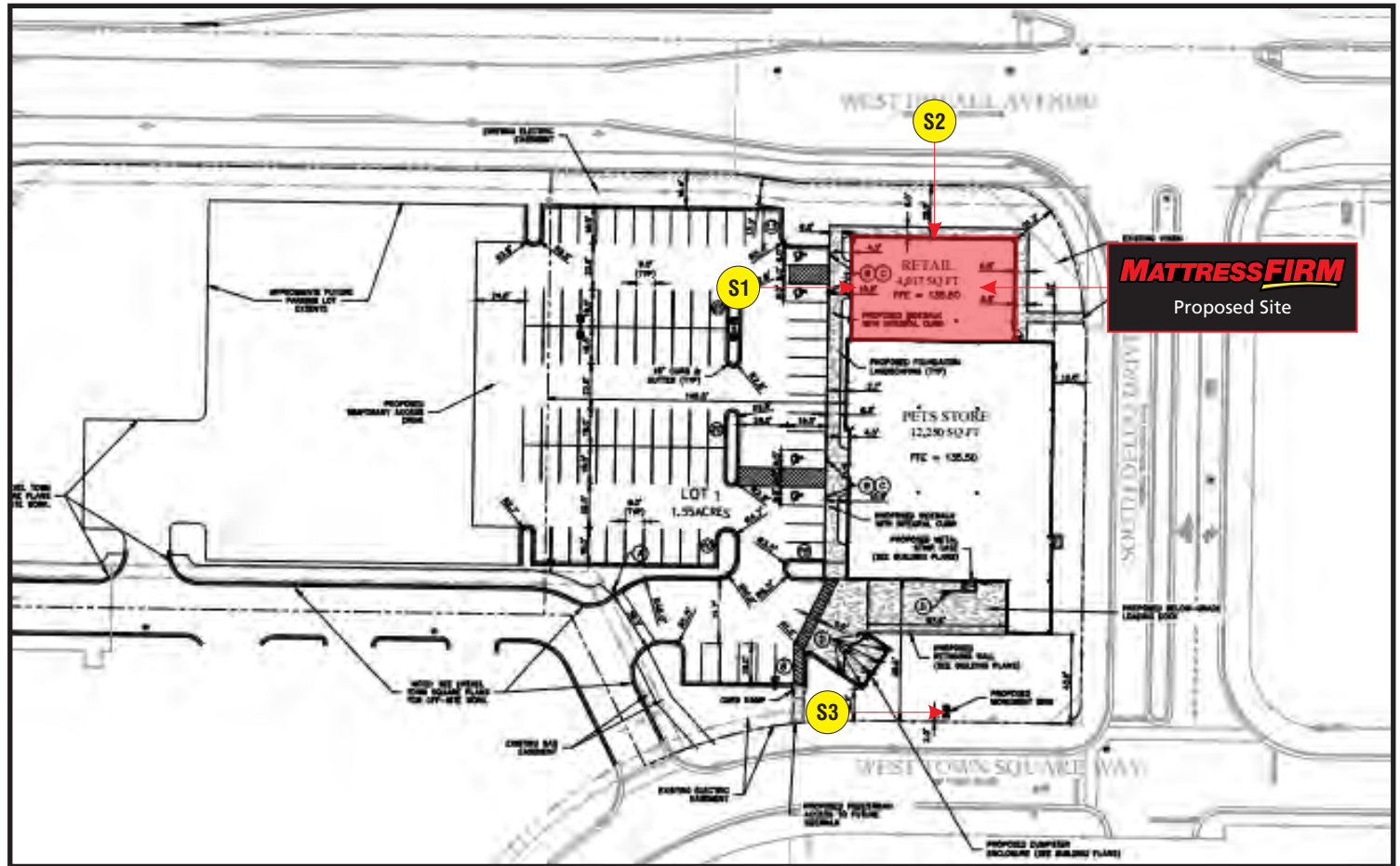


PM - Mark Connelly



Site Plan

- S1** Remote Wired - Face-Lit Channel Letters
- S2** Remote Wired - Face-Lit Channel Letters
- S3** Replacement Face



Revisions:	
Updated site plan / 02.16.15 / BD	X
Updated site plan with new photo / 08.17.15 / BD	X
	X

Paint Specifications:

**Landlord confirms building paint colors to be
Mattress Firm standard colors below:**

Yes / No



Manufacturer: Glidden Professional
Color: Hale Village
Specify No: 20YY 22/129
Order No: A1827
Finish: Satin
Contact: www.gliddenprofessional.com
Location: Main Color



Manufacturer: Glidden Professional
Color: Jefferson House
Specify No: 30YY 47/145
Order No: A1810
Finish: Satin
Contact: www.gliddenprofessional.com
Location: Alternate to P-2 for Accent Trim

**If other colors are used please provide
color information below:**

Manufacturer: _____
Color: _____
Specify No: _____
Order No: _____
Finish: _____
Contact: _____
Location: _____

Manufacturer: _____
Color: _____
Specify No: _____
Order No: _____
Finish: _____
Contact: _____
Location: _____

