



PLAN COMMISSION MEETING AGENDA

**TUESDAY, March 22, 2016
 AT 6:00 PM**

- 1) ROLL CALL
- 2) Minutes of the March 8, 2016 meeting
- 3) Significant Common Council Actions
- 4) NEW BUSINESS
 - a) PLAN REVIEW – Review site, building, and landscape plans submitted by Drexel Partners, LLC, for a two-tenant building on the property at 600 W. Drexel Ave. (Tax Key No. 782-9000-000). Follow this item on Twitter [@OakCreekPC#OCPCDrexel](#).
 - b) PLAN REVIEW – Review site and building plans submitted by James Roszina for a cold storage and farm equipment building on the property at 10510 S. 13th St. (Tax Key No. 954-9009-000). Follow this item on Twitter [@OakCreekPC#OCPCRoszina](#).
 - c) TEMPORARY USE - Review a request for a temporary use permit submitted by Larry Schutz, West View Gardens, for a seasonal garden center on the property at 7501 S. Howell Ave. (Tax Key No. 782-9036-000). Follow this agenda item on Twitter [@OakCreekPC#OCPCWestView](#).
 - d) REZONE – Review a request submitted by The City of Oak Creek to rezone the following County properties (EXCLUDING C-1, Shoreland Wetland Conservancy; FW, Floodway; and FF, Flood Fringe Districts) to P-1, Park District:

	Tax Key	Address	EXISTING Zoning District(s)
1	766-0010-000	7170 S. Howell Ave.	Rs-3, Single Family Residential; A-1, Limited Agricultural
2	766-9989-002	100 E. Rawson Ave.	A-1, Limited Agricultural
3	781-9976-003	620 E. Drexel Ave.	Rs-3, Single Family Residential
4	814-9989-000	625 E. Drexel Ave.	Rs-3, Single Family Residential; FF, Flood Fringe
5	815-9986-000	920 E. Forest Hill Ave.	Rs-3, Single Family Residential
6	826-9985-001	915 E. Forest Hill Ave.	Rs-3, Single Family Residential; FW, Floodway; FF, Flood Fringe
7	826-9985-002	925 E. Forest Hill Ave.	Rs-3, Single Family Residential; FW, Floodway; FF, Flood Fringe
8	861-9986-002	1235 E. Puetz Rd.	Rd-1, Two-Family Residential; Rs-2, Single Family Residential; P-1, Park District; FW, Floodway; FF, Flood Fringe
9	861-9986-003	1225 E. Puetz Rd.	Rs-2, Single Family Residential; Rs-3, Single Family Residential; FW, Floodway; FF, Flood Fringe
10	872-9981-001	1830 E. Ryan Rd.	A-1, Limited Agricultural; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy
11	873-9975-000	9135 S. Nicholson Rd.	Rs-3, Single Family Residential
12	873-9980-000	9170 S. Shepard Ave.	I-1, Institutional; FF, Flood Fringe; FW, Floodway;
13	875-9998-002	9161 S. Howell Ave.	Rm-1 (PUD), Multifamily Residential Planned Unit Development
14	905-9999-002	571 W. Ryan Rd.	FW, Floodway; FF, Flood Fringe; A-1, Limited Agricultural; M-1, Manufacturing
15	908-9991-002	1101 E. Ryan Rd.	Rs-3, Single Family Residential; FF, Flood Fringe

16	908-9992-001	1201 E. Ryan Rd.	Rs-3, Single Family Residential; FF, Flood Fringe
17	908-9992-003	1203 E. Ryan Rd.	Rs-3, Single Family Residential; FF, Flood Fringe
18	908-9999-000	9501 S. Nicholson Rd.	Rs-3, Single Family Residential; FF, Flood Fringe
19	909-9991-000	1835 E. Ryan Rd.	Rs-3, Single Family Residential; FF, Flood Fringe; A-1, Limited Agricultural
20	910-9977-000	9849 S. 15th Ave.	A-1, Limited Agricultural; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy
21	910-9980-000	9860 S. Pennsylvania Ave.	A-1, Limited Agricultural; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy
22	910-9987-000	9681 S. 15th Ave.	A-1, Limited Agricultural; FF, Flood Fringe
23	919-9992-000	3221 E. Fitzsimmons Rd.	A-1, Limited Agricultural; FF, Flood Fringe; FW, Floodway; C-1, Shoreland Wetland Conservancy
24	920-9991-000	10170 S. Pennsylvania Ave.	A-1, Limited Agricultural; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy
25	920-9993-000	2920 E. Oakwood Rd.	A-1, Limited Agricultural; FF, Flood Fringe; FW, Floodway; C-1, Shoreland Wetland Conservancy
26	920-9995-000	10040 S. Pennsylvania Ave.	A-1, Limited Agricultural; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy
27	920-9996-000	9980 S. Pennsylvania Ave.	A-1, Limited Agricultural; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy
28	920-9997-001	9960 S. Pennsylvania Ave.	A-1, Limited Agricultural; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy
29	920-9997-002	9950 S. Pennsylvania Ave.	A-1, Limited Agricultural; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy
30	920-9998-000	9908 S. Pennsylvania Ave.	A-1, Limited Agricultural; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy
31	921-9984-000	10145 S. Pennsylvania Ave.	A-1, Limited Agricultural; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy
32	921-9998-000	2300 E. Oakwood Rd.	A-1, Limited Agricultural; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy
33	954-9984-002	715 W. Oakwood Rd.	M-1, Manufacturing; C-1, Shoreland Wetland Conservancy; FW, Floodway
34	958-9999-003	2231 E. Oakwood Rd.	A-1, Limited Agricultural; FF, Flood Fringe
35	959-9990-000	2515 E. Oakwood Rd.	A-1, Limited Agricultural; FF, Flood Fringe; FW, Floodway; C-1, Shoreland Wetland Conservancy
36	959-9997-000	2801 E. Oakwood Rd.	A-1, Limited Agricultural; FF, Flood Fringe; FW, Floodway; C-1, Shoreland Wetland Conservancy
37	970-9990-000	2815 E. Elm Rd.	A-1, Limited Agricultural; FF, Flood Fringe; FW, Floodway; C-1, Shoreland Wetland Conservancy
38	974-9995-001	11065 S Howell Ave.	I-1, Institutional; FF, Flood Fringe; FW, Floodway
39	976-9996-000	11031 S 13th St.	I-1, Institutional; FF, Flood Fringe; FW, Floodway

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- e) **CONDITIONAL USE PERMIT AMENDMENT** - Review a request submitted by David Meier, Badger Coaches, Inc., for an amendment to the existing conditional use permit to allow a private bus service storage yard on the property at 6819 S. Howell Ave. (Tax Key No. 734-9997-000). Follow this item on Twitter [@OakCreekPC#OCPCBadgerBus](#).

5) ADJOURN

PLEASE NOTE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 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, MARCH 8, 2016

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Bukiewicz, Mayor Scaffidi, Alderman Guzikowski, Commissioner Siepert, and Commissioner Chandler. Commissioner Correll was excused. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator; Jim Piraino, City Electrical Inspector; and Ron Pritzlaff, Oak Creek Water and Sewer Utility.

Commissioner Siepert moved to approve the February 9, 2016 meeting minutes. Alderman Guzikowski seconded. On roll call: Commissioners Dickmann and Johnston abstained. All others voted aye, excluding Commissioner Correll, who was not present. Motion carried.

Commissioner Siepert moved to approve the February 23, 2016 meeting minutes. Alderman Guzikowski seconded. On roll call: Commissioner Dickmann, Mayor Scaffidi, and Commissioner Chandler abstained. All others voted aye, excluding Commissioner Correll, who was not present. Motion carried.

Zoning Text Amendment
Proposed Amendments to Section 17.0808
Outdoor Lighting

Mayor Scaffidi introduced discussion regarding the proposed amendments to the zoning ordinance for outdoor lighting. Zoning Administrator Pete Wagner noted that discussion on this item is being continued from the last Plan Commission meeting on February 23, 2016, as many of the commissioners were not in attendance. At that meeting, the recommendation was to move forward with three of the four proposed amendments to the exterior lighting ordinance. The remaining amendment is regarding exterior building lighting, specifically LED lights typically seen highlighting windows, awnings, and building edges throughout the City. Mr. Wagner explained that he has made a request to the City Attorney to determine if this type of lighting can be prohibited. At the time of this meeting, City Attorney Karls did not yet have an opinion on whether or not the City could impose a ban on this type of lighting. Mr. Wagner noted that he wanted the fuller Plan Commission to discuss how to proceed with regulating the use of these fixtures as proposed by staff, or wait until a future date after Attorney Karls provides an legal opinion on whether the City can prohibit them, and if so, what steps the City would take to deal with existing lighting of this type.

Mr. Wagner noted a prior discussion with electrical inspector Jim Piraino, where it was mentioned that the NEC Code addresses the issue of temporary lighting, specifically a maximum of 90 days for holiday lighting. They discussed the possibility of incorporating a similar ordinance, but making it even more restrictive, stipulating 90 days "per calendar year". The hope is that imposing this limitation would be enough to discourage new businesses from investing in the lighting. Electrical Inspector Jim Piraino noted that he is seeing an increasing incidence of these lights within the City, citing examples such as Oak Creek Plumbing, New Spice II, Wyss Auto, the Sikh Temple, Colders, and even residential homes. Mr. Piraino noted that the Sikh Temple has circumvented the 90-day limit by leaving their lights on for 89 days, turning them off for several days in between, then back on, at which time the 90-day clock starts over.

Mr. Piraino added that he has talked with several other municipalities who are at about the same point as Oak Creek in addressing this issue. Some cities are considering an outright ban of the fixtures, others are making it a condition that businesses have to apply for a permit and appear before their Plan Commission to seek approval. Mr. Piraino went on to explain his speculation that since many of the businesses featuring this type of lighting appear to be using the same type of product, there may perhaps be a company approaching local business owners, soliciting the LED lights as a means of drawing attention to their locations. His concern is that use of the lighting will quickly get out of hand. Alderman Bukiewicz reiterated his opinion expressed in the prior meeting that he feels this type of lighting should be banned, as it detracts from the overall appearance of the City. An electrician by trade, Alderman

Bukiewicz went on to explain that this type of lighting is cheaply made, and he is concerned about proper installation and whether it meets code. Commissioner Dickmann inquired whether the intensity of the lighting is the same whether they are mounted on the inside or outside of a window. Mr. Piraino stated that he has not seen any outside-mounted lighting. Another issue is businesses that use roof-mounted lighting. He cited Oak Creek Plumbing as an example, noting that a good portion of their roof lights are burned out, which detracts from the overall appearance of the building.

Mayor Scaffidi asked Mr. Wagner to recap discussion of the City Attorney's input on this issue. Mr. Wagner reiterated that at the last meeting, the staff's opinion was rather than regulate the lighting, they would prefer to prohibit the lighting altogether but were unsure if there were legal grounds to do so, prompting a discussion with the City Attorney to obtain her legal opinion. Mr. Wagner noted that in the absence of Attorney Karls' opinion on the matter, the reason the discussion was brought back to Plan Commission so quickly was due to the absence of many Commissioners at the last meeting. More time is needed to obtain Attorney Karls' legal opinion, at which time the discussion will be brought forward once again to the Plan Commission. Mayor Scaffidi inquired whether Attorney Karls gave any indication when she would address the issue. Mr. Wagner answered that Attorney Karls hoped to have an answer by the end of March, to be addressed at the first April meeting of the Plan Commission, or perhaps even expedite the item to be addressed at the next Plan Commission meeting on March 22, 2016.

Commissioner Siefert asked whether staff has talked with other communities about the issue. Mr. Wagner indicated that staff has reached out by phone, but it appears no other communities have ordinances regulating the use of outdoor LED lighting. West Allis is currently in the process of addressing the issue. Mr. Piraino noted he has had conversations with West Allis as well as Wauwatosa, and both communities are in about the same position as Oak Creek. He further explained that he actually wrote the City's lighting ordinance, and thus is very familiar with its content. He noted one section of the ordinance dealing with flashing lights, which pose a distraction to passing motorists. At present, the lighting being used within the City has all been solid colors, but if businesses started to install moving or flashing lights, this would present a violation of the ordinance.

Mr. Piraino went on to explain his concern that if the City puts an outright ban on the lighting, there will be businesses complaining that their rights are being violated, but if we continue to allow it, there will be complaints from neighboring property owners that the lights are a disturbance to them. Mayor Scaffidi noted that for this reason, it is imperative to have the City Attorney provide a legal opinion, as he anticipates there being significant opposition from some of the area businesses if the lighting is banned altogether. Mr. Piraino added that if the City does prohibit use of the fixtures, how we would address the businesses that are currently using them. He suggested giving them a specified time period (90 or 120 days, for example) to remove the fixtures.

Commissioner Carrillo commented that she would like the City of Oak Creek to be the leader in banning the use of this type of lighting, and to abide by whatever legal measures are needed to accomplish that. She agreed with the idea to give businesses currently using the lighting a 90-day period to remove them. Commissioner Chandler inquired whether the Commission's goal is to ban the use of the fixtures altogether, or to stipulate when, where, and for how long the fixtures can be used. Mr. Wagner noted that at the last meeting, staff proposed a text amendment regulating their outside use, but has not been able to address the issue of using them inside. Staff has proposed regulating the allowed brightness of the fixtures (in lumens), and limiting the color to just clear white lights. The language of the proposed text amendment is modeled after an ordinance in Colorado from 2012. Mr. Wagner's anticipation is that staff will seek the City Attorney's opinion. If the City is legally able to prohibit use of the lighting, language will be drafted to address that. If there are no legal grounds to prohibit the lighting, staff will work with the electrical inspector to draft language addressing several ways to regulate it. This will be discussed at a future meeting, hopefully sooner than later.

Commissioner Dickmann noted his concern that any text amendments need to be general enough to cover not just LED lighting, but any other lighting of this type. Mr. Piraino's opinion was that to cover all types of lights, the language would need to be specific to the maximum number of lumens that can be used, not just the type of lighting.

Mayor Scaffidi summarized the Commission's consensus to obtain the City Attorney's opinion on the

matter, and move forward at that point. He will discuss the issue with Attorney Karls and attempt to expedite ongoing discussion. Item held.

Rezone

Jac and Joan Cole

1610 E. Puetz Road

Tax Key No. 826-9027-000

Mayor Scaffidi introduced a request by Jac and Joan Cole to rezone their property from Rs-3, Single Family Residential to A-1, Limited Agricultural. This request was brought before the Plan Commission several years ago, and at the time, the Coles were told that there were certain criteria that needed to be met before the rezone would be approved. The Coles have followed the process as directed and staff is now recommending that the rezone be allowed.

Zoning Administrator Pete Wagner explained the applicants are requesting that a portion of their property not located within the floodway zoning district be rezoned. Mr. Wagner displayed a rendering showing a floodway drainage improvement project that was conducted in 2014. When the floodplain was remodeled as a result of these improvements, a "zoning hole" was left behind on the subject parcel. Staff's intention was to fill that gap with an Rs-3, Single Family designation, which would have reflected the remaining portion not in the floodway. When staff notified the applicants of the City's intention to proceed with this zoning classification, the applicants made a request to rezone the property to A-1, Limited Agricultural. Staff review indicates that the applicants do meet the minimum standards for this zoning reclassification: minimum size is five acres, with the applicant's property at 5.0725 acres, and the width of the property is appropriate. The request is not in conflict with the Comprehensive Plan therefore staff recommends that the Plan Commission approves the request.

Mayor Scaffidi called for comments from the Commission. Hearing none, he called for a motion. Alderman Bukiewicz motioned that the Plan Commission recommends to the Common Council that the property at 1610 E. Puetz Road be rezoned from Rs-3, Single Family Residential to A-1, Limited Agricultural after a public hearing. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

Temporary Use

April Bargar, Continental 77 Fund

9035 S. Howell Avenue

Tax Key No. 859-9035-000

Mayor Scaffidi introduced a request by the applicant for a seasonal flower and garden center. Zoning Administrator Pete Wagner further explained the applicant is Stein Garden and Gifts Just Plants temporary garden center, located in the Kohl's parking lot. This will be Stein's sixth year operating at the temporary site on the Kohl's parcel, and they have once again received permission from Kohl's for operation in 2016. The site will use approximately 16 parking spaces, and will consist of one tent, multiple metal racks, garden products, a small shed for customer transactions, and space for other supplies. A picket fence will surround the area, providing a barrier between customers and Kohl's parking lot traffic. Stein's is looking to operate from the last week in April through July 8, 2016. Mr. Wagner noted that before the garden center can open, they will need to obtain a tent permit. Staff recommends that the Plan Commission approves the temporary use permit subject to conditions.

Mayor Scaffidi added that he and Planner Kari Papelbon had received an email from adjacent property owner, Attorney Larry Bragman. Attorney Bragman requested that this letter be read into the record. The letter welcomed Stein's garden center to the area, but expressed concern that use of any pesticides may contaminate the adjacent property, where they hope to begin organic cultivation in the spring. Attorney Bragman urged the City to include guidelines in their decision to protect the rights of both property owners. Mayor Scaffidi called a representative from Stein's to speak on behalf of the operation regarding the use of pesticides on-site.

Bryan Linstroth, 2205 Ashland Avenue, Racine:

Mr. Linstroth commented that even at the main store sites, Stein's does not use any pesticides in their operation as they are not commercially certified do so therefore there is no worry or threat to the adjacent landowner. Mayor Scaffidi inquired whether there will be any change to the operation this year. Mr. Linstroth answered that they would use the same setup and staff as in previous years. Commissioner Chandler asked whether there have been any past complaints or issues with the operation. Mr. Linstroth indicated there have been no complaints in the past five years. Mayor Scaffidi inquired whether the Bragmans have raised organic produce at this location in the past. Mr. Wagner explained that they have not. At one point the land was being farmed but there has been no activity in the past few years. The property has been for sale for some time, and Attorney Bragman, who is a proponent of organic farming, felt this would be an appropriate use for the land until it can be sold. Mayor Scaffidi suggested that to assuage Attorney Bragman's concerns, staff should forward his email to Mr. Linstroth, and have him address the issue with Attorney Bragman directly.

Commissioner Chandler inquired about the number of signs being used to advertise the garden center. Mr. Linstroth commented that it is actually the same number of signs used in prior years, however this year they have updated the logo along with the new branding for the entire company.

Mayor Scaffidi called for a motion. Commissioner Siefert motioned that the Plan Commission approves the temporary use permit for the temporary garden center at 9035 S. Howell Avenue, subject to the following conditions:

1. That all building and fire codes are met.
2. That the temporary use shall expire on July 8, 2016.

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

Certified Survey Map

Ron Pritzlaff, Oak Creek Water and Sewer Utility

9175, 9235, and 9325 S. 5th Avenue; 3953 and 3975 E. American Avenue

Tax Key Nos. 869-9006-000, 869-9995-004, 869-9995-003, 869-9997-001, and 869-9998-003

Mayor Scaffidi opened discussion by explaining the request to combine the subject properties. Planner Kari Papelbon noted that all properties, with the exception of 3953 E. American Avenue, were combined on a previous CSM, with the exception of 3953 E. American Avenue. This property would be added on the proposed new CSM.

Ron Pritzlaff, Oak Creek Water and Sewer Utility:

Mr. Pritzlaff explained that the City purchased the property at 3953 E. American Avenue in October of 2015. The request is basically to add the newly acquired parcel to the existing CSM. The previous CSM was not recorded, as at the time the City was still in negotiation with the previous property owner. The decision was made to postpone recording of the CSM until negotiations to acquire the new property were complete.

Mayor Scaffidi called for a motion. Alderman Bukiewicz motioned that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Ron Pritzlaff, Oak Creek Water and Sewer Utility, for the properties at 9175, 9235, and 9325 S. 5th Avenue and 3953 and 3975 E. American Avenue be approved, with the following condition:

That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Commissioner Johnston seconded. On roll call: all voted aye, with the exception of Commissioner Siefert who abstained. Motion carried.

**Rezone/Conditional Use Permit Amendment
Ron Pritzlaff, Oak Creek Water and Sewer Utility
9175, 9235, and 9325 S. 5th Avenue; 3953 and 3975 E. American Avenue
Tax Key Nos. 869-9006-000, 869-9995-004, 869-9995-003, 869-9997-001, and 869-9998-003**

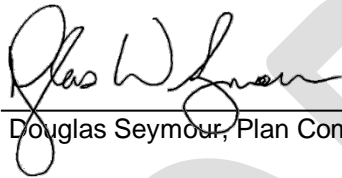
Mayor Scaffidi introduced this item as a rezone of the property at 3953 E. American Avenue. Planner Kari Papelbon added that the request is to rezone this property from Rs-4, Single Family Residential to comply with the I-1 Institutional zoning for the remainder of the properties, and to amend the legal description on the existing Conditional Use Permit to include 3953 E. American Avenue.

Mr. Pritzlaff noted that there were some deferred assessments on some of the properties, and the Utility has paid those assessments effective March of 2016.

Mayor Scaffidi called for a motion. Commissioner Dickmann motioned that the Plan Commission recommends to the Common Council that the property at 3953 E. American Ave be rezoned from Rs-4, Single Family Residential, to I-1, Institutional, and that the legal description in Section 1 of the Conditional Use Permit for 9175, 9235, and 9325 S. 5th Avenue; and 3975 E. American Avenue is amended to include 3953 E. American Ave., after a public hearing. Commissioner Chandler seconded. On roll call: all voted aye, with the exception of Commissioner Siepert who abstained. Motion carried.

