



PLAN COMMISSION MEETING AGENDA

**TUESDAY, January 10, 2017
AT 6:00 PM**

- 1) ROLL CALL
- 2) Minutes of the December 13, 2016 meeting
- 3) Significant Common Council Actions
- 4) OLD BUSINESS (HELD FROM DECEMBER 13, 2016 MEETING)
 - a) 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#OCPCGigis**.
- 5) NEW BUSINESS
 - a) PLAN REVIEW – Review building plans for modifications to the exterior building façade for the Gigi's Cupcakes tenant space at 7978 S. Main St. (tenant address: 330 W. Town Square Way) (Tax Key No. 813-9050-000). Follow this item on Twitter **@OakCreekPC#OCPCGigis**.
 - b) CONDITIONS AND RESTRICTIONS – Review Conditions and Restrictions for a Conditional Use Permit request submitted by Arlene Buttke, WE Energies, and Jerry Franke, WisPark, 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**.
 - c) CONDITIONAL USE PERMIT – Review a request submitted by Chris McGuire, Kwik Trip, Inc., for a conditional use permit for outdoor display/storage of retail merchandise on the property at 2040 W. Ryan Rd. (Tax Key No. 878-9003-004). Follow this item on Twitter **@OakCreekPC#OCPCKwikTrip**.
 - d) PC DISCUSSION – Discuss potential modifications to the 27th Street Overlay Districts Design Standards and allowed uses in the RRO, Regional Retail Overlay District. No action will be taken.
 - e) PC DISCUSSION – Discuss potential tour of the IBEW Local 494 training facility.
- 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, DECEMBER 13, 2016

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

Minutes of the November 22, 2016 meeting

Commissioner Dickmann moved to approve the minutes of the November 22, 2016 meeting. Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Correll, who abstained as he was not in attendance at the November 22, 2016 meeting. Motion carried.

**PUBLIC HEARING
COMPREHENSIVE PLAN AMENDMENT
2020 VISION – A COMPREHENSIVE PLAN FOR THE CITY OF OAK CREEK
PLANNED LAND USE CATEGORY & MAP 2 PLANNED OFFICE TO PLANNED
INDUSTRIAL
331 & 401 E. OAK ST.
TAX KEY NOS. 733-0008 & 733-0009**

Planner Papelbon read the hearing notice into the record and opened the public hearing.

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

**PUBLIC HEARING
SIGN APPEAL
GIGI'S CUPCAKES
330 W. TOWN SQUARE WAY
TAX KEY NO. 813-9050**

Planner Papelbon read the hearing notice into the record and opened the public hearing.

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

**COMPREHENSIVE PLAN AMENDMENT
2020 VISION – A COMPREHENSIVE PLAN FOR THE CITY OF OAK CREEK
PLANNED LAND USE CATEGORY & MAP 2 PLANNED OFFICE TO PLANNED
INDUSTRIAL
331 & 401 E. OAK ST.
TAX KEY NOS. 733-0008 & 733-0009**

Planner Papelbon provided an overview of the proposal, which, if approved, would allow for a residential style, mini-office/warehouse development. These units would be sold as condominiums and be part of an Association. The design would incorporate residential elements to blend with the mixed-zoning and uses of the existing neighborhood.

Commissioner Chandler asked if this area will be transitioned to all industrial. Ms. Papelbon

responded that staff is proposing to match the existing uses to where these properties tend to be trending, which would necessitate a change to the Comprehensive Plan to Planned Industrial. It doesn't necessarily mean the zoning would change. That would come at a later date.

Mayor Scaffidi asked for examples of what might be considered an allowed use here. Ms. Papelbon responded that the proposal is to have condominium units. In the future, an M-1 zoning would be required for these to be able to be constructed. Because it is a conditional use, there would be things to consider such as buffers, landscaping, hours of operation, and fencing. These are going to be residential in design so they would have more of a neighborhood look to them, so staff would be looking at the architectural standards whether they would meet the 75% brick, glass, masonry - those kinds of things. In the future, if these were to not be developed or if other properties in the area would be rezoned to M-1, similar uses would be allowed in the area.

Commissioner Dickmann stated he likes the concept. His concern is if this gets changed to manufacturing that the existing two residential units get grandfathered in. Ms. Papelbon responded that the use would remain until such time as a proposal would be for redevelopment. The residential nature of the properties that are currently developed would not change.

Commissioner Siefert asked if they plan to sell each one of these units or do they plan to rent them or a combination. Ms. Papelbon responded that her understanding is that they are going to be sold as condos, and that they would be part of the condominium association. All of the joint uses on the property (the access, the maintenance of the property, etc.) would all be taken care of by the association.

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

**SIGN APPEAL
GIGI'S CUPCAKES
330 W. TOWN SQUARE WAY
TAX KEY NO. 813-9050**

Planner Papelbon provided an overview of the variance request, which, if granted, 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).

Mayor Scaffidi asked if this sign appeal request served a functional use and not a signage use. Ms. Papelbon responded that such was correct; however, anything that covers the windows completely falls under the category of signs in the Drexel Town Square MUPPD.

Commissioner Correll stated it looks like a good use and a good place for it to happen.

Larry Haase, Gigi's Cupcakes, 330 W. Town Square Way, stated that the applique is put on with water. It is an adhesive that sticks to the window and provides a layer of security as well through the window. Commissioner Correll stated it is a good use for it and where it is placed he does not have a problem with it.

Commissioner Siefert asked if this is just the first level. Mr. Haase responded yes.

Commissioner Carrillo stated she does not personally love the idea of these big, white-out areas in the new town center. She asked why there are transoms above and why they (the applicant) are not leaving them clear to let light in. Mr. Haase responded that from the parking lot, you can still see the ones on top. Mr. Haase said they have things that are up top and are visible. Mr. Haase stated where they are showing the window is where the separation of the door is – front-of-house / back-of-house - so the front-of-house is everything glass around it, and the back-of-house is what they are trying to cover up. Commissioner Carrillo stated it seems like there is an opportunity to put a logo or something on there so it is not a big white-out area. Commissioner Carrillo suggested having the logo on there. Ms. Papelbon responded that having the logo on there would probably not be enough to cover it completely for their back-of-house purposes, and the City cannot regulate content of signage.

Commissioner Dickmann stated there was a similar situation that came before the Plan Commission with the dental clinic. Commissioner Dickmann stated that the difference is the dental clinic was facing Main Street, whereas these signs are facing the parking lot. He stated that the dental clinic put in window blinds to accomplish this purpose. Commissioner Dickmann stated this is a good use if it is facing the parking lot, otherwise he would not agree with it.

Mayor Scaffidi stated they have a relatively small unit of operations and he understands why they need privacy for back office operations. Mayor Scaffidi asked if the color depiction of these images is what it is going to be. Ms. Papelbon responded that it is relatively close, but since they are not up, it is hard to tell. In fact, what is being shown on the screen (projected) is paper, so it (window covering) will be lighter. It will look a little different. Ms. Papelbon clarified that no matter what goes in here, this variance runs with the tenant space. In the future, if someone wanted to take down these clings and put something else in there, the City cannot regulate the content.

Mayor Scaffidi stated that to Commissioner Carrillo's point, whatever color is chosen, it should be done tastefully within the scope of the business.

Commissioner Chandler asked what back-of-house operations means. Mr. Haase responded that that is where they do the baking and decorating where their office space is located. They are trying to shield these operations.

Alderman Guzikowski asked if blinds could be put there. Mr. Haase stated they (Corporate and Health Department) do not want anything (in the food prep area) that is not washable.

Commissioner Dickmann stated that this use carries forward with the use of the property. If they were to leave and someone else comes in, could they change this and make these signs instead of opaque panels? Ms. Papelbon responded that they would be allowed to put in something that would be a substitute. Since the City cannot regulate content, she would have to err on the side that the City would not have any regulatory authority over them putting up something different. Commissioner Dickmann asked if they made it an official sign for their business, would they have to come back to the Plan Commission because then they would exceed the number of allowable signs for the property? Ms. Papelbon stated that it is a little bit of a nuanced answer, but she is going to say no with the caveat that she could be wrong. She is 60% sure that they would not be able to bring that back (for Plan Commission review).

Commissioner Correll stated his concern about the potential graphics that will be displayed on these windows. Ms. Papelbon stated that, if approved, this is a variance that would carry forward to anything put in that window, unless they put in something that is completely different. If a neon sign would appear one day that would change things. As far as actual signage, text, images and things like that, she believes that is covered in the variance.

Commissioner Siepert asked if a precedent would be set for other buildings in Drexel Town Square if this is approved. Ms. Papelbon responded that every variance is an application that is taken on its own. Commissioner Siepert stated there is a potential for other people to come in and propose this same thing.

Mayor Scaffidi asked what the Plan Commission is granting them the right to do. Are they being given carte blanche to do whatever they want? Could the applicant specifically state that they are restricting their request to an opaque covering on the windows? Commissioner Dickmann asked if a condition could be put on it. Ms. Papelbon responded that she is a little concerned that that would be regulating content. Since this is a sign appeal, that points to this application as a sign.

Mayor Scaffidi asked the applicant if this item could be held until the January meeting. Mr. Haase stated yes.

Mayor Scaffidi recommended this item be held until the first meeting in January of 2017.

**PLAN REVIEW
JIM MARRIOTT
MARRIOTT OAKVIEW
300 W. OAKVIEW PARKWAY
TAX KEY NO. 955-1031**

Planner Papelbon provided an overview of the proposal for a ±120,000 square-foot multitenant industrial building on a portion of the property, reflected as Lot 1 from the CSM approved November 22, 2016 (see staff report for details).

Mayor Scaffidi stated that he liked that the trucks were put behind the building.

Commissioner Siepert asked if there are any plans for traffic signals on Elm and Howell Avenue. There is going to be additional traffic coming out as more businesses are added to that area. He thinks that intersection should be controlled. Mayor Scaffidi stated that is outside the scope of the subject of this Plan Commission item. However, Mayor Scaffidi added that the City will always look at the traffic counts on all major streets, and if they warrant that, then changes are made. Commissioner Johnston stated that there was a TIA (Traffic Impact Analysis) done for this development. It went through WisDOT. It was approved for the development, and this design fits into what was laid out for the concept plan for the park. It was determined that a traffic signal is not warranted at Elm and Howell.

Commissioner Chandler asked if the materials and amount of windows meet the City's requirements. Ms. Papelbon responded that precast concrete wall panels and windows are part of the accepted materials in the Code. It does meet the requirements.

Commissioner Dickmann stated he concurred with the Mayor that he likes it that the loading docks are going to be on the west side because this could be split into six tenants or could just be one tenant. He asked if the 28 docks will be put in now or wait until the tenant space fills up.

Dirk Debbink, MSI General, Oconomowoc, representing the Applicant, stated that the intention at this time is not to put in all the docks at once. The minimum is four per the three larger areas so that would be 12 minimum, 28 maximum.

Alderman Guzikowski stated it is a good-looking building.

Commissioner Correll moved 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.

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

SIGN PLAN REVIEW

KEVIN KHUONG

LY LY NAIL

7978 S. MAIN ST (TENANT ADDRESS: 7964 S. MAIN ST.)

TAX KEY NO. 813-9050

Planner Papelbon provided an overview of the proposal for one compliant wall sign on the west side of the building for the tenant space (see staff report for details).

Commissioner Dickmann moved 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.

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

CONDITIONAL USE PERMIT

WE ENERGIES & WISPARK

ELECTRIC SUBSTATION

10861 S. HOWELL AVENUE

TAX KEY NO. 955-1014

Planner Papelbon provided an overview of the proposal for a WE Energies electrical substation on a portion of the property (see staff report for details).

James Kelnow, WE Energies, responded to a question about the height of the fence and the use of barbed wire. He stated that the proposed fence is the standard fence that they put in virtually all of their substations. There is an error in the text of the application. They called for 14 feet (height). It is actually 8 feet, 6 inches in total (height). That is including the barbed wire in the top. Mayor Scaffidi asked if barbed wire was standard. Mr. Kelnow responded that there is extremely high voltage inside the substation, so it is a public safety concern. Every station has it.

Mayor Scaffidi asked how visible this is from the road. Mr. Kelnow responded that they would be set back as far as they can against the pond. WisPark, the developer, does plan on retaining and selling the entire front property, so there will eventually be something built in front of them.

Mayor Scaffidi asked where there is a need for this substation. Mr. Kelnow responded that this whole area is served from that same branch substation over on Rawson and 6th St., or the Pennsylvania substation part of the east. With all the development in the area, that is about five miles from the branch substation. The longer the run to get to the customers, the lower the voltage gets to the customers. Between IKEA and Drexel Town Square, and a few other customers, there will be load growth nearby.

Commissioner Dickmann asked if there are cameras monitoring for security purposes, and is there something that shows when a motion sensing light goes on at a remote location to indicate something is going on? Mr. Kelnow responded there are motion-sensing cameras, so the lights and camera come on, and that is monitored downtown at the central security location. They get an alarm and can see what is happening.

Commissioner Siefert asked if the distribution of power is above or below ground. Mr. Kelnow responded that the distribution will be underground south to Howell and north to 13th Street in their (ATC) existing transmission right-of-way.

Commissioner Johnston stated his concern that the driveway does cross over the pathway that ties into the Oak Leaf Trail. It is the location for the ATC line now. This will be a gravel access path all the way back to the substation. Currently there is no pathway back there. It is the old farm entrance that is there now.

Jerry Franke, WisPark, 301 W. Wisconsin Avenue, Milwaukee, stated that at some point there is going to be a user on this property that generates a lot more traffic than the maintenance of a substation. They are trying to maintain maximum flexibility in the location of that driveway. WE Energies has agreed that they will relocate it based upon what the ultimate user of that property needs. In his best opinion of what could happen there, he would like to see a data center developed here because of its proximity to the high voltage ATC transmission line and the substation and the Root River where there can be some green cooling.

Commissioner Johnston stated that currently there really is not a gravel access even in this location coming off Howell Avenue. It just opens up a door for someone driving back and that is where the gate comes in as a possible option.

Commissioner Correll moved that 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). Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

SIGN PLAN REVIEW

**PAUL BOUCHARD
MODE OAK CREEK, LLC
7979 S. MAIN ST. (TENANT ADDRESS: 7965 S. MAIN ST.)
TAX KEY NO. 813-9053**

Planner Papelbon provided an overview of the proposal for two compliant wall signs (one each on the west and east entry facades), and a compliant flag sign on the east entry façade corner for the tenant space (see staff report for details).

Commissioner Dickmann asked if there should be a condition that states the sign be mounted at least 8 feet from grade. Ms. Papelbon responded that it is a requirement in the Code itself. It does not necessarily need to be a part of the approval - it just needs to be noted on the plans so that everyone is aware of it.

Commissioner Dickmann moved 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.

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

Commissioner Carrillo moved to adjourn. Commissioner Correll seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:59 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

12/14/16

Date

Summary of Significant Common Council Actions

December 20, 2016

1. **APPROVED Ordinance** No. 2833, amending Ordinance No. 2747, to extend Section 11, Time of Compliance, to a deadline of May 31, 2017, for the commencement of construction of Phase I on the property located at 1980 W. Rawson Ave (Oak Park Place).
2. **APPROVED Resolution** No. 11782-122016, approving a lease agreement between the South Suburban Chamber of Commerce and the City of Oak Creek.

January 3, 2017

3. **APPROVED** Ordinance No. 2834, 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.



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a

DATE: January 10, 2017

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 item was held at the last meeting to have staff determine if there are any conditions to approval that would limit the variance to allow only for the application of an opaque film on the windows and not allow any “content” to be added to the opaque film. Staff has determined that the City has no authority to regulate content of a sign and that granting a sign variance for the film would allow any tenant to add content to the film in the future.

Although the intent of the film is not to advertise, but rather screen business operations, staff has determined that what is being proposed is not a sign, but rather a modification to the building design as it pertains to the amount of clear glazing required for the building. Therefore, the proper course of action would be for the applicant to request a modification to the building’s architecture before the Plan Commission.

December 13, 2016:

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:

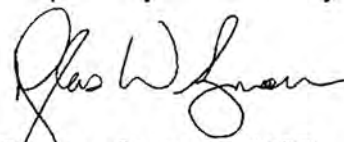
- a. There shall be no public harm and there shall be a public benefit.
- b. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
- c. The sign will not result in an undue concentration of signage which renders it difficult 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

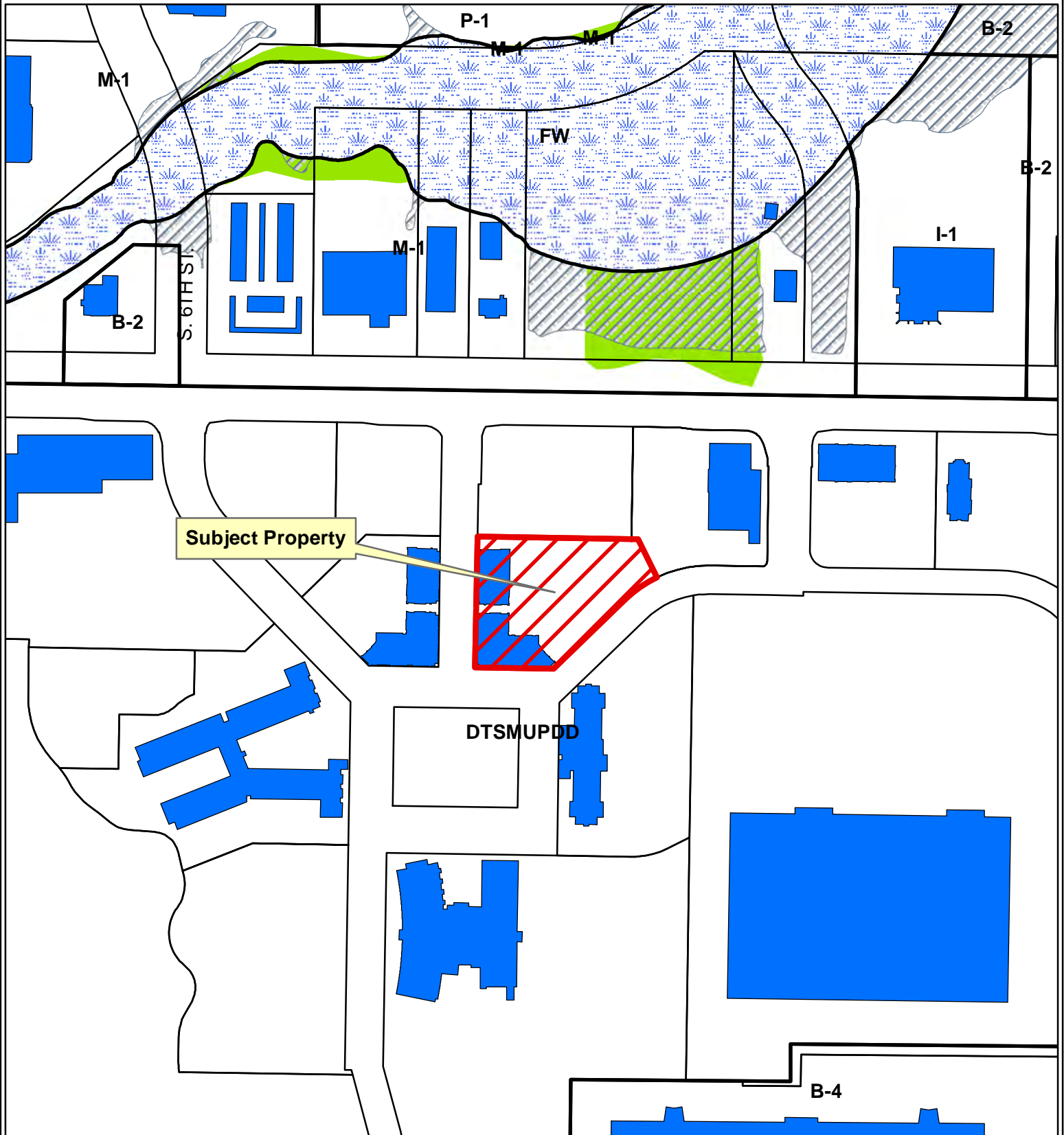
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

7978 S. Main St.

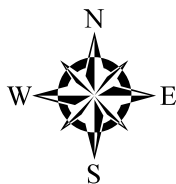




This map is not a survey of the actual boundary of any property this map depicts.