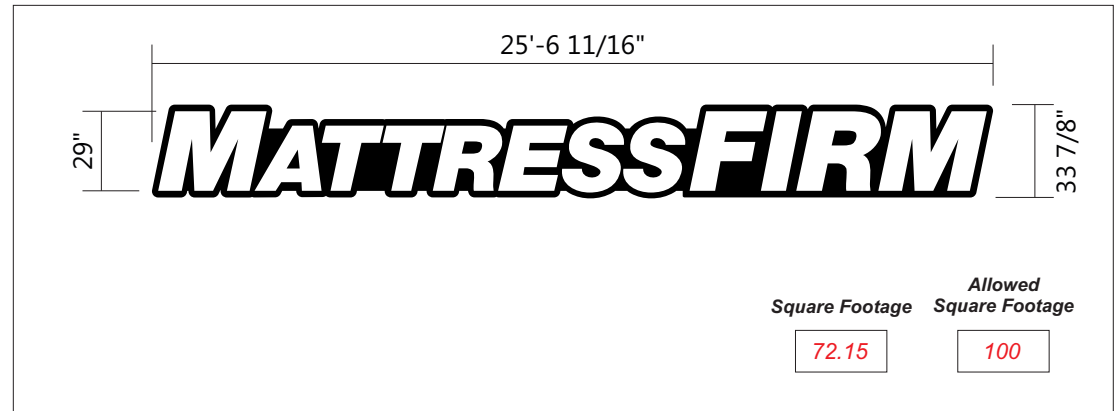
Landlord approval: _____

Landlord approval: _____

Revisions:	
X	_____
X	_____
X	_____
X	_____

S1

Remote Wired Face-Lit Channel Letters - White - With Background Panel



*Letterset size restricted by length of cream colored fascia band



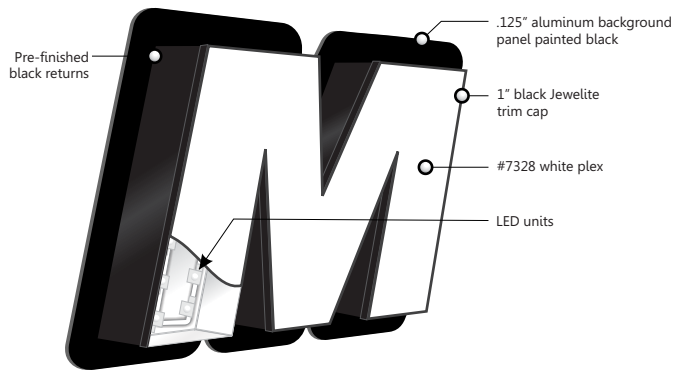
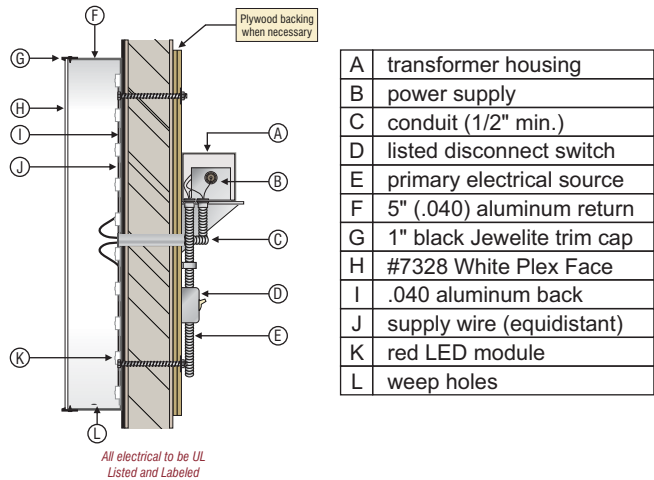
Revisions:	Removed swoosh / 12.04.2015 / BD
Revised elevations / 12.16.14 / BD	X
Revised elevation and revised to 25" letterset / 02.16.15 / BD	X
Revised letterset size and updated elevation photo / 8.17.15 / BD	X

S1

Remote Wired Face-Lit Channel Letters - White - With Background Panel

All letters to have 5" deep aluminum returns with 3/16" #7328 white plex faces. Returns to be pre-finished black. Faces to be attached via 1" Jewelite black trim cap retainer system. Illumination to be provided by white LEDs. Attach letters to background panel (.125" thick aluminum, painted black). Entire assembly to be mounted flush to fascia.

Remote Wired Letter Cross Section Detail



*Letterset size restricted by length of cream colored fascia band



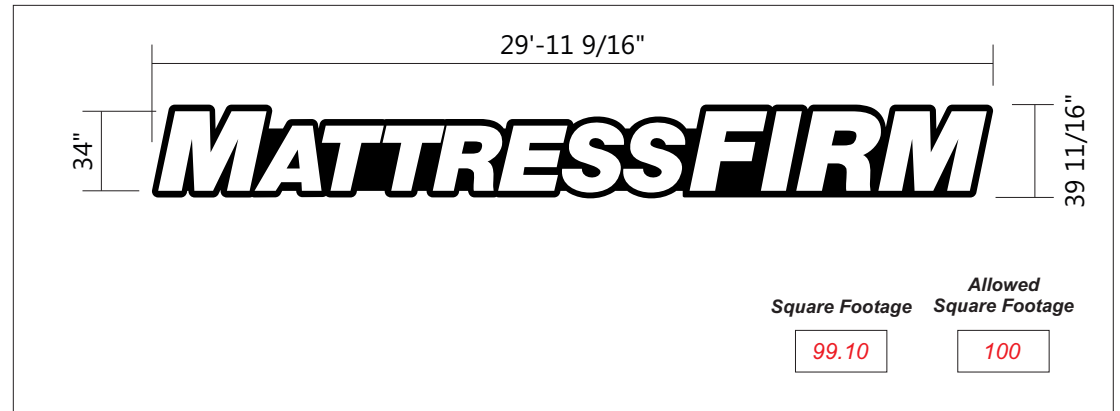
Square Footage	Allowed Square Footage
72.15	100

Revisions:	X
Removed swoosh / 12.03.15 / BD	X
X	X
X	X

S2

Remote Wired Face-Lit Channel Letters - White - With Background Panel

*Proposed to eliminate middle pillar



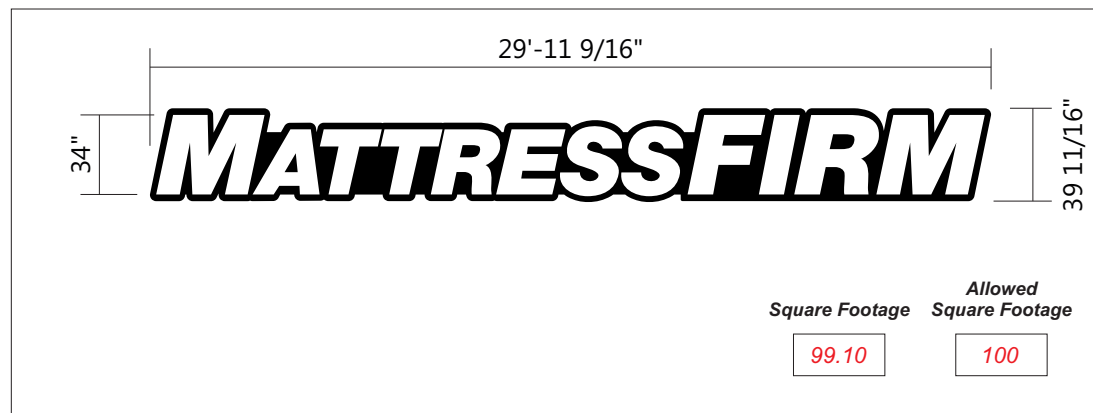
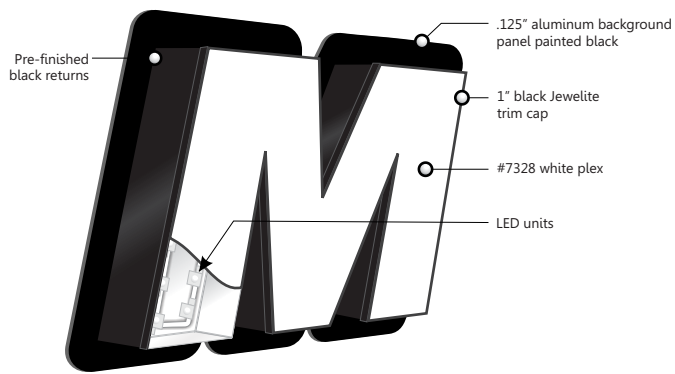
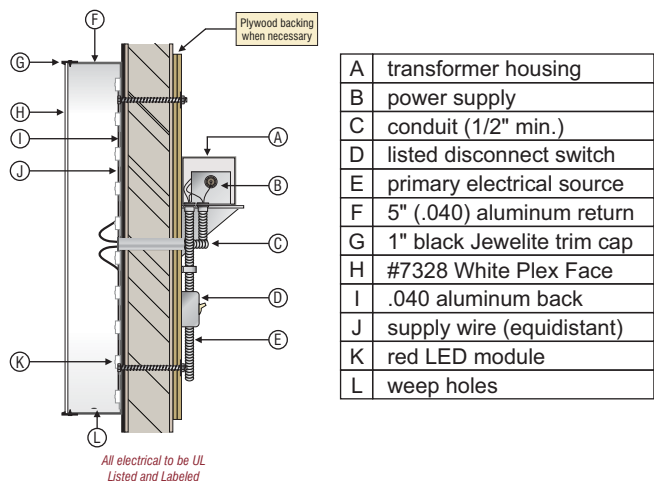
Revisions:	
Revised elevations / 12.16.14 / BD	X
Revised letterset size and updated elevation photo / 8.17.15 / BD	X
Revised to remote 34" letterset / 12.03.15 / BD	X

S2

Remote Wired Face-Lit Channel Letters - White - With Background Panel

All letters to have 5" deep aluminum returns with 3/16" #7328 white plex faces. Returns to be pre-finished black. Faces to be attached via 1" Jewelite black trim cap retainer system. Illumination to be provided by white LEDs. Attach letters to background panel (.125" thick aluminum, painted black). Entire assembly to be mounted flush to fascia.

