



PLAN COMMISSION MEETING AGENDA

**TUESDAY, October 11, 2016
AT 6:00 PM**

- 1) ROLL CALL
- 2) Minutes of the September 13, 2016 meeting
- 3) Significant Common Council Actions
- 4) 6:00 PM SIGN APPEAL HEARING
 - a) Hold a public hearing on a proposed sign appeal for the property at 600 W. Drexel Ave. submitted by Maddie Keller, Hilton Displays for Starbucks, and Jaime Dieman, Innovative Signs, Inc., that would allow a second ground sign located next to the existing menu board (Tax Key No. 782-9052-000). Follow this item on Twitter **@OakCreekPC#OCPCStarbucks**.
- 5) NEW BUSINESS
 - a) SIGN APPEAL - Consider a request for sign appeal for the property at 600 W. Drexel Ave. submitted by Maddie Keller, Hilton Displays for Starbucks, and Jaime Dieman, Innovative Signs, Inc., that would allow a second ground sign located next to the existing menu board (Tax Key No. 782-9052-000). Follow this item on Twitter **@OakCreekPC#OCPCStarbucks**.
 - b) SIGN PLAN REVIEW – Review a proposed sign plan submitted by Poblocki Sign Company, LLC, for the Emerald Row Apartments at 7971 S. 6th St. (Tax Key No. 813-9062-000). Follow this item on Twitter **@OakCreekPC#OCPCEmeraldRow**.
 - c) SIGN PLAN REVIEW – Review a proposed sign plan submitted by Christina Haase, Gigi's Cupcakes, for the Gigi's Cupcakes commercial portion of the mixed-use building at 7978 S. Main St. (Tax Key Nos. 813-9050-000). Follow this item on Twitter **@OakCreekPC#OCPCGigis**.
 - d) ZONING TEXT AMENDMENT - Review a proposed amendment to Section 17.0317 to allow Outdoor Commercial Recreation as a Conditional Use in the M-1, Manufacturing district. Follow this item on Twitter **@OakCreekPC#OCPCTextAmend**.
- 6) ADJOURN

PLEASE NOTE

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

Summary of Significant Common Council Actions

1. **APPROVED** Resolution No. 11730-081616, vacating the 70-foot-wide right-of-way affecting the properties at 2100, 2200, and 2280 E. Drexel Avenue and 7721 S. Pennsylvania Avenue (1st District).
2. **APPROVED Ordinance** No. 2825 amending the official map for a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10 affecting the properties at 7721 S. Pennsylvania Avenue and 2100, 2200, and 2280 E. Drexel Avenue.
3. **APPROVED Resolution No.** 11746-100416, approving a certified survey map for the properties at 2100, 2200, and 2280 E. Drexel Avenue, and 7721 S. Pennsylvania Avenue (1st District).
4. **PRESENTATION** on the plans for the utilization of hotel room tax revenue.
5. **APPROVED Ordinance No.** 2826, relating to the composition of the Tourism Commission.
6. **APPROVED Resolution No.** 11749-100116, approving a certified survey map for the properties at 9202 S. 8th Avenue and 9203, 9209, and 9213 S. 7th Avenue (4th District).



Peter Wagner, AICP
Zoning Administrator/Planner



Plan Commission Report

ITEM: 4a & 5a

DATE: October 11, 2016

PROJECT: Sign Appeal – Starbucks (Maddie Keller & Jaime Dieman)

ADDRESS: 600 W. Drexel Avenue

TAX KEY NO: 782-9052-000

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

Ownership: Luther Group

Size: 0.787 acres

Existing Zoning: B-2 CU, Community Business District, Conditional Use

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

Comprehensive Plan: Planned Industrial

Wetlands: N/A

Floodplain: N/A

Official Map: N/A.

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

The pre-menu board sign will be located next to an existing menu board on the north elevation of the building. This sign will work similarly to a speaker box that is used to verbally confirm customers' orders, but will also provide a visual order confirmation. The proposed sign will be 13 square-feet in size and have a digital display that will allow a customer to visual see their order and have the opportunity to have a face-to-face conversation with the barista. When there is not a customer in line, the pre-menu board sign could be used to advertise products or display the company logo. Included in this report are graphics illustrating what the sign would look like.

If the Plan Commission is comfortable granting this variance, the Plan Commission can make a motion to grant a variance allowing a second, 13 square-foot, pre-menu board sign located on the north elevation of the building alongside the existing menu board located at 600 W. Drexel Avenue.

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

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

Prepared by:

Peter Wagner, AICP
Zoning Administrator/Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Publish September 22, 2016

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

A public hearing for a sign appeal will be held:

Date: Tuesday, October 11, 2016

Time: 6:00 p.m.

Place: Oak Creek City Hall
COMMON COUNCIL CHAMBERS
8040 S. 6th Street
Oak Creek, WI 53154

Appellant: Maddie Keller

Tax Key No. 782-9000

Property location: 600 S. Drexel Avenue

To Request: A variance from Section 17.0706(j)(1) which states any development shall be permitted one ground sign per street frontage.

If granted, the variance would allow Starbucks to install a second ground sign located next to the existing menu board on the property located at 600 W. Drexel Avenue.

Zoning of Property: B-2 CUP, Community Business District, Conditional Use Permit

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

Dated this 22nd Day of September 2016

PLAN COMMISSION
CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Steve Scaffidi, Chairman