OAKCREEK
— WISCONSIN —

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

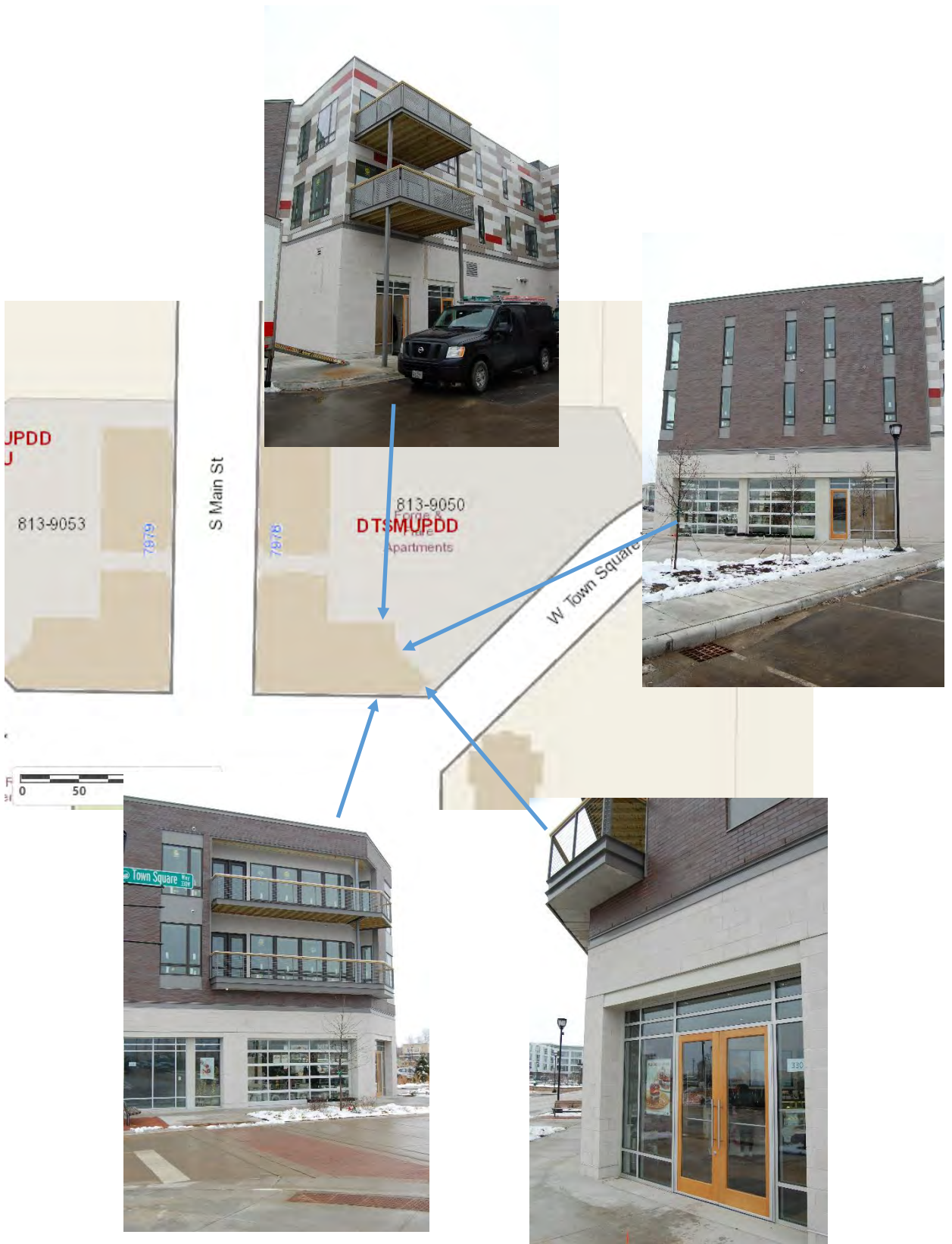
/s/ Mayor Steve Scaffidi, Chairman

Public Notice

PLEASE NOTE: Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferable a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 414-766-7000, or by writing to the ADA Coordinator at the Health Department, City Hall, and 8040 South 6th Street, Oak Creek, Wisconsin 53154.

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

Exhibit A



East Elevation



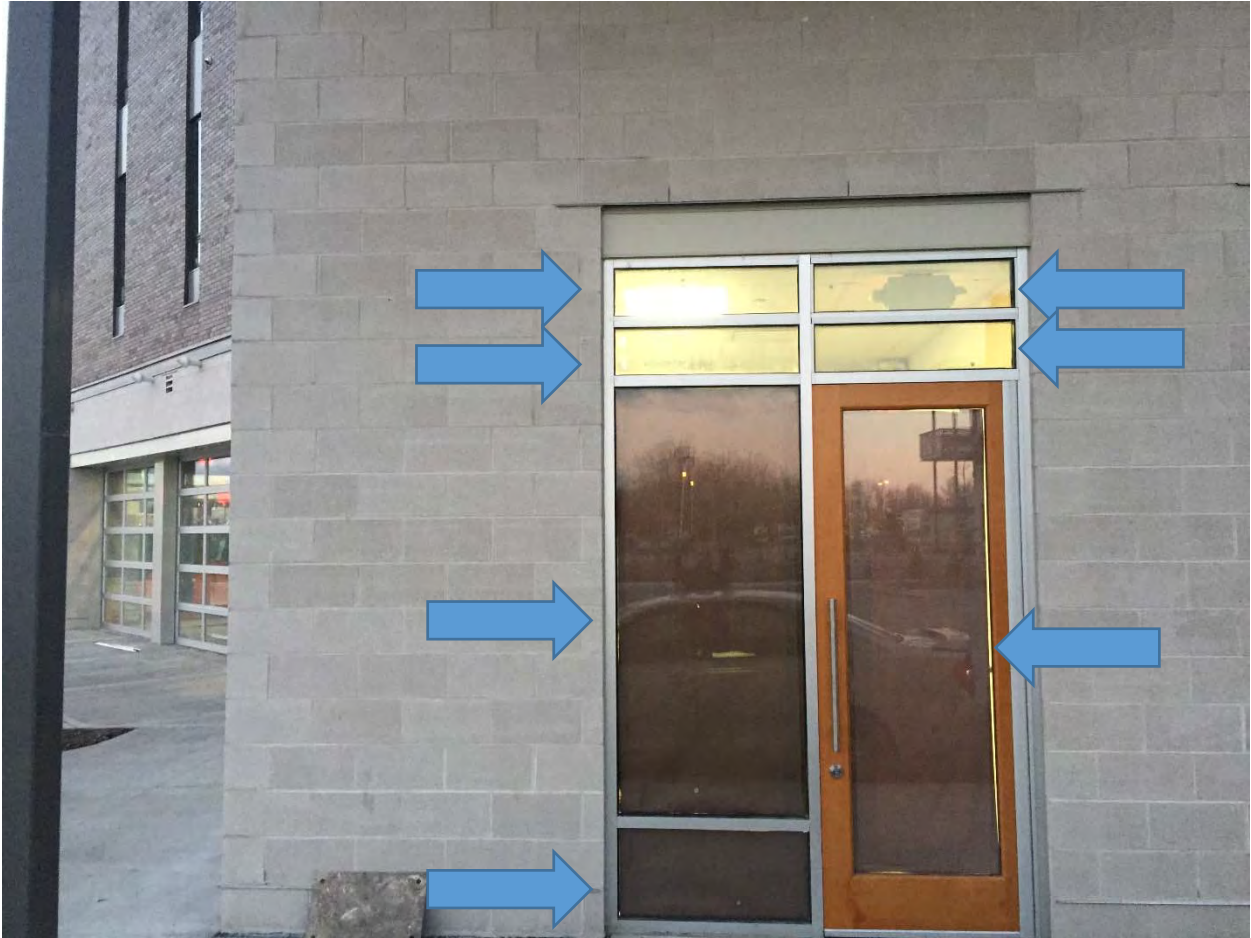
Back office area (north/northeast facing)

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

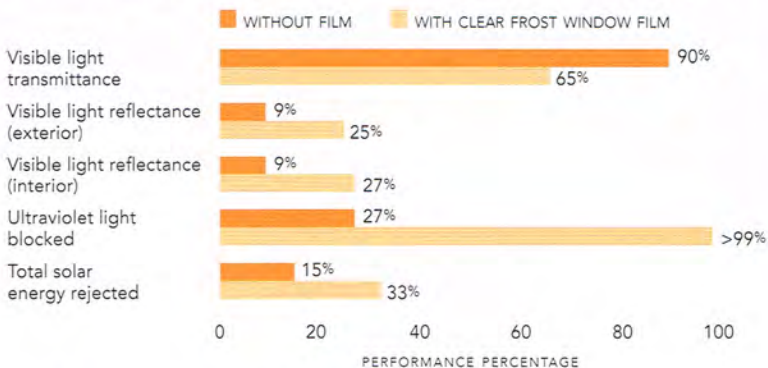
	1/8" (3mm)	1/4" (6mm)	1/8"+1/8" (3mm+3mm)
Solar energy			
% Transmittance	61	56	52
% Absorptance	19	26	26
% Reflectance	20	18	22
Visible light			
% Transmittance	65	64	60
% Reflectance exterior	25	25	30
% Reflectance interior	27	27	30
Emissivity	.87	.87	.87
Winter U-Factor (BTU hr/ft² °F)	1.12	1.10	.48
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.



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 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.

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Plan Commission Report

ITEM: 5a
DATE: January 10, 2017

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

ADDRESS: 7978 S. Main Street

TAX KEY NO: 813-9050-000

STAFF RECOMMENDATION: That the Plan Commission approve the proposed building modification changing the clear glazing to white opaque glazing for the windows illustrated in Exhibits B & C.

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 had requested 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. The applicant proposed adding an opaque film to the windows located where the, “back-of-house”, operations occur. Staff determined that the applicant should pursue a modification to the amount of clear glazing for the tenant space instead of a sign variance. Per code, the Plan Commission has the authority to approve modifications to the building design with a ¾ majority vote of Plan Commission members present.

The DTSMUPDD Development & Regulating Plan states that clear glazing is required along street frontages of buildings, but does not include service entries. The clear glazing zone requirement for commercial areas is 40 percent. This percentage is flexible depending on individual site, building design and associated uses. Therefore, it is the Plan Commission’s discretion to determine if a reduction in clear glazing is appropriate for a building or tenant space.

Included in your packet are Exhibits A, B, & C, which illustrate the windows on each elevation. The applicant is requesting to change the clear glazing on the north elevation as illustrated in Exhibit B. The door and windows located on the north elevation, underneath the second floor deck, provide 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 as described in Exhibit D. The result would be 100 percent opacity of the glazing on the north elevation.

Exhibit C shows the east elevation of the building. This elevation has two overhead doors, a doorway, and 10 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 made up of the doorway and 10 glass panes equals 71.4 square feet. The applicant is requesting a total of 52.8 square feet be covered in opaque signage, for coverage of 74 percent.

If any changes to the amount of clear or opaque glazing is required in the future, the tenant will be required to go before the Plan Commission for approval.

Prepared by:



Peter Wagner, AICP
Zoning Administrator/Planner

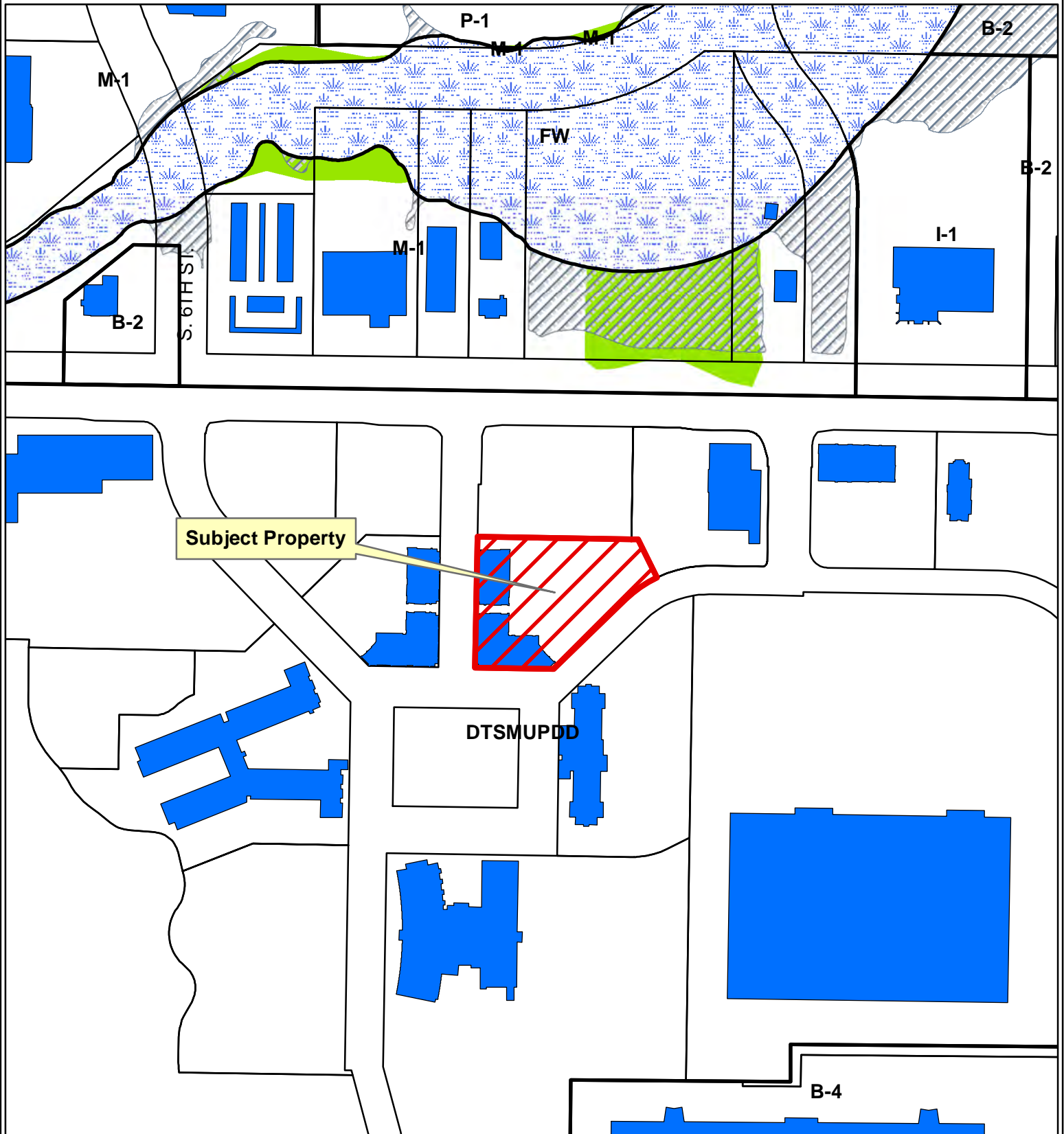
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

7978 S. Main St.



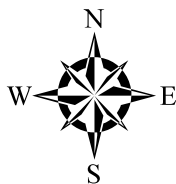
This map is not a survey of the actual boundary of any property this map depicts.