Remote Wired Letter Cross Section Detail



S3 Replacement Faces - (Qty. 2)

Manufacture and install (2) new 3/16" white lexan faces decorated with first surface vinyl.

Note: Technical survey required prior to manufacture.



Revisions:	
_____	X
_____	X
_____	X
_____	X

Sign Criteria

****Freestanding Signs, Including Ground Signs and Pole Signs****

- a. Tenant monument by developer or landlord, face replacements required

****Wall Signs****

- a. Allowed 20% of wall area, not to exceed 100 square feet per elevation
- b. Two signs are permitted (tenant is on end cap)



CURRAN ARCHITECTURE

6925 EAST 96TH ST., SUITE 105
INDIANAPOLIS, IN 46250
O :: 317.288.0681
F :: 317.288.0753

APPROVED

PC Decision Date: 4-28-15.

Handwritten signature: Fred Papillon

CERTIFICATION

NOT FOR CONSTRUCTION



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PROJECT INFORMATION

DREXEL TOWN SQUARE
LOT 1
OAK CREEK, WISCONSIN
THOMPSON THRIFT

ISSUE DATES

PERMIT SET X-X-XX

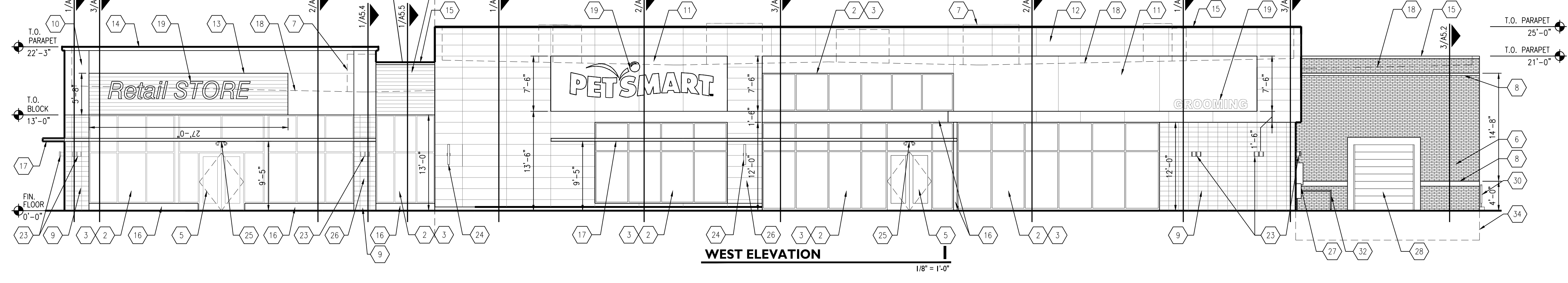
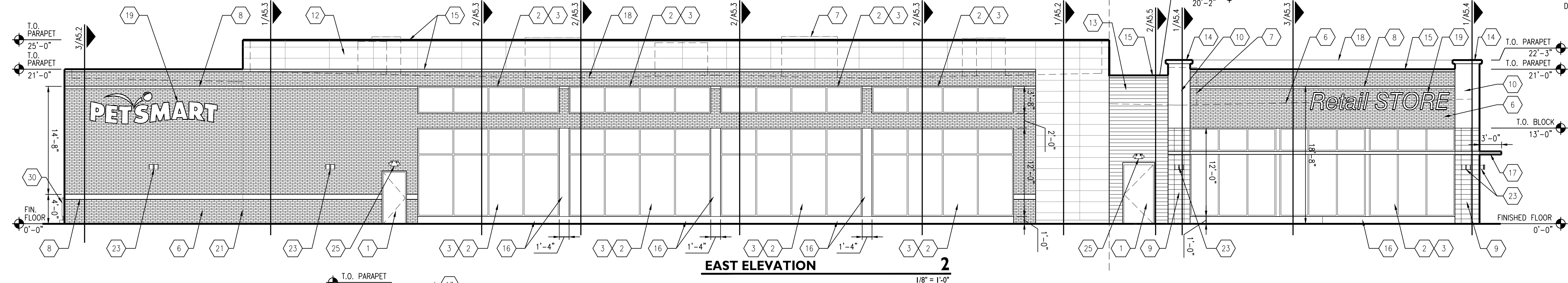
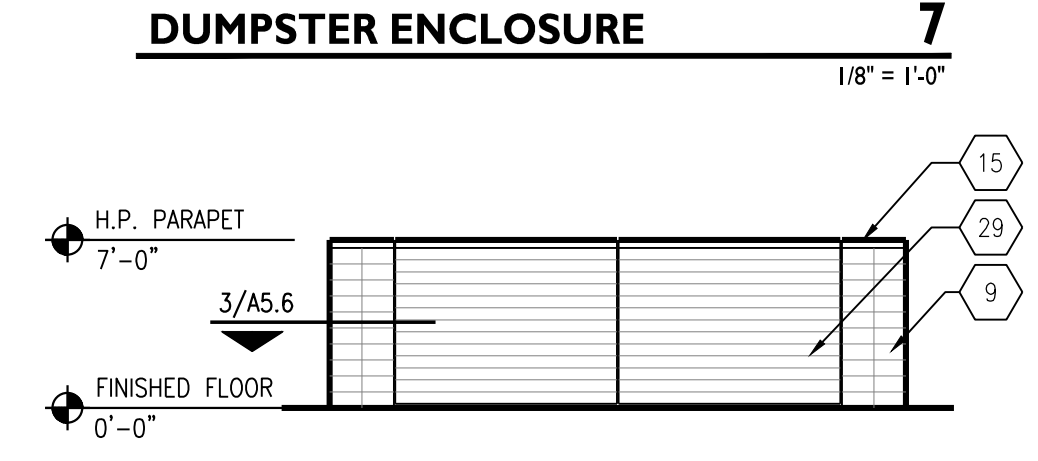
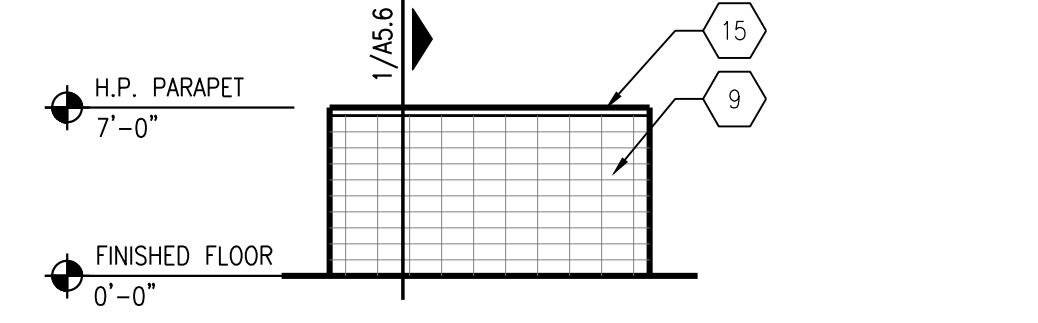
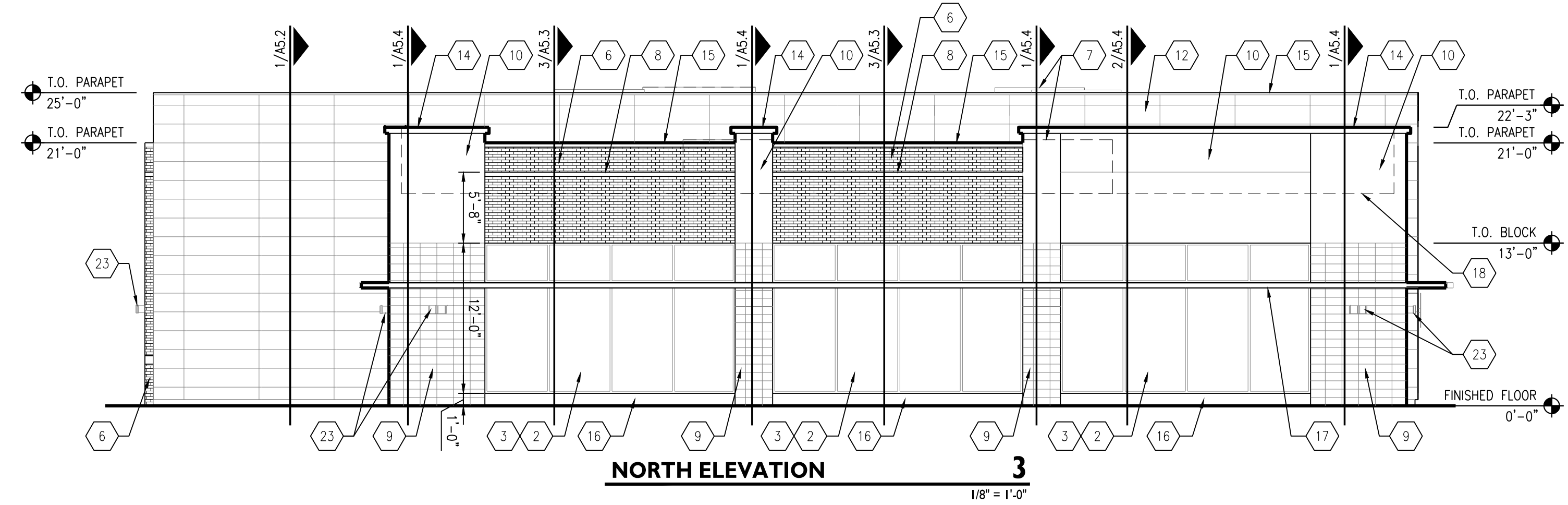
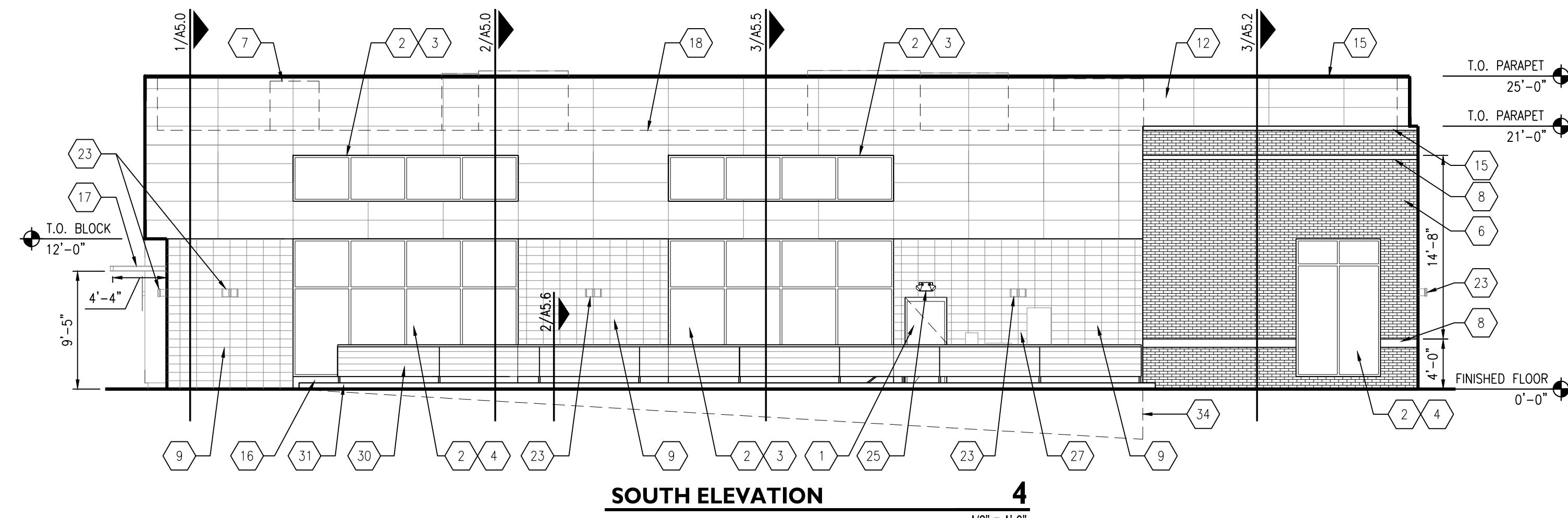
150009