Commissioner Carrillo motioned to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:39 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

3-14-16

Date

Summary of Significant Common Council Actions

1. **APPROVED** - Ordinance No. 2793, rezoning of a portion of the property at 7600 S. 6th St. from M-1, Manufacturing, to B-2, Community Business, and amending the legal description in Section 1 of the Conditional Use Permit for 600 W. Drexel to include the rezoned property (1st District).
2. **APPROVED** - Ordinance No. 2794, rezoning the properties at 709 & 725 E. Oak St., 7312 S. 27th St.; 7951, 8067, 8210, 8245, 8290, 8351 S. 20th St.; 1741, 1901, 2211, 2305, 2319, and 2361 W. Drexel Ave. (Excluding C-1, Shoreland Wetland Conservancy; FW, Floodway; and FF, Flood Fringe Districts) to P-1, Park District. (1st District).
3. **REJECTED** - bids for the Lake Vista Park Project. Staff directed to redesign and advertise a phased park project that works within the budget (Project Nos. 14036 & 14037) (4th District).
4. **APPROVED** - Resolution No. 11685-031516 for the exchange of a portion of the City-owned land at 7600 S. 6th St. with portions of 600 W. Drexel Ave. (1st District).
5. **APPROVED** - Resolution No. 11686-031516 for a Certified Survey Map for the properties at 7600 S. 6th St. and 600 W. Drexel Ave. (1st District).
6. **DISCUSSED (no action)** - a proposed letter of intent for the sale of the property at 8000 S. Market St. with The Waters Senior Living Holdings, LLC.



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a
DATE: March 22, 2016

PROJECT: Plan Review – Drexel Partners, LLC

ADDRESS: 600 W. Drexel Ave.

TAX KEY NOs: 782-9000-000

STAFF RECOMMENDATION: That the Plan Commission approves the site and building plans submitted by Drexel Partners, LLC, for the property at 600 W. Drexel Ave., with the following conditions:

1. That the exterior stone veneer meets the minimum 4-inch thick requirement per Code.
2. That the plans are revised to meet the minimum 30% open space requirement (revise calculations).
3. That all revised plans (site, building, landscaping, etc.) are submitted in digital and paper formats for review and approval by the Department of Community Development prior to the submission of building permit applications.
4. That all mechanical equipment (ground, building, and rooftop) is screened from view.
5. That all building and fire codes are met.
6. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
7. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
8. That final lighting details are submitted for final approval by the Electrical Inspector prior to the issuance of building permits.

Ownership: Drexel Partners, LLC, 780 Elm Grove Rd., Ste. 120, Elm Grove, WI 53122

Size: 0.7870 acres

Existing Zoning: B-2 (CU), Community Business

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

Comprehensive Plan: Planned Industrial.

Wetlands: N/A.

Floodplain: None.

Official Map: N/A.

Commentary: The Applicant is requesting site, building, landscaping, and lighting plan approval for a 4,500 square-foot, two-tenant building at 600 W. Drexel Ave. Plan Commissioners will recall that this property was rezoned from M-1, Manufacturing, to B-2, Community Business with a conditional use for a restaurant with drive-through facility last month. A land swap between the landowner and the City was approved by the Common Council on March 15. Plans have been updated to show the reconfigured property lines per the exchange.

As proposed, the building and parking meet all setback requirements. In response to staff comments regarding access from Drexel Avenue, the plans have been revised to include a taper into the south driveway (which has also been moved slightly west). One monument sign location has been proposed on

the southeast corner, which meets property line setback requirements. Designs for the monument sign and wall signs are currently in process; however, general locations for wall signs are included in the plans. Two-tenant buildings are permitted to have one wall sign per tenant per street frontage, which would allow two wall signs on the east and two wall signs on the south. Any additional signs would require a variance through the sign appeal process, which would occur at a later date.

The façade of the building includes a mix of stone, architectural metal panel, wood panel, and glass. Metal canopies are proposed over the entrances, south windows, and west drive-through window. Included with this report is an itemization of the building material percentages per elevation. The use of architectural metal panels and wood panels will require a ¾ majority approval of the Plan Commission. It will also be up to the Plan Commission to determine whether a modification of the Code requirement for 75% of the visible perimeter to be finished with an acceptable glass, brick, or decorative masonry material is appropriate considering the proposed materials. Staff recommends approval with one exception: the stone. While the proposal calls for thin set stone veneer, which is generally 2 - 3 inches thick, Section 17.1009(a)(2) requires a minimum thickness of 4 inches. This information has been provided to the Applicant's consultant for revision, and staff recommends requiring compliance per Code.

One 19' 8" x 6' 2" dumpster enclosure is proposed on the north side of the proposed building, which will be partially screened by the building itself (east tenant space). The west enclosure wall and gates are proposed to be constructed with lap siding to match the building, shown as wood plank similar to the wood panels on the elevations. Staff notes that the labels on the exterior elevations and Sheet C2.3 do not match, and should be corrected prior to submission of revised plans.

Rooftop mechanical units are proposed to be screened by the roof element. All ground mechanical units/transformers or building-mounted mechanicals will also require screening per Code.

Calculations for impervious and open space are included on the plans. There is an error that will be corrected to ensure that the required minimum 30% open space is maintained. This is included as a condition of approval above.

Landscaping plans have been submitted and reviewed by the City Forester. Minor revisions may be required, and staff continues to work with the applicant on the plans. A condition of approval recommends that final plans be submitted for review and approval by the Department of Community Development prior to submission of building permit applications.

Comments were received from the Water and Sewer Utility regarding water and sewer connection points, and the requirement to abandon the existing 1-inch service on the south property line. Staff has included a condition of approval that all connections be coordinated with the Utility.

No comments were provided regarding the proposed lighting plan. Final lighting plans must be approved by the Electrical Inspector prior to issuance of permits, as noted in the proposed conditions of approval.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

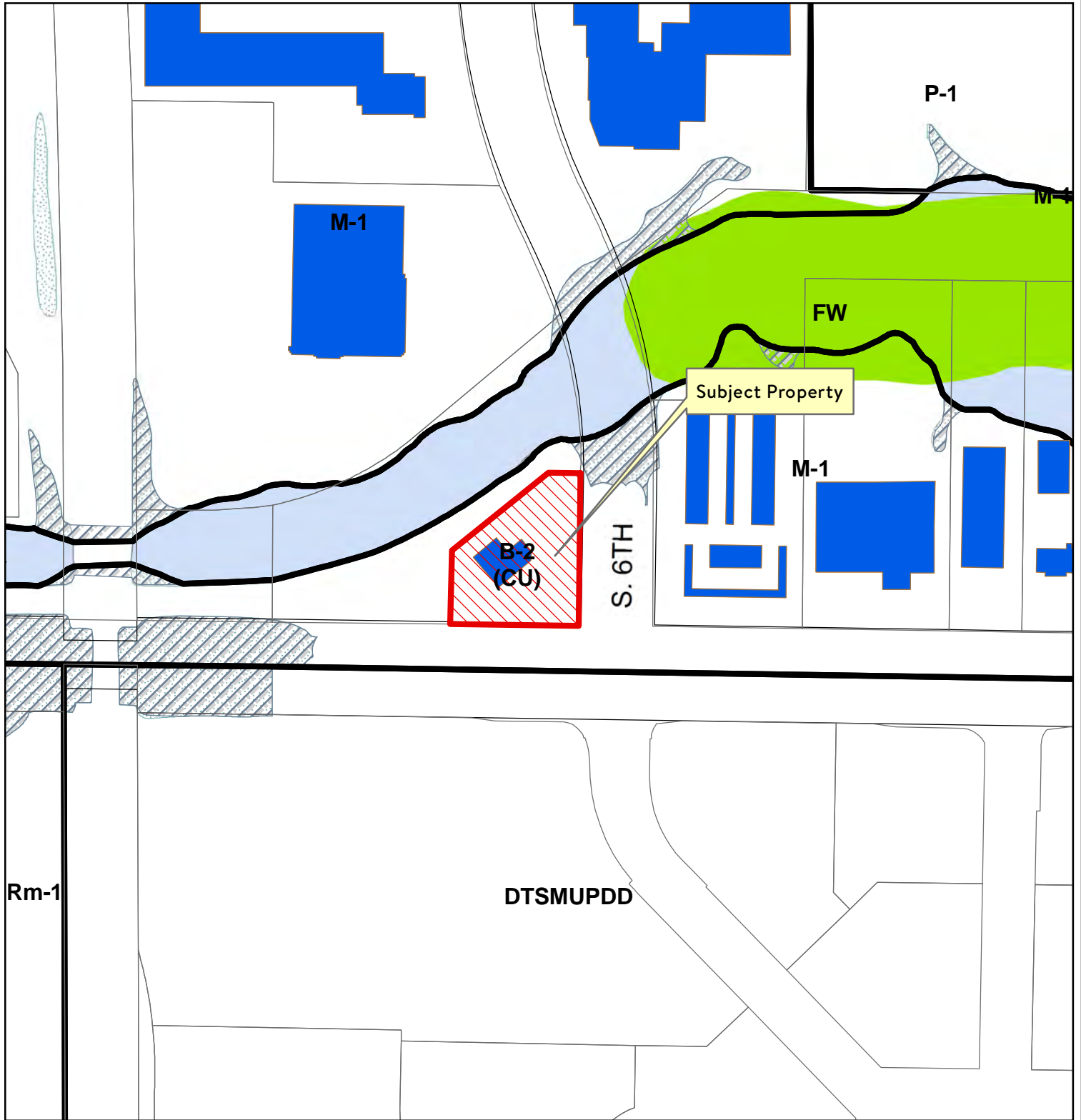
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

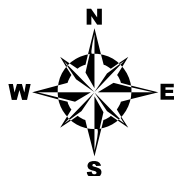
600 W. Drexel Ave.



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

SITE PLAN INFO

LEGAL DESCRIPTION
 Parcel One (1) of CERTIFIED SURVEY MAP NO. 379, being a part of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Eight (8), in Township Five (5) North, Range Twenty-two (22) East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, recorded on June 3, 1965 in Reel 249, Images 2000 to 2001, inclusive, as Document No. 4181410.

Parcel Key Number: 782-90000-000
 Zoning: B-4

Lot Size: 29,577 sf (0.6790 Acres)

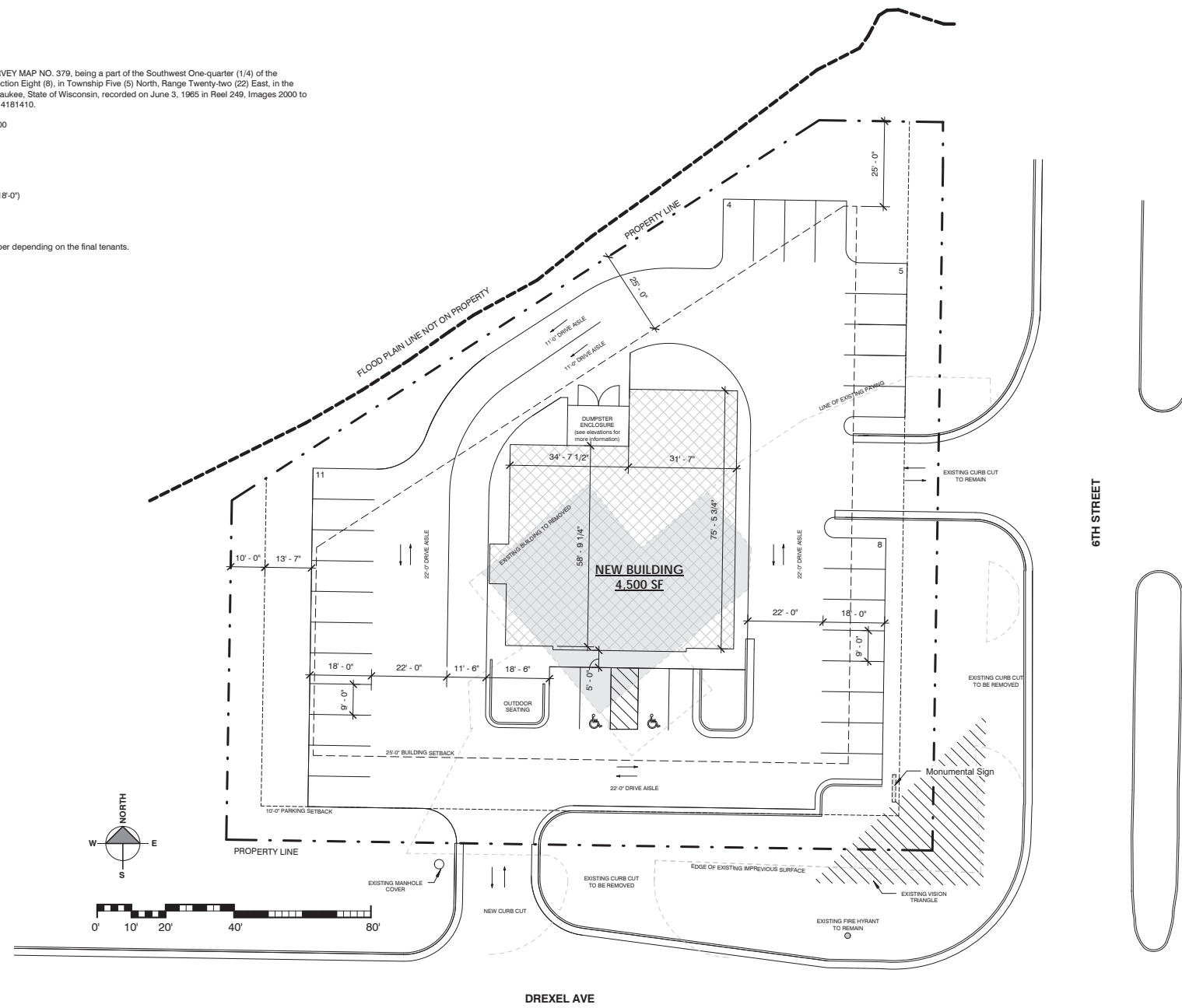
Building Foot Print: 4,500 sf

Total Parking Spaces: 32 (9'-0" x 18'-0")

2 ADA Compliant spaces

Employees at Max. shift: 5-10**

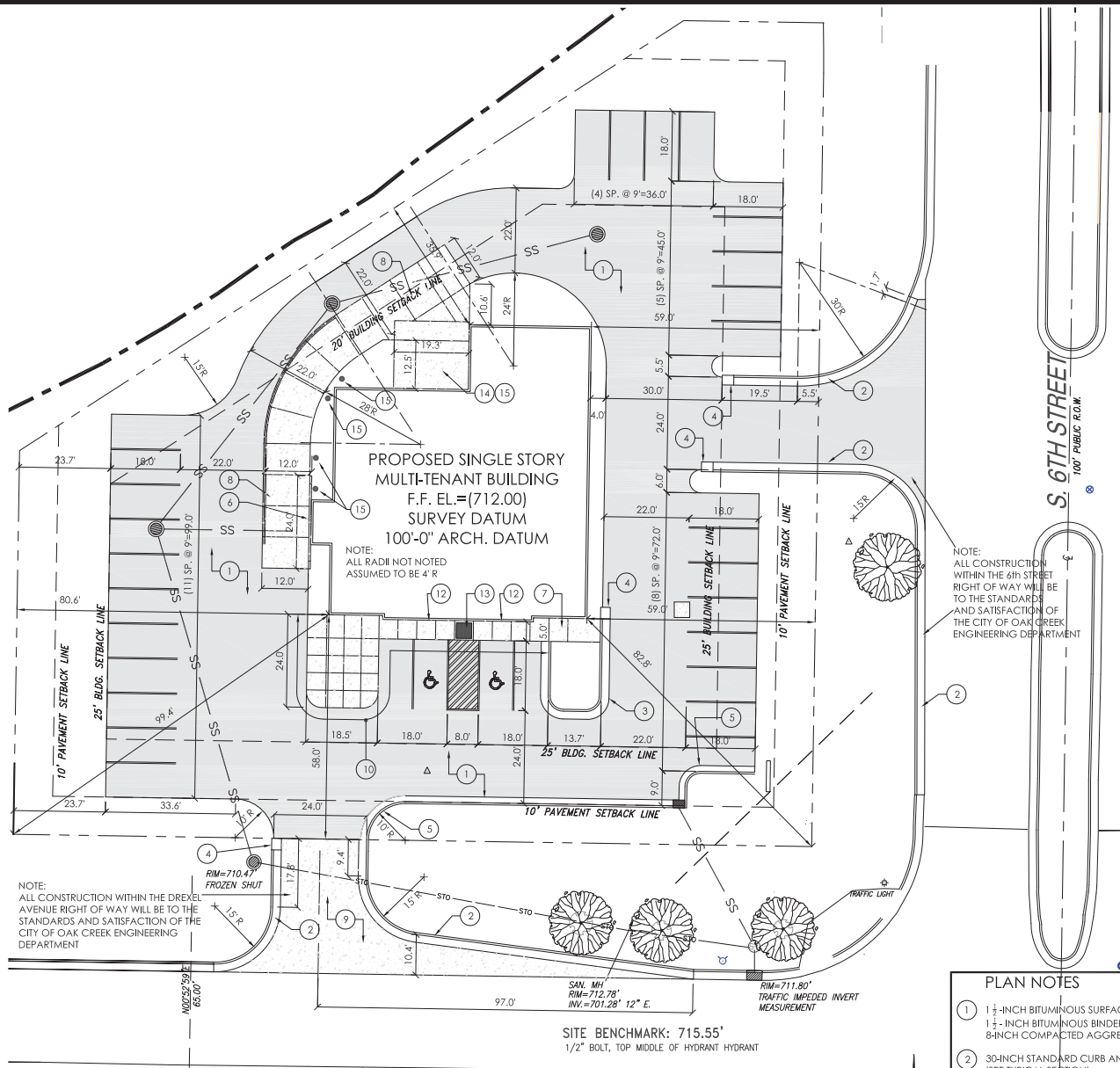
**This is a tentative number depending on the final tenants.



1 ARCHITECTURAL SITE PLAN
 A4.1 X1.3 1" = 20'-0"



600 W. DREXEL
 OAK CREEK, WI



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- ⊕ INDICATES FOUND CHEELED CROSS
- ⊕ SANITARY MANHOLE
- ⊕ STORM MANHOLE
- ⊕ INLET (ROUND)
- ⊕ INLET (SQUARE)
- ⊕ CURB INLET
- ⊕ GAS METER
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER SERVICE CURB STOP
- ⊕ LIGHT POLE
- ⊕ SPOT/FLOOD LIGHT
- ⊕ UTILITY POLE
- ⊕ GUY POLE
- ⊕ GUY WIRE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE PEDESTAL
- ⊕ CONTROL BOX
- ⊕ FIBER OPTIC SIGN
- ⊕ TRAFFIC LIGHT
- ⊕ COMMUNICATION MANHOLE
- ⊕ BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- DECIDUOUS TREE
- SAN — SANITARY SEWER
- SS — STORM SEWER
- W — WATERLINE
- G — MARKED GAS MAIN
- E — MARKED ELECTRIC
- OHW — OVERHEAD WIRES
- T — MARKED TELEPHONE

W. DREXEL AVENUE
130' PUBLIC R.O.W.

S. 6TH STREET
100' PUBLIC R.O.W.

100'-0" ARCH. DATUM

PROPOSED SINGLE STORY MULTI-TENANT BUILDING
F.F. EL.=(712.00)
SURVEY DATUM

NOTE: ALL CONSTRUCTION WITHIN THE 4TH STREET RIGHT OF WAY WILL BE TO THE STANDARDS AND SATISFACTION OF THE CITY OF OAK CREEK ENGINEERING DEPARTMENT

SITE PLAN
SCALE: 1" = 20'

SITE BENCHMARK: 715.55'
1/2" BOLT, TOP MIDDLE OF HYDRANT HYDRANT

SITE DATA

SITE ADDRESS
600 W. Drexel Avenue, City of Oak Creek, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION
Parcel One (1) of CERTIFIED SURVEY MAP NO. 379, being a part of the Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Eight (8), in Township Five (5) North, Range Twenty-two (22) East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, recorded on June 3, 1965 in Reel 249, Images 2000 to 2001, inclusive, as Document No. 4181410.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the South line of the SE 1/4 of Section 8 bears N89°07'01" W.

TITLE COMMITMENT
This survey was prepared based on Fidelity National Title Insurance Company Commitment No. 150910020, effective date of August 17, 2015 which lists the following easements and/or restrictions from schedule B-1:

- 1, 5, 6, 7 & 8, visible evidence shown, if any.
- 2, 3, 4 & 9, not survey related.
10. Utility Easement recorded on June 16, 1967 in Reel 364, Image 796, as Document No. 4324183.
11. Notice of Contamination to Property recorded on June 4, 2002 in Reel 5341, Image 1999, as Document No. 8290666.

