



PLAN COMMISSION MEETING AGENDA

**TUESDAY, December 13, 2016
AT 6:00 PM**

- 1) ROLL CALL
- 2) Minutes of the November 22, 2016 meeting
- 3) Significant Common Council Actions
- 4) 6:00 PM PUBLIC HEARINGS
 - a) COMPREHENSIVE PLAN AMENDMENT - Hold a public hearing on a proposed amendment to the “2020 Vision – A Comprehensive Plan for the City of Oak Creek” that would update the Planned Land Use category and Map 2 in the Comprehensive Plan from “Planned Office” to “Planned Industrial” for the properties at 331 & 401 E. Oak St. (Tax Key Nos. 733-0008-000 & 733-0009-000). Follow this item on Twitter [@OakCreekPC#OCPCCompPlan](https://twitter.com/OakCreekPC#OCPCCompPlan).
 - b) SIGN APPEAL - Hold a public hearing on a proposed sign appeal for the property at 7978 S. Main St. (tenant address: 330 W. Town Square Way) submitted by Christina Haase, Gigi’s Cupcakes, that would allow opaque vinyl window decals for the Gigi’s Cupcakes tenant space (Tax Key No. 813-9050-000). Follow this item on Twitter [@OakCreekPC#OCPGigi's](https://twitter.com/OakCreekPC#OCPGigi's).
- 5) NEW BUSINESS
 - a) COMPREHENSIVE PLAN AMENDMENT – Consider an amendment to the “2020 Vision – A Comprehensive Plan for the City of Oak Creek” that would update the Planned Land Use category and Map 2 in the Comprehensive Plan from “Planned Office” to “Planned Industrial” for the properties at 331 & 401 E. Oak St. (Tax Key Nos. 733-0008-000 & 733-0009-000). Follow this item on Twitter [@OakCreekPC#OCPCCompPlan](https://twitter.com/OakCreekPC#OCPCCompPlan).
 - b) SIGN APPEAL - Consider a request for a sign appeal for the property at 7978 S. Main St. (tenant address: 330 W. Town Square Way) submitted by Christina Haase, Gigi’s Cupcakes, that would allow opaque vinyl window decals for the Gigi’s Cupcakes tenant space (Tax Key No. 813-9050-000). Follow this item on Twitter [@OakCreekPC#OCPGigi's](https://twitter.com/OakCreekPC#OCPGigi's).
 - c) PLAN REVIEW – Review site, building, landscaping, and lighting plans submitted by Jim Marriott, Marriott Oakview, for a multitenant industrial building a portion of the property at 300 W. Oakview Parkway. (Tax Key No. 955-1031-000). Follow this item on Twitter [@OakCreekPC#OCPMarriott](https://twitter.com/OakCreekPC#OCPMarriott).
 - d) SIGN PLAN REVIEW – Review a proposed sign plan submitted by Kevin Khuong, Ly Ly Nails, for the Ly Ly Nails commercial tenant portion of the building at 7978 S. Main St. (Tax Key No. 813-9050-000). Follow this item on Twitter [@OakCreekPC#OCPCLyLy](https://twitter.com/OakCreekPC#OCPCLyLy).

- e) **CONDITIONAL USE PERMIT** – Review a request submitted by Arlene Buttke, WE Energies, and Jerry Franke, WisPark, for a conditional use permit for a WE Energies electric substation on a portion of the property at 10861 S. Howell Ave. (Tax Key No. 955-1014-000). Follow this item on Twitter **@OakCreekPC#OCPCWeEnergies**.
- f) **SIGN PLAN REVIEW** – Review a proposed sign plan submitted by Paul Bouchard, MOdE Oak Creek, LLC, for the MOdE commercial tenant portion of the building at 7979 S. Main St. (Tax Key No. 813-9053-000). Follow this item on Twitter **@OakCreekPC#OCPCMOdE**.

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).

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, NOVEMBER 22, 2016

Commissioner Bukiewicz called the meeting to order at 6:00 p.m. He announced that Mayor Scaffidi was detained and would be joining the meeting within the hour. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Bukiewicz, Alderman Guzikowski, Commissioner Siefert and Commissioner Chandler. Also present: Kari Papelbon, Planner; Douglas Seymour, Director of Community Development; and Michael Kressuk, Assistant Fire Chief.

Minutes of the November 8, 2016 meeting

Commissioner Dickmann moved that the Plan Commission approve the minutes from the November 8, 2016 meeting. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

**CONDITIONAL USE PERMIT – ALLOWING A FREIGHT TERMINAL
OPUS DEVELOPMENT COMPANY, LLC
500 W. OPUS DR.
TAX KEY NO. 924-9012**

Planner Kari Papelbon provided an overview of the proposal for a 2-phase freight terminal with two (2) 20,000-gallon underground fuel tanks on the property (see staff report for details).

Arden Degner, 8540 S. Pennsylvania Avenue, stated that this is an interesting proposal. He wanted to know the business plan for trucks that are licensed in Wisconsin for this terminal. Commissioner Bukiewicz responded that he speculated it is freight delivery, so it is trailer trucks coming in either picking up or dropping off merchandise. Mr. Degner asked if they are going to have trucks licensed in Wisconsin and paying the freight in Milwaukee County. Commissioner Bukiewicz responded he believes that some of the trucks will be; some of the trailers will be from out of state, but anybody conducting business here DOT-wise has to license their trailers and tractors. Mr. Degner asked if they had to be licensed with Milwaukee County. Commissioner Bukiewicz responded that the Plan Commission is not here to discuss that particular dilemma of the wheel tax. Mr. Degner stated that that is his problem because of the fact that the stormwater fee is increasing and here the City is putting in dozens of locations for a terminal because a truck licensed works 24 hours a day. After 250,000 miles, the trucks are trashed. The experience in Milwaukee County, especially along Layton Avenue with truck terminals, has been disastrous. Commissioner Bukiewicz stated he agrees and that is a question for the County Supervisor. Mr. Degner added that here we are taking a piece of property that has been worked on for a couple of years to make it a business park and giving it away to these people that are just going to be competing with FedEx delivering packages. Commissioner Bukiewicz stated that the question is a conditional use permit on this item. Mr. Degner asked why we need another giveaway like IKEA. He stated that he sees another tax-paid entity because Oak Creek are soft touches. Oak Creek will give every resident that lives here an increase in price, increase in stormwater fees, but yet these other people will only be here five years because the trucks will deteriorate and we will be stuck. Commissioner Bukiewicz asked Mr. Degner if he had a question relating to the conditional use permit. Mr. Degner stated that that is what he is saying. Oak Creek is going to be stuck with a deteriorating property just like the rest of it and he prays that the Commissioners vote against this.

Commissioner Siefert asked how many trucks will be coming and going on a daily basis to start with, and as they expand, how many trucks will then fill in during that time. Dave Nelson, 1520

Red Oak Court, Middleton, Wisconsin, representing the applicant, responded that on a daily basis, there are a total of 382 arrivals and departures to the site. Commissioner Siepert asked if that was for the first phase. Mr. Nelson stated it is for the total build out and he does not have figures for the phases.

Commissioner Siepert asked if there was any guarantee that the trucks will be using Howell and Ryan when they get off the expressway rather than coming down 13th Street and Oakwood Road. Mr. Nelson responded that they are required to use Ryan Road, Howell and coming up Oakwood to Opus Drive. Douglas Seymour, Director of Community Development, stated it is posted "no trucks" so there would not be any truck traffic on Oakwood Road west of Opus Drive from this development or from the OakView Business Park.

Commissioner Chandler asked for more information on the underground storage tanks. Mr. Nelson responded that his client uses this terminal for distribution of packages. The price of fuel fluctuates a lot, so they would like to be able to control that a little bit and be able to fuel their trucks on site. It saves them money by being able to purchase it themselves.

Commissioner Chandler asked for more information about the impact to the transportation network. Mr. Nelson responded that there was a Traffic Impact Analysis (TIA) done looking at the routing. Everything was sized for use as a business park and as such, a lot of this traffic was taken into account. The traffic study showed that there would be no impacts on most of the interchanges from the interstate all the way down Ryan Road to Howell Avenue. The one recommendation they made as the part to the south of this develops is lights.

Mr. Seymour stated that while the traffic impact analysis was prepared for this development and included on their behalf, there would potentially need to be some improvements made to the Opus Drive/Oakwood Road intersection as a result of additional traffic from OakView Business Park. A similar TIA was done for the OakView Business Park, and, in fact, a number of infrastructure improvements were made based on that proposed or anticipated impact. While the TIA may say one thing, any required offsite transportation improvements will be the responsibility of the applicant. There is no further responsibility of the businesses in the OakView Business Park for that.

Commissioner Dickmann asked if any improvements would need to be made to the I-94/Ryan Road interchange as a result of this increased traffic, if this property owner would be responsible for those costs. Commissioner Johnston stated that he does not believe the State received this TIA. The original TIA for the site was reviewed by the State. It was in 2004/2005 that this development was started. They originally had two large buildings about the size of what GE Healthcare is on this site and then a larger building on the west end of it. The traffic from those three buildings that were proposed was greater than what this development would generate.

Commissioner Dickmann stated that this is part of Tax Increment Finance District No. 8. Whatever money this generates, the public won't see for 20 years from now. Mr. Seymour stated that this is part of TIF 8 and as such, there is a base value that has been attached to the district. The base value shows this additional acreage as undeveloped, so it is correct that until the district is paid off, the additional increment from this would go to generate taxes to pay off that district. At this point, there is no financial incentive being offered as part of this development. The additional increment that would be created by this development based on its assessed value would go to pay off the district. Once the district is paid off, that would accrue to all the taxing organizations such as the County, School District, State, MATC and the City.

Alderman Guzikowski stated his concern about the location in relationship to Howell Avenue and the Interstate. He concurred with Commissioner Siepert on the access to the Interstate.

The State still has not had an opportunity to improve the on/off ramps or that bridge yet, so that is a concern for Alderman Guzikowski.

Alderman Guzikowski questioned if this is the best use for this property.

Commissioner Siefert stated he sees a problem down the road as Oakwood Park (sic) is developed and more businesses are added. There will be a lot more truck traffic and there will be a major problem getting in and out of the side streets on Howell Avenue around Oakwood Road and Elm Road and so forth. Unless they improve that road to Howell Avenue south of Oakwood Road and Elm Road on Howell Avenue, there is a major problem with the hill there and seeing and the traffic coming. Commissioner Siefert stated his concurrent with Alderman Guzikowski that this doesn't appear to be the best location.

Carl Ruedebusch, owner of the company that is responsible for putting in the due diligence for his client and involved in the project, stated that the original project had three buildings on it and would have generated more truck traffic than this particular project. They have done a traffic impact study that does presently tell exactly what the impact will be to Howell and various roads. He stated he is hearing from the Commissioners that there is concern with some other areas (Ryan Road and other interchanges), and although it sounds like there are some valid issues, he does not think those issues go away with other buildings. It doesn't sound like building three different buildings or developing a different business park is going to solve those problems.

Mr. Ruedebusch stated that the development of this project will bring a large piece of tax base to the community. It will help extinguish the tax increment quicker. The dealing with the road issues sounds like it needs to be entered into sooner than later regardless. Truck traffic is going to come regardless at some point and he asked the Commissioners to keep an open mind on this as they think through the process. He stated he would appreciate approval of this conditional use. The application has agreed to do the necessary development whether that is a lighted interchange or some additional elements of redoing the road, rerouting the water mains, doing the necessary landscaping, etc.

Alderman Guzikowski asked who would pay for the lights at the intersection at Opus Drive. Mr. Seymour responded that it would be staff's strong recommendation that any costs accruing from additional development of this property be borne by the applicant.

Commissioner Bukiewicz stated that yes, traffic will increase. As far as the off-ramps go, that is really a State thing. The State budget is tied up right now, with the money going to the Zoo, so the I-94 stuff kind of got put on hold. That is really a State issue. As far as Highway 100 goes, it has been improved. Howell Avenue is adequate to handle the truck traffic. The question becomes Oakwood Road and Commissioner Bukiewicz compared Oakwood Road very much to Drexel Avenue ten years ago. Drexel Avenue was a two-lane road. It is now a four-lane road that can handle very heavy traffic volumes. He is not saying Oakwood Road is going to change anytime in the near future, but sometime that is going to be an improved road with four lanes to connect up to 27th Street to Alternate 241. With those regards and the safeties built in that the staff will put in for the street lights, the traffic isn't bothering him. What is bothering Commissioner Bukiewicz is the noise that is going to be generated off that side street going to the cul-de-sac to the neighbors to the south. Since this is a 24/7 operation, there will be some big trailers coming in there. There will be some cube trucks and things of that nature too. He equates this to the trucks that get off on Drexel Avenue, and head off to Northbranch. Noise can be an issue. Commissioner Bukiewicz is looking for more details as to the vegetation to protect that and how the sound will be limited.

As far as best use of the property, it is an M-1 property. In the foreseeable future, Commissioner Bukiewicz does not see anyone coming in asking for a rezone back to R-1 to put

in a subdivision. Given the extension off the first Opus property, he states it is a reasonable fit; however, the City needs to be cognizant of these neighbors, particularly to the south.

Commissioner Bukiewicz asked Asst. Fire Chief Kressuk about the excess of 5,000-gallon fuel tanks and if that is common on a facility of this size, or a normal service station, and if there are any long-term concerns.

Asst. Fire Chief Kressuk responded that in regards to the fueling and underground tanks, it is similar to a service station setup. It is not unusual for larger entities, larger freight outlets, to do fueling on site. That is regulated by the State as far as the installation and code enforcement requirements for the planning associated with that. Asst. Fire Chief Kressuk stated that the Fire Department would be okay with the underground setup.

Commissioner Bukiewicz asked about entrances to the property. Asst. Fire Chief Kressuk responded that it was his understanding that there will be an emergency access point on Oakwood Road at the west side of the property.

Commissioner Bukiewicz asked why the cul-de-sac was extended back so far to affect all the other properties and if it is even necessary. Commissioner Johnston responded that the area was originally called Oakwood Crossings. That was the Phase II development to this extended back and that was to serve what was originally laid out.

Mr. Nelson stated that obviously the trucks coming in and leaving the site will generate noise. In terms of back-up alarms, they don't have back-up alarms on the trucks and trailers. They do have about 15 of the movers that they use on site to move the trailers around the site. Those do have back-up alarms on them and they are required by OSHA to have back-up alarms on them. They can set those alarms to the lowest levels that OSHA allows to help control the noise.

Mr. Nelson continued that the building has been set back on the site as far as it can be set back from the neighborhood to keep the traffic and back-up alarms as far away from the neighborhood as they can. They have 30 feet along the front of the property as a required setback from parking to the road. They can try to do some berming in that area to help build up a little bit of a barrier there. In 30 feet you can't do a lot of berming there, but you can get some berm there and they can get some vegetation on those berms to grow up and help screen and deflect the noise.

Regarding the cul-de-sac entrance, Mr. Nelson stated that the trucks won't be going down that drive at all. Once past the driveway coming onto the site, the only vehicles that will be going down that road will be those going to the maintenance building at the back there. There is a little parking lot for the employees that work in the maintenance building. There are about 23 cars back there. Those would be the people that would use the rest of the road.

Mr. Ruedebusch stated it might be an interesting possibility if the City would consider abandoning if that road isn't necessary for any other purpose. The cul-de-sac could be moved to the east for turnaround. By abandoning it, you could create a much larger berm and they could still get access to the rear of the property. Commissioner Johnston stated that this suggestion has merit. His only concern would be the lots that are apparently residential that face on Oakwood Road.

Commissioner Dickmann stated this is a 24 hour/7 day a week operation, not only for the neighbors, but for the roads and the large quantity of trucks. He cannot believe that if there were three buildings there, that all those buildings would be 24 hour operations 7 days a week. That is very unusual. Commissioner Dickmann referenced the staff report which stated that

staff wishes to see this site developed with something less impactful and more consistent with the City's newer business parks in terms of aesthetics, outdoor storage, etc. Yet it is their opinion that these impacts are manageable through a conditional permit and that it should be approved subject to conditions and restrictions. Commissioner Dickmann stated he would like to see the conditions and restrictions before he votes for this. He would like to have the State look at the transportation analysis. Commissioner Dickmann is also concerned about the neighbors.

Commissioner Siefert stated that there are also neighbors to the west. There are also railroad tracks between those and the neighbors on the west side.

Commissioner Bukiewicz moved that the Plan Commission recommend that the Common Council approve the conditional use permit for a freight terminal with, two (2) underground fuel storage tanks in excess of 5,000 gallons and outdoor storage of dolly equipment as accessory uses, at 500 W. Opus Dr. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission's review at the next meeting (Dec. 13, 2016).

Commissioner Bukiewicz moved that the Plan Commission recommends that the Common Council approve a Conditional Use Permit for a freight terminal, with two (2) underground fuel storage tanks in excess of 5,000 gallons and outdoor storage of dolly equipment as accessory uses, at 500 W. Opus Dr. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission's review at the next meeting (December 13, 2016). Commissioner Carrillo seconded. On roll call: Commissioner Dickmann, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler voted no. Commissioner Johnston, Commissioner Carrillo, and Commissioner Bukiewicz voted yes. Motion failed.

ZONING TEXT AMENDMENT

SECTION 17.0315

ALLOW SELF-STORAGE AS CONDITIONAL USES IN B-4, HIGHWAY BUSINESS DISTRICT

Planner Papelbon gave a presentation describing/showing surrounding communities' approach to allowing self-storage (see staff report for details). Staff's recommendation is that the Plan Commission NOT recommend to the Common Council that Municipal Code Section 17.0315 be amended to allow self-storage facilities as Conditional Uses in the B-4, Highway Business district. That the Plan Commission directs staff to research and present options for the creation of a new commercial or manufacturing zoning district.

Commissioner Bukiewicz stated that he would support staff's recommendation to research and present options for the creation of a new commercial or manufacturing zoning district.

Commissioner Dickmann asked if Mr. Gallacher had not requested this change, would the City be looking at creating this zoning. Ms. Papelbon responded that at this time it is likely that they would not, but that is not saying anything regarding the validity of the proposal. It is not something that staff had considered simply because they have been focused on other developments in the City.

Commissioner Dickmann asked why Mr. Gallacher is requesting this be done. Attorney Brian Randall, Friebert, Finerty & St. John, S.C., 330 E. Kilbourn Avenue, Milwaukee, spoke on behalf of Kelly Gallacher. He could not be in attendance at this meeting, but Mr. Gallacher met twice with Mr. Seymour on a potential site.

Mr. Randall stated that Mr. Gallacher is looking at a site in the City, but the zoning does not fit. With the type of product that he is interested in presenting something more in line with the commercial use retail presentation, not the "old school" approach of outdoor storage of

cars/boats on gravel surfaces. Many of those sites are not appropriate for the manufacturing district. The broader approach, if that is to be appropriate, is the way to go about doing it. While they prefer B-4 as the best of the commercial categories where this might find a home, they do support the staff alternate recommendation to take a deeper look at this; maybe find a way that it could work in another category or set of criteria that could be applied.

Commissioner Siefert stated that he concurred with staff on not changing the B-4, Highway Business to allow self-storage facilities as a conditional use.

Commissioner Dickmann moved that the Plan Commission NOT recommend to the Common Council that Municipal Code Section 17.0315 be amended to allow self-storage facilities as Conditional Uses in the B-4, Highway Business district, and that the Plan Commission directs staff to research and present options for the creation of a new commercial or manufacturing zoning district.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**CERTIFIED SURVEY MAP
WISPARK, LLC
300 W. OAKVIEW PARKWAY
TAX KEY NO. 955-1031**

Planner Papelbon provided an overview of the proposal to re-divide the property into three (3) new development lots of conforming size (see staff report for details). Commissioner Johnston pointed out that the engineer's comment about the 20-foot utility easement has been addressed with their updated cul-de-sac.

Commissioner Chandler asked for more information. Nate Franke, Zilber Property Group, 710 N. Plankinton Avenue, Milwaukee, responded that the eastern portion (Lot 1) is under contract with the user, and they are going to be coming in on December 13 with their plan to go forward on a site plan for Plan Commission review. Lot 2 to the west is under option in that same contract to the same developer to move forward should they want to do a Phase 2 of development. Lot 1 is going to have 120,000 square-foot speculative industrial building.

Commissioner Bukiewicz stated that it just makes sense to be dividing up these properties to get them ready for development so they are a little easier to develop. Also, this just adds to getting the TIF done quicker.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Jerry Franke, Wispark, LLC, for the property at 300 W. Oakview Parkway be approved, with the following conditions:

1. That all easements and wetlands 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.

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

**PLAN REVIEW
KWIK TRIP, INC.
2040 W. RYAN ROAD**

TAX KEY NO. 878-9003-004

Planner Papelbon provided an overview of the proposal for site and building modifications to the existing fuel center, and noted that the restaurant components that were part of the convenience store are going to be removed as part of this application (see staff report for details).

Commissioner Dickmann asked if the walk-in cooler is in addition to the building that is there now. Ms. Papelbon responded that is correct. Commissioner Dickmann asked if this was in conflict with the Kwik Trip on 13th & Ryan Road. Troy Mleziva, Real Estate Manager, KwikTrip, 1626 Oak St., LaCrosse, WI, responded that KwikTrip purchased this property and another as a package deal from the seller. What interested them in this site is the investment that Oak Creek has made in terms of the infrastructure that was placed in Ryan Road. This was an opportunity to serve folks headed west and take advantage of the investment that has been made in terms of the long-term infrastructure on that side of the Interstate. This site will not serve trucks. It just has in-line gas facilities, so there is no separate diesel component like the location on the east side.

Commissioner Johnston asked for color samples, particularly the red that is going to be used. Troy stated that they are basically using the same color palette as on all the other stores in terms of the brick color (dark burgundy), khaki/camel accent brick, and green standing seam metal. Commissioner Johnston stated he is more concerned about the red paint that is going on the existing brick wall. Troy stated he could provide samples of that.

Alderman Guzikowski stated this is a great addition and he looks forward to it because that corner will be revived.

Commissioner Siefert stated that it is nice that a vacant lot is being cleaned up.

Commissioner Bukiewicz asked if a liquor license goes with the property. Ms. Papelbon responded that the Clerk's office would know that answer. Commissioner Bukiewicz suggested they check into that. Commissioner Bukiewicz stated he is in favor of this proposal.

Arden Degner, 8540 S. Pennsylvania Avenue, asked if there is a pass-through from this business to the others on this side. Ms. Papelbon stated yes, there is. On the south side, that is Ryan Road, and then 22nd Street, and then there is a private road that loops around the north.

Alderman Guzikowski moved that the Plan Commission approves the building plans submitted by Chris McGuire, Kwik Trip, Inc., for the property at 2040 W. Ryan Rd., with the following conditions:

1. That all building and fire codes are met.
2. That proposed parking areas are revised to meet all setback requirements.
3. No outdoor storage or display of merchandise is included in this approval. The Applicant may apply for a separate Conditional Use Permit for outdoor display of merchandise.
4. That permits and approvals be obtained for all proposed signs.
5. That all new exterior brick veneer meets the minimum 4-inch thick requirement per Code.
6. That all mechanical equipment (ground, building, and rooftop) is screened from view.

