



## PLAN COMMISSION MEETING AGENDA

**TUESDAY, October 25, 2016  
AT 6:00 PM**

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- 1) ROLL CALL
- 2) Minutes of the October 11, 2016 meeting
- 3) Significant Common Council Actions - NONE
- 4) 6:00 PM SIGN APPEAL HEARINGS
  - a) Hold a public hearing on a proposed sign appeal for the property at 8081 S. Howell Ave. submitted by Cave Enterprises, LLC, that would allow one (1) 6-foot diameter round LED cabinet sign on the north elevation, one (1) 6-foot diameter round LED cabinet sign on the south elevation, and one 27.8 square-foot raceway-mounted channel letter sign on the north elevation (Tax Key No. 813-9022-000). Follow this item on Twitter **@OakCreekPC#OCPCBurgerKing.**
  - b) Hold a public hearing on a proposed sign appeal for the property at 7878 S. Main St. (tenant address: 7974 S. Main St.) submitted by Robert Hacker, Bauer Sign & Lighting Co., that would allow one (1) 7'6" x 2'7" vertical illuminated blade sign on the southwest corner of the building for the Pizza Man tenant space (Tax Key No. 813-9050-000). Follow this item on Twitter **@OakCreekPC#OCPCPizzaMan.**
- 5) NEW BUSINESS
  - a) SIGN APPEAL - Consider a request for a sign appeal for the property at 8081 S. Howell Ave. submitted by Cave Enterprises, LLC, that would allow one (1) 6-foot diameter round LED cabinet sign on the north elevation, one (1) 6-foot diameter round LED cabinet sign on the south elevation, and one 27.8 square-foot raceway-mounted channel letter sign on the north elevation (Tax Key No. 813-9022-000). Follow this item on Twitter **@OakCreekPC#OCPCBurgerKing.**
  - b) SIGN APPEAL - Consider a request for a sign appeal for the property at 7878 S. Main St. (tenant address: 7974 S. Main St.) submitted by Robert Hacker, Bauer Sign & Lighting Co., that would allow one (1) 7'6" x 2'7" vertical illuminated blade sign on the southwest corner of the building for the Pizza Man tenant space (Tax Key No. 813-9050-000). Follow this item on Twitter **@OakCreekPC#OCPCPizzaMan.**
  - c) SIGN PLAN REVIEW – Review a proposed sign plan submitted by Robert Hacker, Bauer Sign & Lighting Co., for the Performance Running Outfitters commercial tenant

portion of the building at 7978 S. Main St. (Tax Key No. 813-9050-000). Follow this item on Twitter **@OakCreekPC#OCPCPerfRunning**.

- d) CERTIFIED SURVEY MAP - Review a certified survey map submitted by Russell Legg, Aurora Health Care, combining the properties at 9444 & 9454 S. Howell Ave., and 200 & 228 E. Ryan Rd. (Tax Key Nos. 874-9995-000, 847-9000-001, 874-9994-001, 874-9993-001). Follow this item on Twitter **@OakCreekPC#OCPCAuroraCSM**.
- e) REZONE – Review a request by the City of Oak Creek to rezone portions of the properties at 9180 S. 5<sup>th</sup> Ave. and 4240 E. Ryan Rd. from A-1, Limited Agricultural, and Rm-1, Multifamily Residential, to P-1, Park District, EXCLUDING the LOD, Lakefront Overlay District (Tax Key Nos. 868-9996-002 and 868-9993-001). Follow this item on Twitter **@OakCreekPC#OCPCLakeVista**.
- f) PLAN COMMISSION PRESENTATION – Staff presentation of the final plans for Lake Vista Park.

## 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 6<sup>th</sup> 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 6<sup>th</sup> Street, during operating hours (7:30 am-4 pm weekdays).

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, OCTOBER 11, 2016

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

**Minutes of the September 27, 2016 meeting**

Commissioner Dickmann moved that the Plan Commission approve the minutes from the September 27, 2016 meeting with corrections to show that Commissioners Johnston and Correll were not present. Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Johnston, Mayor Scaffidi, Commissioner Correll, who abstained as they were not present at the September 27, 2016 meeting. Motion carried.

**PUBLIC HEARING  
SIGN APPEAL  
STARBUCKS  
HILTON DISPLAYS AND INNOVATIVE SIGNS, INC.  
600 W. DREXEL AVE.  
TAX KEY NO. 782-9052**

Zoning Administrator/Planner Pete Wagner read the public hearing notice and opened the hearing.

Mayor Scaffidi made first, second, third, and final calls for public comment. Seeing none, the public hearing was closed.

**SIGN APPEAL  
STARBUCKS  
HILTON DISPLAYS AND INNOVATIVE SIGNS, INC.  
600 W. DREXEL AVE.  
TAX KEY NO. 782-9052**

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal, which is variance request to allow one 13 square-foot digital pre-menu board next to the existing menu board on the north elevation.

Mayor Scaffidi stated he likes this menu board and the one at the Howell location works well. There are some nice features that the public can benefit from.

Commissioner Bukiewicz concurred with the Mayor.

Commissioner Dickmann concurred with the Mayor and Commissioner Bukiewicz. He asked if this item would still have to come before the Plan Commission even if it were part of the City's Code. Mr. Wagner responded that as part of a conditional use permit, the applicant is allowed a menu board sign in addition to the monument sign. Right now, the City does not allow a second menu board. If the second menu board is allowed as a permitted use, the Plan Commission/staff would have to determine the correct size of second menu boards going

forward. This hasn't been worked out yet on a city-wide basis because they haven't seen a lot of these signs yet. At this point, it is better to keep approval of these signs as a variance.

Commissioner Bukiewicz moved to grant a sign appeal for the property at 600 W. Drexel Ave., submitted by Maddie Keller, Hilton Displays for Starbucks, and Jaime Dieman, Innovative Sign, Inc. that would allow for a second 13 square-foot ground sign located next to the existing menu board (Tax Key No. 782-9052). Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW  
EMERALD ROW APARTMENTS  
7971 S. 6<sup>TH</sup> STREET  
TAX KEY NO. 813-9062**

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal for a 9'6" x 2'1" (19.8 square feet) ground sign located at the entrance of the apartment building. 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 depicted in the graphic.

Commissioner Siefert asked if this is a lit sign. Dan Schuman, Poblocki Sign Co., 922 S. 70<sup>th</sup> Street, West Allis, responded that there will be lighting in the base. The sign will be lit up through the base.

Commissioner Siefert asked if the materials will be similar to what is on the building. Mr. Schuman responded that this is a glass sign. The base is going to be installed by the general contractor; however, he believes the material will be similar to that of the building.

Commissioner Correll moved that the Plan Commission approve the sign plan for Emerald Row Apartments located at 7971 S. 6<sup>th</sup> Street. Alderman Guzikowski seconded. On roll call: all voted aye.

**SIGN PLAN REVIEW  
GIGI'S CUPCAKES  
7978 S. MAIN STREET  
TAX KEY NO. 813-9050**

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal for two (2) 24" x 29.25" cupcake-shaped blade signs on the corner elevation (entry façade), and two (2) wall signs of compliant dimensions on the north and south facades. The north is an entry façade, but the south elevation does not have an entry and will require a variance. The applicant is aware of the requirement.

Commissioner Carrillo asked what side of the building the entrance door is located on. Mr. Wagner stated there is one on the corner elevation and one on the north elevation facing Drexel Avenue.

Commissioner Correll stated he has no problems with the signs.

Commissioner Dickmann moved that the Plan Commission approve the two blade signs and one wall sign on the entry facades (corner and north elevations) for Gigi's Cupcakes located in the tenant space at 330 W. Town Square Way. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

**ZONING TEXT AMENDMENT  
OUTDOOR COMMERCIAL RECREATION IN M-1 DISTRICT  
MUNICIPAL CODE SECTIONS 17.0317(c), 17.0317(f)(5) and 17.1402**

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal to allow outdoor commercial recreation facilities as conditional uses in the M-1, Manufacturing District.

Mayor Scaffidi asked for confirmation of allowing this outdoor commercial recreational potential use in all M-1 Manufacturing districts still does not say that anyone can come in and do any of these uses in any of these districts. Mr. Wagner responded yes. For example, if someone came to OakView Business Park and wanted to put a baseball field complex, the City may say that is not a suitable location and can recommend against it. The City would work with the applicant, and, hopefully, they would come to the Plan Commission only after they have vetted it through staff for recommendation to the Plan Commission.

Mayor Scaffidi stated that specific to this site, there is a large outdoor area exclusive of the buildings. When they [the Applicants] came before Council, he had expressed reservations about some of the uses that they talked about being close to residential. He stated that given what staff has said and how this is laid out in the staff report, he believes this is a good tool for the Plan Commission and Council to be able to allow some of these uses in these districts. This is an economic development opportunity that the City is underserved in. Mayor Scaffidi continued by stating that the laser tag industry is very popular and is picking up. This would be a good use and match for that piece of land. He likes the fact that the City has control over the specifics because there are a lot of things to consider when it comes to neighborhoods abutting these kinds of developments. Mayor Scaffidi stated he does not have a problem with this use in an M-1 District.

Commissioner Dickmann asked where the 17-foot height restriction language came from, and whether the word "structures" pertains to just buildings. Mr. Wagner responded that right now a fence would be considered a structure. Mr. Wagner suggested replacing the word "structure" with "recreational buildings," which would not include the fencing (such as a batting cage) as a restriction. Mr. Wagner stated that the 17-foot requirement came from the City's current Code that accessory structures cannot exceed 17 feet. If someone wants to go above that, they are going to have to get a variance from the Board of Zoning Appeals to exceed that height.

Commissioner Correll stated that the amendment is needed because M-1 in most surrounding areas has a lot of these uses. The fact that the City can control what happens puts him in favor of the amendment. Commissioner Correll stated his concern that the City has allowed enough for height. As long as there is a means to come back to the City to look at an item specifically, it is fine. Mr. Wagner stated that the variance would go to the Board of Zoning Appeals and not the Plan Commission.

Mayor Scaffidi then questioned what the maximum height should be set at. Commissioner Correll stated the amendment should give a little bit more leeway. Mr. Wagner suggested changing the verbiage to "any accessory structures need to be reviewed by Plan Commission prior to building."

Commissioner Bukiewicz stated that this is another tool that is needed in an M-1, Manufacturing district, and that the City should not be restricting it to 17 feet. It should be left open to come back to Plan Commission.

Arden Degner, 8540 S. Pennsylvania Ave., stated his concern in putting all of this recreation in

districts that may abut a residential area without any consideration for fencing or berms to protect the residential neighborhood. He recognizes the fact that manufacturing districts have to be a couple hundred feet away from a residential district, but he is not sure about this.

Mr. Degner stated that the former City Planner identified an area from Puetz Road to Ryan Road on Pennsylvania Ave. to be manufacturing on the east side of the street. But there are residences in that area.

Mr. Wagner responded that there is an ordinance currently in place that requires a 20-foot buffer yard in addition to the 30-foot setback if there is any commercial or manufacturing that abuts a residential district. In this case, a total of 50 feet would separate the outdoor rec area from residential. That 20-foot buffer yard has to be sufficiently screened with plant materials, berms or other type of screening materials.

Mr. Degner asked if there is some protection for residences. Mr. Wagner responded that the language even includes that a minimum of a wall, or a fence shall not be less than 4 feet and no taller than 6 feet. This is in addition to what is being proposed in this amendment. The closest recreation field would be 50 feet, and there would be requirements for screening during all seasons. Mr. Wagner stated that if a use is proposed that is a loud, crowded type of thing, that would be a reason for the Plan Commission not to make a recommendation because it is not suitable even with the 50-foot buffer yard.

Alderman Guzikowski stated that this is a good compromise of the proposed changes. No matter what entity comes forward, this is well thought out. He also thinks that there is a missing opportunity of economic growth that the City could be getting by allowing these recreational uses in an M-1 district.

Joe McGeorge, 4260L S. 76<sup>th</sup> Street, Greenfield, stated that the definition as it stands is really well written, and they were thinking about doing this project in three phases. They want to make sure when the Code gets changed that it encompasses those things that they want to do in the future. They have the indoor that they are doing now that has already been approved. The next step will be to do an outdoor playfield, and then beyond that to make a more full indoor/outdoor recreational facility.

Mr. McGeorge asked if the definition could be expanded to include a few items. The point has already been made that the City has full control over this. Things like inflatables, rock climbing structures, zip line and rope courses, playground, adventure and obstacle courses, pedal cars, go karts, and even bumper cars are things that they may add in the future to the facility. They have a general plan for the Phase 3 and it kind of depends on how the property shapes up. When they come forward and apply for those things, it would not be anything beyond that.

Mayor Scaffidi stated that in the description it says "such as." Mr. Wagner stated that the way the definition is read it does not say "limited to the following." Mayor Scaffidi stated that the things the Applicant is bringing up would be more appropriate for a further discussion in the next phase.

Mr. Wagner stated that under the definition, the phrase "including uses such as: should be extended to add "but not limited to." That is common language when not encompassing every outdoor use that is out there in the language.

Commissioner Bukiewicz moved to propose an amendment to Section 17.0317 to allow outdoor commercial recreation as a conditional use in the M-1 district. Alderman Guzikowski seconded. Mr. Wagner proposed changing the motion to read "as amended as discussed." On roll call: all

voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:41 p.m.

ATTEST:

10/19/16

\_\_\_\_\_  
Douglas Seymour, Plan Commission Secretary

\_\_\_\_\_  
Date

DRAFT



# Plan Commission Report

ITEM: 4a & 5a  
DATE: October 25, 2016

**PROJECT:** Sign Appeal – Cave Enterprises LLC (Burger King)

**ADDRESS:** 8081 S. Howell Avenue

**TAX KEY NO:** 813-9022-000

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

**Ownership:** 8081 South Howell LLC

**Size:** 1.239 acres

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

**Adjacent Zoning:**  
North – B-4 CCU, Highway Business District, Conforming Conditional Use  
East – Rs-3, Single Family Residential District  
South – B-4, Highway Business District  
West – B-4, Highway Business 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(i)(1) which states any single or two-tenant space shall be permitted one wall sign per each street frontage, which would allow the installation of four wall signs on the building. One 6-foot diameter (28.27 square feet) wall sign on the east, north, and south elevations, and one 27.7 square-foot, channel letter sign on the north elevation of the property located at 8081 S. Howell Avenue.

The applicant has received a permit allowing for a 6-foot diameter button cabinet sign on the east elevation of the building as illustrated in your packet. The applicant is requesting to install two similar signs on the north and south elevations of the building. These signs will be internally illuminated with LEDs. These sign are in compliance with wall sign regulations. The applicant is also requesting a, "Home of the Whopper," channel letter sign to be installed on the north elevation of the building. This sign will be 27.7 square feet in area and, is in compliance with existing wall sign regulations.

The number of wall signs on buildings along Howell Avenue vary from one to four, sometimes more. Multi-tenant buildings have one wall sign per tenant space or if located on a corner tenant space, two wall signs. Buildings with four-sided architecture tend to have three or more wall signs, whereas, other buildings typically have two.

The Plan Commission can recommend approval of a sign variance allowing for the installation of three additional wall signs, one 6-foot diameter wall sign and one 27.7 square-foot channel letter wall sign on the north elevation of the building, and one 6-foot diameter wall sign on the south elevation of the building located at 8081 S. Howell Avenue.



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

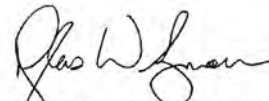
- a. There shall be no public harm and there shall be a public benefit.
- b. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
- c. The sign will not result in an undue concentration of signage which renders it difficult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

Prepared by:



Peter Wagner, AICP  
Zoning Administrator/Planner

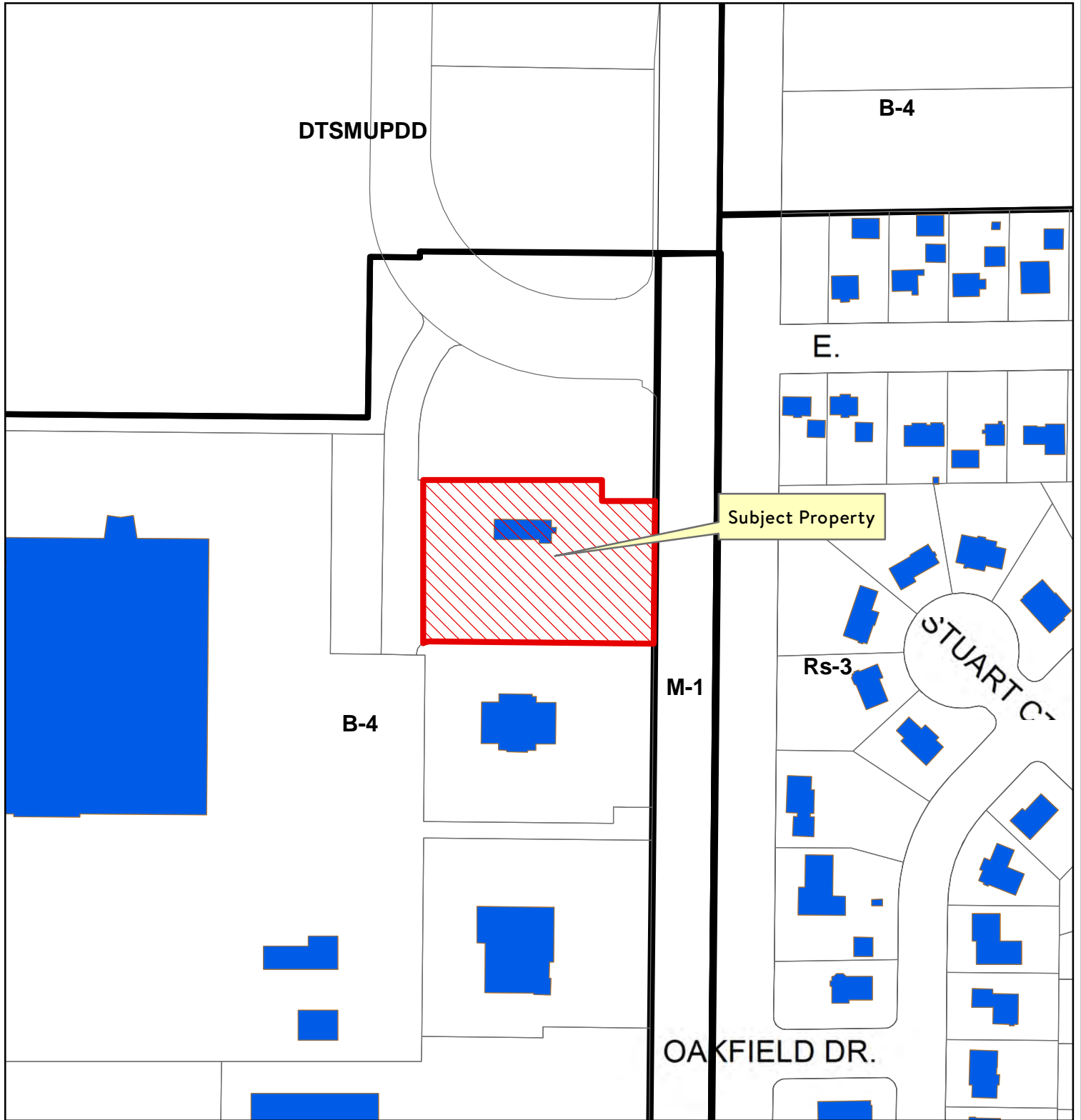
Respectfully Submitted by:



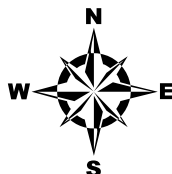
Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 8081 S. Howell Ave.



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



**Legend**

 8081 S. Howell Ave.

Publish October 6, 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 25, 2016

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

**Place:** Oak Creek City Hall  
**COMMON COUNCIL CHAMBERS**  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154

**Appellant:** Cave Enterprises LLC (Burger King)

**Tax Key No.** 813-9022

**Property location:** 8081 S. Howell Avenue

**To Request:** A variance from Section 17.0706(i)(1) which states any single or two tenant space shall be permitted on wall sign per street frontage.

If granted, the variance would allow Burger King to install a total of four (4) wall signs on the building. One 6-foot diameter wall sign on the east, north, and south elevations and one 16.01 square-foot, channel letter sign located on the on the north elevation of the property located at 8081 S. Howell Avenue.

**Zoning of Property:** B-4 CU, Highway Business District, Conditional Use

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

Dated this 29<sup>th</sup> 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, and 8040 South 6<sup>th</sup> 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.





D&L SIGNS, INC.  
 5307 Fuller Street  
 Schofield WI 54476

6'-0" WALL SIGN



- To match #3630-3410 Yellow
- To match #3630-2418 Red
- To match #3630-8066 Blue
- White

28.27 SF

SIGN: S/F INTERNALLY-ILLUMINATED CABINET

CUSTOMER APPROVAL

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / B / BURGER KING / 6' WALL SIGN.cdr



THIS IS AN ORIGINAL, UNREPRODUCED DRAWING. ANY REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF ENTERA SHALL BE AT THE REPRODUCER'S SOLE RISK. ENTERA SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING. THIS DRAWING IS THE PROPERTY OF ENTERA AND IS TO BE KEPT IN CONFIDENCE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENTERA.