OAKCREEK

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Department of Community Development







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

Exhibit A

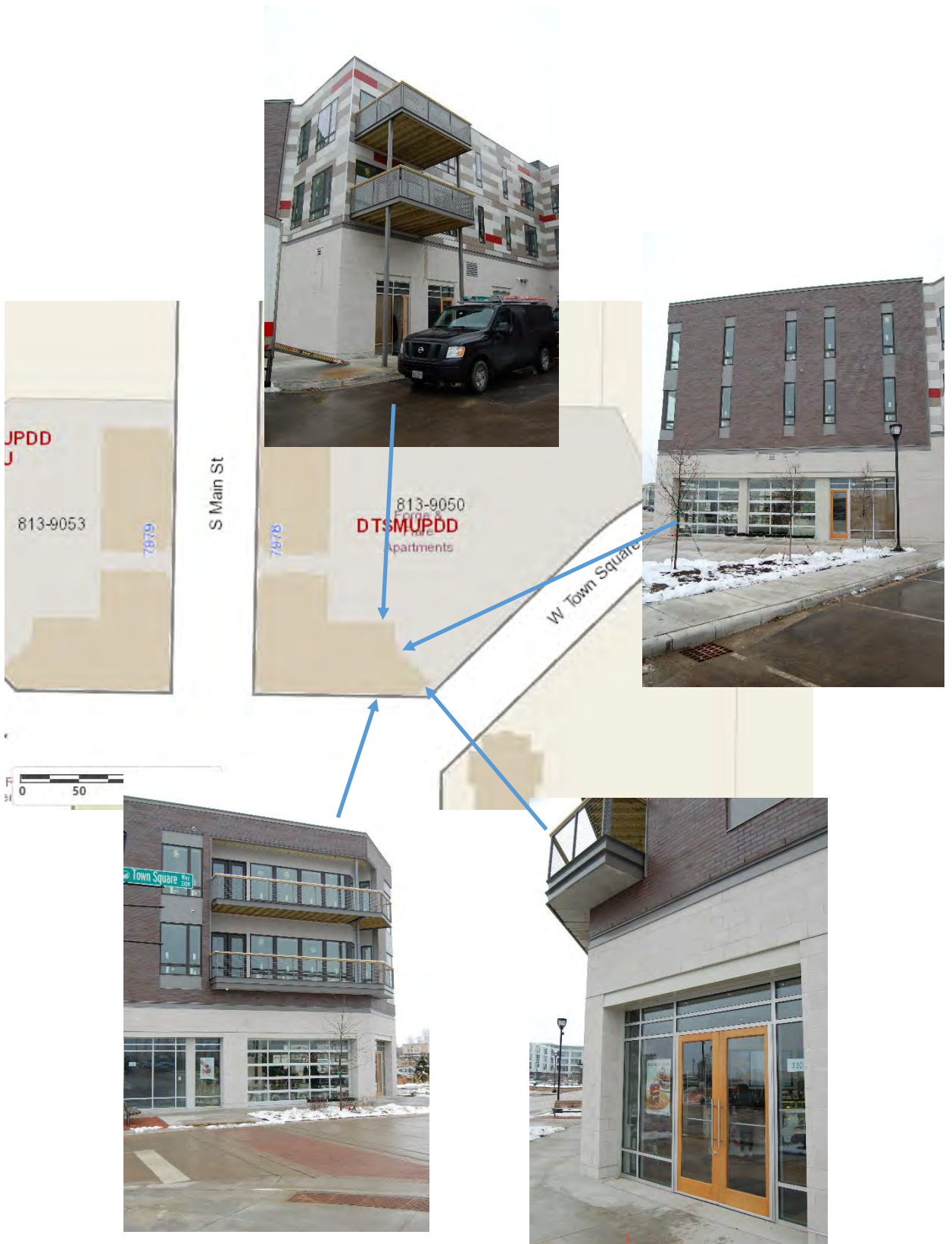
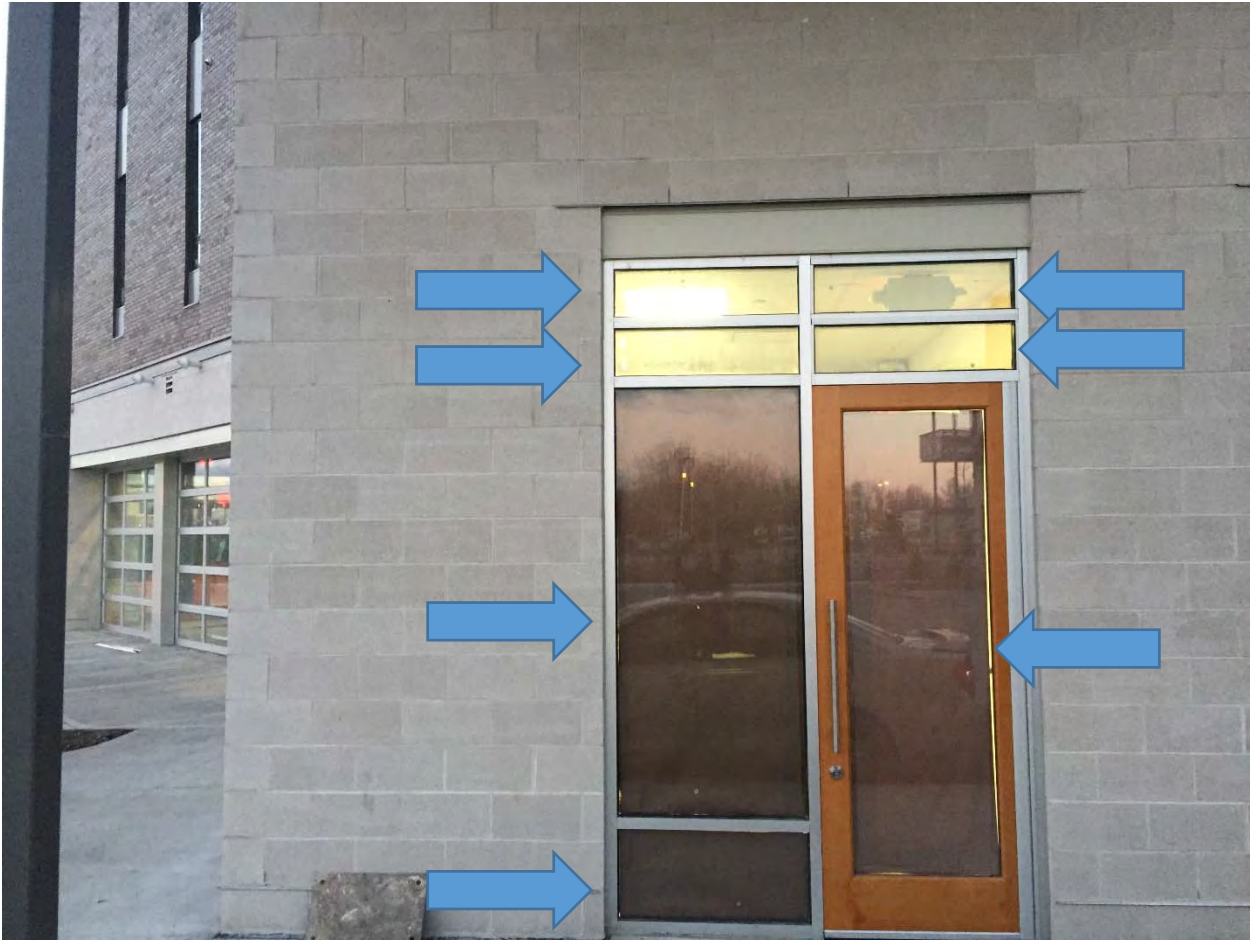


Exhibit B
North Elevation



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"

Exhibit C
East Elevation



Back office area (north/northeast facing)

2 windows: 38" x 76"

2 windows: 38" x 15"

4 windows: 38" x 8.5"

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Clear Frost

Performance results

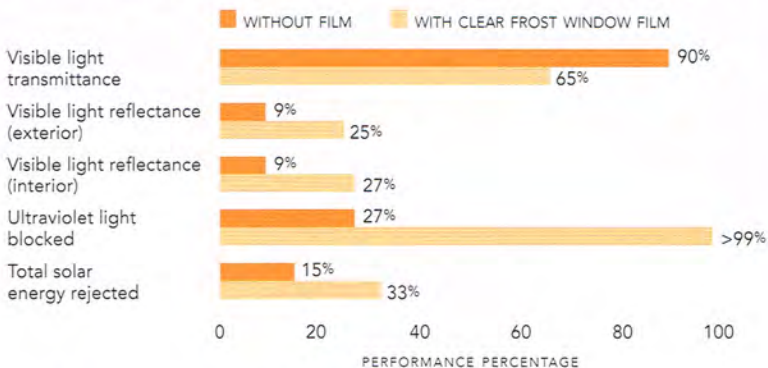
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Plan Commission Report

ITEM: 5b
DATE: January 10, 2017

PROJECT: Conditions and Restrictions – 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 adopts the Conditions and Restrictions as part of the Conditional Use Permit allowing a WE Energies substation on a portion of the property at 10861 S. Howell Ave. after a public hearing.

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: At the December 13, 2016 meeting, the Plan Commission recommended Common Council approval of the proposed Conditional Use Permit that would allow a WE Energies substation on a portion of the property at 10861 S. Howell Ave.

As a reminder to Plan Commissioners, the proposed use will not have employees 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. During the meeting in December, the Applicant clarified that the proposed chain link fence would be 10 feet in height including the proposed barbed wire. This is in conformance with security fence height limitations in the Zoning Code.

Access is proposed off of Howell Avenue at the existing unpaved ATC access, which will require improvement and WisDOT approval. Stormwater 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. These lighting plans will require review and approval by the Electrical Inspector as part of the permit review process.

Detailed site, building, landscaping, lighting, and related plans, as well as a Certified Survey Map, will be reviewed by the Commission at a later date. Staff has prepared Conditions and Restrictions for the Plan Commission's consideration. If the Plan Commission is comfortable with the Conditions and Restrictions, the appropriate action would be to recommend that the Common Council approve them as part of the Conditional Use Permit.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

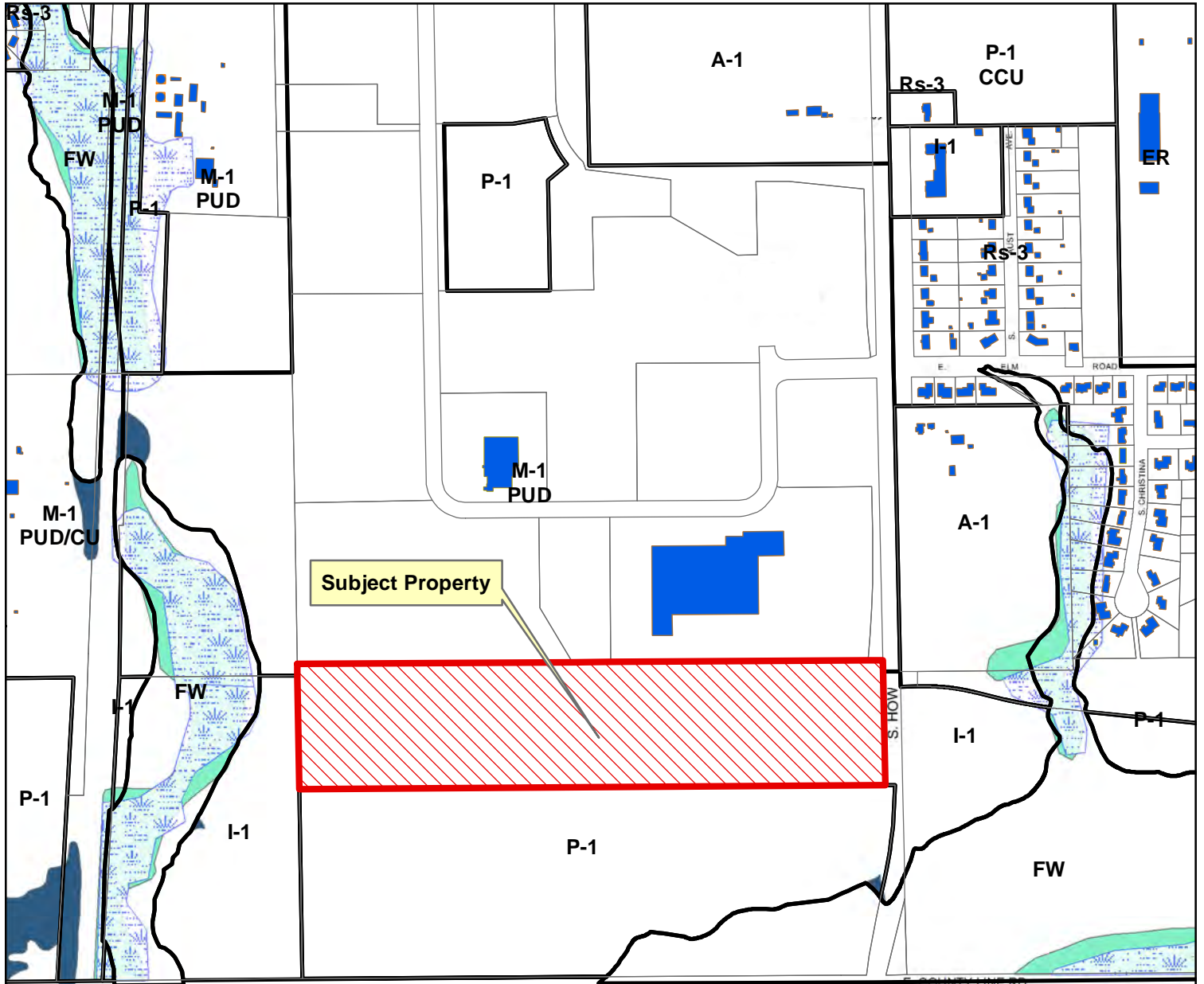
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

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

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

Applicant: WE Energies
Property Address: 10861 S. Howell Ave. (portion)
Tax Key Number: 955-1014-000 (portion)
Conditional Use: Electric power substation and communication pole

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

I. LEGAL DESCRIPTION

Part of Lot 4 of Certified Survey Map No. 8608 located in the Southeast ¼ and Southwest ¼ of the Southeast ¼ of Section 32, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin. (To be Lot 2 of a forthcoming Certified Survey Map, being a redivision of Lot 4 of Certified Survey Map No. 8608).

II. REQUIRED PLANS, EASEMENTS, AGREEMENTS, AND PUBLIC IMPROVEMENTS

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

1. General Site Plan

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

2. Landscape Plan

- a) screening plan for outdoor storage/trash
- b) number, initial size and type of plantings
- c) parking lot screening/berming

3. Building Plan

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

4. Lighting Plan

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

5. Grading, Drainage, Erosion Control, and Stormwater Management Plan

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

6. Fire Protection

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

B. All plans for new buildings, additions, or exterior remodeling shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.

C. For each phase of development and any new buildings or structures and additions, site grading and drainage, public streets and easements, stormwater management and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received

prior to the issuance of any building permits.

- D. Plans and specifications for any necessary public improvements within developed areas (e.g. sanitary sewer, water main, storm sewer, etc.) shall be subject to approval by the City Engineer.
- E. If required by the City of Oak Creek, public easements for cross access, telephone, electric power, sanitary sewer, storm sewer and water main shall be granted. Said easements shall be maintained free and clear of any buildings, structures, trees or accessory outdoor appurtenances. Shrubbery type plantings shall be permitted provided there is access to each of the aforementioned systems and their appurtenances.
- F. For each stage of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit.

III. PARKING AND ACCESS

- A. No employees will be located at the location of the proposed Conditional Use apart from routine and/or critical maintenance operations. Therefore, no dedicated parking stalls are required. Any parking areas shall be sited and provided in accordance with the approved Planned Unit Development and Section 17.0403 of the Municipal Code.**
- B. Where 90° parking is indicated on the site plans, individual-parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.0403(d) of the Municipal Code.
- C. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- D. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval. All parking areas and private drives, within a phase, shall be in place prior to the issuance of an occupancy permit for any building in that phase.
- E. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- F. Access to this property from Howell Avenue requires approval by the Wisconsin Department of Transportation. Copies of all approvals and/or permits shall be provided to the Department of Community Development and Engineering Department.**
- G. All driveway approaches to this property shall be in compliance with all the standards set forth in Chapter 6 of the Oak Creek Municipal Code. Any off-site improvements shall be the responsibility of the property owner.
- H. All off-street parking areas shall be landscaped in accordance with Sections 17.0330, 17.0403, and 17.1010 of the Municipal Code.

IV. LIGHTING

All plans for outdoor lighting for each phase shall be reviewed and approved by the Plan Commission and by the Electrical Inspector in accordance with Section 17.0808 of the Municipal Code.

V. LANDSCAPING

- A. Parking Lot Screening. Those parking areas for five (5) or more vehicles if adjoining a public right-of-way shall be screened from casual view by an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means approved by the City Plan Commission. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way. All screening materials shall be placed and maintained at a minimum height of three (3) feet.

1. At least one ornamental deciduous tree, no less than 2.5" caliper, shall be incorporated into the design for every 50 linear feet of public street frontage.
2. At least 25% of the total green space area shall be landscaped utilizing plant materials, other than maintained turf, that contribute to ground coverage.
3. For purposes of determining the number of plants necessary to meet the minimum 25% ground coverage requirement, plant types are categorized by their general size and potential mature at-grade coverage area.

<u>Plant Type</u>	<u>Area of Coverage Provided</u>
Evergreen Tree (>8' Dia.)	75 sq. ft.
Large Shrub (6-8' Dia.)	38 sq. ft.
Medium Shrub (4-6' Dia.)	20 sq. ft.
Small Shrub (2-4' Dia.)	12 sq. ft.
Perennial (4.5" Pot)	6 sq. ft.

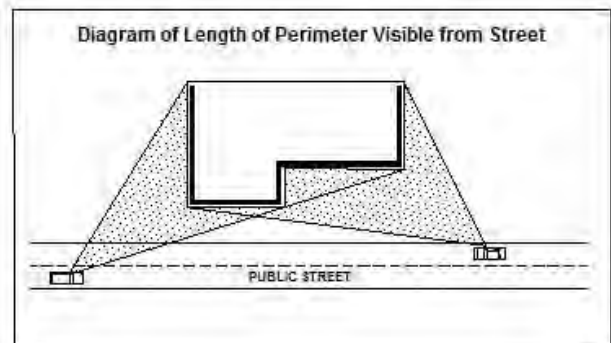
* Note shade and ornamental trees are not considered a plant type contributing to "at grade" coverage.

4. To assure a diversity of color, texture and year-round interest, the total number of plant materials must be comprised of a minimum 25% evergreens, but no more than 70%.
 - B. Interior Landscape Area. All public off-street parking lots which serve five (5) vehicles or more shall be provided with accessory landscaped areas; which may be landscape islands, landscape peninsulas or peripheral plantings totaling not less than five (5) percent of the surfaced area. Landscape islands or peninsulas shall be dispersed throughout the off-street parking area. Landscape islands shall provide a minimum 30-inch clear area for vehicle overhang and snow storage. One shade tree shall be provided within the interior planting area for every 300 square feet of interior landscaping.
 - C. Perimeter Landscape Area. In an effort to prevent adjacent parking lots from becoming one large expanse of paving, perimeter landscaping shall be required. The perimeter strip shall be a minimum 5 feet in width. A minimum of one tree and five shrubs is required for every 35 linear feet of the perimeter of the parking area and located within the perimeter landscape area.
 - D. Landscaping Adjacent to Buildings. There shall be a minimum three-foot landscaped area provided between the edge of pavement and the entrance elevation of the building.
 - E. Screening of Trash. Trash receptacles shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
 - F. Screening of Ground Mounted Mechanical Equipment. Ground mounted mechanical equipment shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
 - G. Screening of Roof Mounted Mechanical Equipment. Roof mounted mechanical equipment shall be screened from casual view.
 - H. Retaining Walls. No retaining wall shall exceed four (4) feet in height unless it has been designed and its construction supervised by a Professional Engineer. A retaining wall may be stepped to achieve greater height. Each step of the wall shall be no more than four (4) feet in height and shall be set back a minimum of three (3) feet from the previous step. Acceptable materials for retaining walls are: segmental masonry type, timber, railroad ties, or concrete
 - I. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.

- J. Buffer Yards. Appropriate buffers shall be provided between dissimilar uses as set forth in Section 17.0205(d) of the Municipal Code.
- K. Submittal Requirements. A Landscape Plan (to scale) must be submitted which includes details of all proposed landscaping, buffering and screening, including the estimated cost of the landscaping. These plans shall be prepared by a landscape professional and show the location and dimensions of all existing and proposed structures, parking, drives, right-of-ways and any other permanent features, and all other information required by the Plan Commission, including but not limited to the following:
1. A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing and the scientific and common names of all landscape materials used.
 2. The location and type of existing trees over four (4) inches in diameter (measured six (6) inches above the ground) within the area to be developed.
 3. The location and percent of slope of all proposed berms using one (1) foot contours.
 4. Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
 5. Methods used in staking, mulching, wrapping or any other early tree care used.
 6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule.
- L. The Plan Commission may modify any of the above standards by a $\frac{3}{4}$ majority vote of those Commissioners present at a meeting, but only if supplemental design elements or improvements are incorporated into the project which compensate for the modification of the particular standard.

VI. ARCHITECTURAL STANDARDS

- A. No building shall be permitted if the design or exterior appearance is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- B. No building shall be permitted where any exposed façade is not constructed or faced with a finished material which is aesthetically compatible with the other façades of surrounding properties and presents an attractive appearance to the public. Predominant exterior building materials must be of high quality. These include, but are not limited to, brick, stone, and tinted/textured concrete masonry units (CMUs). Smooth-faced concrete block, EIFS products (such as Dryvit), or pre-fabricated steel panels are not permitted as primary exterior building materials (Section 17.1009(a)(2)).
- C. The facade of a manufacturing, commercial, office, institutional, or park building shall be finished with an aesthetically pleasing material. A minimum of seventy-five (75) percent of the visible perimeter (see diagram) shall be finished with glass, brick or decorative masonry material (Section 17.1009(a)(2)(ii)).
- D. Material and color samples shall be submitted to the Plan Commission for review and approval (Section 17.1009(a)(2)(iii)).