7. That all revised plans (site, landscaping, signage, etc.) are submitted in digital and paper formats for review and approval by the Department of Community Development prior to the submission of building permit applications.
8. That all trash enclosures are screened per Code.
9. That final lighting plans indicating luminaire type, pole type, color, and height are submitted to the Electrical Inspector prior to submission of building permit applications.
10. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
11. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
12. That materials samples are submitted to the Department of Community Development prior to the submission of building permit applications.

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

**CONDITIONAL USE PERMIT AMENDMENT
SHAWN MCKIBBEN, OAK PARK PLACE
1980 W. RAWSON AVE.
TAX KEY NO. 736-8995-001**

Planner Papelbon provided an overview of the proposal for an amendment to the existing Conditional Use Permit for construction of a licensed community living arrangement with a capacity of sixteen (16) or more persons and housing for the elderly/multiple-family dwellings in excess of four (4) dwelling units per structure. Per the approved Conditions and Restrictions, construction for Phase I was to begin within 12 months from the December 15, 2015 date of approval. The request is for an extension to May 15, 2017 (see staff report for details).

Commissioner Dickmann stated that he is all for this. He has always been concerned with the traffic situation there. Right now, the County or State has completed all the work at Rawson Avenue and have extended to three lanes wide so cutting in it is a little easier than what it used to be.

Commissioner Dickmann moved that that Plan Commission recommends that the Common Council approve a conditional use permit amendment extending Section 11, Time of Compliance to a deadline of May 31, 2017 for Phase I for the property located at 1980 W. Rawson Ave., after a public hearing and subject to conditions and restrictions. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
DG27TH, LLC
8645 S. HOWELL AVE.
TAX KEY NO. 828-9001**

Planner Papelbon provided an overview of the proposal for exterior modifications to the existing multitenant building on the property (see staff report for details).

Commissioner Johnston stated that he would like to see something more than EFIS on the bump-outs on this building.

Commissioner Chandler asked for more information. Michael DeMichele, 2060 N. Humboldt, Milwaukee, WI, responded that the building was built as a Blockbuster initially. Mr. DeMichele purchased the building last year. After Blockbuster left, Mattress Firm and Papa John's came in. Mattress Firm moved out and he has been searching for tenants, and they now have one that will be next to Papa John's. This building is transforming from a single tenant building to a two-tenant building and now is going to a four-tenant building. Mr. DeMichele just wanted to do a few things to enhance the appearance of the building because it is pretty plain. He is trying to balance the building out because when it was initially built, the focus was on the center of the building. There will be divisions of the spaces inside if they have to.

Commissioner Dickmann moved that the Plan Commission approves the building plans submitted by Michael DeMichele, DG27th, LLC, for the property at 8645 S. Howell Ave., with the following conditions:

1. That all building and fire codes are met.
2. That all mechanical equipment (ground, building, and rooftop) is screened from view.
3. That all revised plans (site, building, signage, etc.) are submitted in digital and paper formats for review and approval by the Department of Community Development prior to the submission of building permit applications.

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

**SIGN PLAN REVIEW
DG27TH, LLC
8645 S. HOWELL AVE.
TAX KEY NO. 828-9001**

Planner Papelbon provided an overview of the proposal for a sign plan that will allow a tenant one wall sign, and allow for a second wall sign for the tenant spaces located on the north and south corners of the building. The existing pole sign is included as part of the proposed sign plan (see staff report for details).

Commissioner Chandler asked for more information. Mr. DeMichele responded that the Code requires every building to have a master sign program; a format by which there are rules for signage that will come to the building. Each tenant that comes to this building will have to come to the Plan Commission with their individual sign.

Commissioner Chandler asked if the wall sign on the south meets the City's size requirements. Ms. Papelbon responded that the sizes of the signs are fine. The placement is up to the Plan Commission. As far as individual tenants coming before the Plan Commission for their sign review, that is actually a requirement for Drexel Town Square. If the signs proposed meet Code and they meet with the approved sign program (if it is approved), they would just need to get permits. The sizes are fine. If the Plan Commission is okay with the proposal for the locations, then this would be the approved master sign program.

Commissioner Carrillo asked if there is a way that the pole sign could be replaced with a monument sign. Ms. Papelbon responded that the pole sign is something that was approved a while ago and has been in place ever since. They have the right to continue to use it. The Plan Commission can recommend that they go with a monument sign; however, with this particular site, it would be quite difficult to find an appropriate and Code-compliant location for a monument sign.

Commissioner Bukiewicz stated that it is up to the applicant and the tenant, but he doesn't know if they will get a lot of use out of the sign on the north side of the building. Other than that, he is fine with this proposal. Ms. Papelbon stated that staff made a recommendation that if that tenant were to ever ask for such a sign, that they include it in the sign program so they wouldn't have to come back to amend it at a later date.

Commissioner Siefert moved that the Plan Commission approve the sign plan for the multi-tenant building at 8645 S. Howell Avenue with the condition any text or logos on the canopies of the building will be counted toward the total number of wall signs per tenant space. Commissioner Guzikowski seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:34 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

11/30/16

Date

Summary of Significant Common Council Actions

1. **APPROVED Ordinance** No. 2832, rezoning the properties at 9180 S. 5th Ave. and 4240 E. Ryan Road, from A-1, Limited Agricultural, and Rm-1, Multifamily Residential, to P-1, Park District, EXCLUDING the LOD, Lakefront Overlay District.
2. **APPROVED Resolution** No. 11770-120616, approving a Certified Survey Map for the property at 300 W. Oakview Parkway.
3. **APPROVED Resolution** No. 11772-120616, approving a Certified Survey Map for the property at 9330 S. Nicholson Road.



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a & 5a

DATE: December 13, 2016

PROJECT: Comprehensive Plan Amendment – Greg Thompson (Storage Shop USA)

ADDRESSES: 331 & 401 E. Oak Street

TAX KEY NOS: 733-0008 & 733-0009

STAFF RECOMMENDATION: That the Plan Commission adopts Resolution 2016-03, amending the Comprehensive Plan and Planned Land Use map for the properties at 331 & 401 E. Oak Street to reflect the change in land use from Planned Office to Planned Industrial, following a public hearing and adoption by the Common Council.

BACKGROUND: Greg Thompson, Storage Shop USA, is requesting that the Planned Land Use category and map in the Comprehensive Plan for the properties at 331 & 401 E. Oak Street be changed from Planned Office to Planned Industrial for a residential style, mini-office/warehouse development.

The applicant is proposing to develop a mini-office/warehouse facility at this location. This type of use is not to be confused with traditional, self-storage facilities. The proposed development has a residential design and will be sold as individual units as part of a condominium association. Typical use for this type of development is office and warehouse space for small businesses, contractors, and hobbyists. Included with this report are illustrations of what this type of development would look like.

The Comprehensive Plan currently identifies the subject properties for Planned Office development, the designation for which “includes high-quality professional office and office-support land uses with generous landscaping and limited signage.” This land use category further specifies that M-1 uses are not to occur in this land use category. The proposed development is only permitted as a conditional use in our manufacturing zoning district. As a result, the applicant is requesting an amendment to the land use map to planned industrial so that a rezoning of these properties is permissible.

The properties involved with this request are currently zoned Rs-2, single family residential. The parcels on Oak Street have a mix of zoning districts. They include, institutional, manufacturing, and residential. Parcels to the east and west of the subject parcels are zoned Rs-2 and are vacant. There are currently ten parcels zoned Rs-2 on Oak Street. Only two parcels have a residential dwelling. Across from the subject properties are parcels zoned M-1, Manufacturing District. These parcels contains a mix of business and manufacturing uses. Staff believes that the future land use for this area is best suited for a combination of business and manufacturing uses. Although amending the land use map for just two parcels is atypical, staff is currently working on updating the City’s land use map and will likely recommend changing this area to planned industrial and/or commercial.

The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010 must be consistent with the objectives, goals, and policies contained within the Comprehensive Plan. Approval of these changes to the Comprehensive Plan would potentially allow manufacturing/industrial development of vacant property.

Prepared by:

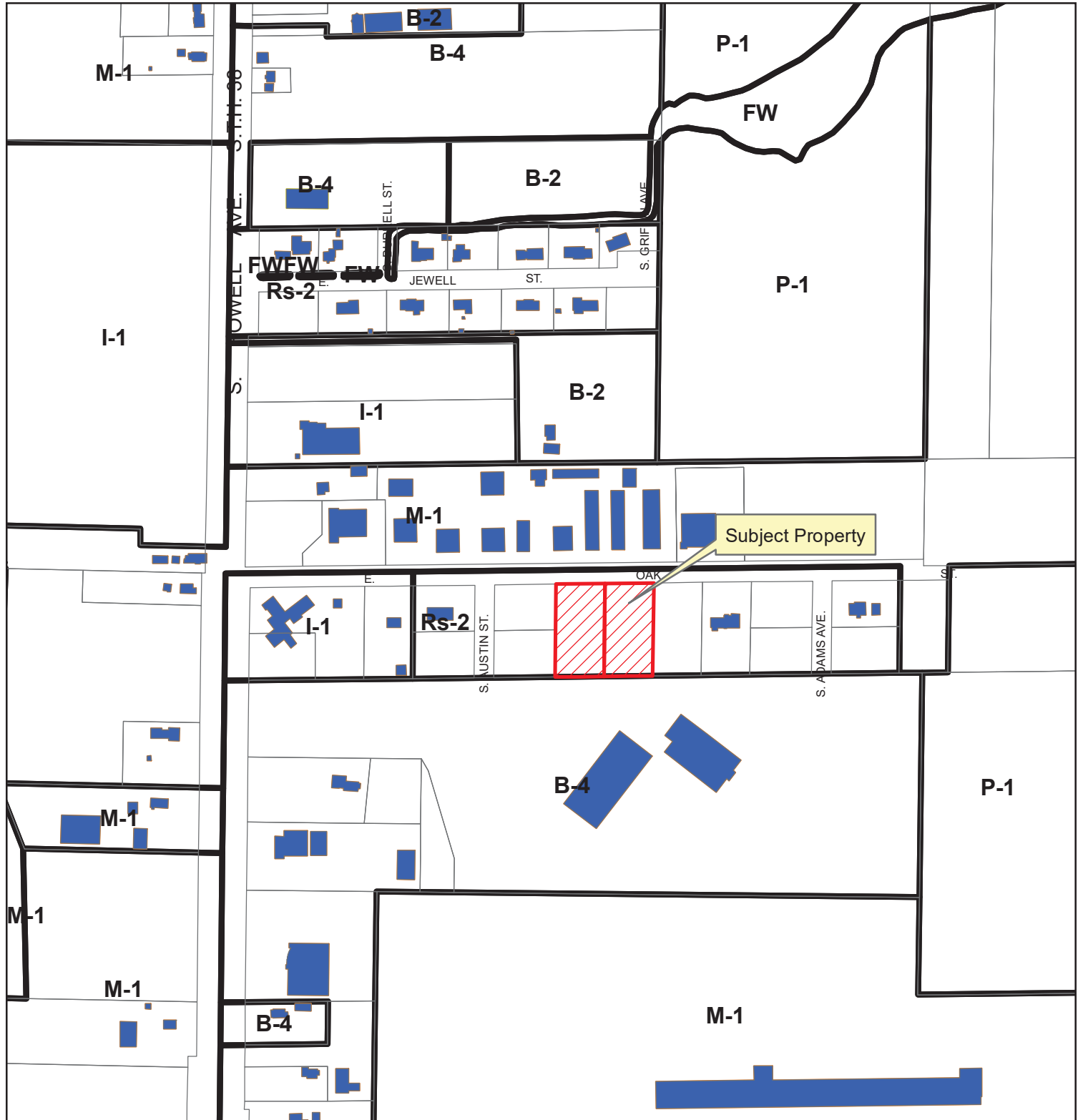
Peter Wagner, AICP
Zoning Administrator/Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

331 & 401 E. Oak Street



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



OAKCREEK
— WISCONSIN —

Department of Community Development



CLASS 1 NOTICE TO BE PUBLISHED NOVEMBER 10, 2016

OFFICIAL NOTICE

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

PURPOSE: The purpose of this public hearing is to consider an amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" as it relates to the properties at 331 & 401 E. Oak Street.

Hearing Date: Tuesday, December 13, 2016
Time: 6:00 p.m.
Place: Oak Creek City Hall
8040 South 6th St.
Oak Creek, WI 53154
Common Council Chambers

Proposal: The proposed amendment would update the Planned Land Use category and Map 2 in the Comprehensive Plan from "Planned Office" to "Planned Industrial" for the properties at 331 & 401 E. Oak Street.

The Plan Commission may schedule other public meeting items/public hearings for December 13, 2016 at 6:00 PM. This hearing may begin at 6:00 PM or as soon as possible following the conclusion of any other public meeting items/public hearings.

Any person(s) with questions regarding the proposed change(s) may call the Department of Community Development at (414) 766-7027 during regular business hours.

Date of Notice: November 3, 2016

CITY OF OAK CREEK PLAN COMMISSION
By: Stephen Scaffidi, Mayor

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, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000 or write to the ADA Coordinator at the Health Department, City Hall, 8040 S. 6th St., Oak Creek, WI 53154.

RESOLUTION NO. 2016-03

**A RESOLUTION ADOPTED BY THE PLAN COMMISSION AMENDING THE ADOPTED
COMPREHENSIVE PLAN FOR THE
CITY OF OAK CREEK, IN MILWAUKEE COUNTY, WISCONSIN**

WHEREAS, Sections 62.23 and 66.0295 of the Wisconsin Statutes establish the required procedure for a local government to adopt a Comprehensive Plan; and

WHEREAS, the City of Oak Creek Plan Commission has the authority to amend the Comprehensive plan by resolution and also to recommend that the Common Council adopt the Comprehensive Plan; and

WHEREAS, the City of Oak Creek has proposed an amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" designating the properties at 331 & 401 E. Oak Street as "Planned Industrial;" and

WHEREAS, the City has duly noticed a public hearing on the aforementioned amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" and the Plan Commission has held the public hearing following the procedures in Section 66.0295(4)(d), Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Oak Creek hereby adopts the amendment to the Comprehensive Plan designating the properties 331 & 401 E. Oak Street as "Planned Industrial," recognizing that the Common Council must also adopt the amendment to the Comprehensive Plan for it to become effective; and

BE IT FURTHER RESOLVED that the Secretary of the Plan Commission certifies a copy of the amendment to the Common Council; and

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council adopts the amendment to the Comprehensive Plan by ordinance.

Passed and adopted this ____ day of _____, 2016

Plan Commission Chair

Attest:



Secretary of the Plan Commission

LEGEND (PROPOSED)

- PROPOSED PROPERTY BOUNDARY
- EXISTING
- PROPOSED
- IF DIMS AND NOT TO SCALE
- APPROXIMATE
- CONCRETE PAVEMENT
- PROPOSED FOR FUTURE FACILITY



WYSER ENGINEERING

401 E. OAK STREET
OAK CREEK, WI 53154

STORAGE SHOP USA - OAK CREEK

XXX

SHEET TITLE

OAK CREEK, MILWAUKEE COUNTY, WI

16-0337
SCHEMATIC
07/07/2016
C100

GENERAL NOTES

- ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED. THE DIMENSIONS SHOWN ON THIS PLAN SHALL BE THE DIMENSIONS OF THE PROPOSED BUILDING. THE DIMENSIONS OF THE EXISTING BUILDING ARE SHOWN FOR REFERENCE ONLY. THE DIMENSIONS OF THE EXISTING BUILDING ARE SHOWN FOR REFERENCE ONLY. THE DIMENSIONS OF THE EXISTING BUILDING ARE SHOWN FOR REFERENCE ONLY.
- THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE CONTRACTOR SHALL VERIFY THE BENCHMARK LOCATIONS AND PROVIDE EVIDENCE TO THE CITY ENGINEER.
- CONTRACTOR TO OBTAIN NECESSARY PERMITS FOR STREET OPENINGS TO AVOID OTHER UTILITIES AND TO PROVIDE PROPER CLOSURE AND SAFETY MEASURES.
- THE CITY LAND DEPARTMENT SHALL REVIEW AND APPROVE ALL PROPOSED CHANGES TO THIS PLAN. THE CONTRACTOR SHALL PROVIDE EVIDENCE TO THE CITY ENGINEER.
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SITE INFORMATION BLOCK

NEW IMPROVED SURFACE AREA:
ASPHALT: 15,000 SQ. FT.
TOTAL IMPROVED SURFACE AREA: 15,000 SQ. FT.
PERCENT IMPROVEMENT: 28.4%

NUMBER OF UNITS: 12

USE OF PROPERTY: OFFICE / WAREHOUSE / STORAGE / BUSINESS



401

339

SCANNED

16-0337
SCHEMATIC
07/07/2016
C100

401 E. OAK STREET
OAK CREEK, WI 53154

STORAGE SHOP USA - OAK CREEK

XXX

SHEET TITLE

OAK CREEK, MILWAUKEE COUNTY, WI

16-0337
SCHEMATIC
07/07/2016
C100

401 E. OAK STREET
OAK CREEK, WI 53154

XXX

SHEET TITLE

OAK CREEK, MILWAUKEE COUNTY, WI

16-0337
SCHEMATIC
07/07/2016
C100

401 E. OAK STREET
OAK CREEK, WI 53154

XXX

SHEET TITLE

OAK CREEK, MILWAUKEE COUNTY, WI

16-0337
SCHEMATIC
07/07/2016
C100

401 E. OAK STREET
OAK CREEK, WI 53154

XXX

SHEET TITLE

OAK CREEK, MILWAUKEE COUNTY, WI

16-0337
SCHEMATIC
07/07/2016
C100

401 E. OAK STREET
OAK CREEK, WI 53154

XXX

SHEET TITLE

OAK CREEK, MILWAUKEE COUNTY, WI

16-0337
SCHEMATIC
07/07/2016
C100

401 E. OAK STREET
OAK CREEK, WI 53154

XXX

SHEET TITLE

OAK CREEK, MILWAUKEE COUNTY, WI

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SCHEMATIC
07/07/2016
C100

401 E. OAK STREET
OAK CREEK, WI 53154

XXX

SHEET TITLE

OAK CREEK, MILWAUKEE COUNTY, WI

16-0337
SCHEMATIC
07/07/2016
C100

401 E. OAK STREET
OAK CREEK, WI 53154

XXX

Illustrations





Plan Commission Report

ITEM: 4b & 5b

DATE: December 13, 2016

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

ADDRESS: 7978 S. Main Street

TAX KEY NO: 813-9050-000

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

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 a variance from Section 17.0334, part of the General Development Plan and Regulating Plan, which states that eye level signs, that include text/graphics/patterns, may not cause more than 10 percent of the glazing to become opaque. Furthermore, one eye level sign is permitted per 12 linear feet on an entry façade.

Exhibit A, included in your packet, illustrates each elevation of the tenant space. The door and windows located on the north elevation, underneath the second floor deck, provides access to back-of-house operations. The applicant would like to screen those operations from public view. There is a total of seven panes of glass, including the doorway. If approved, all the glass panes will be covered with a white, frosted vinyl covering. The result would be 100 percent opacity of the glazing on the north elevation.

Also shown in exhibit A is the east elevation of the building. This elevation consists of two overhead doors, a doorway, and ten panes of glass. This elevation faces the parking lot overlooking W. Town Square Way. The applicant is requesting that the eight panes of glass located to the right of the doorway be covered in a similar frosted vinyl covering to make the glass opaque. This area is also considered to be part of the back-of-house operations. The area consisting of the doorway and ten glass panes equals 71.4 square feet. The applicant is requesting a total of 52.8 square feet to be covered in opaque signage, for coverage of 74 percent. Per code, only 10 percent of the glazing can be made opaque.

If granted, the variance would allow the applicant to install opaque vinyl eye level signs covering the seven windows on the north elevation and eight windows, located right of the doorway, on the east elevation of the tenant space (non-entry façade) located at 330 W. Town Square Way.

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

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

Prepared by:



Peter Wagner, AICP
Zoning Administrator/Planner

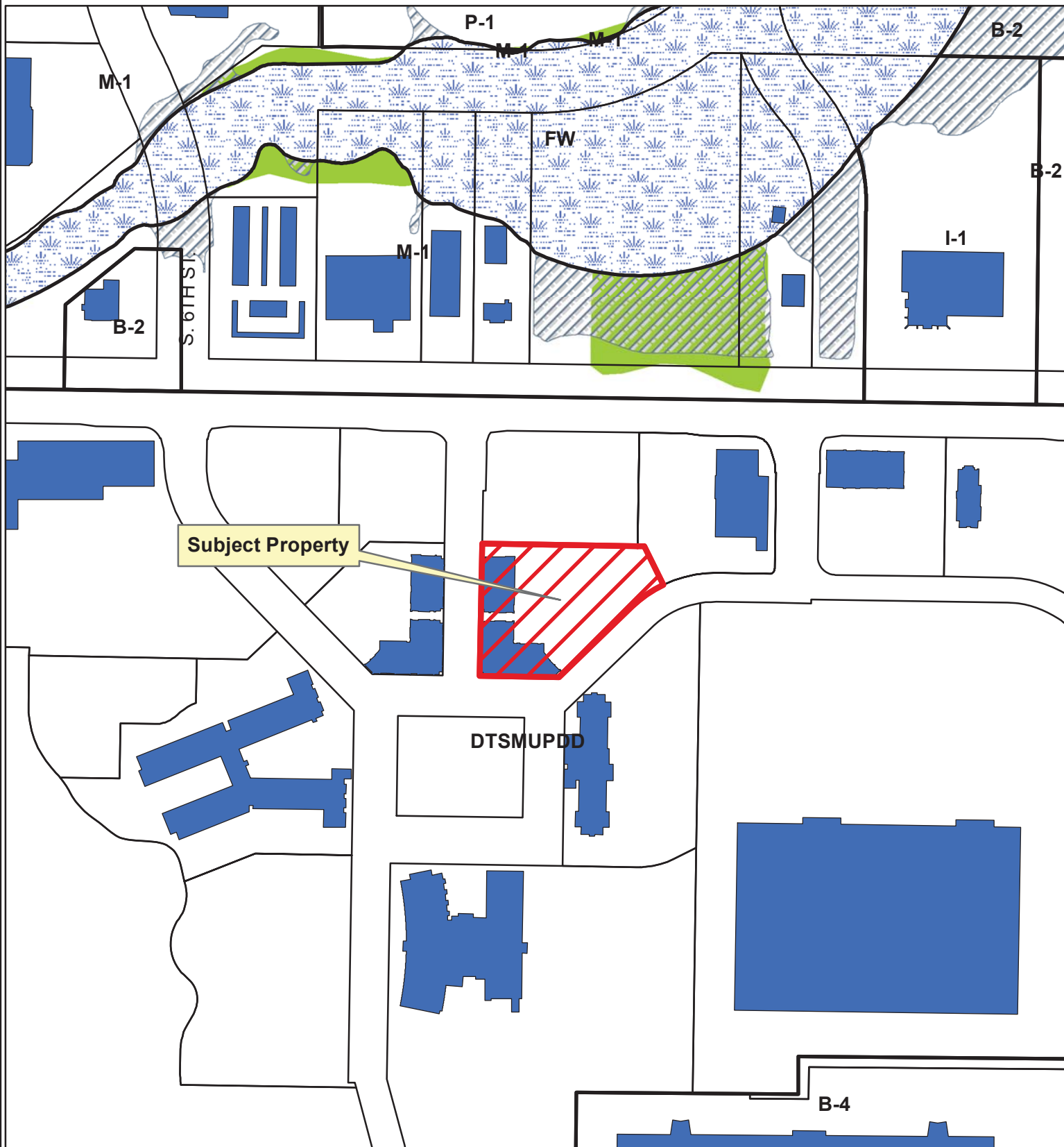
Respectfully Submitted by:



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.