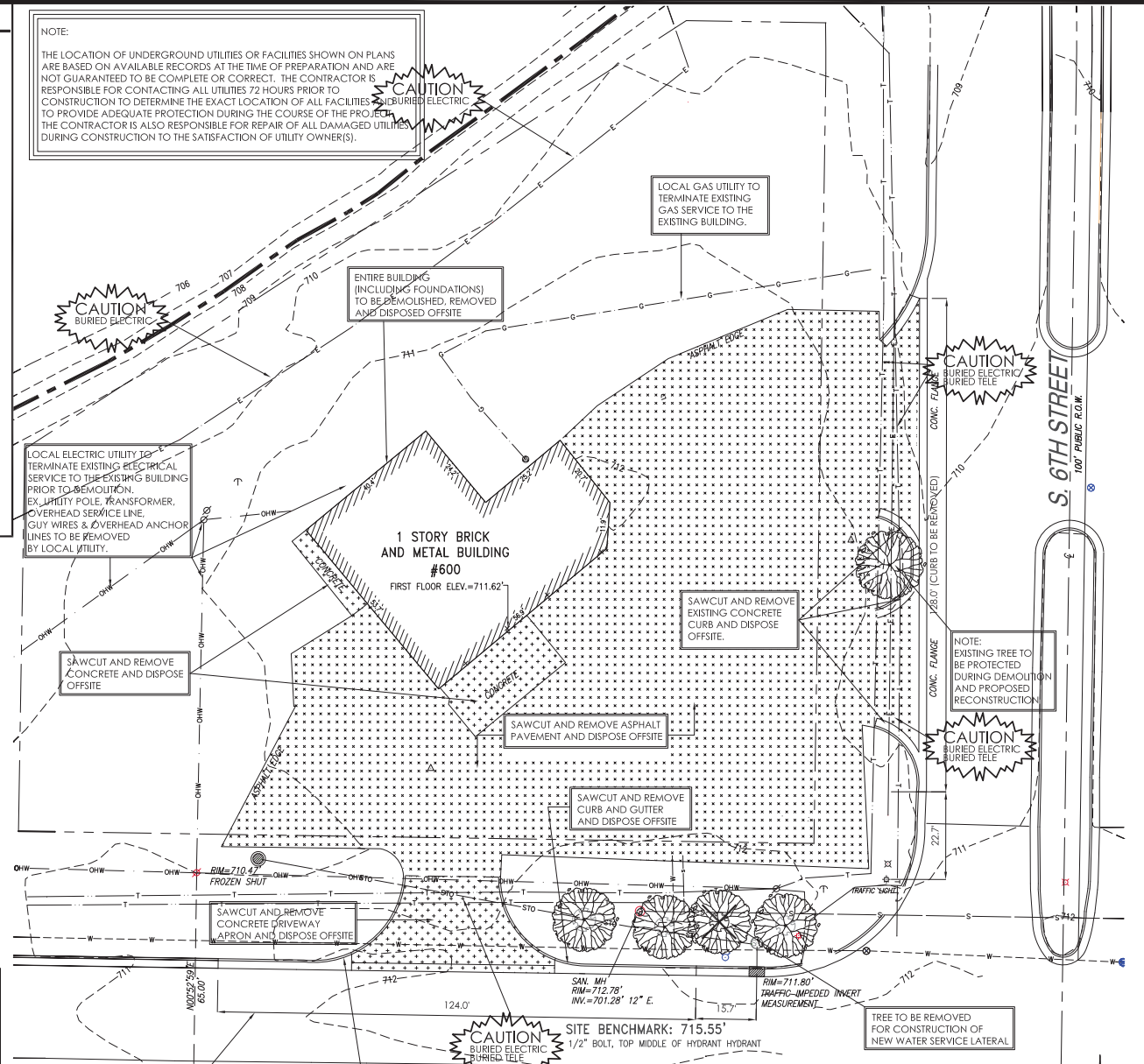
flood note
According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C0168E, effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING
Municipal Code: City of Oak Creek Municipal Code Sec. 17.0315
Site is rezoned: B-4 (HIGHWAY BUSINESS DISTRICT)
Front setback: 25 feet
Side setback: 25 feet
Rear setback: 20 feet

PARKING COUNTS
PROPOSED DEVELOPMENT
(30) STANDARD PARKING SPACES (9'W x 18'L) +
(2) HANDICAP ACCESSIBLE PARKING SPACES
(32) TOTAL SPACES

SITE AREA (DRAFT CSM (UNRECORDED))	34,281 SQ. FT. (0.7870 AC.)
EXISTING BUILDING FOOTPRINT TO BE DEMOLISHED	2,859 SQ. FT.
EXISTING PAVEMENT TO BE REMOVED	15,330 SQ. FT.
EXISTING CONCRETE TO BE REMOVED	594 SQ. FT.
TOTAL EX IMPERVIOUS REMOVED FROM THE SITE	18,783 SQ. FT.
PROPOSED BUILDING FOOTPRINT	4,532 SQ. FT.
PROPOSED BITUMINOUS PAVEMENT AREA	18,670 SQ. FT.
CONCRETE WALK/C&G	1,006 SQ. FT.
CONCRETE DUMPSTER ENCLOSURE	250 SQ. FT.
TOTAL PROPOSED IMPERVIOUS AREA (W/O DECELERATION LANE)	24,208 SQ. FT. (+5,425 SQ. FT. - 0.13 AC.)
CONCRETE DRIVEWAY (DECELERATION LANE IN DREXEL AVE RIGHT OF WAY)	1,615 SQ. FT.
5-PERCENT INTERNAL LANDSCAPE REQUIREMENT	1,160 SQ. FT.
INTERNAL LANDSCAPE AREA PROVIDED	1,670 SQ. FT. (7%)
30-PERCENT LOT GREEN SPACE REQUIREMENT	10,284 SQ. FT.
LOT GREEN SPACE PROVIDED	10,519 SQ. FT. (30%)

- PLAN NOTES**
- 1 1 1/2-INCH BITUMINOUS SURFACE COURSE OVER 1 1/2-INCH BITUMINOUS BINDER COURSE OVER 8-INCH COMPACTED AGGREGATE BASE COURSE MATERIAL
 - 2 30-INCH STANDARD CURB AND GUTTER (SEE TYPICAL SECTION)
 - 3 30-INCH REJECT CURB AND GUTTER (SEE TYPICAL SECTION)
 - 4 TAPER CURB ENDS DOWN TO MATCH FIN. GUTTER (SEE TYPICAL DETAIL)
 - 5 24-INCH STANDARD CURB AND GUTTER (SEE TYPICAL DETAIL)
 - 6 6-INCH HIGH x 6-INCH WIDE x 24-INCH DEEP CURB SECTION (SEE TYPICAL DETAIL)
 - 7 FOR CONCRETE WALKS 4-INCH CONCRETE WITH FIBER MESH REINFORCING OVER 6-INCH COMPACTED AGGREGATE BASE COURSE MATERIAL
 - 8 FOR DUMPSTER ENCLOSURE & CONCRETE SLAB AT DRIVE-THRU LANE 6-INCH CONCRETE SLAB WITH FIBER MESH REINFORCING OVER 6-INCH COMPACTED AGGREGATE BASE COURSE MATERIAL
 - 9 FOR DREXEL AVENUE DECELERATION LANE 8-INCH CONCRETE SLAB WITH (2) LAYERS OF 6x6 W 1.4 x W 1.4 W/M OVER 6-INCH COMPACTED AGGREGATE BASE COURSE MATERIAL
 - 10 INTEGRAL CURB AND WALK SECTION (SEE TYPICAL DETAIL)
 - 11 HANDICAP ACCESSIBLE AISLE (SEE TYPICAL STRIPING DETAIL)
 - 12 WALL MOUNTED HANDICAP ACCESSIBLE SIGNAGE (SEE TYPICAL DETAIL)
 - 13 HANDICAP ACCESSIBLE RAMP (SEE DETAIL, SHT. C.2.2)
 - 14 DUMPSTER ENCLOSURE (SEE PLAN AND DETAIL, SHT. C.2.2)
 - 15 PIPE BOLLARDS (SEE TYPICAL DETAIL)



W. DREXEL AVENUE
130' PUBLIC R.O.W.

S. 6TH STREET
100' PUBLIC R.O.W.

1 STORY BRICK AND METAL BUILDING #600
FIRST FLOOR ELEV.=711.62'

NOTE: SAWCUT LINE TO BE EXTENDED FROM THE FACE OF THE EXISTING GUTTER PAN AT EACH END

NOTE: SAWCUT AND REMOVE CONCRETE DRIVEWAY APRON AND DISPOSE OFFSITE

NOTE: SAWCUT AND REMOVE CONCRETE CURB AND GUTTER AND DISPOSE OFFSITE

NOTE: SAWCUT AND REMOVE ASPHALT PAVEMENT AND DISPOSE OFFSITE

NOTE: SAWCUT AND REMOVE EXISTING CONCRETE CURB AND DISPOSE OFFSITE

NOTE: SAWCUT AND REMOVE CURB AND GUTTER AND DISPOSE OFFSITE

NOTE: SAWCUT AND REMOVE EXISTING ELECTRICAL SERVICE TO THE EXISTING BUILDING PRIOR TO DEMOLITION. EX. UTILITY POLE, TRANSFORMER, OVERHEAD SERVICE LINE, GUY WIRES & OVERHEAD ANCHOR LINES TO BE REMOVED BY LOCAL UTILITY.

NOTE: LOCAL GAS UTILITY TO TERMINATE EXISTING GAS SERVICE TO THE EXISTING BUILDING.

NOTE: EXISTING TREE TO BE PROTECTED DURING DEMOLITION AND PROPOSED RECONSTRUCTION

NOTE: EXISTING TREE TO BE REMOVED FOR CONSTRUCTION OF NEW WATER SERVICE LATERAL

NOTE: ENTIRE BUILDING (INCLUDING FOUNDATIONS) TO BE DEMOLISHED, REMOVED AND DISPOSED OFFSITE

NOTE: LOCAL ELECTRIC UTILITY TO TERMINATE EXISTING ELECTRICAL SERVICE TO THE EXISTING BUILDING PRIOR TO DEMOLITION.

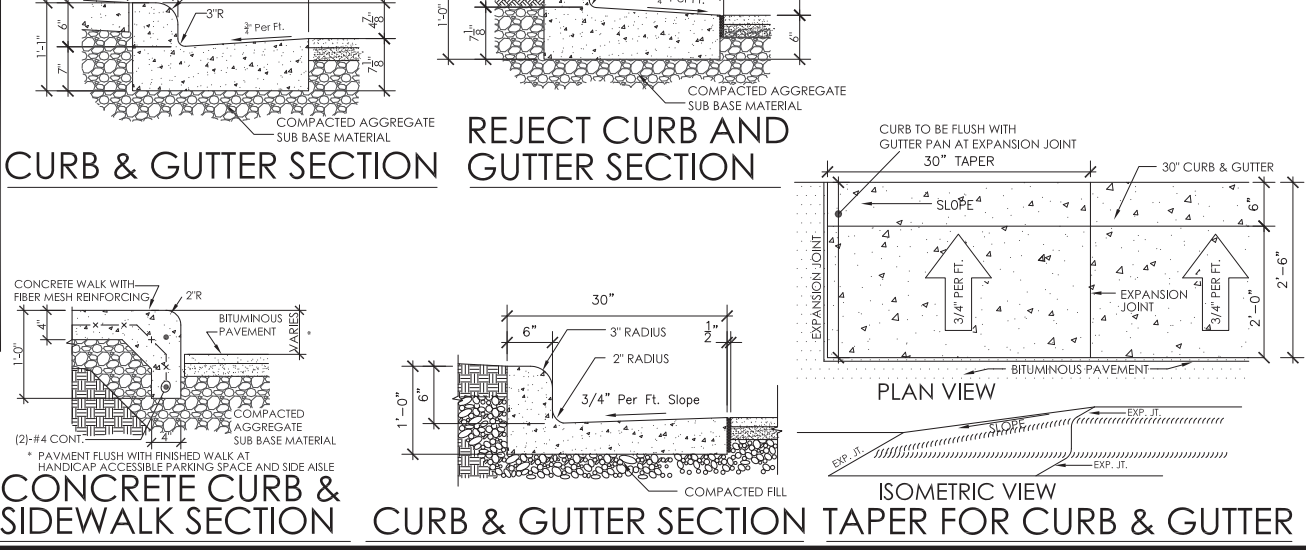
NOTE: LOCAL GAS UTILITY TO TERMINATE EXISTING GAS SERVICE TO THE EXISTING BUILDING.

NOTE: EXISTING TREE TO BE PROTECTED DURING DEMOLITION AND PROPOSED RECONSTRUCTION

NOTE: EXISTING TREE TO BE REMOVED FOR CONSTRUCTION OF NEW WATER SERVICE LATERAL

DEMOLITION PLAN
SCALE: 1" = 20'

SITE BENCHMARK: 715.55'
1/2" BOLT, TOP MIDDLE OF HYDRANT HYDRANT



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AAI ENGINEERING, INC.
11508 MICHIGAN AVENUE
SHEBOYGAN, WISCONSIN 53081

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NEW BUILDING FOR:

600 W. DREXEL

OAK CREEK, WI

ISSUE

NO.	REV. DATE	DESCRIPTION

PROJECT INFO

Date: 02/24/2016

Project No.: 15.135

Drawn By: Author

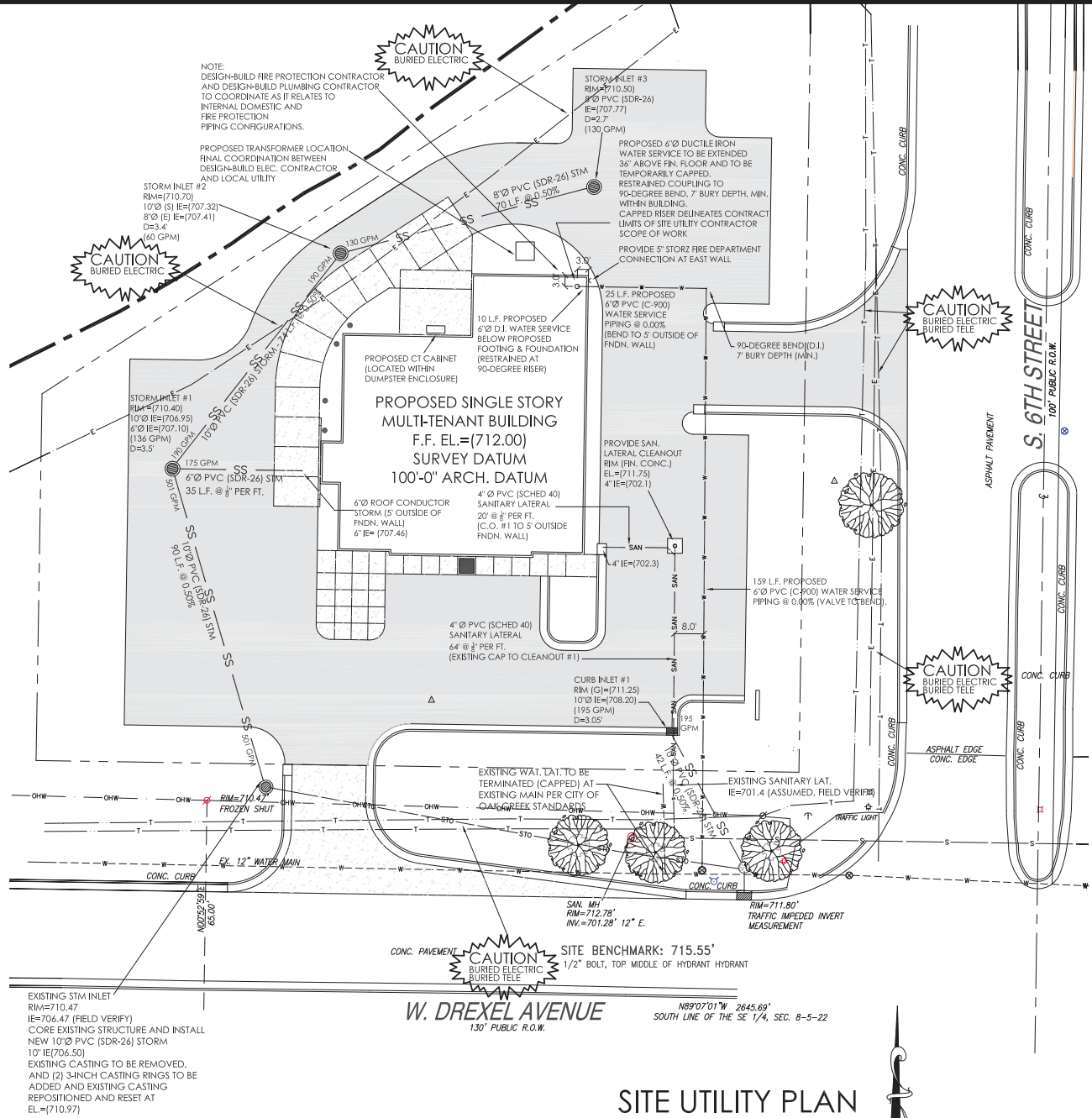
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C2.0

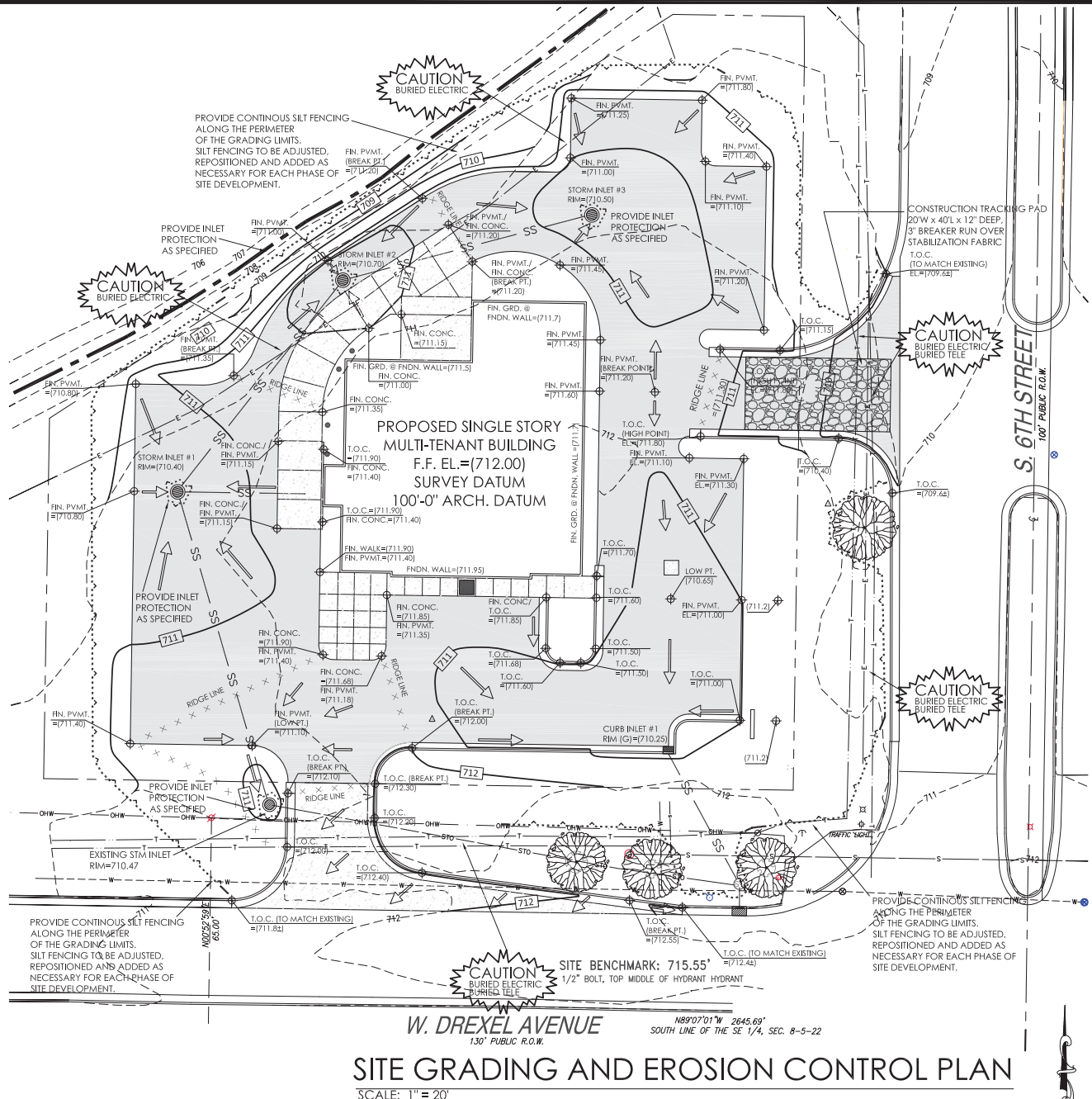
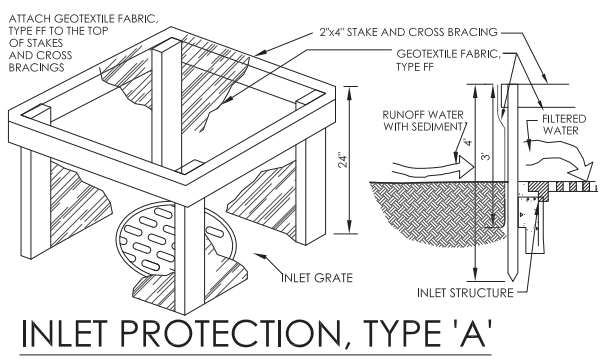
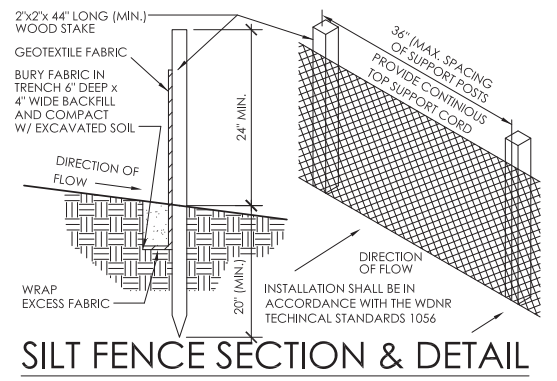
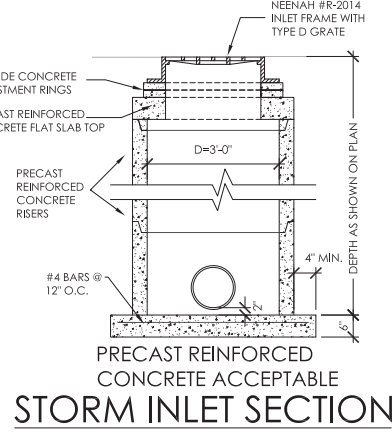
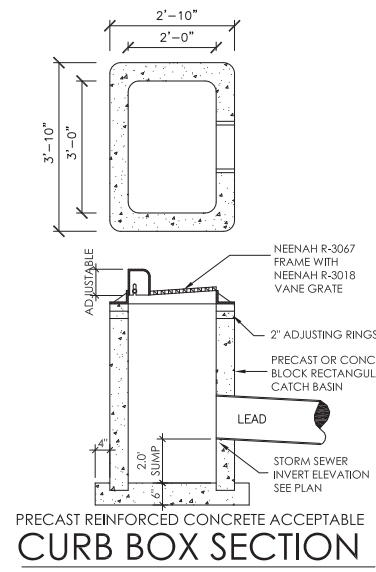
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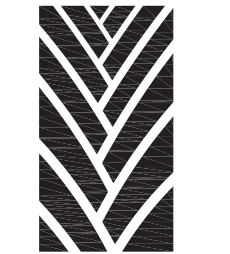


SITE UTILITY PLAN
SCALE: 1" = 20'



SITE GRADING AND EROSION CONTROL PLAN
SCALE: 1" = 20'

- NOTES:**
1. ALL EROSION CONTROL DEVICES SHOWN HEREIN WILL BE MAINTAINED UNTIL AT LEAST 80% OF THE DISTURBED AREA OF THE SITE HAS BEEN STABILIZED.
 2. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING, INSPECTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES PURSUANT TO WISCONSIN ADMINISTRATIVE CODE CHAPTER NR 216. AT A MINIMUM, ALL DEVICES SHALL BE INSPECTED AND REPAIRED (IF NECESSARY) WITHIN 24 HOURS OF ANY 1/2 INCH RAINFALL EVENT OR WEEKLY IF NO RAINFALL OCCURS.
 3. ALL CONSTRUCTION TRAFFIC WILL BE LIMITED TO ACCESS THE SITE FROM 6TH STREET OVER THE TRACKING PAD PROVIDED.
 4. NO BUILDING OR WASTE MATERIAL IS TO BE ALLOWED TO IMPACT NEIGHBORING PROPERTIES. MATERIALS SHOULD BE KEPT IN A LOCATION AWAY FROM NEIGHBORING PROPERTIES.