CLIENT: BURGER KING

LOCATION: VARIOUS

DRAWN BY: JMH

SCALE: 1" = 1'-0"

DATE: 3.31.15

DWG. NO.: 6'-0" WALL SIGN

REV.1	xxxx
REV.2	xxxx
REV.3	xxxx
REV.4	xxxx

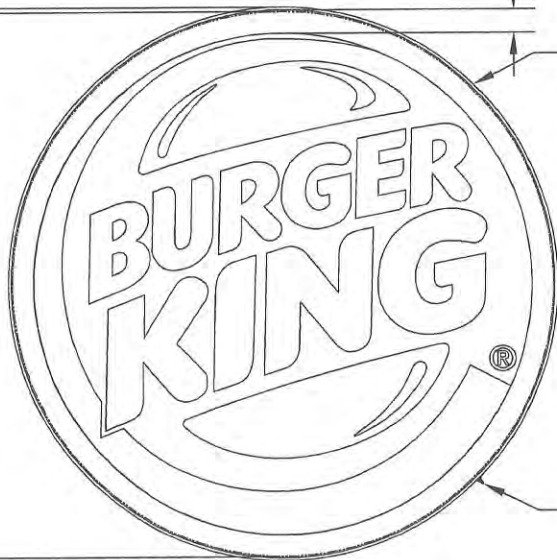
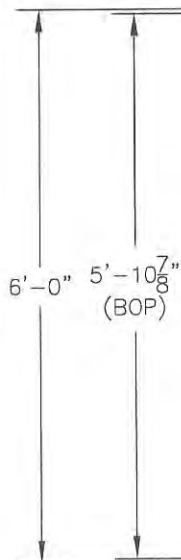
D&L SIGNS, INC.  
5307 Fuller Street  
Schofield WI 54476

REV | DATE | DESCRIPTION | BY



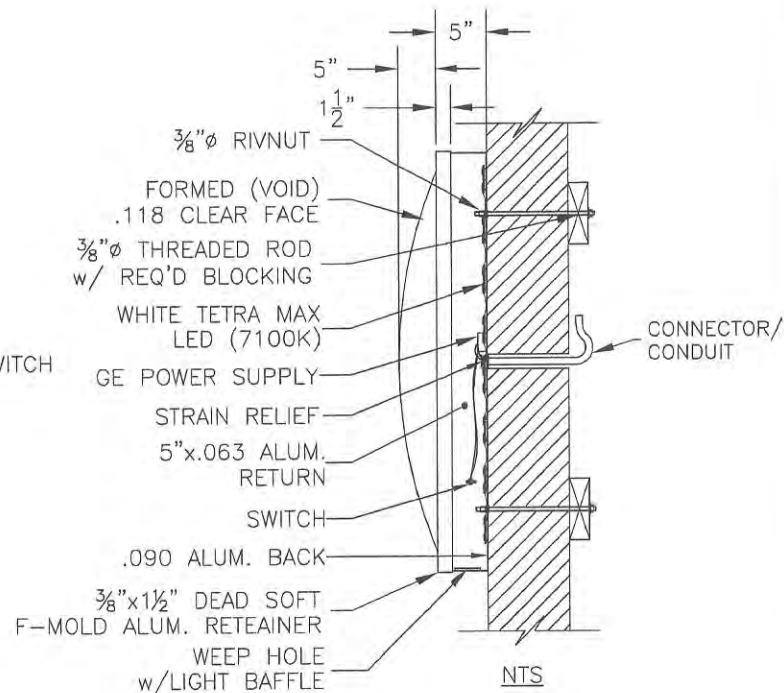
S-1.1L60  
6' LED Illuminated  
Single Face Wall Sign  
Revised 06/04/2012  
page 14 of 95

LOGO  
28.3 SQUARE FEET



3/8"x1 1/2" DEAD SOFT F-MOLD ALUM. RETAINER ATTACHED WITH (2) 1/8" POP-RIVETS LOCATED AT THE SEAM AT THE TOP OF THE CABINET AND GLUED EVERY OTHER FOOT WITH DEVCON PLASTIC WELDER 14320

SWITCH



COLOR NOTES:

- BACKS: .090 ALUM. w/ WHITE FINISH
- RETURNS/ RETAINER: 5"x.063 ALUM. (STAPLED & CAULKED)
- PRE-FINISHED BK SILVER/ WHITE
- FACE: FORMED (VOID) .118 CLEAR PCB
- BUN LOGO: 3630-125 YELLOW
- ACCENT RING: 3630-8703 BLUE
- COPY/ RTM: 3630-33 RED
- BKG'D/ BUN ACCENT: 3635-30 WHITE DIFFUSER
- ILLUMINATION: GE TETRA MAX (7100K)
- \*\*\*VINYL TO BE APPLIED 2nd SURFACE\*\*\*

ELECTRICAL NOTE-Actual # of circuits to be determined by a Licensed Electrical Contractor.  
TOTAL AMPS: 1.70  
# OF CKTS: 1 20 AMP(RECOMMENDED)  
VOLTS: 120  
ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161 COMPLIANT AND CARRY (U.L.) LABELS.

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".

BURGER KING® in the U.S. use the ® trademark symbol. The Burger King® trademark may not be registered in all countries. See "Legal Standards" for more information. For registration updates, please contact the legal department in Miami (305) 378-3000.



\*NOTE:  
INSTALL TOGGLE SWITCH TO OPERATE (ON/OFF) IN THE HORIZONTAL POSITION.



Copyrighted Document

This Drawing/Design illustrated is the Copyrighted Property of Burger King. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.

Project Information

BURGER KING  
Custom Exterior Signage Systems  
File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

Burger King requires that an  Approved drawing be obtained from the client prior to any production release or production release revision.

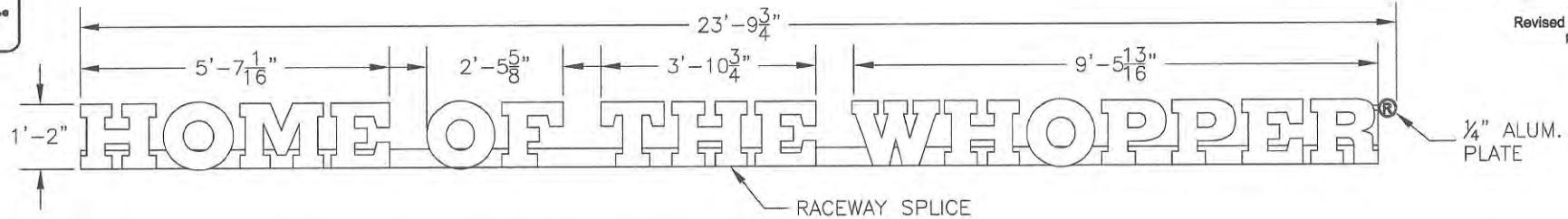
- Approved  
 Revise & Resubmit

Name \_\_\_\_\_  
Title \_\_\_\_\_ Date \_\_\_\_\_





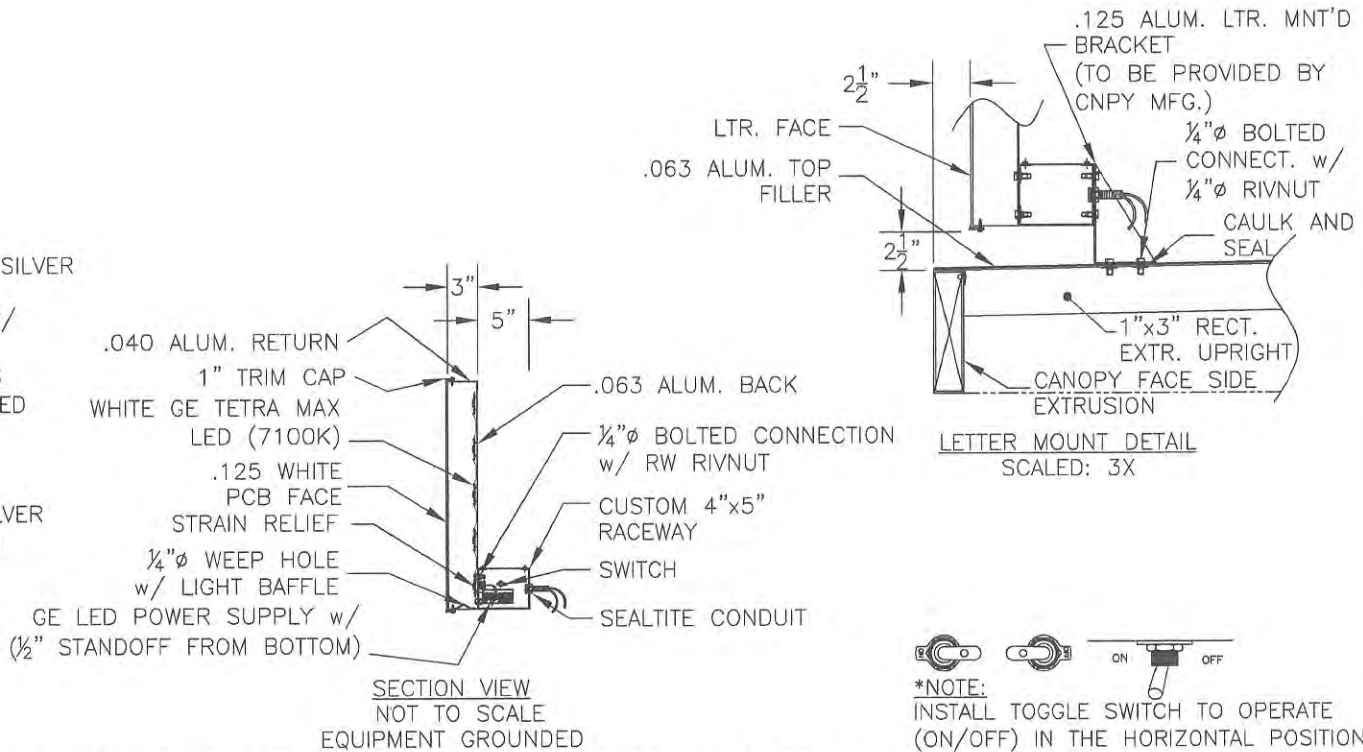
**S-3 "Home of the Whopper"**  
 Silver Day/Night Channel Letter  
 White LED  
 Revised 06/04/2012  
 page 29 of 95



**COLOR NOTES:**

- BACKS: .063 ALUM. PAINT BACKS BRUSHED ALUM. SILVER  
 PAINT INSIDE LEP WHITE
- RETURNS: 3"x.040 PAINTED BRUSHED ALUM. SILVER/  
 WHITE (STAPLE & CAULK)
- TRIM CAP: 1" SILVER JEWELITE TO MATCH RETURNS
- FACE: .125 7328 WHITE PCB w/ SILVER PERFORATED  
 DAY/NIGHT VINYL TO BE APPLIED 1st SURFACE
- RTM: 1/4" ALUM. PAINTED BRUSH ALUM. w/ 2793  
 RED VINYL COPY
- RACEWAY: .090 ALUM. PAINTED BRUSHED ALUM. SILVER
- ILLUMINATION: WHITE GE TETRA MAX LED'S (7100K)

**ELECTRICAL NOTE**—Actual # of circuits to be determined by a Licensed Electrical Contractor.  
 TOTAL AMPS: 1.70  
 # OF CKTS: 1 20 AMP(RECOMMENDED)  
 VOLTS: 120  
 ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161 COMPLIANT AND CARRY (U.L.) LABELS.



\*NOTE:  
 INSTALL TOGGLE SWITCH TO OPERATE (ON/OFF) IN THE HORIZONTAL POSITION.

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".  
 BURGER KING® in the U.S. use the ® trademark symbol. The Burger King® trademark may not be registered in all countries. See "Legal Standards" for more information. For registration updates, please contact the legal department in Miami (305) 378-3000.



<p>© Copyrighted Document          This Drawing/Design illustrated is the Copyrighted Property of Burger King. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.</p>	<p>Project Information          BURGER KING          Custom Exterior Signage Systems          File: Burger King Design Doc RPP#1 Design - Date: 12/6/2011</p>	<p>Client Review Status          Burger King requires that an <input checked="" type="checkbox"/> Approved drawing be obtained from the client prior to any production release or production release revision.</p>	<p><input type="checkbox"/> Approved  <input type="checkbox"/> Revise &amp; Resubmit</p>	<p>Name _____          Title _____          Date _____</p>
--	---	--	--	--

*D&L Signs, Inc.*  
5307 Fuller Street  
Weston, WI 54476  
715-359-8846

September 22, 2016

City of Oak Creek

Attn: Plan Commission

Re: Notice of Sign Appeal & Application for Review  
Variance for signage  
Burger King located at 8081 South Howell Ave.

To whom it my concern,

On behalf of Cave Enterprises who is owner of the subject Burger King that was previously a Sonic restaurant, I am requesting a sign variance for three signs.

The signs that I am requesting a variance are quantity two 6 foot diameter round LED illuminated wall signs on north and south elevations and quantity one "HOME OF THE WHOPPER" LED illuminated channel letter sign letters.

Attached are illustrations of proposed signs in place on building and construction drawings of signs.

Without the requested signage this Burger King would suffer financial hardship due to the limited signage and recognition of the restaurant for customers which could be cause for closure and loss of jobs in the community if there is not an adequate customer base.

Thank you for your consideration of this variance.

Regards,



Kirk Reimann  
President  
D&L Signs, Inc.





# Plan Commission Report

ITEM: 4b & 5b  
DATE: October 25, 2016

**PROJECT:** Sign Appeal – Robert Hacker (Pizza Man)

**ADDRESS:** 7978 S. Main St.

**TAX KEY NO:** 813-9050-000

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

**Ownership:** DTS Mixed Use, LLC, 2022 E North Ave., Ste. 300, Milwaukee, WI 53202

**Size:** 1.168 acres

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

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

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting a variance from Section 17.0334, part of the General Development Plan and Regulating Plan, which states that wall mounted solid flag signs cannot exceed 36” in width and 36” in height. If granted, the variance would allow the applicant to install one 7-foot, 6-inch tall by 26-inch wide, solid flag sign on the southwest corner of the entry facade of the tenant space located at 7974 S. Main Street.

The proposed blade sign will be an internally illuminated cabinet constructed of aluminum. It will be painted black with yellow lettering and include non-flashing yellow exposed bulbs. If approved, this will be the largest blade sign within the DTSMUPDD and will be required to meet the 8-foot clearance from grade. The location of the sign complies with the requirement that blade signs be located on entry facades.

The Plan Commission can recommend approval of a sign variance allowing for the installation of a, 7-foot, 6-inch tall by 2-foot, 2.5-inch, blade sign located on the corner of the tenant space located at 7974 S. Main Street.

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:

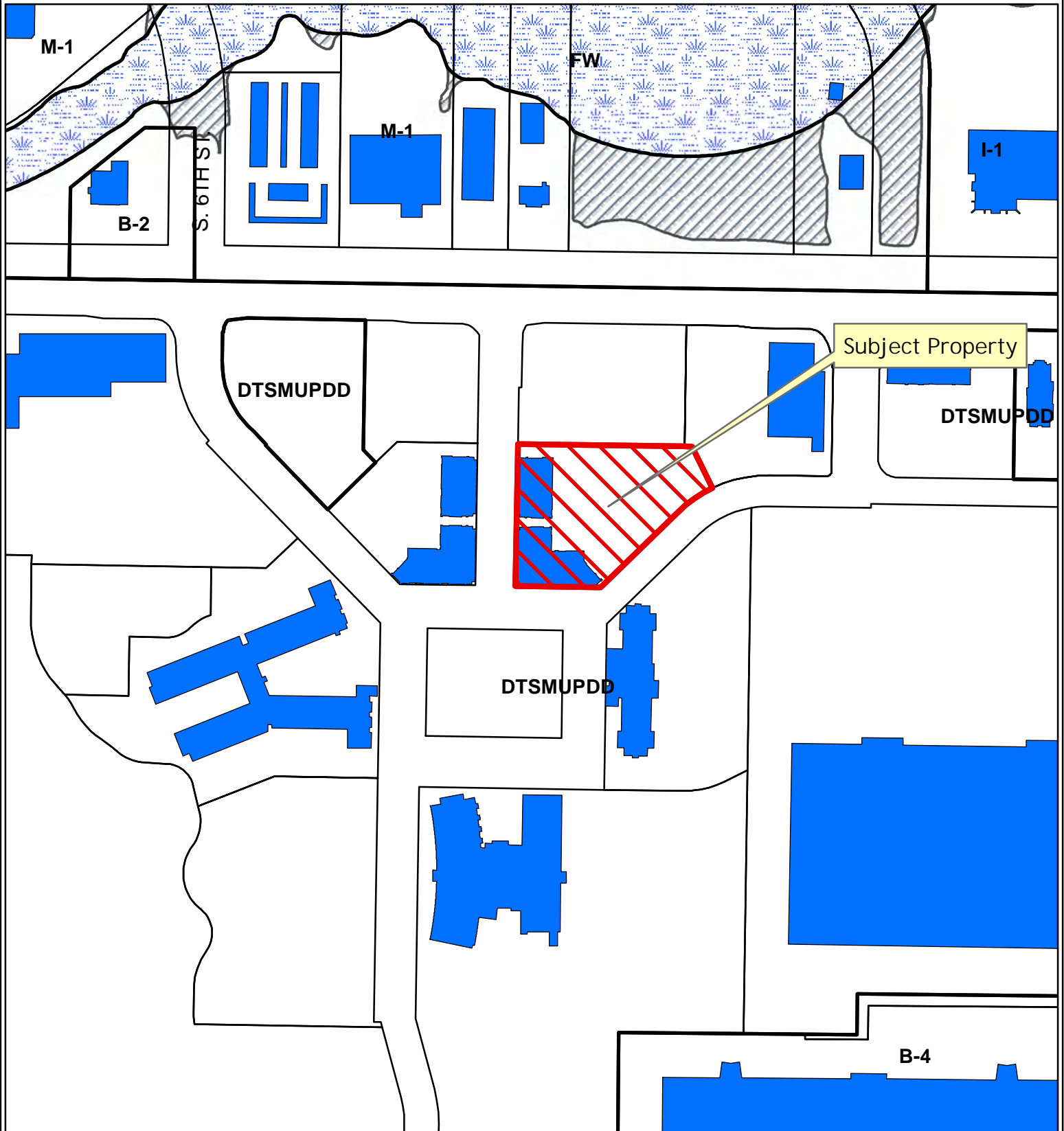
Peter Wagner, AICP  
Zoning Administrator/Planner

Respectfully Submitted by:

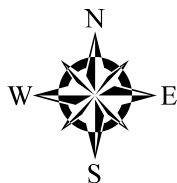
Douglas Seymour, AICP  
Director of Community Development

# Location Map

7974 S. Main St.



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



	7974 S. Main St.
	Floodway
	Floodfringe

Publish October 6, 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 25, 2016  
**Time:** 6:00 p.m.  
**Place:** Oak Creek City Hall  
**COMMON COUNCIL CHAMBERS**  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154  
**Appellant:** Robert Hacker (Pizza Man)  
**Tax Key No.** 813-9050  
**Property location:** 7978 S. Main Street  
**To Request:** A variance from Section 17.0334, part of the General Development Plan and Regulating Plan, which states that wall mounted solid flag signs cannot exceed 36" in width and 36" in height  
  
If granted, the variance would allow the applicant to install one 7-foot, 6-inch tall by 26-inch wide, solid flag sign on the southwest corner of the entry facade of the tenant space located at 7974 S. Main Street.  
**Zoning of Property:** DTSMUPDD, Drexel Town Square Mixed Use Development District

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

Dated this 29<sup>th</sup> 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, and 8040 South 6<sup>th</sup> 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.