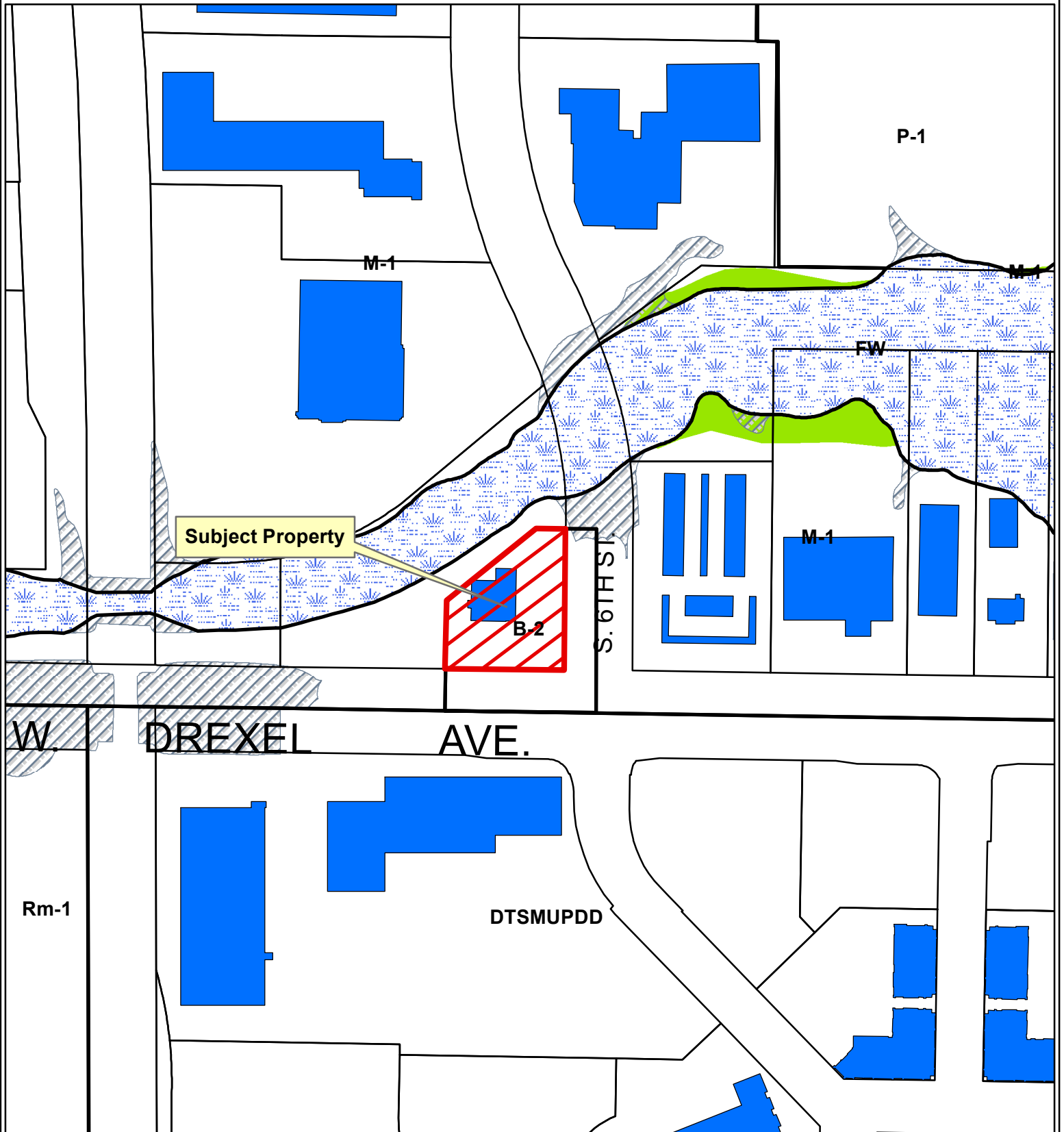
Public Notice

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, preferable a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 414-766-7000, or by writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6th Street, Oak Creek, Wisconsin 53154.

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

Location Map

600 W. Drexel Ave.



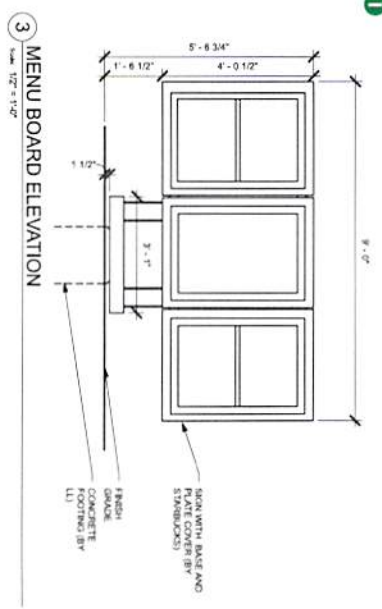
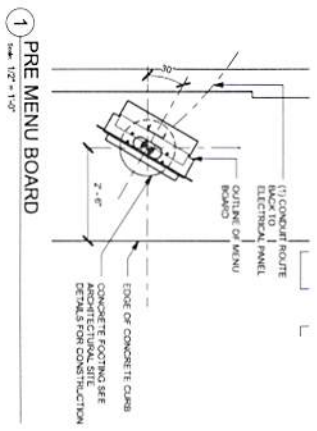
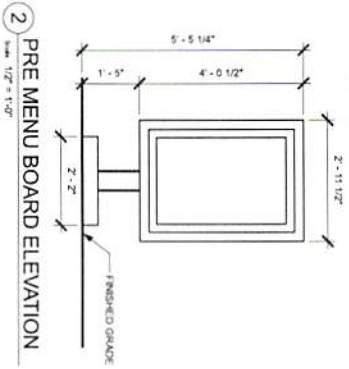
This map is not a survey of the actual boundary of any property this map depicts.



-  600 W. Drexel Ave.
-  Floodway
-  Floodfringe
-  Shoreland Wetland Conservancy (C-1)

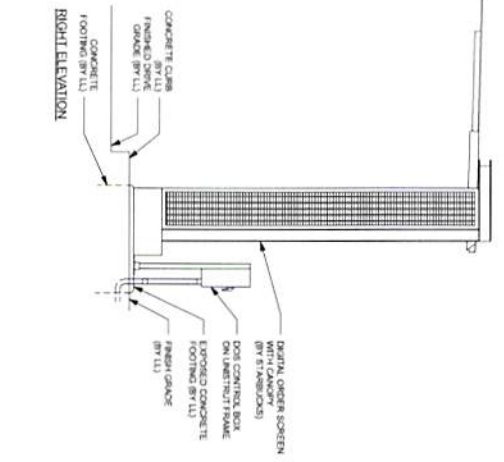
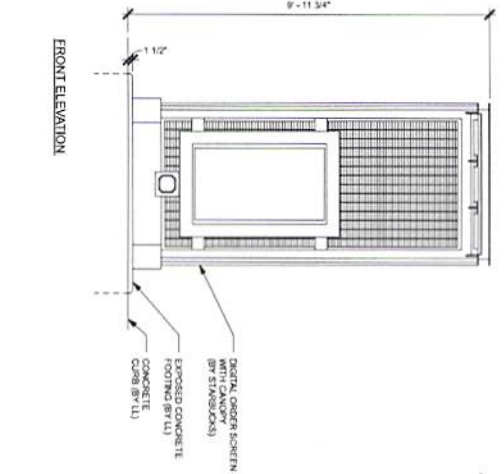
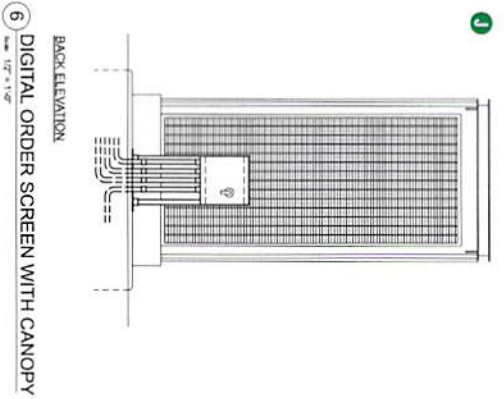
DRIVE THRU ELEMENTS
QTY. 1 EACH