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NEW BUILDING FOR:
600 W. DREXEL
OAK CREEK, WI

ISSUE

NO.	REV. DATE	DESCRIPTION

PROJECT INFO

Date: 03/07/2016
Project No: 15-135
Drawn By:
Author:

SHEET TITLE

SITE GRADING & EROSION CONTROL PLAN, SITE UTILITY PLAN

C2.1

PRELIMINARY NOT FOR CONSTRUCTION



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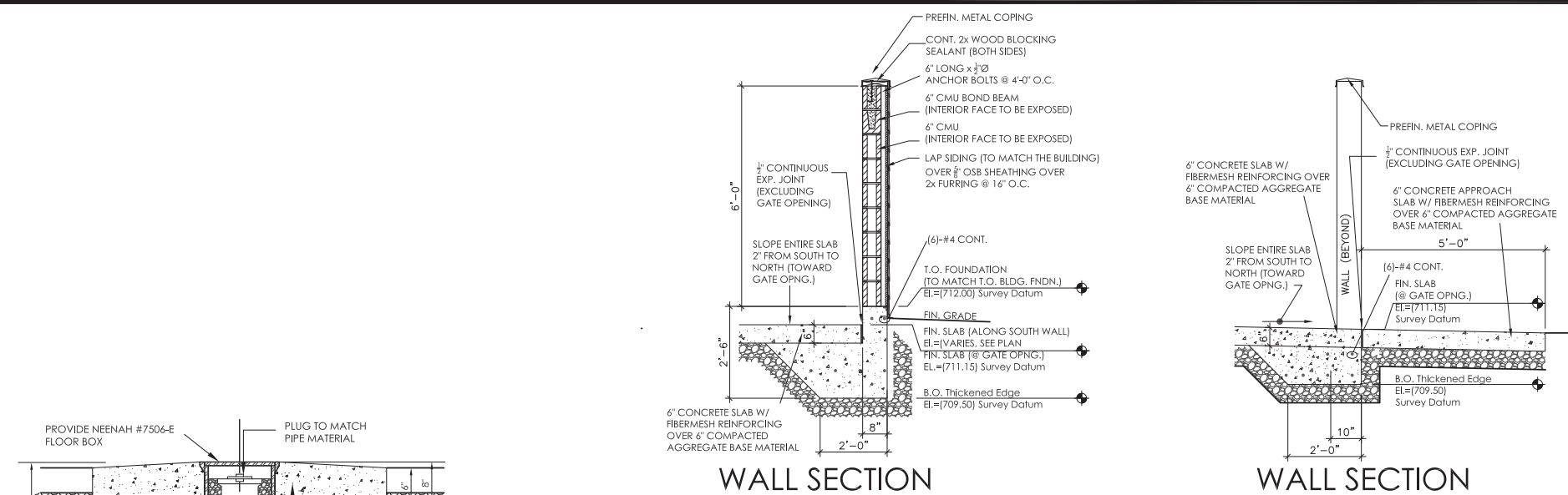
**NEW BUILDING
FOR:**

600 W. DREXEL

OAK CREEK, WI

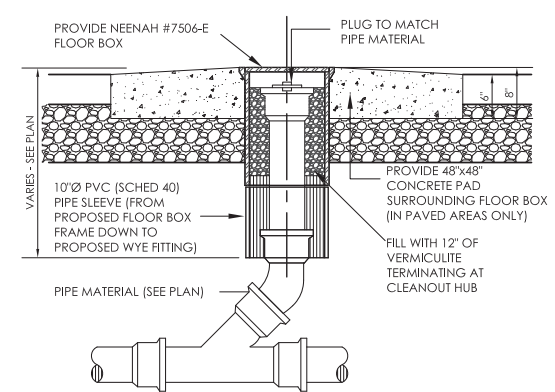
ISSUE

NO. REV. DATE DESCRIPTION



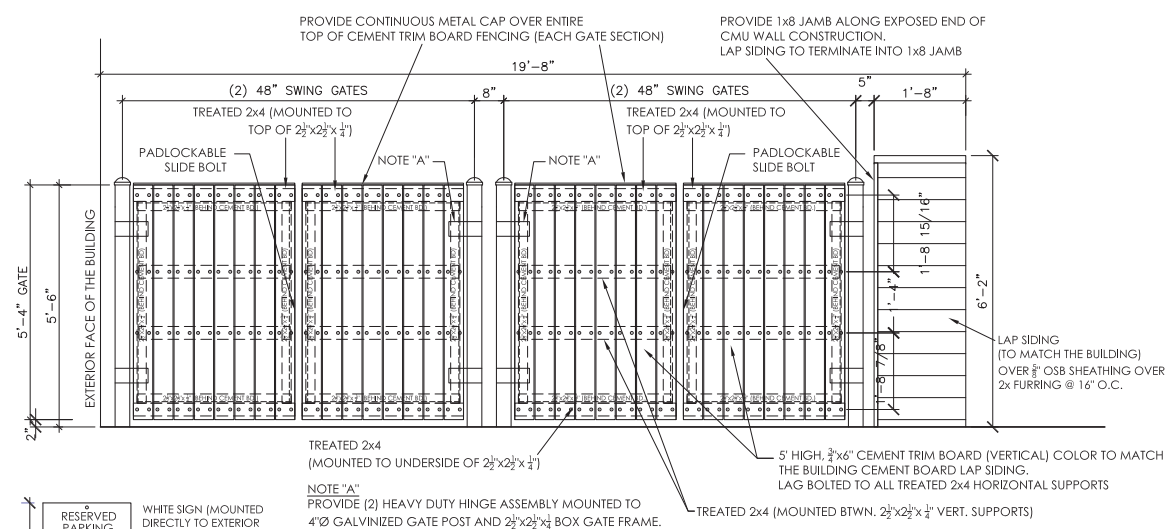
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WALL SECTION

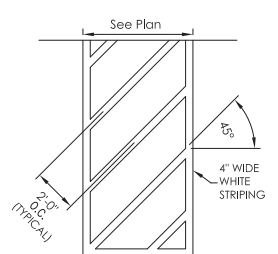


**EXTERIOR CLEANOUT SECTION
W/FROST SLEEVE**

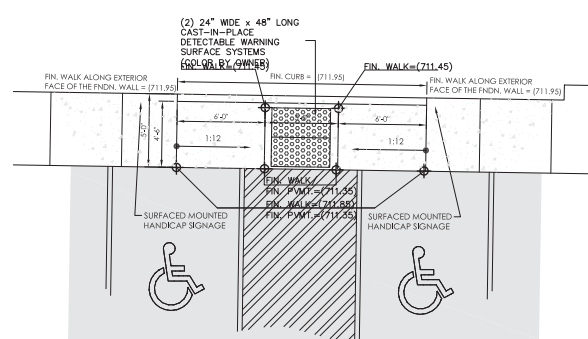
(@ LOCATIONS WITHIN PAVEMENT/CONCRETE AREAS)



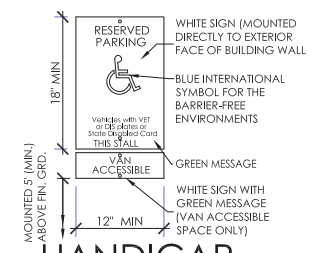
ENCLOSURE ELEVATION



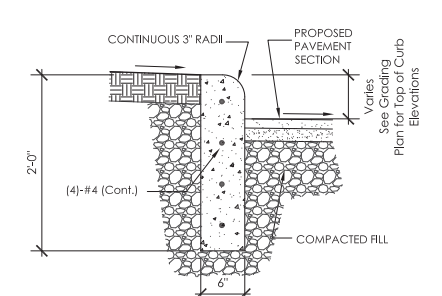
**ACCESSIBLE
AISLE STRIPING**



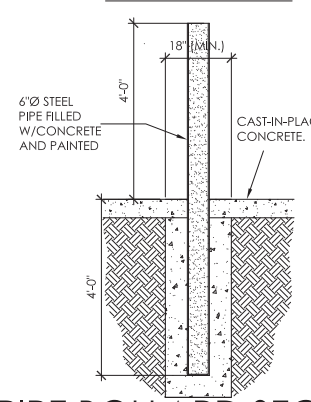
HANDICAP RAMP DETAIL



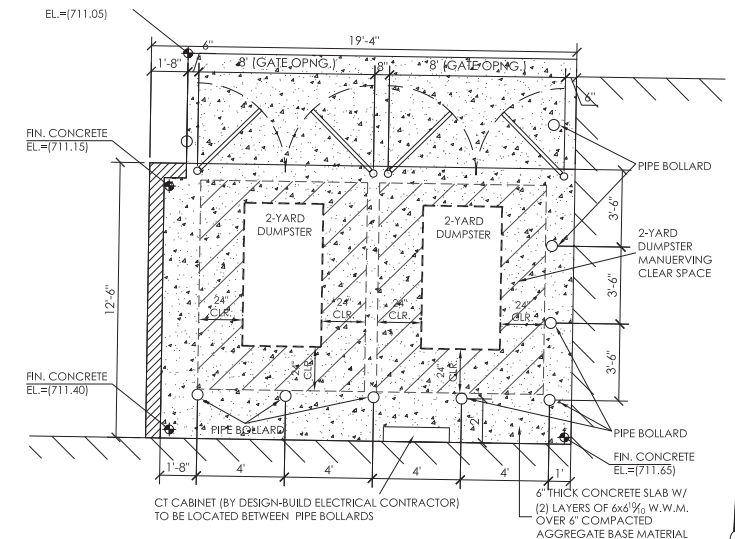
**HANDICAP
SIGNAGE**



STAND ALONE CURB SECTION



PIPE BOLLARD SECTION



ENCLOSURE PLAN

PROJECT INFO

Date
03/07/2016
Project No.
15.135
Drawn By
Author

SHEET TITLE

DUMPSTER ENCLOSURE,
TYPICAL DETAILS,
TYPICAL SECTIONS

C2.3

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Project:

**MULTI-TENANT
COMMERCIAL
BUILDING**

600 Drexel Avenue
Oak Creek, WI

Issuance and Revisions:

Date	Number	Description
01/26/16		Plan Commission Submittal
02/22/16		Revise plans based on site changes Plan Commission Re-Submittal
03/07/16		Revise plans based on Client Comments

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Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 03/07/16
Scale: 1" = 16'-0"
Drawn By: MCD
Job Number: L16-003
Sheet Number:

LSP1.1

LANDSCAPE PLAN GENERAL NOTES

- ** PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
 - ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 1996.
 - DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
 - ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
 - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
 - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 6" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
 - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
 - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
 - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
 - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
 - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
 - ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD:
-ONE 2 CUBIC FOOT BALE OF PEAT MOSS.
-2 POUNDS OF 5-10-5 GARDEN FERTILIZER.
-1/4 CUBIC YARD OF COMPOSTED MANURE. PLANT STARTER OR OTHER COMPOSTED, ORGANIC MATERIAL.
 - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF PLANT STARTER AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND 1/3 PEAT MOSS. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RINGS ALL LAWN TREES.
 - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
 - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS (OR BROWN ENVIRO-MULCH) FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
 - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKLER MAY BE NECESSARY TO AVOID WIND DAMAGE.
 - RECOMMENDED SEED MIX:
PREMIUM 60 GRASS SEED MIX REINDER'S 1-262-786-3300
20% AMERICAN KENTUCKY BLUE GRASS
20% ALPINE KENTUCKY BLUE GRASS
20% LANGARA KENTUCKY BLUE GRASS
20% VICTORY CHEWINGS FESCUE
10% FIESTA II PERENNIAL RYE GRASS
10% CUTLER PERENNIAL RYE GRASS
APPLY AT A RATE OF 175 POUNDS PER ACRE.
REFER TO SUPPLIERS SPECIFICATIONS AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION
 - DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THIRNING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.
 - LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

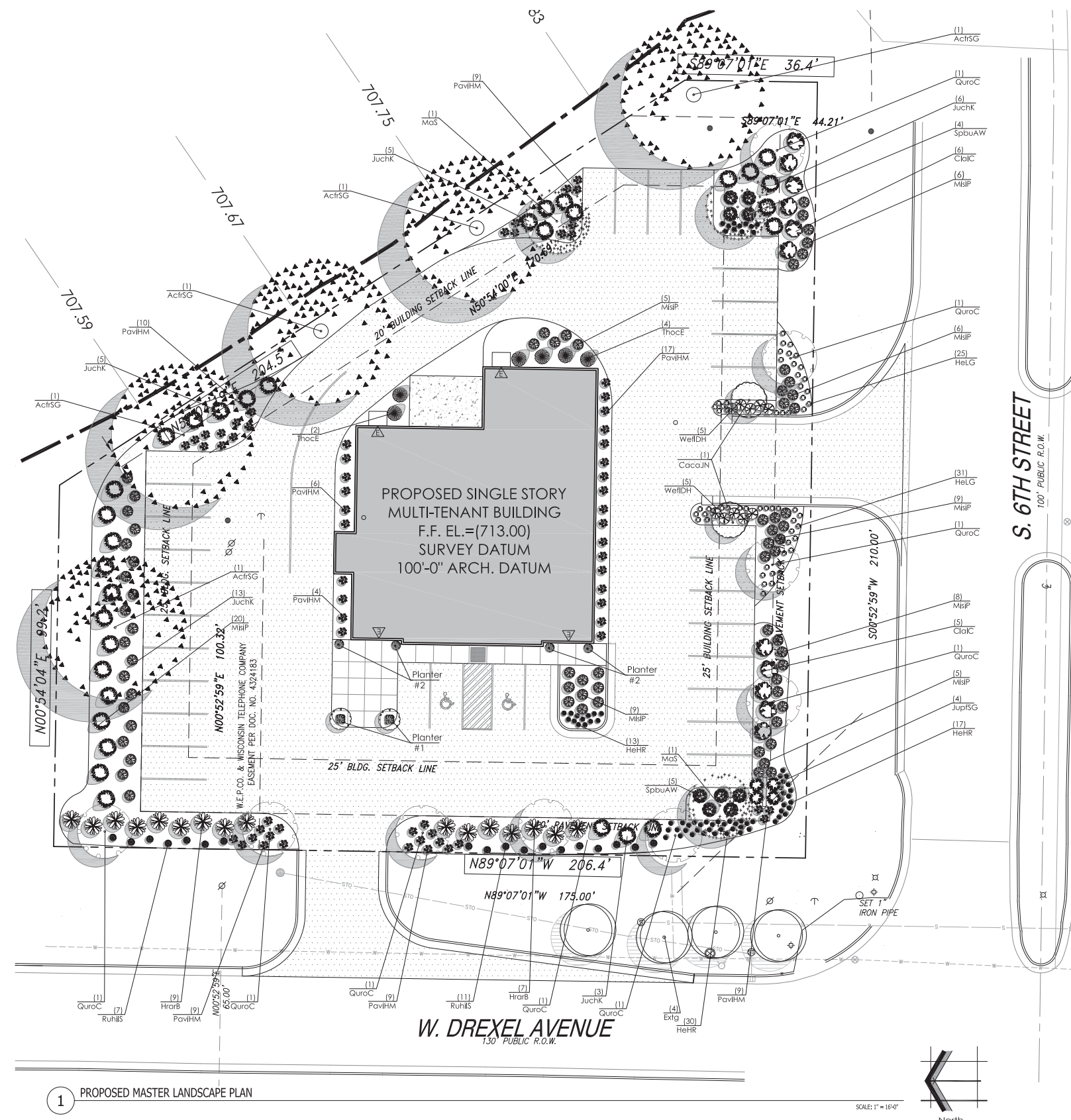
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TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 500-9592 www.DiggersHotline.com OR

811
Know what's below.
Call before you dig.

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Broadleaf Deciduous Tree						
5	AcfrSG	☉	Acer x freemanii 'Slenno'	Slenno Glen Maple	3"-Cal - B&B	
2	CacaJN	☉	Corpinus caroliniana 'JN Strain'	Firespire Mastalewood	2"-Cal - B&B	
3	MaS	☉	Malus x 'Snowdwarf'	Snowdwarf Crabapple	1 1/2"-Cal - B&B	
9	QuroC	☉	Quercus robur 'Crimschmid'	Crimson Spire English Oak	3"-Cal - B&B	
4	Extg	☉	Existing	Existing	Existing	
Broadleaf Deciduous Shrub						
11	ClaIC	☉	Clethra alnifolia 'Caleb'	Vanilla Spice Summersweet	24" - 30" - B&B	
16	HrarB	☉	Hydrangea arborescens NCHA4'	Incrediball Blush Smooth Hydrangea	18" - 24" - Cont	
9	SpbuAW	☉	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer	18" - 24" - Cont	
10	WellDH	☉	Weigela florida 'Dark Horse'	Dark Horse Weigela	18" - Cont	
Conifer Evergreen Shrub						
32	JuchK	☉	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	18" - 24" - B&B	
4	JupISG	☉	Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	
6	ThocE	☉	Thuja occidentalis 'Emerald'	Emerald Arborvitae	5' - 6' - B&B	
Perennial Grass						
68	MisP	☉	Miscanthus sinensis 'Purpuracens'	Purple Silver Grass	1-Gal - Cont	
66	PaviHM	☉	Paricum virgatum 'Heavy Metal'	Blue Switch Grass	1-Gal - Cont	
Perennial						
71	HeHR	☉	Hemerocallis x 'Happy Returns'	Happy Returns Dwarf Daylily	4 1/2" Plug	
56	HeLG	☉	Hemerocallis x 'Little Grapette'	Little Grapette Dwarf Daylily	4 1/2" Plug	
18	RuhIS	☉	Rudbeckia hirta 'Indian Summer'	Indian Summer Black-Eyed Susan	1-Gal - Cont	



1 PROPOSED MASTER LANDSCAPE PLAN

Proposed Plant Material Table for Planter #1 - 2 Thus

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Annual						
4	PehyEWB	☉	Petunia hybrida 'Easy Wave Blue'	Easy Wave Blue Petunia	4 1/2" pot	
Perennial						
4	HeFF	☉	Heuchera x 'Peach Flambe'	Peach Flambe Coral Bells	1-Gal - Cont	
Shrub						
1	Hypal	☉	Hydrangea paniculata 'Limelight'	Limelight Hardy Hydrangea	5' - 6' - B&B	1
Comments						
1. Single Stem Tree Form						

Proposed Plant Material Table for Planter #2 - 4 Thus

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Annual						
5	CaCP	☉	Calibrachoa hybrid 'Cabernet Purple'	Cabernet Purple Calibrachoa	4 1/2" pot	
3	IpSHP	☉	Ipomoea Sweet Heart Purple	Sweet Heart Purple Potato vine	4 1/2" pot	
2	PehySB	☉	Petunia hybrid 'Suncatcher Burgandy'	Suncatcher Burgandy Petunia	4 1/2" pot	
Conifer Evergreen						
1	JucoGC	☉	Juniperus communis 'Gold Cone'	Gold Cone Juniper	3' - 4' - B&B	2
Comments						
2. Single Stem Tree Form						

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS-

L16-003 - MULTI-TENANT COMMERCIAL BUILDING -03/07/2016

Project:

**MULTI-TENANT
COMMERCIAL
BUILDING**

600 Drexel Avenue
Oak Creek, WI

Issuance and Revisions:

Date	Number	Description
01/26/16		Plan Commission Submittal
02/22/16		Revise plans Based on site Changes Plan Commission Re-Submittal
03/07/16		Revise plans Based on Client Comments

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Sheet Title:

PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 03/07/16

Scale: 1" = 16'-0"