EXTERIOR ELEVATIONS

A3.1

KEYED NOTES

- PAINTED STEEL DOOR, PAINT TO MATCH ADJACENT WALL MATERIAL.
- PRE-FINISHED ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM.
- CLEAR GLAZING.
- FROSTED FILM SPANDREL GLAZING.
- DOOR, REFER TO DOOR SCHEDULE.
- RUNNING BOND MODULAR BRICK, BRAMPTON BRICK, RED VELOUR.
- APPROXIMATE LOCATION OF ROOF TOP UNITS.
- CAST STONE ACCENT, SANDSTONE/LIGHT BEIGE COLOR. REFER TO WALL SECTIONS.
- 4" BURNISHED BLOCK VENEER WALL, STACK BOND, GRAND BLANC CEMENT PRODUCTS, COLOR TO BE ASWAN.
- STUCCO, DRYVIT, ALMOND 462, SANDBLAST TEXTURE.
- STUCCO, DRYVIT, BUCKSKIN 449, SANDBLAST TEXTURE.
- NICHIA ILLUMINATION SERIES 18" X 6'-0" FIBER CEMENT RAIN SCREEN PANELS OVER STUD FRAME. STACK BOND. COLOR TO MATCH SHERWIN WILLIAMS SW7531 CANVAS TAN. FASTENERS, TRIM, AND RELATED BRACKETS TO BE SOURCED FROM PANEL SUPPLIER.
- HARDIEPLANK SIDING, SMOOTH FINISH, SAIL CLOTH.
- STUCCO CORNICE CONSTRUCTION WITH PREFINISHED METAL COPING. STUCCO TO BE DRYVIT ALMOND 462 SANDBLAST TEXTURE. REFER TO WALL SECTIONS.
- METAL COPING, CLEAR ANODIZED FINISH.
- METAL PANEL, CLEAR ANODIZED FINISH.
- CANOPY, STEEL TUBE FRAME WITH HARDIEBOARD FINISH. COLOR TO MATCH...REFER TO X/AX.X FOR DETAILS.
- ROOF LINE BEYOND. SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR TRUSS DEPTHS.
- APPROXIMATE LOCATION OF SIGNAGE PROVIDED BY TENANT. SHOWN FOR REFERENCE ONLY. COORDINATE WITH TENANT AND SIGN SUPPLIER/INSTALLER ON ANY REQUIRED BLOCKING IN WALL. PROVIDE POWER FOR SIGN WITHIN 5' OF SIGN LOCATION.
- STUCCO CONTROL JOINT.
- 3/4" MASONRY CONTROL JOINT.
- MASONRY EXPANSION JOINT.
- INVUE ENTRI SCONCE LIGHT, COORDINATE WITH TENANT. PROVIDE POWER.
- EUREKA PLATE OUT SCONCE LIGHT, COORDINATE WITH TENANT. PROVIDE POWER.
- INSTALL WAL PACK EXTERIOR LIGHT WIRED TO EMERGENCY EXIT LIGHTING. TYPICAL ABOVE EGRESS DOORS. LIGHT TO BE WIRED TO T PANEL AS PART OF TENANT BUILD OUT.
- PROVIDE RECESSED MOUNTED KNOX BOX. COORDINATE WITH FIRE DEPARTMENT ON FINAL LOCATION.
- UTILITY INFED LOCATION. COORDINATE EXACT LOCATION WITH UTILITY COMPANIES, MEP AND CIVIL DRAWINGS. ALL UTILITY PANELS, PIPING, ETC. TO BE PAINTED TO MATCH WALL SURFACE.
- OVERHEAD DOOR WITH DOCK SEALS.
- GATE DOOR, DARK BROWN HARDIEPANEL OVER STEEL TUBE FRAMING.
- RAILING, LIGHT BEIGE HARDIEPANEL OVER 1-1/2" METAL TUBE FRAME.
- CONCRETE RETAINING WALL, REFER TO CIVIL DRAWINGS.
- 1-1/2" METAL TUBE FRAME.
- ROOFTOP MECHANICAL SCREEN. FIBER-CEMENT WITH ALUMINUM COPING. REFER TO X/X.X.
- LINE OF RECESSED TRUCK DOCK, REFER TO CIVIL DRAWINGS.



APPROVED

Kate Papellon

PC Decision Date: 4-28-15.



DREXEL TOWN SQUARE LOT 1



APPROVED

PC Decision Date: 4-28-15.

Gene Papellon



DREXEL TOWN SQUARE LOT 1





Plan Commission Report

ITEM: 5d
DATE: January 12, 2016

PROJECT: Rezone – Kelvin Schroeder, South Shore Group, LLC

ADDRESS: 7518 S. Howell Ave.

TAX KEY NO: 781-9993-000

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the property at 7518 S. Howell Ave. be rezoned from Rd-1, Two-Family Residential, to B-4, Highway Business, after a public hearing.

Ownership: Charles D & Margaret Knudson, 1345 76TH St., Caledonia, WI 53108

Size: 1.533 acres

Existing Zoning: Rd-1, Two-Family Residential

Adjacent Zoning: North – I-1, Institutional
East – I-1, Institutional
South – I-1, Institutional
West – B-4 (CU), Highway Business

Comprehensive Plan: Planned Industrial.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: At the November 10, 2015 meeting, the Plan Commission recommended Common Council adoption of an amendment to the Planned Land Use category and map in the Comprehensive Plan from Planned Industrial to Planned Business for the property at 7518 S. Howell Ave. in anticipation of purchase for a multitenant retail/restaurant building. On January 5, 2016, the Council approved the change.

As mentioned in the staff report for the Comprehensive Plan Amendment, existing zoning in the area is diverse and includes business districts (B-3 & B-4), manufacturing (M-1), a combination PUD (B-4 and M-1), residential (Rs-3), institutional (I-1, Sikh Temple of Wisconsin), and park (P-1, Greenlawn Park). Staff feels that this mix of uses and future development of general business uses along Howell Avenue are appropriate for the area. Staff supports the requested change of zoning. However, there are several concerns that were noted with the proposed site plan. It has been noted that there is no water or sewer currently serving this property. It was also noted that the proposed configuration of the driveways may present a conflict. The applicant should take note of these concerns as they prepare the required site plans for this property.

Prepared by:

Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

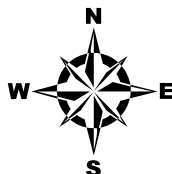
7518 S. Howell Ave.