2500 South 170th Street  
New Berlin, Wisconsin 53151  
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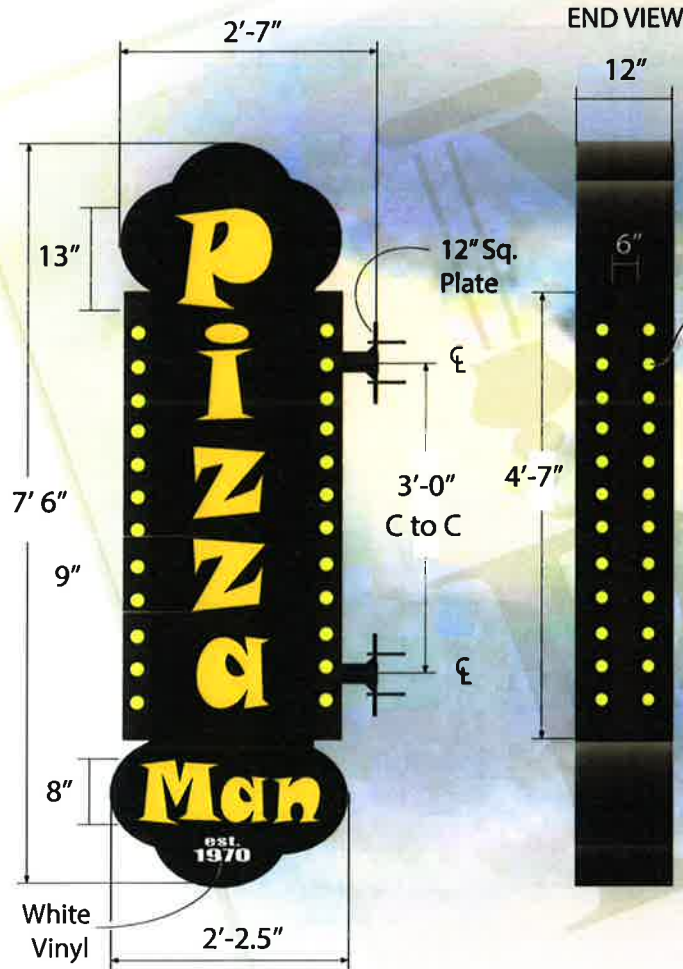
wire [bauersignusa.com](http://bauersignusa.com)  
voice 262.784.0500  
fax 262.784.6675

Award Winning  
Graphic Design



SAVED AS Pizza Man  
LOCATION Oak Creek Wi  
CLIENT  
SALES REP Bob Hacker  
DATE 21 June 16  
REVISION 22 June 16  
20 Sep 16  
23 Sep 16

DESIGNER Ryan Becht



1/2" scale

## Pizza Man OAK CREEK blade signage

### SPECIFICATIONS

#### FABRICATE AND INSTALL TWO SIDED, ILLUMINATED ROUTED BLADE SIGNAGE

- Internally illuminated cabinet built to UL specifications
- Quantity: One (1)
- Construction type: Aluminum
- Overall width of sign: 2' 7" / Overall height of sign: 7' 6"
- Cabinet depth: 12"
- Face type: Routed aluminum backed up w/ White plex w/ Sunflower film 3630-25
- Paint: Black & Medium Grey (satin finish)
- Mounting method: 4" square tubes w/ plates, gussets & anchor bolts
- Illuminated with LED as needed & exposed bulbs (NO FLASH)
- Primary electrical requirement: 120 Volt (installed within six feet of sign by others)
- Timer or photo-cell (installed by others)

#### FIELD SURVEY REQUIRED PRIOR TO FABRICATION

- SIGN PLACEMENT DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION.
- NOTE: SIGN TO BE MOUNTED ON CORNER OF BUILDING



CITY OF OAK CREEK

SEP 20 2016

RECEIVED

### FABRICATION

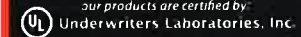
- CHANNEL LETTERS
- OPEN CHANNEL LETTERS
- REVERSE CHANNEL LETTERS
- NEON ACCENTS
- CABINET SIGN
- MONUMENT SIGN
- PYLON SIGN
- PYLON PANEL (S) ONLY
- PLATE LETTERS
- OTHER
- SINGLE SIDED  DOUBLE SIDED
- RACEWAY MOUNT
- FLUSH MOUNT
- INTERNALLY ILLUMINATED
- NON ILLUMINATED
- NEON  LED  LAMPS
- 120 V TRANSFORMERS
- 30 M.A.  60 M.A.
- 120 V ADVANCE BALLASTS
- COMPUTER CUT GRAPHICS
- DIGITALLY PRINTED GRAPHICS
- .125 ALUMINUM ROUTED FACE
- PLEX FACE
- PLEX BACKED
- FLEX FACE
- LEXAN FACE
- RETURN
- TRIMCAP
- RETAINERS
- MESSAGE CENTER
- BASE
- POLE COVER
- ADDRESS NUMBERS
- SPECIAL INFORMATION

APPROVAL / DATE

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples

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FINAL ELECTRICAL  
CONNECTION IS CLIENT'S  
RESPONSIBILITY



our products are certified by  
Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with Article 900 of the National Electrical Code and/or the appropriate local codes. This includes proper grounding and bonding of the sign. Sign shall bear correct UL Labels.





**Pizza Man**  
EST. 1970

CITY OF OAK CREEK

SEP 27 2016

RECEIVED





CITY OF OAK CREEK

SEP 27 2016

RECEIVED



# Plan Commission Report

ITEM: 5c  
DATE: October 25, 2016

**PROJECT:** Sign Plan Review – Robert Hacker, Bauer Sign & Lighting Co. (Performance Running Outfitters)

**ADDRESS:** 7978 S. Main St. (tenant address: 7956 S. Main St.)

**TAX KEY NO:** 813-9050-000

**STAFF RECOMMENDATION:** That the Plan Commission approves the sign plan submitted by Robert Hacker, Bauer Sign & Lighting Co., for the Performance Running Outfitters commercial tenant portion of the property at 7978 S. Main St. with the following conditions:

1. That all revised plans be submitted for review and approval by the Department of Community Development prior to the submission of sign permit applications.
2. That a permit application for the sign is submitted to the Inspection Department.

**Ownership:** DTS Mixed Use, LLC, 2022 E North Ave., Ste. 300, Milwaukee, WI 53202

**Size:** 1.168 acres

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

**Adjacent Zoning:**

- North – DTSMUPDD, Drexel Town Square Mixed Use Development District
- East – DTSMUPDD, Drexel Town Square Mixed Use Development District
- South – DTSMUPDD, Drexel Town Square Mixed Use Development District
- West – DTSMUPDD, Drexel Town Square Mixed Use Development District

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting approval for one (1) sign for the Performance Running Outfitters tenant space at 7978 S. Main St. (tenant address – 7956 S. Main St.). Signs are subject to review under Sections 17.0701 - 17.0715 of the Municipal Code and the DTSMUPDD General Development Plan and Regulating Plan (“the Plan”).

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

- One primary sign per entry facade per tenant.
- 1 - 2 flag signs per entry facade (max. size fabric = 10’, max. size solid = 36” x 36”).
- 1 eye-level sign / graphic per 12 linear feet of entry facade.
- Maximum height of primary signage = 15% of retail floor height.

One (1) two-sided, circular cabinet sign measuring 2’1” tall x 2’1” wide (excluding bracket) is proposed on the west elevation just south of the tenant entrance. The face will be routed aluminum, painted white, with white Plexiglas. Black vinyl overlays provide the copy and logo graphics, which will be internally lit.

This sign is considered a blade sign per the DTSMUPDD, the dimensions and location for which are in compliance. Blade signs must be mounted at least 8 feet from grade, and this requirement should be included on the plans when submitted with permit applications.

No other signs are proposed at this time. All future signs, including any proposed window decals/signs, will require additional Plan Commission review.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

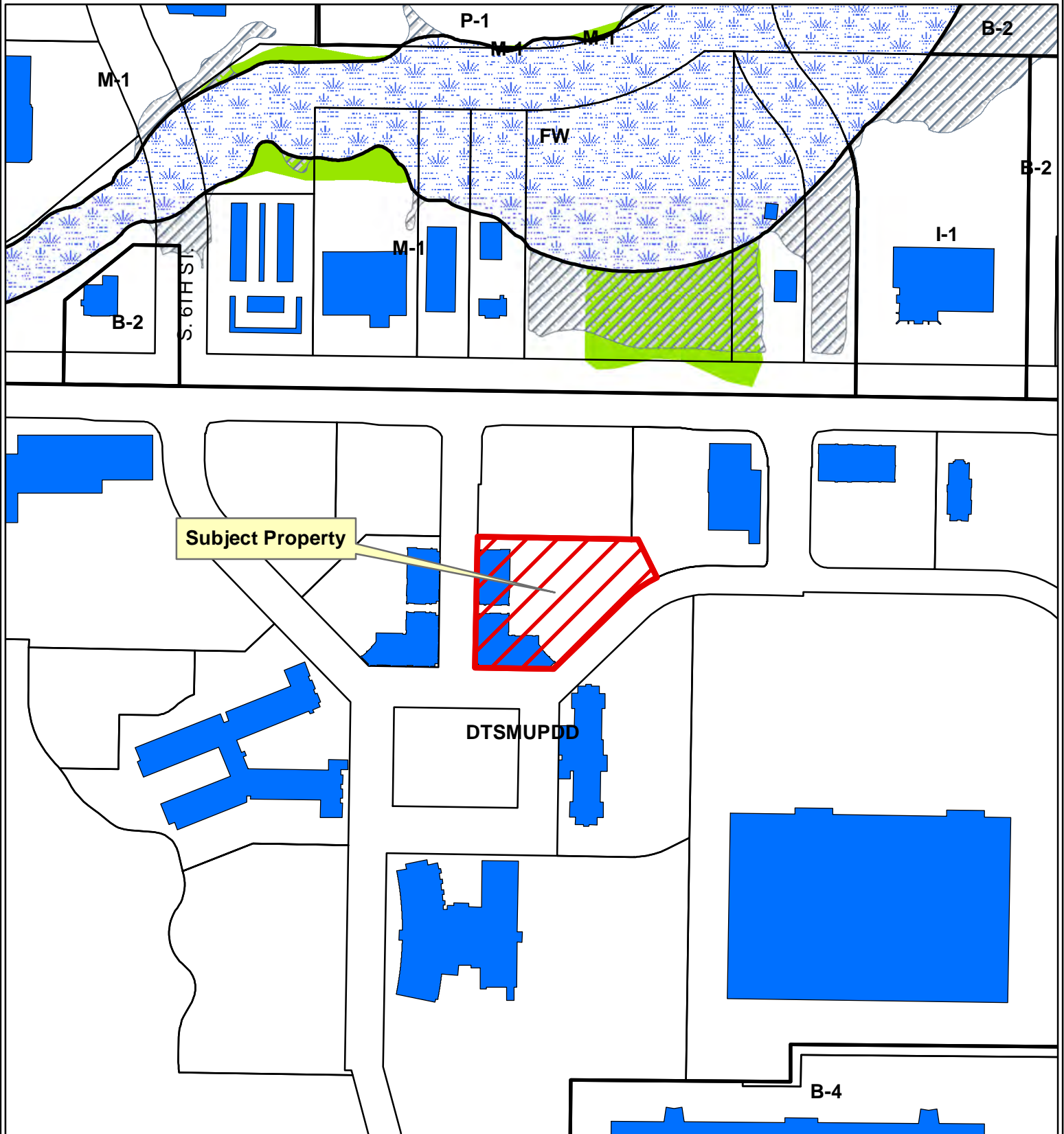


Douglas Seymour, AICP  
Director of Community Development



# Location Map

7956 S. Main St.

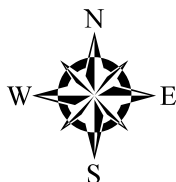






*This map is not a survey of the actual boundary of any property this map depicts.*



**OAKCREEK**  
— WISCONSIN —

*Department of Community Development*



	7956 S. Main St.
	Floodway
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)



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New Berlin, Wisconsin 53151  
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fax 262.784.6675

Award Winning  
Graphic Design



SAVED AS Running Outfitters  
LOCATION Oak Creek Wi  
SALES REP Bob Hacker  
DATE 28 July 16  
REVISION 29 Sep 16

### SPECIFICATIONS

FABRICATE AND INSTALL 2 SIDED INTERNALLY ILLUMINATED , ROUTED FACE BLADE SIGNAGE

- **CABINET** TO BE HAND BUILT ALUMINUM WITH 1" RETAINERS PAINTED BLACK
- **FACES** TO BE .125 ROUTED ALUMINUM PAINTED WHITE
- **FACES BACKED** WITH WHITE PLEXIGLASS
- **GRAPHICS** TO BE SHEETED WITH BLACK PERFORATED VINYL OVERLAYS
- **ILLUMINATED** WITH WHITE LEDs
- **POWERED** WITH 120 VOLT ADVANCE POWER SUPPLIES
- **MOUNTING BRACKET** TO HAND BUILT ALUMINUM PAINTED BLACK
- **INSTALLED** TO FACADE BY 2" ALUMINUM TUBING WELDED TO 1/4" STEEL PLATE, ALL PAINTED BLACK

**Performance Running Outfitters**  
*routed face* blade signage



Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples

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**FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY**

our products are certified by:  
 Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with Article 600 of the National Electrical Code and / or the applicable local codes. This includes proper grounding and bonding of the sign. Sign shall bear correct UL Labels.

APPROVAL / DATE



LOCATION

2 HOUR PARKING  
8AM - 6PM  
7M - SAT

CITY OF OAK CREEK

SEP 27 2016



# Plan Commission Report

ITEM: 5d

DATE: October 25, 2016

**PROJECT:** Certified Survey Map – Russell Legg, Aurora Health Care

**ADDRESSES:** 200 & 228 E. Ryan Rd. and 9444 & 9454 S. Howell Ave.

**TAX KEY NOS:** 874-9994-001, 874-9993-001, 874-9995, 874-9000-001

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Russell Legg, Aurora Health Care for the properties at 200 & 228 E. Ryan Rd. and 9444 & 9454 S. Howell Ave. be approved, with the following conditions:

1. That all easements are shown and clearly labeled on the map prior to recording.
2. 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.

**Ownership:** Aurora Medical Group, P.O. Box 341880, Milwaukee, WI 53215

**Size:** 4.7170 ac (combined)

**Existing Zoning:** B-4, Highway Business

**Adjacent Zoning:** North – Rs-3, Single Family Residential  
East – Rs-3, Single Family Residential  
South – B-4, Highway Business; B-4 (CCU), Highway Business  
West – B-4 (CU), Highway Business

**Comprehensive Plan:** Planned Business.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting approval of a Certified Survey Map (CSM) for the properties at 200 & 228 E. Ryan Rd. and 9444 & 9454 S. Howell Ave. The proposal is to combine the four (4) parcels into one in anticipation of remodeling the existing building and parking lot for an Aurora health clinic. Site and landscape plans have been submitted for Plan Commission review at an upcoming meeting. Comments from the Water and Sewer Utility regarding abandonment of unused laterals and the requirement for a 10-foot sanitary sewer easement along the proposed west property line per the design manual have been provided to the Applicant's consultant.

Prepared by:

Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

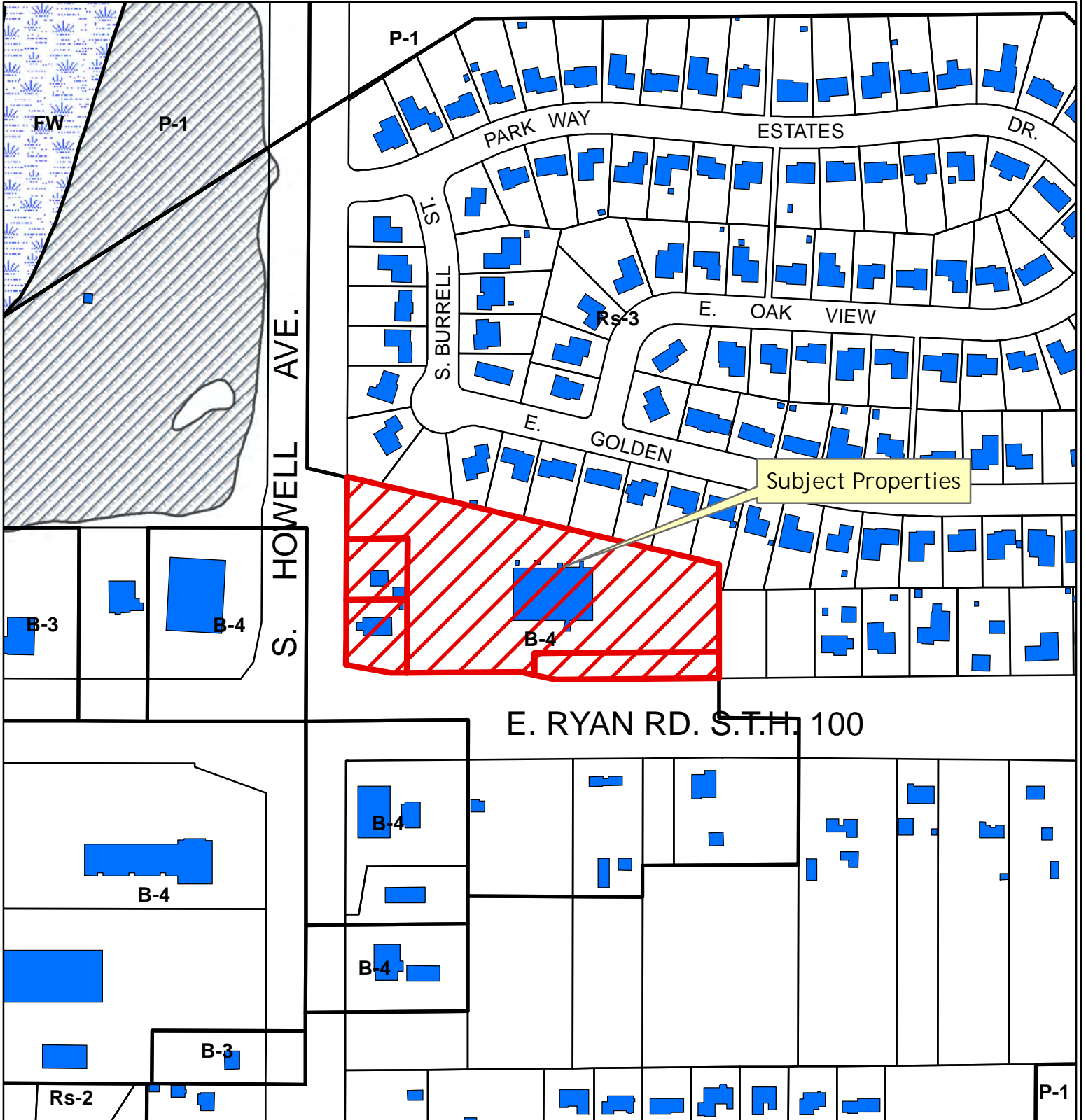
Douglas Seymour, AICP  
Director of Community Development



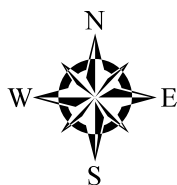
# Location Map




9444, 9454 S. Howell Ave.

200, 228 E. Ryan Rd.



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

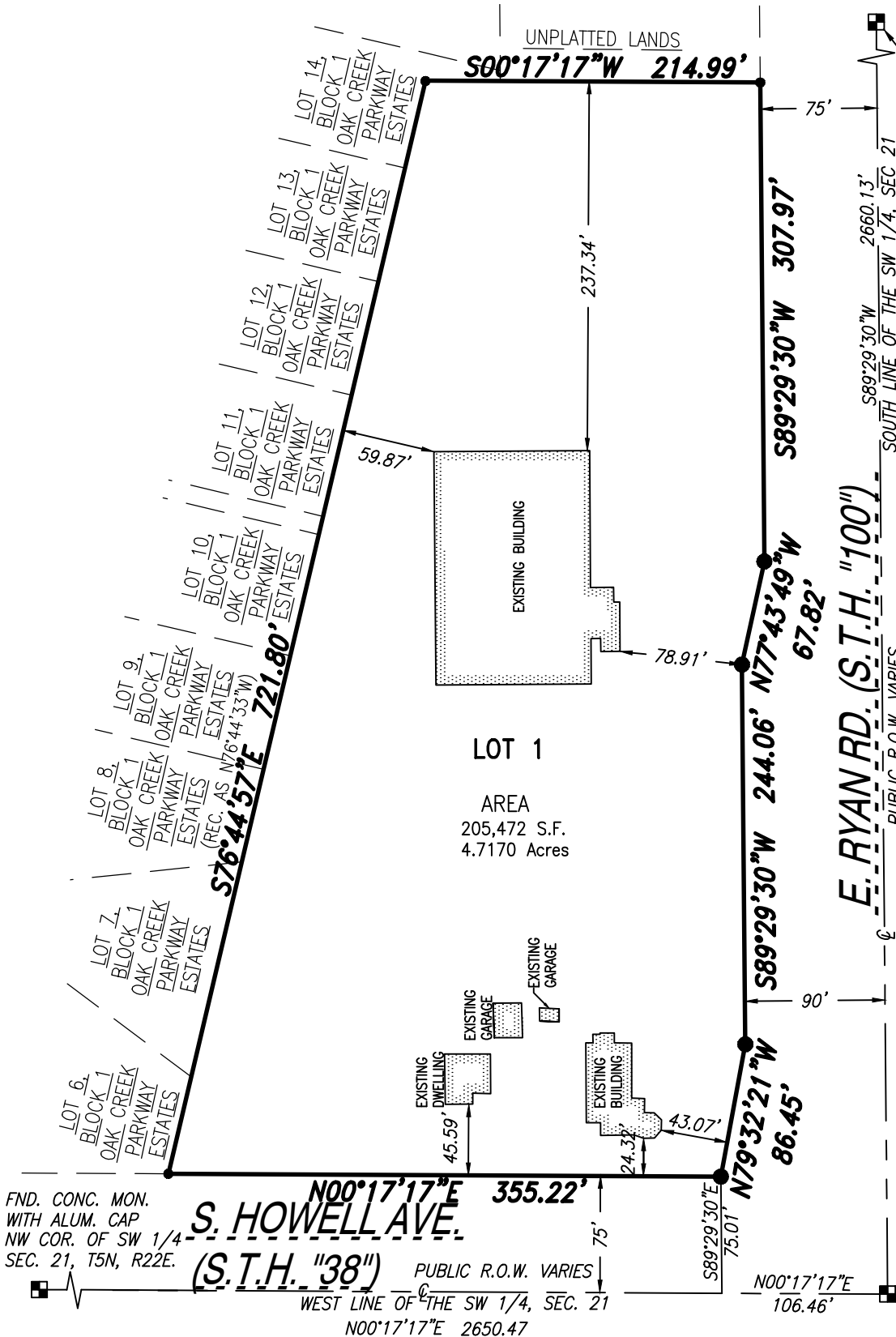


-  Subject Parcels
-  Floodway
-  Floodfringe

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

A division of Lot 1 Certified Survey Map No. 80, Lot 1 Certified Survey Map No. 81 and lands located in the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 5 North Range 22 East, in the City of Oak Creek, County of Milwaukee, Wisconsin.