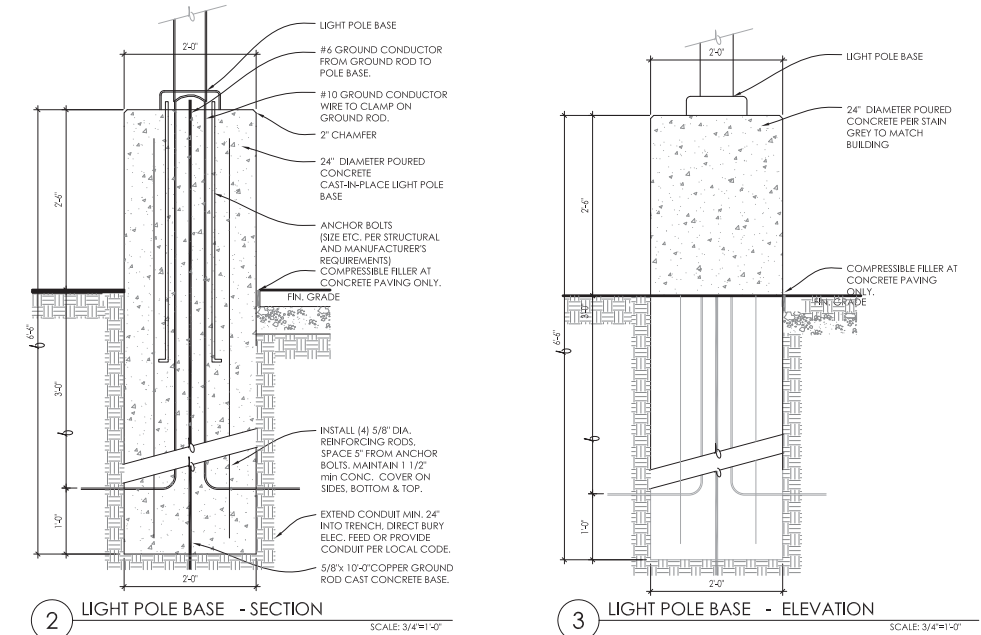
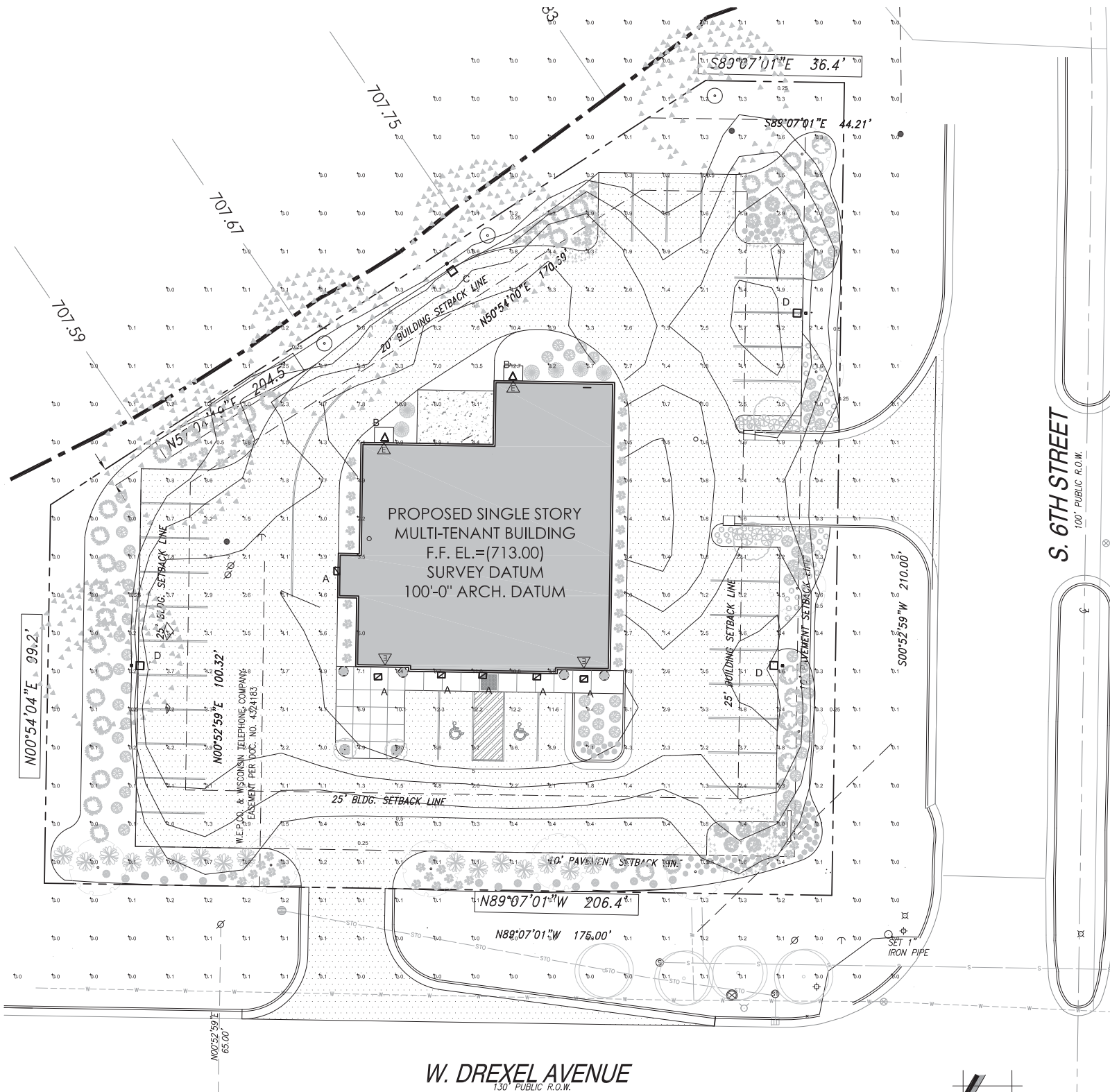
Drawn By: MCD

Job Number: L16-003

Sheet Number:

PHO1.1

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS-



- PHOTOMETRIC GENERAL NOTES:**
- BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
 - THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
 - IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.
- EXISTING CONDITIONS GENERAL NOTES:**
- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
 - VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
 - VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.

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(800) 242-8511, (262) 432-7910
(877) 500-9392
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OR

811
Know what's below.
Call before you dig.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	A	6	SFT-227-3M--09-C-12-43K (350mA)	SCALED FROM 120 LED, TYPE II MEDIUM EDGE, 350mA w/ DIFFUSING REFLECTOR & DARK-SKY COMPLIANT HARDWARE HOUSE SIDE SHIELDING, FINISH AS SPECIFIED IN PROTOTYPE DOCUMENTS & w/ OPTIONAL PHOTOCELL CONTROL.	SCALED FROM ONE HUNDRED TWENTY WHITE LIGHT EMITTING DIODES (LEDS).	SFT-227-3M--09-C-12-43K-SCALEDJES	Absolute	1,00	105
△	B	2	SEC-EDG-2M--10-C-12 (350mA)	CONFIGURED FROM 120 LED, TYPE II MEDIUM EDGE, 350mA w/ DIFFUSING REFLECTOR & DARK-SKY COMPLIANT HARDWARE HOUSE SIDE SHIELDING, FINISH AS SPECIFIED IN PROTOTYPE DOCUMENTS & w/ OPTIONAL PHOTOCELL CONTROL.	CONFIGURED FROM ONE HUNDRED TWENTY WHITE LIGHT EMITTING DIODES (LEDS).	SEC-EDG-2M--10-C-12-CONFIGURED, IES	Absolute	1,00	116

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.6 fc	13.5 fc	0.0 fc	N/A	N/A

PUREFORM POLE MOUNTED FIXTURES ARE INSTALLED ON A 16'-0" POLE AND 2'-6" CONCRETE BASE. FIXTURES ARE TO HAVE W/ DIFFUSING REFLECTOR & DARK-SKY COMPLIANT HARDWARE HOUSE SIDE SHIELDING. FINISH AS SPECIFIED IN MANUFACTURER'S DOCUMENTS & w/ OPTIONAL PHOTOCELL CONTROL.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

ARE-EDG-2MB/2MP-DA

Cree Edge™ Area Luminaire – Type II Medium w/ Backlight Control – Direct Arm Mount

Product Description

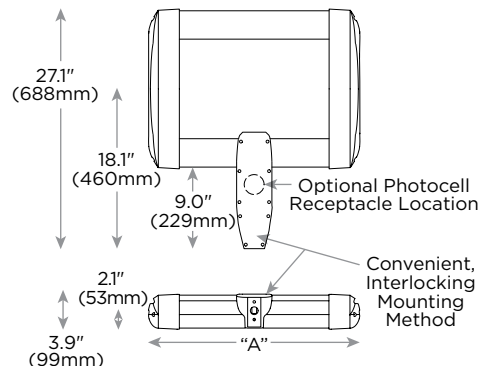
Slim, low profile design minimizes wind load requirements. Luminaire sides are rugged cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks. Convenient, interlocking mounting method. Mounting housing is rugged die cast aluminum and mounts to 3–6" (76–152mm) square or round pole. Luminaire is secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers.

Performance Summary

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

Accessories

Field Installed Accessories
XA-BRDSPK Bird Spikes



LED Count (x10)	Dim. "A"
04	12.1" (306mm)
06	14.1" (357mm)
08	16.1" (408mm)
10	18.1" (459mm)
12	20.1" (510mm)
14	22.1" (560mm)
16	24.1" (611mm)
20	28.1" (713mm)
24	32.1" (814mm)

Ordering Information

Example: ARE-EDG-2MB-DA-04-E-UL-SV-350-OPTIONS

ARE-EDG	DA	E						
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	2MB Type II Medium w/ BLS	DA Direct Arm	04 06 08 10 12 14 16 20 24	E	UL Universal 120–277V UH Universal 347–480V 34 347V	SV Silver (Standard) BK Black BZ Bronze PB Platinum Bronze WH White	350* 350mA 525** 525mA 700*** 700mA	40K 4000K Color Temperature - Color temperature per luminaire DIM 0–10V Dimming - Control by others - Refer to dimming spec sheet for details - Can't exceed specified drive current F Fuse - When code dictates fusing, use time delay fuse - Not available with all ML options. Refer to ML spec sheet for availability with ML options HL Hi / Low (175 / 350 / 525 Dual Circuit Input) - Refer to ML spec sheet for details - Sensor not included P Photocell - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Must specify voltage other than UH R NEMA Photocell Receptacle - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Photocell by others ML Multi-Level - Refer to ML spec sheet for details

* See www.cree.com/lighting/products/warranty for warranty terms
 * Available on luminaires with 60–240 LEDs.
 ** Available on luminaires with 40–160 LEDs.
 *** Available on luminaires with 40–60 LEDs.



Rev. Date: 09/27/13



ARE-EDG-4MB/4MP-DA

Cree Edge™ Area Luminaires – Type IV Medium w/ Backlight Control – Direct Arm Mount

Product Description

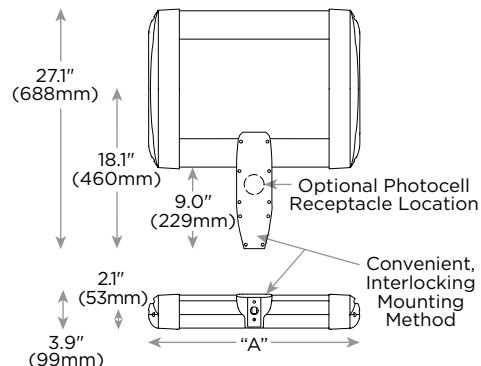
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Rev. Date: 09/27/13



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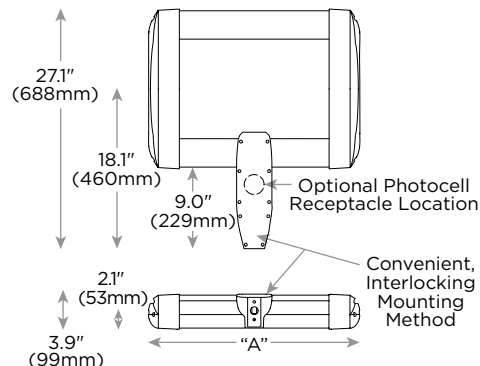
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Rev. Date: 09/27/13



600 W Drexel

Exterior Elevation Material Breakdown

PERCENTAGE OF MATERIAL PER FACADE:

West Elevation

Stone: 40%
Metal Panel: 20%
Wood Panel: 34%
Glass: 6%

North Elevation

Stone: 52%
Metal Panel: 24%
Wood Panel: 23%
Glass: 1%

East Elevation

Stone: 43%
Metal Panel: 37%
Wood Panel: 7%
Glass: 13%

South Elevation

Stone: 30%
Metal Panel: 15%
Wood Panel: 29%
Wood Panel: 26%



EAST (SIDE) ELEVATION



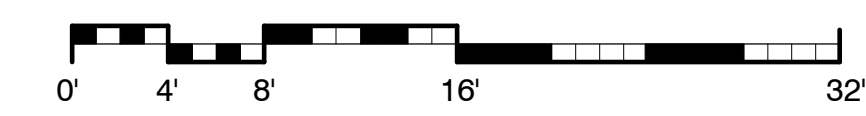
WEST (SIDE) ELEVATION



SOUTH (FRONT) ELEVATION



NORTH (REAR) ELEVATION



2 EXTERIOR ELEVATIONS
1/8" = 1'-0"

600 W. DREXEL
OAK CREEK, WI

1/26/2016





ARCHITECTURAL RENDERING

Looking to the Northwest

1/26/2016



600 W. DREXEL

OAK CREEK, WI



Plan Commission Report

ITEM: 4b

DATE: March 22, 2016

PROJECT: Plan Review – 10510 S. 13th Street (Jim Roszina)

ADDRESS: 10510 S. 13th Street

TAX KEY NO: 954-9009-000

STAFF RECOMMENDATION: That the Plan Commission approves the site, landscape, and building plans submitted by Jim Rozina for the property at 10510 S. 13th Street and that all building and fire codes are met.

Ownership: James & Annette Roszina

Size: 3.948 acres

Existing Zoning: Rs-3, Single Family Residential, M-1 (PUD/CU), Manufacturing

Adjacent Zoning: North – Rs-3, Single Family Residential
East – Rs-3, Single Family Residential, M-1 (PUD/CU), Manufacturing
South – M-1 (PUD/CU), Manufacturing
West – Rs-2, Single Family Residential

Comprehensive Plan: Single Family Residential, Planned Industrial.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A

Commentary: The Applicant is requesting site, building, and landscaping plan approval for a proposed 3,200 square-foot cold-storage building on the property at 10510 S. 13th Street. This is a unique property because the property is split zoned Rs-3, single family residential and M-1, manufacturing, and has legal non-conforming status for agriculture.

Staff has worked with Mr. Roszina for over a year trying to produce a plan that will comply with code and not expand the current legal non-conforming agricultural use. The proposed cold storage building will be located on the property that is currently being farmed and is zoned M-1, Manufacturing. The construction of this building does not expand the non-conforming use of the property and will provide indoor storage of agricultural equipment. Though the structure is being reviewed under the Manufacturing zoning standards, the use is agricultural, and the manufacturing site improvements such as paving and parking will not be applied for this review.

The building will be located 414 feet east of the front property line, 162 feet from the north lot line, 144 feet from the east lot line and 74 feet from the south lot line. The applicant took into account the zoning boundary line and placed this building such that the building will be 31 feet south of the residential zone within the property. In addition to being located quite a distance from the lot lines, the building is bounded by mature oak, maple, and pine trees that will minimize the visual impact of the building from casual view.

The cold storage building will be 50'x64'8" (3,200 square feet) and have a height of 25 feet. The principle exterior material of the building will be metal, which requires a ¾ majority Plan Commission approval to waive the architectural standards for a manufacturing building. The walls of the structure will consist of light stone colored steel panels with a 2.5-foot dark brown painted wainscoting along the base of the building on the north, west, and south elevations. These colors match the existing accessory structures and home. The south elevation will slightly vary from the other elevations due to a clear eavelite material just below the roof to allow for natural light to illuminate the interior. The roof will be cocoa brown which matches the roof color of the other existing buildings.

The proposed landscape plan shows existing vegetation on the property. In an agricultural district, landscaping would not be required, however, since the existing zoning is manufacturing a landscape plan must reviewed and approved. Unlike a new development, this parcel has mature trees and other vegetation throughout the parcel. This can be better seen in the photo which is included with this report illustrating the mature tree lines that exist on the property which shields the building from residential views from the north, northeast, and west. Included in your packet is a map illustrating this point. The applicant has stated that he would be willing to plant additional trees/shrubs alongside the building if requested.

Prepared by:



Peter Wagner, AICP
Zoning Administrator/Planner

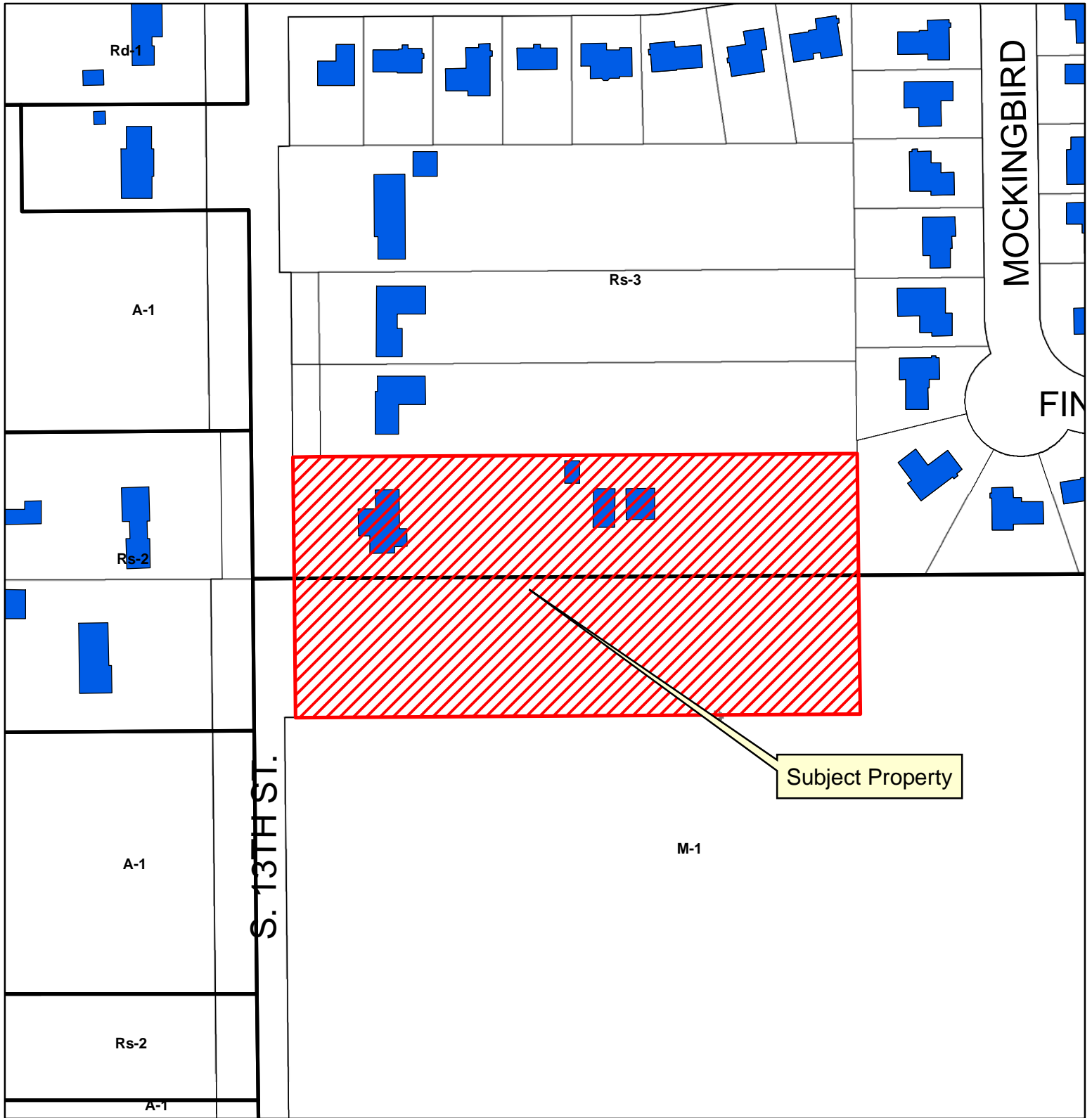
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

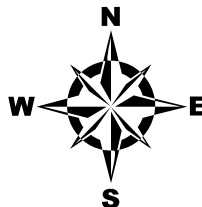
10510 S 13th St.