Department of Community Development



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

Publish December 1, 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, December 13, 2016

Time: 6:00 p.m.

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

Appellant: Christina Haase (Gigi's Cupcakes)

Tax Key No. 813-9050-000

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 eye level signs, that include text/graphics/patterns, may not cause more than 10 percent of the glazing to become opaque. Furthermore, one eye level sign is permitted per 12 linear feet on an entry façade.

If granted, the variance would allow the applicant to install eight opaque vinyl eye level signs covering the windows on the north/northeast elevation and seven windows on the back service door area on the north elevation (non-entry façade) of the tenant space located at 330 W. Town Square Way.

Zoning of Property: DTSMPDD, Drexel Town Square Mixed Use Development District

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

Dated this 23rd Day of November, 2016

PLAN COMMISSION
CITY OF OAK CREEK, WISCONSIN

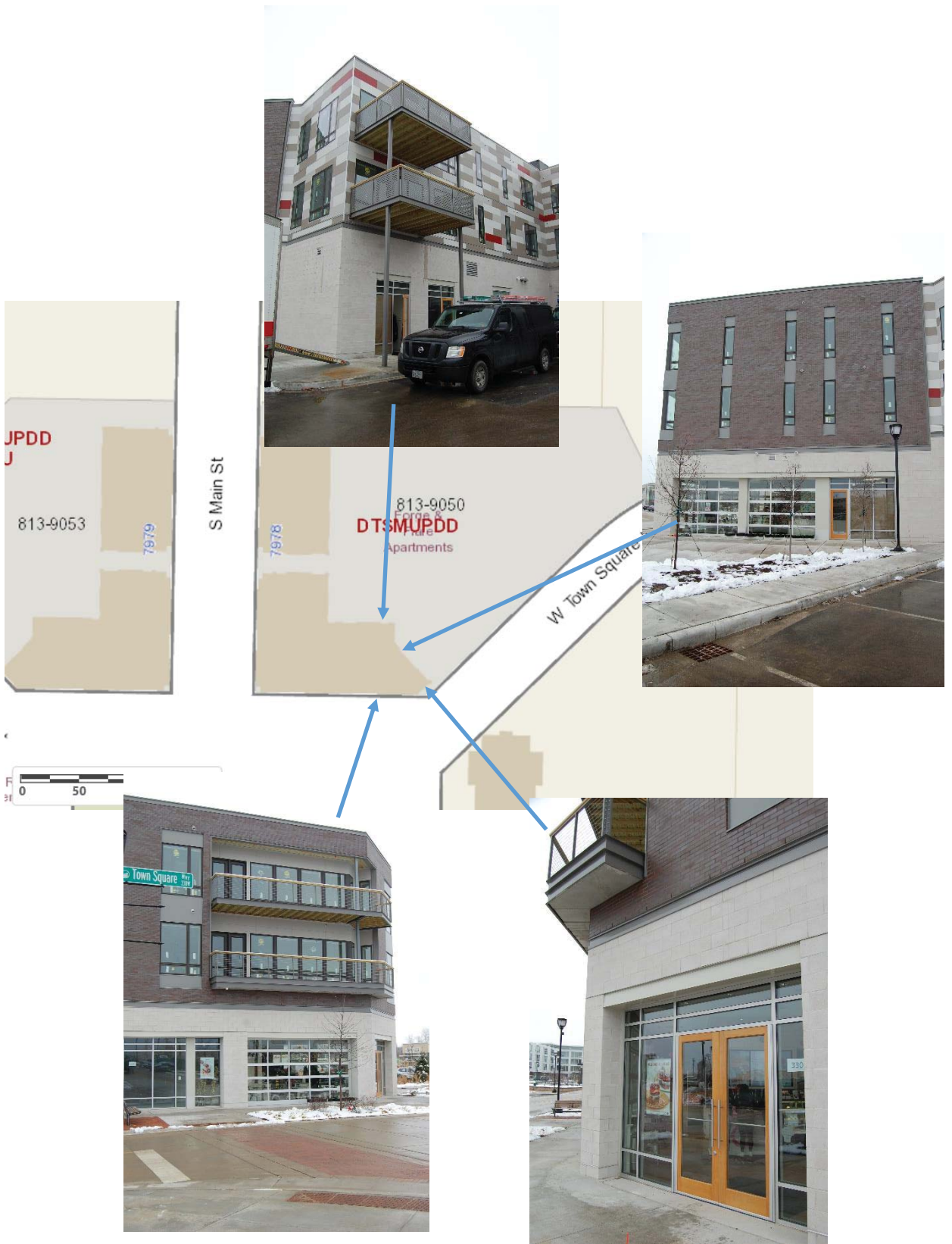
/s/ Mayor Steve Scaffidi, Chairman

Public Notice

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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.

Exhibit A



East Elevation



Back office area (north/northeast facing)

2 windows: 38" x 76"

2 windows: 38" x 15"

4 windows: 38" x 8.5"

North Elevation



Back service door area (north facing)

1 window: 33.5" x 76"

1 window: 33.5" x 15"

4 windows: 33.5" x 8.5"

1 service door: 25" x 80"

A better environment inside and out.®

Solar Gard® Solar Control Window Films

Clear Frost

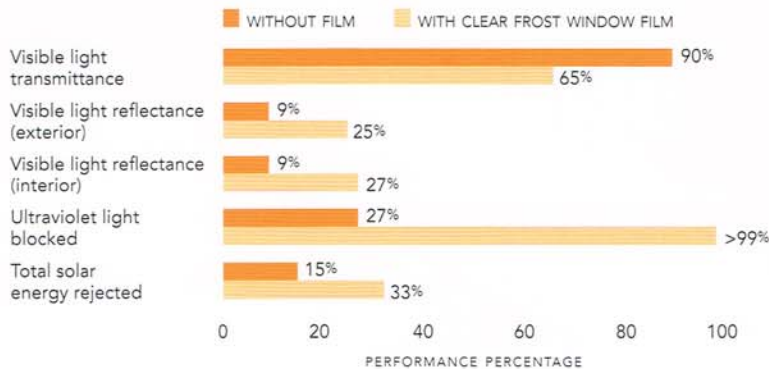
Performance results	1/8" (3mm)	1/4" (6mm)	1/8"+1/8" (3mm+3mm)
Solar energy			
% Transmittance	61	56	52
% Absorptance	19	26	26
% Reflectance	20	18	22
Visible light			
% Transmittance	65	64	60
% Reflectance exterior	25	25	30
% Reflectance interior	27	27	30
Emissivity	.87	.87	.87
Winter U-Factor (BTU hr/ft² °F)	1.12	1.10	.48
Shading coefficient	.77	.74	.73
Solar heat gain coefficient	.67	.64	.63
Solar selectivity index – luminous efficacy (VLT/SC)	.83	.86	.82
Light to solar heat gain factor (VLT/SHGC)	.97	1.00	.95
% Ultraviolet light blocked @ 300 to 380 nm	>99	>99	>99
% Total solar energy rejected	33	36	37
% Summer solar heat gain reduction	22	22	17
% Glare reduction	28	28	26

Physical properties nominal

Gauge	2.0 mil (50 micron)
Tensile strength	30,000 lbs/in² (2,110 kg/cm²)

Film performance

Performance results were generated from testing 1/8" (3mm) thick clear glass.



All performance results are based on the film installed on the inside surface of 1/8" (3mm), 1/4" (6mm), and 1/8"+1/8" (3mm+3mm) thick, clear glass.



Advantage Window Tinting
 550 Heartland Drive
 Sugar Grove, IL 60554
 847-212-8468
 Darlene@myawt.com

Notes

- Solar Gard is a participating member of AIMCAL (the Association of Industrial Metallizers, Coaters and Laminators), IWFA, and EWFA. Performance results are calculated using NFRC methodology and LBNL Window 5.2 software, and are subject to variations within industry standards and only intended for estimating purposes.
- These test data contain only results arrived at after employing specific test procedures and standards. The included data do not constitute a recommendation for, endorsement of, or certification of the product or material tested. These data are provided for informational purposes only and are not to be considered part of the basic representation or warranty, expressed or implied, including the implied warranties of merchantability or fitness for a particular purpose, that its products will conform to these test data. Solar Gard's limited warranty should be carefully reviewed prior to purchasing any Solar Gard product. Extrapolation of data from the sample or samples relation to the batch or lot from which data were obtained may not correlate and should be interpreted accordingly with caution. Solar Gard shall not be responsible for variations in quality, composition, appearance, performance, or other feature of similar subject matter produced by persons or under conditions over which Solar Gard has no control.
- Performance results for summer solar heat gain reduction and glare reduction are calculated by comparing filmed glass to that of untreated glazing.

www.solargard.com/us

SK0314SPECFCF 02/12

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Please recycle





Plan Commission Report

ITEM: 5c

DATE: December 13, 2016

PROJECT: Plan Review – Jim Marriott, Marriott Oakview

ADDRESS: 300 W. Oakview Parkway (portion)

TAX KEY NO: 955-1031-000

STAFF RECOMMENDATION: That the Plan Commission approves the site and building plans submitted by Jim Marriott, Marriott Oakview, for a portion of the property at 300 W. Oakview Parkway with the following conditions:

1. That all building and fire codes are met.
2. That the plans are revised to incorporate a more durable material, such as composite or metal, for the gate on the dumpster enclosure.
3. That all parking areas are installed in accordance with Section 17.0404.
4. That a revised landscaping plan be submitted to the Department of Community of Development for approval prior to the submission of building permit applications.
5. That all final plans (site, building, etc.) are submitted in digital and paper formats for review and approval by the Department of Community Development prior to the submission of building permit applications.
6. That detailed plans for signage are reviewed and approved by the Plan Commission prior to submission of sign permit applications for the multitenant building. If the building is revised to accommodate only one (1) tenant with no possibility of future tenants, a sign plan will not be required prior to issuance of sign permits.
7. That all mechanical equipment (ground, building, and rooftop) is screened from view.
8. That final lighting plans indicating luminaire type, pole type, color, and height are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector prior to submission of building permit applications.
9. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
10. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

Ownership: Wispark, LLC, 301 W. Wisconsin Ave., Ste. 400, Milwaukee, WI 53203

Size: 29.546 acres (development site = 8.7477 acres)

Existing Zoning: M-1 (PUD), Manufacturing

Adjacent Zoning: North – M-1 (PUD), Manufacturing
East – I-1, Institutional; Rs-3, Single Family Residential
South – M-1 (PUD), Manufacturing
West – M-1 (PUD), Manufacturing

Comprehensive Plan: Planned Industrial.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting site, building, landscaping, and lighting plan approval for a proposed ±120,000 square-foot multitenant industrial building on a portion of the property (Lot 1 of the CSM reviewed by the Commission on November 22, 2016) at 300 W. Oakview Parkway. This property is within OakView Business Park.

The proposed building, which meets all required setbacks, can be programmed for one (1) and up to six (6) tenants. Although tenants have not been identified at this time, 28 loading docks are shown on the west elevation. It should be noted that Conditional Use Permits may be required for the future tenants depending upon the type and scope of operations. Signage is not shown on the building or the site; however, a master sign plan reviewed and approved by the Plan Commission will be required prior to issuance of any sign permits should there be more than two (2) tenants leasing space in the building.

The plans show 22 vehicle parking stalls on the south side of the building, and 70 stalls on the east side of the building. An additional 38 future parking stalls are identified on the east side of the building. Minimum parking requirements are calculated at 1 stall for each employee onsite during the largest shift for manufacturing operations. It is anticipated that a maximum of 120 employees will be onsite for one shift. Based on this information, a total of 120 parking stalls would be required. However, since no tenant leases have been finalized and employee counts are estimated, it is difficult to determine whether the proposed parking is adequate. Per Section 17.0404, the Plan Commission has the authority to approve of a modification to the minimum required parking. Future parking stalls shown on the plan, should the Plan Commission determine that the number is sufficient, would be required to be installed prior to occupancy based on the user employee counts.

In addition to general and employee parking, 11 parking stalls for semi-trailers are shown in the northwest corner of the property, and 17 semi-trailer stalls on the west across from the central loading docks. No future trailer parking areas are identified. At this time, operations are expected to be between 6 AM and 6 PM. Hours of operation will likely change based on tenant operational needs.

Landscaping plans have been submitted showing vegetative screening for the parking areas, around the dumpster enclosure, and along three sides of the proposed building. Staff will continue to work with the Applicant's consultant should modifications be required. Final approval of landscape plans are to be approved by the Director of Community Development as stated in the conditions above.

Precast concrete panels (3 shades of gray) are proposed as the primary exterior building materials on all elevations. All proposed windows will be clear insulated glass. Prefinished metal canopies with prefinished metal-wrapped columns are proposed at the northeast and southeast corners of the building, and over two central entries on the east. Per staff recommendation, the south elevation was revised to incorporate additional windows at pedestrian-level to add visual interest similar to the east elevation. The varying rooftop heights were also increased by two feet from the original submittal. Rooftop mechanicals, though not shown, will be at least partially screened by the parapets. Revised plans indicate that prefinished metal rooftop screens (approximately 5 feet in height) to match the light concrete wall panel will be used where rooftop mechanicals are not fully screened by parapets. All ground, building, and rooftop mechanical units must be screened per Code.

One 26' (l) x 12' (w) x 8' (h) dumpster enclosure is proposed just north of the trailer parking along the west property line. The enclosure will utilize the same precast concrete panel wall as the building, with proposed chain link fence gates. Staff recommends using a more aesthetic and durable material, such as composite or metal, for the gate enclosure. No other outdoor storage is proposed at this time.

Comments from the Oak Creek Water and Sewer Utility were received, provided to the applicant and their consultants, and addressed in revised plans.

Staff recommends approval of the proposal with the recommended conditions of approval above.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

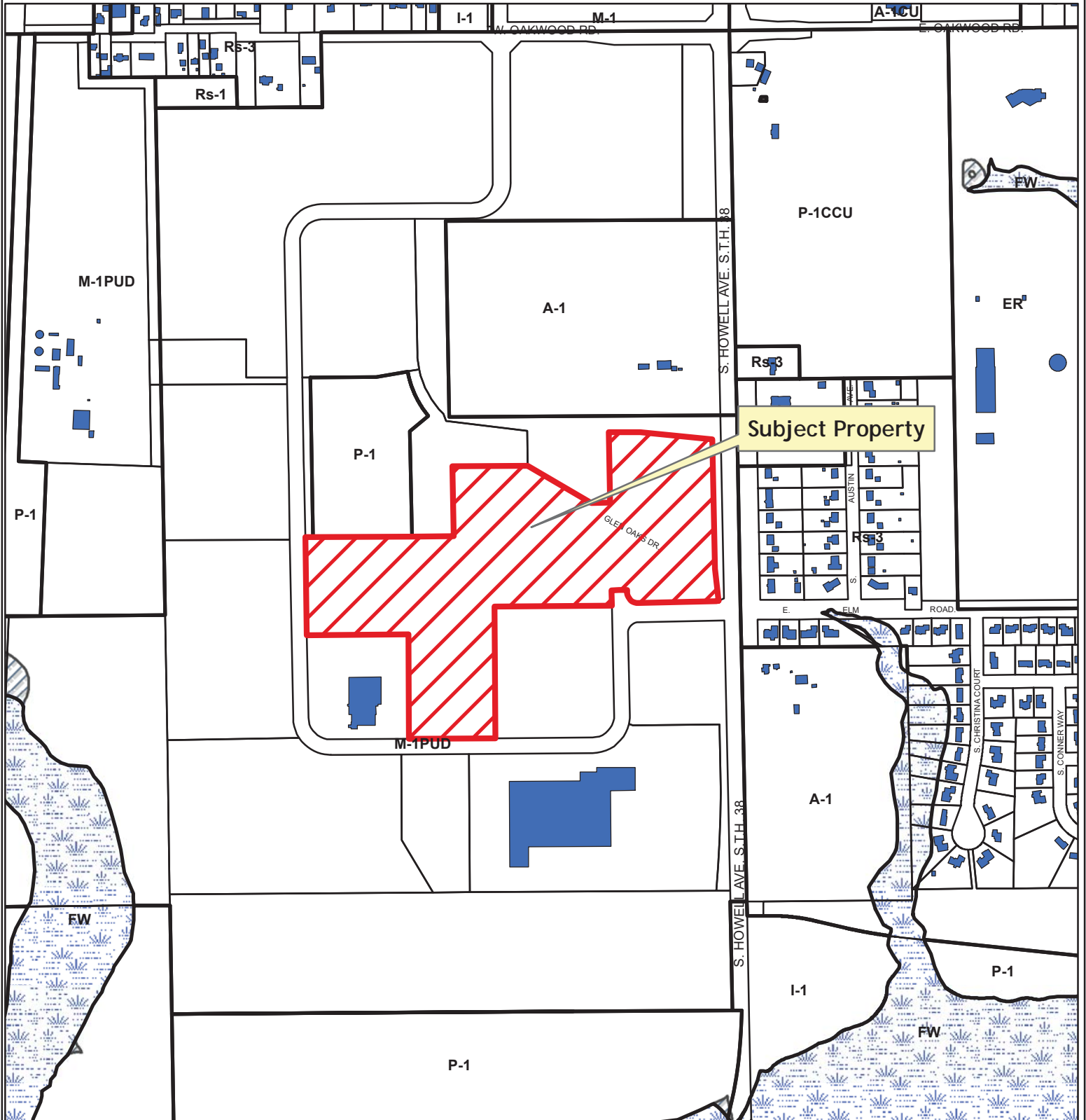


Douglas Seymour, AICP
Director of Community Development

Location Map

Tax Key No. 955-1031-000

OakView Business Park






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



OAKCREEK
— WISCONSIN —

Department of Community Development



	Subject Parcel
	Floodway
	Floodfringe

Project Name

Marriott Oakview Building

Project Address

Oakview Business Park

Oak Creek, WI 53154



SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	FOUNDATION
4	STRUCTURE
5	MECHANICAL
6	ELECTRICAL
7	PLUMBING
8	PAINT
9	LANDSCAPE
10	ASPHALT DRIVE
11	CONCRETE DRIVE
12	CONCRETE DRIVE
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Architects Seal

Engineers Seal



MSJ GENERAL CORPORATION
 P.O. BOX 7
 OGDONSDOWN, WI 53066
 TEL: 262-362-7500
 FAX: 262-362-7500

WWW.MSJGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

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PROJECT ADDRESS:
 PROJECT NAME:
 MARRIOTT OAKVIEW BUILDING
 OAKVIEW BUSINESS PARK
 OAK CREEK, WI 53154

ALL WORK TO BE COMPLETED AS SHOWN AND IN ACCORDANCE WITH THE RELATED DRAWINGS AND THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.

Date: _____
 Drawn By: _____
 Checked By: _____
 Project Title:
 COVER SHEET
 Sheet Number:
G-001
 Project Number:
P-11728



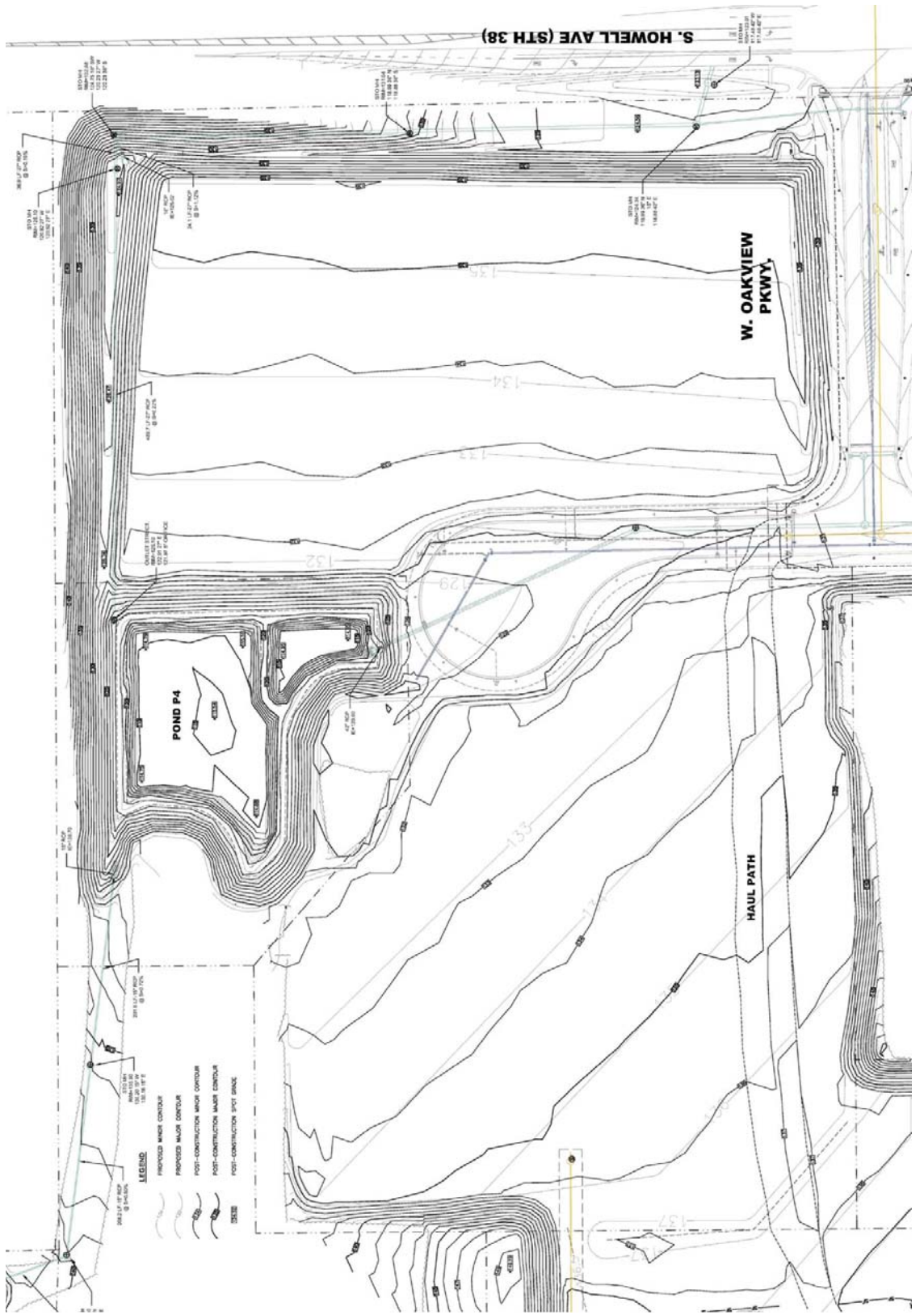
MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
TEL: 920.833.4444
FAX: 920.362.7200

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

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PROJECT ADDRESS:
PROJECT NAME:
MARIOTT OAKVIEW BUILDING
OAKVIEW BUSINESS PARK
OAK CREEK, WI 53154
ALL WORK TO BE COMPLETED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS AND ALL APPLICABLE PERMITS.