THIS DETAIL IS FOR REFERENCE ONLY. SUPPLIAGE SUPPLIED AND INSTALLED BY OTHERS.



COLOR LEGEND

PAINT	FINISH
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20 / 7725-10
PMS 369 C	NA
REFL. WHITE	3M 680-10



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<p>121 HILLSDALE DRIVE - GREENVILLE, SC 29607 P 800 333 9112 - F 864 242 2204 www.hiltondisplays.com</p>	
<p>OID 16-33142</p>	
<p>JOB NAME Starbucks #25045</p>	
<p>LOCATION 600 W. Drexel Oak Creek, WI</p>	
<p>CUSTOMER CONTACT</p>	
<p>SALESMAN / PM Maddie Oxendine</p>	
<p>DESIGNER Greg Sloan</p>	
<p>DWG. DATE 6-20-16</p>	
<p>REV. DATE / REVISION XXXXXX XXXXXXXX</p>	
<p>SCALE As Noted</p>	
<p>FILE 2016/Starbucks/</p>	
<p>DESIGN SPECIFICATIONS ACCEPTED BY:</p>	
<p>EST. CLIENT STARBUCKS LANDLORD</p>	<p>DATE X</p>
<p>THE RIGHT OF THIS DRAWING IS TO SHOW A CONCEPTUAL DESIGN. THE CLIENT'S APPROVAL OF THIS DRAWING DOES NOT CONSTITUTE AN ENDORSEMENT OR WARRANTY OF ANY KIND. THE CLIENT'S APPROVAL OF THIS DRAWING DOES NOT CONSTITUTE AN ENDORSEMENT OR WARRANTY OF ANY KIND. THE CLIENT'S APPROVAL OF THIS DRAWING DOES NOT CONSTITUTE AN ENDORSEMENT OR WARRANTY OF ANY KIND.</p>	
<p>Underwriters Laboratories Inc.</p>	



Request for Variance

September 8, 2016

City of Oak Creek
Plan Commission
8040 S. 6th Street
Oak Creek, WI 53154

Dear Plan Commission Members,

We are requesting a variance to allow a pre menu board in the drive thru lane at Starbucks located at 600 W. Drexel Ave, Oak Creek, WI 53154. Starbucks is a unique restaurant that thrives off its drive thru business. The variance requested is not contrary to the public interest and will not endanger public safety and welfare because the pre menu board helps customers prepare to order before they arrive at the drive thru window. This preparation prevents line stacking. Line stacking contributes to traffic and possible accidents, so it is necessary that Starbucks avoids it. Although the code limits the amount of menu boards in the drive thru to one, the pre menu board is standard in the Starbucks sign package, as it creates an efficient continuance of traffic.

We appreciate your consideration in this matter.

Sincerely,



Jaime Dieman

Innovative Signs



Plan Commission Report

ITEM: 5c
DATE: October 11, 2016

PROJECT: Sign Plan Review – Emerald Row Apartments (Poblocki Sign Co.)

ADDRESS: 7971 S. 6th Street

TAX KEY NO: 813-9062-000

STAFF RECOMMENDATION: That the Plan Commission approve the sign plan for Emerald Row Apartments located at 7971 S. 6th Street.

Ownership: Emerald Row LLC

Size: 3.4537 acres

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

Adjacent Zoning: North – DTSMUPDD, Drexel Town Square Mixed Use Planned Development
East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development
South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development
West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development

Comprehensive Plan: Planned Mix Use

Wetlands: N/A

Floodplain: N/A

Official Map: N/A.

Commentary: As a condition of site plan approval for this development and a requirement for any sign in the DTSMUPDD, the applicant was required to submit a detailed sign plan for review and approval by the Plan Commission prior to a sign permit being issued.

The applicant is proposing a 9’6”x2’1” (19.8 square feet) ground sign located at the entrance of the apartment building located at 7971 S. 6th Street. The sign will be installed on a concrete base with wood trim. Overall the sign, including the base, will be 3’6” high and 14’6” long. The sign is composed of tempered glass and stainless steel, as illustrated in your packet. The sign will be up lighted with white LED fixtures. These dimensions are within sign code regulations.

Prepared by:

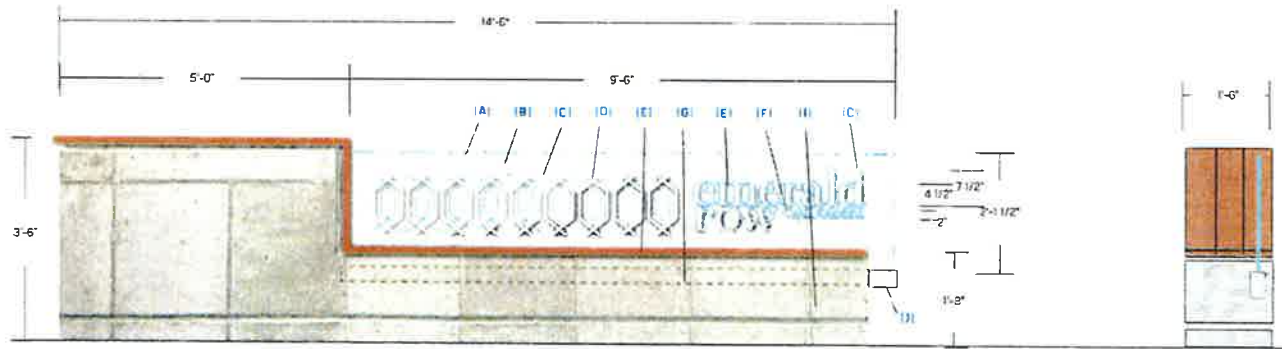
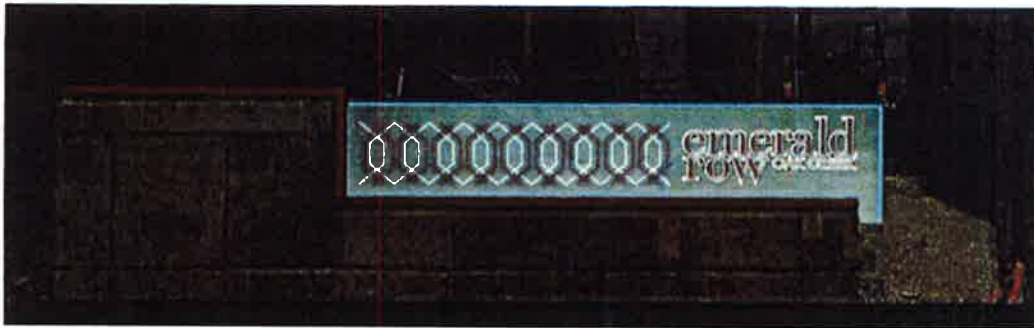
Peter Wagner, AICP
Zoning Administrator/Planner