Owner/Subdivider : Aurora Medical Group, Inc.  
750 W. Virginia Street  
Milwaukee, WI 53234



FND. CONC. MON.  
WITH ALUM. CAP  
SE COR. OF SW 1/4  
SEC. 21, T5N, R22E.

## LEGEND

- Indicates found 3/4" iron rod.
- Indicates found 1" iron pipe.
- Indicates found section corner

### GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.

Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the West line of the Southwest 1/4 of Section 21, Town 5 North, Range 22 East, bears N00°17'17" E.

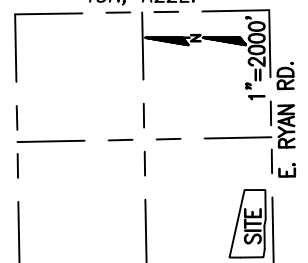
**CHAPUT LAND SURVEYS LLC**

234 W. FLORIDA STREET  
MILWAUKEE, WI 53204  
414-224-8068  
www.chaputlandsurveys.com

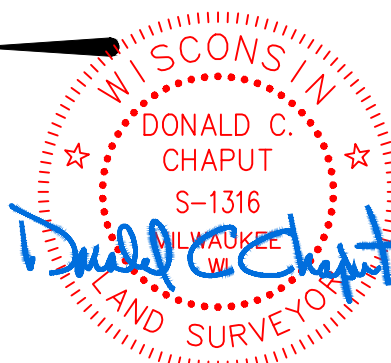
This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

### VICINITY MAP

SW 1/4 SEC. 21  
T5N, R22E.



S. HOWELL AVE.  
Date: September 21, 2016  
Drawing No. 2178-dmb  
SHEET 1 OF 4 SHEETS





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

A division of Lot 1 Certified Survey Map No. 80, Lot 1 Certified Survey Map No. 81 and lands located in the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 5 North Range 22 East, in the City of Oak Creek, County of Milwaukee, Wisconsin.

## CORPORATE OWNER'S CERTIFICATE

Aurora Medical Group, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 14 of the City of Oak Creek Code of Ordinances.

Aurora Medical Group, Inc., does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of Oak Creek

In Witness Where of, the Aurora Medical Group, Inc., has caused these presents to be signed by Michael Connor, its Vice President, facilities; this day of \_\_\_\_\_, 2016.

In the presence of:

\_\_\_\_\_  
*Aurora Medical Group, Inc.*

\_\_\_\_\_  
(Witness)

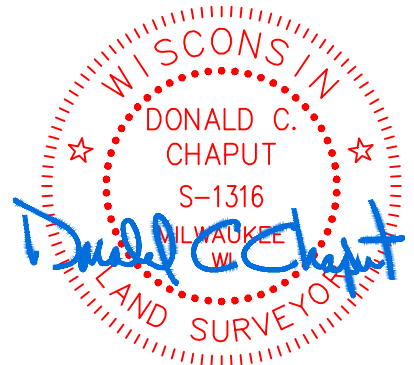
\_\_\_\_\_  
Michael Connor, Vice President, facilities

STATE OF WISCONSIN)  
): SS  
MILWAUKEE COUNTY)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2016, Michael Connor, Vice President, facilities, of the above named corporation, to me known as the persons who executed the foregoing instrument, and to me known to be the Vice President, facilities, of the corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the corporation, by its authority.

(Notary Seal)

\_\_\_\_\_  
Notary Public State of Wisconsin  
My commission expires,  
My commission is permanent.









# Plan Commission Report

ITEM: 5e  
DATE: October 25, 2016

**PROJECT:** Rezone – City of Oak Creek  
**ADDRESSES:** 9180 S. 5<sup>th</sup> Ave. and 4240 E. Ryan Rd. (portions)  
**TAX KEY NOS:** 868-9996-002 & 868-9993-001

**STAFF RECOMMENDATION:** That the Plan Commission recommends that the Common Council approves the rezoning of portions of the properties at 9180 S. 5<sup>th</sup> Ave. and 4240 E. Ryan Rd. from A-1, Limited Agricultural, and Rm-1, Multifamily Residential, to P-1, Park District, EXCLUDING the LOD, Lakefront Overlay District, after a public hearing.

**Ownership:** City of Oak Creek

**Size:** Approximately 50 acres (zoning district only)

**Existing Zoning:** A-1, Limited Agricultural; Rm-1, Multifamily Residential; LOD, Lakefront Overlay District

**Adjacent Zoning:** North – I-1, Institutional; LOD, Lakefront Overlay District  
East – Lake Michigan  
South – P-1, Park District; LOD, Lakefront Overlay District  
West – B-4, Highway Business

**Comprehensive Plan:** Mixed Residential.

**Wetlands:** N/A.

**Floodplain:** Yes, flood fringe along shoreline (see map).

**Official Map:** N/A.

**Commentary:** The City of Oak Creek is requesting that portions of the properties at 9180 S. 5<sup>th</sup> Ave. and 4240 E. Ryan Rd. are rezoned to P-1, Park District, in recognition of the Lake Vista Park project recently approved by the Common Council. The proposed district boundary excludes changes to the existing overlay district, and is intended to include all elements of the park. Areas not included in the proposed district boundaries may become available for private development and require rezoning in the future, with one exception. Included with this staff report is a map depicting a drainage way that stretches from just south of the bird blinds southwest to the south property line. This is a sensitive area that is required to be protected and cannot be developed. Staff is currently researching the appropriate zoning designation for this area, and will return to the Plan Commission with a proposal at a later date.

A staff presentation of the final Lake Vista Park plans will follow this agenda item.

Prepared by:

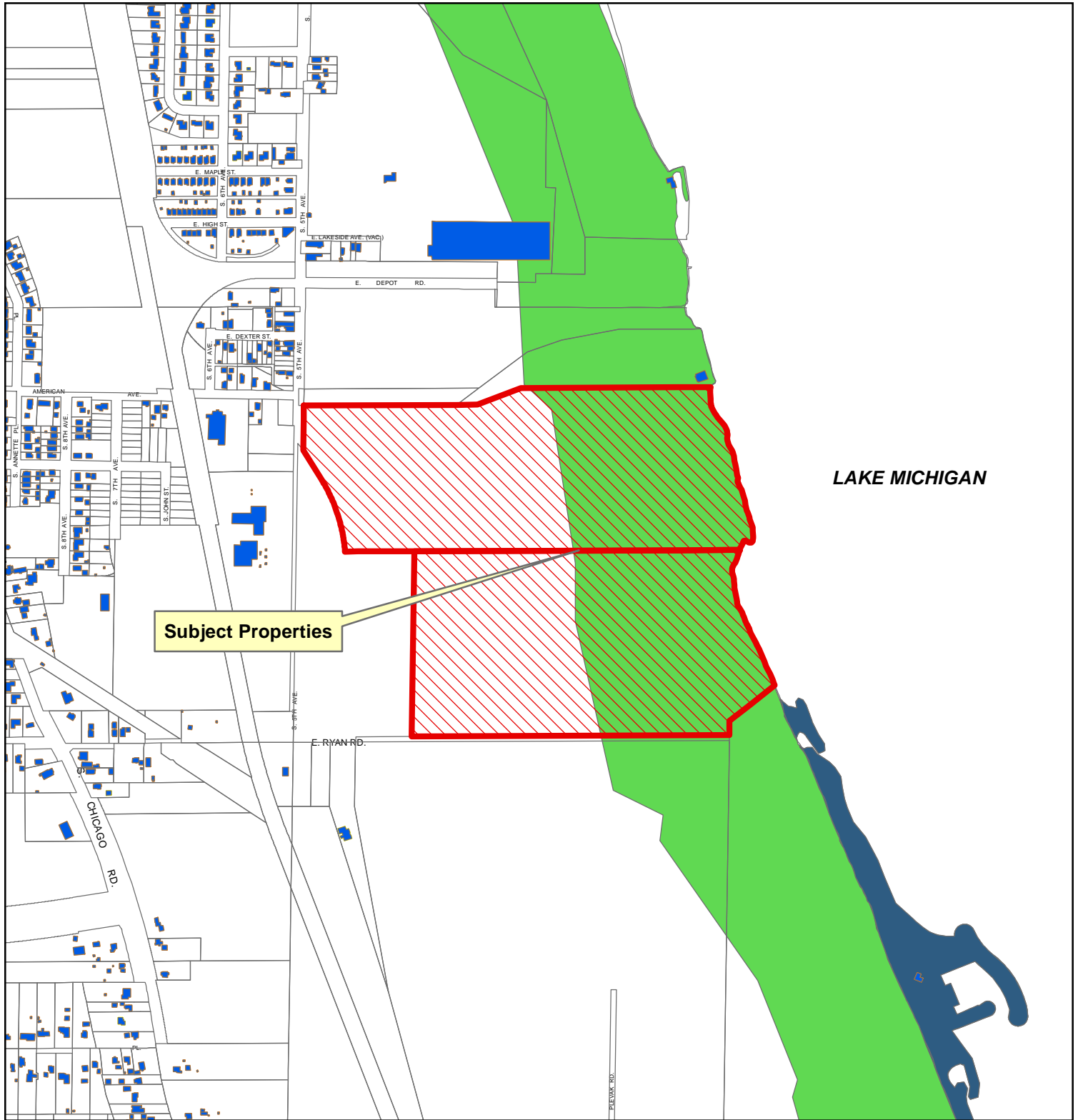
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

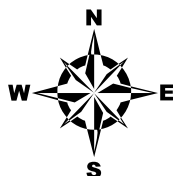
## 9180 S. 5th Ave. & 4240 E. Ryan Rd.




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









Department of Community Development



**Legend**

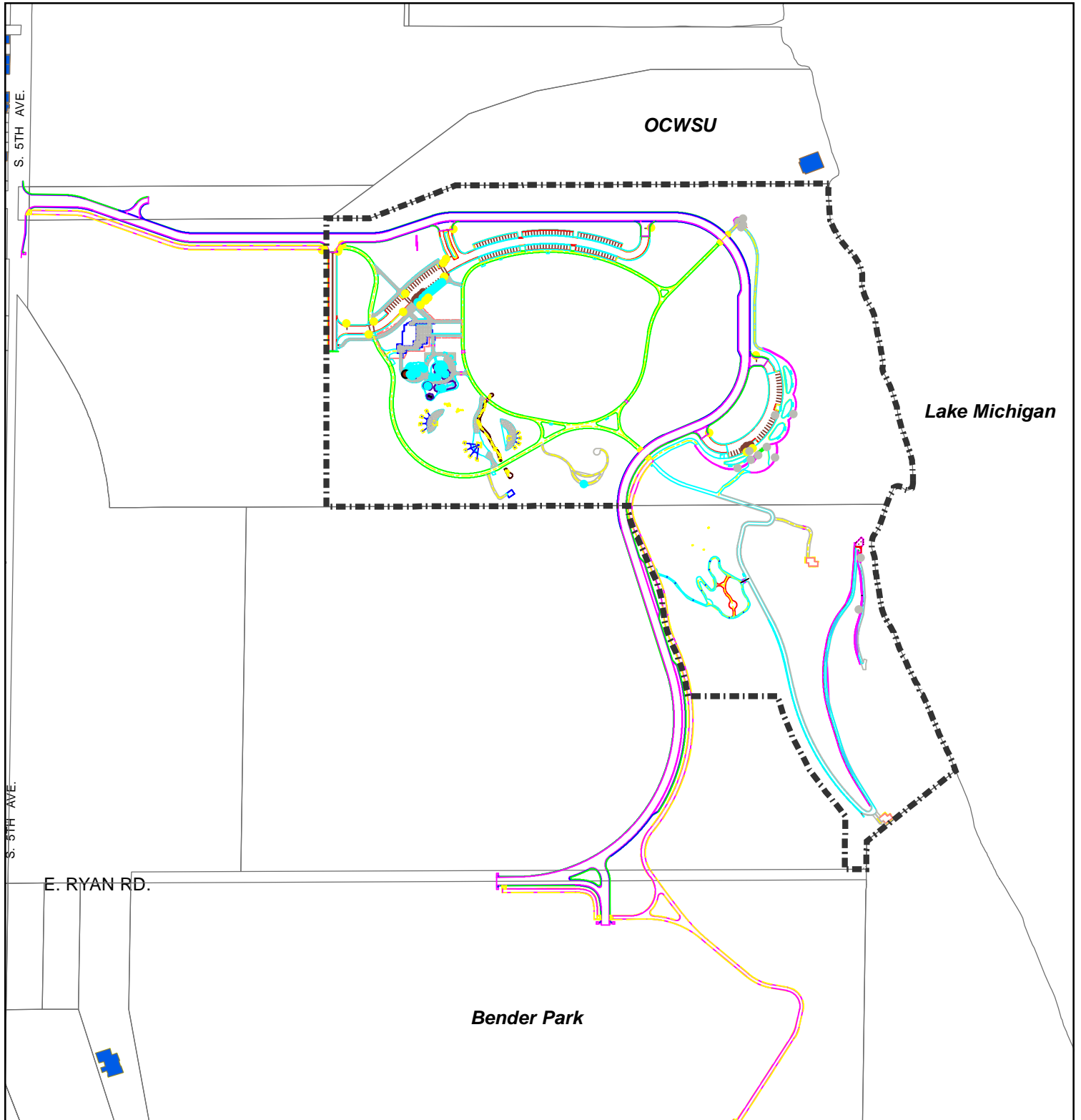
 9180 S. 5th Ave. & 4240 E. Ryan Rd.

**Zoning Overlays**

-  C-1-Shoreland Wetland
-  FF-Flood Fringe
-  Lakefront Overlay
-  NO-Mixed Use Neighborhood
-  OO-Mixed Use Office
-  RR-Regional Retail

# Location Map

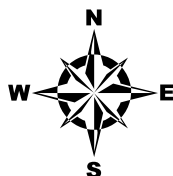
## Potential Lake Vista Park Rezoning Boundary



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



Department of Community Development



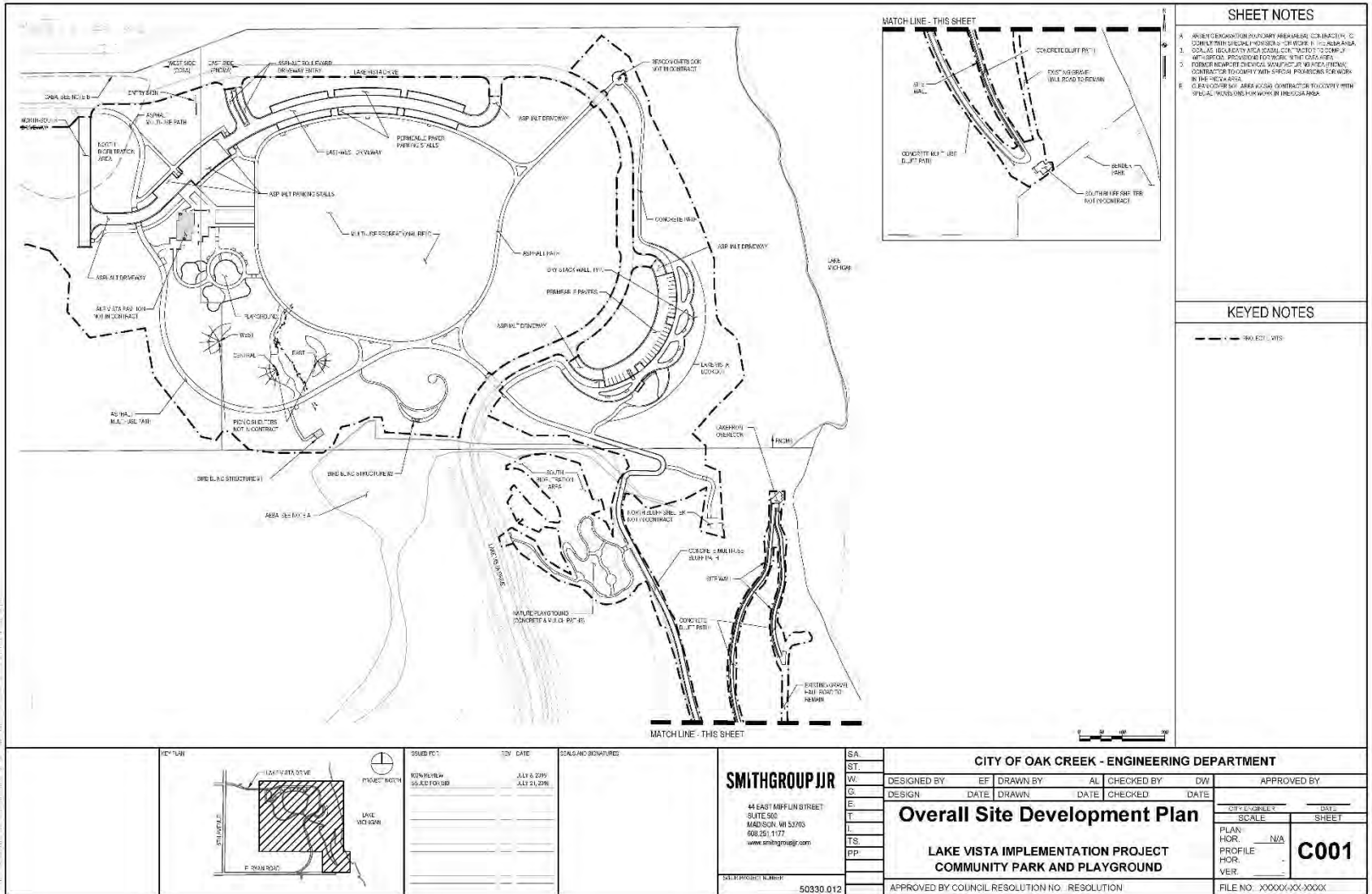


# FINAL PROJECT OVERVIEW

Plan Commission

October 25, 2016

# Overall Development Plan

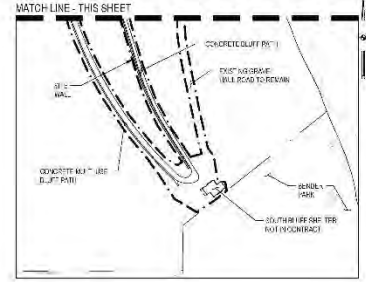


### SHEET NOTES

1. WHEN TO CONSTRUCTION ON PROPERTY ARE BASED ON CONTRACT. C. COMPLY WITH SPECIAL PROVISIONS OR WORK IN ILLINOIS AND LOCAL GOV. REGULATIONS AND LOCAL CODES TO COMPLY WITH LOCAL REGULATIONS AND TO BE IN THE CITY AREA.
2. WHEN TO CONSTRUCTION ON PROPERTY ARE BASED ON CONTRACT. C. COMPLY WITH SPECIAL PROVISIONS OR WORK IN ILLINOIS AND LOCAL GOV. REGULATIONS AND LOCAL CODES TO COMPLY WITH LOCAL REGULATIONS AND TO BE IN THE CITY AREA.
3. PORTER NUMBER BEING MAINTAINED IN THE CITY AREA.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN THE CITY AREA.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN THE CITY AREA.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN THE CITY AREA.