Drawn By: Jim
Checked By: Jim
Project Name: EXISTING SITE PLAN
Sheet Number: C-001
Project Number: P-11728



EXISTING SITE PLAN 1" = 40'-0"



MSI GENERAL CORPORATION
 P.O. BOX 7
 COONSDOWN, VT 05066
 TEL: 802-244-1111
 FAX: 802-244-7390

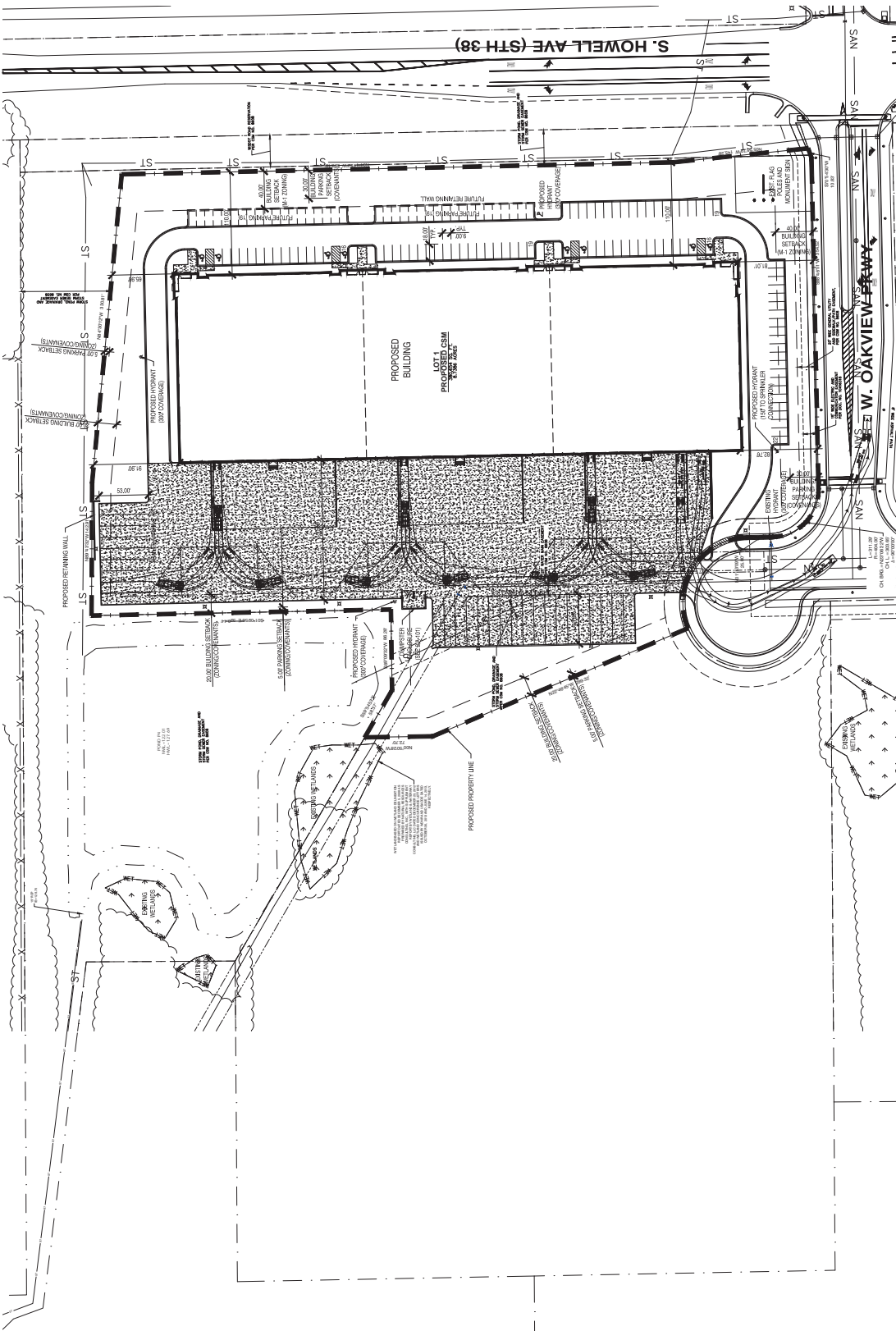
WWW.ASISGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY™

NO.	REVISIONS
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PROJECT ADDRESS:
 PROJECT NAME:
 MARIOTT OAKVIEW BUILDING
 OAKVIEW BUSINESS PARK
 OAK CREEK, WI 53154

ALLOWED TO BE COMPLETED BY THE ARCHITECT AND ENGINEER ONLY. NO OTHER PERSONS SHALL BE PERMITTED TO MODIFY OR ALTER THE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER.

Date: 12/20/11
 Drawn By: jfm
 Project Number: P-11728
SITE PLAN
 Sheet Number: C-101
 Project Number: P-11728



SITE	
ZONING	M-1 MANUFACTURING DISTRICT
LOT SIZE	8.7086 ACRES ± = 380,624 SF
GREEN SPACE	101,008 SF / 38,064 SF = 26.80%
BUILDING RETAINERS	(96,104 SF / 36,054 SF = 26.09% W/ FUTURE PARKING)
PARKING SPACES	47 FRONT STREET, 20 SIDE, 20 REAR
BUILDING	84 STANDARD STALLS + ACCESSIBLE STALLS - 88 PARKING SPACES (88 FUTURE PARKING SPACES)
BUILDING	130,000 SF

1 SITE PLAN 1" = 40'-0"



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PO BOX 7
OCONOMOWOC, WI 53086
TEL: 920.223.1111
FAX: 920.223.7590

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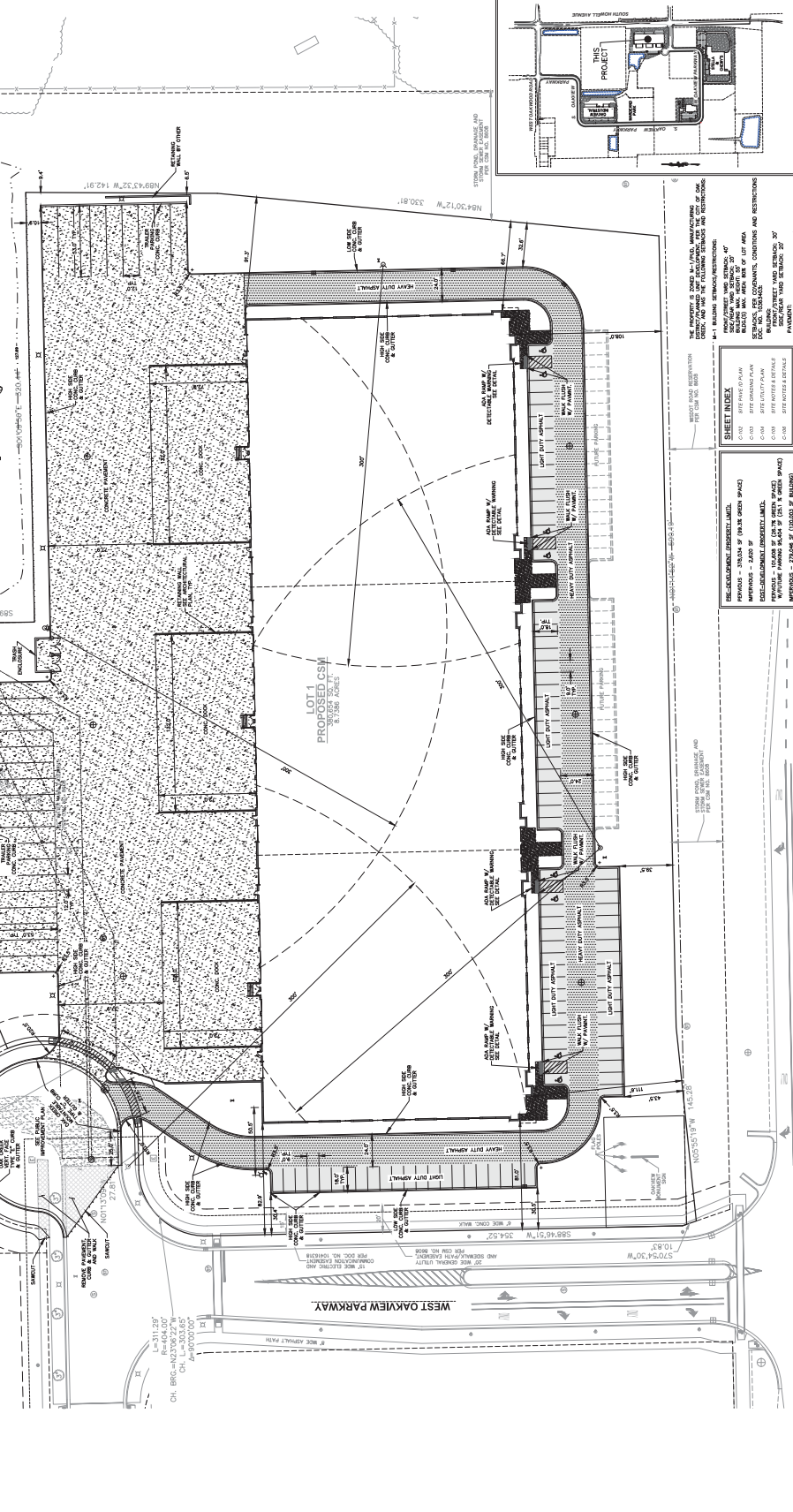
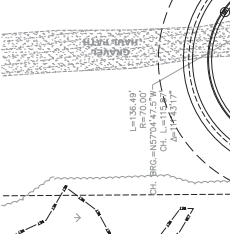
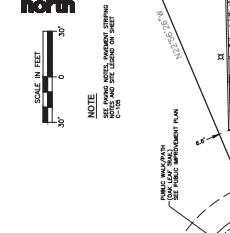
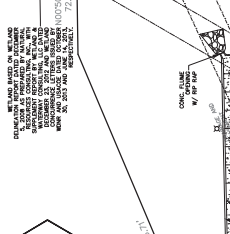
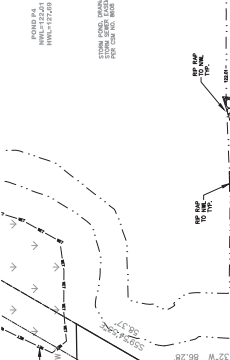
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2	12.10.18	ISSUE FOR PERMIT
3	01.15.19	ISSUE FOR PERMIT
4	02.15.19	ISSUE FOR PERMIT
5	03.15.19	ISSUE FOR PERMIT
6	04.15.19	ISSUE FOR PERMIT
7	05.15.19	ISSUE FOR PERMIT
8	06.15.19	ISSUE FOR PERMIT
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47	09.15.22	ISSUE FOR PERMIT
48	10.15.22	ISSUE FOR PERMIT
49	11.15.22	ISSUE FOR PERMIT
50	12.15.22	ISSUE FOR PERMIT

PROJECT ADDRESS:
PROJECT NAME: UNIVERSITY QUARTERS BUILDING
ADDRESS: UNIVERSITY QUARTERS BUILDING
OWNER: BUSINESS PARK
OWNER ADDRESS: BUSINESS PARK
DAN CREEK, WI 53024

Drawn By: [Name]
Checked By: [Name]
SITE PAVE ID PLAN
C-102
Project Number: P-11728

PAVEMENT THICKNESS NOTE

PAVEMENT THICKNESS NOTE: THIS PLAN SHOWS THE PROPOSED PAVEMENT THICKNESS FOR THE PROPOSED DRIVEWAYS AND DRIVEWAYS. THE THICKNESS IS BASED ON THE PROPOSED TRAFFIC VOLUMES AND THE PROPOSED PAVEMENT TYPE. THE THICKNESS IS SUBJECT TO APPROVAL BY THE CITY ENGINEER. THE THICKNESS IS SUBJECT TO APPROVAL BY THE CITY ENGINEER. THE THICKNESS IS SUBJECT TO APPROVAL BY THE CITY ENGINEER.



THE PROPERTY IS ZONED L-1 (LOCAL MANUFACTURING CENTER) AND THE FOLLOWING REGULATIONS APPLY TO THE PROPERTY:
1. BUILDING SETBACKS: MINIMUM 10 FEET FROM ALL ADJACENT PROPERTY LINES.
2. BUILDING HEIGHT: MAXIMUM 35 FEET.
3. BUILDING AREA: MAXIMUM 50% OF LOT AREA.
4. BUILDING FOOTPRINT: MAXIMUM 50% OF LOT AREA.
5. BUILDING SETBACKS: MINIMUM 10 FEET FROM ALL ADJACENT PROPERTY LINES.
6. BUILDING HEIGHT: MAXIMUM 35 FEET.
7. BUILDING AREA: MAXIMUM 50% OF LOT AREA.
8. BUILDING FOOTPRINT: MAXIMUM 50% OF LOT AREA.

SHEET INDEX

NO.	DESCRIPTION
C-101	SITE PAVED PLAN
C-102	SITE PAVED PLAN
C-103	SITE PAVED PLAN
C-104	SITE PAVED PLAN
C-105	SITE PAVED PLAN
C-106	SITE PAVED PLAN
C-107	SITE PAVED PLAN
C-108	SITE PAVED PLAN
C-109	SITE PAVED PLAN
C-110	SITE PAVED PLAN
C-111	SITE PAVED PLAN
C-112	SITE PAVED PLAN
C-113	SITE PAVED PLAN
C-114	SITE PAVED PLAN
C-115	SITE PAVED PLAN
C-116	SITE PAVED PLAN
C-117	SITE PAVED PLAN
C-118	SITE PAVED PLAN
C-119	SITE PAVED PLAN
C-120	SITE PAVED PLAN

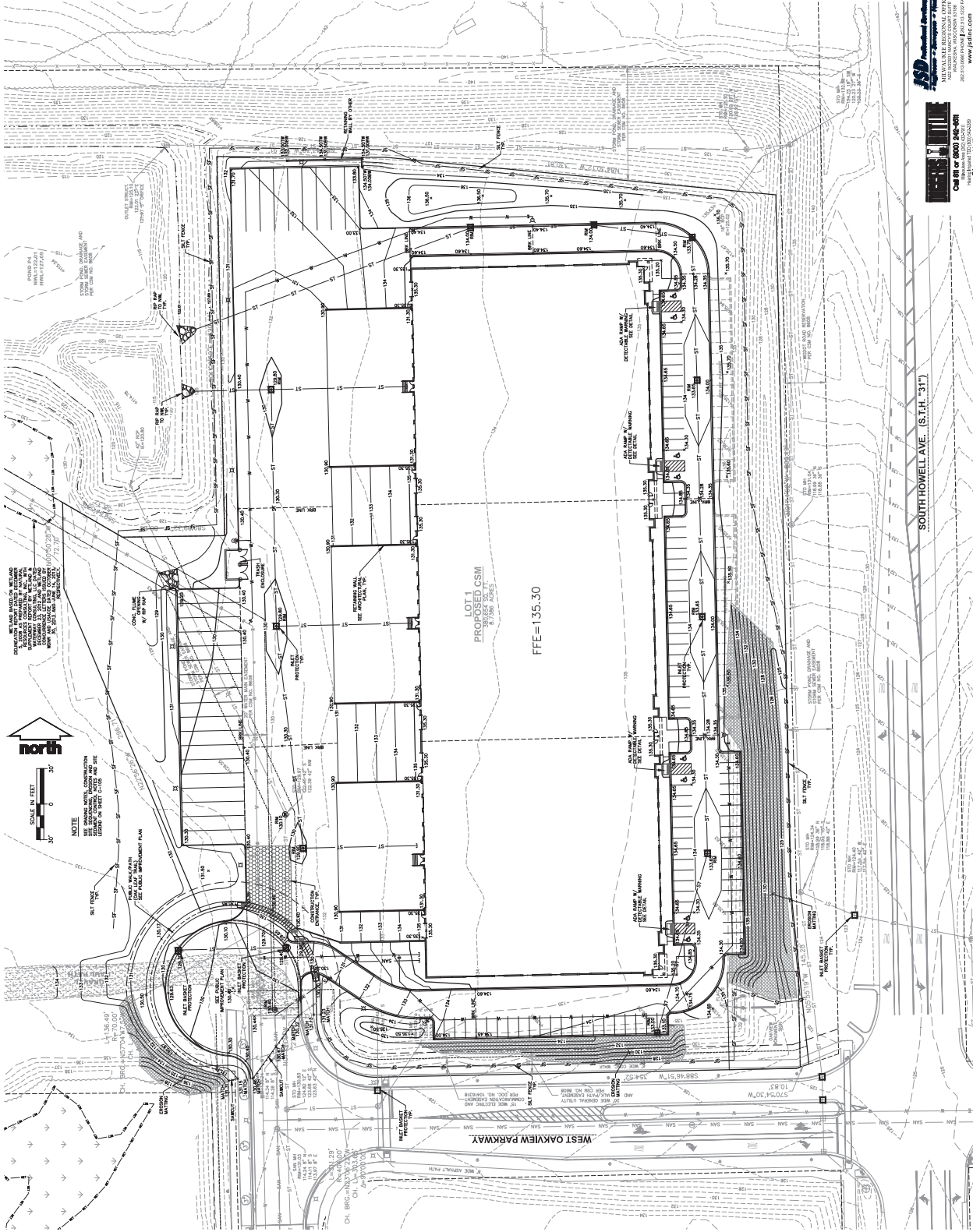
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SITE PAVE ID PLAN 1" = 30'-0"



SITE GRADING PLAN 1" = 30'-0"



MSI GENERAL CORPORATION
 PO BOX 7
 OGDONSBORO, WI 53086
 PHONE: 262.563.3300
 FAX: 262.563.7590
 WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY

NO.	DATE	DESCRIPTION
1	11.15.14	ISSUE FOR PERMITS
2	12.05.14	FOR CITY STAFF COMMENTS
3	12.15.14	FOR CITY STAFF COMMENTS
4	12.22.14	FOR CITY STAFF COMMENTS
5	12.29.14	FOR CITY STAFF COMMENTS
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PROJECT ADDRESS:
 PROJECT NAME: MARKET STREET QUARTERS BUILDING
 PROJECT NUMBER: C-103
 OWNER: MARKET STREET QUARTERS
 200 N. MARKET STREET
 OGDONSBORO, WI 53086
 PROJECT NUMBER: P-11728

Drawn By:
 Checked By:
 SITE GRADING PLAN
 Sheet Number:
 Project Number:
 P-11728

MSI GENERAL CORPORATION
 PO BOX 7
 OGDONSBORO, WI 53086
 PHONE: 262.563.3300
 FAX: 262.563.7590
 WWW.MSIGENERAL.COM

JSD Professional Services, Inc.
 1000 W. WISCONSIN AVENUE, SUITE 200
 MILWAUKEE, WI 53233
 PHONE: 414.487.1100
 FAX: 414.487.1101
 WWW.JSDPROFESSIONALSERVICES.COM

Call us at (800) 464-4000
 Milwaukee, WI 53233
 www.jsgeneral.com

SOUTH HOWELL AVE. (S.T.H. 317)

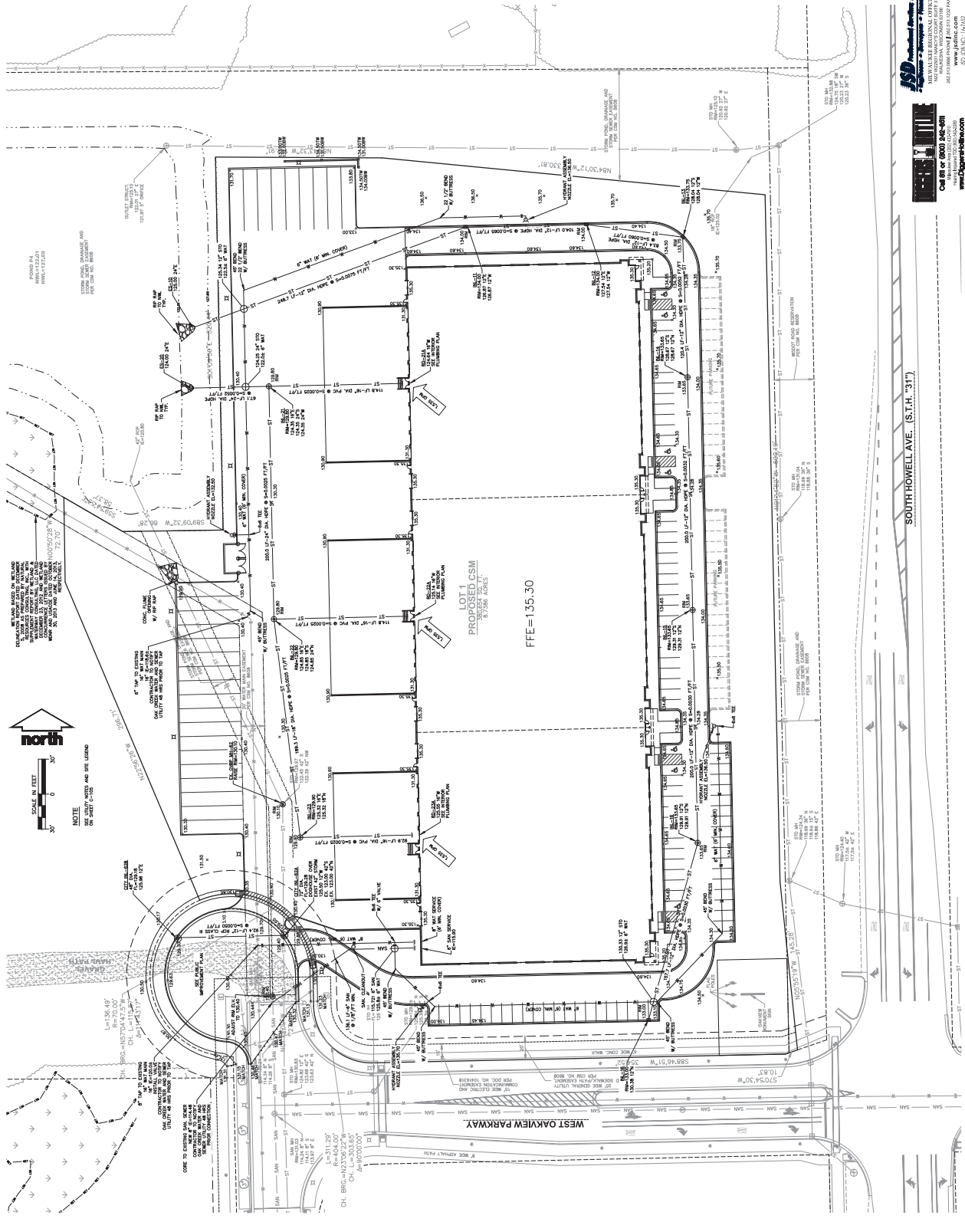
WEST OAKVIEW PARKWAY

LOT 1 PROPOSED GSM
 FFE = 135.30

NOTE:
 THE PUBLIC MANHOLE AND SEWER LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS FOR THE PUBLIC MANHOLE AND SEWER LINES SHOWN ON SHEET C-103.