- E. The Plan Commission has the discretion to adjust the 75% minimum requirement in Section 6(C) above for building additions (Section 17.1009(a)(2)(iv)).
- F. The relative proportion of a building to its neighboring buildings or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- G. Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.
- H. Sides of a building that are visible from adjoining residential properties and/or public streets should contribute to the pleasing scale features of the building by featuring characteristics similar to the front façade of the building.
- I. Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.
- J. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule; as well as the approved protection of the identified wetlands and woodlands on the approved plan.
- K. The Plan Commission may modify any of the standards in Section 6 above by a ¾ majority vote of those Commissioners present at a meeting, but only if supplemental design elements or improvements are incorporated into the project which compensate for the modifications of the particular standard (Section 17.1009(e)).**

VII. BUILDING AND PARKING SETBACKS

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure(s)†	50'	50'	50'
Accessory Structure(s)*	50'	50'	50'
Off-street Parking	30'	5'	5'

† Utility substations and towers must be located at least 50 feet from any lot line per Section 17.0317(c)(30).

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

VIII. MAINTENANCE AND OPERATION

- A. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan. Solid waste collection and recycling shall be the responsibility of the owner.
- B. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.
- C. Fire department connections on the building shall not be blocked with any fencing, signage, or landscaping.

IX. SIGNS

All signs shall conform to the provisions of Sections 17.0704, and 17.0706-17.0714 of the Municipal Code.

X. PERMITTED USES

A. All permitted uses in the M-1, Manufacturing District and Planned Unit Development.

B. One (1) electric power substation.

C. One (1) 50-foot (maximum) tall wood pole with a single antenna for WE Energies microwave radio data and control as an accessory use to the electric power substation.

D. Usual and customary accessory uses to the above listed permitted uses.

XI. TIME OF COMPLIANCE

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

XII. OTHER REGULATIONS

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

XIII. VIOLATIONS & PENALTIES

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

XIV. REVOCATION

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

XV. ACKNOWLEDGEMENT

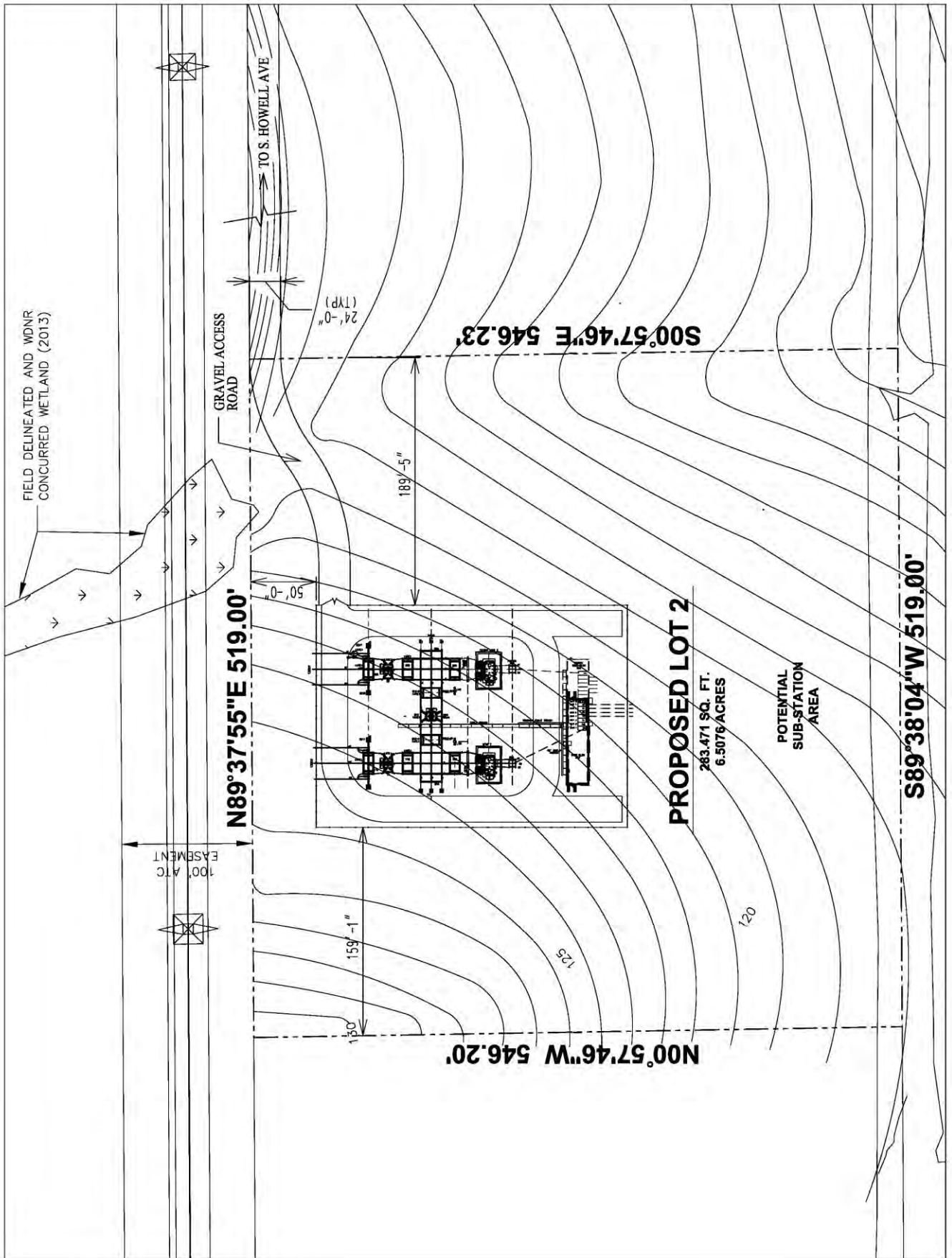
The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their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

Owner's authorized representative

Date

(please print name)

EXHIBIT B: SITE-SCALE GENERAL DEVELOPMENT PLAN





Plan Commission Report

ITEM: 5c
DATE: January 10, 2017

PROJECT: Conditional Use Permit – Chris McGuire, Kwik Trip, Inc.

ADDRESS: 2040 W. Ryan Rd.

TAX KEY NO: 878-9003-004

STAFF RECOMMENDATION: That the Plan Commission recommends that the Common Council approves a Conditional Use Permit for outdoor storage and display of ice and propane retail merchandise on the property at 2040 W. Ryan Rd. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission’s review at the next meeting (January 24, 2017).

Ownership: Kwik Trip, Inc., 1626 Oak St., La Crosse, WI 54603

Size: 1.550 ac

Existing Zoning: B-4 (PUD), Highway Business

Adjacent Zoning:
North – B-4 (PUD), Highway Business
East – B-4 (PUD), Highway Business
South – B-4 (PUD), Highway Business
West – B-4 (PUD), Highway Business

Comprehensive Plan: Planned Business.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting recommendation of Conditional Use approval for outdoor storage and display of ice and propane retail merchandise at 2040 W. Ryan Rd. Outdoor storage and display of retail merchandise is considered a Conditional Use in the B-4, Highway Business district. To be consistent with other approvals in the City for similar uses, staff is recommending that the outdoor storage and display of retail merchandise be expressly limited to ice within a storage container and propane within a locked cage in the location identified on the submitted plan. No other retail merchandise will be allowed to be stored or displayed outside of the retail store, including, but not limited to, under the fueling canopies.

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 24, 2017.

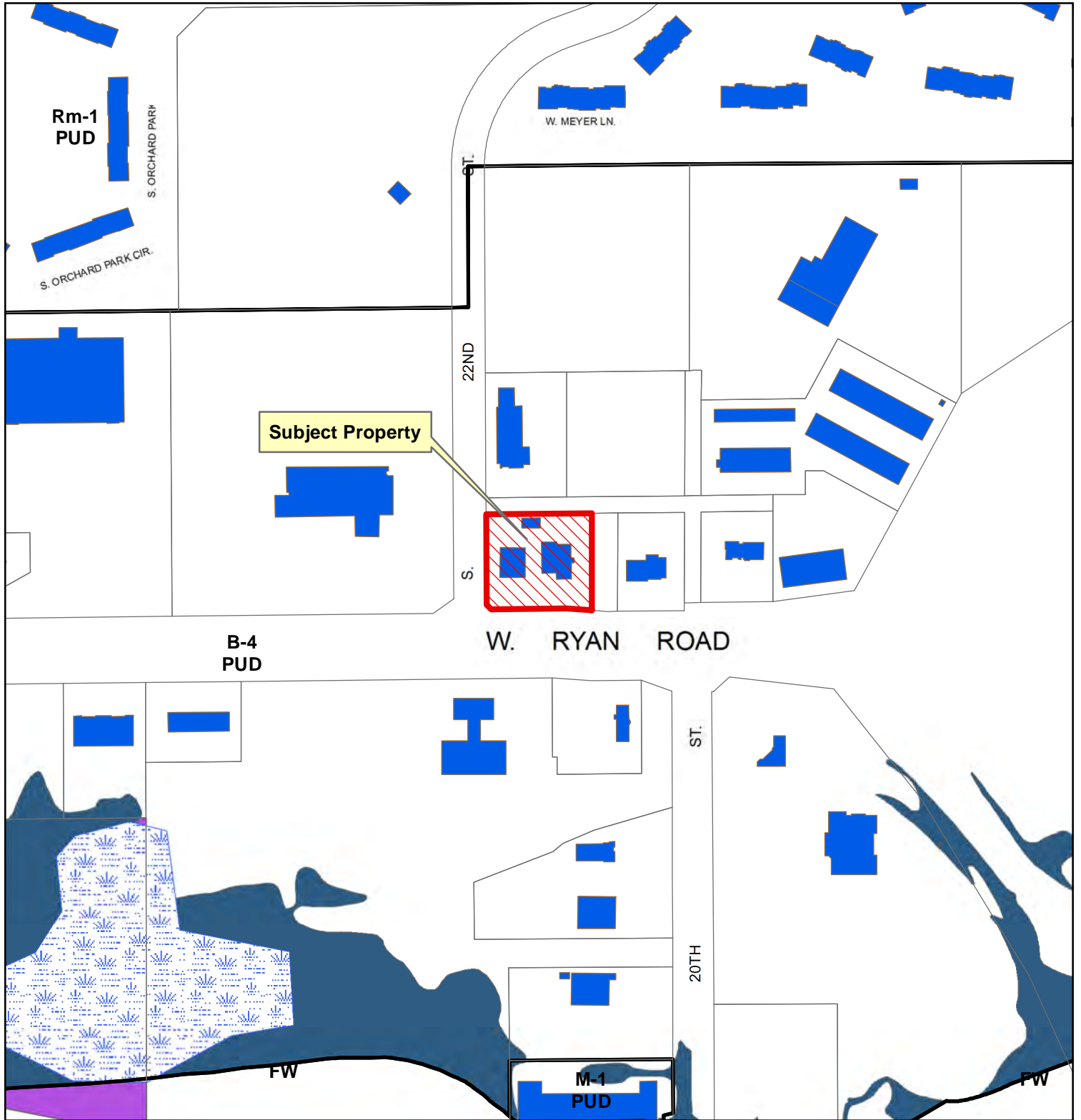
Prepared by:

Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

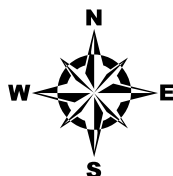
Location Map 2040 W. Ryan Rd.










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



Department of Community Development



Legend

	2040 W. Ryan Rd.	Zoning Overlays
		C-1-Shoreland Wetland
		FF-Flood Fringe
		Lakefront Overlay
		NO-Mixed Use Neighborhood
		OO-Mixed Use Office
		RR-Regional Retail

Packaged
ICE



Packaged
ICE



PROPANE - NO SMOKING!

Exchange Price

Non-Exchange Price

\$19.99 per cylinder

\$46.99 per cylinder



Propane Safety Instructions:
• Always use propane cylinders in a well-ventilated area.
• Do not use propane cylinders in enclosed spaces.
• Do not use propane cylinders near open flames or heat sources.
• Do not use propane cylinders for purposes other than intended.
• Do not use propane cylinders if you suspect a leak.
• Do not use propane cylinders if you are pregnant or nursing.
• Do not use propane cylinders if you have a history of heart disease or high blood pressure.
• Do not use propane cylinders if you are taking medication that may be affected by propane.

Mandatory OVD Valve Upgrade

Federal law requires that all valves on all propane L.P. gases be fitted with an OVD (Overfill Protection Device).



Cylinder Exchange Checklist

- PROPERLY** Exchange LP cylinders without a leak and NOT outdoors or near heat.
- PROTECT** LP cylinders without a full top cap will be replaced by customer.
- SAFE** Exchange LP cylinders without a gas leak and NOT outdoors or near heat.
- WEIGHT CHECK:** If weight label is missing or blank, do NOT exchange for exchange.
- VALVE 11:** Verify OVD: Exchange only if valve has the OVD label and the OVD label is not damaged or missing.

IMPORTANT: OVD Upgrade
If you have a propane cylinder with an OVD label, you do not need to upgrade. If you do not have an OVD label, you must upgrade your cylinder.

CAUTION - FLAMMABLE!



Plan Commission Report

ITEMS: 5d & e

DATE: January 10, 2016

PROJECT: Plan Commission Discussion – 27th Street Overlay District & IBEW Site Tour

COMMENTARY: Staff will be providing the Plan Commission with the following topics for discussion only (no decisions):

1. 27th Street Overlay District Potential Amendments
 - a. Background – brief overview of existing districts and their standards
 - b. Requests received – specific requests received and how the existing standards affect them
 - c. Potential options
 - i. Amend district allowed uses and standards
 - ii. Amend district boundaries
 - iii. Remove district boundaries in part
 - d. Process for options
2. IBEW Site Visit – review letter received and discuss whether to arrange a tour

Prepared by:

A handwritten signature in black ink that reads "Kari Papelbon".

Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

A handwritten signature in black ink that reads "Douglas Seymour".

Douglas Seymour, AICP
Director of Community Development

CITY OF FRANKLIN

2. The use of a boathouse for human habitation and the construction or placement of a boathouse or fixed houseboat below the ordinary highwater mark of any navigable waters are prohibited.

B. **Permitted, Accessory, and Special Uses.** See Section 15-3.0607.

DIVISION 15-3.0350 SOUTH 27TH STREET OVERLAY DESIGN STANDARDS

SECTION 15-3.0351 SOUTH 27TH STREET DESIGN OVERLAY DISTRICT

A. **District Intent.** The South 27th Street Design Overlay District is intended to:

1. Further the implementation of the South 27th Street Corridor Master Plan Amendment adopted by the City of Franklin on January 20th, 2005. Specifically, the plan intends for the South 27th Street Corridor and adjacent areas to:
 - a. Be a local, regional and statewide destination for people to work, live, shop, recreate, and interact with one another.
 - b. Be an attractive center of economic activity in southeast Wisconsin with clearly and conveniently linked strong neighborhoods, beautiful parks and open spaces, and engaging civic and institutional places.
 - c. Serve as a unifying place for the cities of Franklin and Oak Creek, and for Milwaukee County.
2. Apply whenever new principal and/or accessory buildings are constructed in the district following the effective date of this ordinance.
3. Apply whenever building additions in the district result in an increase in floor area of fifty (50) percent or more over the floor area of the existing building at the time of the addition.
4. Exempt residential uses from compliance with the requirements set forth in this Division.
5. Authorize the Plan Commission to waive any of the South 27th Street Design Overlay District Standards by 5 votes of all the members of the Plan Commission provided that supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the waiver of the particular standard, or, in the case of parking provisions, where it can be demonstrated that the required parking is excessive or where specified areas are provided for the future provision of additional parking if necessary. In support of the waiver request, the applicant shall detail such supplemental design elements in written and graphical form, and provide an explanation as to the nature of the standards for which the waiver is requested.

6. Allow existing structures to remain conforming with regard to this Division.

B. **District Standards.** Properties in the South 27th Street Design Overlay District are regulated by the City of Franklin Unified Development Ordinance in its entirety, and all provisions set forth in this Division, including the following:

SECTION 15-3.0352 Parking Requirements

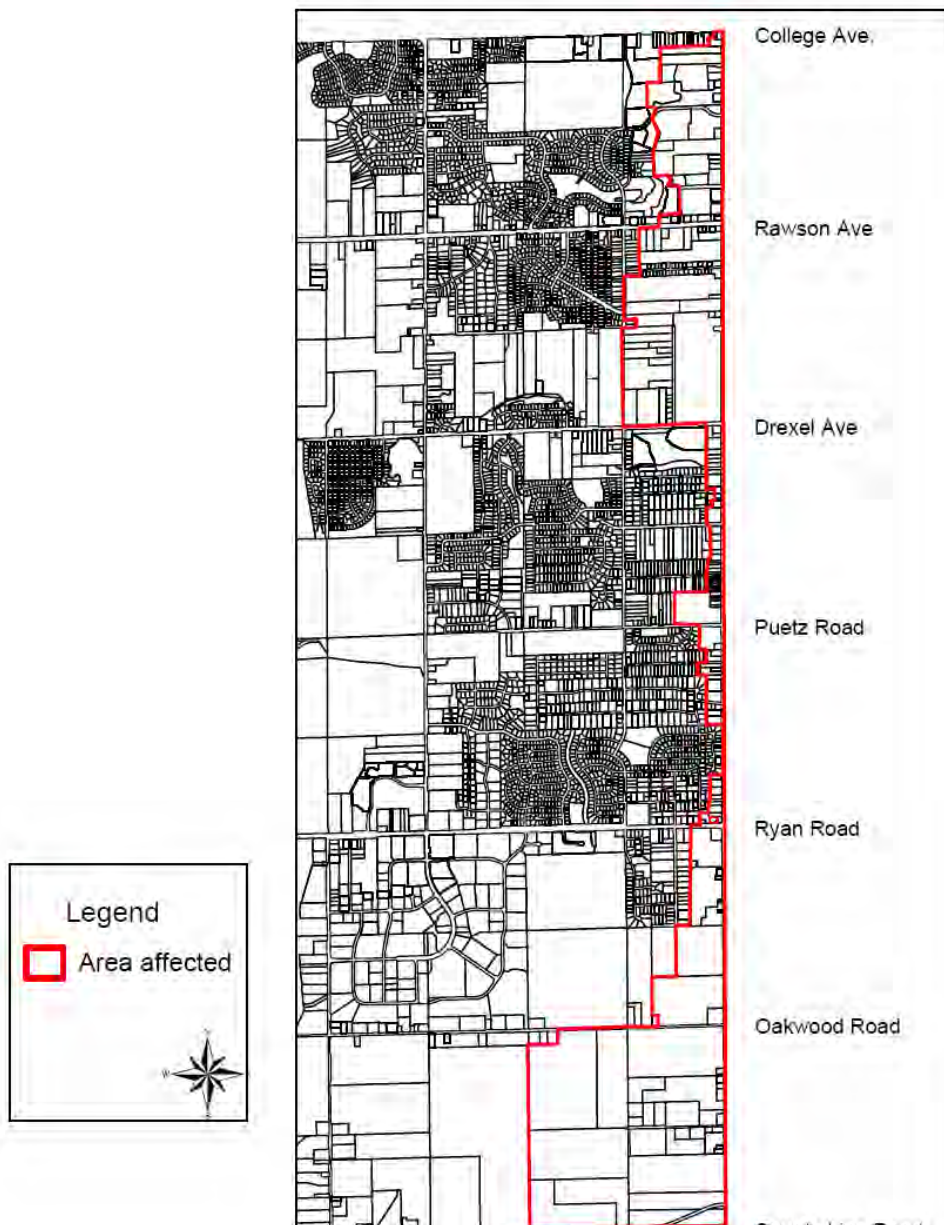
SECTION 15-3.0353 Landscape and Site Design General Standards

SECTION 15-3.0354 Landscaping Requirements for Off-Street Parking Areas

SECTION 15-3.0355 Architectural Requirements

C. **District Area.** The requirements set forth in this Division apply to properties included within the area outlined on the map below:

South 27th Street Design Standards



SECTION 15-3.0352 PARKING REQUIREMENTS

On-site parking shall be provided as set forth in Section 15-5.0203. In addition, the following standards apply:

- A. **Parking required and location regulated.** Not more than fifty (50) percent of the off-street parking spaces shall be located directly between the front facade of the building and the public street, unless additional buildings in the overall development are or will be located between the main building and the public street. Such additional buildings must be sufficient in size, location, and number to provide an effective visual break between the public street and the parking lot.