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



Department of Community Development



Legend

 7518 S. Howell Ave.

1

2

3

4

5

6

A

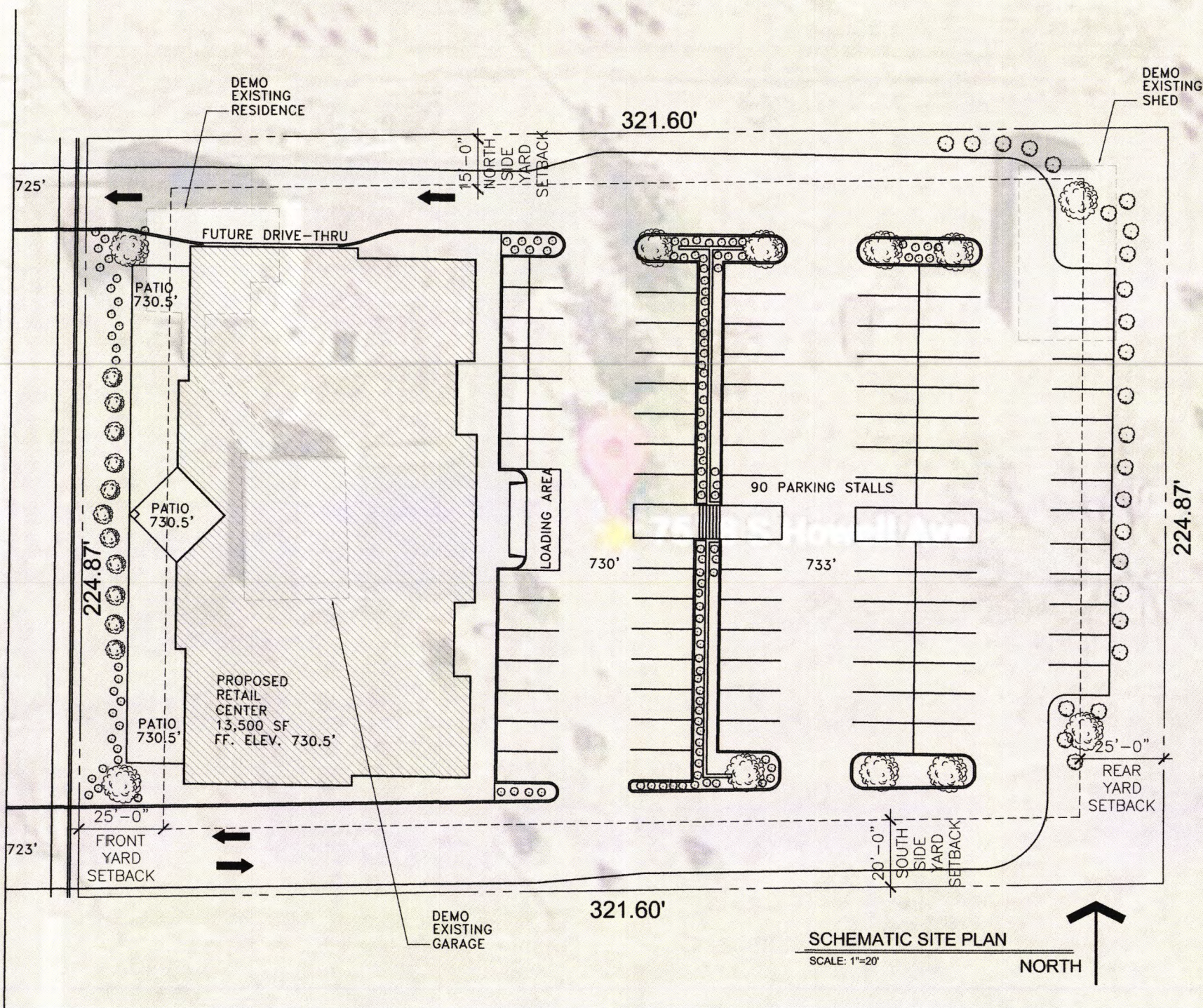
B

C

D

E

S. HOWELL AVE



SCHEMATIC SITE PLAN

SCALE: 1"=20'

NORTH

RECEIVED
 SEP 29 2015
 Dept. of Community
 Development

SHEET INDEX	
SHEET	DESCRIPTION
A-1	SITE PLAN
SITE SUMMARY	
AREA OF SITE	66,910 SF
PARKING REQUIREMENTS	1/150 SF
BUILDING AREA	13,500 SF

PROJECT #	1535
ARCHITECT	THRIVE ARCHITECTS 563W16787 COLLEGE AVE MUSKEGO, WI 53150 PHONE: 414-380-6180 EMAIL: archnuvo@gmail.com
CONTRACTOR	DESIGN BUILD GROUP 271 W. MAIN STREET WAUKESHA, WI 53186 PHONE: 262-894-1727 EMAIL: dpagdbg@earthlink.net
PROJECT TITLE	RETAIL CENTER NEW CONSTRUCTION 7518 SOUTH HOWELL OAK CREEK, WISCONSIN
SHEET TITLE	SCHEMATIC SITE PLAN
DATE	REVISION # DESCRIPTION
9-24-2015	PRELIMINARY REVIEW SET
9-29-2015	SCHEMATIC SITE PLAN
SCALE (U.O.N.)	
SHEET NUMBER	
A-1	



Plan Commission Report

ITEM: 5e
DATE: January 12, 2016

PROJECT: Certified Survey Map – Oak Creek-Franklin Joint School District

ADDRESS: 8640 S. Howell Ave. & 340 E. Puetz Rd.

TAX KEY NO: 827-9014-001 & 827-9026-001

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the Certified Survey Map for the properties at 8640 S. Howell Ave. & 340 E. Puetz Rd. be approved with the following conditions:

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

Ownership: Oak Creek-Franklin Joint School District, 7630 S 10TH St., Oak Creek, WI 53154-191253227

Size: 13.228 acres (former City Hall, Library, and Fire Station #1 site); 45.220 acres (high school and elementary school site)

Existing Zoning: I-1, Institutional

Adjacent Zoning: North – I-1, Institutional; P-1, Park District; Rs-3, Single-Family Residential
 East – I-1, Institutional; Rs-3, Single-Family Residential; B-3, Office & Professional Business
 South – Rm-1 (PUD), Multifamily Residential; B-3, Office & Professional Business; B-4 (CU), Highway Business
 West – I-1, Institutional; B-4, Highway Business

Comprehensive Plan: Planned Institutional

Wetlands: N/A

Floodplain: N/A

Official Map: Vacation of S. Knight’s Place.

Commentary: The Oak Creek-Franklin Joint School District is requesting approval of a Certified Survey Map that will combine the properties at 8640 S. Howell Ave. & 340 E. Puetz Rd. Per the City Engineering Department, if the E-W water main remains public it will need an easement. Staff recommends that the Applicant coordinate with the Oak Creek Water and Sewer Utility and Engineering Department for easement requirements.

Prepared by:

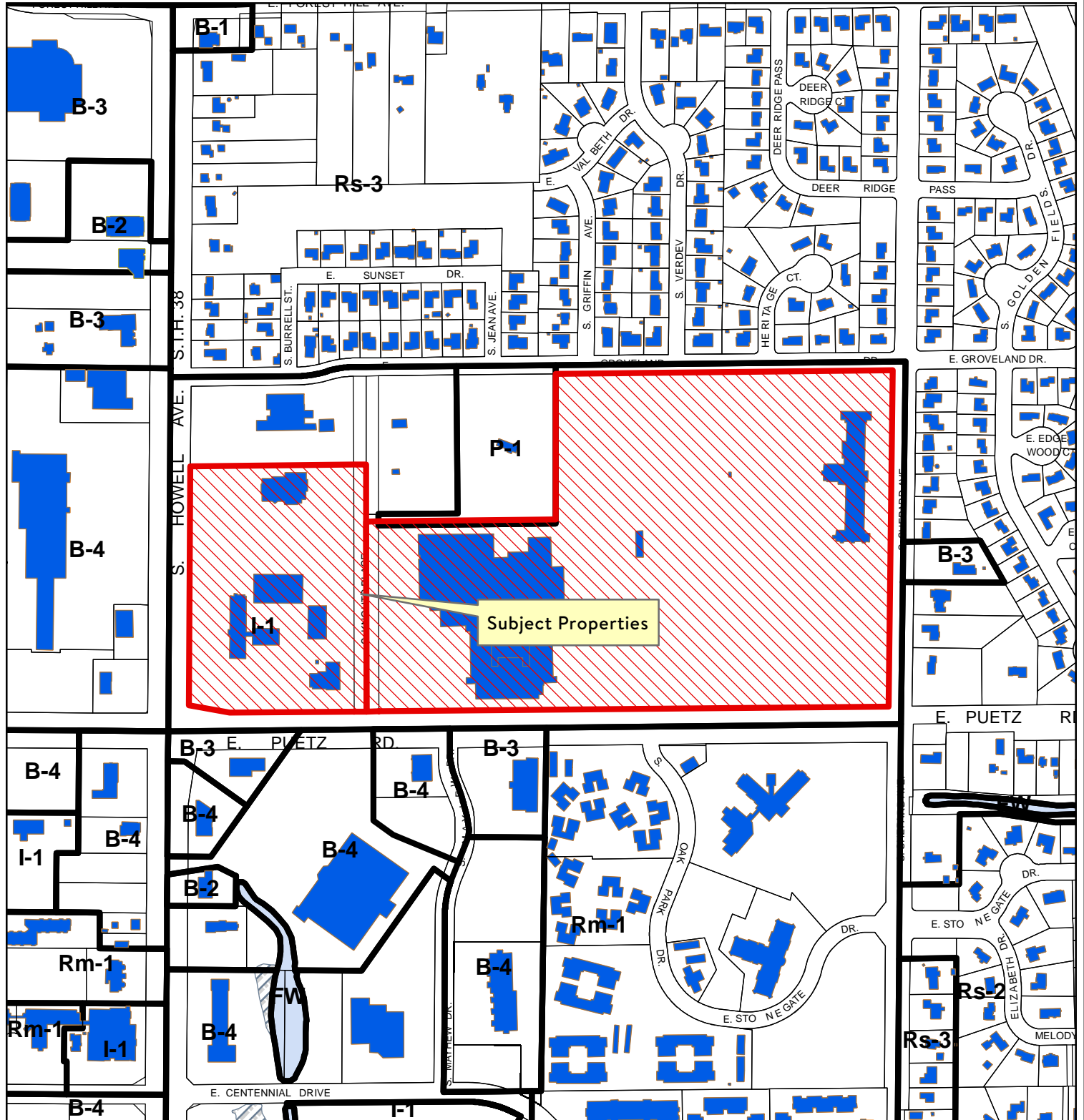
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