SCALE IN FEET
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REVISIONS



MSI GENERAL CORPORATION
 P.O. BOX 7
 GREENSBORO, NC 27406
 PHONE: 336.733.1111
 FAX: 336.733.7390

WWW.MSIGENERAL.COM
 SINGLE SOURCE RESPONSIBILITY

NO.	REVISION
1	ISSUE FOR PERMIT
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PROJECT ADDRESS:
 PROJECT NAME: DANVER BUSINESS BUILDING
 PROJECT NUMBER: DANVER BUSINESS PARK
 OWNER: DANVER BUSINESS PARK
 1000 DANVER BUSINESS PARK
 DANVER, NC 27017

Drawn By: [Name]
 Checked By: [Name]
SITE UTILITY PLAN
 Sheet Number: **C-104**
 Project Number: **P-11728**

JSD Professional Services
 1000 DANVER BUSINESS PARK
 DANVER, NC 27017
 PHONE: 336.733.1111
 FAX: 336.733.7390
 WWW.JSDPROFESSIONALSERVICES.COM

Call for 2009 444-5000
 www.Engineer.com

SOUTH HOWELL AVE. (S.T.H. 317)

WEST OAKVIEW PARKWAY

LOT 135.30
 PROPOSED GSM
 FFE = 135.30

SCALE IN FEET
 1" = 30'

NOTE
 OF SHEET UTILITIES AND SEE LEGEND

PROJECT ADDRESS:
 PROJECT NAME: DANVER BUSINESS BUILDING
 PROJECT NUMBER: DANVER BUSINESS PARK
 OWNER: DANVER BUSINESS PARK
 1000 DANVER BUSINESS PARK
 DANVER, NC 27017

GENERAL NOTES AND SPECIFICATIONS

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES...

GRADING NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES...

CONSTRUCTION SITE SIGNAGING

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES...

UTILITY NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES...

PAVING NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES...

PAVEMENT STRIPING NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES...

EROSION AND SEDIMENT CONTROL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES... 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES...

SITE LEGEND

- 1. DRAINAGE SWALE MARKER
2. STORM MARKER
3. EROSION CONTROL MARKER
4. CONCRETE CURB MARKER
5. FIRE HYDRANT
6. WATER VALVE
7. LOT POLE
8. TELEPHONE FACILITY
9. ELECTRICAL MARKER
10. POWER POLE
11. SANITARY SEWER
12. WATER MAIN
13. UNDERGROUND GAS
14. UNDERGROUND ELECTRIC
15. UNDERGROUND FIBER OPTIC
16. 8 FT FENCE
17. CONCRETE TIE
18. EROSION TIE

Table with 32 rows and 2 columns: NO., DESCRIPTION. Rows 1-31 are empty. Row 32: 32. 8 FT CITY STREET MARKER.

PROJECT ADDRESS:
PROJECT NAME:
PROJECT NUMBER:
PROJECT LOCATION:
PROJECT DATE:
PROJECT STATUS:
PROJECT CONTACT:
PROJECT NOTES:

Drawn By:
Site Notes & Details
C-105
P-11728
Project Number:
Date:
Scale:
Sheet Number:
Project Name:
Project Location:
Project Date:
Project Status:
Project Contact:
Project Notes:



MSI GENERAL CORPORATION
PO BOX 7
CONROSVILLE, IN 46036
TEL: 317-352-7300
FAX: 317-352-7390
WWW.MSINGENERAL.COM
SINGLE SOURCE RESPONSIBILITY

ENGINEERS

CONTRACTORS

ARCHITECTS



SITE NOTES & DETAILS



MSI GENERAL CORPORATION
 P.O. BOX 7
 GREENSBORO, NC 27406
 PHONE: (336) 253-5000
 FAX: (336) 307-7390

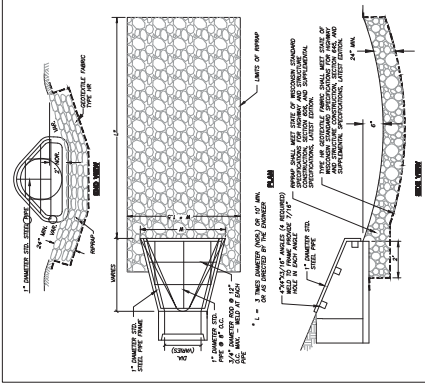
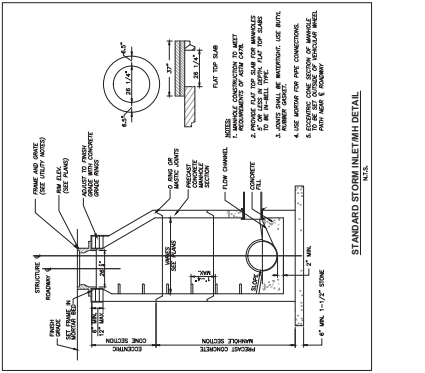
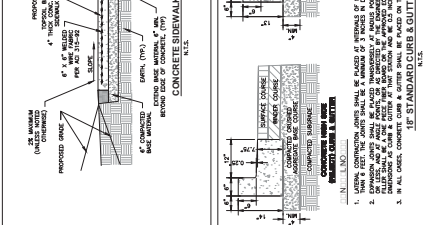
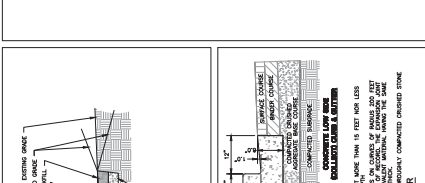
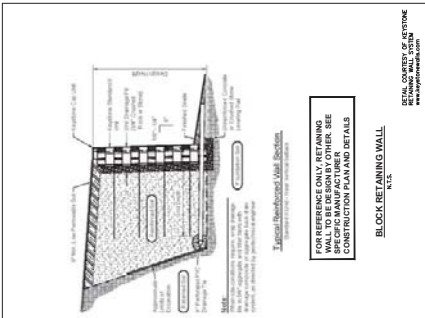
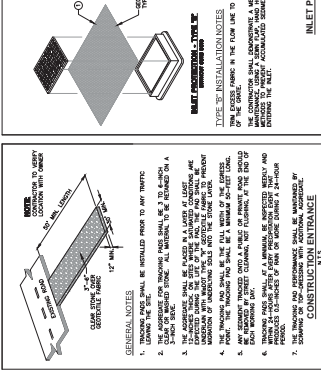
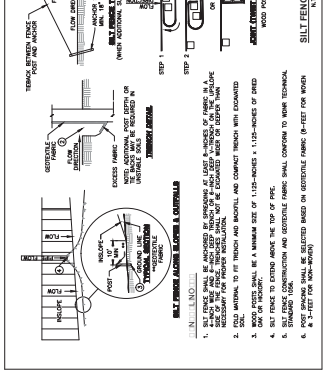
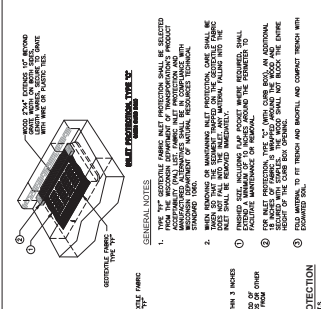
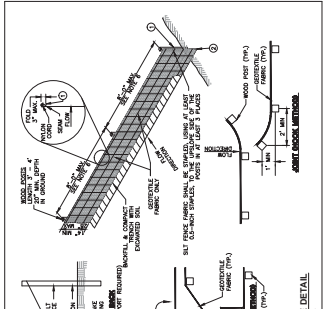
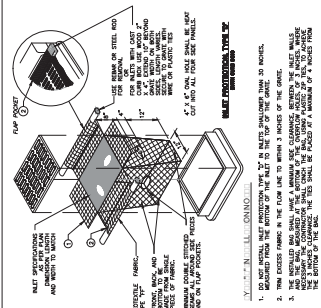
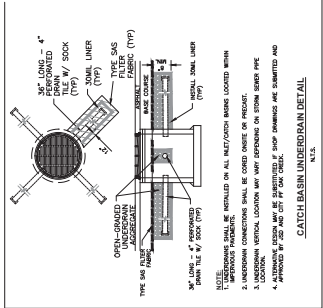
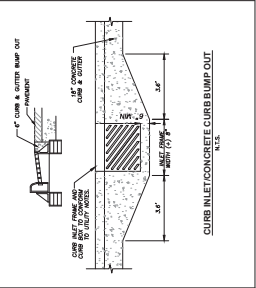
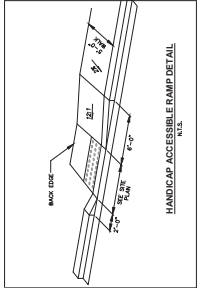
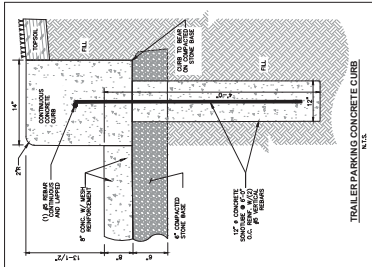
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REVISIONS:	DATE	DESCRIPTION
1		ISSUE FOR PERMITS
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PROJECT ADDRESS:
 PROJECT NAME: [REDACTED]
 STREET ADDRESS: [REDACTED]
 OWNER: [REDACTED]
 OWNER BUSINESS PARK
 DOW CREEK, WI 53104

ALL WORK TO BE COMPLETED AS SHOWN AND BY THE CONTRACTOR UNDER THE SUPERVISION OF THE ARCHITECT.

Drawn By: [REDACTED]
 Checked By: [REDACTED]
 SITE NOTES & DETAILS
 Sheet Number:
C-106
 Project Number:
P-11728



JSD Professional Services
 ARCHITECTS
 100 S. WASHINGTON STREET
 GREENSBORO, NC 27406
 PHONE: (336) 334-8400
 FAX: (336) 334-8401
 www.jdsdesign.com

SITE NOTES & DETAILS



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 P.O. BOX 7
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 FAX: 516-367-7300

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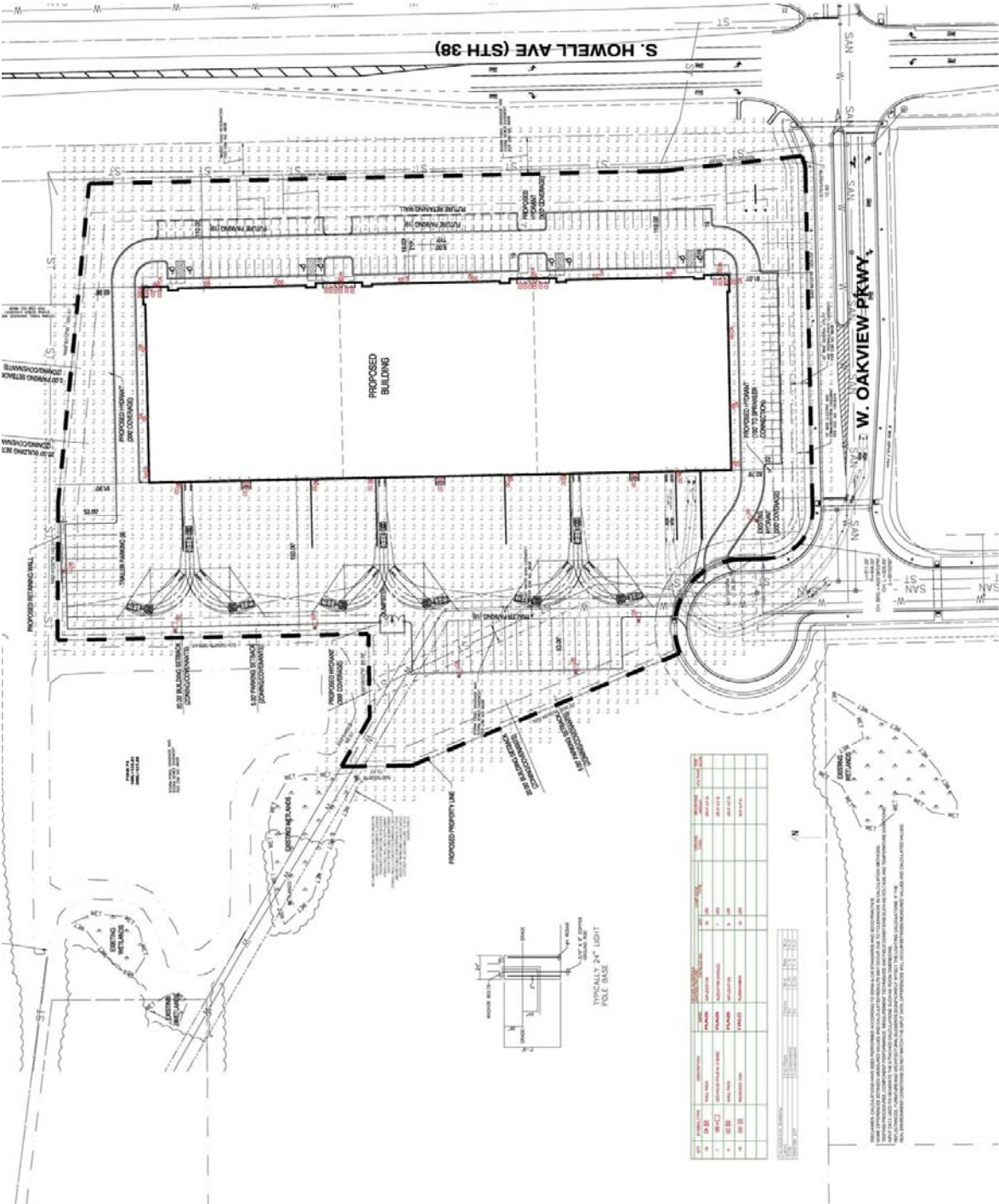
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PROJECT ADDRESS:
 PROJECT NAME: MARriott OAKVIEW BUILDING
 MARriott OAKVIEW PARK
 OAKVIEW BUSINESS PARK
 OAK CREEK, NY 0314

ALL WORK TO BE COMPLETED AS SHOWN AND IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, NYS EDITION, 2011, LATEST EDITION.
 DATE: 10/22/18
 DRAWN BY: JGD
 CHECKED BY: JGD
 DATE: 10/22/18
 SHEET NUMBER: 1 OF 1
 SITE POINT BY POINT PLAN
 PROJECT NUMBER: C-107
 P11728

NO.	REVISIONS
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GIRAFFE Electric
 GIRAFFE ELECTRIC, INC.
 1000 S. WEST AVENUE
 SUITE 200
 GARDEN CITY, NY 11734
 TEL: 516-367-7300
 FAX: 516-367-7300
 PROJECT ADDRESS: MARriott OAKVIEW BUILDING
 MARriott OAKVIEW PARK
 OAKVIEW BUSINESS PARK
 OAK CREEK, NY
 DATE: 10/22/18
 DRAWN BY: JGD
 CHECKED BY: JGD
 DATE: 10/22/18
 SHEET NUMBER: 1 OF 1
 SITE POINT BY POINT PLAN
 PROJECT NUMBER: C-107
 SCALE: 1"=40'-0"



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1 SITE LIGHTING PLAN 1" = 40'-0"



MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
TEL: 920.223.5411
FAX: 920.267.7390

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REVISIONS table with columns for revision number, date, and description.

PROJECT ADDRESS:
PROJECT NAME:
MARIOTT OAKVIEW BUILDING
OAKVIEW BUSINESS PARK
OAK CREEK, WI 53154

Drawn By:
Date:
SITE LIGHTING TYPES
C-108
P-11728

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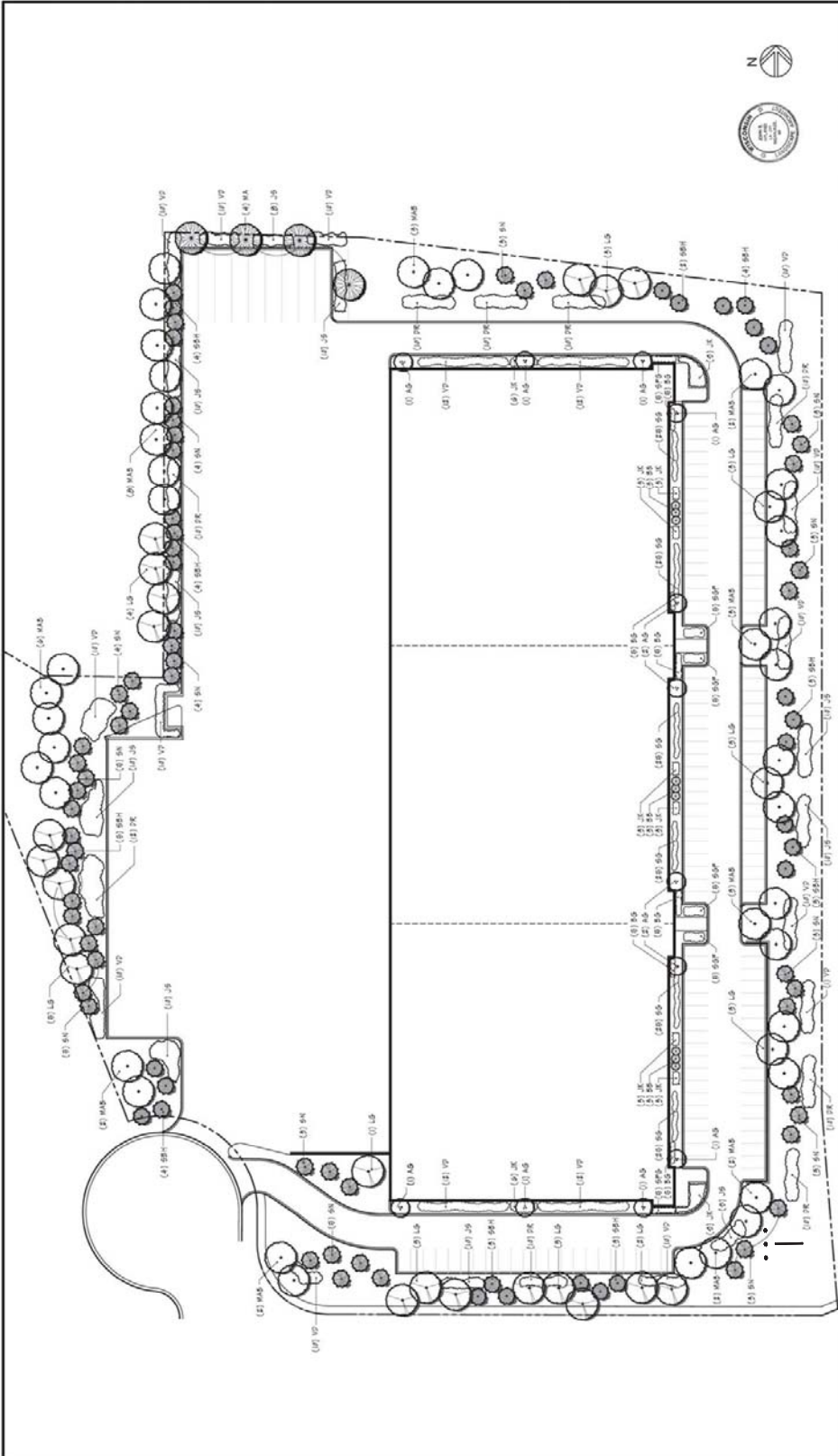
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PROJECT ADDRESS:
 PROJECT NAME:
 MARIOTT OAKVIEW BUILDING
 OAKVIEW BUSINESS PARK
 OAK CREEK, WI 53154
 ALL WORK FOR THIS PROJECT IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL SPECIFICATIONS FOR SHEDS AND BUILDINGS.

Date: _____
 Drawn By: Jim
 Title: _____
 LANDSCAPE PLAN
 Sheet Number: C-109
 Project Number: P-11728
 P11728



OAK VIEW BUSINESS PARK
OAK CREEK, WISCONSIN

12217 W. Waterstone Plank Rd.
Wauwatosa, WI 53226
Phone: 414-258-5325
Fax: 414-258-9739
hawkinslandscape.com
info@hawkinslandscape.com

Revisions:
 Date: By: Description:
 1/26/16
 2/2/16
 2/2/16

Scale: 1" = 30'
 Sheet # 1 of 2

HAWKINS
LANDSCAPE
 LANDSCAPE ARCHITECTURE
 DESIGN & CONSTRUCTION
 PLANNING & MAINTENANCE
 TREE CARE & REMOVAL

LANDSCAPE PLAN 1" = 30'-0"



MSI GENERAL CORPORATION
 P.O. BOX 7
 OGDONSDOWN, WI 53066
 PHONE: 262-561-1111
 FAX: 262-562-7290

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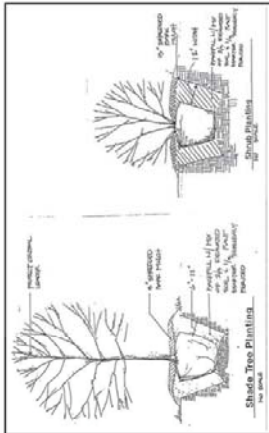
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PROJECT ADDRESS:
 MARIOTT OAKVIEW BUILDING
 OAKVIEW BUSINESS PARK
 OAK CREEK, WI 53154

ALL WORK TO BE COMPLETED AS SHOWN AND IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT DOCUMENTS.

Date: _____
 Drawn By: _____
 Title: _____
 LANDSCAPE NOTES
 Sheet Number: **C-110**
 Project Number: **P-11728**
 P11728

GENERAL NOTES
 Digging: Contact local digger hotline prior to doing any digging.
 Mulching: Trees and shrubs to receive a 3" layer of shredded hardwood mulch, with no more than 1" of mulch in contact with the trunk. Perennials are to receive 1" of mulch unless otherwise noted.
 Substitutions: Substitution of plant material must be approved by owner and/or Landscape Architect.
 Plant Material: All plant material will be #1 stock in accordance with the American Nurseryman's Standards.
 Planting:
 A. All trees are to be planted in holes 18" larger in diameter than the root ball and shrubs 12" larger in diameter than the root ball of the shrub.
 B. Holes are to be backfilled with a mixture of 2/3 original soil and 1/3 plant material.
 C. Trees and shrubs are to be planted with fertilizer packets.
 D. Evergreen trees (6" or larger) are to be staked with 2 stakes and straps.
 E. Perennials are to be planted in the hole.
 F. All trees and shrubs are to be amended with 2-3" of plant matter.
 G. All areas disturbed by landscape construction are to be seeded or sodded at a rate of 40lb/1000sq ft.
 Note: Plant of nursery for this property is provided by others. It is the responsibility of the contractor to verify that the plants are of the correct species and size.