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



Department of Community Development



Legend	
	10510 S 13th St
	Floodfringe
	Floodway

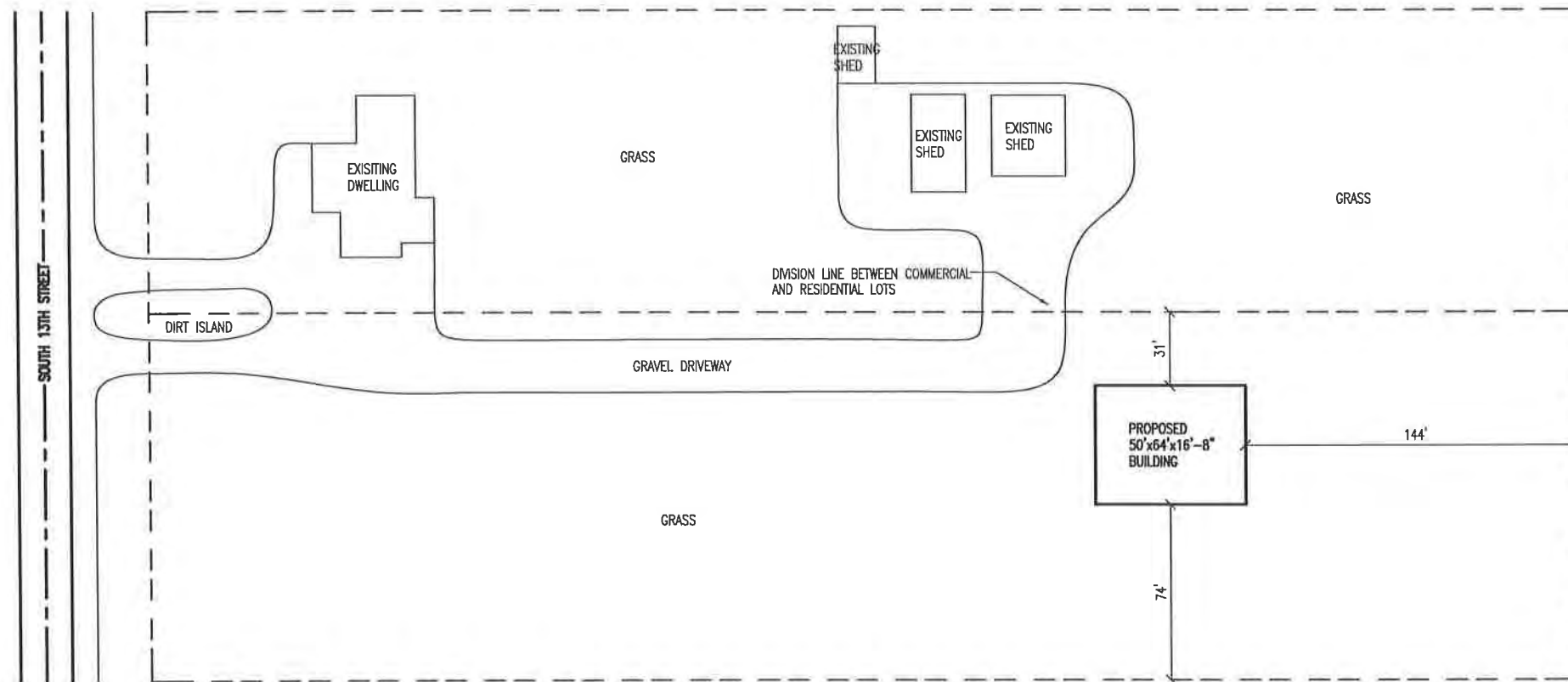


GENERAL NOTES AND SPECIFICATIONS

- The materials and labor shown on these plans that are provided by Cleary Building Corp. are limited to those materials and labor as defined by the Cleary Building Corp. contract. Additional materials or accessories that are not being provided by Cleary Building Corp. may be shown on plans for context or building code compliance.
- This building is designed in accordance with the following codes and specifications:
 Wisconsin Commercial Building Code (WCBC)
 National Design Specifications for Wood Construction
 Building Category: II
 Use Group(s) Classification: U
 Building Use: Machine Storage
 Type of Construction: TYPE VB
 Building Gross Square Footage: 3200 Sq. Ft.
 Number of Occupants: 0
 Building Design Loads:
 Snow Design Data:
 Design Truss Load: 39 PSF
 Ground Snow Load (P_g): 30 PSF
 Design Balanced Roof Snow Load: 30 PSF
 Flat Roof Snow Load (P_f): 25.2 PSF
 Snow Exposure Factor (C_e): 1.0
 Snow Load Importance Factor (I_s): 1.0
 Thermal Factor (C_t): 1.2
 Sloped Roof Snow Load (P_s): 23.63
 Unbalanced Snow Load: N/A PSF Windward
 Per SPS 362.1608 (1) N/A PSF Leeward
 Wind Design Data:
 Design Wind Speed: 90 MPH
 Wind Exposure: C
 Wind Load Importance Factor (I_w): 1.0
 Earthquake Design Data:
 Seismic Design Category: B
 Spectral Response Coefficients (S_{DS}): .099g
 (S_{D1}): .078g
 Site Class: D
 Seismic Importance Factor (I_E): 1.0
 Mapped Spectral Response Accelerations (S_S): 9.20%g
 (S_1): 4.90%g
 Response Modification Factor (R): 6
- All lumber, unless noted otherwise, shall be S4S #2 SPF or better. All lumber embedded in the ground shall be treated with Chromated Copper Arsenate to a retention level of .60 lbs. per cubic foot.
- Grading should be such that the surface water is drained away from the foundation. Minimum grade would be six inches of vertical drop per ten feet of horizontal away from the foundation (5%).
- Fill used for concrete floor slab sub grade, if present, shall be reasonably graded granular material. Fill used in columns holes shall be the excavated soil unless noted otherwise. All fill shall be free from debris, stones over 4" and frozen material.
- Electrical work is not a part of this drawing and shall be installed as per applicable codes.
- Heating, ventilating, and air conditioning work is not a part of this drawing and shall be installed as per applicable codes.
- Plumbing work is not a part of this drawing and shall be installed as per applicable codes.
- All nails are to be threaded hardened steel unless otherwise noted.
- This design is based on a building site with sand, silty sand, clayey sand, silty gravel, clayey gravel soil. As per the WCBC building code and Referenced Standard ASAE 486.1 an assumed soil bearing design value of 1500 psf with increases for depth and width has been used in this design. If information is discovered before or during construction contrary to this, the building designer should be contacted.

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- 100. PLOT PLAN
- 110. ELEVATIONS
- 120. FLOOR PLAN
- 130. TYPICAL SECTION "A"
- 140. TYPICAL SECTION "B"
- 150. SHEAR TRUSS BRACING DETAILS
- 160. DIAPHRAGM ACTION and MISC. DETAILS
- 170. TRUSS DIAGRAMS



190 PAOLI STREET / P.O. BOX 930220
 VERONA, WI 53593 / (800) 373-5550

DRAWN BY: R. BURKARD

DATE DRAWN: 01/21/2016

PLAN REVISIONS:		
NUMBER	DATE	BY
1	2/8/16	MW
2		
3		
4		

PROJECT NAME: **ROSZINA, JAMES**
 PROJECT SITE ADDRESS:
 10510 S 13TH ST
 OAK CREEK, WI - MILWAUKEE COUNTY
 BUILDING SIZE:
 50'-0" x 64'-0" x 16'-8" COMMERCIAL
 SHEET NAME:
 PLOT PLAN

PROJECT NUMBER:
L0028

SHEET NUMBER:
100

SHEET SCALE:



2/9/16



190 PAOLI STREET / P.O. BOX 930220
VERONA, WI 53593 / (800) 373-5550

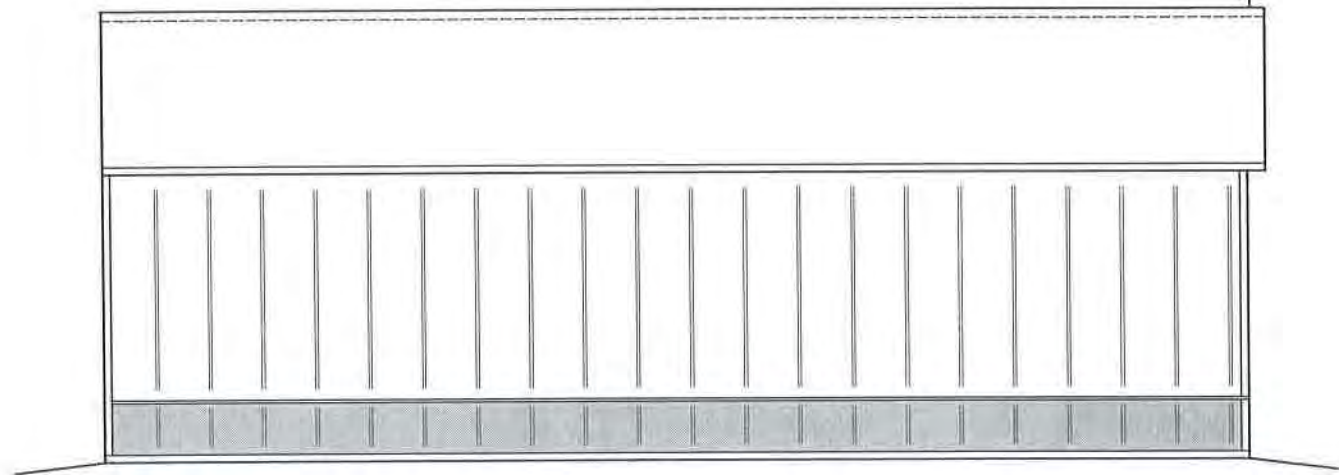
DRAWN BY: R. BURKARD

DATE DRAWN: 01/21/2016

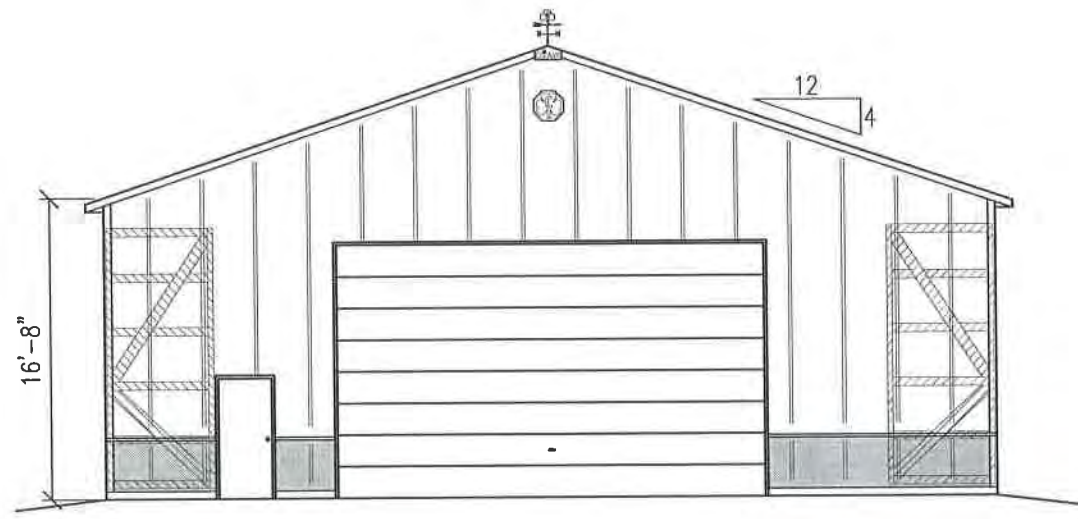
PLAN REVISIONS:

NUMBER	DATE	BY
1	2/8/16	MW
2		
3		
4		

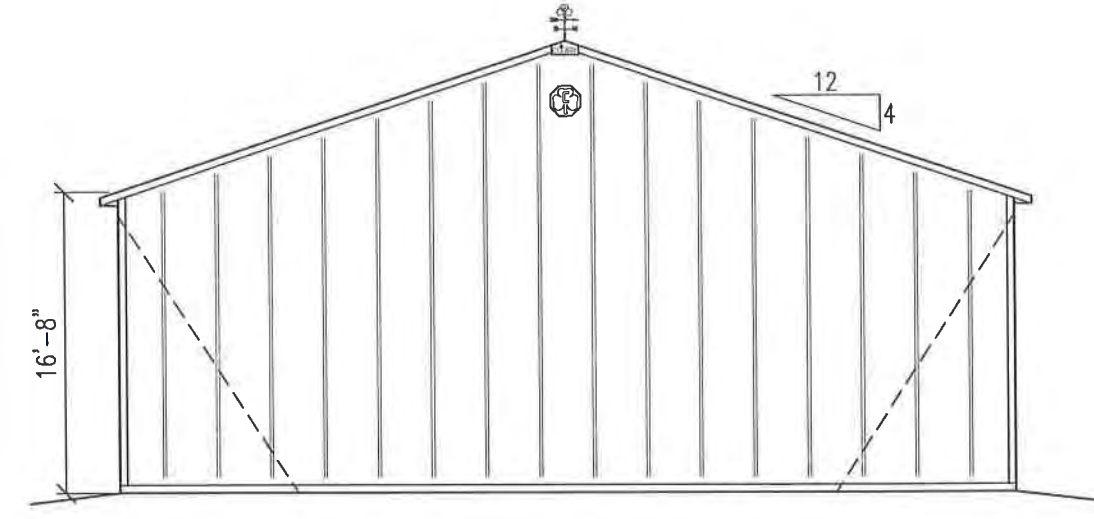
(1) CLEARY WEATHERVANE
OWNER LOCATE



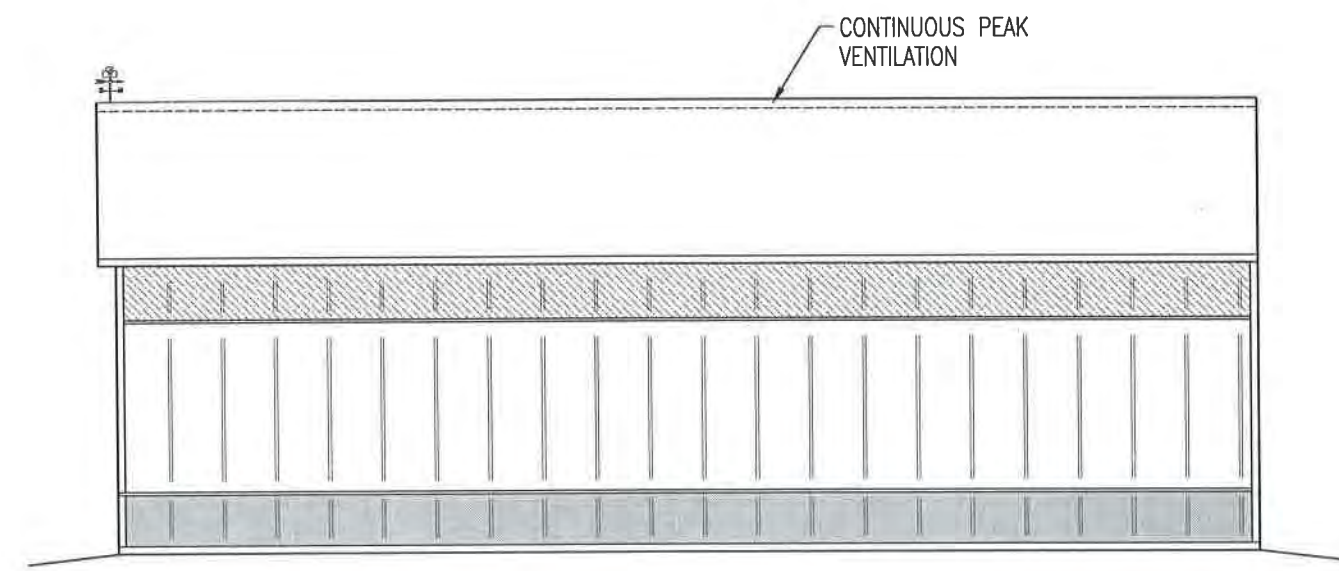
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



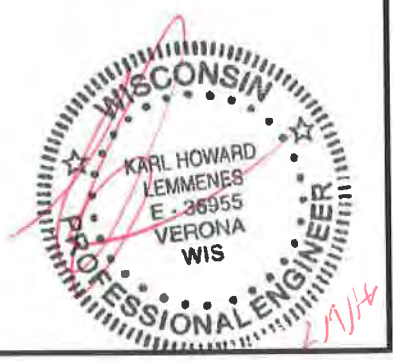
SOUTH ELEVATION

PROJECT NAME: **ROSZINA, JAMES**
PROJECT SITE ADDRESS:
10510 S 13TH ST
OAK CREEK, WI - MILWAUKEE COUNTY
BUILDING SIZE:
50'-0" x 64'-0" x 16'-8" COMMERCIAL
SHEET NAME:
ELEVATIONS

PROJECT NUMBER:
L0028

SHEET NUMBER:
110

SHEET SCALE: 3/32" = 1'-0"



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 Design Truss Load: 39 PSF
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 (S_{D1}): .078g
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 (S_1): 4.900g
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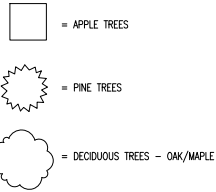
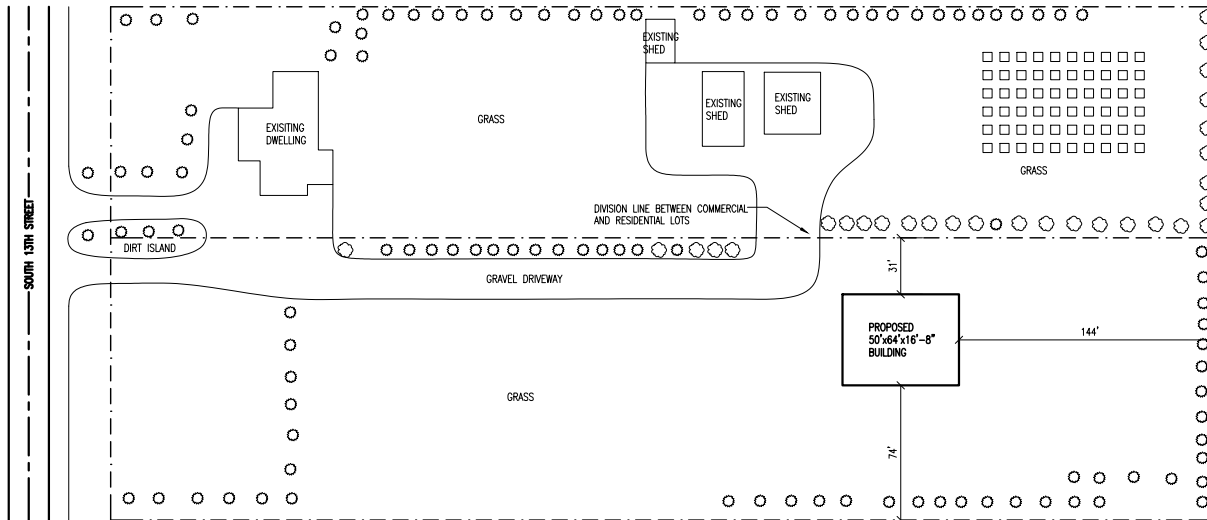
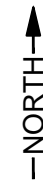


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190 PAOLI STREET / P. O. BOX 930220
 VERONA, WI 53593 / (800) 373-5550

DRAWN BY: R. BURKARD

DATE DRAWN: 01/21/2016

PLAN REVISIONS:

NUMBER	DATE	BY
1	2/8/16	MW
2		
3		
4		

PROJECT NAME:
ROSZINA, JAMES
 PROJECT SITE ADDRESS:
 10510 S 13TH ST
 OAK CREEK, WI - MILWAUKEE COUNTY
 BUILDING SIZE:
 50'-0" x 64'-0" x 16'-8" COMMERCIAL
 SHEET NAME:
PLOT PLAN

PROJECT NUMBER:

L0028

SHEET NUMBER:

100

SHEET SCALE:



Plan Commission Report

ITEM: 4c
DATE: March 22, 2016

PROJECT: Temporary Use-West View Garden Center

ADDRESS: 7501 S. Howell Avenue

TAX KEY NO: 782-9036

STAFF RECOMMENDATION: That the Plan Commission approves the temporary use permit for the temporary garden center at 7501 S. Howell Avenue with the following conditions:

1. That all building and fire codes are met.
2. That the temporary use shall expire on July 15, 2016.
3. Allow one sign no larger than 32 square feet.
4. That the property is returned to its original condition.

Ownership: Butch Investments LLC

Size: 5.45 acres

Existing Zoning: B-4 CU, Highway Business District Conditional Use

Adjacent Zoning: north- B-3, Office & Professional Business
east- B-4/M-1 PUD, Highway Business & Manufacturing, 1-1, Institutional, Rd-1, Two- Family Residential,
south- M-1 CU, Manufacturing Condition Use
west- M-1 CU, Manufacturing Condition Use

Comprehensive Plan: Planned Mixed Use

Wetlands: No

Floodplain: No

Official Map: No officially mapped streets affect this parcel

Commentary: West View Gardens is requesting a temporary use permit that would allow them to operate a temporary garden center in the parking lot of Classic Lanes at 7501 S. Howell Avenue. The garden center would be located at the south side of the parking lot as indicated on the site plan included in your packet. The garden center will consist of one hoop tent with the purpose of selling plants, flowers and produce. Classic Lanes will furnish water as needed and allow access to restroom facilities for employees and customers. The business will operate seven days a week from 9am to 6pm from May 1, 2016 through July 2, 2016

This will be the sixth year in a row that West View Gardens will operate their greenhouse at this location. There have been no complaints about the operation. Staff recommends that no signage be allowed to be painted or affixed to the exterior of the hoop house and that the applicant is limited to one 32 square-foot sign. An additional condition is being recommended by staff pertaining to returning the site to its original condition. Last year staff observed that the building materials were left on site in the grassy area of the parcel all year long.

If the applicant is granted a temporary use permit, the applicant will need to receive a tent permit prior to opening.

Prepared by:

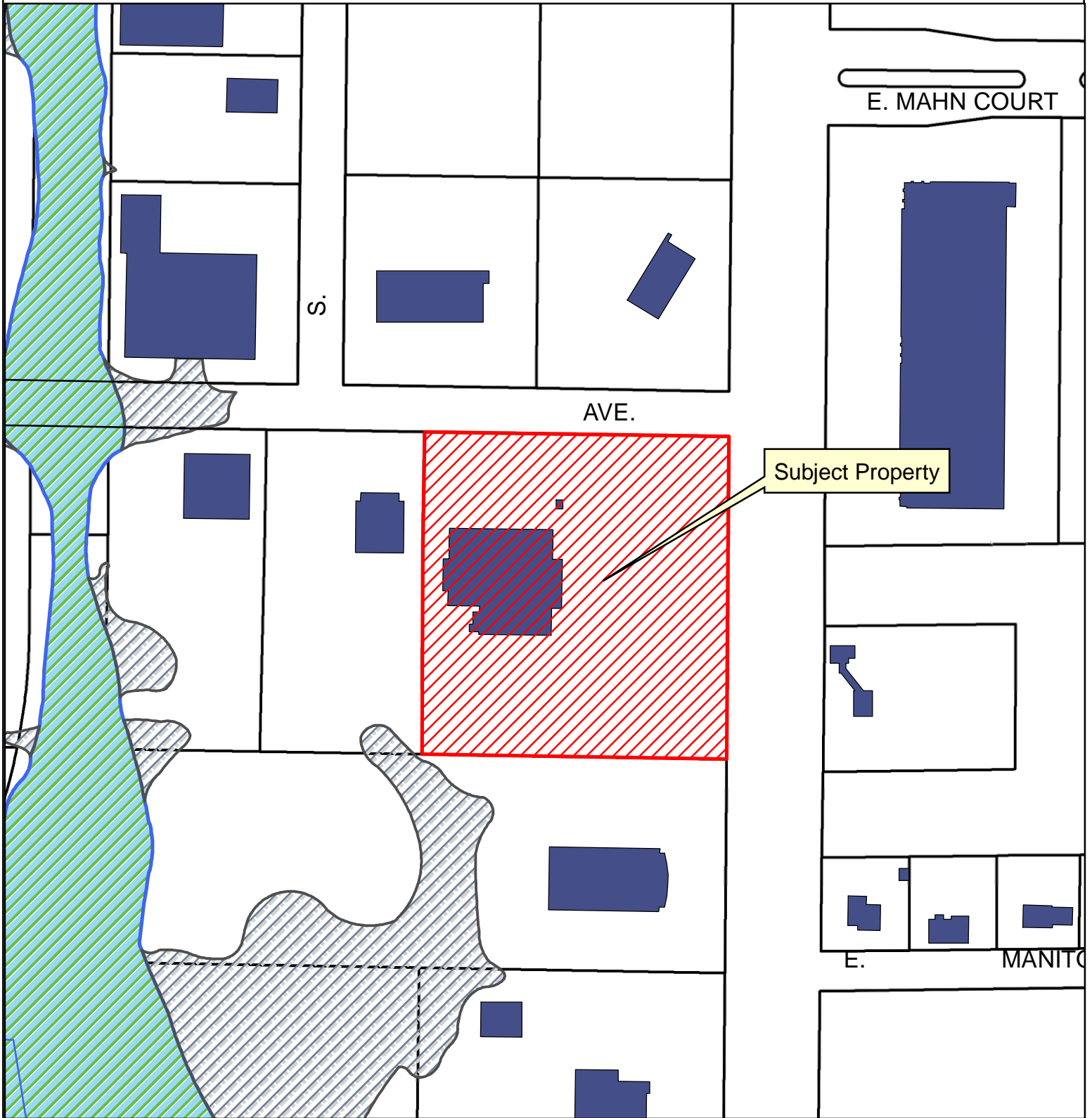
Peter Wagner
Zoning Administrator/Planner

Respectfully Submitted by:

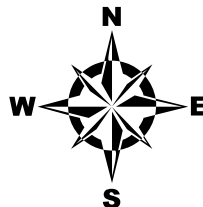
Douglas Seymour, AICP
Director of Community Development

Location Map




7501 S Howell Ave



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



Legend

-  7501 S Howell Ave.
-  Floodfringe
-  Floodway

Subject: use of part of Classic lanes parking lot
From: ed (evahradian@wi.rr.com)
To: tlschutz@sbcglobal.net;
Date: Monday, February 22, 2016 10:03 PM

Classic Lanes Oak Creek
7501 S. Howell Avenue
Oak Creek, WI 53154

I, Ed Vahradian, hereby give Larry Schutz permission to use the south end of the parking lot of Classic Lanes Oak Creek for his gardening building for the spring/summer seasons.