- B. **Number of parking spaces limited.** Parking lots in which the number of spaces significantly exceeds the minimum number of parking spaces required under Section 15-5.0203 are not permitted.

- C. **Potential parking reductions.**
 - 1. **Shared Parking.** The Plan Commission may authorize as much as a forty (40) percent reduction in the area to be paved for non-residential off-street parking stalls when parking is shared by two (2) or more uses provided:
 - a. The reduction does not exceed forty (40) percent of the required parking.
 - b. The uses that are sharing parking have peak parking demand at different times.
 - c. Pedestrian sidewalks or paths are provided as safe connections between any uses sharing the parking area.
 - d. A shared parking agreement, signed by all parties, is approved by the City Council, following receipt of Plan Commission recommendations. The agreement shall state a minimum time frame for the agreement to be in effect; provide for ingress/egress easements; and be recorded with the County as a covenant.

 - 2. **Other requested parking reductions.** If a parking reduction is requested for any reason other than shared parking, or a parking reduction beyond forty (40) percent is requested for shared parking arrangements, technical documentation shall be furnished by the applicant during the site plan review process to indicate, to the satisfaction of the Plan Commission, that actual off-street parking demand for that particular use is less than the required amount or that sufficient on-street parking is available in the area.

- D. **Land-Banking of Reserved Parking Area.** When a parking reduction has been authorized, the Plan Commission may require that sufficient area on the property be held in reserve for the potential future development of paved off-street parking to meet the full requirements. When required, this reserve off-street parking area shall be shown and noted on the site plan, maintained as open space, and developed with paved off-street parking spaces when the City determines that such off-street parking is necessary due to parking demand on the property which exceeds original expectations. The reserve parking area may not be counted as part of any required green space area, nor may it be used as the location of landscaping that is required

under Section 15-5.0302. The City may require that a letter of credit or other approved financial surety be provided at the time of permit issuance in an amount not to exceed one hundred twenty five (125) percent of the estimated cost of parking lot completion, to be exercised at City discretion, should the need for parking lot completion be determined.

SECTION 15-3.0353 LANDSCAPE AND SITE DESIGN GENERAL STANDARDS

- A. **Vision Clearance Necessary.** Landscaping and site amenities shall be provided to satisfy the requirements of this Division. All site improvements shall be designed and undertaken in such a way that clear site lines are maintained for the safety and convenience of all pedestrian and vehicular users.
- B. **Coordination of site furnishings.** Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall complement the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk.
- C. **Pedestrian considerations.**
1. New streets proposed as part of new developments shall provide "pedestrian friendly" streetscapes.
 2. Large parking areas shall include walkways to allow safe pedestrian access to the building entrance and to connect the site to adjacent streets and properties. Pedestrian walkways shall be designed with amenities such as special paving treatments (colored paver blocks or textured concrete), lighting (see lighting discussion below) and furnishings to create a pedestrian-friendly character.
 3. The entire development shall provide for safe pedestrian and bicycle access to all uses within the development, connections to existing and planned public pedestrian and bicycle facilities, and connections to adjacent properties.
 4. Sidewalks shall be provided along the entire length of any facade containing a public entrance, leaving room for foundation planting beds.
 5. Pedestrian walkways shall be provided from all building entrances to existing or planned public sidewalks or pedestrian/bike facilities.
 6. Internal pedestrian walkways shall be distinguished from driving surfaces.
 7. The building shall provide awnings or other weather protection features within thirty (30) feet of all customer entrances along a building.
- D. **Reducing the impact of vehicular use areas.** For properties such as gas stations—where vehicular circulation is dominant on the site—walkways, landscaping, architectural features and lighting shall be provided to make these areas more attractive and inviting. Decorative fences, walls and/or landscaped edges shall screen front parking areas from the public sidewalk. Screening shall not exceed 3' 6" in height.

- E. **Bicycle and pedestrian amenities required.** The development shall provide secure, integrated bicycle parking and pedestrian furniture in appropriate quantities and location.
- F. **Landscaping.** On-site landscaping shall be provided per the landscaping requirements found in Section 15-5.0302. In addition, the project shall provide:
 - 1. Extensive building foundation landscaping for all building frontages facing public streets, parking lots, or residential districts to provide visual breaks in the mass of the building. Building foundation landscaping shall be placed so that, at maturity, the plant's drip line is within ten (10) feet of the foundation. Canopy/shade trees shall not be used to meet this requirement.
 - 2. Screen fences and/or landscaped buffers at property edges, particularly where commercial and light industrial properties adjoin residential properties.
 - 3. Off-street parking area landscaping as set forth in Section 15-5.0302.
- G. **Central Areas/Features.** Each development which contains a building over fifty thousand (50,000) square feet in area shall provide central area(s) or feature(s) such as a patio/seating area, pedestrian plaza with benches, outdoor playground area, water feature, and/or other such deliberately designated areas or focal points that adequately enhance the development or community. All such areas shall be openly accessible to the public, connected to the public and private sidewalk system, designed with materials compatible with the building and remainder of the site, and maintained over the life of the building and project.
- H. **Cart Returns.** A minimum of one (1) two hundred (200) square foot cart return area shall be provided for every one hundred (100) parking spaces for any establishment utilizing carts. Cart corrals shall be of durable, all season construction, and shall be designed and colored to be compatible with the building and parking lot light standards. Exterior cart return or cart storage areas shall be situated for the safety and convenience of users, however no such facilities shall be located within twenty-five (25) feet of the building.

SECTION 15-3.0354 LANDSCAPING REQUIREMENTS FOR OFFSTREET PARKING AREAS

- A. **Parking Lot Landscaping Required.** Interior and perimeter buffer landscaping is required for all off-street parking lots and their associated vehicular use areas, with the exception of those infill and redevelopment projects that have been granted an exception by the Plan Commission. These regulations stipulate the design and placement of such plantings. The actual number of plant units utilized in such plantings may be counted toward the total number of plant units required on-site as determined under Section 15-5.0302.
- B. **Required Trees for Parking Lot Perimeter and Interior Applications.**
 - 1. Shade or decorative trees are required within the vehicular use area at a ratio of one tree for every fifteen (15) parking spaces or fraction thereof, unless the Plan Commission

grants an exception. The trees must be evenly distributed throughout the vehicular use area.

2. Existing trees of desirable species and quality that can be preserved, where grading does not cut them off from a reasonable supply of water and where the area under the canopy remains undisturbed, shall count toward the tree requirements for off-street parking areas on a tree-for-tree basis.
3. Where a landscape border or other landscape area abuts the vehicular use area, shade or decorative trees within those landscaped areas may count toward the vehicular use area requirement, provided:
 - a. The trees are located within ten (10) feet of the vehicular use area.
 - b. The number of trees that are provided within the vehicular use area is not reduced by more than fifty (50) percent of the amount required; and
 - c. There is a minimum of one tree provided within the vehicular use area.
4. Trees shall be planted in such a way that they are protected from vehicle damage.

C. Interior Landscaping for Off-street Parking Areas. The interior parking lot landscaping standards of this section shall apply to all off-street parking lots and their vehicular use areas containing twenty (20) or more parking spaces. The intent of this section is to require landscaping within vehicular use areas; therefore, landscaping screens, planting strips and landscaping surrounding buildings shall not be considered as interior landscaping. Interior parking lot landscaping is required as follows:

1. A minimum of twenty (20) square feet of interior landscaped island shall be provided per parking stall.
2. The interior landscaping shall be provided within landscaped islands a minimum of 250 square feet in area. Landscaped islands shall be three (3) feet shorter than the depth of any adjacent space. A landscaped island 9 feet in width and 30 feet in length with rounded ends, placed alongside two parking stalls each 18 feet in depth placed end to end, would meet all dimensional requirements for landscaped islands, provided the dimensions are measured from the inside of any curbs.
3. The interior parking lot landscaping shall be placed so as to delineate driving lanes, define rows and generally mitigate the visual impact of the parking lot while maintaining clear site lines for safety purposes.
4. Plants in landscaped islands shall be underlain by soil (not base course material), and shall be protected by curbing or other protective treatment.
5. The interior parking lot landscaping shall be composed of a combination of hardy trees, shrubs, perennials, and groundcover that are able to tolerate winter salt and snow. Where islands are used as retention/infiltration areas for storm water management, they should

be landscaped appropriately for that purpose. Decorative mulch and weed barriers may be utilized when shown on an approved landscape plan.

6. Landscaped islands that function as storm water retention/infiltration areas shall be subject to the following:
 - a. Landscaped islands shall be a minimum of fifteen (15) feet in width if used for this purpose.
 - b. Parking areas will sheet drain into the landscaped islands through curb cuts or other apertures.
 - c. Proposed plantings shall be tolerant of flood conditions.

D. Screening for Off-street Parking Areas. The perimeter parking lot screening standards of this section shall apply to all off-street parking areas for six (6) or more vehicles or larger than 2,000 square feet in area. Off-street parking areas, including aisles and driveways, shall be effectively screened year round as follows:

1. Perimeter planting areas shall be designed to maintain and protect visibility at driveways and access points.
2. On-site perimeter greenbelts at least ten (10) feet in width shall be installed along any street side and along all interior lot lines when parking is located on that side of any building on the site.
 - a. Street side greenbelts shall contain dense landscape screening which provides plantings at least eighteen (18) inches high at planting and thirty (30) inches high at maturity. Such greenbelts shall provide a semi-opaque screen at a minimum during the winter season,
 - b. Interior side lot line greenbelts for non-residential uses when adjacent to residential uses shall contain dense landscape screening which provides plantings at least thirty-six (36) inches high at planting and forty-eight (48) inches high at maturity. Such greenbelts shall provide a semi-opaque screen at a minimum during the winter season.
 - c. Other greenbelts not specifically described above shall contain a minimum of one tree or shrub for each fifteen (15) feet of perimeter to be planted in effective groupings within said strip. The remainder of the strip shall be planted in grass, ground cover or other effective landscape treatment.
3. Berms may be utilized as part of the perimeter landscaping.

SECTION 15-3.0355 ARCHITECTURAL REQUIREMENTS

A. Building Character and Design.

City of Franklin Unified Development Ordinance

1. Buildings located on prominent sites—such as key intersections, corners, terminations of street vistas, and on high points—shall be multi-story and exhibit quality architectural design to serve as landmarks,
2. All exterior materials shall be durable, of high-quality, utilized true to form (such as stone below wood rather than the opposite), and appropriate for external use.
3. Brick, stone and terra-cotta are preferred primary materials for new buildings or additions.
4. The use of false brick or other "faux" sidings is discouraged.
5. Color choice shall complement the style and materials of the building's facade and provide a pleasing relationship with adjoining buildings.
6. Painting of brick and stone is discouraged.
7. Trash, service, and mechanical areas shall be entirely screened from view and located on the side or rear of properties.
8. All visible sides of the building shall be designed with details that complement the front facade. Side facades that are visible from the public street shall receive equal design attention.
9. Building massing that creates modulation and articulation is encouraged.
10. Multi-story buildings that allow for a mix of retail, office or residential uses are preferred.

B. Design Standards for Non-Residential Buildings [20,000 Square Feet or Less in Area].

1. Purpose and Intent. The purpose of these design standards is to guide the design of smaller non-residential buildings constructed in the South 27th Street Design Overlay District to ensure that, through appropriate use of facades, windows, building orientation, and architectural details, new structures and alterations of existing structures are physically and visually compatible with other buildings in the vicinity. These standards are intended to support good quality design in new building construction, enhance street safety, and provide a comfortable street environment by providing features of interest to pedestrians and motorists. Good design results in buildings that are in visual harmony with nearby buildings, leading to a city that is attractive, interesting, active, and safe. These qualities, in turn, contribute to the creation of a sustainable community which facilitates easy pedestrian movement and establishment of a rich mixture of uses.

The standards of this section apply whether the use is allowed as a Permitted Use, Special Use or Accessory Use. The Plan Commission shall evaluate site plans and architectural plans for compliance with these provisions.

2. **Compatibility with Existing Buildings.**

- a. Buildings shall maintain a similar size, shape, height, bulk, scale and mass of surrounding architecture, unless required to vary due to zoning district dimensional standards.
- b. Where building sizes will not be equivalent or comparable to those existing in the same general vicinity, larger building facades shall be broken down into units that resemble the size of existing facades.

3. **Building Materials and Colors.**

- a. Facades shall be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes shall create the appearance of several smaller buildings.
- b. Exterior building materials shall convey an impression of durability. Materials such as masonry, stone, stucco, and wood are encouraged. Metal is not allowed as the primary exterior building material, though it may be used for accents including awnings.
- c. Where masonry is used for exterior finish, decorative patterns must be incorporated. Examples of these decorative patterns include multicolored masonry units such as brick, stone, or cast stone, in layered or geometric patterns, or split-faced concrete block to simulate a rusticated stone-type construction.
- d. Wood siding must be bevel, shingle siding, or channel siding and must not be applied in a diagonal or herringbone pattern.
- e. Building facade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, black, or fluorescent colors on facades shall be prohibited. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on sign face and copy areas.

4. **Roof Materials, Parapets, and Roof Pitch.**

- a. Pitched roof structures shall have a minimum roof pitch of 6:12.
- b. Flat roofs are permitted with detailed stepped parapets or detailed brick coursing.
- c. Parapet corners must be stepped or the parapet must be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.
- d. Visible sloped roofs must be neutral in color, such as gray, black, or dark brown.

- e. Visible roof materials must be wood or architectural grade composition shingle or sheet metal with standing or batten seam.
 - f. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls, or by other approved means.
5. **Building Facades.**
- a. Decorative devices—such as molding, entablature, and friezes—are expected at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band must be at least eight inches wide.
 - b. Alcoves, Porches, Arcades, etc. Buildings must incorporate features such as arcades, roofs, porches, alcoves, porticoes, and awnings to protect pedestrians from the rain and sun. Awnings and entrances may be designed to be shared between two structures.
6. **Change in Relief of Building.** Buildings must include changes in relief on at least ten (10) percent of their primary facade for pedestrian interest and scale. Relief changes include cornices, bases, fenestration, fluted masonry, or other treatments.
7. **Windows.**
- a. Windows which allow views to the interior activity or display areas are expected. Windows shall include sills at the bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.
 - b. Ground Floor Window Standards:
 - i. All new buildings must provide ground floor windows.
 - ii. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows.
 - iii. Required windows must have a sill no more than four feet above grade. Where interior floor levels prohibit such placement, the sill must be raised to allow it to be no more than two feet above the finished floor level, up to a maximum sill height of six feet above grade.
 - iv. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows along street facades.
 - v. The primary facade of each building, or for corner buildings each of the two facades, must contain at least twenty (20) percent of the ground floor wall area in display areas, windows, or doorways. Blank walls are prohibited.

- vi. Ground floor windows are also required on facades facing any public parking lot. The minimum requirement is sixteen (16) square feet per story or six (6) percent of the facade, whichever is greater.
- c. Upper Floor Window Standards.
 - i. Glass area dimensions shall not exceed 5' x 7'. (The longest dimension may be taken either horizontally or vertically.)
 - ii. Windows must have trim or molding at least two inches wide around their perimeters.

8. Pedestrian Accessibility.

- a. Buildings shall maintain and/or enhance the pedestrian scale.
- b. Building entries must comply with the accessibility requirements of the applicable state and federal codes.
- c. Special attention shall be given to designing a primary building entrance that is both attractive and functional.
- d. Buildings located at the intersection of two streets shall utilize a corner entrance to the building unless this requirement is waived by the Plan Commission.
- e. The pedestrian environment may be enhanced by street furniture, landscaping, awnings, and movable planters of seasonal flowers.

9. Landscaping/Streetscape.

- a. Benches, outdoor seating, and trash receptacles must complement any existing decorative street lighting and be in keeping with the overall architectural character of the area.
- b. Upon prior approval of the Plan Commission and Common Council, benches and other streetscape items may be placed within the public right-of-way, provided they do not block free movement of pedestrians. A minimum pedestrian walkway width of six (6) feet shall be maintained at all times.

10. External Storage.

- a. The external storage of merchandise and/or materials directly or indirectly related to a business is prohibited unless identified on an approved site plan and fully screened.
- b. Outdoor seasonal displays of merchandise are permitted during business hours only. A minimum pedestrian walkway width of six feet must be maintained at all times.

- c. Each structure shall provide for collection of its trash and recyclable materials within the boundaries of each parcel. All trash collection areas must be located within the structure, or behind the building in an enclosure, in accordance with the provisions of Sections 15-3.0802 and 15-3.0803.

C. **Design Standards for Non-Residential Buildings [Greater than 20,000 Square Feet in Area].**

1. **Purpose and Intent.** The design standards for buildings greater than 20,000 square feet are intended to ensure that large buildings, and the sites they occupy, are properly located and compatible with the surrounding area and community character of the South 27th Street Design Overlay District. Such projects shall also be subject to the more general standards for the approval of Special Use Permits or PUD Districts when applicable.

The following requirements are applicable to all new buildings in excess of twenty thousand (20,000) gross square feet. These requirements are also applicable when additions to non-residential and mixed use buildings built either before or after the effective date of this Division, bring the total building size to over twenty thousand (20,000) gross square feet.