PLANT LIST

KEY	QUANTITY	COMMON NAME	POTENTIAL NAME	INSTALLED SIZE
TREES				
MA	4	Armstrong Maple	Acer x Freeman 'Armstrong'	2 1/2' BB
MAB	2 1/2	Aster Blue Maple	Acer x Freeman 'Lil-Hershey'	2 1/2' BB
AG	12	Upright Yew	Caryx habitis 'Fackelspal'	6' BB
LS	2 1/2	Greenspire Linden	Lil 'Greenspire'	2 1/2' BB
EVERGREENS				
EG	2 1/2	Green Velvet Birch	Betula 'Green Velvet'	1 1/2' pot
JK	4 1/2	Kobay Juniper	Juniperus chinensis 'Kobay'	1 1/2' pot
JG	07	Sea Green Juniper	Juniperus horizontalis 'Sea Green'	1 1/2' pot
SH	2 1/2	Shrub Hill Spruce	Picea glauca var. densata	6' BB
SN	4 1/2	Norway Spruce	Picea abies	6' BB
SHRUBS				
BB	2	Burning Bush	Euonymus alatus 'Compactus'	2 1/2' pot
DR	2 1/2	Red Twig Dogwood	Cornus sericea	2' pot
SP	2 1/2	Spruce Goldfinch	Spiraea japonica 'Goldfinch'	1 1/2' pot
SL	1 1/2	Sea Low Fragrant Syringa	Syringa arvensis 'Sea Low'	1 1/2' pot
VP	1 1/2	Arched Violet	Viburnum acerifolium	2' pot

OAK VIEW BUSINESS PARK
 OAK CREEK, WISCONSIN

1211 W. Valentine Park Rd.
 Wauwatosa, WI 53226
 Phone: 414-258-5325
 Fax: 414-258-4779
 hawkinslandscape.com
 info@hawkinslandscape.com





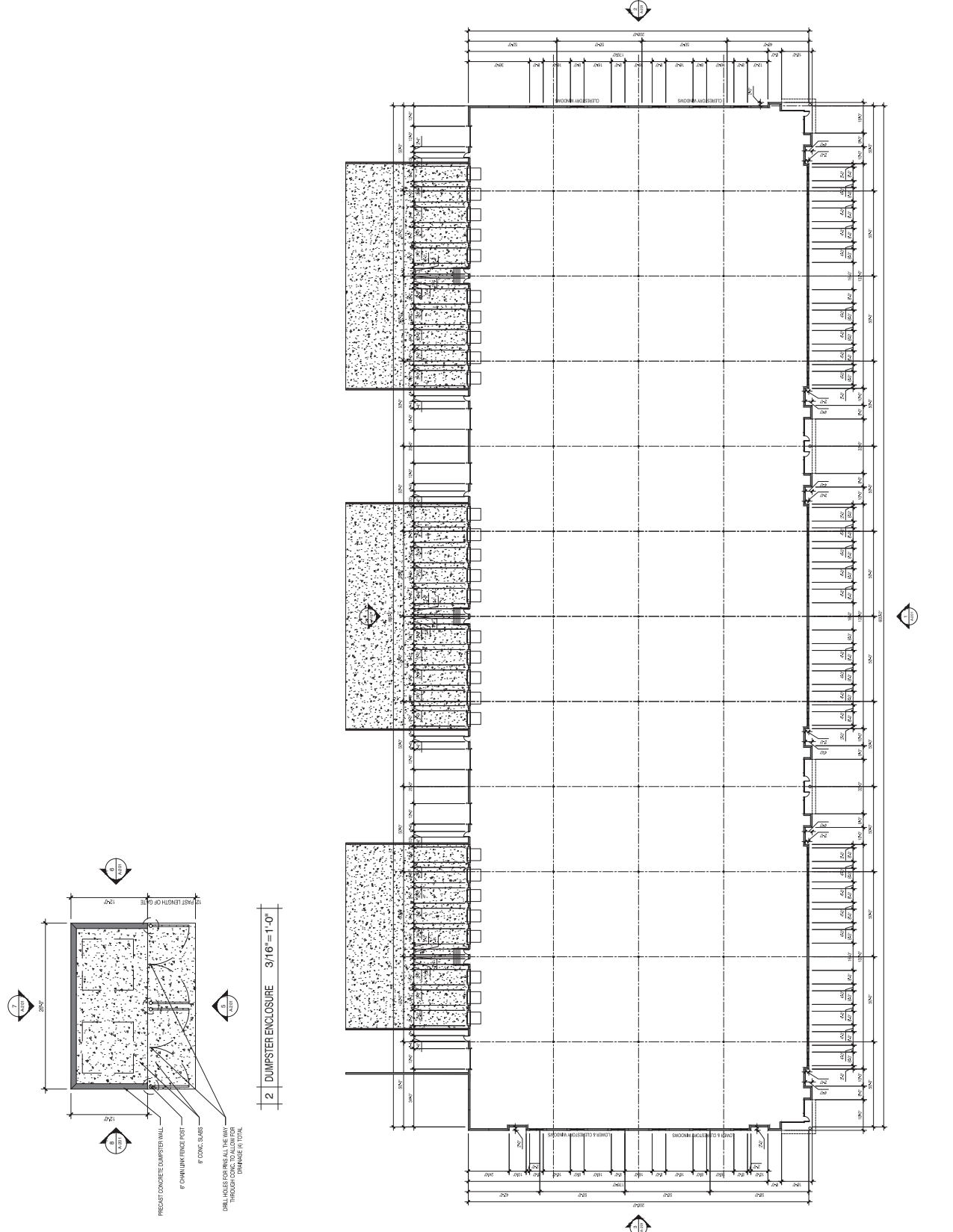
MSI GENERAL CORPORATION
P.O. BOX 7
GREENWOOD, WI 53046
PHONE: 262-367-7500
FAX: 262-367-7500

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NO.	REVISIONS
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PROJECT ADDRESS:
PROJECT NAME:
MARRIOTT OAKVIEW BUILDING
OAKVIEW BUSINESS PARK
OAK CREEK, WI 53154
ALLOW FOR ONE COMPLETE 18" BY 18" X 10' IN
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Date: 12/28/11
Drawn By: Jm
Floor Plan
Sheet Number:
A-101
Project Number:
P-11728
P11728





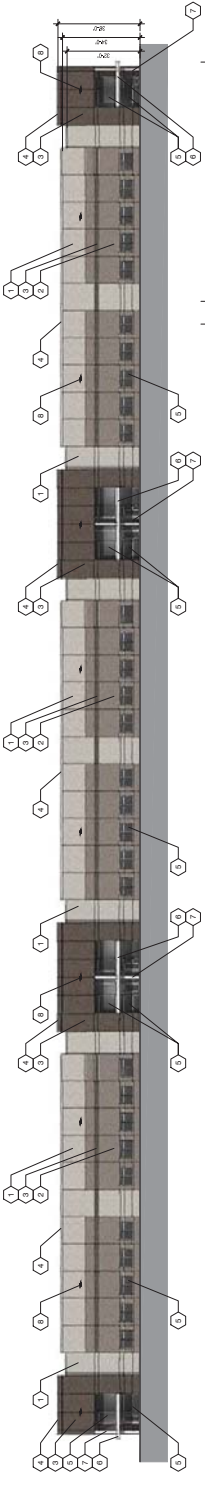
MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
TEL: 920.833.4444
FAX: 920.362.7500

WWW.MSIGENERAL.COM
MSI GENERAL CORPORATION
A SINGLE SOURCE RESPONSIBILITY™

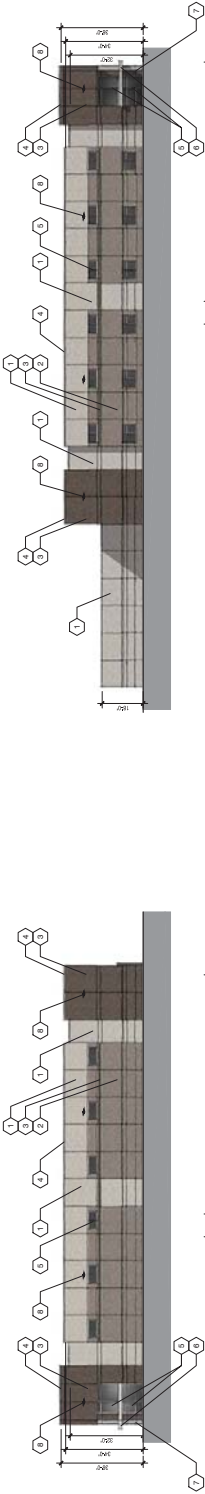
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PROJECT ADDRESS:
PROJECT NAME:
MARIOTT OAKVIEW BUILDING
OAKVIEW BUSINESS PARK
OAK CREEK, WI 53154
ALLOW FOR CORRECTIONS AS STATED AND/OR
COORDINATE WITH ALL RELATED DRAWINGS OF THE
PROJECT AND THE CONTRACTOR'S OBLIGATION.

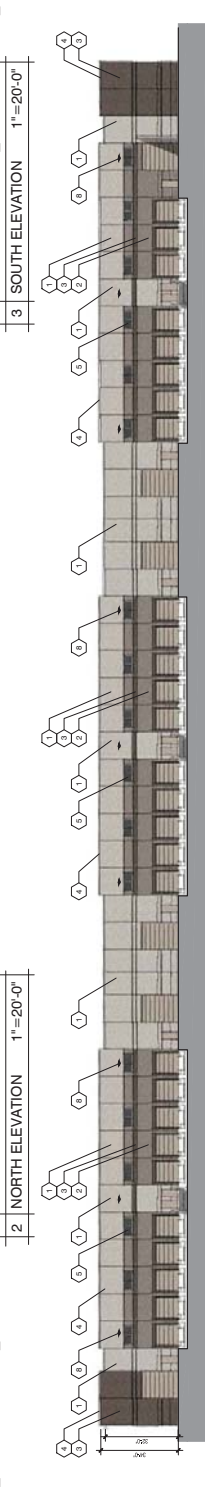
Date: _____
Drawn By: _____
Checked By: _____
Project Number: P-11728
Sheet Number: A-201
PROJECT ARCHITECTS



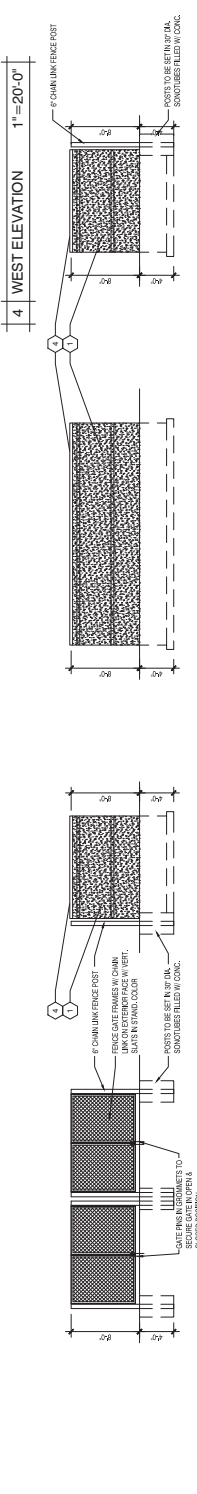
1 EAST ELEVATION 1"=20'-0"



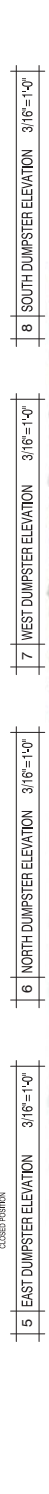
2 NORTH ELEVATION 1"=20'-0"



3 SOUTH ELEVATION 1"=20'-0"



4 WEST ELEVATION 1"=20'-0"



5 EAST DUMPSTER ELEVATION 3/16"=1'-0"



6 NORTH DUMPSTER ELEVATION 3/16"=1'-0"



7 WEST DUMPSTER ELEVATION 3/16"=1'-0"



8 SOUTH DUMPSTER ELEVATION 3/16"=1'-0"



EXTERIOR MATERIAL KEY NOTES	
1	EXTERIOR METAL PANELS - WALL PANELS INTEGRAL COLOR (LIGHT WARM GRAY)
2	PREFINISHED METAL CORNINGS
3	EXTERIOR PRE-CAST CONCRETE WALL PANEL INTEGRAL COLOR (MEDIUM WARM GRAY)
4	INSULATED GLASS IN CLEAR ANODIZED ALUMINUM FRAMES
5	EXTERIOR PRE-CAST CONCRETE WALL PANEL INTEGRAL COLOR (DARK WARM GRAY)
6	PREFINISHED METAL CANOPY FASCIA AND FRAMES COLOR TO MATCH WINDOW PANELS
7	PREPARED METAL WRAPPED COLUMN
8	WALL MOUNTED EXTERIOR LIGHT FIXTURE - SEE C-108 SITE LIGHTING TYPES
9	25' TALL PRE-FINISHED METAL ROOF SCREENING FRAMES TO BE FINISHED

EXTERIOR ELEVATIONS



Plan Commission Report

ITEM: 5d
DATE: December 13, 2016

PROJECT: Sign Plan Review – Kevin Khuong, Ly Ly Nails

ADDRESS: 7978 S. Main St. (tenant address: 7964 S. Main St.)

TAX KEY NO: 813-9050-000

STAFF RECOMMENDATION: That the Plan Commission approves the sign plan submitted by Kevin Khuong, Ly Ly Nails, for the Ly Ly Nails commercial tenant portion of the property at 7978 S. Main St. (tenant address: 7964 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: 1.5473 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) wall sign for the Ly Ly Nails tenant space at 7978 S. Main St. (tenant address – 7964 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.

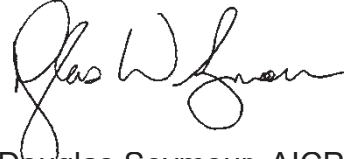
One (1) internally-illuminated, raceway-mounted, white channel-letter wall sign measuring 17" tall x 135" wide (16 square feet) is proposed over the tenant entrance on the west side of the building. Both the location and dimensions are in compliance with the DTSMUPDD and Master Sign Plan. No other signs 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

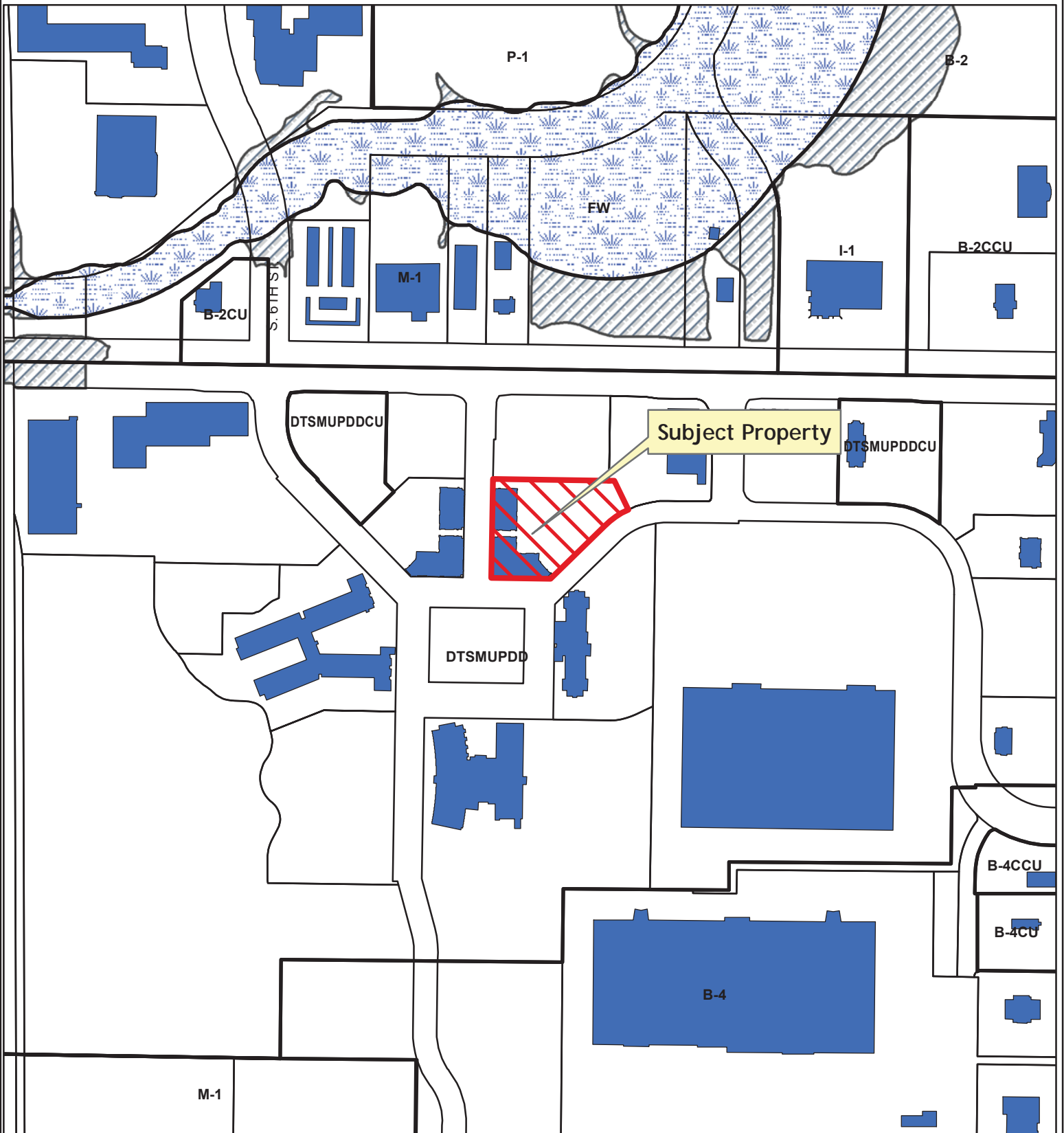
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

7964 S. Main St.






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



Department of Community Development



	7964 S. Main St.
	Floodway
	Floodfringe

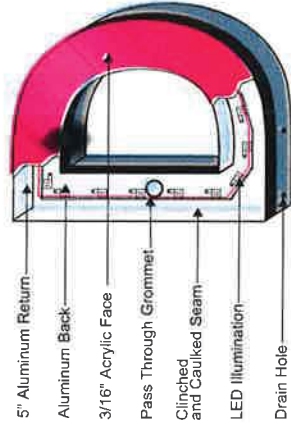
LY LY NAILS & SPA



White lettering sign

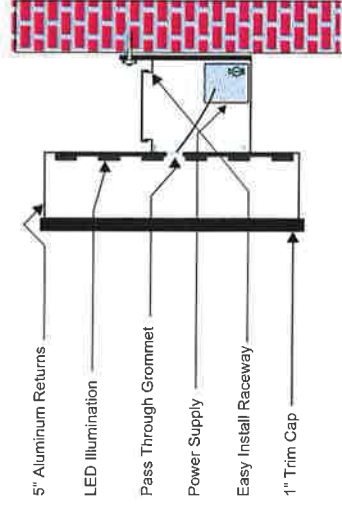
white lettering, black edges and thickness, with raceway for electrical
UL listed white LED lighting
Overall size: 17" tall x 135" wide 16 sq ft.
approximately 24' wide space

Front Lit Channel Letters (Raceway)



- 5" Aluminum Return
- Aluminum Back
- 3/16" Acrylic Face
- Pass Through Grommet
- Clinched and Caulked Seam
- LED Illumination
- Drain Hole

FRONT VIEW



- 5" Aluminum Returns
- LED Illumination
- Pass Through Grommet
- Power Supply
- Easy Install Raceway
- 1" Trim Cap

SIDE VIEW



Plan Commission Report

ITEM: 5e

DATE: December 13, 2016

PROJECT: Conditional Use Permit – Arlene Buttke, WE Energies & Jerry Franke, Wispark, LLC

ADDRESS: 10861 S. Howell Ave. (portion)

TAX KEY NO: 955-1014-000

STAFF RECOMMENDATION: That the Plan Commission recommends that the Common Council approves a Conditional Use Permit for a WE Energies substation on a portion of the property at 10861 S. Howell Ave. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission's review at the next meeting (January 10, 2017).

Ownership: Wispark, LLC, 301 W. Wisconsin Ave., Ste. 400, Milwaukee, WI 53203

Size: 32.0333 acres (development on 6.5 acres)

Existing Zoning: M-1 (PUD), Manufacturing

Adjacent Zoning: North – M-1 (PUD), Manufacturing
East – P-1, Park District; A-1, Limited Agricultural
South – P-1, Park District
West – I-1, Institutional; FW, Floodway; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy

Comprehensive Plan: Planned Industrial.

Wetlands: Yes, see attached maps.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicants are requesting recommendation of Conditional Use approval for a WE Energies electrical substation on a portion of the property at 10861 S. Howell Ave. Utility substations are Conditional Uses in the M-1, Manufacturing district. The Planned Land Use Map in the Comprehensive Plan has identified this property, as well as the properties to the north, as Planned Industrial.

Utility substations are required to be sited a minimum of 50 feet to property lines. The proposed plan meets this setback requirement. While the plans indicate that the substation will be on a 5.9-acre lot, the narrative and draft CSM have been submitted showing a 6.5-acre site. The CSM for the lot will be reviewed by the Plan Commission at a later date.

No employees are anticipated to be staffed at the substation; therefore, dedicated parking areas are not required. It is anticipated at this time that one Power Distribution Center, a prefabricated metal building, with surrounding fencing will be constructed in conjunction with the (transmission line) structures and equipment. Per Section 17.0502(d), security fences are limited to a maximum height

of 10 feet, and the Plan Commission has the authority to determine opacity. However, per Section 17.0601(c), "...electric power and communication transmission lines are exempt from the height limitations of this Chapter." Staff recommends that the Plan Commission make a determination as to maximum height allowed for the fence to formally address this Section. Such height will be incorporated into the Conditions and Restrictions. Barbed wire is highly discouraged in the City, and staff recommends that the fencing be revised to exclude its use.

Access is proposed off of Howell Avenue at the existing unpaved ATC access, which will require improvement and WisDOT approval. Staff informed the Applicants that storm water was included to be detained in Pond 5 of OakView Business Park, so their site's drainage – including the drive to Howell Avenue – must be directed to the pond. These plans are currently being drafted and will be submitted for review once complete. No water or sewer service is required at this time.

Lighting of the site, via manually-operated downward-angled LED overhead lights, will only occur during servicing. Per information provided by the Applicants, routine maintenance is to occur approximately once per month between 7 AM and 5 PM. Additional motion-sensor lights above the entry doors will be installed on the proposed control house building. Additional details will be submitted with the site plan at a later date.