Respectfully yours

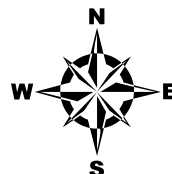
Ed Vahradian

This email has been checked for viruses by Avast antivirus software.
<http://www.avast.com>

Temporary Use Permit
West View Gardens
7501 S. Howell Avenue



Department of Community Development



Legend	
	Existing Street Pattern
	Floodfringe
	Floodway
	Wetland



Plan Commission Report

ITEM: 4d
DATE: March 22, 2016

PROJECT: Rezone – City of Oak Creek (Milwaukee County Parks Properties)

ADDRESSES: See table.

TAX KEY NOS: See table.

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the properties at 7170, 9161, and 11065 S. Howell Ave.; 100 E. Rawson Ave.; 620 & 625 E. Drexel Ave.; 915, 920, & 925, E. Forest Hill Ave.; 1225 & 1235 E. Puetz Rd.; 571, 1101, 1201, 1203, 1830, & 1835 E. Ryan Rd.; 9135 & 9501 S. Nicholson Rd.; 9170 S. Shepard Ave.; 9681 & 9849 S. 15th Ave.; 9860, 9908, 9950, 9960, 9980, 10040, 10145, & 10170 S. Pennsylvania Ave.; 3221 E. Fitzsimmons Rd.; 2231, 2300, 2515, 2801, & 2920 E. Oakwood Rd.; 715 W. Oakwood Rd.; and 2815 E. Elm Rd. EXCLUDING C-1, Shoreland Wetland Conservancy; FW, Floodway; and FF, Flood Fringe Districts be rezoned to P-1, Park District, after a public hearing.

Ownership: Milwaukee County

Size: Multiple

Existing Zoning: See table.

***Zoning District Key:**

A-1 = Limited Agricultural; C-1 = Shoreland Wetland Conservancy; FF = Flood Fringe; FW = Floodway; I-1 = Institutional; M-1 = Manufacturing; P-1 = Park District; Rd-1 = Two-Family Residential; Rm-1 (PUD) = Multifamily Residential Planned Unit Development; Rs-2, Rs-3 = Single Family Residential;

Tax Key	Address	*Existing Zoning District(s)
766-0010-000	7170 S. Howell Ave.	Rs-3; A-1
766-9989-002	100 E. Rawson Ave.	A-1
781-9976-003	620 E. Drexel Ave.	Rs-3
814-9989-000	625 E. Drexel Ave.	Rs-3; FF
815-9986-000	920 E. Forest Hill Ave.	Rs-3
826-9985-001	915 E. Forest Hill Ave.	Rs-3; FW; FF
826-9985-002	925 E. Forest Hill Ave.	Rs-3; FW; FF
861-9986-002	1235 E. Puetz Rd.	Rd-1; Rs-2; P-1; FW; FF
861-9986-003	1225 E. Puetz Rd.	Rs-2; Rs-3; FW; FF
872-9981-001	1830 E. Ryan Rd.	A-1; FF; C-1
873-9975-000	9135 S. Nicholson Rd.	Rs-3
873-9980-000	9170 S. Shepard Ave.	I-1; FF; FW
875-9998-002	9161 S. Howell Ave.	Rm-1 (PUD)
905-9999-002	571 W. Ryan Rd.	FW; FF; A-1; M-1
908-9991-002	1101 E. Ryan Rd.	Rs-3; FF
908-9992-001	1201 E. Ryan Rd.	Rs-3; FF
908-9992-003	1203 E. Ryan Rd.	Rs-3; FF
908-9999-000	9501 S. Nicholson Rd.	Rs-3; FF
909-9991-000	1835 E. Ryan Rd.	Rs-3; FF; A-1
910-9977-000	9849 S. 15th Ave.	A-1; FF; C-1
910-9980-000	9860 S. Pennsylvania Ave.	A-1; FF; C-1
910-9987-000	9681 S. 15th Ave.	A-1; FF

919-9992-000	3221 E. Fitzsimmons Rd.	A-1; FF; FW; C-1
920-9991-000	10170 S. Pennsylvania Ave.	A-1; FF; C-1
920-9993-000	2920 E. Oakwood Rd.	A-1; FF; FW; C-1
920-9995-000	10040 S. Pennsylvania Ave.	A-1; FF; C-1
920-9996-000	9980 S. Pennsylvania Ave.	A-1; FF; C-1
920-9997-001	9960 S. Pennsylvania Ave.	A-1; FF; C-1
920-9997-002	9950 S. Pennsylvania Ave.	A-1; FF; C-1
920-9998-000	9908 S. Pennsylvania Ave.	A-1; FF; C-1
921-9984-000	10145 S. Pennsylvania Ave.	A-1; FF; C-1
921-9998-000	2300 E. Oakwood Rd.	A-1; FF; C-1
954-9984-002	715 W. Oakwood Rd.	M-1; C-1; FW
958-9999-003	2231 E. Oakwood Rd.	A-1; FF
959-9990-000	2515 E. Oakwood Rd.	A-1; FF; FW; C-1
959-9997-000	2801 E. Oakwood Rd.	A-1; FF; FW; C-1
970-9990-000	2815 E. Elm Rd.	A-1; FF; FW; C-1
974-9995-001	11065 S Howell Ave.	I-1; FF; FW
976-9996-000	11031 S 13th St.	I-1; FF; FW

Adjacent Zoning: See maps.

Comprehensive Plan: Planned Industrial, Single Family Residential, Resource Protection Area, Limited Development Area, Planned Business.

Wetlands: Yes, see maps.

Floodplain: Yes, see maps.

Official Map: N/A.

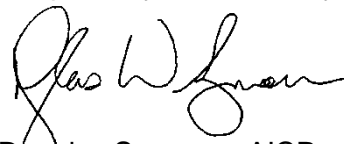
Commentary: The City of Oak Creek is requesting that several County-owned parcels be rezoned to P-1, Park District. Only those portions of the parcels outside of the FW, Floodway District will be rezoned, and no overlay districts (e.g., C-1, Shoreland Wetland Conservancy, FF, Flood Fringe, etc.) will be amended by the proposed change. Staff recommends approval.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

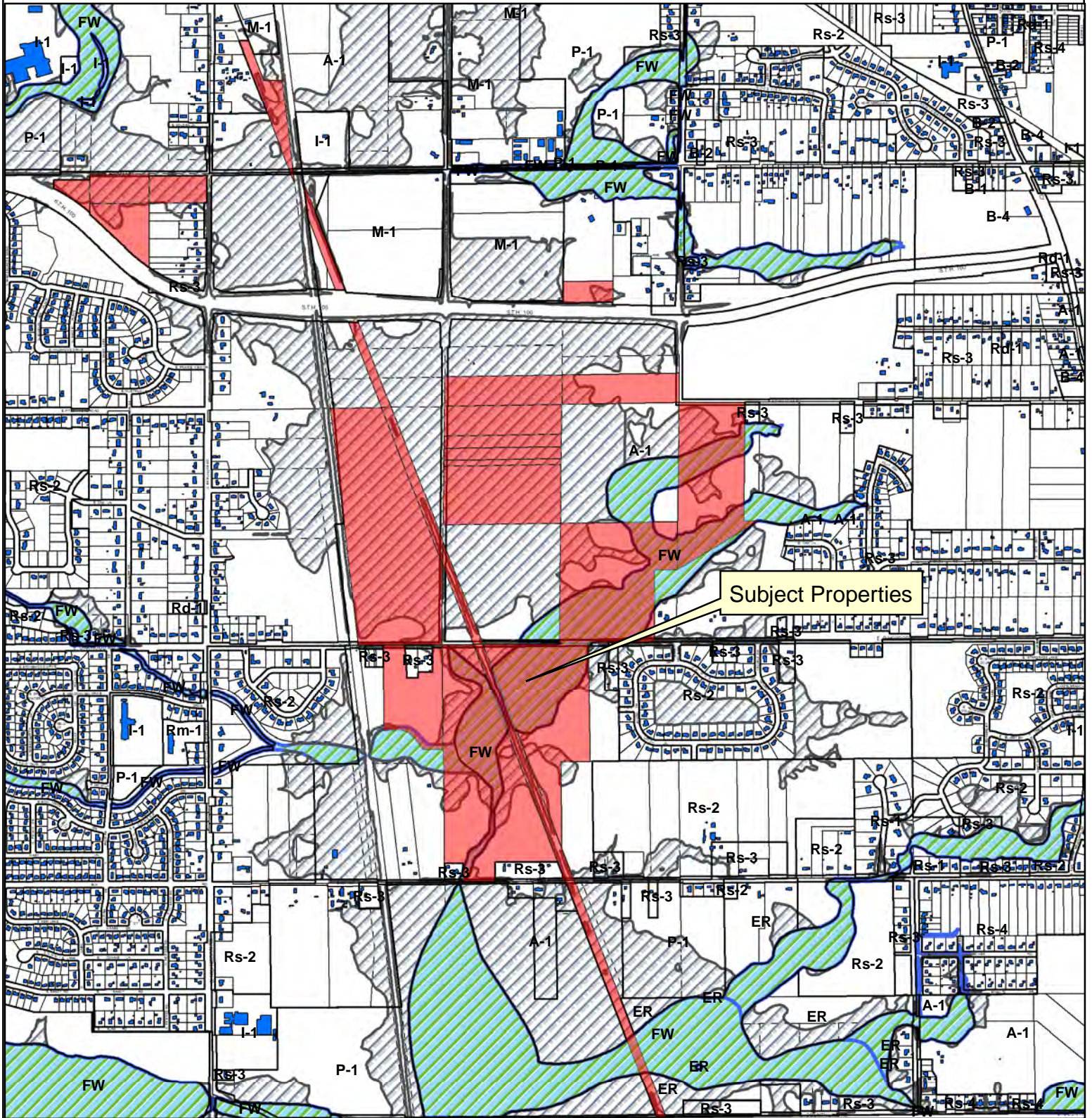
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

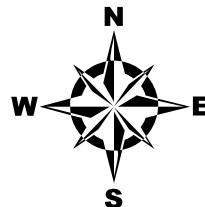
1835 E. Ryan Rd; 9849, 9681 S. 15th Ave;
9860, 10170, 10040, 9980, 9950, 9960, 9908, 10145 S. Pennsylvania Ave;
2920, 2300 E. Oakwood Rd; 3221 E. Fitzsimmons Rd.



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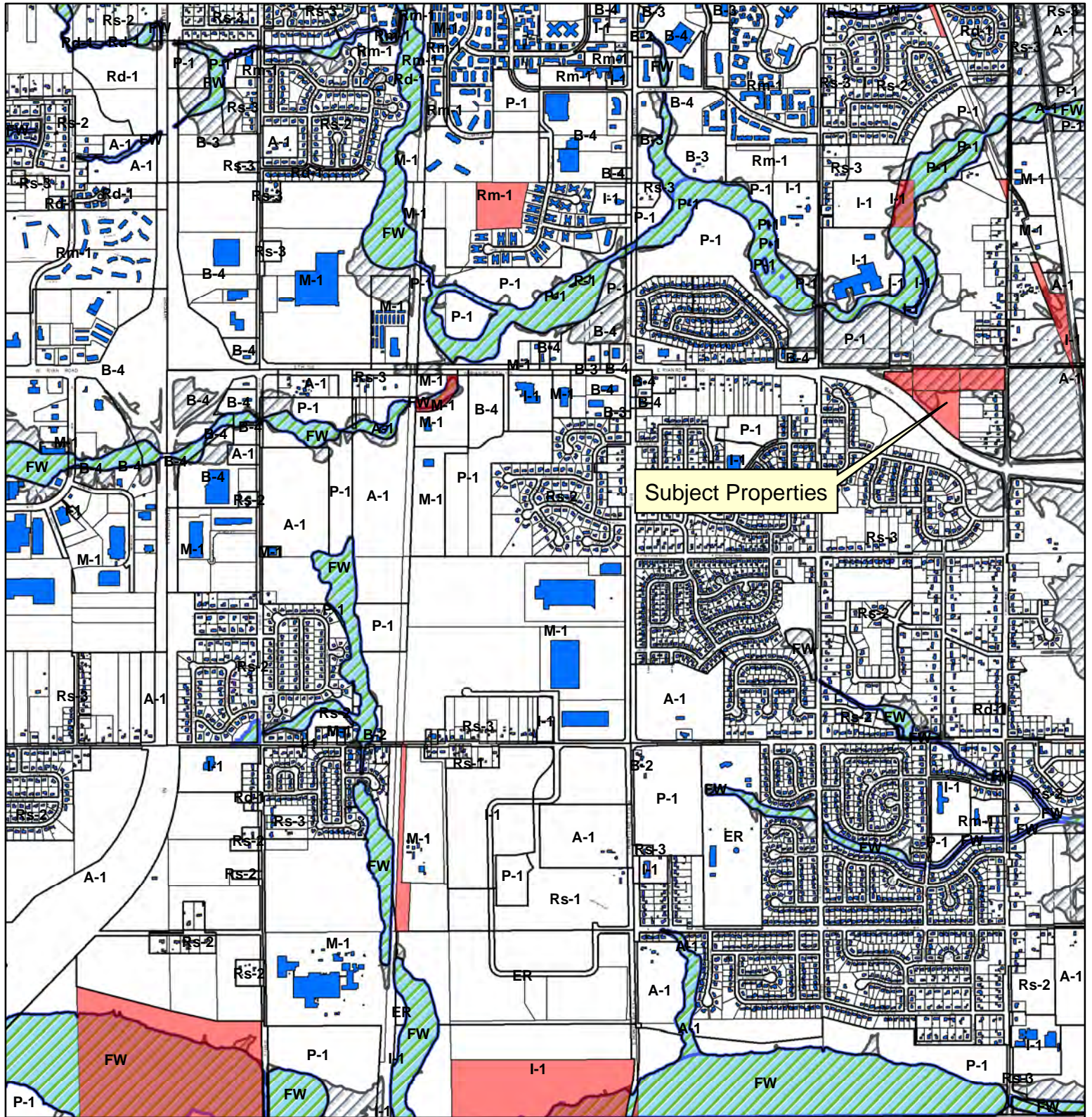
Department of Community Development



Legend	
	Parcels to be Rezoned
	Floodfringe
	Floodway

Location Map

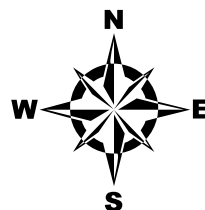
1830, 571, 1101, 1201, 1203 E. Ryan Rd.; 9161, 11065 S Howell Ave;
9135, 9501 S. Nicholson Rd.; 9170 S. Shepard Ave.;
715 W. Oakwood Rd.; 11031 S 13th St.



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Department of Community Development



Legend	
	Parcels to be Rezoned
	Floodfringe
	Floodway



Plan Commission Report

ITEM: 4f
DATE: March 22, 2016

PROJECT: Contional Use Amendment – Private Bus Service Storage Yard (Badger Bus)

ADDRESS: 6819 S. Howell Avenue

TAX KEY NO: 734-9997

STAFF RECOMMENDATION: That the Plan Commission recommends that the Common Council approve a Conditional Use Permit Amendmendment allowing for the operation of a private bus service storage yard at 6819 S. Howell Avenue after a public hearing.

Ownership: Sharon Dull

Size: 3.03 acres

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

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

Comprehensive Plan: Planned Business

Wetlands: No

Floodplain: No

Official Map: No officially mapped roads affect this property.

Commentary: The applicant previously requested and received a temporary sign permit to operate a private bus service storage yard where buses are parked and maintained through May 2016 at 6819 S. Howell Avenue. The applicant is currently requesting that the conditional use permit be amended to allow for the permanent operation of a private bus service storage yard at this location.

The conditional use permit amendment would modify Sections 6 & 8 of the conditional and restrictions permit as follows:

6. 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. Outdoor storage shall be limited to a maximum of 25 tractors and/or trailers, 20 moving trucks or moving trailers (any combination), and a maximum of 10 personal/company vehicles, which shall take place within the fenced-in area of the property.~~
- ~~D. A maximum of (1) moving truck shall be permitted to be displayed in the front area of the property along Howell Avenue outside of the fenced-in area during business hours of 8am and 8pm. This outdoor display is subject to annual review by the Plan Commission.~~

8. PERMITTED USES

- A. All permitted uses in the M-1, Manufacturing zoning district.
- B. ~~Automobile and truck engine and body repair~~ **Private Bus Service Storage Yard**
- C. ~~Moving and storage services.~~
- D. Usual and customary accessory uses to the above listed permitted uses.

As a result, the property would no longer be permitted to operate an automotive and truck engine and body repair business and a moving business such as U-Haul.


The bus company would store between approximately 25 buses outside as illustrated on the site plan included in this report. Changes to the site plan will be required to accommodate vehicle parking. These changes will come before the Plan Commission at a later date if the amendment is approved.

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

As illustrated on the color map, Building A is where the office and bus maintenance operations will be conducted. Building B is intended to be used as cold storage. Buildings C & D will be used as a residence by the current property owner. There is an existing fence that runs south of Building C and behind Building B. The applicant has installed screening to the fence, shielding parking of buses and other vehicles from Howell Avenue. In addition, the applicant has installed additional fencing north of Building C to further screen buses from view.

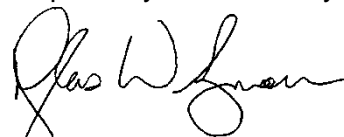
To date, staff has not received any complaints of the operation of the private bus service yard.