### KEYED NOTES

--- TO BE REMOVED



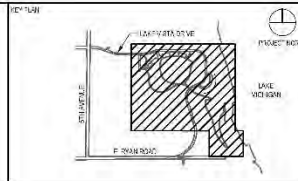
### CITY OF OAK CREEK - ENGINEERING DEPARTMENT

DESIGNED BY	EF	DRAWN BY	AL	CHECKED BY	DW	APPROVED BY
DESIGN DATE		DRAWN DATE		CHECKED DATE		
<b>Overall Site Development Plan</b>						CITY ENGINEER DATE
<b>LAKE VISTA IMPLEMENTATION PROJECT COMMUNITY PARK AND PLAYGROUND</b>						SCALE SHEET
PLAN: _____						<b>C001</b>
HOR: _____						
VER: _____						
APPROVED BY COUNCIL RESOLUTION NO. _____ RESOLUTION						FILE NO. XXXXX-XX-XXXX

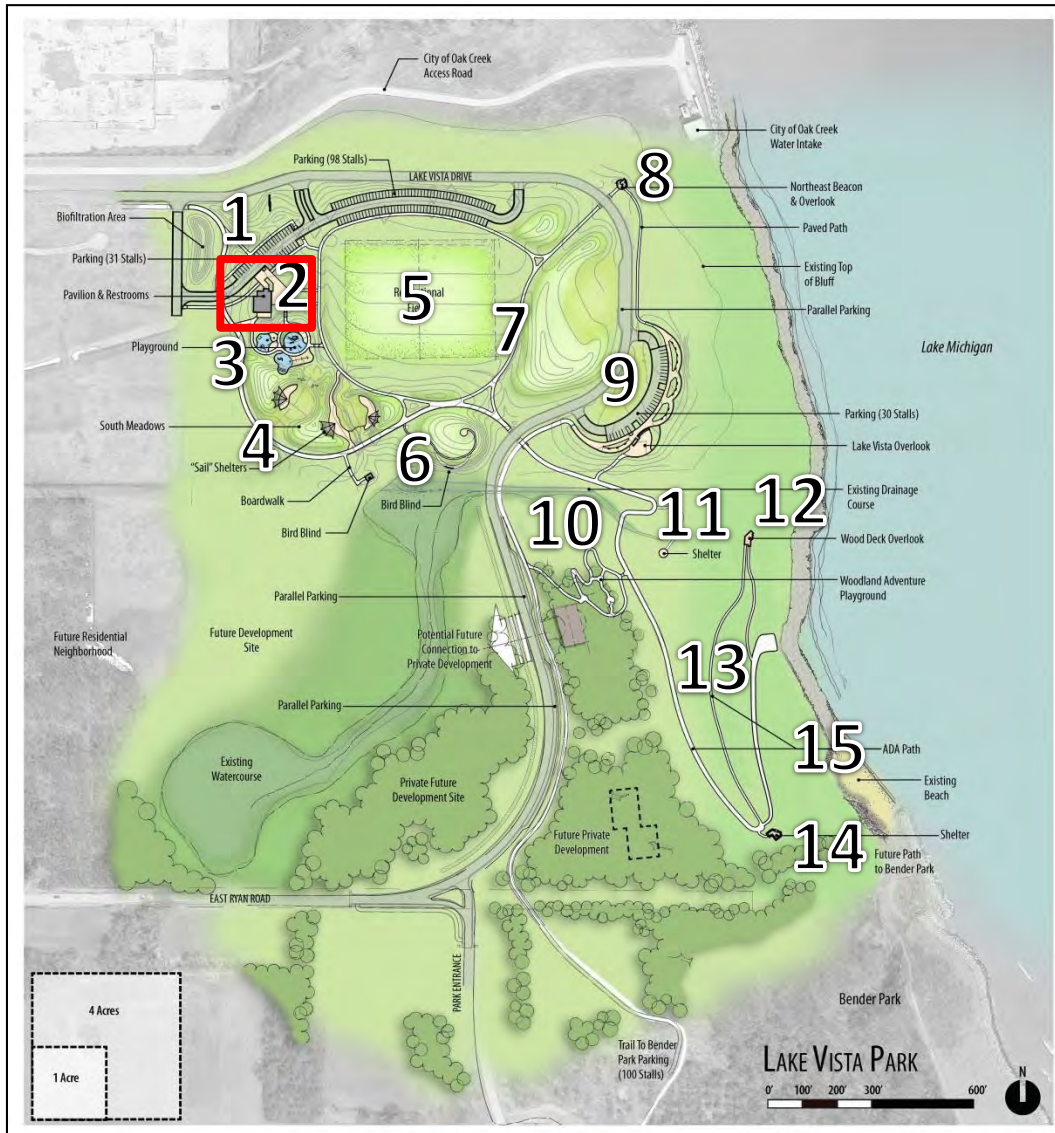
**SMITHGROUP JJR**  
 44 EAST MIFFLIN STREET  
 SUITE 500  
 MADISON, WI 53703  
 608.251.1177  
 www.smithgroup.com

PROJECT NUMBER: 50330.012

ISSUED FOR:	DATE:	SCALE AND SIGNATURE:
FOR REVIEW	JULY 8, 2019	
ISSUED FOR:	JULY 21, 2019	



# Lake Vista Park Design



1. Biofiltration Area
2. **Upland (Main) Pavilion**
3. Upland (Main) Playground
4. Sail Shelters/Earth Forms
5. Open Recreation Fields
6. Bird Blinds
7. Integrated Trail System
8. Beacon
9. Overlook
10. Nature/Adventure Playground
11. Bluff Shelter #1
12. Wood Deck Overlook
13. ADA Path to Beach
14. Bluff Shelter #2
15. Beach



# Final Upland Pavilion Design

OCLV: UPLAND PAVILION VE OPTIONS



RCA OPTION



4: FORM LINER CONCRETE. (2ND CHOICE)

VE OPTION



VE OPTION

5: LIGHT SANDBLAST CONCRETE. (1ST CHOICE)

9: REMOVE LINEAR BURNING FIRE PIT

2: REDUCE TRELLIS WIDTH

5: LIGHT SANDBLAST CONCRETE. (1ST CHOICE)

2: REDUCE TRELLIS WIDTH

9: REMOVE LINEAR BURNING FIRE PIT



RCA OPTION



VE OPTION



# Final Upland Pavilion Design

OCLV: UPLAND PAVILION VE OPTIONS



RCA OPTION



VE OPTION



4: FORM LINER CONCRETE. (2ND CHOICE)  
VE OPTION

- 5: LIGHT SANDBLAST CONCRETE. (1ST CHOICE)
- 1: SLOPED LOWER ROOF

- 5: LIGHT SANDBLAST CONCRETE. (1ST CHOICE)
- 2: REDUCE TRELLIS WIDTH
- 1: SLOPED LOWER ROOF
- 2: ADJUST SITE WORK TO ALIGN WITH SHORTENED CONCRETE WALL



RCA OPTION



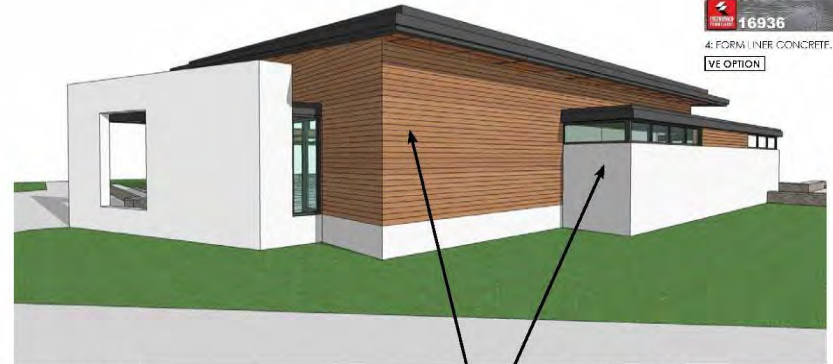
VE OPTION

# Final Upland Pavilion Design

OCLV: UPLAND PAVILION VE OPTIONS



RCA OPTION



VE OPTION



9. REMOVE LINEAR BURNING FIRE PIT

5: LIGHT SANDBLAST CONCRETE. (1ST CHOICE)

5: LIGHT SANDBLAST CONCRETE. (1ST CHOICE)

7: REMOVE NORTHWEST CORNER GLAZING - REPLACE WITH STAINED CEDAR SIDING



RCA OPTION



VE OPTION



# Final Upland Pavilion Design

OCLV: UPLAND PAVILION VE OPTIONS



- 5: 1ST CHOICE - LIGHT SANDBLAST CONCRETE
- 7: REMOVE NORTHWEST CORNER GLAZING - FILL WITH STAINED CEDAR SIDING
- 8: ROOFING MEMBRANE WITHOUT APPLIED BATONS



BOARD FORM CONCRETE

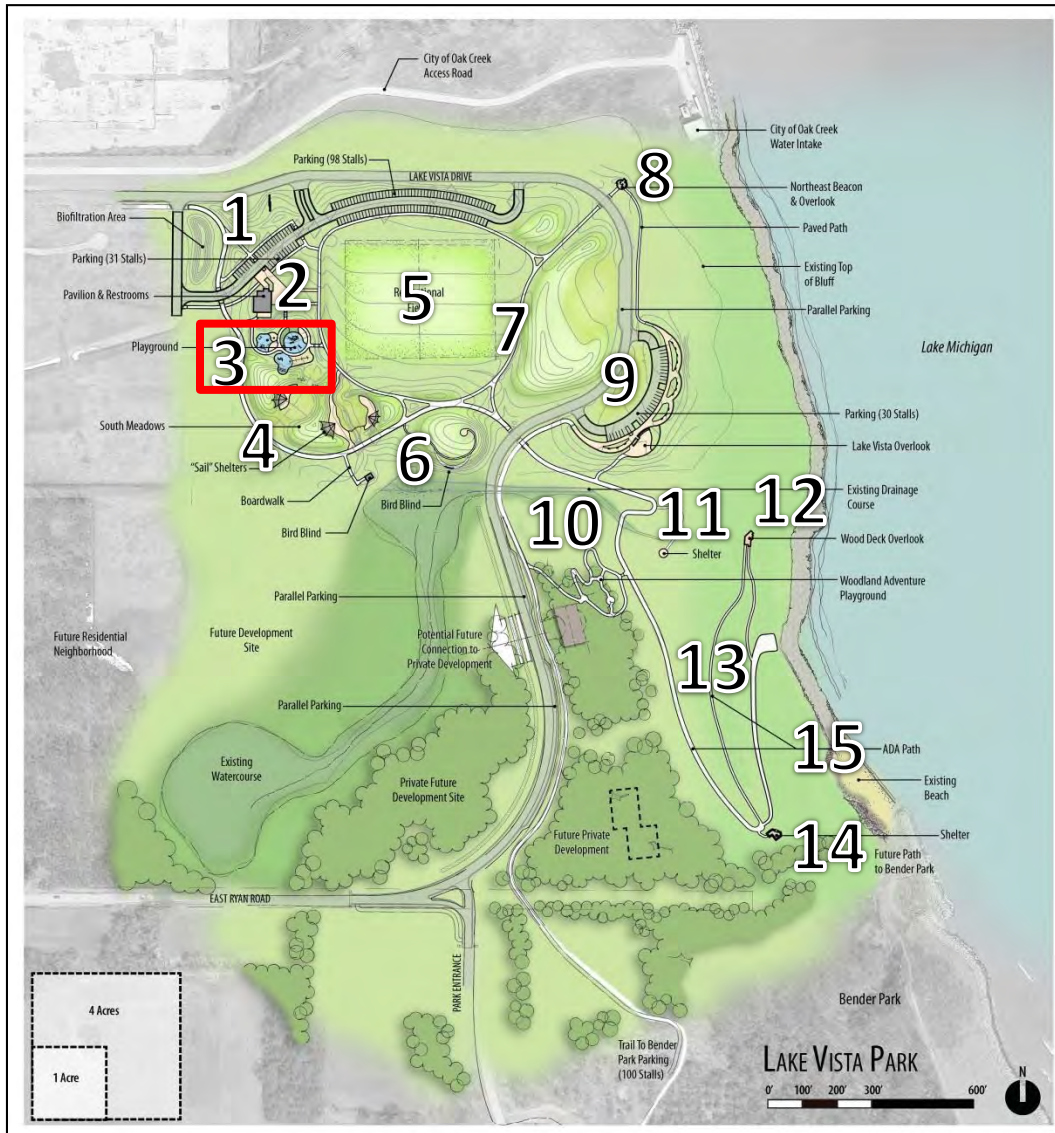
RCA OPTION



4: FORM LINER CONCRETE. (2ND CHOICE)

VE OPTION

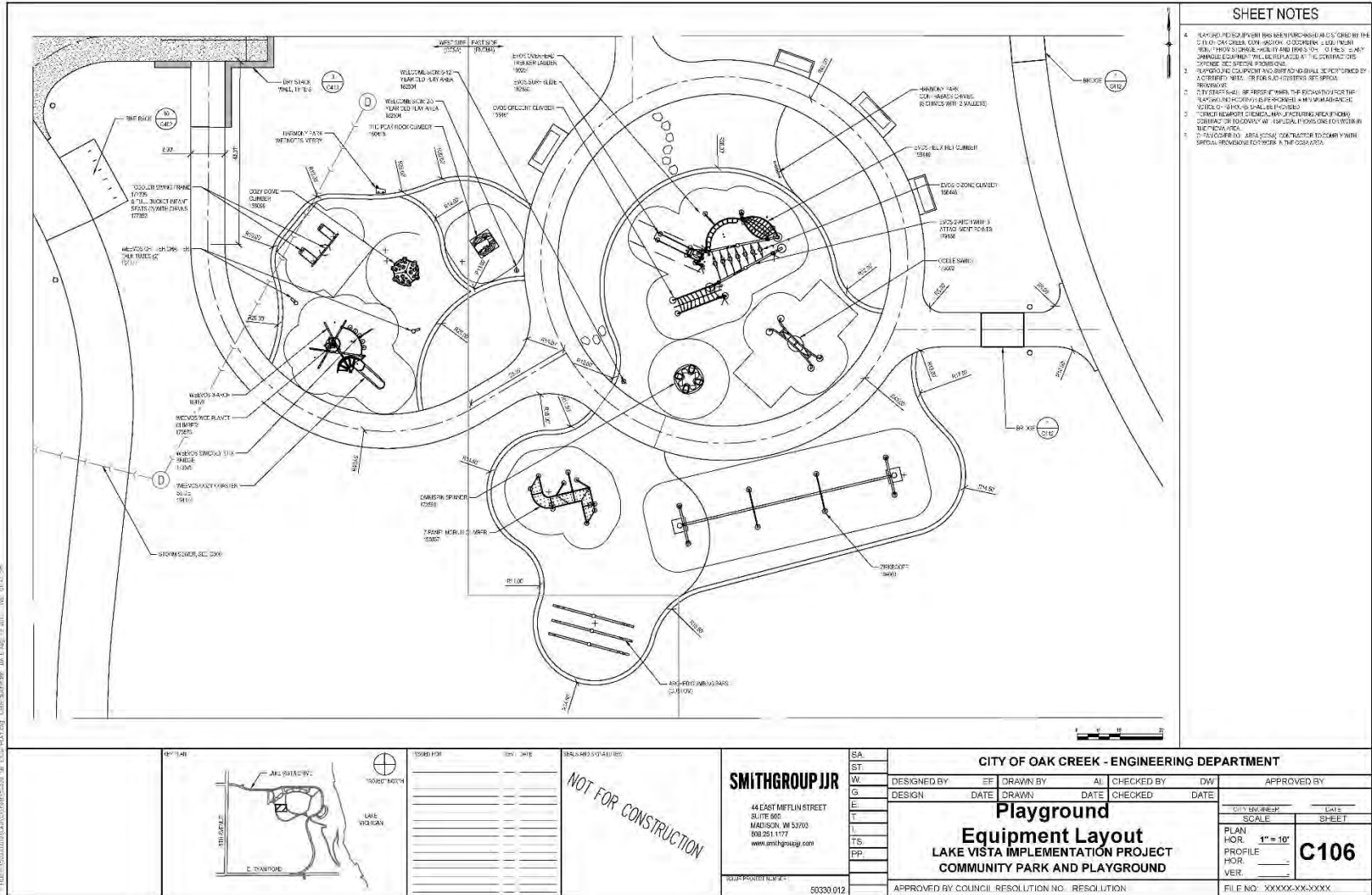
# Lake Vista Park Design



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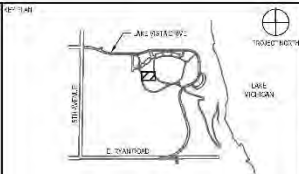
# Upland Playground



### SHEET NOTES

1. ALL PLAY AND SWING SETS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OAK CREEK COMMUNITY CODE AND ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OAK CREEK COMMUNITY CODE AND ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OAK CREEK COMMUNITY CODE.
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5. ALL PLAY AND SWING SETS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OAK CREEK COMMUNITY CODE AND ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF OAK CREEK COMMUNITY CODE.

FILE: \\C:\WORK\2010\201001\20100101\20100101.dwg DATE PLOT: 2010-01-01 10:00 AM



REVISION	DATE	BY	DESCRIPTION

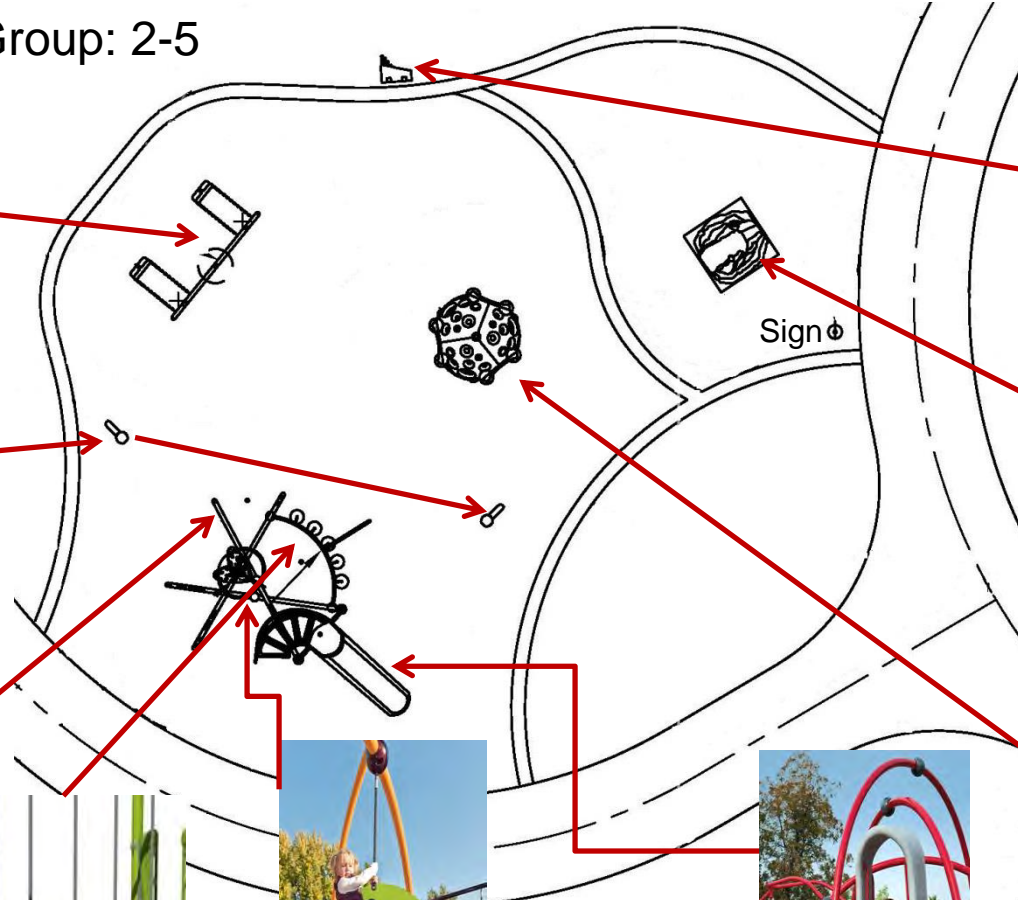
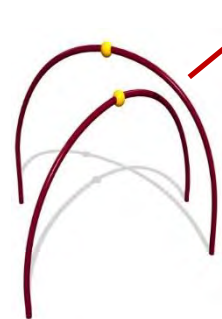
NOT FOR CONSTRUCTION

**SMITHGROUP JJR**  
 44 EAST MITCHELL STREET  
 SUITE 600  
 MADISON, WI 53703  
 608.261.1177  
[www.smithgroup.com](http://www.smithgroup.com)

CITY OF OAK CREEK - ENGINEERING DEPARTMENT					
DESIGNED BY	EF	DRAWN BY	AI	CHECKED BY	DW
DATE	DATE	DATE	DATE	DATE	DATE
<b>Playground</b>					
<b>Equipment Layout</b>					
<b>LAKE VISTA IMPLEMENTATION PROJECT</b>					
<b>COMMUNITY PARK AND PLAYGROUND</b>					
PLAN HOR.	SCALE	1" = 10'		APPROVED BY	C106
PROFILE HOR.	SCALE				
VER.	SCALE				
APPROVED BY COUNCIL RESOLUTION NO. _____ RESOLUTION _____					
FILE NO. XXXXX-XX-XXXX					