Respectfully Submitted by:

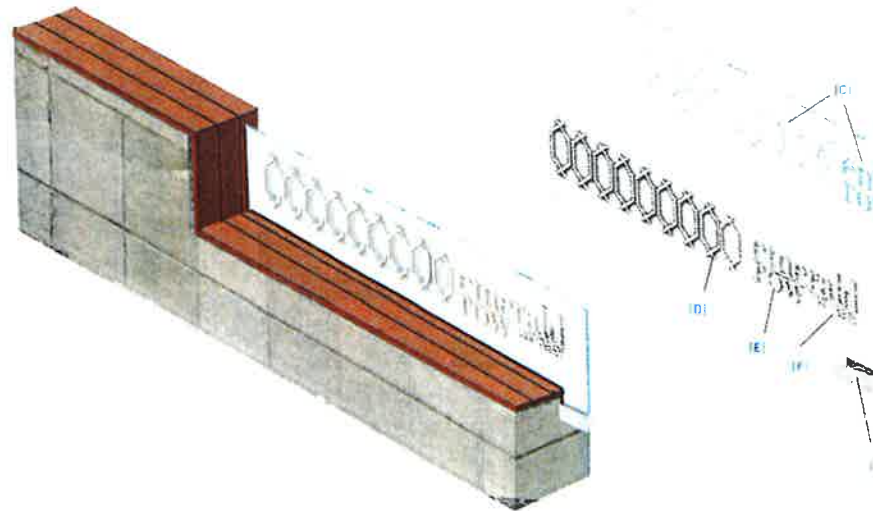
Douglas Seymour, AICP
Director of Community Development

SIGN SPECIFICATIONS

- (A) - Glass**
Material: 1/2" tempered Glass
Installation: Panel Grip system
- (B) - Glass** - 2nd surface chemically etched matte finish
- (C) - Glass** - 2nd surface Deep Sandblast Pattern Line work & Emerald copy with outline
- (D) - Pattern line work**
1st surface- 1/8" thk. Stainless steel 316 alloy - #4 vertical brushed finish
Full adhesive mount
- (E) - emerald row - lettering**
1st surface- 1/4" thk. Stainless steel 316 alloy - #4 vertical brushed finish
Full adhesive mount
- (F) - oak creek - lettering**
1st surface- 1/4" thk. Stainless steel 316 alloy - #4 vertical brushed finish
Full adhesive mount
- (G) - Panel Grip System uplighting - WHITE LED**
- (H) - oak wood - By Others**
- (I) - Concrete base - By Others**
- (J) - End Cap Stainless**
1st surface- 1/8" thk. Stainless steel 316 alloy - #4 vertical brushed finish
Full adhesive mount



SD. 75 d



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Project
Emerald Row

Dak Creek WI

Scale: 1/2" = 1'

Project No: 10-1017

Notes:

Revisions:

Client: [Redacted]

Project No: 10-1017

MON-01
S/F Monument

62813

C02

RECEIVED
 SEP 13 2016
 Dept. of Community Development

RECEIVED

FEB 23 2018

Dept. of Community
Development



REFER TO AREA PLANS FOR MORE DETAILED
INFORMATION

1 OVERALL FIRST FLOOR PLAN

<p>PROJECT NO: 075 35453 PROJECT NAME: EMERALD ROW APARTMENTS SHEET TITLE: OVERALL LEVEL ONE FLOOR PLAN SHEET NO: A1-02</p>	<p>EMERALD ROW APARTMENTS 6TH AND DIXIE DIXIE CREEK # 53154 4300 GOLF COURSE FEBRUARY 23, 2018</p>	<p>100% SCOPE CONSTRUCTION DOCUMENT SET</p>	<p>KEY PLAN</p>	<p>PREPARED BY: RINKA/CHUNG ARCHITECTURE INC. CHECKED BY: RINKA/CHUNG ARCHITECTURE INC. DATE: FEBRUARY 23, 2018</p> <p>RINKA/CHUNG RINKA/CHUNG ARCHITECTURE INC.</p>
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RECEIVED
SEP 13 2016
Dept. of Community
Development



©RINKA CHUNG ARCHITECTURE 2014


DREXEL
TOWN SQUARE
SITE PLAN
January 2015



Plan Commission Report

ITEM: 5c
DATE: October 11, 2016

PROJECT: Sign Plan Review – Gigi’s Cupcakes (Christina Haase)

ADDRESS: 7978 S. Main Street

TAX KEY NO: 813-9050-000

STAFF RECOMMENDATION: That the Plan Commission approve the two blade signs and one wall sign on the entry facades (corner and north elevations) for Gigi Cupcakes located in the tenant space at 330 W. Town Square Way.

Ownership: DTS Mixed Use LLC

Size: 1.168 acres

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

Adjacent Zoning:
North – DTSMUPDD, Drexel Town Square Mixed Use Planned Development
East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development
South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development
West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development

Comprehensive Plan: Planned Mix Use

Wetlands: N/A

Floodplain: N/A

Official Map: N/A.