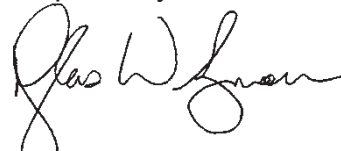
Should the Plan Commission determine that the site is appropriate for an electrical substation, staff will prepare conditions and restrictions to be reviewed at the next meeting on January 10, 2017.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

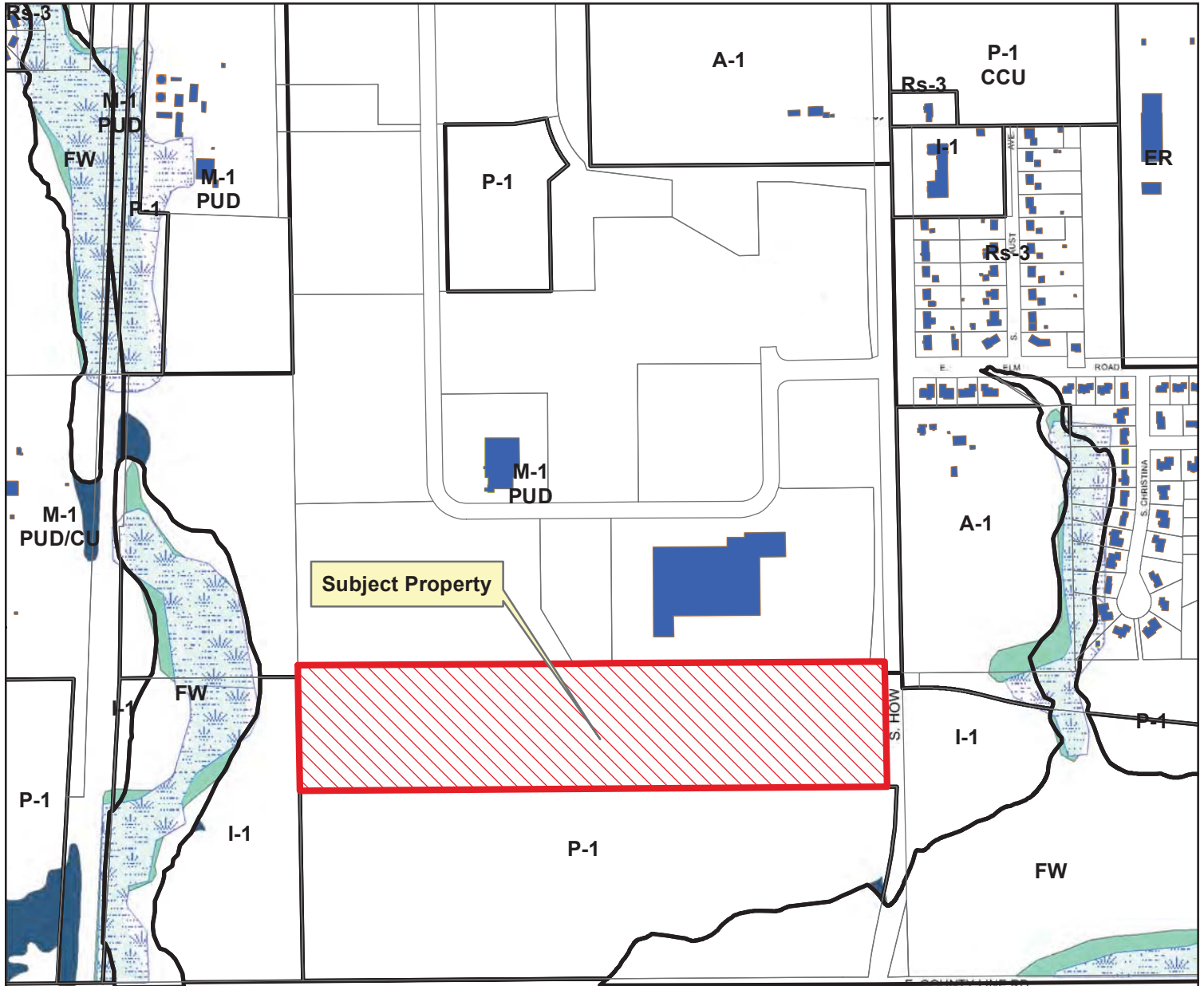
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

10861 S. Howell Ave.











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



Department of Community Development



Legend

-  10861 S. Howell Ave.
-  Wetland
-  C-1-Shoreland Wetland
-  FF-Flood Fringe
-  Lakefront Overlay
-  NO-Mixed Use Neighborhood
-  OO-Mixed Use Office
-  RR-Regional Retail

PROPOSED PROJECT DESCRIPTION

OAKVIEW SUBSTATION

Overview: Wisconsin Electric Power Company, under the trade name We Energies, is proposing to build a new electric substation in the City of Oak Creek, which we refer to as Oakview Substation. This electric substation takes high voltage electricity from the transmission lines and decreases or “steps down” the voltage to a level that can be safely sent over electric distribution lines. The distribution lines deliver electricity to area homes and businesses.

The construction of a new substation will ensure continuation of reliable power delivery to the area. New and existing industrial customers and large developable land in new and established business parks are indications of high probability of future load growth. Existing substations including one at West Elm Road and South 33rd Street is almost at capacity and one at East Ryan Road and South Nicholson Road expansion is hampered by wetlands.

Site: We Energies is proposing constructing the Oakview Substation on 6.5 acres of land within the Oakview Business Park shown on the attached proposed CSM as Lot 2. These lands are currently owned by Wispark.

Construction: Construction of the substation is expected to begin in 2018 or earlier depending upon approvals, land acquisition and material delivery.

Current Owner: Wispark LLC
301 W. Wisconsin Ave., Suite 400
Milwaukee, WI 53203

Applicant: We Energies
Property Management A-252
231 W. Michigan Street
Milwaukee, WI 53203

Wisconsin Electric Power Company

By: Arlene Buttke
Arlene Buttke, Agent for
Wisconsin Electric Power Company

Date: 11/10/16

Oakview New Substation Justification

The area has new large industrial customers and a large amount of developable land in new and established business parks. This indicates a high probability of future load growth.

Oakview SS is projected to serve future industrial customers located in the new Oakview business park development at E Oakwood Road and S Howell Avenue and as well as existing and new customers between Howell Avenue and S 27th Street. Oakview SS would provide electric load relief to Branch, Root River and Pennsylvania Substations. A new substation in the proposed location would also be in an ideal location to support the upgrade to our existing Caledonia SS. The proposed location of Oakview SS should improve reliability to customers along the I-94 corridor by reducing distribution feeder exposure and provide a source for future load growth in the immediate areas as well as to the northern Racine County/Caledonia area.. The initial proposal is for a single transformer to be installed at Oakview SS and be in-service by 6/1/2018.

Root River SS will reach its allowable loading in the next few years and cannot accommodate larger transformers or additional transformers.

Branch SS is 5.5 miles away, which is a substantial distance from which to serve industrial customers without resulting in voltage issues.

Pennsylvania SS is surrounded by wetlands making new feeder exits costly and difficult to route, and difficult to maintain or repair.

The Oakview Substation design and construction plans have not been finalized yet, however, we are designing this station similar to our recently constructed Berryville Substation located in the Town of Paris, Kenosha County, Wisconsin. The following provides information based on the design and construction of Berryville Substation.

- One Power Distribution Center which is a metal prefabricated switchgear building, approximately 66' in length, 17' in width and 17' in height. Depending on the contractor selected for this building, minor variations to the design may occur. A photo of this building at our Berryville Substation is included.
- Our standard substation signs are located on the fence and at the entrance gate to identify the site. Attached is an example of the signage from Berryville Substation. As this property may be developed in the future, we would gate the entrance to restrict access upon final substation construction but the gate may be relocated if Lot 1 is developed.

Substations include an approximate 14'6" fence height, using our standard cut resistant metal fence. For additional safety and security, 12" of barbed wire will also be strung at the top of the fence. This fence would completely surround the substation site. A fence design is attached.

We would work with the City of Oak Creek and provide desired/required landscaping to make the station as visually appealing to our neighbors. We prefer not to totally obscure the station as it is desirable to have sight to the station from the road to monitor non substation activity. Our cut resistant fence mesh is much tighter and thus restricts vision through it to a much greater degree than a chain link fence.

The tallest structures on the property would be the lightening masts and the transmission line structures at around 75'. This is shorter than the existing transmission towers adjacent to this property that we will be tapping into.

The station is an unmanned site so lights are not on at all times. The lighting will consist of LED overhead lights that angle downward so they are not shining out of the site. These manually switched lights are only turned on by field personnel in the event of servicing the station after dark. The control house will have a porch type light outside each entry door, typically on a motion sensor to come on when approached by service personnel. There is an attachment with our proposed lighting.

There will be no water and/or sewer needs for this unmanned substation site.

The understanding is that per the storm water plan already in place for the entire Oakview Business Park that the proposed substation property, as well as the outer lot being split off and the access road all are intended to drain into pond 5, as shown by on Outlot 1 of the proposed CSM by design. Our consulting engineering firm, Ruckert-Mielke, is working on the site grading and drainage plan and that will include provisions for this drainage as designed. This site plan will be provided for review and approval when it is complete.

According to Certified Survey Map No. 8608, there is one access point approved on Lot 4. To keep the most developable land possible on the remaining lands after substation construction, the access road is shown to abut the southerly line of the transmission corridor. After construction, this unmanned substation will be accessed for routine maintenance between 7:00 AM and 5:00 PM approximately once a month by a one or two person crew. This should not be a safety hazard to the existing Oak Leaf Trail.

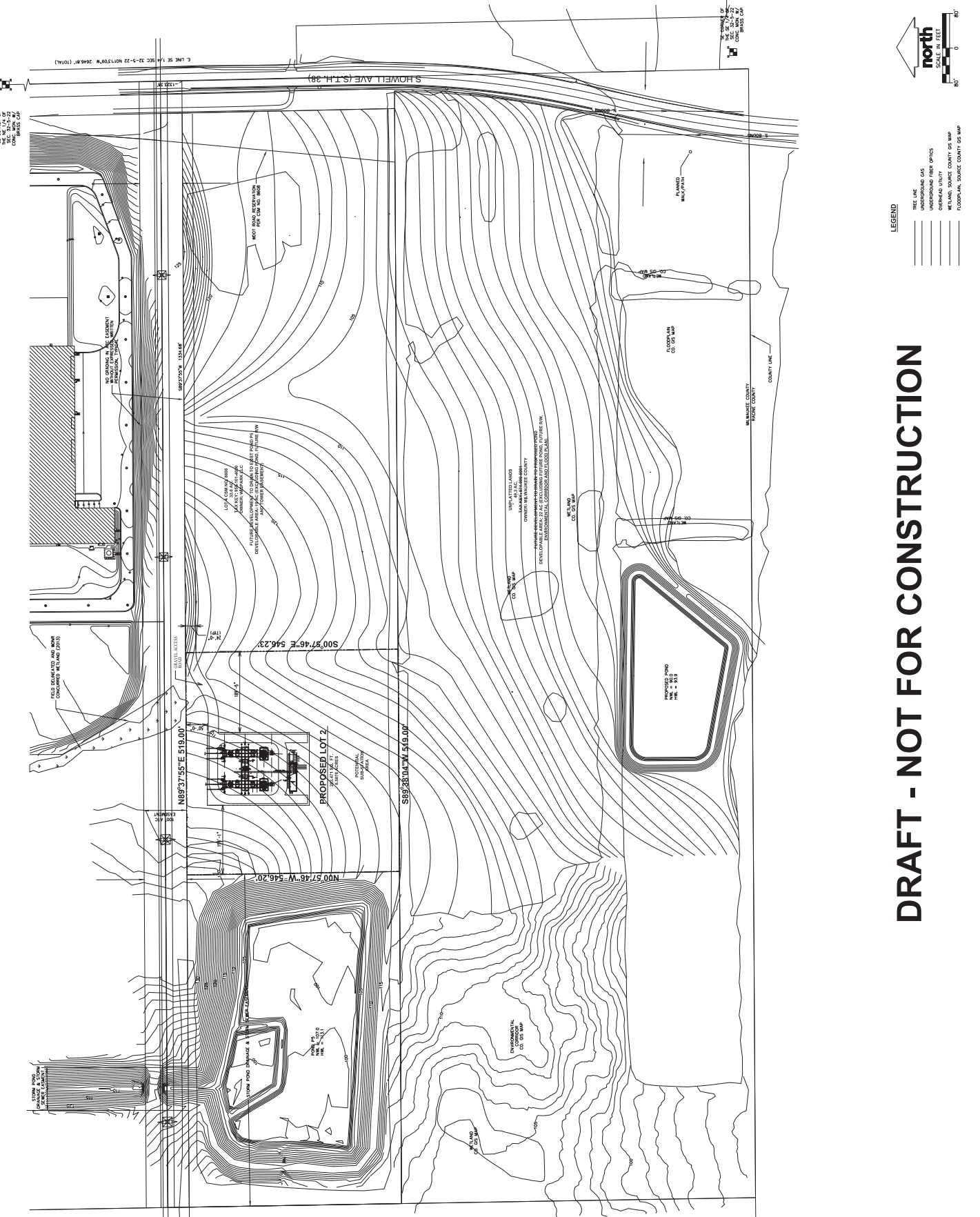
IN THE EVENT OF ANY DISCREPANCY BETWEEN THIS DRAWING AND ANY PREVIOUS DRAWING, THE DRAWING SHALL BE USED UNLESS OTHERWISE INDICATED.

NO.	REVISION	DATE
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2	ISSUE FOR PERMIT	06/20/18
3	ISSUE FOR PERMIT	06/20/18
4	ISSUE FOR PERMIT	06/20/18
5	ISSUE FOR PERMIT	06/20/18
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8	ISSUE FOR PERMIT	06/20/18
9	ISSUE FOR PERMIT	06/20/18
10	ISSUE FOR PERMIT	06/20/18

OVERSEAS CONSULTING
 CONSULTING ENGINEERS & ARCHITECTS
 1000 W. MILWAUKEE AVENUE, SUITE 100
 MILWAUKEE, WI 53212
 TEL: 414.224.7400
 FAX: 414.224.7401
 www.overseasconsulting.com

SHEET TITLE:
**PRELIMINARY
 MASS GRADING
 PLAN**

SHEET NUMBER:
C100



DRAFT - NOT FOR CONSTRUCTION

FIELD DELINEATED AND WDNR
CONCURRED WETLAND (2013)

100' ATC
EASEMENT

N89°37'55"E 519.00'

GRAVEL ACCESS
ROAD

50'-0"

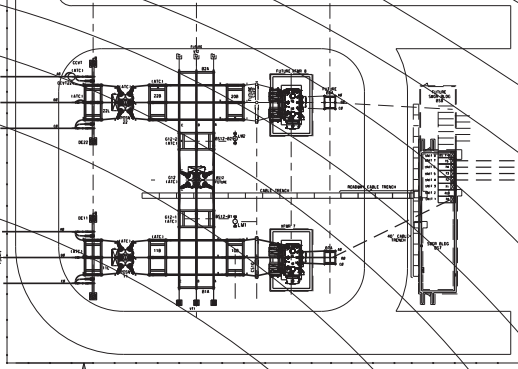
24'-0"
(TYP)

TO S. HOWELL AVE

N00°57'46"W 546.20'

189'-5"

S00°57'46"E 546.23'



PROPOSED LOT 2

283,471 SQ. FT.
6.5076 ACRES

POTENTIAL
SUB-STATION
AREA

S89°38'04"W 519.00'

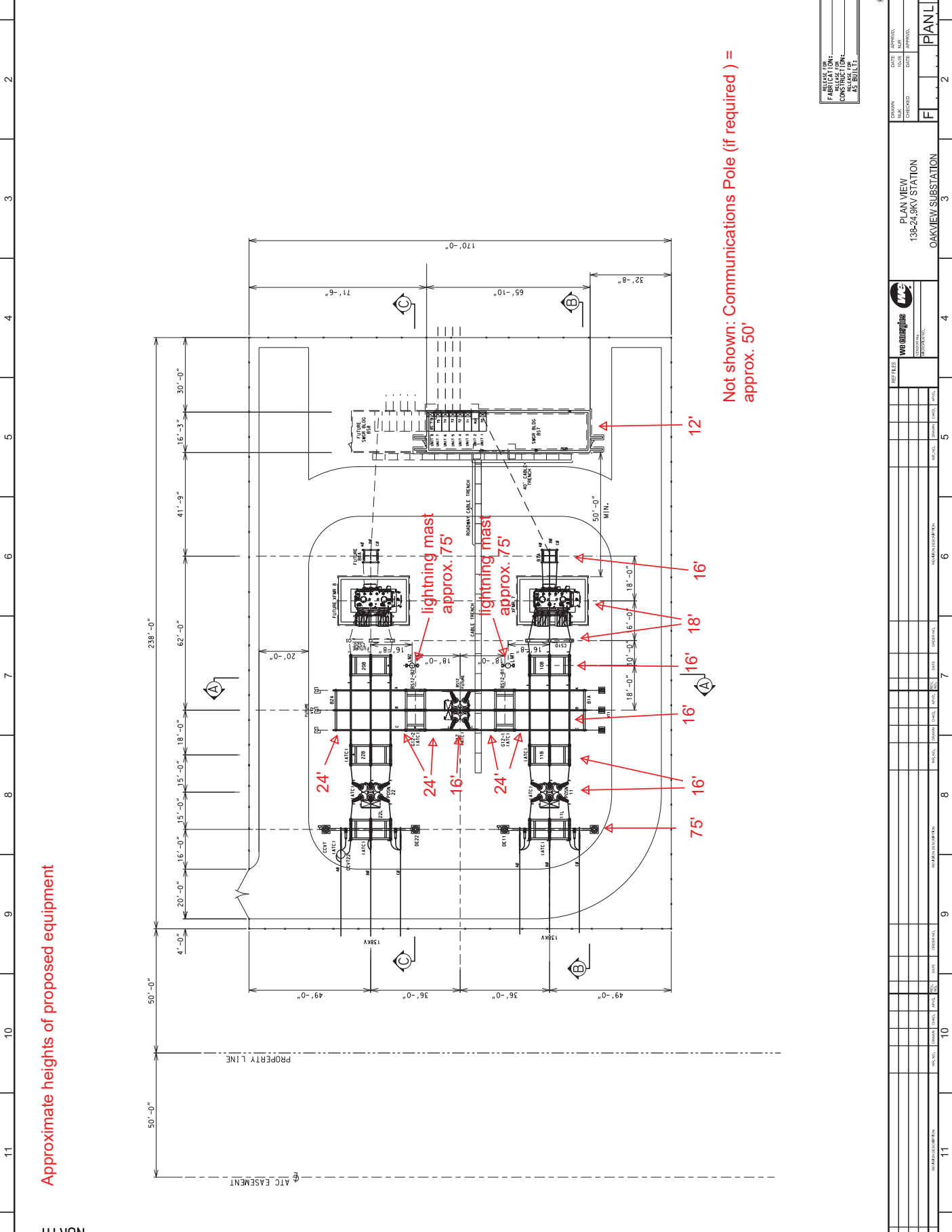


150'

159'-1"

125'

120'



Approximate heights of proposed equipment

Not shown: Communications Pole (if required) = approx. 50'

DATE:	DATE:	REV:
FABRICATION:	APPROVAL:	FILE:
DATE:	DATE:	OPTION 2/01:
CONSTRUCTION:	DATE:	SCALE:
DATE:	DATE:	REV:
DATE:	DATE:	REV:

© We Energies 2016

DRAWN:	DATE:	APPROVAL:	DATE:	FILE:
CHECKED:	DATE:	DATE:	DATE:	OPTION 2/01:
				SCALE:
				REV:

PLAN VIEW
138-24.9KV STATION
OAKVIEW SUBSTATION

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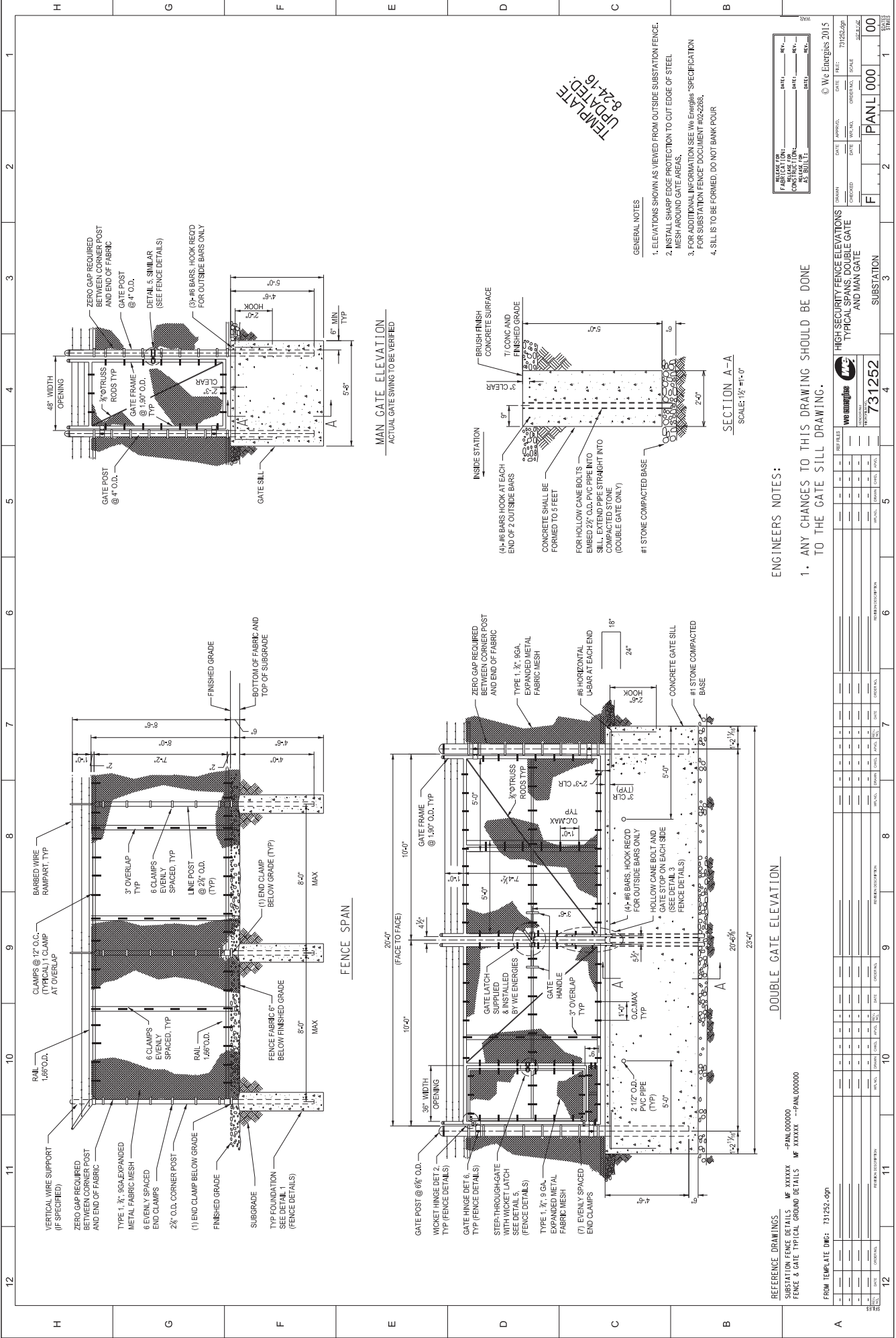
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MAN GATE ELEVATION
ACTUAL GATE SWINGS TO BE VERIFIED

SECTION A-A
SCALE: 1/2" = 1'-0"

GENERAL NOTES

- ELEVATIONS SHOWN AS VIEWED FROM OUTSIDE SUBSTATION FENCE.
- INSTALL SHARP EDGE PROTECTION TO CUT EDGE OF STEEL MESH AROUND GATE AREAS.
- FOR ADDITIONAL INFORMATION SEE We Energies "SPECIFICATION FOR SUBSTATION FENCE" DOCUMENT #02-2268.
- SILL IS TO BE FORMED, DO NOT BANK POUR

ENGINEERS NOTES:

- ANY CHANGES TO THIS DRAWING SHOULD BE DONE TO THE GATE SILL DRAWING.