# Playground Elements

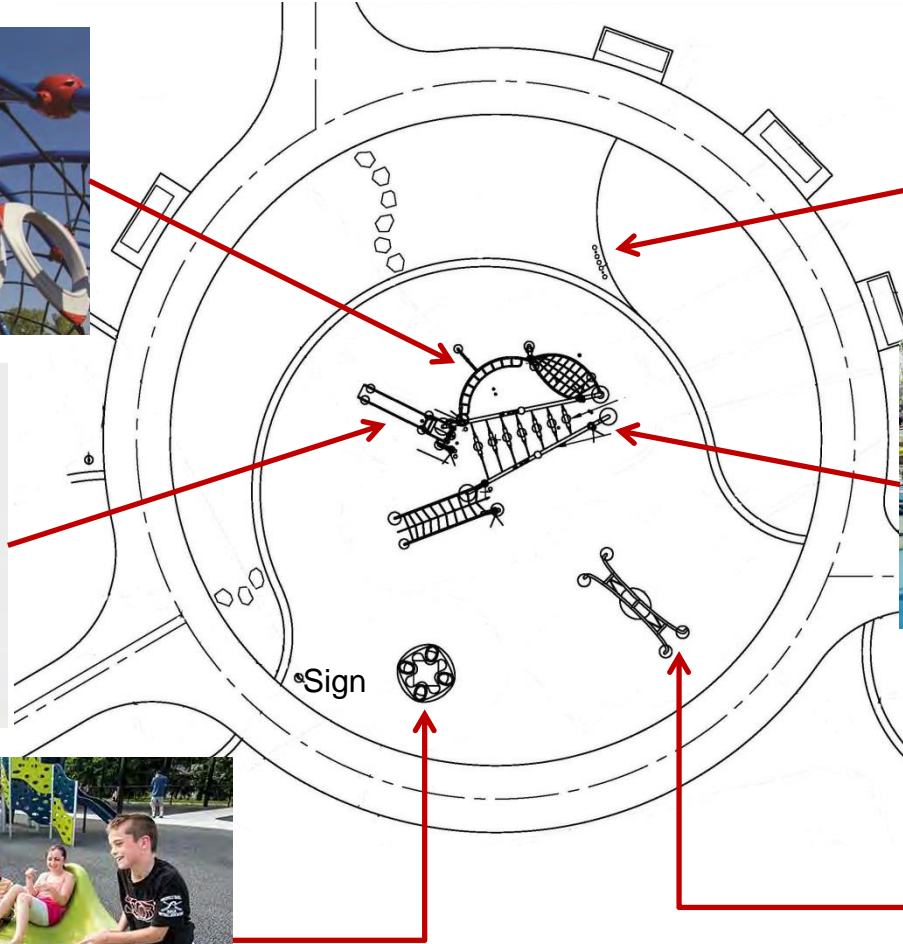
Age Group: 2-5  
Years





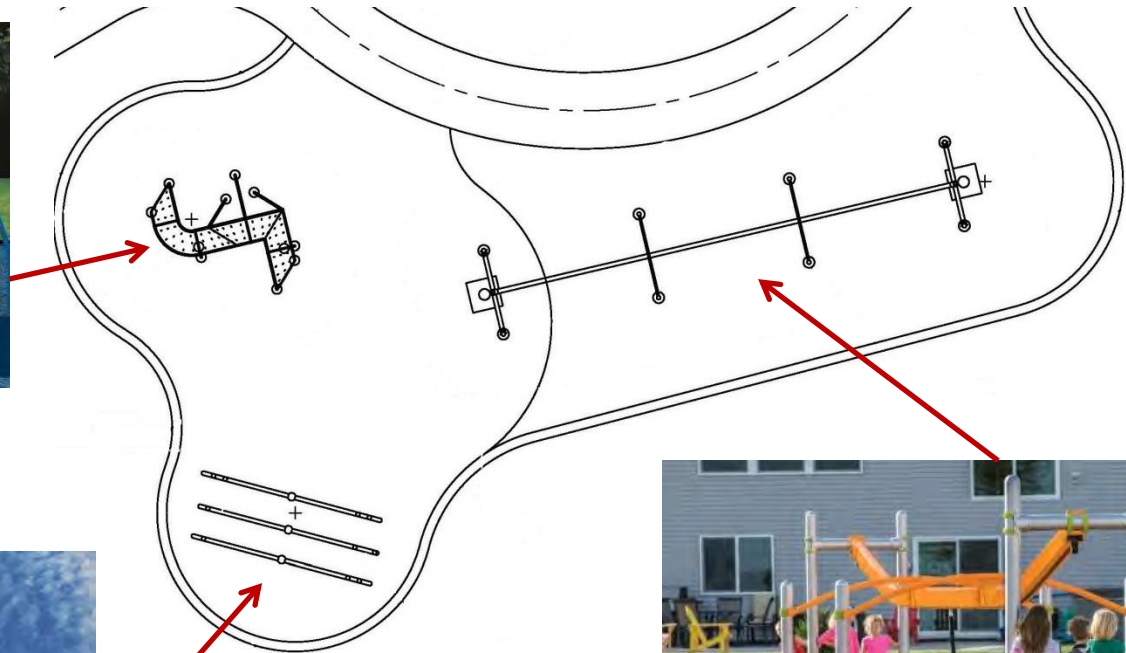
# Playground Elements

Age Group: 5-12  
Years



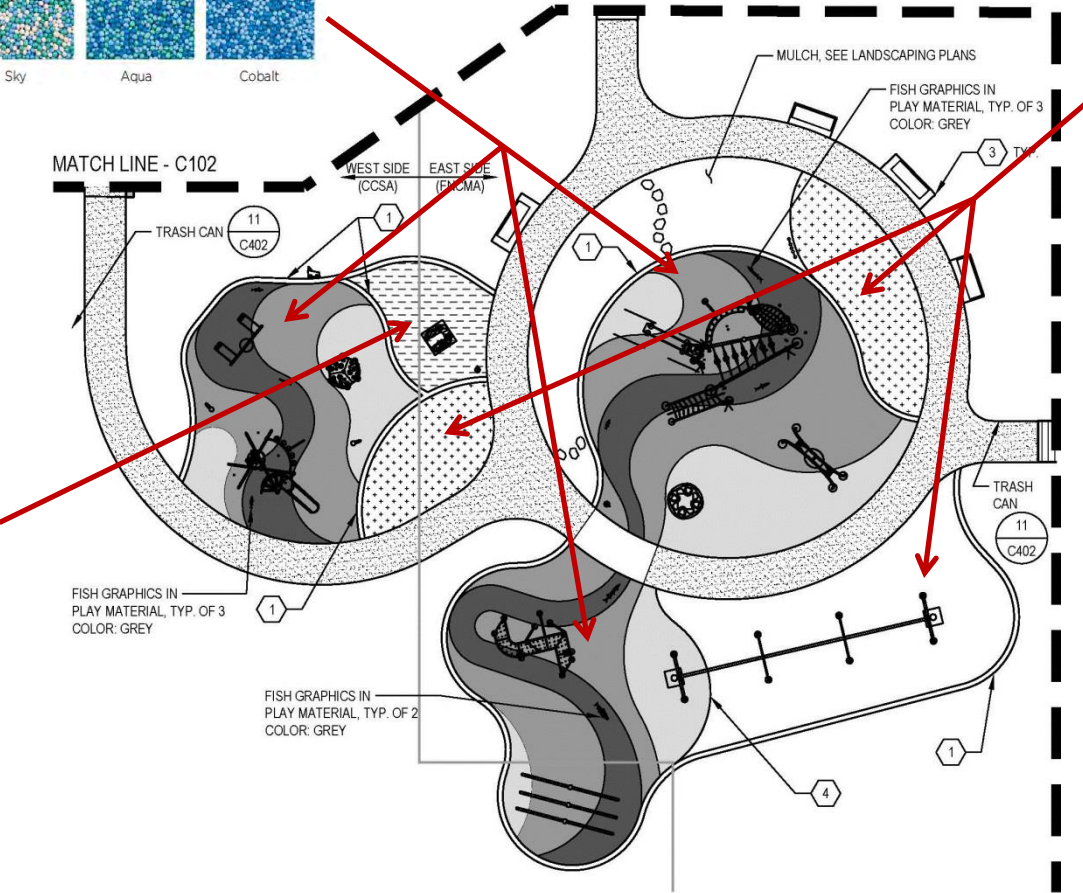
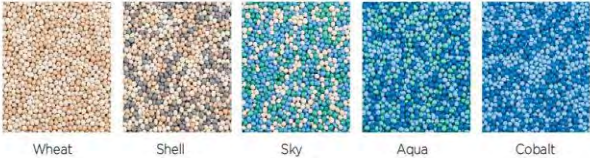
# Playground Elements

Age Group: Mixed





# Playground Materials



1 PLAYGROUND SURFACE COLOR PLAN

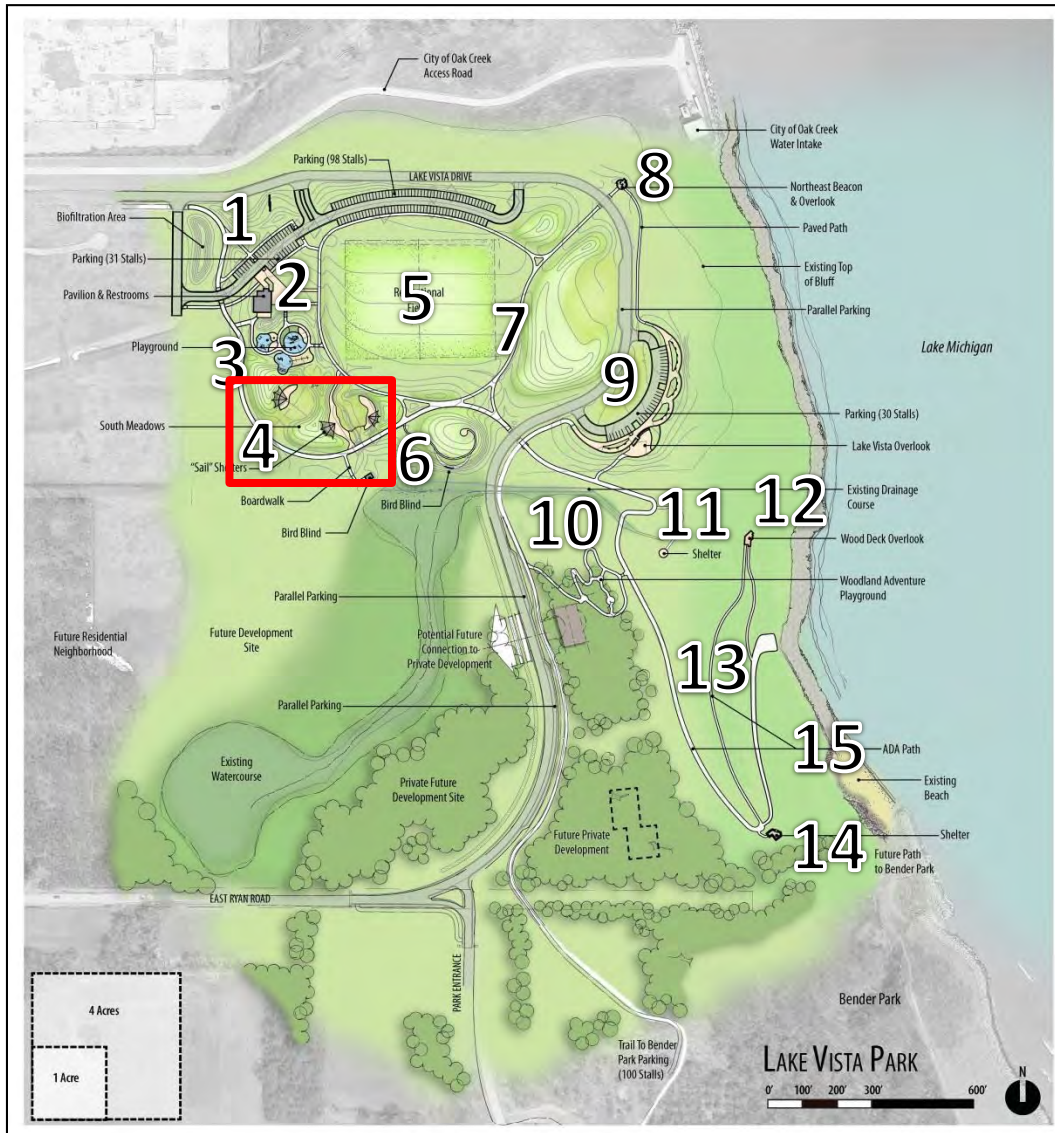
SCALE: 1" = 20'-0"

# Playground Rendering





# Lake Vista Park Design



1. Biofiltration Area
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# Shade Sails

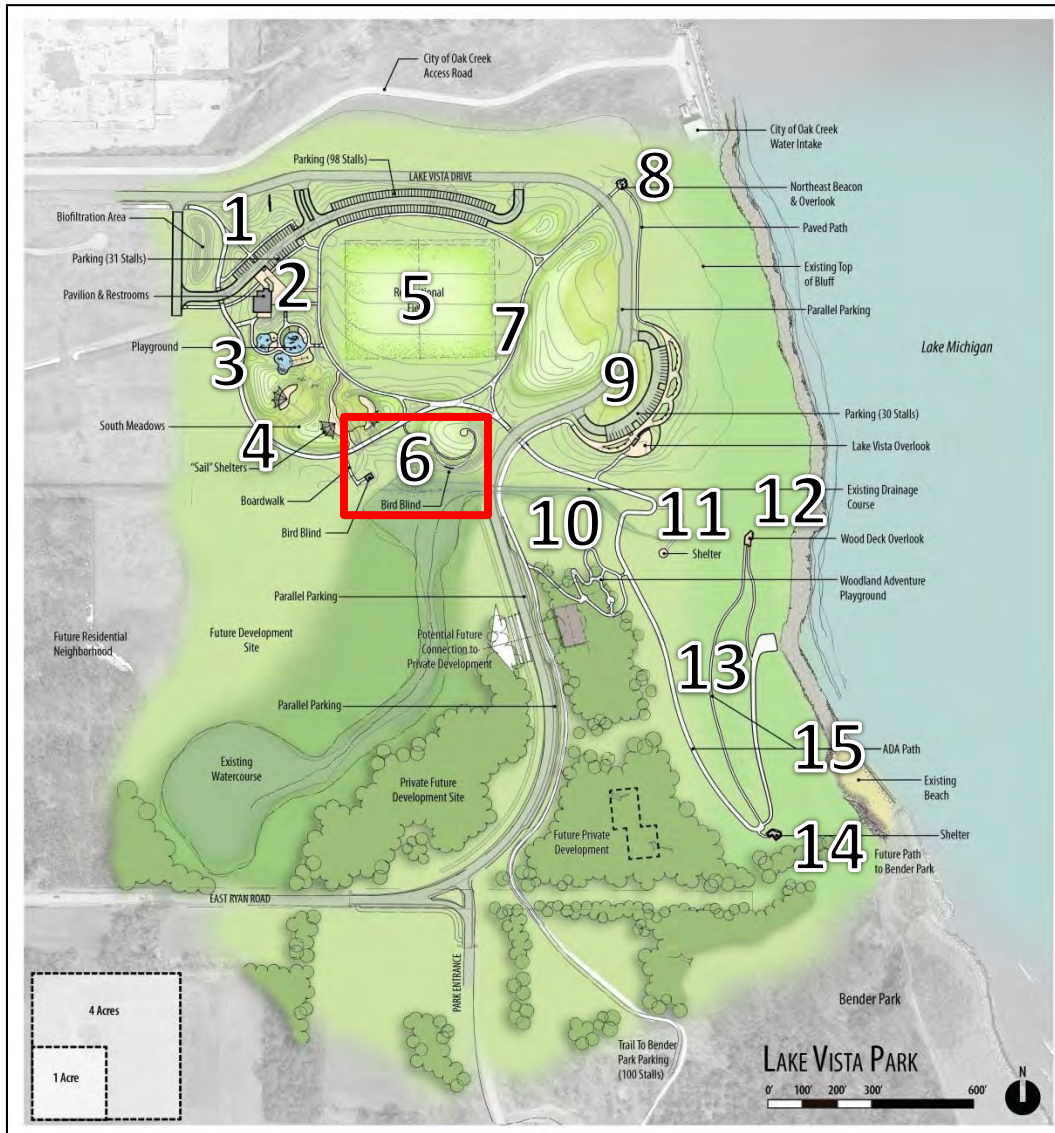
**poligon**<sup>®</sup>



FRAME COLOR: **TERRACOTTA**  
FABRIC COLOR: **DESERT SAND**  
COLORS SHOWN ARE FOR REFERENCE ONLY.  
CONTACT [INFO@POLIGON.COM](mailto:INFO@POLIGON.COM) TO REQUEST ACTUAL COLOR SAMPLES.

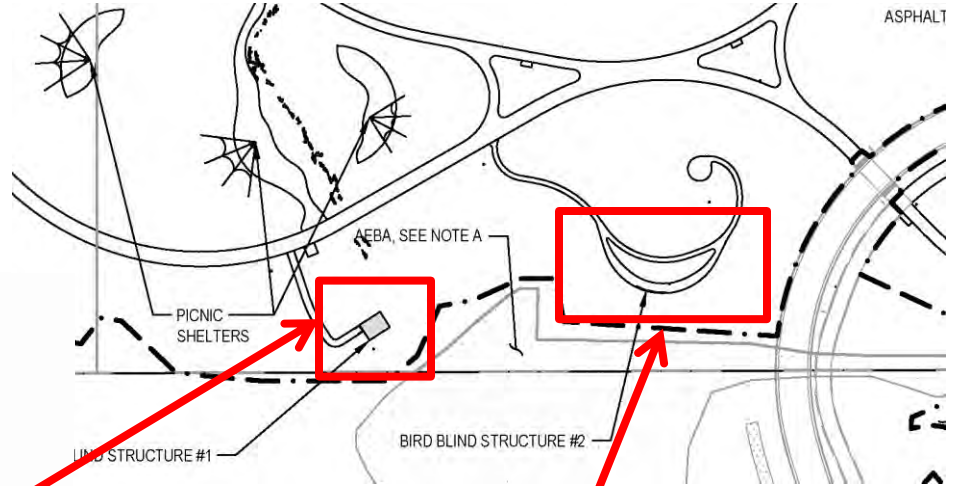
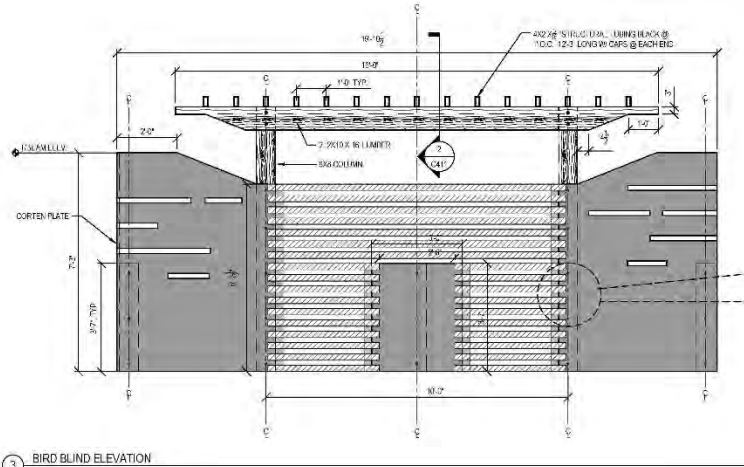
LAKE VISTA PARK  
OAK CREEK, WI  
FSL 30X46.5

# Lake Vista Park Design



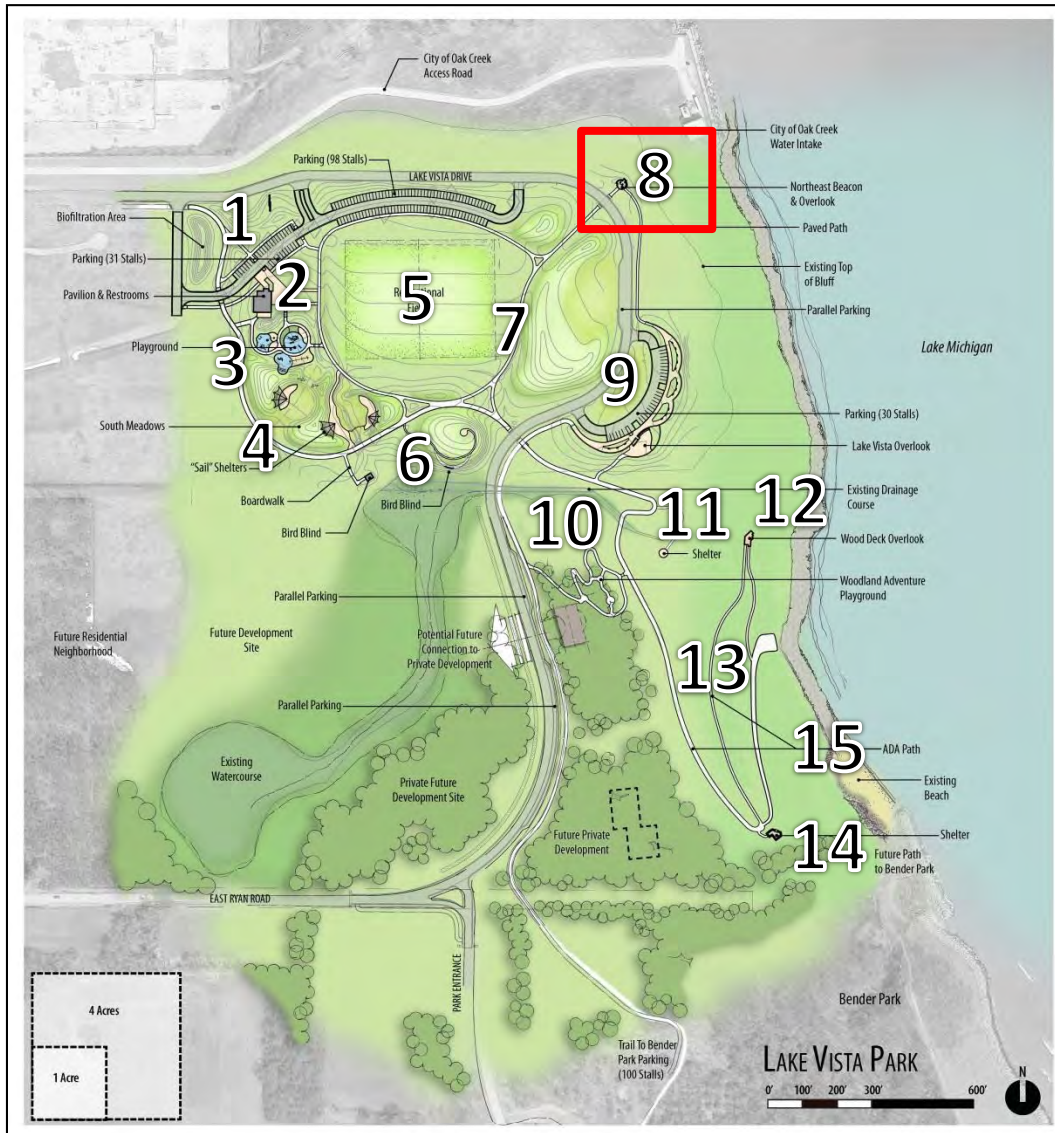
1. Biofiltration Area
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# Bird Blinds