Commentary: The applicant is requesting approval for four signs at the tenant space located at 330 W. Town Square Way. According to DTSMUPDD sign regulations and master sign plan, the applicant is permitted to install one wall sign and 1-2 blade signs on an entry façade. This tenant space is a three-sided tenant space with an entrance on the corner elevation and north elevation of the building.

The applicant is proposing to install two blade signs on the corner elevation (entry façade) of the building. As illustrated in your packet, the 24"x29.25" blade signs are designed to look like cupcakes and are compliant with blade sign regulations.

The applicant is also proposing two wall signs. Both wall signs have the same dimension and design. The signs are compliant with both the DTSMUPDD sign regulations and master sign plan. Since there is an entrance on the north elevation, a wall sign is permitted. The proposed sign on the south elevation does not have an entrance, therefore does not comply with the DTSMUPDD sign regulations. Staff has spoken with the applicant regarding the south elevation and has explained that a sign appeal will be required prior to a permit being issued. The applicant is aware of this requirement and intends to pursue a sign variance in the near future.

If the Plan Commission approves of the proposed sign package, the two blade signs and the north elevation wall sign can be approved.

Prepared by:

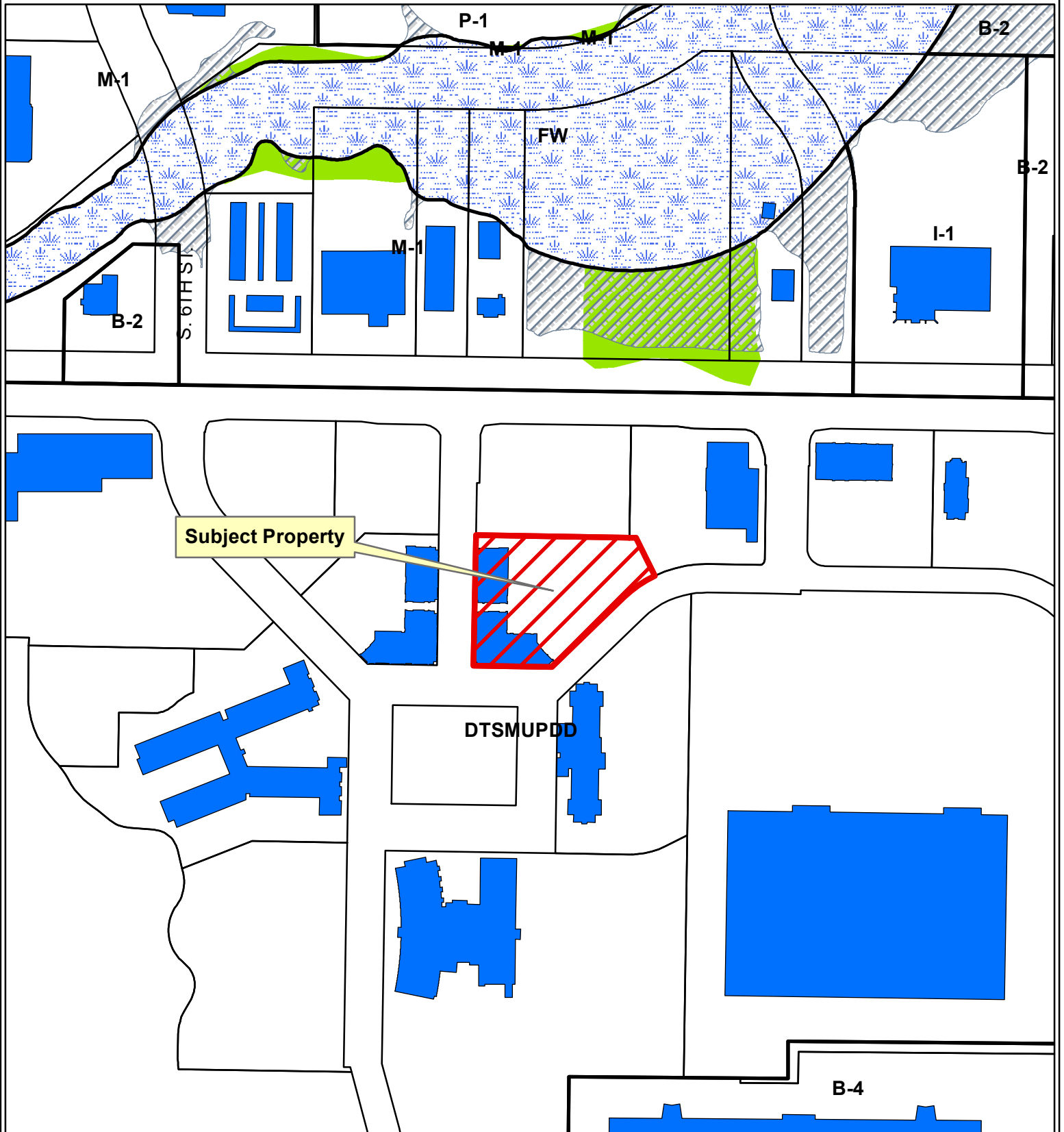
Peter Wagner, AICP
Zoning Administrator/Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development





Location Map

7978 S. Main St.



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



-  7978 S. Main St.
-  Floodway
-  Flood Fringe (FF)
-  Shoreland Wetland Conservancy (C-1)