Prepared by:



Peter Wagner
Zoning Administrator/Planner

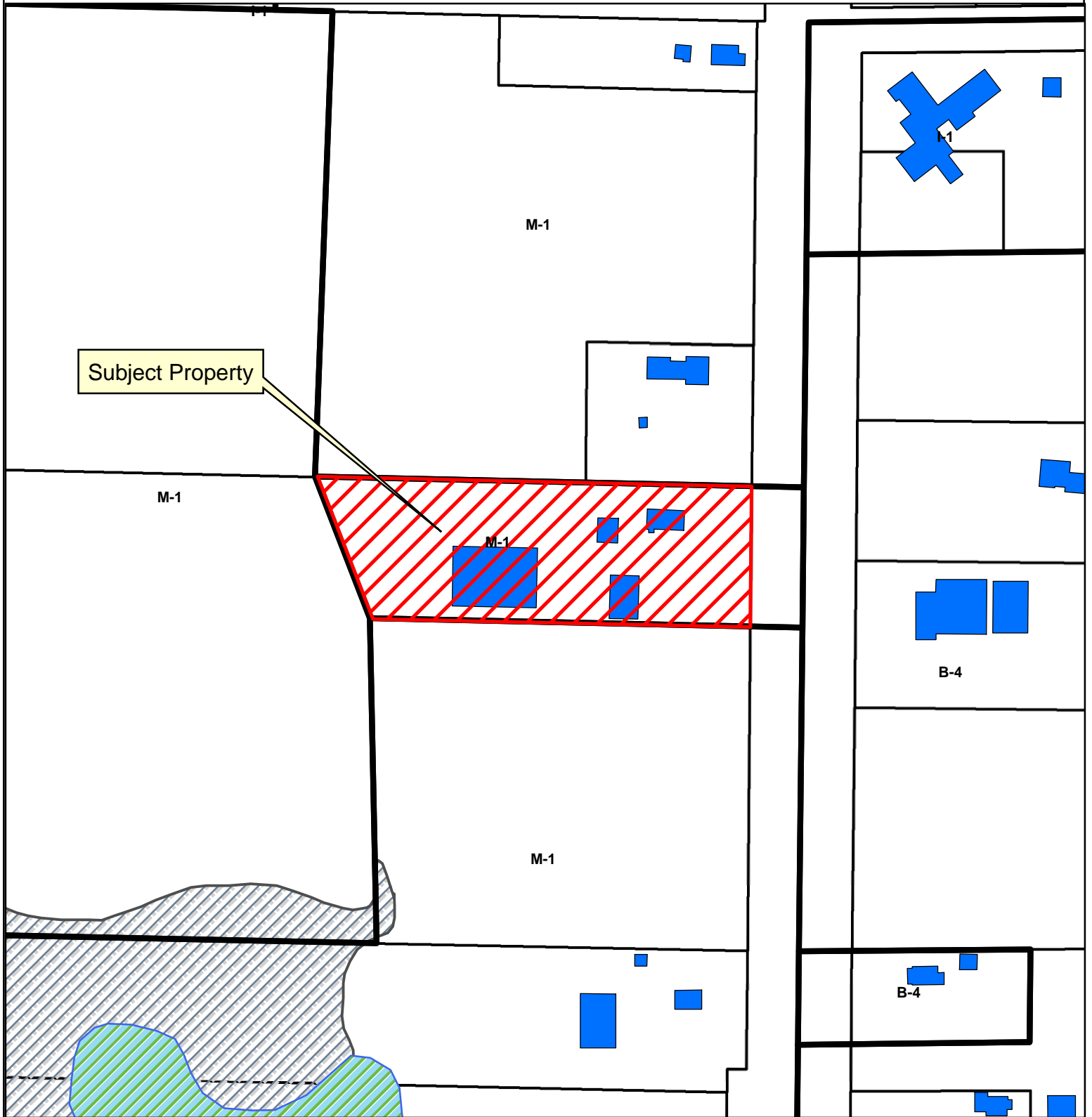
Respectfully Submitted by:



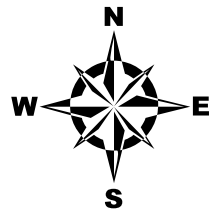
Douglas Seymour, AICP
Director of Community Development

Location Map

6819 S Howell Ave



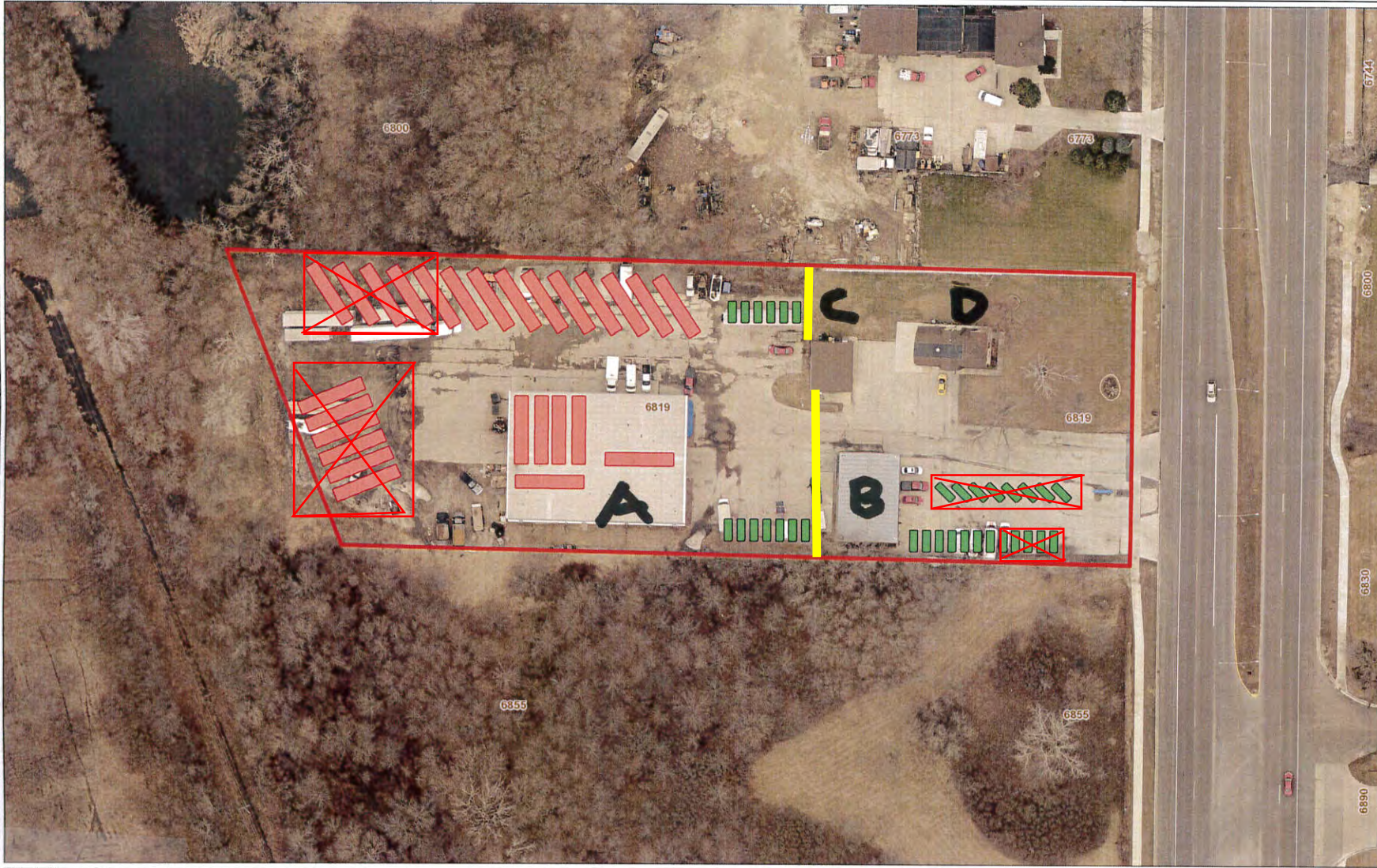
This map is not a survey of the actual boundary of any property this map depicts.



Legend	
	6819 S Howell Ave.
	Floodfringe
	Floodway



6819 S. Howell Avenue



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

1: 782



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

Notes


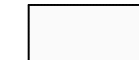

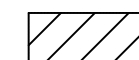
Map Legend

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

GENERAL NOTES:

1. SURVEY DONE BY OTHERS.
2. CONTRACTOR TO SUBMIT PAVEMENT DESIGN PRIOR TO CONSTRUCTION.
3. NO HAZARDOUS MATERIALS SHALL BE STORED ON-SITE.
4. CONTRACTOR SHALL GRADE TO DRAIN & TO MATCH EXISTING DRAINAGE PATTERNS.
5. THE LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHALL NOT BE TAKEN AS CONCLUSIVE. IT SHALL BE ASSUMED THAT THE CONTRACTOR HAS VERIFIED SAID LOCATIONS AS A CONDITION OF HIS BID AND THEREFORE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM HIS ACTIVITIES.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK.
7. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY THE OWNER A LIST OF ALL MATERIALS PROPOSED TO BE USED PRIOR TO ORDERING OR DELIVERY.
8. ALL CONTRACTORS SHALL HAVE A COMPETENT FOREMAN, SUPERINTENDENT, OR OTHER REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
9. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BARRICADING AREAS AND ERECTING A CONSTRUCTION FENCE AROUND THE PERIMETER OF THE SITE OF CONSTRUCTION TO PROTECT AGAINST PERSONAL INJURY AS WELL AS WARN TRAFFIC OF THE CONSTRUCTION SITE WHERE NECESSARY. SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) MOST RECENT VERSION WITH WISDOT SUPPLEMENT. ALL OTHER SIGNS MUST BE PRE-APPROVED BY OWNER.
10. ALL ROAD AND PAVING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION - 2016 EDITION, HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS, EXCEPT AS MODIFIED HEREIN.
11. CONSTRUCTION WORK AND STORAGE OF EQUIPMENT OR MATERIALS WILL NOT BE ALLOWED IN WETLAND AREAS.

LEGEND

-  EXISTING CONCRETE
-  EXISTING HMA PAVEMENT
-  EXISTING GRAVEL
-  PROPOSED HMA PAVEMENT

PARKING DATA:

TOTAL PARKING SPACES = 32
 TOTAL BUS PARKING SPACES = 25
 HANDICAP ACCESSIBLE PARKING SPACES = 2
 MAX NUMBER OF EMPLOYEES PER SHIFT = 30
 PARKING SPOTS REQUIRED = 30

SITE DATA:

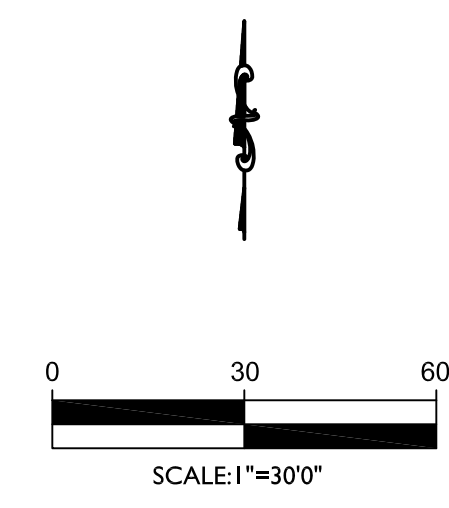
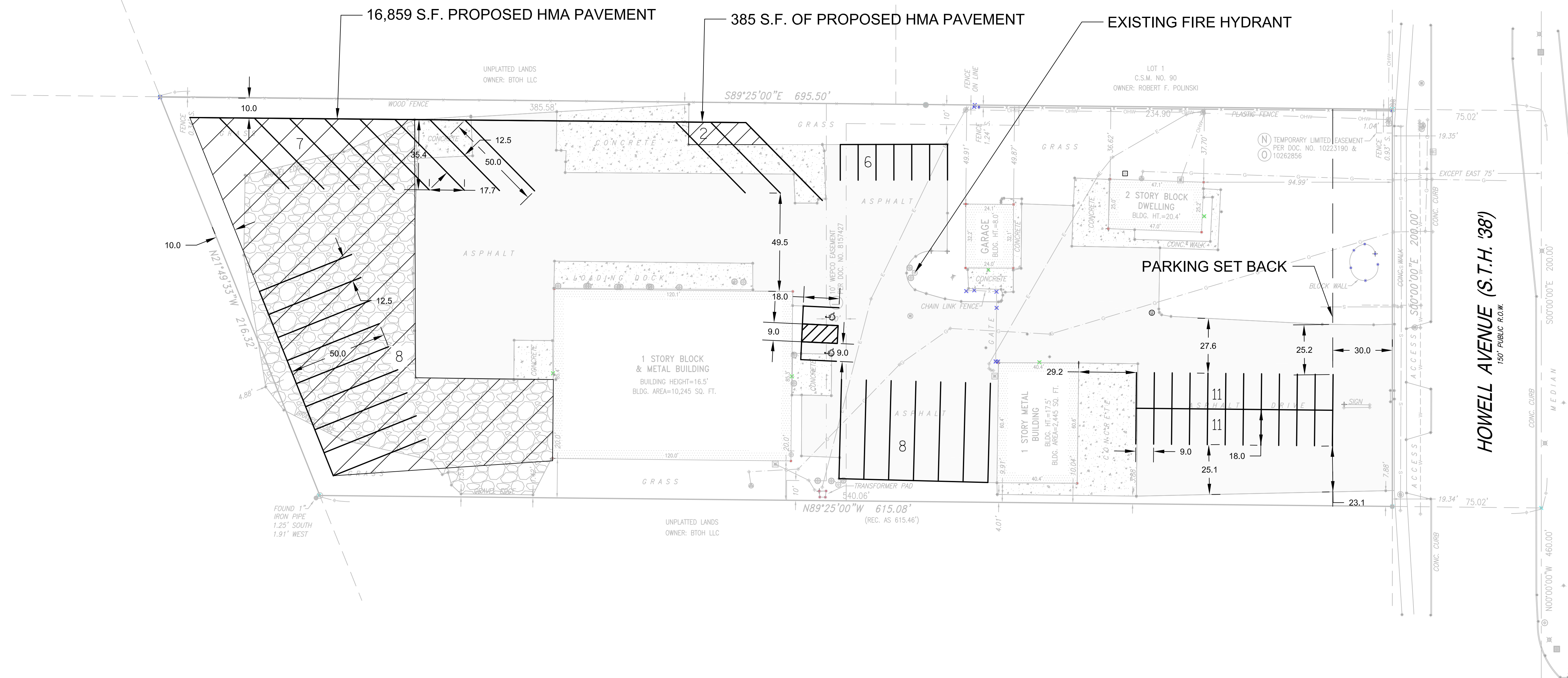
TOTAL AREA OF PROPERTY = 116,050 S.F. = 2.66 ACRES
 TOTAL DISTURBED AREA = 0.396 ACRES (14.9% OF TOTAL)
 TOTAL EXISTING OPEN SPACE = 32,716 S.F. = 0.751 ACRES
 TOTAL IMPERVIOUS ADDED = 3,442 S.F. (10.5% OF EXISTING OPEN SPACE- & 3% OF TOTAL AREA)

PARCEL ADDRESS:

6819 S. HOWELL AVENUE
 OAK CREEK, WI 53154

ZONING:

CURRENTLY: M1/CU(MANUFACTURING DISTRICT)



CONSULTANT

CONSULTANT

CONSULTANT

TITLE: CONCEPTUAL SITE PLAN
PROJECT TITLE: PARKING LOT ADDITION
CLIENT (OWNER/OPERATOR): MEIER INVESTMENT GROUP
PROJECT LOCATION: 6819 SOUTH HOWELL AVENUE, CITY OF OAK CREEK, MILWAUKEE CO., WI 53154

REVISIONS	DATE	DESCRIPTION

DRAWN BY: JAF DATE: 02/19/2016
 CHECKED BY: APS DATE: 02/19/2016

SITE PLAN

C400



Driving Wisconsin since 1920

March 7, 2015

To: City of Oak Creek Zoning Commission
From: David Meier, Badger Coaches, Inc.

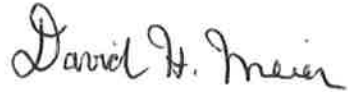
Badger Coaches, Inc. was founded in 1920 by Herman Meier when he started a line run connecting Madison to several small communities in southwest Wisconsin. As you might expect from such an old company the history is rich and varied. The company witnessed and survived very dramatic events such as the Great Depression, the post depression wars, and the various economic cycles that our country has endured. Through it all it was devotion to customers and employees that allowed the company to survive those great obstacles. Herman Meier passed away in 1968 and the company passed on to his children. The 2nd generation operated the company until 1991 when members of the 3rd generation took over the reigns. The current ownership group (James, John and David Meier) are cousins and have worked in total almost 90 years for the company.

Badger Coaches is a well known and highly respected leader in the bus industry. Badger is known for its professional drivers, cleanliness and leading bus maintenance programs. Badger has consistently earned safety awards which has been confirmed by the insurance industry consistently offering Badger lower than industry rates. Badger has experienced tremendous growth and is now one of the largest bus companies in the country. Badger operates 61 motorcoaches, 138 school buses, and 158 vans (most with wheelchair lifts). Badger has served the Milwaukee area since 1946 and is now hoping to make Oak Creek it's permanent Milwaukee area home.

We wish to acquire the property at 6819 S Howell in order to store and maintain approximately 20-25 motorcoaches. Maintenance of the buses would include things such as brakes, transmissions, oil and fluid changes and engine work. Our intended use is very similar to the use granted to the existing owner JD Truck Service, Inc. The primary difference would be we would be working on our own buses and not OTR trucks owned by others. Also we would be cleaning our buses regularly. We have extensive experience in maintaining buses and operating a mechanical shop. We operate out of of 30,000 square foot facility in Madison. In Milwaukee, we currently operate with a temporary use permit out of 6819 S Howell Ave and are hopeful of being granted a CUP and closing shortly thereafter on the property. We do not anticipate extensive changes to the existing site although we will continually update and maintain the site. This site has operated for many years as a large diesel truck service center so it is very well suited to our use. We anticipate a full time mechanical and cleaning staff of 4 to 6 people. Our office staff is likely to be another 4 to 5 positions consisting of general

management, dispatch and general office. We would like to operate from this location for many years and slowly expand our footprint as suitable properties become available. It is a great location as we originate and terminate many of our fixed route schedules from Mitchell Field and have regular pick up points nearby - such as College Avenue. The site has gone thru a phase 2 environmental review and has been successfully remediated by Friess Environmental. We are expecting a site closure letter from the DNR in mid-March.

Thank you for your consideration of our application.

A handwritten signature in cursive script that reads "David H. Meier". The signature is written in black ink and is positioned above the printed name.

David H. Meier

City of Oak Creek - Conditional Use Permit
Amended Conditions and Restrictions

Applicant: Badger Bus
Property Address: 6819 South Howell Avenue
Tax Key Number: 734-9997
Conditional Use: **Private Bus Service Storage Yard**

Reviewed by Plan Commission: March 22, 2016
Approved by Common Council:
(Ord. ____)

1. LEGAL DESCRIPTION

That part of the North ½ of the Southeast ¼ of Section 5, Township 5 North Range 22 East, bounded and described as follows:

Commencing at the Southeast corner of the North ½ of said Southeast ¼ Section; running thence North and along the East line of said ¼ Section 460 feet to the point of beginning of the parcel herein to be described: thence North 89deg 25' West and parallel to the South line of the North ½ of said ¼ Section 615.46 feet to a point in the Easterly line of the former Chicago, North Shore and Milwaukee Railway Right-of-Way; thence North 21deg 49'33" West and along the Easterly line of said Railway Right-of-Way 216.32 feet to a point; thence South 89deg 25' East an parallel to the South line of the North ½ of said ¼ Section 695.50 feet to a point in the East line of said 1/4; thence South and along the East line of said ¼ Section 200 feet to the point of beginning except the East 75 feet thereof. Said land being in the City of Oak Creek, Milwaukee County, Wisconsin.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

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

1) **General Development Plan**

- a) detailed building locations with setbacks
- b) square footage of building
- c) areas for future expansion
- d) area to be paved
- e) access drives (width and location)
- f) sidewalk locations
- g) parking layout and traffic circulation
 - i) location
 - ii) number of employees
 - iii) number of spaces
 - iv) dimensions
 - v) setbacks
- h) location of loading berths
- i) location of sanitary sewer (existing and proposed)
- j) location of water (existing and proposed)
- k) location of storm sewer (existing and proposed)
 - i) including detention/retention basins if needed
- l) location of outdoor storage
- m) location of wetlands (field verified)
- n) location, square footage and height of signs

- b) number, initial size and type of plantings
- c) parking lot screening/berming

2) **Building Plan**

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

3) **Lighting Plan**

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

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

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

5) **Fire Protection**

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

Landscape Plan

- a) screening plan for outdoor storage

- 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. A Development Agreement shall be completed between the owner and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required in Item 1E and/or as specified by these conditions and restrictions.
- E. 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.
- F. 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.
- G. If there are any future land divisions, a plat or certified survey map shall be prepared, submitted for approval and recorded. If required by the Common Council, a development agreement also shall be completed between the owner and the City prior to approval of said land division document, so as to ensure the construction or installation of public improvements required in these conditions and restrictions and Chapter 14 of the Municipal Code.
- H. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- I. For each stage of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit.

3. PARKING AND ACCESS

- A. Parking requirements for this project shall be provided at the following rate based on Section 17.0403(j)(2) of the Zoning Code:

One (1) space per employee for the work shift with the largest number of employees.

- 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, including the existing front graveled parking lot, which shall be paved prior to June 1, 1998. 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 23 of the Oak Creek Municipal Code and the Wisconsin Department of Transportation. 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 17.0403(g) & (h) of the Municipal Code.

All public off-street parking lots which serve five (5) vehicles or more and are created or extended subsequent to the adoption of this Ordinance 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. For parking lots designed for twenty-five (25) parking spaces or more, at least one-half of the minimum five- (5) percent landscaped area shall be within the parking lot. When parking lots are extended, these regulations shall apply only to the extended portion of the parking lot. Location of landscape areas, plant materials, protection afforded the plantings, including curbing and provision for maintenance shall be subject to approval by the City Plan Commission. Landscape islands or peninsulas shall be dispersed throughout the off-street parking area. All plans for such proposed parking areas shall include a topographic survey or grading plan, which shows existing and proposed grades and location of improvements. The preservation of existing trees, shrubs, and other natural vegetation in the parking area may be included in the calculation of the required minimum landscape area.

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 and six (6) feet in height between the parking and any adjacent residential property line. All screening materials shall be placed and maintained at a minimum height of three (3) feet. The Plan Commission may require greater screening requirements for parking of large trucks, semi-trailers, and large equipment at the point in time when the properties north or south of this property develop.

4. LIGHTING

- A. All plans for new outdoor lighting shall be reviewed and approved by the Plan Commission. For each stage of the development, the plan shall show the location of all lights, type of fixture and poles, mounting height and photometrics of the fixture and shall be in accord with the following:
 - 1. All designated parking areas, access drives and the approach aprons from the public right-of-way shall be illuminated during hours of operation when natural light value is reduced to one (1) candela.
 - 2. Illumination shall be maintained on the surface at an average of one (1.0) candela with a minimum uniformity ratio of 5 to 1 through the access drives and a minimum of 0.05 candela/square foot in the parking area.
 - 3. All luminaires shall be designed and mounted at a sufficient elevation above the surface to insure adequate control of glare, interreflected and reflective light to abutting property, the abutting public roadways, access drives and to maintain the minimum uniformity ratio, but in no case shall exceed 30 feet. A luminaire controlled cut-off of 72 degrees will effectively minimize glare which interferes with vision and causes eye discomfort.
 - 4. Plans shall be submitted for approval with the manufacturer's descriptive literature showing photometrics and design of proposed luminaire. Plans shall include location and height of poles, foundations, wire size, circuit protection, controller, equipment grounding and luminaire elevation above grade.

5. BUILDING AND PARKING SETBACKS

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

6. 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. Outdoor storage shall be limited to a maximum of 25 tractors and/or trailers, 20 moving trucks or moving trailers (any combination), and a maximum of 10 personal/company vehicles, which shall take place within the fenced-in area of the property.~~
- ~~D. A maximum of (1) moving truck shall be permitted to be displayed in the front area of the property along Howell Avenue outside of the fenced-in area during business hours of 8am and 8pm. This outdoor display is subject to annual review by the Plan Commission.~~

7. SIGNS

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

8. PERMITTED USES

- A. All permitted uses in the M-1, Manufacturing zoning district.
- ~~B. Automobile and truck engine and body repair~~ Private Bus Service Storage Yard
- ~~C. Moving and storage services.~~
- D. Usual and customary accessory uses to the above listed permitted uses.

9. TIME OF COMPLIANCE

The operator of the conditional use shall begin installing or constructing the elements required in 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 commencing construction, if the structure(s) for which an approval has been issued is not substantially completed. The applicant shall re-apply for a conditional use approval, prior to recommencing work or construction.

10. OTHER REGULATIONS

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

11. REVOCATION

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

12. 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 and be binding upon the owners, successors and assigns 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)