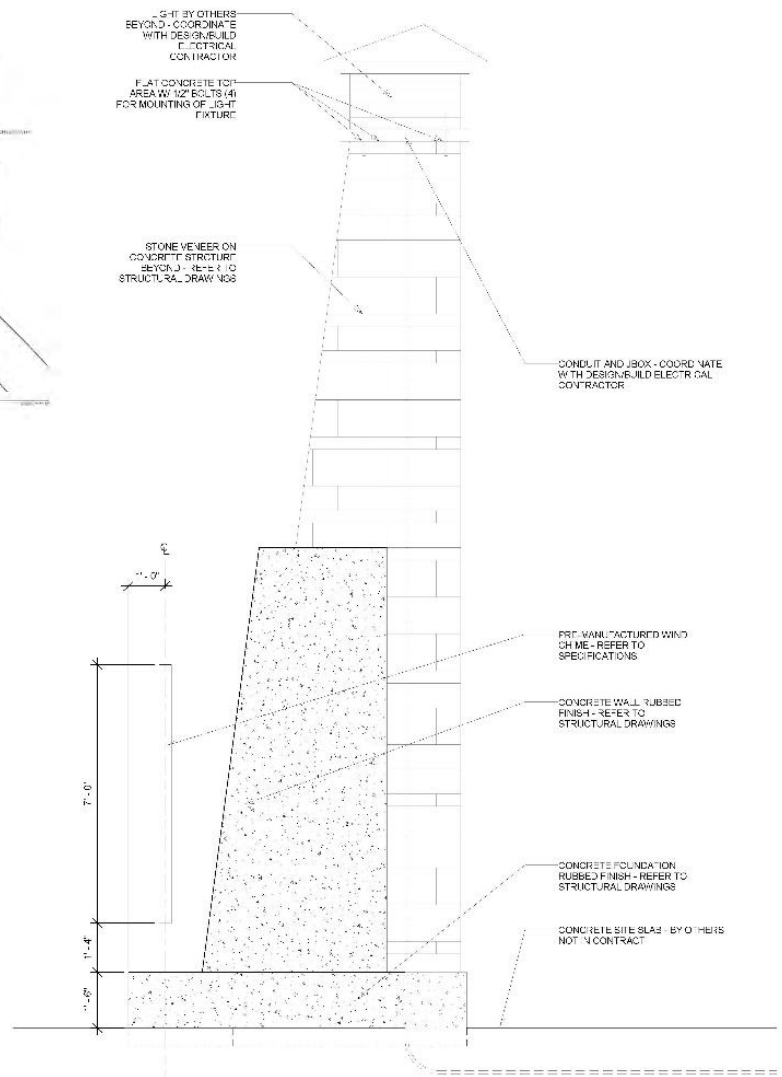
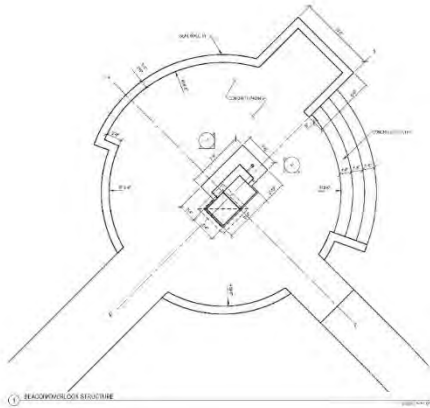
# Lake Vista Park Design



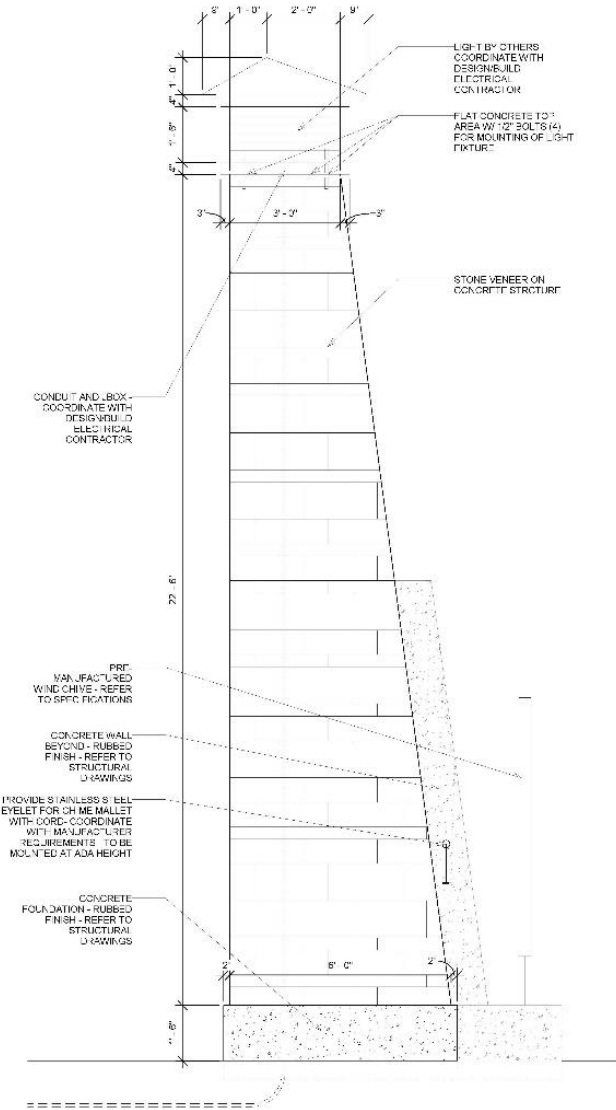
1. Biofiltration Area
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# Beacon

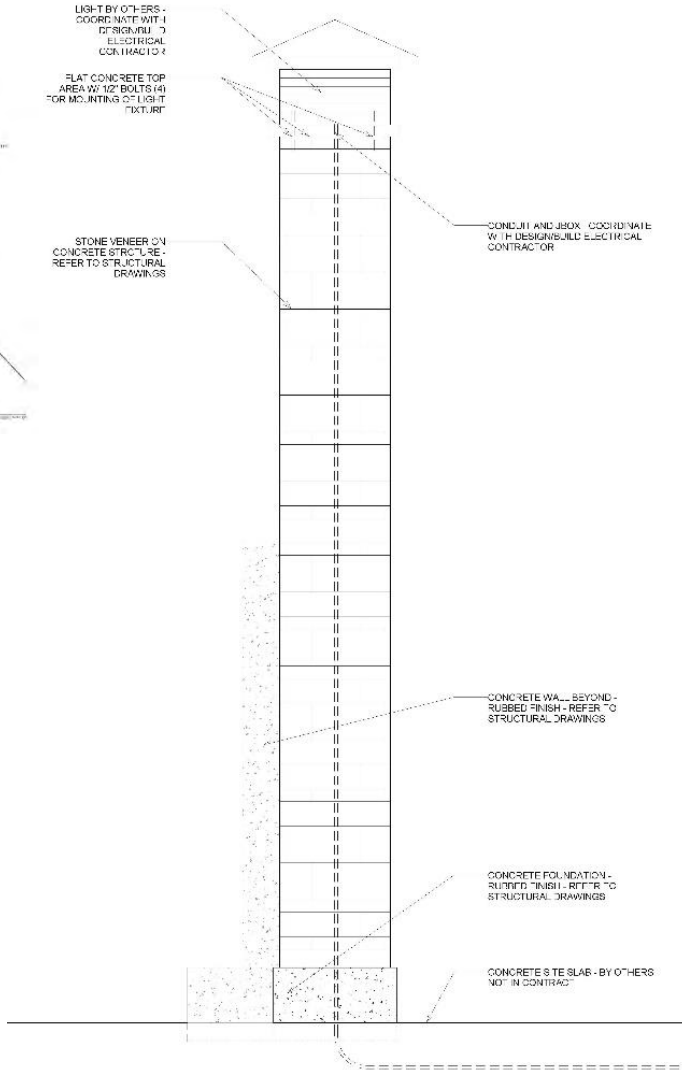
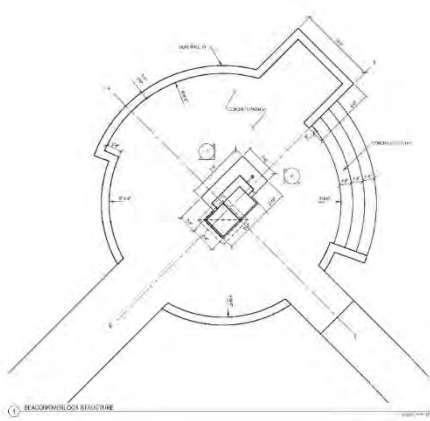


**2 WEST ELEVATION**  
1/2" = 1'-0"

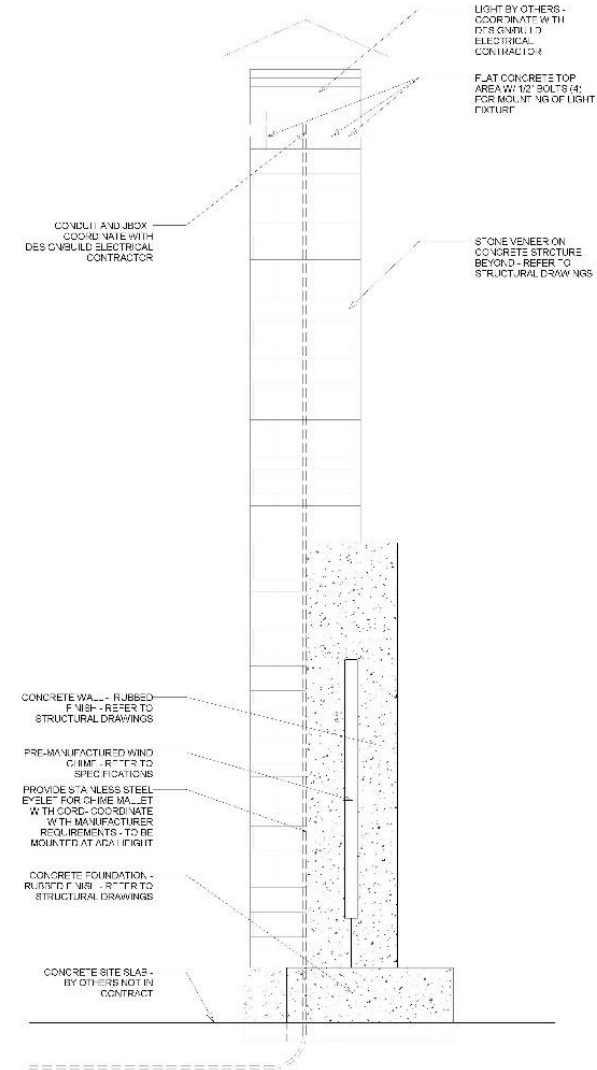


**1 EAST ELEVATION**  
1/2" = 1'-0"

# Beacon

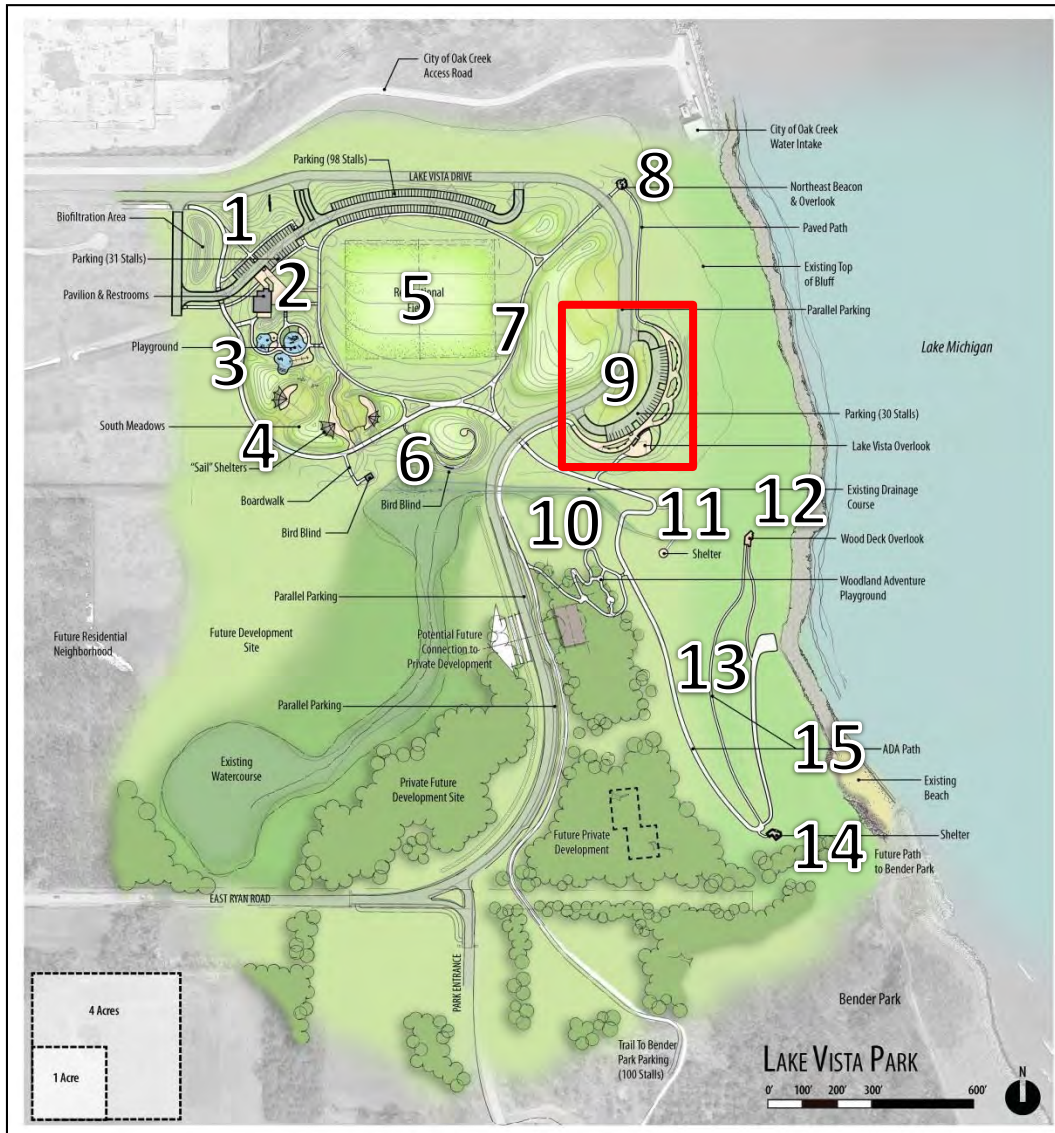


2 SOUTH ELEVATION  
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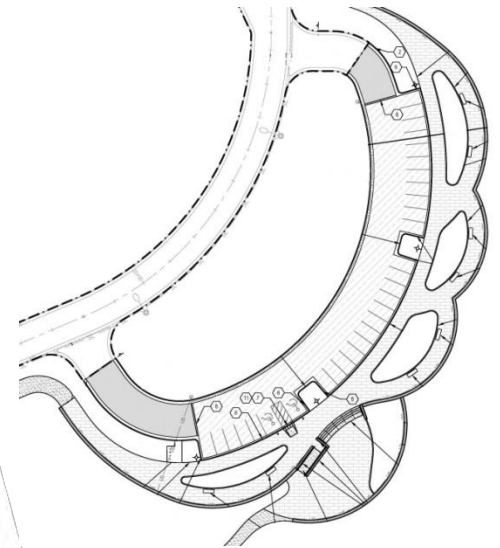
1 NORTH ELEVATION  
1/2" = 1'-0"