ILLUMINATED CHANNEL LETTERS ON RACEWAY

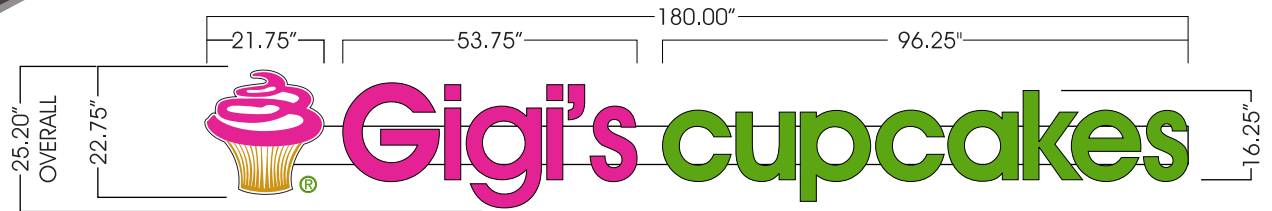
GIGI'S CUPCAKES

@ Drexel Town Square
Oak Creek, WI 53154

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PROOF - EAST



INITIAL LAYOUT: August 11, 2016

- REVISIONS:
- I 083116
 - II 090616
 - III 090916
 - IV 091316
 - V -

IMPOSED IMAGERY



Sq. Ft. Signage: 31.50

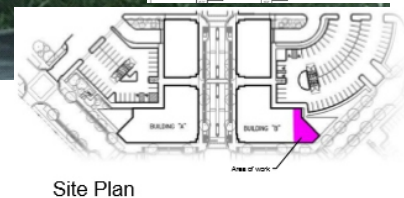
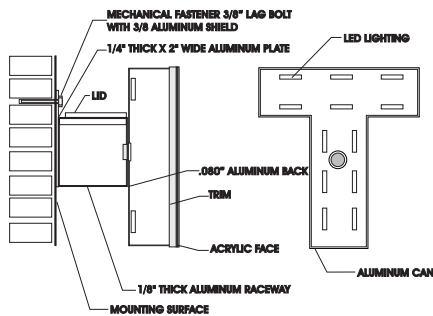
Drexel Town Square Restriction:
35.00 Sq. Ft.
25.20" Maximum Letter Height

SPECIFICATIONS

ILLUMINATED CHANNEL LETTERS ON RACEWAY

- Size:** As in drawing
- Trim:** 3/4" Gemtrim
- Trim Color:** Black
- Return Color:** Black
- Face Color:** White
- Vinyl Colors:** As Indicated
- Face:** 1/8" Acrylic
- Letter Interior:** Gloss White
- Raceway Size:** 7" x 4" 0.125" Extruded Aluminum
- Raceway Color:** To Match Fascia
- Illumination:** LED
- Mounting:** Hanging Bars Flush to Fascia

DETAIL



Owner/Landlord Approval _____

607 Ellis Rd Ste 51-A Durham, NC 27703 • (P) 919-552-8689 • (F) 919-557-1322



ILLUMINATED CHANNEL LETTERS ON RACEWAY

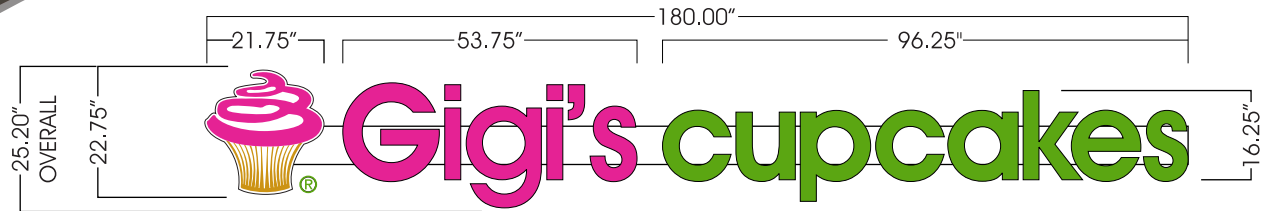
GIGI'S CUPCAKES

@ Drexel Town Square
Oak Creek, WI 53154

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PROOF - SOUTH



INITIAL LAYOUT:
August 11, 2016

- REVISIONS:
- I 083116
 - II 090616
 - III 090916
 - IV 091316
 - V -

IMPOSED IMAGERY



Sq. Ft. Signage:

31.50

Drexel Town Square Restriction:

35.00 Sq. Ft.

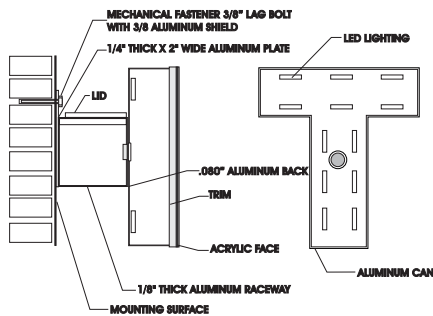
25.20" Maximum Letter Height

SPECIFICATIONS

ILLUMINATED CHANNEL LETTERS ON RACEWAY

- Size:**
As in drawing
- Trim:**
3/4" Gemtrim
- Trim Color:**
Black
- Return Color:**
Black
- Face Color:**
White
- Vinyl Colors:**
As Indicated
- Face:**
1/8" Acrylic
- Letter Interior:**
Gloss White
- Raceway Size:**
7" x 4" 0.125" Extruded Aluminum
- Raceway Color:**
To Match Fascia
- Illumination:**
LED
- Mounting:**
Hanging Bars Flush to Fascia

DETAIL



Owner/Landlord Approval _____

607 Ellis Rd Ste 51-A Durham, NC 27703 • (P) 919-552-8689 • (F) 919-557-1322



ILLUMINATED PROJECTING CABINET

GIGI'S CUPCAKES

@ Drexel Town Square
Oak Creek, WI 53154

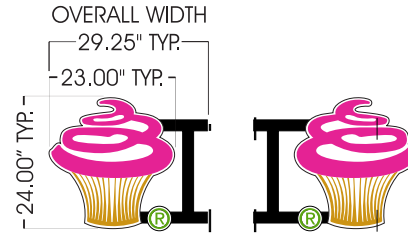


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(2) 4.00" x 4.00" Bracket Plate