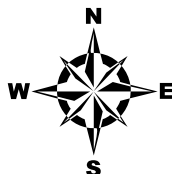
Douglas Seymour, AICP
Director of Community Development




Location Map

8640 S. Howell Ave. & 340 E. Puetz Rd.



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



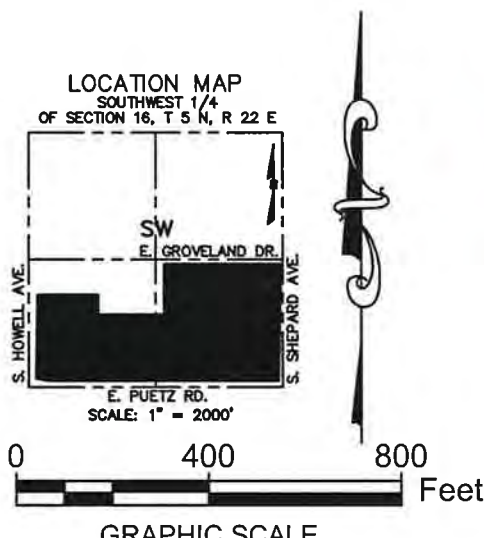
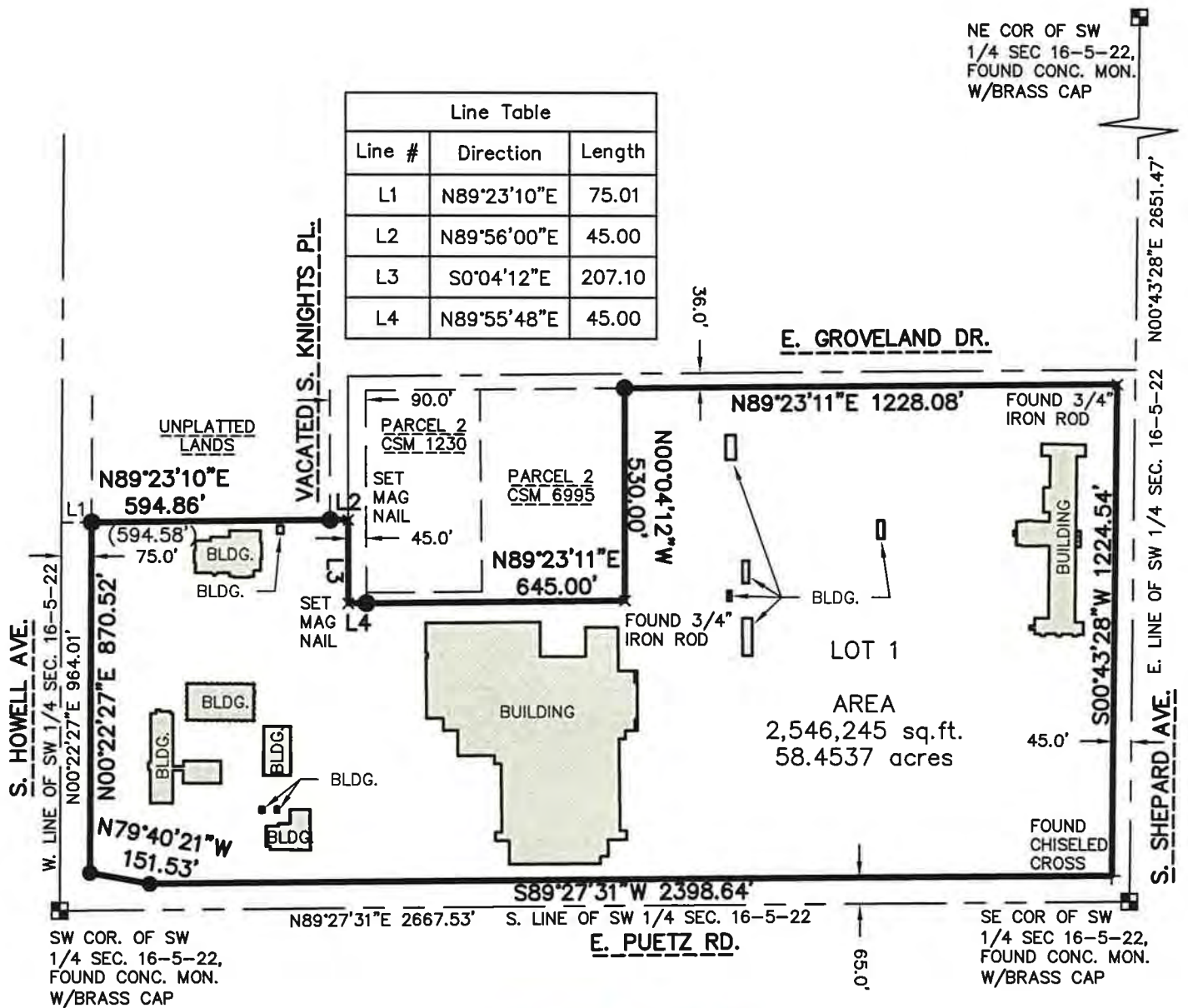
Legend	
	8640 S. Howell Ave. & 340 E. Puetz Rd.
	Floodfringe
	Floodway

CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 of Certified Survey Map No. 1230, Parcel 1 of Certified Survey Map No. 6995, and vacated South Knights Place adjoining said parcels, all being a part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 16, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, T 5 N, R 22 E, WHICH BEARS N89°27'31"E.
 SEE SHEET 2 FOR EASEMENT DETAILS.



ERIC R. STURM
 S-2309
 EAGLE
 WI
 LAND SURVEYOR
 Nov. 9, 2015

R.A. Smith National, Inc.