# Lake Vista Park Design



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# Overlook



Stone Wall

Native Grasses

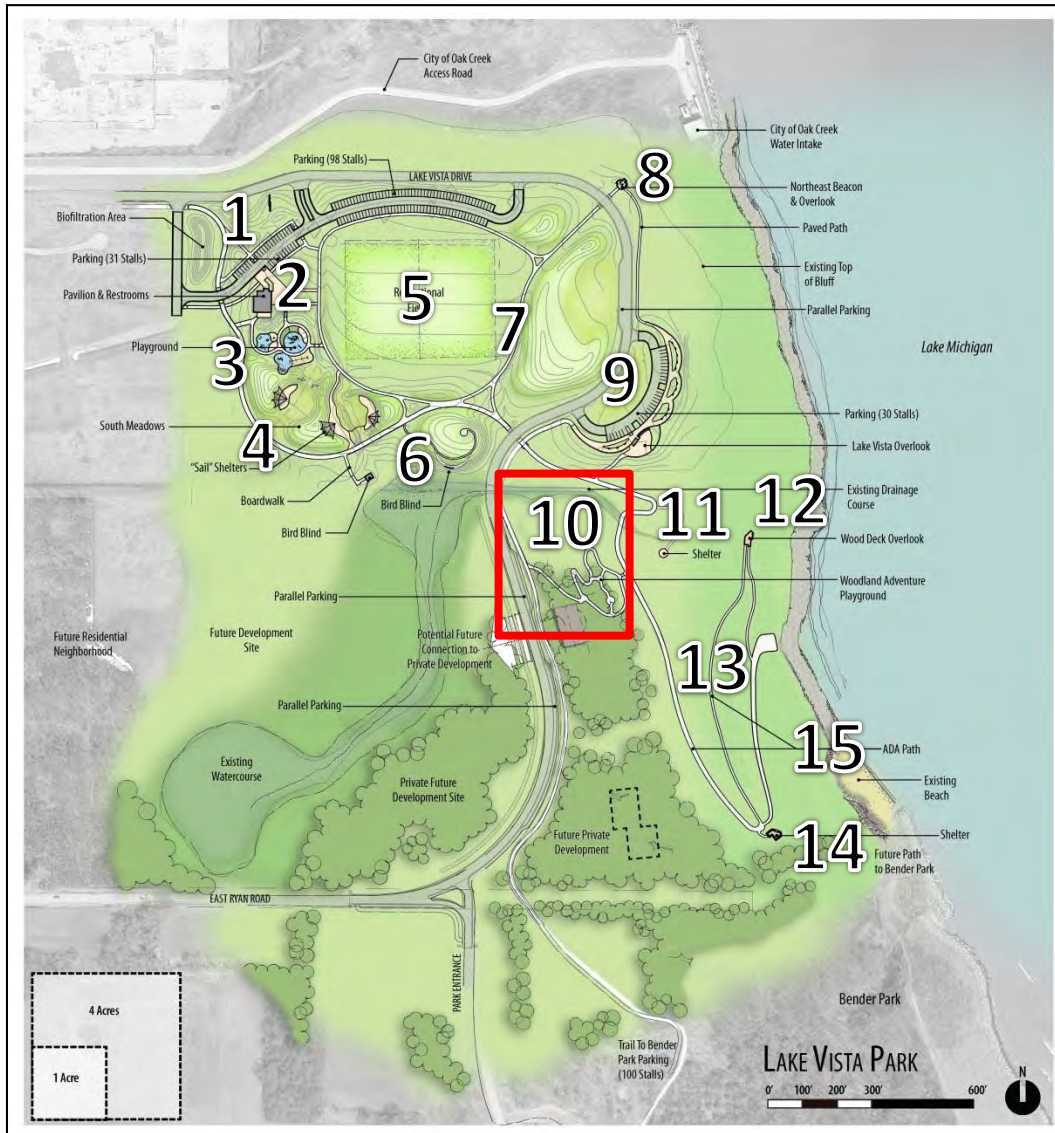
Bluff Trail

Lake Vista Drive

Parking

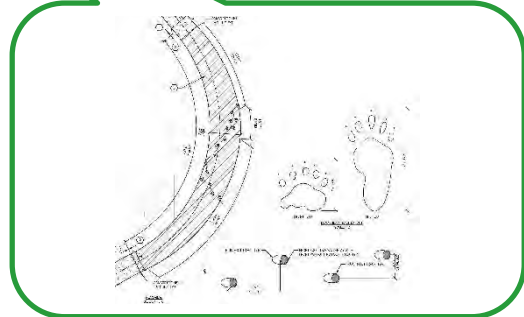
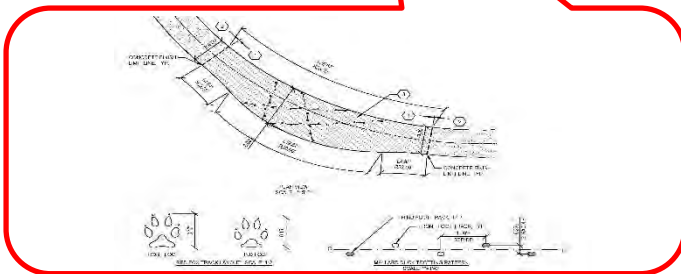
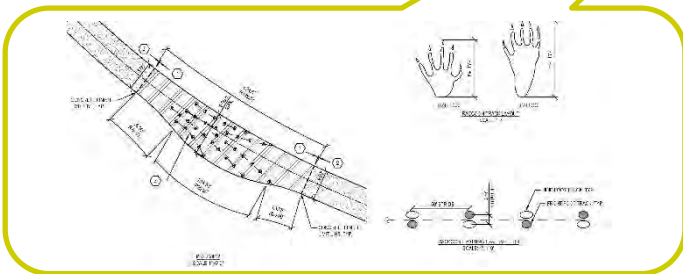
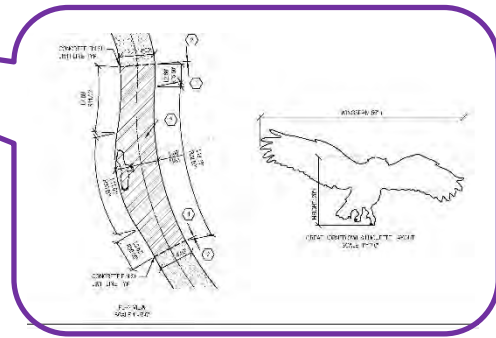
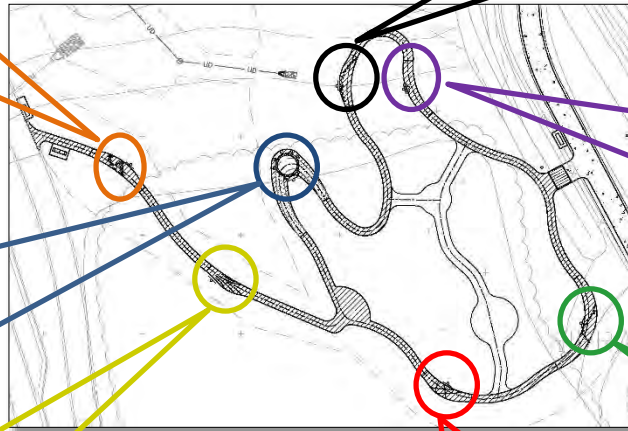
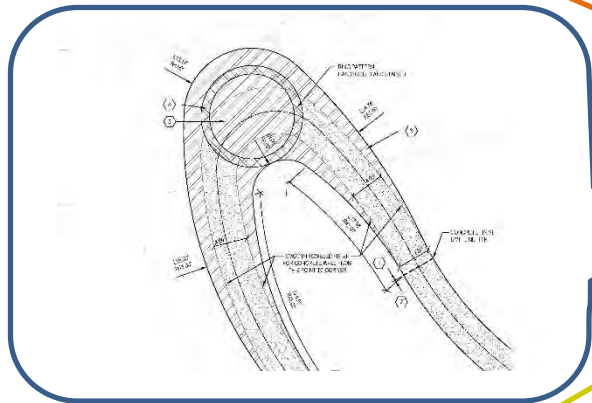
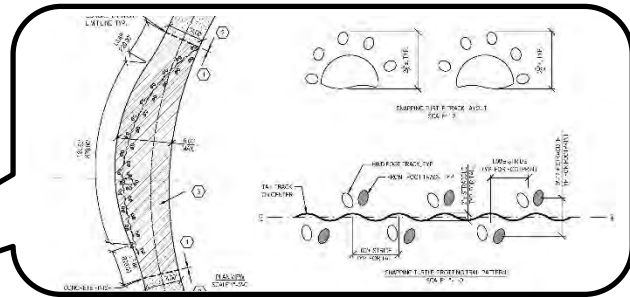
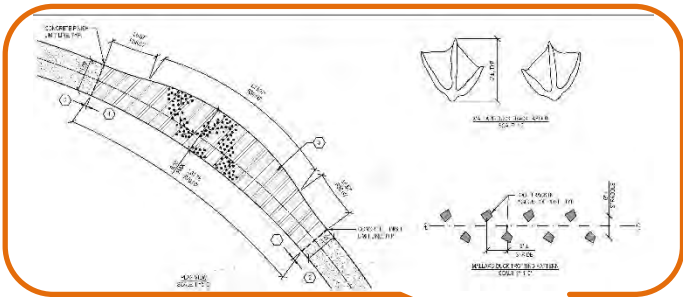


# Lake Vista Park Design



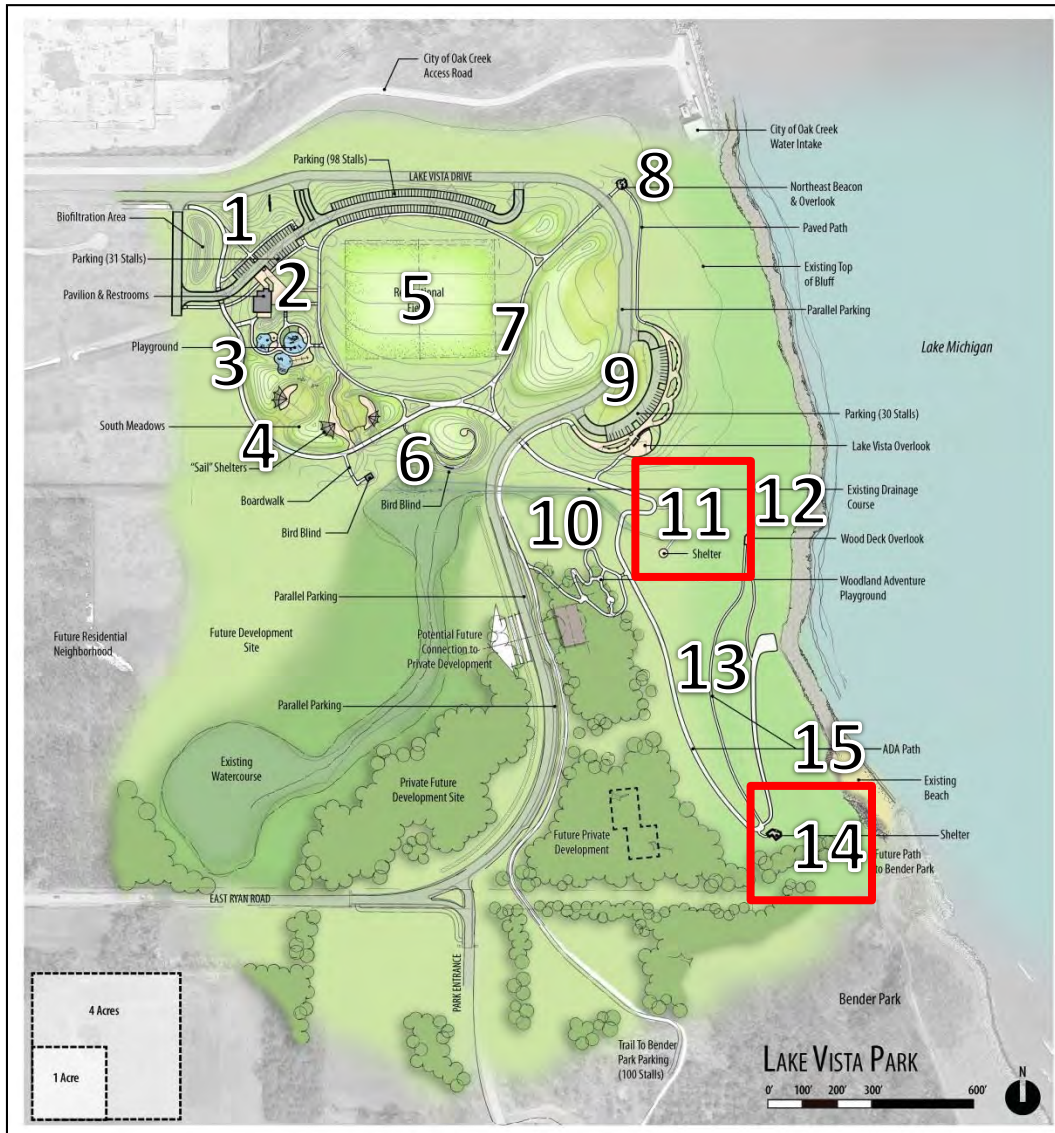
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# Nature/Adventure Playground





# Lake Vista Park Design



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# Final Bluff Shelters Design

OCLV: BLUFF SHELTER VE OPTIONS



RCA OPTION



VE OPTION

- 5: ELIMINATE FIRE PLACE
- 1: PERFORATED METAL PANEL
- 3: LIGHT SANDBLAST CONCRETE. (1ST CHOICE)



RCA OPTION



4: FORM LINER CONCRETE. (2ND CHOICE)

VE OPTION



VE OPTION

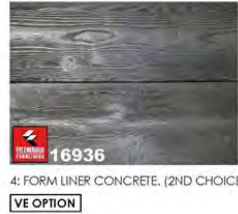


# Final Bluff Shelters Design

OCLV: BLUFF SHELTER VE OPTIONS



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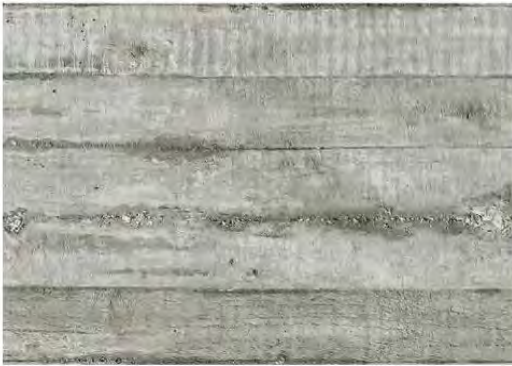


VE OPTION

- 3: LIGHT SANDBLAST CONCRETE. (1ST CHOICE)
- 1: PERFORATED METAL PANEL

# Final Bluff Shelter Design

OCLV: BLUFF SHELTER VE OPTIONS



BOARD FORM CONCRETE

RCA OPTION



RCA OPTION



4: FORM LINER CONCRETE. (2ND CHOICE)

VE OPTION

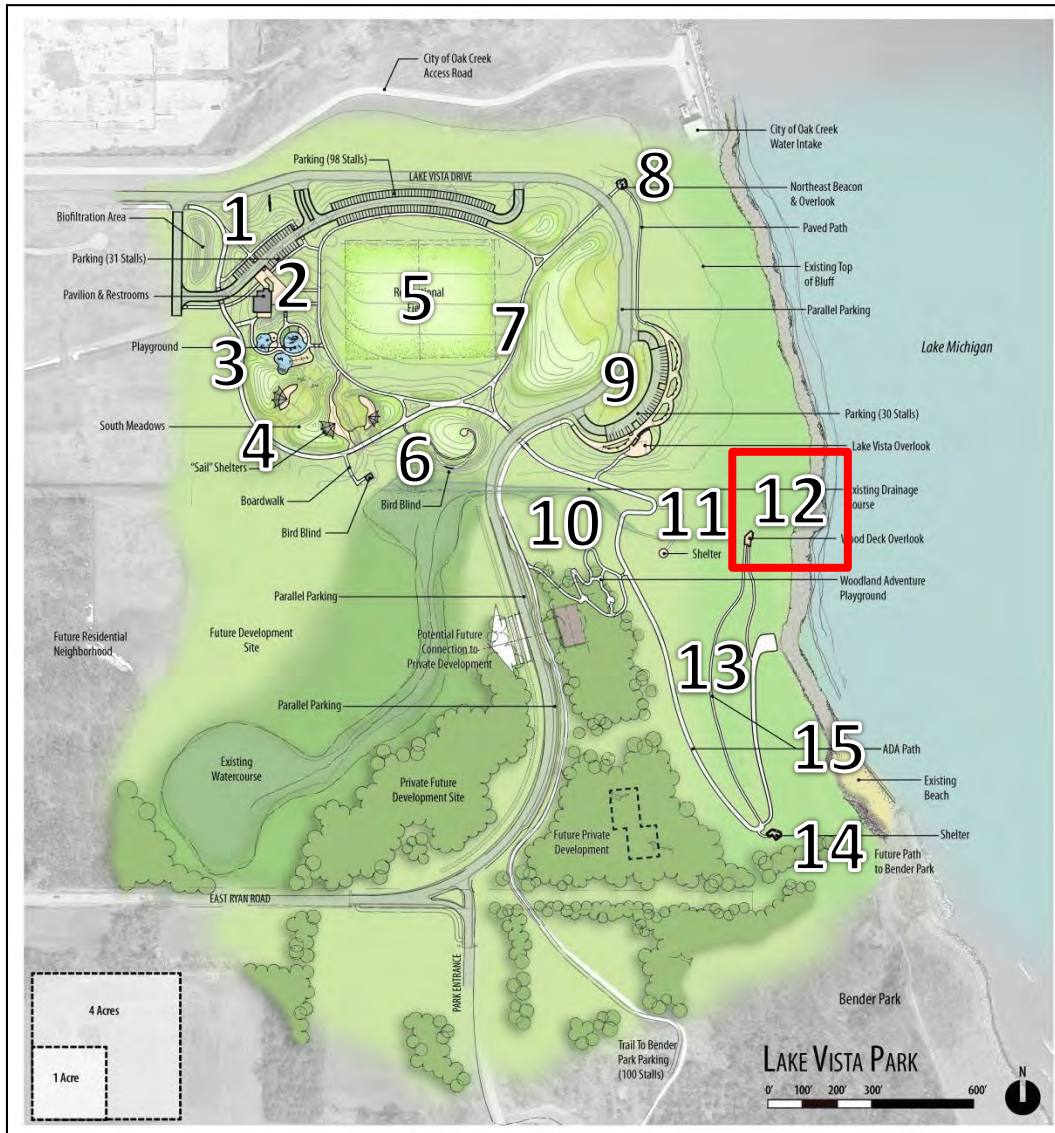
2: FULLY ADHERED ROOFING MEMBRANE



VE OPTION



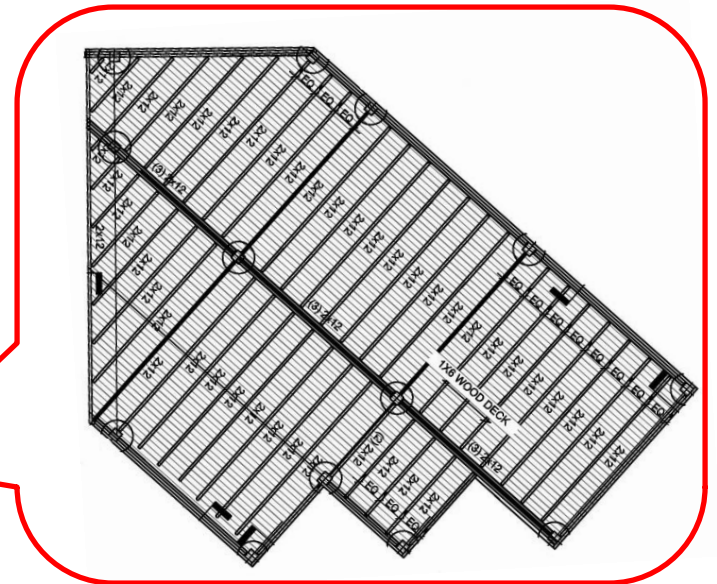
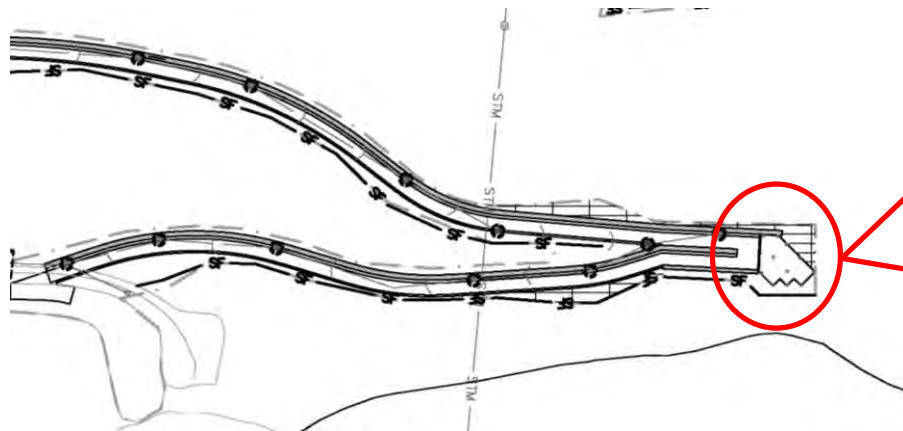
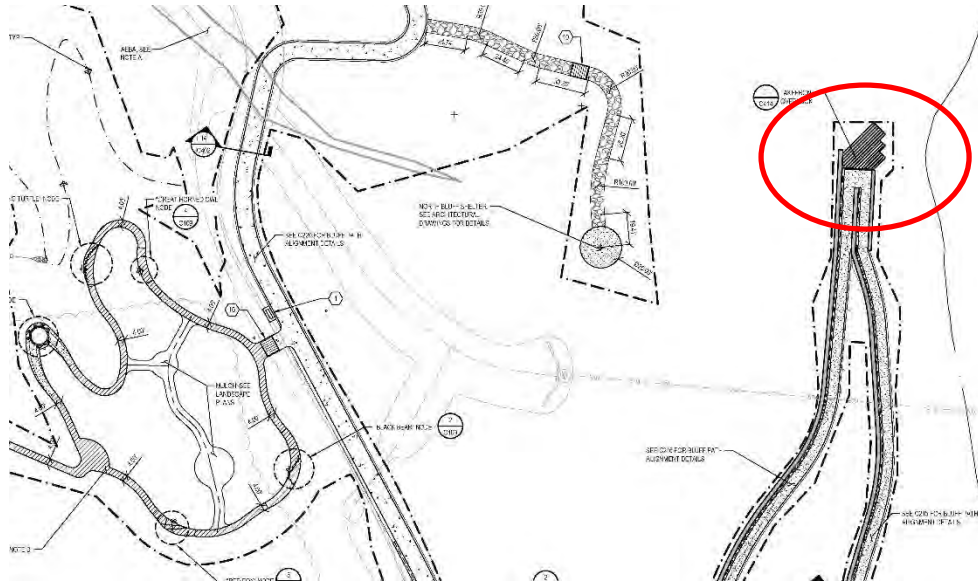
# Lake Vista Park Design



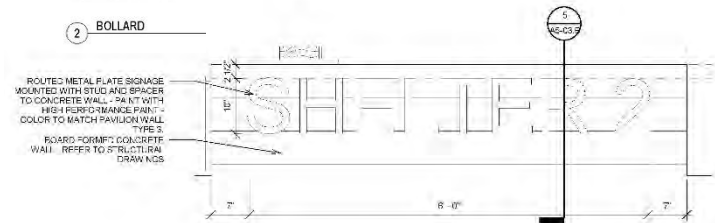
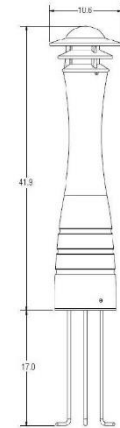
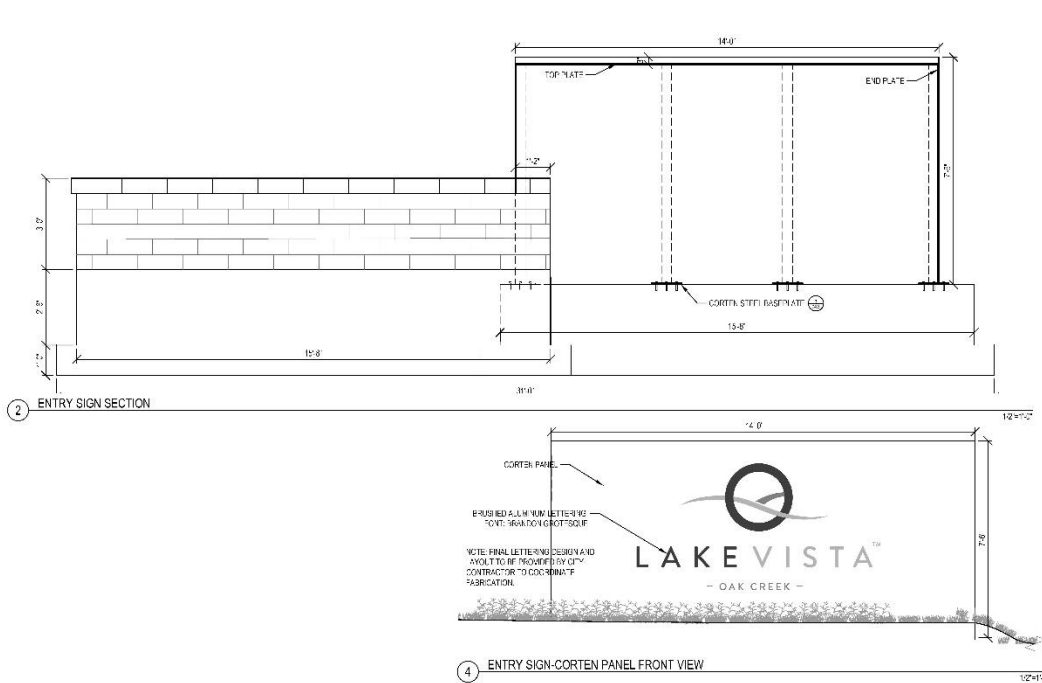
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15. Beach



# Wood Deck Overlook



# Miscellaneous Park Elements



## SUPERGRAPHICS