PROOF - ENTRANCE

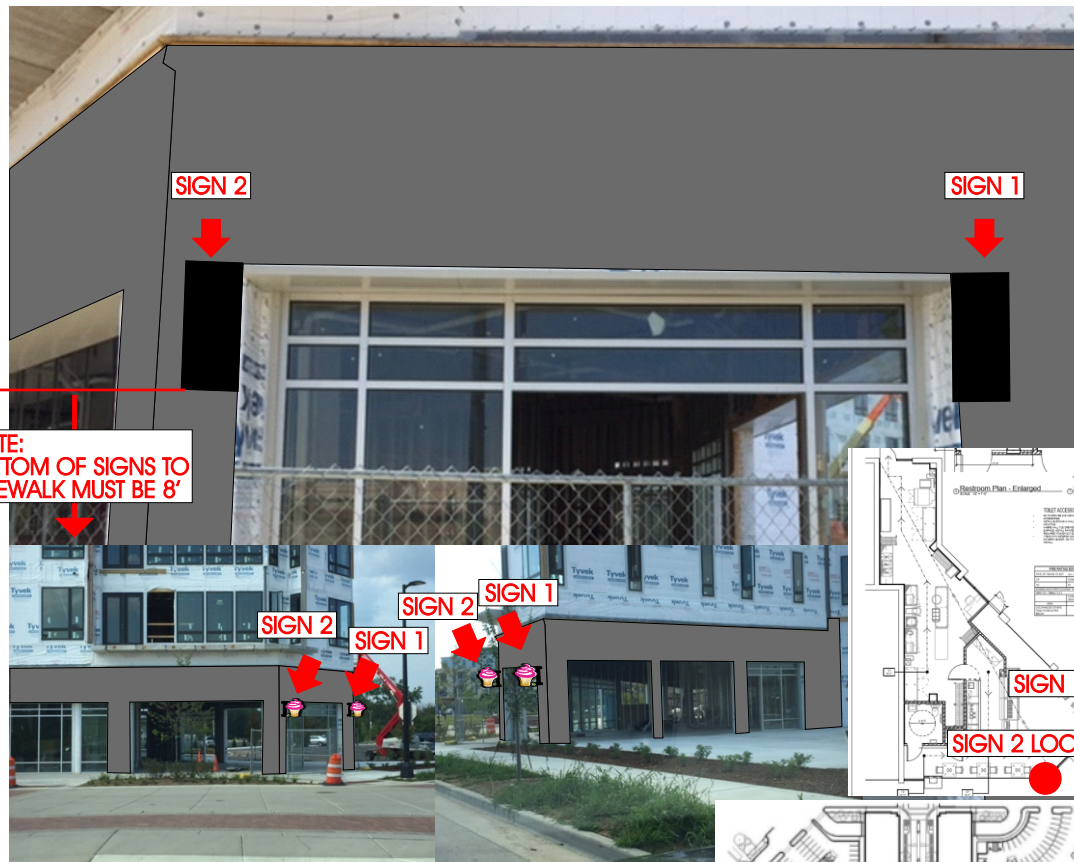


SIDE

SIGN 1

SIGN 2

IMPOSED IMAGERY



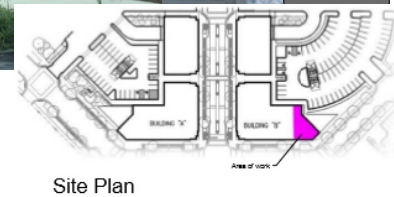
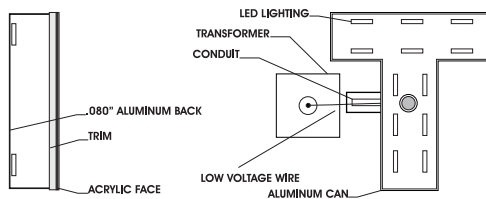
SPECIFICATIONS ILLUMINATED PROJECTING CABINET

- Quantity:** 2
- Size:** As in drawing
- Trim:** 3/4" Gemtrim
- Trim Color:** Black
- Return Color:** Black
- Face Color:** White
- Vinyl Colors:** As Indicated
- Face:** 1/8" Acrylic
- Letter Interior:** Gloss White
- Illumination:** LED
- Mounting:** Bracket - Flush to Fascia

Sq. Ft. Signage:
3.83 Each
Drexel Town Square Restriction:
25.20" Maximum Height
8' Clearance

NOTE:
BOTTOM OF SIGNS TO
SIDEWALK MUST BE 8'

DETAIL



Owner/Landlord Approval _____

607 Ellis Rd Ste 51-A Durham, NC 27703 • (P) 919-552-8689 • (F) 919-557-1322



Plan Commission Report

ITEM: 5d

DATE: October 11, 2016

PROJECT: Zoning Text Amendment – Outdoor Commercial Recreation in M-1 District

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that Municipal Code Sections 17.0317(c), 17.0317(f)(5), and 17.1402 be amended, as presented, to permit outdoor commercial recreation facilities in the M-1, Manufacturing District as a conditional use, after a public hearing.

Commentary: A request was submitted to consider allowing outdoor recreation facilities within the M-1, Manufacturing District. The applicant wishes to create an outdoor laser tag playfield on the properties located at 9000 and 9100 S. Nicholson Road. Currently, city code permits indoor commercial recreation facilities in the M-1, Manufacturing District, and commercial recreation in the B-4, Highway Business District, as conditional uses.

Staff is proposing multiple amendments to the code to allow outdoor recreation facilities as a conditional use in the M-1 District. In addition to permitting outdoor commercial recreation facilities as a conditional use in the M-1 District, staff is proposing to amend Section 17.0317(f) to include specific setbacks for this type of use. Lastly, Section 17.1402 would be amended to include the definition of outdoor commercial recreation.

It is difficult to list all the possible outdoor recreational uses, however, staff is proposing the following definition for outdoor commercial recreation:

Recreation, commercial outdoor – A recreational facility conducted for commercial purposes and outside of a building including uses such as athletic fields, miniature golf, outdoor skateboard park, laser tag field; swimming, bathing, wading, and other therapeutic facilities; tennis, handball, basketball courts, batting cages, and trampoline facilities, not including firing and archery ranges.

This definition would be added to Section 17.1402: Specific Words and Phrases.


To further regulate this type of use, staff is proposing adding new a subsection to Section 17.0317(f) which would establish setbacks for outdoor commercial recreation. Section 17.0317(f)(5) would state:

There shall be a side and rear setback for any outdoor commercial recreation structure or field of not less than fifteen (15) feet. If abutting a residential district, the side and rear setbacks shall not be less than thirty (30) feet and subject to Section 17.0205(d). Outdoor commercial recreation structures cannot exceed seventeen (17) feet in height.


By amending these sections of code, staff believes that it will provide an acceptable use that was not previously allowed in the M-1 District.

If the Plan Commission is comfortable with the proposed text amendments, the next step would be to recommend that the Common Council approve the text amendments to Section 17.0317(c): Conditional Uses, to include outdoor commercial recreation; to Section 17.0317(f)(5): Setbacks, to include there shall be a side and rear setback for any outdoor commercial recreation structure or field of not less than fifteen (15) feet. If abutting a residential district, the side and rear setbacks shall not be less than thirty (30) feet and subject to Section 17.0205(d). Outdoor commercial recreation structures cannot exceed seventeen (17) feet in height; to Section 17.1402: Specific Words and Phrases, to include the definition of outdoor commercial recreation as presented.