RELEASE FOR: _____ DATE: _____
 FABRICATOR: _____ DATE: _____
 CONSTRUCTION: _____ DATE: _____
 AS-BUILT: _____ DATE: _____

DATE: 7/31/2015
 PROJECT: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVAL: _____
 DATE: 7/31/2015
 PROJECT: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVAL: _____

weenergies
 HIGH SECURITY FENCE ELEVATIONS
 TYPICAL SPANS, DOUBLE GATE
 AND MAN GATE
731252
 SUBSTATION

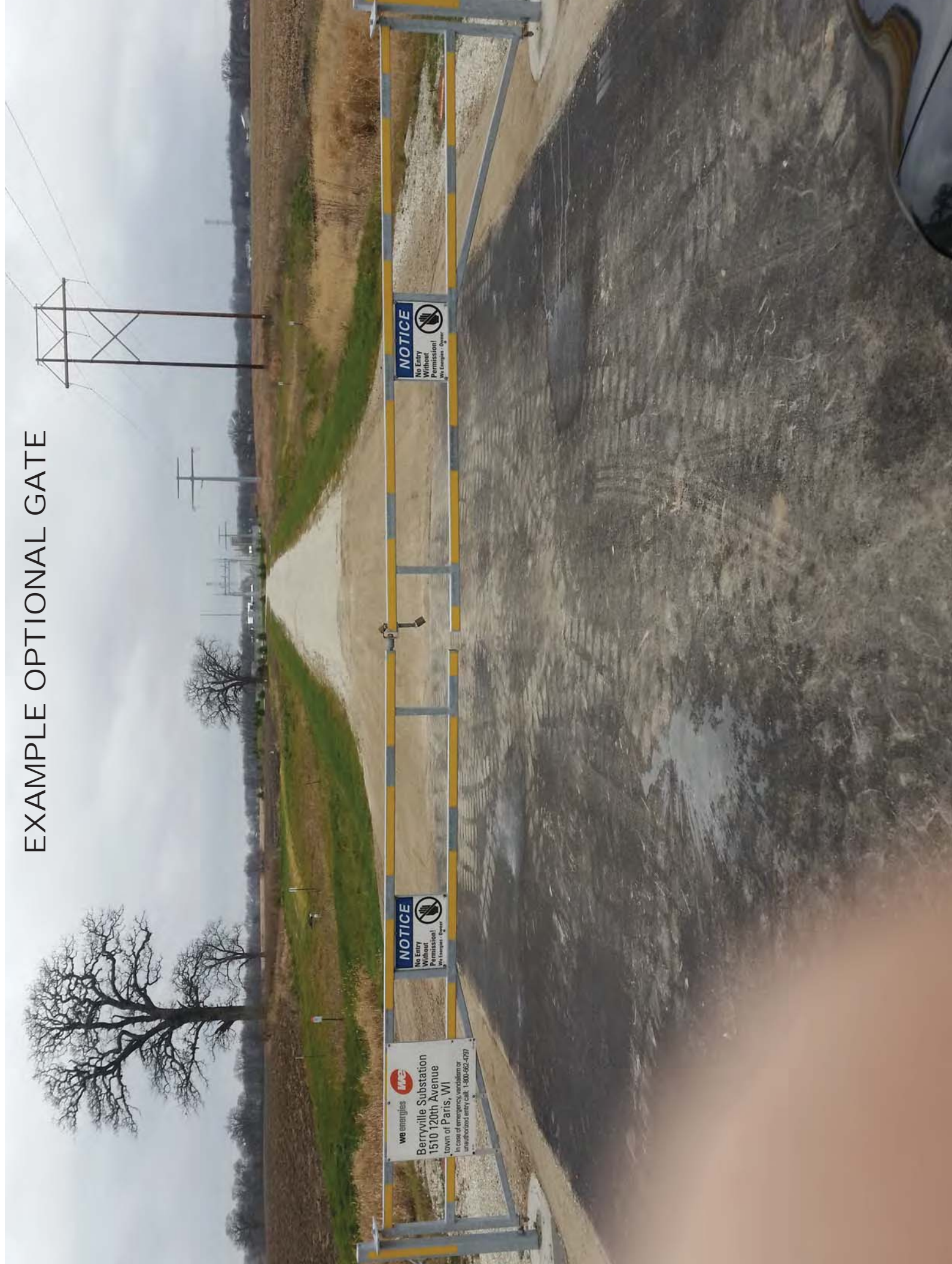
FROM TEMPLATE DWG: 731252.dgn

REFERENCE DRAWINGS:
 SUBSTATION FENCE DETAILS WF XXXXXX
 FENCE & GATE TYPICAL GROUND DETAILS WF XXXXXX

NO.	DATE	DESCRIPTION	BY	CHKD

PANL 000 00
 SHEET NO. 00
 TOTAL SHEETS 00

EXAMPLE OPTIONAL GATE



we energies
WE
Berryville Substation
1510 120th Avenue
Town of Paris, WI
In case of emergency, vandalism or
unauthorized entry, call 1-800-662-4797

NOTICE
No Entry
Without
Permission!
All Exceptions - Report!

NOTICE
No Entry
Without
Permission!
All Exceptions - Report!

EXAMPLE STATION



EXAMPLE STATION GATE & SIGN



NO PARKING
IN THIS ZONE
EXCEPT FOR
EMERGENCY VEHICLES
OR VEHICLES
AUTHORIZED BY
THE TOWN OF PARIS

WARNING
Keep Out
Unauthorized entry
may result in
serious injury or
death.

Berryville Substation
1510 120th Ave
Town of Paris / Kenosha
Utility of Kenosha County, Inc. 908-862-2277
www.utilityofkenosha.com

EXAMPLE POWER DISTRIBUTION CENTER





Plan Commission Report

ITEM: 5f

DATE: December 13, 2016

PROJECT: Sign Plan Review – Paul Bouchard, MOdE Oak Creek, LLC

ADDRESS: 7979 S. Main St. (tenant address: 7965 S. Main St.)

TAX KEY NO: 813-9053-000

STAFF RECOMMENDATION: That the Plan Commission approves the sign plan submitted by Paul Bouchard, MOdE Oak Creek, LLC, for the MOdE commercial tenant portion of the property at 7979 S. Main St. (tenant address: 7965 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 several signs for the MOdE tenant space at 7979 S. Main St. (tenant address – 7965 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.

Two (2) internally-illuminated, raceway-mounted, channel-letter wall signs are proposed, one over each of the entry doors on the west and east elevations. The tag line (“Your style. Your way. Your mark.”) will consist of internally-illuminated, push-through routed PVC letters on a non-illuminated black aluminum panel. As presented, the logo with the tag line will be 25 inches tall by 61.61 inches wide (10.7 square feet). Both wall signs are the same dimensions and meet the requirements of the DTSMUPDD and Master Sign Program.

In addition to the two wall signs, the Applicant is also requesting one (1) non-illuminated, double-sided, aluminum blade sign on the east elevation corner. The dimensions, 24 inches x 15 inches, and location are in compliance with the requirements of the DTSMUPDD and Master Sign Program. 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

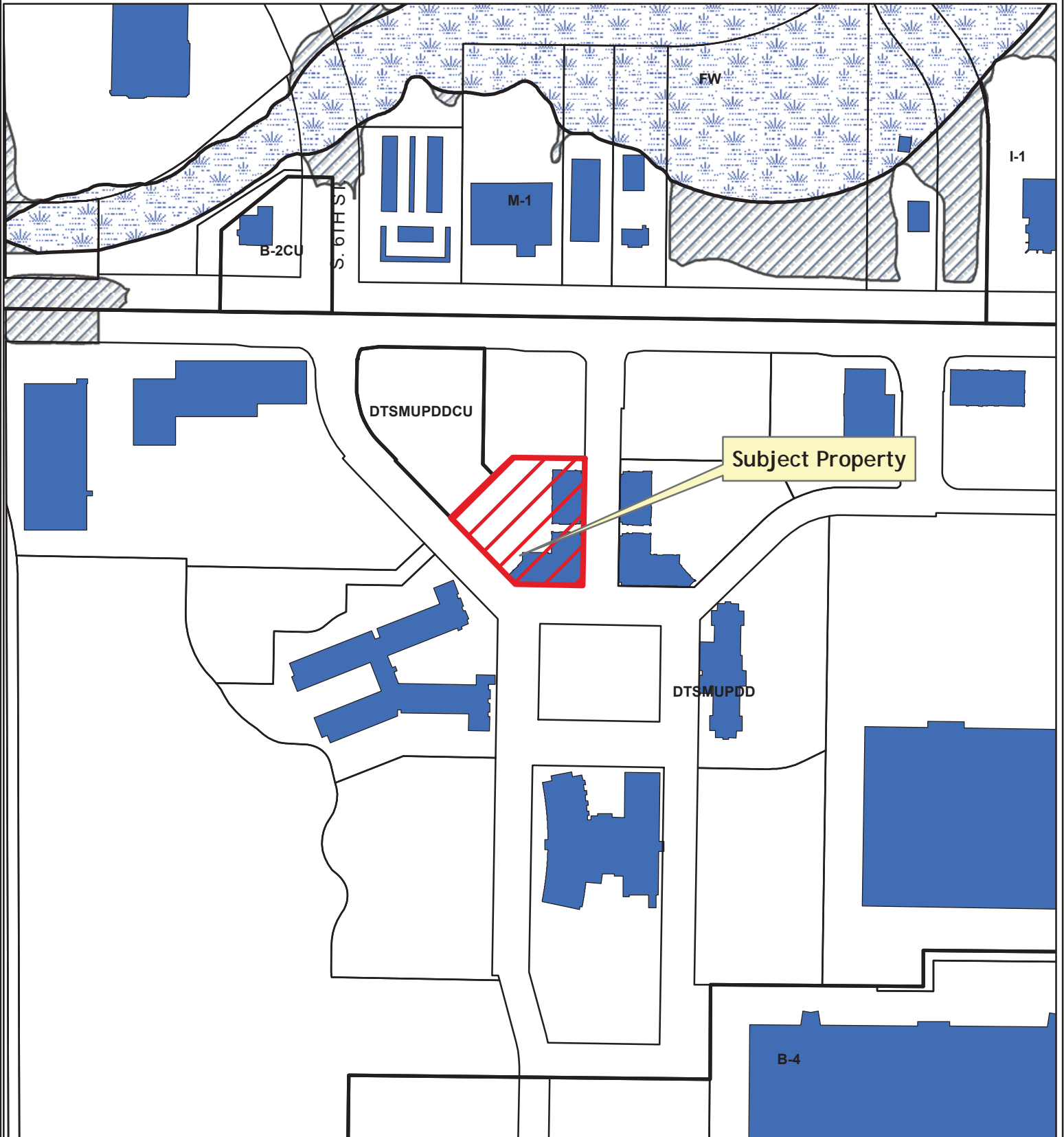
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

7965 S. Main St.






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



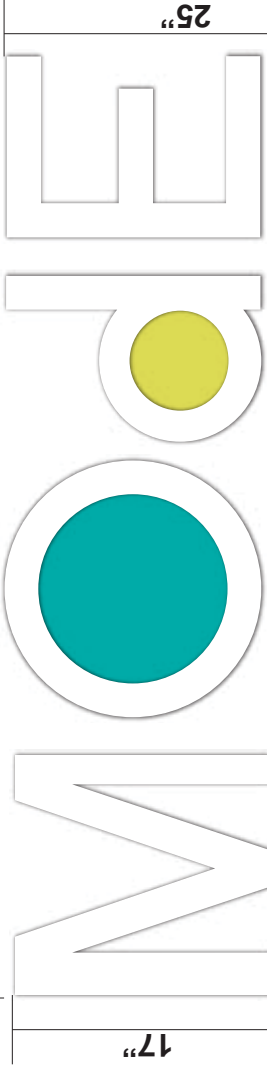
Department of Community Development



-  7965 S. Main St.
-  Floodway
-  Floodfringe

Front-Lit Channel Letters w/ LED Illumination • Raceway Mounted

61.61"



Your style. Your way. Your mark.

61.61"

3M 3630-246 Teal Green Semi-translucent Vinyl Overlay

3M 3630-136 Lime Green Semi-translucent Vinyl Overlay


Push-thru decorated with vinyl

NB: Return - 4"

Specifications: LED Channel Letters

- Existing Facade: Concrete Block/ Brick
- 0.040" Aluminum letter returns painted to match Black
- 0.125" x 1" Black Jewelite trimcap
- .040 White Aluminum backing (interior of sign can will be white for maximum illumination)
- Interone UL approved red LED's
- UL approved flexible conduit connectors
- 1/8" Acrylite #2283
- UL approved LED transformer (Mean well)
- UL approved waterproof disconnect switch per NEC 600-6
- Aluminum Raceway to match fascia color
- 1/4" x 2" x 11" Aluminum Bracket
- UL approved Liquid tight metallic conduit (All penetration will be caulked w/ high grade silicone)
- Mounting hardware to suit (Non-Corrosive)

Electrical Detail: Channel Letters

Mean well CLG-60-12
 (1) 60w Transformers @ 0.80
 Total Amps: 0.80
 (1) Minimum of 20 amp 120V Circuit Req. 

General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- Grounded and bonded per NEC 600.7/NEC 250
 - Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - Sign is to be UL listed per NEC 600.3
 - UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
- *For multiple signs, a disconnect is permitted but not required for each section

tfasigns

5500 N. Kedzie Ave Chicago, IL 60625
 773-267-6007 | sales@tfaesigns.com

Client: _____ **Mode** _____
Address: 7965 S Main St
 Oak Creek, Wisconsin
Tel: _____ **Email:** _____

Landlord: _____
Address: _____
Tel: _____ **Email:** _____

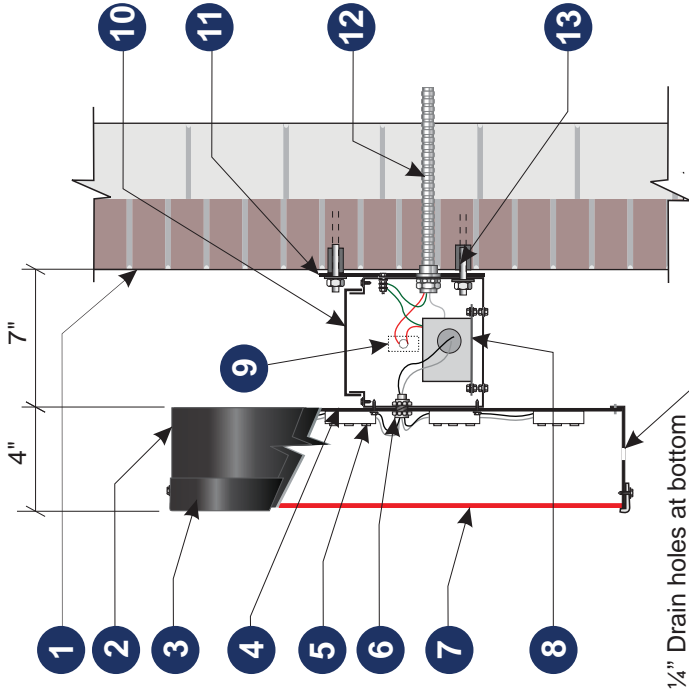
Start Date: 00/00/0000
Last Revision: 00/00/0000
Job#: 00000
Drawing#: 00000a.v1.s1 / e1
Page: 1 of 2

Client Approval _____
 Landlord Approval _____

Sales Rep: Seung Park
Designer: _____
E322358 

Proposed Square Footage of this sign:	_____
Lineal feet of store front	_____
Actual Square Footage Allowed by village:	_____

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



1/4" Drain holes at bottom of letter cans (2) per letter

Section @ LED Channel Letter

Raceway mount installation Scale: N.T.S. 

ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have:
 1. A minimum of one dedicated 120V 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral

Your style. Your way. Your mark.

Your style. Your way. Your mark.

Same 6" x 61.61" dimensions with 4.5" letters.

Routed PVC double-coat painted mounted on black Aluminum panel with PVC core - 3mm thick mounted directly onto the cinderblock facade



5500 N. Kedzie Ave Chicago, IL 60625
773-267-6007 | sales@tfa signs.com

Client: MODE
Address: 7965 S Main Street
Oak Creek, WI 53154
Tel: _____
Email: _____

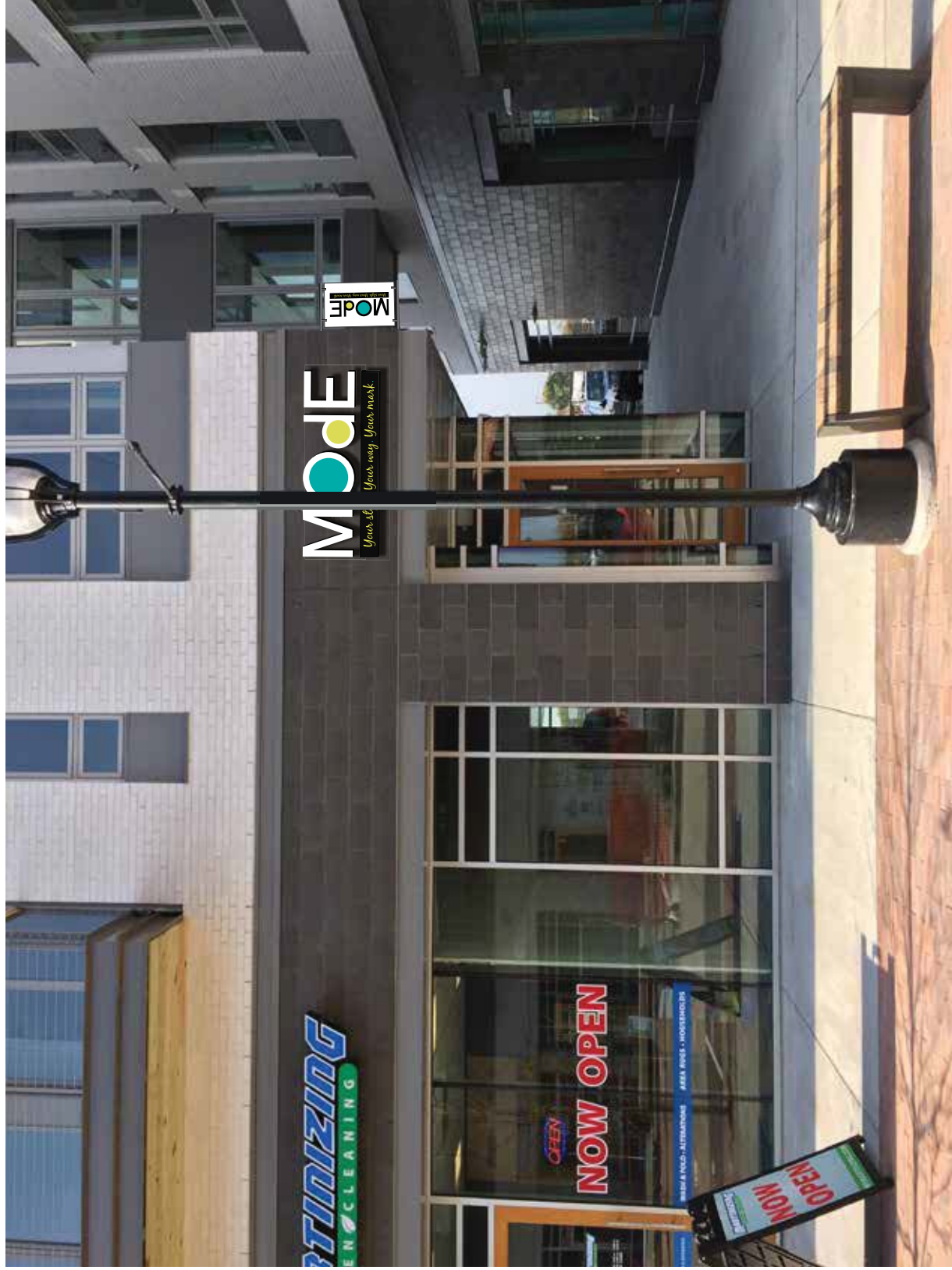
Landlord: _____
Address: _____
Tel: _____
Email: _____

Start Date: 00/00/0000
Last Revision: 00/00/0000
Job#: 00000
Drawing#: 00000a.v1.s1 / e1
Page: _____

..... Client Approval
..... Landlord Approval

Sales Rep: Andrew Oh
Designer: _____
E322358

Front-Lit Channel Letters w/ LED Illumination • Raceway Mounted



tfasigns

5500 N. Kedzie Ave Chicago, IL 60625
 773-267-6007 | sales@tfasigns.com

Client: Mode
Address: 7965 S Main St
 Oak Creek, Wisconsin
Tel: _____
Email: _____

Landlord: _____
Address: _____
Tel: _____
Email: _____

Start Date: 00/00/0000
Last Revision: 00/00/0000
Job#: 00000
Drawing#: 00000a.v1.s1 / e1
Page: 1 of 2

..... Client Approval
 Landlord Approval

Sales Rep: Seung Park
Designer: _____
E322358 

Front-Lit Channel Letters w/ LED Illumination • Raceway Mounted



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5500 N. Kedzie Ave Chicago, IL 60625
 773-267-6007 | sales@tfaesigns.com

Client: Mode
Address: 7965 S Main St
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Tel: _____
Email: _____

Landlord: _____
Address: _____
Tel: _____
Email: _____

Start Date: 00/00/0000
Last Revision: 00/00/0000
Job#: 00000
Drawing#: 00000a.v1.s1 / e1
Page: 1 of 2

..... Client Approval
 Landlord Approval

Sales Rep: Seung Park
Designer: _____
E322358 

15"

Mop

Your style. Your way. Your mark.

23"

24"

Double-sided Aluminum digital UV print with brackets bolted onto facade

Sales Rep: Seung Park
Designer: E322358

Client Approval
Landlord Approval

Start Date: 00/00/0000
Last Revision: 00/00/0000
Job#: 00000
Drawing#: 00000a.v1.s1 / e1
Page: 1 of 2

Landlord:
Address:
Tel:
Email:

Client: Mode
Address: 7965 S Main St
Oak Creek, Wisconsin
Tel:
Email:

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