2. **Waiver of Standards.** The Plan Commission may waive any of the following standards by a $\frac{3}{4}$ vote of members in attendance, but only if supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the waiver of the particular standard. In support of the waiver request, the applicant shall detail such supplemental design elements in written and graphical form, and provide an explanation as to the nature of the standards for which the waiver is requested.
3. **Compatibility with City Plans.** The applicant shall provide, through a written report submitted with the petition for a Site Plan adequate evidence that the proposed building and overall development project shall be compatible with the City's community character, urban design, natural area preservation, commercial development, redevelopment, or community facility objectives as expressed in adopted elements of the City's Comprehensive Master Plan.
4. **Building Materials.** Building materials shall be unified throughout the building, and shall complement other buildings in the vicinity. Exterior building materials shall be of high and comparable aesthetic quality on all sides. Building materials such as glass, brick, decorative concrete block, or stucco shall be used. Decorative architectural metal with concealed fasteners may be approved if sensitively incorporated into the overall design of the building.
5. **Building Design.** The building exterior shall be unified in design throughout the structure, and shall complement other buildings in the vicinity. The building shall employ varying building setbacks, height, roof treatments, door and window openings, and other structural and decorative elements to reduce apparent size and scale. A minimum of twenty (20) percent of all of the combined facades of the structure shall employ actual

facade protrusions or recesses. A minimum of twenty (20) percent of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six (6) feet or more as measured eave to eave or parapet to parapet for buildings over fifty thousand (50,000) square feet. Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective. Ground floor facades that face and are on properties that are in any part within one hundred (100) feet of public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than fifty (50) percent of their horizontal length. The integration of windows into building design is strongly encouraged.

6. **Building Entrances.** Public building entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns. Two (2) or more of the following design features shall be incorporated into all public building entryways: canopies or porticos, overhangs, projections, arcades, peaked roof forms, arches, outdoor patios, display windows, distinct architectural details. Unless exempted by the Plan Commission all sides of the building that directly face or abut a public street or public parking area shall have at least one public entrance, except that the City shall not require building entrances on more than two (2) sides of any building.
7. **Building Color.** Building facade colors shall be non-reflective, subtle, neutral, or earth tone. The use of high intensity colors, metallic colors, black, or fluorescent colors on facades shall be prohibited. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants. Standard corporate and trademark colors shall be permitted only on sign face and copy areas.
8. **Building Location.** Modest building setbacks are encouraged. Where buildings are proposed to be distant from a public street, the overall development design shall include smaller buildings on pads or outlots closer to the street.
9. **Screening.** Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior. Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls which match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above. Gates and fencing may be used for security and access, but not for screening, and shall be of high aesthetic quality.
10. **Traffic Impact.** All projects that include buildings over twenty thousand (20,000) square feet shall have direct access to an arterial or collector street, or shall dedicate public roads which have direct access to a public street. Vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety. This shall be accomplished through adequate parking lot design and capacity; access drive entry throat length, width, design, location, and number; and traffic control devices; and sidewalks. The site design shall provide direct connections to adjacent land uses if required by the City. Prior to development approval,

the applicant's traffic engineer shall complete and present a traffic impact analysis following Wisconsin Department of Transportation guidelines. Where the project will cause off-site public roads, intersections, or interchanges to function below level of service C, as defined by the Institute of Transportation Engineers, the City may deny the application, require a size reduction in the proposed development, or require that the developer construct and/or pay for required off-site improvements.

11. **Natural Resources Protection.** Existing natural features shall be integrated into the site design as a site and community amenity.
12. **Signage.** The plan for exterior signage shall provide for modest, coordinated, and complimentary exterior sign locations, configurations, and colors throughout the development. All freestanding signage within the development shall compliment on-building signage. Monument style ground signs are strongly preferred over pole signs, and consolidated signs for multiple users are strongly preferred over multiple individual signs. The City may require the use of muted corporate colors on signage if proposed colors are not compatible with the City's design objectives for the area.

CITY OF OAK CREEK

(g) Plans. In addition to the requirements of Section 17.0325, lakefront developments:

(1) Shall include a plan for lakefront shoreline and bluff stabilization that shall be subject to review and approval of the Plan Commission.

(2) Shall include a plan for public access to the Lake Michigan lakefront including the bluffs overlooking Lake Michigan that shall be subject to review and approval by the Plan Commission.

(3) Shall include as part of the Conditional Use Permit application subject to approval by the Common Council, plans for the following:

a. Final Site Grading including the following:

1. Topographic contours at a 2-foot interval.
2. Property boundaries.
3. Fence lines and types.
4. Underground and above ground utility easements and lines.
5. Wetlands, floodplains, and ordinary high water elevations.
6. Surface water controls.
7. Surface water flow direction arrows.
8. Locations, dimensions, heights of all structures.
9. Areas and largest dimensions of material stockpiles.
10. Exterior treatment of all structures.
11. Parking areas, roadways, paths, rail lines, piers, walkways, and open spaces.
12. Earthwork materials balance analysis and phasing plan.

b. Construction Use of the property with the following site features:

1. Surface water controls.
2. Surface water flow direction arrows.
3. Locations of all construction trailer areas.
4. Areas and largest dimensions of material stockpiles and equipment laydown areas.
5. Parking areas, roadways, paths, rail lines,

piers, walkways, and open spaces.

c. Stormwater Management,

d. Storm Sewers,

e. Sanitary Sewers,

f. Water Distribution Systems,

g. Roadways, and

h. Landscaping

in accordance with the procedures and standards in the City's Engineering Design Manual, unless otherwise approved by the Plan Commission and Common Council.

(h) Effect of lakefront overlay district regulations.

The regulations set forth in this section for the lakefront shall apply to all lakefront property. The attendant regulations shall exist as an overlay zoning district with the strictest regulations of these districts or the underlying districts prevailing in all cases.

(i) Compliance. No new use or change in use of any structure, land or water shall be located, extended, converted or structurally altered and no development shall commence without full compliance with the terms of this section and other applicable regulations.

(j) Severability. If any section, clause, provision or any portion of this chapter is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this section shall not be affected thereby.

Ordinance # 2227 A 01/07/03 Sec. 17.0328

SEC. 17.0329 GENERAL 27TH STREET OVERLAY DISTRICTS DESIGN STANDARDS.

Coordinated efforts between the City of Oak Creek and the City of Franklin have resulted in the creation of four overlay districts along the 27th Street corridor within Oak Creek. The intent of the 27th Street overlay districts is to allow current permitted uses to maintain their permitted use standing while planning for coordinated development or redevelopment along the 27th Street corridor.

Whether the current use is permitted or special use, does not change based on the overlay district zoning until the specific use changes. At that time the new overlay district zoning and design standards come in effect.

The intent of the design standards is to provide creative ideas, stimulate forward thinking, promote quality design, and preserve designated woodlands and wetlands as well as ensure that the construction of buildings, facilities, and properties are compatible with their surroundings, are attractive, and enhance the corridor and building design and development standards established by the City of Oak Creek. These design standards shall apply to Sec. 17.0330 Regional Retail Overlay District, Sec. 17.0331 Mixed-Use/Office/Urban Village Overlay District,

Sec. 17.0332 Mixed-Use Neighborhood Overlay District, and Sec. 17.0333 Mixed-Use Office Overlay District and as shown on the Official Zoning Map.

(a) **General Design Guidelines**

1. Establish and improve the visual character of the 27th Street corridor to reflect its role as one of the most prominent entrances and gateways in the cities of Franklin and Oak Creek and Milwaukee County, and to establish a unique, quality identity for this important corridor.
2. Enhance the destination and market appeal of the corridor.
3. Design a visually pleasing, safe, and socially stimulating business district and destination for Franklin, Oak Creek, and southern Milwaukee County.
4. Facilitate well-planned, coordinated, quality private development along and across the corridor.
5. Ensure that public streets, buildings, infrastructure, and open spaces set a high standard for a quality physical environment throughout the corridor.
6. Enhance the quality of the pedestrian experience along the corridor by providing a pleasant experience for business patrons, employees, and residents.
7. Enhance economic investment for business and property owners.
8. Protect and conserve neighborhood character, and establish safe, convenient and attractive linkages between neighborhoods and shopping and employment areas.
9. Encourage flexible and individual creativity rather than uniformity.
10. Promote community awareness of the physical environment.
11. Preserve and protect environmentally sensitive areas including woodlands and wetlands.

(b) **Design Principles**

1. **Land Use**
 - a. Development must provide a mix of uses that encourage pedestrian activity, respect the natural topography and express the street's cultural identity. Fostering a mix of retail, restaurants, offices, service businesses, light industry, residential, civic/institutional uses, and public open spaces is encouraged.
2. **Buildings**
 - a. Buildings must be, or appear to be at least two stories in height to give scale to the street. Buildings are located closer to the street to create a sense of enclosure

for the public sidewalk. Building setbacks provide space for amenities that enhance pedestrian activity along the street.

3. **Parking**

a. Parking lots must be primarily located on the sides and rears of buildings and are shared by two or more businesses. Large parking areas contain significant landscape islands with clear pedestrian walkways.

4. **Streets**

a. Streets within developments must be designed to accommodate efficient traffic flow and multiple transportation choices including automobiles, bicycles, buses, and possible other mass transit options.

5. **Walkability**

a. Sidewalks/terrace areas within developments must be a minimum of ten (10) feet wide with a six (6) foot unobstructed sidewalk zone and minimum four (4) foot wide terrace next to the public street. Street furnishings are provided in the terrace to enhance the pedestrian character and use of the street including pedestrian scale lighting, benches, bicycle racks, information kiosks, etc. Crosswalks are clearly marked and include pedestrian refuge islands for safe pedestrian and bicycle crossings.

6. **Landscaping**

a. Street trees must be provided to shade the sidewalk, provide a sense of enclosure for the street, and visually unify the blockface.

(c) **Design Standards**

The following general design standards provide overarching design principles that are common to all new construction and renovation projects along the 27th Street corridor. These standards fit into four (4) functional categories: blockface design, building design, site design, and streetscape design.

1. **Blockface Design**

The buildings and sites along 27th Street are not isolated structures. The placement and appearance of the buildings, sites, and signs contribute to the character of the entire block and ultimately to the character of the street. A blockface is one side of a street block. Because 27th Street runs north and south, the blockface along the street area oriented either east or west. When the buildings along a street block are closely spaced or contiguous, the blockface becomes a cohesive vertical element or "street

wall”. The opposing blockfaces along the street create a series of relatively parallel street walls that – to varying degrees – enclose the public streetscape and create outdoor, linear “rooms”.

a. The general guidelines for how private property owners can improve the blockface design include:

- 1) Coordinate building and site designs with adjoining properties.
- 2) Promote shared driveways and parking.
- 3) Use landscaping and furnishings to enhance the public sidewalk.
- 4) Consider infill development and landscaping to create a continuous blockface.

b. Circulation and Access

- 1) The internal transportation network for new developments or redevelopment of existing properties shall be designed to accommodate all modes of transportation and incorporate a network of interconnecting streets and blocks with respect to the natural landscape. The internal transportation network shall provide alternate routes to every destination, distributing automobile traffic and shortening walking distances.
- 2) Commercial buildings shall incorporate pedestrian walkways and open spaces and encourage safe movement through their site and to the surrounding area. Such walkways shall be connected with public streets in an engaging and identifiable manner and conflicts between pedestrians and vehicles shall be minimized, to the extent possible.
- 3) Development that maximizes the opportunity to preserve and access adjacent natural and scenic areas including Falk Park, the Root River Corridor, and the Oak Creek Corridor is expected.
- 4) Loading docks and other service requirements shall be placed at the rear of buildings and accessed from service driveways. Pedestrian areas and customer parking areas shall be separated from these areas.

2. Building Design

The design of buildings is a key part of shaping a positive and attractive character for the 27th Street corridor. New buildings and renovation of existing buildings shall enliven the public streetscape, complement

the character of adjacent buildings, and provide inviting entrances to pedestrians. Building designs shall be sustainable, as well. “Green” architecture, which uses water, energy, and other natural resources more efficiently, is encouraged.

a. General design parameters for building design include:

- 1) Create buildings with details and proportions that are scaled to the pedestrian.
- 2) Complement scale and character of adjacent buildings.
- 3) Encourage mixed-use buildings.
- 4) Create inviting entrances.
- 5) Maximize storefront transparency.
- 6) Design all sides of the building visible to the public.
- 7) Encourage franchises to respect the character of the street.
- 8) Employ sustainable design practices.
- 9) Provide details that express the corridor’s character and identity.

b. The building character and design standards.

- 1) Multi-story buildings with quality architectural design shall be located on prominent sites, such as key intersections, corners, terminations of street vistas, and on high points to serve as landmarks.
- 2) Exterior materials shall be durable, high-quality materials, true to form (such as stone below wood rather than the opposite), and appropriate for external use.
- 3) Brick, stone and terra-cotta shall be the primary materials for new buildings or additions.
- 4) The use of false brick or other “faux” sidings is not permitted.
- 5) Painting of natural brick and stone is not permitted.
- 6) Color choice shall complement the style and materials for the building’s façade and provide a pleasing relationship with adjoining buildings.
- 7) Trash, service and mechanical areas shall be entirely screened from view and located on the side or rear of properties.
- 8) All visible sides of the building shall be designed with details that complement the front façade. Side façades that are visible from the

public street shall receive equal design attention.

9) Building massing that creates modulation and articulation is encouraged.

10) Multi-story buildings that allow for a mix of retail, office or residential uses are encouraged.

c. Building details

1) Building design standards less than 20,000 square feet (excluding single and two family residential).

a. Building Materials and Colors

(i) Façades shall be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in façades, floor levels, architectural features, and exterior finishes shall create the appearance of several smaller buildings.

(ii) Masonry, stone, stucco and wood shall be used on the exterior to convey an impression of durability. Metal is not allowed as the primary exterior building material, but it may be used for accents including awnings.

(iii) Where masonry is used for exterior finish, decorative patterns shall be incorporated.

Ex. Multicolored masonry units such as brick, stone, or cast stone, in layered or geometric patterns, or split-faced concrete block to simulate a rusticated stone-type construction.

(iv) Wood siding shall be bevel, shingle siding, or channel siding and not be applied in a diagonal or herringbone pattern.

(v) Building façade colors shall be non-reflective, subtle, neutral, or earth tone. Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants.

Standard corporate and trademark colors shall be permitted only on a sign face and copy areas.

b. Roof Materials, Parapets and Roof Pitch

(i) Pitched roof structures shall have a minimum roof pitch of 6/12.

(ii) Flat roofs are permitted with detailed stepped parapets or detailed brick coursing.

(iii) Parapet corners shall be stepped or designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.

(iv) Visible sloped roofs shall be neutral in color, such as gray, black or dark brown.

(v) Visible roof materials shall be wood or architectural grade composition shingle or sheet metal with standing or batten seam.

(vi) All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, or by other approved means.

c. Building Façades

(i) Decorative devices, such as molding, entablature, and friezes, are encouraged at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band shall be at least eight (8) inches wide.

(ii) Buildings shall incorporate features such as arcades, roofs, porches, alcoves, porticoes, and awnings to protect pedestrians from the rain and sun. Awnings and entrances may be designed to be shared between two (2) structures.

(iii) For buildings designed to house retail, service, or office businesses, traditional storefront elements are required. These elements include:

- Front and side building walls placed as close as permitted to property lines.

- Clearly delineated upper and lower façades.
- A lower façade dominated by large display windows and a recessed entry or entries.
- Smaller, regularly spaced windows in the upper floor.
- Decorative trims, such as window hoods, surrounding upper floor windows.
- A decorative cornice near the top of the façade.

d. Change in Relief of Building

(i) Buildings shall include changes in relief on ten (10) percent of their primary façade. Relief changes include cornices, bases, fenestration, fluted masonry, or other treatment for pedestrian interest and scale.

e. Windows

(i) Windows that allow views to the interior activity or display areas are required. Windows shall include sills at the bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.

(ii) Ground floor window standards.

- All new buildings shall provide ground floor windows.
- Required window areas shall be wider windows that allow views into working areas or lobbies, pedestrian entrances, or display windows.
- Required windows shall have a sill no more than four (4) feet above grade. Where interior floor levels prohibit such placement, the sill shall be raised to allow it to be no more than two (2) feet above the finished floor level, up to a maximum sill height of six (6) feet above grade.
- Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows along street façades.
- The primary façade of each building, or for corner build-

ings, each of the two façades, shall contain at least twenty (20) percent of the ground floor wall area in display areas, windows, or doorways. Blank walls are prohibited.

- Ground floor windows are also required on façades facing any public parking lot. The minimum requirement is sixteen (16) square feet per story, or six (6) percent of the façade, whichever is greater.

(iii) Upper floor window standards.

- Glass area dimensions shall not exceed 5'x7'. (The longest dimension may be taken either horizontally or vertically).
- Windows shall have trim or molding at least two (2) inches wide around their perimeters.

f. Pedestrian Accessibility

(i) Buildings shall maintain and/or enhance the pedestrian scale.

(ii) Building entries shall comply with the accessibility requirements of the applicable state and federal codes.

(iii) Special attention shall be given to designing a primary building entrance that is both attractive and functional.

(iv) Buildings located at the intersection of two (2) streets shall utilize a corner entrance to the building unless this is deemed by the Plan Commission to be impractical.

(v) Pedestrian environment may be enhanced by street furniture, landscaping, awnings, and movable planters of seasonal flowers.

2) Building detail for buildings more than 20,000 square feet

a. Building Materials

(i) Building materials shall be unified throughout the building, and shall complement other buildings in the vicinity.

(ii) Exterior building materials shall be of high and comparable aesthetic quality on all sides.

- (iii) Building materials such as glass, brick, decorative concrete block, or stucco shall be used.
 - (iv) Decorative architectural metal with concealed fasteners may be approved if sensitively incorporated into the overall design of the building.
- b. Building Design
- (i) The building exterior shall be unified in design throughout the structure, and shall complement other building in the vicinity.
 - (ii) The building shall employ varying building setbacks, height, roof treatments, door and window opening, and other structural and decorative elements.
 - (iii) A minimum of twenty (20) percent of all of the combined façades of the structure shall employ actual façade protrusions or recesses.
 - (iv) A minimum of twenty (20) percent of all of the combined linear roof eave or parapet lines of the structure shall employ differences in height, with such differences being six (6) feet or more as measured eave to eave or parapet to parapet for buildings over fifty thousand (50,000) square feet.
 - (v) Roofs with particular slopes may be required by the City to complement existing buildings or otherwise establish a particular aesthetic objective.
 - (vi) Ground floor façades that face and are on properties that are in any part within one hundred (100) feet of public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than fifty (50) percent of their horizontal length.
- c. Building Entrances
- (i) Public building entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns.
 - (ii) Two (2) or more of the following design features shall be incorporated into all public building entryways:
 - canopies or porticos
 - overhangs
 - projections
 - arcades
 - peaked roof forms
 - arches
 - outdoor patios
 - display windows
 - distinct architectural details
 - (iii) All sides of the building that directly face or abut a public street or public parking area shall have at least one public entrance, except that the City shall not require building entrances on more than two (2) sides of any building.
- d. Building color
- (i) Building façade colors shall be non-reflective, subtle, neutral, or earth tone.
 - (ii) The use of high intensity colors, metallic colors, black, or fluorescent colors on façades shall be prohibited.
 - (iii) Building trim and architectural accent elements may feature brighter colors, but such colors shall be muted, not metallic, not fluorescent, and not specific to particular uses or tenants.
 - (iv) Standard corporate and trademark colors shall be permitted only on sign face and copy areas.
- e. Building location
- (i) Where buildings are proposed to be distant from a public street, the overall development design shall include smaller buildings on pads or outlots closer to the street.
- f. Screening
- (i) Mechanical equipment, refuse containers and any permitted outdoor storage shall be fully concealed from on-site and off-site ground level views, with materials identical to those used on the building exterior.