Prepared by:

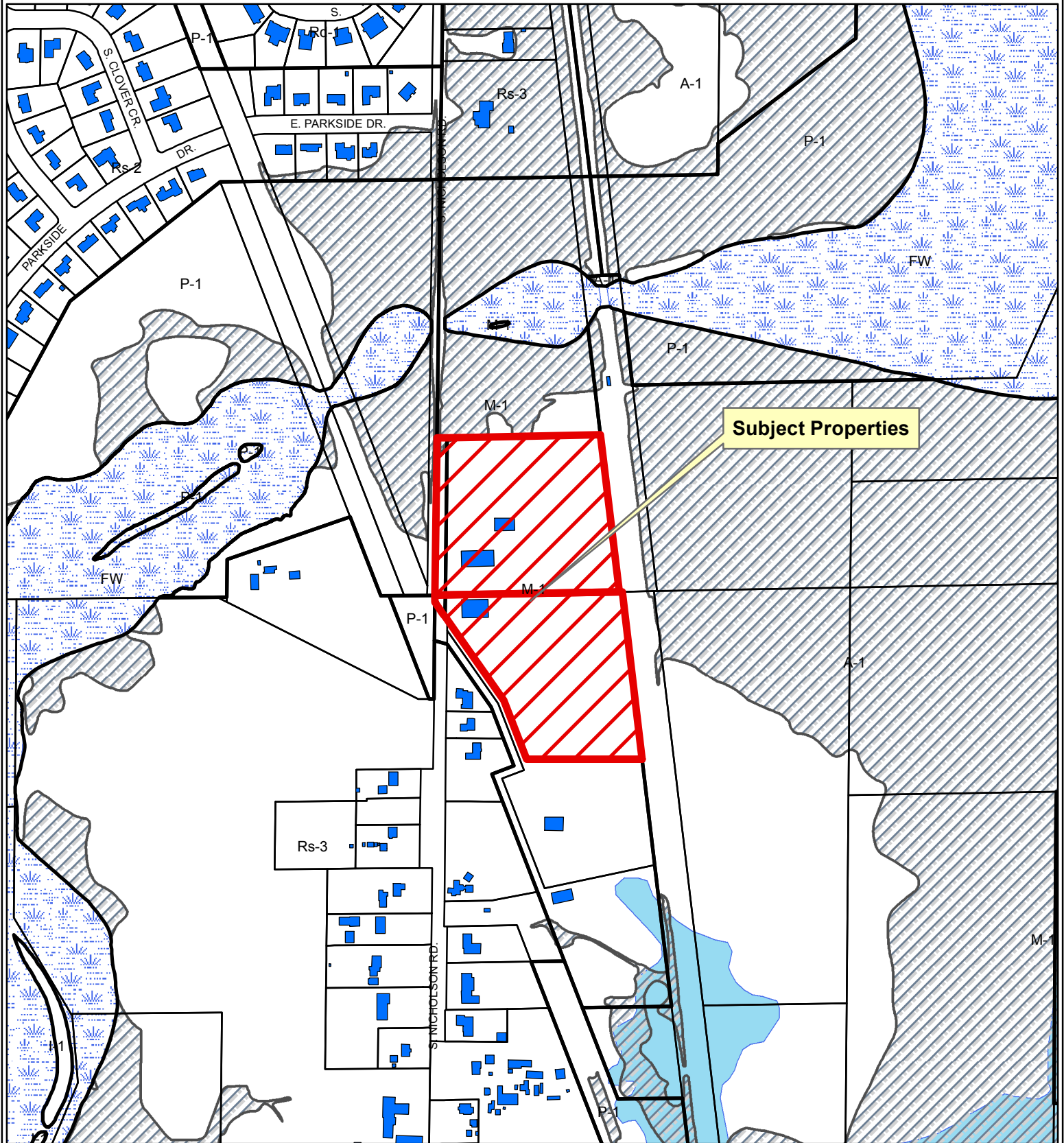

Peter Wagner
Zoning Administrator/Planner

Respectfully Submitted by:

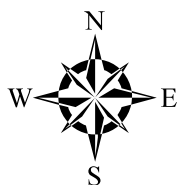

Douglas Seymour, AICP
Director of Community Development

Location Map

9000 & 9100 S. Nicholson Rd.



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



Legend	
	9000 & 9100 S. Nicholson Rd.
	Wetland
	Floodway
	Floodfringe

June 28, 2016

Laser Tag Pro
4260 S. 76th St. Ste L
Greenfield, WI 53220
414-234-0326

Zoning Text Amendment Application
Oak Creek Plan Commission

A. Applicant

Laser Tag Pro is an exciting and highly rated family entertainment business currently operating in Greenfield, WI. Our business Facebook pages have ratings of 4.8/5.0 (over 2,600 likes) and 5.0/5.0 (over 1,500 likes). Our Groupon customer recommendation rating is 98% and we have been featured as a “Best of Groupon” venue! Laser Tag Pro provides a first-class, mission-based laser tag experience that is fun for all ages.

B. Proposal

We are submitting this application for a Zoning Text Amendment to:

- add “Outdoor Commercial Recreation Facilities” to the list of Conditional Uses for M-1 zoned areas.

Our Phase 2 plans for development of an indoor/outdoor Family Entertainment Center in Oak Creek are depend upon the ability to provide outdoor recreational amenities for our customers. Transferring our operation to the new location, we envision the property as a premium indoor/outdoor family entertainment venue as well as the new headquarters for Laser Tag Pro.

C. Site Location

As of June 28, 2016, our offer to purchase 9000-9100 S. Nicholson Rd. has been accepted by the seller with a Licensing and Permitting Contingency for indoor/outdoor recreation. The site is divided into two parcels on S. Nicholson Rd., approximately ½ mile south of E. Puetz Rd.:

9000 S. Nicholson Rd. (M-1 Zoning) – Parcel Number: 8629991000

9100 S. Nicholson Rd. (M-1 Zoning) – Parcel Number: 8729994008

D. Purpose

Concurrent with this Zoning Text Amendment application to the Plan Commission, we have applied for a Conditional Use Permit (dated June 28, 2016) under provision (39) "Indoor commercial recreation facilities" of Conditional Uses for M-1 districts. Upon approval of a text amendment for outdoor recreation in M-1 areas, we intend to apply for a Conditional Use Amendment to give our venue both indoor and outdoor recreational privileges under the consent of Oak Creek city government. Obtaining the permit for indoor and outdoor use will satisfy the provisions of our purchase contingency for licenses and permitting.

Thank you for your consideration on this matter.