*Beyond Surveying
 and Engineering*

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

S:\S166630\dwg\CS101L4H.dwg\SHEET 1

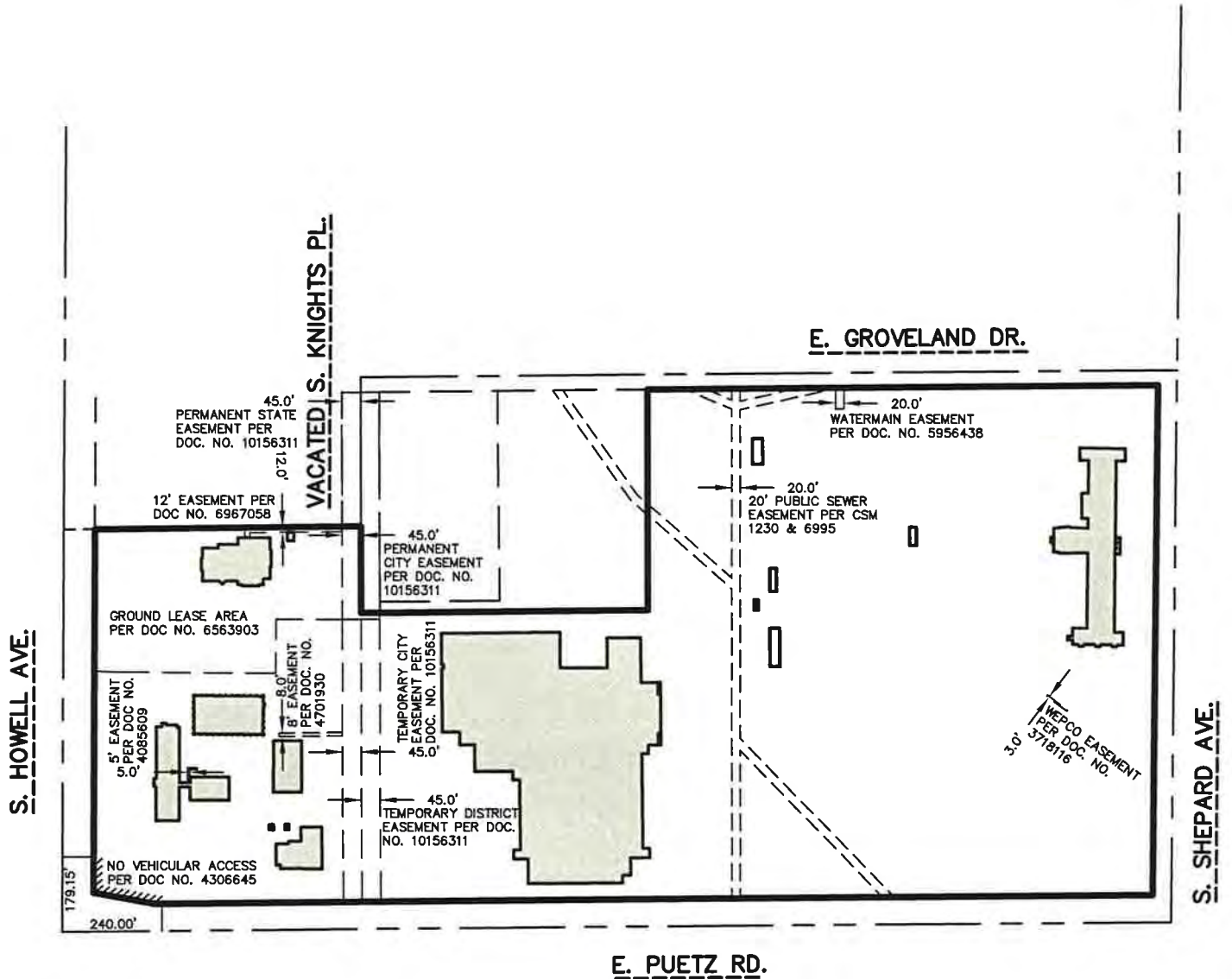
SHEET 1 OF 5 SHEETS

CERTIFIED SURVEY MAP NO. _____

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- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, T 5 N, R 22 E, WHICH BEARS N89°27'31"E.



Nov. 9, 2015
 REVISED DEC. 1, 2015



GRAPHIC SCALE

R.A. Smith National, Inc.

*Beyond Surveying
 and Engineering*

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

S:\S166630\Drawg\CS101L4H.dwg\SHEET 2

CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 of Certified Survey Map No. 1230, Parcel 1 of Certified Survey Map No. 6995, and vacated South Knights Place adjoining said parcels, all being a part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 16, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

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

THAT I have surveyed, divided and mapped a division of Parcel 1 of Certified Survey Map No. 1230, Parcel 1 of Certified Survey Map No. 6995, and vacated South Knights Place adjoining said parcels, all being a part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 16, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Southwest corner of said 1/4 Section; thence North 00°22'27" East along the West line of said 1/4 Section 964.01 feet to a point; thence North 89°23'10" East 75.01 feet to a point on the East line of South Howell Avenue and the point of beginning of lands to be described; thence North 89°23'10" East 594.86 feet to a point on the West line of South Knights Place; thence North 89°56'00" East 45.00 feet to a point on the centerline of South Knights Place; thence South 00°04'12" East along said centerline 207.10 feet to a point; thence North 89°55'48" East 45.00 feet to a point on the South line of Parcel 2 of Certified Survey Map No. 6995; thence North 89°23'11" East along said South line 645.00 feet to a point on the East line of said Parcel 2; thence North 00°04'12" West along said East line 530.00 feet to a point on the South line of East Groveland Drive; thence North 89°23'11" East along said South line 1228.08 feet to a point on the West line of South Shepard Avenue; thence South 00°43'28" West along said West line 1224.54 feet to a point on the North line of East Puetz Road; thence South 89°27'31" West along said North line 2398.64 feet to a point; thence North 79°40'21" West along said North line 151.53 feet to a point on the East line of South Howell Avenue; thence North 00°22'27" East along said East line 870.52 feet to the point of beginning.

Said lands contain 2,546,245 square feet or 58.4537 acres.

THAT I have made the survey, land division and map by the direction of OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT, owner.

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

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

DATE NOVEMBER 9, 2015 REVISED DECEMBER 31, 2015  *Eric R. Sturm* (SEAL)
ERIC R. STURM
REGISTERED LAND SURVEYOR S-2309

CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 of Certified Survey Map No. 1230, Parcel 1 of Certified Survey Map No. 6995, and vacated South Knights Place adjoining said parcels, all being a part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 16, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, and mapped in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Oak Creek Municipal Code.

OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Oak Creek

IN Witness Whereof, OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT has caused these presents to be signed by Tim Culver, its Superintendent, this 4th day of December, 2015.

Tim Culver

STATE OF WISCONSIN }
 :SS
MILWAUKEE COUNTY }

PERSONALLY came before me this 4th day of December, 2015, Tim Culver, of the above named OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT, to me known to be the person who executed the foregoing instrument, and to me known to be the Mayor of the City of Oak Creek, and acknowledged that he executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

Cathy C. Cramer (SEAL)
Notary Public, State of Wisconsin
My Commission Expires Dec. 18, 2016



Nov. 9, 2015

CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 of Certified Survey Map No. 1230, Parcel 1 of Certified Survey Map No. 6995, and vacated South Knights Place adjoining said parcels, all being a part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 16, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

PLANNING COMMISSION OF APPROVAL

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

MAYOR STEPHEN SCAFFIDI, CHAIRMAN

DOUGLAS SEYMOUR, SECRETARY

COMMON COUNCIL APPROVAL

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

STEPHEN SCAFFIDI, MAYOR

CATHERINE ROESKE, CITY CLERK



166630.csm

Nov. 9, 2015

THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM,
REGISTERED LAND SURVEYOR S-2309

Sheet 5 of 5 Sheets