(ii) Loading docks shall be completely screened from surrounding roads and properties. Said screening may be accomplished through loading areas internal to buildings, screen walls which match the building exterior in materials and design, fully opaque landscaping at time of planting, or combinations of the above.

(iii) Gates and fencing may be used for security and access, but not for screening, and shall be of high aesthetic quality.

g. Traffic impact

(i) All projects that include buildings over twenty thousand (20,000) square feet shall have direct access to an arterial or collector street, or shall dedicate public roads that have direct access to a public street.

(ii) Vehicle access shall be designed to accommodate peak on-site traffic volumes without disrupting traffic on public streets or impairing pedestrian safety through parking lot design and capacity; access drive entry throat length, width, design, location, and number; and traffic control devices; and sidewalks.

(iii) The site design shall provide direct connections to adjacent land uses if required by the City.

(iv) Prior to development approval, the applicant's traffic engineer shall complete and present a traffic impact analysis following WiDOT guidelines. Where the project will cause off-site public roads, intersections, or interchanges to function below level of service C, as defined by the Institute of Transportation Engineers, the City may deny the application, require a size reduction in the proposed development, or require that the developer construct and/or pay for required off-site improvements.

3. Site Design

Site design refers to the physical arrangement of buildings, walkways, parking lots,

landscaping, and other elements on a property. The placement of these elements of the site will contribute to the functional and aesthetic character of the site and the entire 27th Street corridor. For example, sites with large front parking areas or large setbacks generally contribute little to the aesthetic quality or walkability of 27th Street. Site development that places well-designed buildings closer to the street will strengthen the character and spatial enclosure of the street.

a. The general guidelines for how private property owners shall improve their sites include:

- 1) Locate buildings close to the street.
- 2) Connect entrances with public sidewalks.
- 3) Avoid parking in front yards.
- 4) Provide attractive landscaping/outdoor spaces.
- 5) Utilize woodlands and wetlands as functional open spaces.
- 6) Complement the public "streetscape".
- 7) Locating and screening trash and utility areas away from the street.
- 8) Promote crime prevention through environmental design.
- 9) Employ sustainable design practices.

b. Parking

- 1) Parking lots shall be landscaped around the perimeter to screen the view from public streets.
- 2) Parking lots shall include landscape islands to break up large surface areas. A common standard is a nine (9) foot landscape island for every linear row of ten (10) to fifteen (15) parking spaces.
- 3) Parking for new buildings shall be primarily located at the rear and on the sides of the building for buildings fronting 27th Street. If parking in front cannot be avoided, landscaping shall be provided between the parking area and the public street. For existing properties, where the site permits, parking in the front shall be relocated to the side and rear of the building as properties redevelop.
- 4) For properties such as gas stations -- where front parking cannot be removed -- walkways, landscaping, architectural features, and lighting shall be provided to make these areas more attractive and inviting. Decorative fences, walls, and/or landscaped edges shall screen front parking areas from the public

sidewalk. Screening shall not exceed forty-two (42) inches in height.

5) Large parking areas shall include walkways to allow safe pedestrians access to the building entrance and connect the site to adjacent streets and properties. Pedestrian walkways shall be designed with amenities such as special paving treatments (colored paver blocks or textured concrete), lighting, and furnishings to create a pedestrian friendly character.

6) Parking lots shall be connected with adjoining lots where practical.

c. Landscaping, Lighting, and Site Furnishings.

1) All landscaping standards in the City of Oak Creek Zoning Code Section 17.1010 shall be upheld in all 27th Street corridor overlay districts.

2) Lighting styles and fixtures shall complement the architectural design and coordinate with lighting in the larger development or on adjacent properties.

3) Light fixtures shall have a cut-off or beveled prism light that directs lighting toward the ground to minimize off-site impacts. Higher lighting levels shall be provided for pedestrian use areas. Low-level building and landscape accent lighting is encouraged, where appropriate.

4) Lighting and site furnishings (benches, trash receptacles, bicycle racks, etc.) shall be designed to complement the character of the building, and provide an attractive and strong relationship with adjoining properties and the public sidewalk.

5) Bicycle storage facilities shall be located near the building entrance.

6) Screen fences and/or landscaped buffers shall be provided at property edges, particularly where commercial and light industrial properties adjoin residential properties.

7) New streets as proposed as part of new developments shall provide "pedestrian friendly" streetscape with on-street parking.

d. Environment

1) All environmentally sensitive areas such as wetlands and woodlands as designated by the City Engineer shall remain uninterrupted.

2) All primary and secondary environmental corridors and isolated natural ar-

reas as recorded by the Southeastern Wisconsin Regional Planning Commission shall remain uninterrupted.

3) Development shall not negatively impact any environmentally sensitive areas.

e. Signage

Building signage shall fit with and enhance the character of a building and the overall environment of the 27th Street corridor. The 27th Street area shall be designated a special signage district to ensure well-designed and cohesive signage in the gateway corridor into the cities of Oak Creek and Franklin and Milwaukee County.

1) Preferred sign types include signs integrated into the design of the building, along a sign band, window signs, awning signs, projecting signs, and monument signs of six (6) to eight (8) feet in height.

2) Natural landscaping features shall be used in conjunction with monument signs.

3) Signs shall be simple and easy to read and include street names and addresses prominently.

4) Sign colors shall relate to and complement the primary colors of the building façade.

5) Sign design and placement shall fit the character of the building and not obscure architectural details.

6) Signage shall be centered within the prescribed signage area of the building.

7) Large pylon or post mounted box signs are prohibited on 27th Street.

8) Plastic, internally illuminated signs are not allowed.

9) Window signs shall not exceed fifty (50) percent of the total window area.

10) Billboards or signs on roofs, dormers, and balconies are not allowed.

11) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building or its vicinity.

4. Streetscape Design

The 27th Street/State Highway 41 corridor has long served as an auto-oriented commercial district and a major arterial street that historically provided a direct truck route between Milwaukee and Chicago. Public input during the 27th Street Corridor Planning process has identified the need to cre-

ate a high-quality urban atmosphere for the 27th Street corridor. The following are standards for public street improvements to accomplish this goal.

a. The general design standards for public street improvements include:

- 1) Establish gateways and districts.
- 2) Accommodate multiple transportation modes (e.g., transit, autos, pedestrians, bicyclists).
- 3) Create and enhance pedestrian safety and comfort (e.g., crosswalks, lighting).
- 4) Visually ‘unify’ the streetscape (lighting, street trees, and street furniture).
- 5) Reduce visual ‘clutter’ (private signage and overhead utilities).

b. These standards are divided into four (4) parts:

1) Street Design

a. Sidewalks

- (i) Sidewalks shall be provided along South 27th Street in areas not served by the proposed multi-use trail system.
- (ii) All sidewalks shall be a minimum of six (6) feet wide, and include a minimum eight (8) foot wide landscaped terrace area.

b. Crosswalks

- (i) Clearly define crosswalk areas on 27th Street with reflective paint or specialty pavement such as colored concrete, or other DOT/City approved materials. Pavements shall meet ADA standards to allow for the ease of travel by persons with disabilities. Install handicap accessible curb ramps at all crosswalks.
- (ii) Provide refuge islands at all crosswalk locations that are wide enough for pedestrian and bicyclists.
- (iii) Provide pedestrian activated crossing lights, (countdown pedestrian walk lights) at key signalized intersections.

c. Medians

- (i) The nose of the median shall fully enclose the crosswalk and be wide enough to allow safe refuge for multiple pedestrians and bicyclists.
- (ii) Provide landscaping, lighting, and banners.

(iii) Sections of medians that are too narrow for landscaping shall be paved with special colored paving in lieu of plain concrete to visually break up the wide expanse of pavement and add character to the area.

(iv) Explore having businesses, or business association, fund special median landscape treatments.

d. Bicycle Circulation

(i) Establish a continuous bicycle system on both sides of 27th Street through eight to ten foot wide off-street multi-use paths within the right-of-way.

e. Stormwater Design

(i) As 27th Street is reconstructed, the storm sewer system shall be designed to allow for stormwater infiltration and sediment collection.

(ii) Open spaces along public right-of-ways shall be considered as locations for rain gardens to facilitate stormwater infiltration.

2) Streetscape Design

a. Streetscape improvements shall be located in the terrace zone of the sidewalk and the median.

b. Lighting

(i) New roadway lighting shall be selected to provide a unique identity for 27th Street. Lighting fixtures shall be directed toward the ground and not toward the sky.

(ii) Existing and new roadway lighting shall accommodate banners, hanging floral baskets and holiday decorations that will improve the visual character and identity of the street.

c. Street Trees and Landscaping

(i) Street trees for 27th Street shall be selected to provide visual interest and seasonal variety in compliance with WISDOT standards. Street trees shall have the same characteristics of both sides of the street in a given block.

(ii) Provide low maintenance, perennial plantings in the medians. Higher maintenance plantings can be provided if individ-

uals or groups take responsibility for contracting out annual planting and maintenance.

d. Street Furniture and Amenities

(i) Street furniture and amenities shall be provided in higher pedestrian use areas and present a uniform design that complements the desired theme and identity for 27th Street.

3) Gateways and Entrances

a. All entrances shall be designed to improve the visual character and identity of 27th Street.

b. The design of key entrances shall present a coordinated identity and theme for 27th Street. The theme, colors, and design of entrance features and signage shall be coordinated with other design features such as lighting, furnishings, and street banners. Entrance features and signage shall be located to avoid clutter and confusion with other signage.

c. The 27th Street Corridor Land Use Plan recommends a full highway interchange at the intersection of 27th Street and I-94. Special landscaping, architectural, or public improvements shall be used at this interchange to identify this as an important community gateway.

d. All intersections shall be beautified with landscaping and signage features that are scaled and proportional to respond to both the pedestrian and vehicular travelers.

e. Neighborhood entrance signs or smaller business district signs shall be located in open spaces along the street. Easements on private property may be needed to locate these signs.

4) Wayfinding

a. A coordinated wayfinding system shall be designed that directs visitors to the many public destinations located along and around 27th Street, and in both communities, such as the medical centers, the airport, park and ride facilities, parks, libraries, community centers, etc.

b. Wayfinding signage shall be located in the terrace or median.

5) Regulatory Signage

a. Opportunities to reduce the number of regulatory signs shall be evaluated to limit signage clutter and improve the visual character of the street while maintaining safety standards.

b. Maximize opportunities to place multiple signs on each sign pole.

c. Locate signs in sidewalk terrace areas, wherever possible. Limit the number of signs in the median.

d. Inventory existing regulatory signage to identify and eliminate potential duplications. Consider use of electronic readerboard signage as a supplement or replacement signage along the corridor.

Ordinance 2346, A 6/21/05 Sec. 17.0329

SEC. 17.0330 RRO – REGIONAL RETAIL OVERLAY DISTRICT

The Regional Retail Overlay District is intended to over time, establish a focal point to the 27th Street corridor by permitting a mesh of both large and small retail along with residential uses. The large retailers shall be the anchors, along with high density residential, and complementary uses or smaller retail, acting as a buffer. The design standards of Section 17.0329 shall apply to the Regional Retail Overlay District.

(a) Permitted uses: The following are permitted uses, provided that there is no outdoor storage of merchandise:

1. Antique and collectors stores.
2. Appliance stores.
3. Art galleries.
4. Art supply stores.
5. Automotive parts and accessories without installation.
6. Bakeries where not more than fifty (50) percent of the gross floor area is devoted to the processing of bakery goods; and not employing more than five (5) persons at any one time.
7. Banks, savings and loan associations and other financial institutions.
8. Barber shops
9. Beauty shops.
10. Book or stationary stores.
11. Building supply stores; excluding lumber yards.
12. Business offices.
13. Camera and photographic supply stores.
14. Clothing stores.
15. Catering services.
16. Coin and philatelic stores.
17. Confectioneries and ice cream stores.
18. Currency exchanges.
19. Convenience food store.

20. Delicatessens.
 21. Department stores.
 22. Dog obedience training facilities when conducted entirely within and enclosed structure.
 23. Drug stores.
 24. Florists.
 25. Electronic equipment sales, service, and repair.
 26. Equipment rental with only inside storage facilities.
 27. Essential services.
 28. Fish markets.
 29. Fruit stores.
 30. Funeral homes.
 31. Furniture stores.
 32. Furriers and fur apparel.
 33. Garden centers.
 34. Grocery stores.
 35. Gift stores.
 36. Hardware stores.
 37. Hobby and craft shops.
 38. Interior decorators.
 39. Indoor tennis and racquetball courts, physical fitness centers and health clubs.
 40. Insurance sales offices.
 41. Janitorial supplies and services.
 42. Jewelry stores.
 43. Medical and dental clinics.
 44. Mail order service stores.
 45. Messenger services.
 46. Laundries and dry cleaners, not employing more than five (5) persons on any one work-shift.
 47. Law offices.
 48. Liquor stores.
 49. Meat markets.
 50. Music stores.
 51. Neighborhood food store.
 52. Newspaper and magazine stores.
 53. Office supplies and business machine stores.
 54. Optical stores.
 55. Pet stores and pet grooming.
 56. Paint, glass, and wallpaper stores.
 57. Public utility offices.
 58. Photography and art studios.
 59. Physical fitness centers.
 60. Printing services, limited to no more than 2,000 square feet of floor area.
 61. Plumbing and heating supplies.
 62. Real estate sales offices.
 63. Restaurants, including drive-in restaurants.
 64. Radio and television broadcast or recording studios, not including transmitting towers.
 65. Restaurants, except drive-in restaurants. No live entertainment other than music or dancing shall be permitted.
 66. Self service laundry and dry-cleaning establishments.
 67. Shoe stores and leather goods stores.
 68. Soda fountains and ice cream stores.
 69. Sporting goods stores.
 70. Stockbrokers and securities dealers.
 71. Theaters and other amusement places.
 72. Taverns and cocktail lounges.
 73. Testing laboratories.
 74. Tailor or dressmaking shops.
 75. Tobacco stores.
 76. Travel agency.
 77. Upholstering.
 78. Utility offices.
 79. Variety stores.
 80. Video tape sales and rental.
 81. Vegetable stores.
- (b) **Permitted Accessory Uses:**
1. Garages used for storage of vehicles used in conjunction with the operation of the business.
 2. Off-street parking and loading areas.
 3. Residential quarters.
 4. Ground-mounted and building-mounted earth station dish and terrestrial antennas.
 5. Solar collectors attached to the principal structure.
- (c) **Conditional Uses:**
1. Animal hospitals.
 2. Automotive, motorcycle, recreation vehicles, marine, and aircraft sales and service.
 3. Car washes.
 4. Contractor's offices and shops provided that there shall be no outdoor storage of equipment and materials.
 5. Gasoline service stations provided that all gas pumps are set back at least twenty-five (25) feet from the street right-of-way and are not closer than twenty-five (25) feet to a side or rear lot line. Service stations canopies shall be located not closer than twenty (20) feet to a street right-of-way or side or rear lot line.
 6. Hotels and motels.
 7. Lumber yards, millwork, sawmills, and planing mills.
 8. Radio and television transmission towers, receiving towers, relay and microwave towers, and broadcast studios.
 9. Multifamily residential
- (d) **Lot Area and Width:** No lots shall be created less than 2 acres in size and shall be not less than 150 feet in width.
- (e) **Building Height and Area:**
1. Buildings greater than 25,000 square feet shall be at least two (2) stories in height. No accessory building shall exceed seventeen (17) feet in height.

2. Buildings greater than 60,000 square feet shall require a special use permit.
- (f) **Setback and Yards.**
1. There shall be minimum front setback of fifty (50) feet from the right-of-way of all streets.
 2. There shall be a side setback on each side of all principal buildings of not less than twenty (20) feet.
 3. There shall be a rear setback of not less than thirty (30) feet.
 4. Accessory buildings shall be located not less than five (5) feet from a side or rear lot line; except if it abuts a residential district, the setback provided shall be at least what the appropriate side or rear setback for a principal building would be in the adjoining residential district. However, in no case shall it be less than ten (10) feet.

- (g) **Design Standards:**
1. If the commercial development consists of a mix of structures of different sizes, larger buildings shall be located behind smaller structures.
 2. Sidewalks and tree planting along the front of small commercial buildings shall be provided as they promote pedestrian activities and help define the streetscape.
 3. Building wall offsets, including projections, recesses, and changes in floor level, shall be used to add architectural interest and variety.
 4. Buildings on corners that have at least two (2) façades exposed to public streets shall be considered significant structures. These buildings shall be designated with additional height and architectural detail, such as corner towers to reinforce their location.
 5. Human scale environments shall be created by building massing and form, as well as the use of architectural elements such as canopies, walkways, street-level display windows, lighting, and a variety of building materials. Site design features around the building shall further reinforce human scale.
 6. The design of fast-food restaurants, convenience stores, and other auto-oriented, stand-alone businesses shall include safe access for pedestrians and other modes of traffic.
 7. Service, entertainment, and retail businesses shall be designed in conjunction with larger developments for purposes of providing services to nearby residents and businesses and improving the function and variety of the overall business district.
 8. Corporate or franchise design elements and colors shall be incorporated only as secondary elements to the overall façade design or

development and not as the dominant element. It is expected that franchise themes and colors will be altered to suit the development of the larger site and reflect the natural and cultural identity of the corridor.

9. Internal pedestrian circulation routes through multiple properties shall be clearly defined through the use of special paving treatments, landscaping and lighting.
10. Parking areas, whenever possible shall be linked to provide internal traffic circulation. Interconnected lighted walkways shall be provided to safely connect parking lots with building entrances.
11. Neighborhood retail centers shall be located at the major entrances to neighborhoods, primarily along 27th Street to provide a buffer between the highway and adjacent residential developments.

Ordinance 2346, A 6/21/05, Sec. 17.0330

Ordinance 2489, A 1/15/08, Sec. 17.0330(a)&(c)

Ordinance 2501, A 5/6/08, Sec. 17.0330(a)50 &(c)9

SEC. 17.0331 UVO – MIXED-USE/OFFICE/URBAN VILLAGE OVERLAY DISTRICT

The Mixed-Use/Office/Urban Village District (Sub-area) is intended to provide office uses nearest to 27th Street (Northwestern Mutual Campus) with retail and service oriented uses, high-density residential uses, and open space (Falk Park) along the 27th Street corridor. The Urban Village is intended to discourage automobile use while promoting high quality, interactive neighborhoods. The design standards of Section 17.0329 shall apply to the Mixed-Use Office/Urban Village Overlay District.

- (a) **Permitted Uses:** The following are permitted uses, provided that there is no outdoor storage of merchandise:
1. Antique and collectors stores.
 2. Art galleries.
 3. Art supply stores.
 4. Automotive parts and accessories without installation.
 5. Bakeries where not more than fifty (50) percent of the gross floor area is devoted to the processing of bakery goods; and not employing more than five (5) persons at any one time.
 6. Banks, savings and loan associations and other financial institutions.
 7. Barber shops.
 8. Beauty shops.
 9. Book or stationary stores.
 10. Business offices.
 11. Camera and photographic supply stores.

12. Clothing stores.
 13. Confectioneries and ice cream stores.
 14. Catering services.
 15. Coin and philatelic stores.
 16. Confectioneries and ice cream stores.
 17. Currency exchanges.
 18. Convenience food store.
 19. Delicatessens.
 20. Department stores.
 21. Dog obedience training facilities when conducted entirely within and enclosed structure.
 22. Drug stores.
 23. Florists.
 24. Electronic equipment sales, service and repair.
 25. Equipment rental with only inside storage facilities.
 26. Essential services.
 27. Fish markets.
 28. Fruit stores.
 29. Furniture stores.
 30. Furriers and fur apparel.
 31. Garden centers.
 32. Grocery stores.
 33. Gift stores.
 34. Hardware stores.
 35. Hobby and craft shops.
 36. Interior decorators.
 37. Indoor tennis and racquetball courts, physical fitness centers and health clubs.
 38. Insurance sales office.
 39. Janitorial supplies and services.
 40. Jewelry stores.
 41. Medical and dental clinics.
 42. Mail order service stores.
 43. Messenger services.
 44. Laundries and dry cleaners, not employing more than five (5) persons on any one work-shift.
 45. Law offices.
 46. Liquor stores.
 47. Meat markets.
 48. Music stores.
 49. Neighborhood food store.
 50. Newspaper and magazine stores.
 51. Office supplies and business machine stores.
 52. Optical stores.
 53. Pet stores and pet grooming.
 54. Paint, glass and wallpaper stores.
 55. Public utility offices.
 56. Photography and art studios.
 57. Physical fitness centers.
 58. Printing services, limited to no more than 2,000 square feet of floor area.
 59. Plumbing and heating supplies.
 60. Real estate sales offices.
 61. Restaurants, including drive-in restaurants.
 62. Radio and television broadcast or recording studios, not including transmitting towers.
 63. Residential quarters.
 64. Restaurants, except drive-in restaurants. No live entertainment other than music or dancing shall be permitted.
 65. Self service laundry and dry-cleaning establishments.
 66. Shoe stores and leather goods stores.
 67. Soda fountains and ice cream stores.
 68. Sporting goods stores.
 69. Stockbrokers and securities dealers.
 70. Taverns and cocktail lounges.
 71. Testing laboratories.
 72. Tailor or dressmaking shops.
 73. Tobacco stores.
 74. Travel agency.
 75. Upholstering.
 76. Utility offices.
 77. Variety stores.
 78. Video tape sales and rental.
 79. Vegetable stores.
- (b) **Permitted Accessory Uses:**
1. Garages used for storage of vehicles used in conjunction with the operation of the business.
 2. Off-street parking and loading areas.
 3. Ground-mounted and building-mounted earth station dish and terrestrial antennas.
 4. Solar collectors attached to the principal structure.
- (c) **Conditional Uses:**
1. Animal hospitals.
 2. Automotive, motorcycle, recreation vehicles, marine, and aircraft sales and service.
 3. Car washes.
 4. Contractor's offices and shops, provided that there shall be no outdoor storage of equipment and materials.
 5. Gasoline service stations provided that all gas pumps are set back at least twenty-five (25) feet from the street right-of-way and are not closer than twenty-five (25) feet to a side or rear lot line. Service stations canopies shall be located not closer than twenty (20) feet to a street right-of-way or side or rear lot line.
 6. Hotels and motels.
 7. Lumber yards, millwork, sawmills and planing mills.
 8. Radio and television transmission towers, receiving towers, relay and microwave towers, and broadcast studios.
- (d) **Lot Area and Width:** Lots shall have a minimum area of 40,000 square feet along 27th Street and 30,000 square feet elsewhere, and shall be not less than 150 feet in width.

- (e) **Building Height and Area:**
1. Principal buildings shall be a minimum of two (2) stories. No accessory building shall exceed seventeen (17) feet in height.
 2. The sum total of the floor area on tall floors of the principal building and all accessory buildings shall not exceed forty (40) percent of the lot area.

- (f) **Setback and Yards:**
1. There shall be a minimum front setback of fifty (50) feet from the 27th Street right-of-way.
 2. Within the Urban Village there shall be a front build-to-line five (5) feet from the right-of-way.
 3. There shall be a side setback on each side of all principal buildings of not less than fifteen (15) feet.
 4. There shall be a rear setback of not less than twenty-five (25) feet.
 5. Accessory buildings shall be located not less than five (5) feet from a side or rear lot line; except if it abuts a residential district, the setback provided shall be at least what the appropriate side or rear setback for a principal building would be in the adjoining residential district. However, in no case shall it be less than ten (10) feet.

- (g) **Design Standards:**
1. The Urban Village shall provide: a central and integrated public gathering space such as a park or plaza; a balance of residential and non-residential uses; and civic and social facilities.
 2. The Urban Village shall be accessible by car, foot and bicycle.
 3. Buildings within the center of the Village shall define the main common place.
 4. Commercial or retail uses shall be limited to the ground floor with residential units or office space on upper floor(s).
 5. Commercial uses on the ground floor shall be transparent at a minimum of fifty (50) percent .
 6. Parking shall not be allowed in the front of buildings, unless it is on-street, parallel or head-in. Larger, well-landscaped parking areas shall be placed to the rear of buildings and connected to the front by well-designed pedestrian pathways.
 7. Buildings near the Village center shall be closely spaced providing for façade continuity. Buildings shall also be located close to the street.
 8. Commercial buildings may be set back from the property line if an outdoor display or café is anticipated.

9. Residential net density shall generally decrease from the Village center toward the periphery of the development.
10. A mix of dwelling types shall be distributed throughout the development. Small lots and higher net density dwelling units are generally located closer to the Village center and commercial area.
11. Harmonious architectural styles are expected throughout the district. This does not imply that all buildings shall look identical; rather each shall employ similar qualities and architectural elements consistent with the corridor or district identity.
12. Urban Villages shall incorporate minimum lot sizes and allow generally higher densities than surrounding areas.
13. Residential areas shall be designed in a manner so that residents are within a five (5) minutes walking distance of neighborhood retail and services uses.
14. The residential land use component shall include a mix of housing densities, ownership patterns, and cost and building types. Residential units shall be located so that the higher density units are closer to transit stops than the lower density units. Townhouses and courtyard housing shall be used as a transition between commercial areas and lower density residential areas.

Ordinance 2346, A 6/21/05, Sec. 17.0331

Ordinance 2489, A 1/15/08,,Sec. 17.0331(a)&(c)

SEC. 17.0332 NO - MIXED-USE NEIGHBORHOOD OVERLAY DISTRICT

The Mixed-Use Neighborhood Overlay District is intended to provide local retail products and services, both single and multi-unit residential units along the 27th Street corridor, while preserving and maintaining the environmentally sensitive areas. The design standards of Section 17.0329 shall apply to the Mixed-Use Neighborhood Overlay District.

- (a) **Permitted Uses:** The following are permitted uses, provided that there is no outdoor storage of merchandise:
1. Antique and collectors stores.
 2. Art supply stores.
 3. Automotive parts and accessories without installation.
 4. Bakeries where not more than fifty (50) percent of the gross floor area is devoted to the processing of bakery goods; and not employing more than five (5) persons at any one time.
 5. Banks, savings and loan associations and other financial institutions.
 6. Barber shops.

7. Beauty shops.
 8. Book or stationary stores.
 9. Bowling alleys.
 10. Business offices.
 11. Camera and photographic supply stores.
 12. Clothing stores.
 13. Catering services.
 14. Coin and philatelic stores.
 15. Confectioneries and ice cream stores.
 16. Currency exchanges.
 17. Convenience food store.
 18. Delicatessens.
 19. Drug stores.
 20. Florists.
 21. Electronic equipment sales, service and repair.
 22. Equipment rental with only inside storage facilities.
 23. Essential services.
 24. Fish markets.
 25. Fruit stores.
 26. Furniture stores.
 27. Furriers and fur apparel.
 28. Garden centers.
 29. Grocery stores.
 30. Gift stores.
 31. Hobby and craft shops.
 32. Interior decorators.
 33. Insurance sales offices.
 34. Janitorial supplies and services.
 35. Jewelry stores.
 36. Medical and dental clinics.
 37. Mail order service stores.
 38. Messenger services.
 39. Laundries and dry cleaners, not employing more than five (5) persons on any one work-shift.
 40. Law offices.
 41. Liquor stores.
 42. Meat markets.
 43. Music stores.
 44. Neighborhood food store.
 45. Newspaper and magazine stores.
 46. Office supplies and business machine stores.
 47. Optical stores.
 48. Pet stores and pet grooming.
 49. Paint, glass, and wallpaper stores.
 50. Public utility offices.
 51. Photography and art studios.
 52. Printing services, limited to no more than 2,000 square feet of floor area.
 53. Plumbing and heating supplies.
 54. Real estate sales offices.
 55. Radio and television broadcast or recording studios, not including transmitting towers.
 56. Restaurants, except drive-in restaurants. No live entertainment other than music or dancing shall be permitted.
 57. Self service laundry and dry-cleaning establishments.
 58. Shoe stores and leather goods stores.
 59. Soda fountain and ice cream stores.
 60. Sporting goods stores.
 61. Stockbrokers and securities dealers.
 62. Taverns and cocktail lounges.
 63. Testing laboratories.
 64. Tailor or dressmaking shops.
 65. Tobacco stores.
 66. Travel agency.
 67. Upholstering.
 68. Variety stores.
 69. Video tape sales and rental.
 70. Vegetable stores.
- (b) **Permitted Accessory Uses:**
1. Garages used for storage of vehicles used in conjunction with the operation of the business.
 2. Off-street parking and loading areas.
 3. Ground-mounted and building-mounted earth station dish and terrestrial antennas.
 4. Solar collectors attached to the principal structure.
- (c) **Conditional Uses:**
1. Animal hospitals.
 2. Automotive, motorcycle, recreation vehicles, marine, and aircraft sales and service.
 3. Car washes.
 4. Contractor's offices and shops, provided that there shall be no outdoor storage of equipment and materials.
 5. Drive-in and Drive-through facilities. No drive-in restaurant shall sell or dispense alcoholic beverages.
 6. Gasoline service stations provided that all gas pumps are set back at least twenty-five (25) feet from the street right-of-way and are not closer than twenty-five (25) feet to a side or rear lot line. Service stations canopies shall be located not closer than twenty (20) feet to a street right-of-way or side or rear lot line.
 7. Group day care centers.
 8. Radio and television transmission towers, receiving towers, relay and microwave towers, and broadcast studios.
 9. Multifamily residential
- (d) **Lot Area and Width:** Lots shall have a minimum area of two (2) acres and shall be not less than 150 feet in width.
- (e) **Building Height and Area:**
1. No principal building or parts of a principal building shall exceed fifty (50) feet in

height. No accessory building shall exceed seventeen (17) feet in height.

2. The sum total of the floor area on tall floors of the principal building and all accessory buildings shall not exceed forty (40) percent of the lot area.

(f) **Setback and Yards:**

1. There shall be minimum front setback of twenty-five (25) feet from the right-of-way of all streets for single-family residential uses.
2. There shall be a maximum setback of twenty-five (25) feet from the right-of-way of all streets for commercial and multiunit residential uses.
3. There shall be a side setback on each side of all principal buildings of not less than fifteen (15) feet.
4. There shall be a rear setback of not less than twenty-five (25) feet.
5. There shall be a minimum wetland setback of fifty (50) feet.
6. Accessory building shall be located not less than five (5) feet from a side or rear lot line; except if it abuts a residential district, the setback provided shall be at least what the appropriate side or rear setback for a principal building would be in the adjoining residential district. However, in no case shall it be less than ten (10) feet.

(g) **Design Standards:**

1. Multi-unit residential buildings shall be no more than five (5) feet from the right-of-way.
2. A lot with multiple buildings, such as townhouses, shall include a community green-space.
3. Multi-unit and mixed-use residential buildings greater than eight (8) units shall include underground parking.
4. Creative and unique development patterns are expected. Conventional subdivisions that do not respect the area's natural features or topography and do not create a sense of neighborhood shall not be allowed.
5. Multi-unit buildings on corner lots shall be designed with careful attention to architectural detail and site design since they are highly visible from adjacent streets.
6. Lots for apartment or condominium buildings shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and commercial or residential uses shall be carefully designed and landscaped.
7. Courtyards or internal parks enclosed by apartment or condominium structures are

highly encouraged. A logical network of walkways that connect sidewalks, common open space, and parking lots shall be provided.

8. When site conditions enable the locations of apartment or condominium buildings close to 27th Street, a landscape buffer between the street and development lot lines shall be provided.
9. Setbacks and screening shall be provided between apartment or condominium buildings/parking areas and adjacent properties.
10. Whenever possible, developments shall be organized around interconnected greenways.
11. Curb-cuts may be allowed to minimize disturbance to topography and other environmentally sensitive areas.
 12. Large expanses of one housing style to type (i.e. single family, garden apartments, duplexes, etc.) are not desirable.
13. Neighborhood designs shall encourage walking to destinations in the area. Street layouts shall not be so circuitous and lacking in connections between streets that residents are forced to drive. The use of cul-de-sacs are not permitted, unless by using them, significant environmental resources are protected.
14. Front porches and stoops are encouraged on both single and multi-family units.
15. Buildings with multiple dwelling units are expected to include varied rooflines, and varied façade depths to create variety and individuality of dwelling units within the building.

Ordinance 2346, A 6/21/05, Sec. 17.0332

Ordinance 2468, A 8/21/07, Sec. 17.0332(f)(2)

Ordinance 2501, A 5/6/08, Sec. 17.0332(a)56,(c)9

SEC. 17.0333 OO – MIXED-USE OFFICE OVERLAY DISTRICT

The purpose of the Mixed-Use Office Overlay District is to provide for office and professional uses along the 27th Street corridor while integrated a mix of retail and open space uses. The design standards of Section 17.0329 shall apply to the Mixed-Use Office Overlay District.

(a) **Permitted Uses:**

1. Administrative and public service offices.
2. Banks, savings and loan, and other financial institutions.
3. Business offices.
4. Insurance sales offices.
5. Interior decorators.
6. Law offices.
7. Licensed massage therapy and body work as certified by the State.
8. Medical and dental clinics.

9. Professional offices of an architect, engineer, landscape architect, lawyer, accountant, doctor, chiropractor, Christian science practitioner, dentist, optometrist, clergy or other similarly recognized profession.
 10. Real estate and insurance sales offices.
 11. Studios for photography, painting, music, sculpture, dance, pottery and jewelry.
- (b) **Permitted Accessory Uses:**
1. Barber shops and beauty shops.
 2. Group day care center without outdoor activity areas.
 3. Drug Stores.
 4. Educational Services.
 5. Job training and related services.
 6. Janitorial supplies and services.
 7. Physical fitness centers.
 8. Video production.
 9. Garages used for storage of vehicles used in conjunction with the operation of the business.
 10. Cafeterias, delicatessens, and restaurants accessory to and located within the same building as a permitted use.
 11. Off-street parking and loading areas.
 12. Ground-mounted and building-mounted earth station dish and terrestrial antennas.
 13. Solar collectors attached to the principal structure.
- (c) **Conditional Uses:**
1. Drive-through financial institutions.
 2. Group day care centers with outdoor activity areas.
 3. Hotels (minimum three (3) stories).
 4. Radio and television and receiving stations, and studios.
 5. Utility substations, municipal wells, pumping stations, and towers provided that the use is not less than fifty (50) feet from any lot line.
 6. Solar energy collectors erected as an accessory structure.
- (d) **Lot Area and Width:** Lots shall have a minimum area of 40,000 square feet and shall be not less than 150 feet in width.
- (e) **Building Height and Area:**
1. The principal building shall be at least two (2) stories in height with no maximum. No accessory building shall exceed seventeen (17) feet in height.
 2. Special use approval shall be required for buildings greater than 40,000 square feet.
 3. Retail and service establishments shall be less than 10,000 square feet in tenant area with interior access in office buildings.

(f) **Setback and Yards:**

1. There shall be a minimum front setback of fifty (50) feet from the right-of-way of all streets.
2. There shall be a side setback on each side of all principal buildings of not less than twenty (20) feet.
3. There shall be a rear setback of not less than thirty (30) feet.
4. Accessory buildings shall be located not less than five (5) feet from a side or rear lot line; except if it abuts a residential district, the setback provided shall be at least what the appropriate side or rear setback for a principal building would be in the adjoining residential district. However, in no case shall it be less than ten (10) feet.
5. There shall be a minimum wetland setback of fifty (50) feet.

(g) **Design Standards:**

1. Whenever possible, development shall be organized around open space that can provide natural stormwater retention, greenway trails, etc. However, coordinated developments may share common open space for stormwater detention, greenway trails, etc.
2. Provision of retail opportunities is encouraged to create a mixed-use environment. Developments are encouraged to incorporate well-designed open spaces for employee, customer, and community use.
3. Corner buildings shall be designed with additional height and/or architectural details to reinforce their location.
4. The incorporation of landscape, water features, and other design features are encouraged at intersections or along the development frontage to enhance the view of the structures from the street.
5. New developments shall include attractively designed, well-connected, streets with coordinated amenities.
6. The street layout shall be adapted to the topography, unique natural features, environmental constraints of the site, and peripheral open space areas. The street layout shall provide for open space views and surrounding vistas.

Ordinance 2346, A 6/21/05, Sec. 17.0333

**SEC. 17.0334 DREXEL TOWN SQUARE
MIXED USE PLANNED DEVELOPMENT
DISTRICT**

The purpose of the Drexel Town Square Mixed Use Planned Development District is to provide for a hybrid town center which integrates the following per-



IBEW

LOCAL UNION 494

3303 South 103rd Street, Milwaukee, Wisconsin 53227-4108

(414) 327-5202 FAX: (414) 327-3655



December 23, 2016

Doug Seymour

Community Development Dir.

8040 S. 6th Street

Oak Creek, WI 53154

Dear Doug,

IBEW Local 494 would like to invite you and the members of your board for a meeting and a tour of our training facility. Understanding how the apprenticeship and continuing education programs work helps your constituents and our members. We also welcome the opportunity to present to your school boards, planning commissions, inspection departments and any other committees within your area on our role within the skilled trades. We also are open to any groups coming to our facility for tours – this will help people understand the hands-on training offered at the JATC.

To schedule a tour of our facility, please contact John T. Zapfel, Business Representative: 414.327.5202 or jz@ibew494.com

Sincerely,

Dean Warsh
Business Manager