



## PLAN COMMISSION MEETING AGENDA

**TUESDAY, January 24, 2017  
AT 6:00 PM**

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- 1) ROLL CALL
- 2) Minutes of the January 10, 2017 meeting
- 3) Significant Common Council Actions
- 4) 6:00 PM SIGN APPEAL HEARING
  - a) Hold a public hearing on a proposed sign appeal for the property at 7979 S. Main St. (tenant address: 410 W. Town Square Way) submitted by John Kuhnmuensch, BelAir Cantina, that would allow four (4) 21" x 28" vinyl window decals, three (3) neon window signs, and opaque (with images) vinyl coverings on the northeast glazing of the building for the BelAir Cantina tenant space (Tax Key No. 813-9053-000). Follow this item on Twitter **@OakCreekPC#OCPCBelAir**.
- 5) NEW BUSINESS
  - a) SIGN APPEAL - Consider a request for a sign appeal for the property at 7979 S. Main St. (tenant address: 410 W. Town Square Way) submitted by John Kuhnmuensch, BelAir Cantina, that would allow four (4) 21" x 28" vinyl window decals, three (3) neon window signs, and opaque (with images) vinyl coverings on the northeast glazing of the building for the BelAir Cantina tenant space (Tax Key No. 813-9053-000). Follow this item on Twitter **@OakCreekPC#OCPCBelAir**.
  - b) PLAN REVIEW – Review building plans for modifications to the exterior building façade for the Bel Air Cantina tenant space at 7979 S. Main St. (tenant address: 410 W. Town Square Way) (Tax Key No. 813-9053-000). Follow this item on Twitter **@OakCreekPC#OCPCBelAir**.
  - c) CONDITIONS AND RESTRICTIONS – Review Conditions and Restrictions for a Conditional Use Permit 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) CONDITIONAL USE PERMIT AMENDMENT - Review a request submitted by Jim Meier, Badger Bus Lines, for an amendment to the existing Conditional Use Permit affecting the property at 6819 S. Howell Ave. (Tax Key No. 734-9997-000). Follow this item on Twitter **@OakCreekPC#OCPCBadgerBus**.
- 6) ADJOURN

### PLEASE NOTE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, or in writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154. There is the potential that a quorum of the Committee of the Whole will be present at this meeting. Copies of staff reports and other supporting documentation are available for review at Oak Creek City Hall, 8040 South 6<sup>th</sup> Street, during operating hours (7:30 am-4 pm weekdays).

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, JANUARY 10, 2017

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, Commissioner Bukiewicz, Alderman Guzikowski, Commissioner Correll, Commissioner Siefert and Commissioner Chandler. Also present: Kari Papelbon, Planner; Pete Wagner, Planner/Zoning Administrator; Doug Seymour, Director of Community Development.

**Minutes of the December 13, 2016 meeting**

Commissioner Dickmann moved to approve the minutes of the December 13, 2016 meeting. Commissioner Siefert seconded. On roll call: all voted aye, except Commissioner Bukiewicz, who abstained as he was not in attendance at the December 13, 2016 meeting. Motion carried.

**OLD BUSINESS (HELD FROM DECEMBER 13, 2016 MEETING)**

**SIGN APPEAL**

**GIGI'S CUPCAKES**

**7978 S. MAIN ST. (TENANT ADDRESS: 330 W. TOWN SQUARE WAY)**

**TAX KEY NO. 813-9050**

Mr. Wagner summarized that at the last meeting there was concern that the content of the window vinyl clings would not be able to be regulated by the City. Staff was asked to work with the City Attorney to determine exactly what authority the City does have.

After conferring with the City Attorney, it has been determined that the City does not have the authority to regulate content on any sign. If an opaque vinyl film would be approved as a sign, the City would have no control after that point when it comes to content.

Mr. Wagner stated that there is a lot of glass on Main Street. There are going to be businesses with back-of-house type of operations that should be screened from public view. It was decided that the proper course of action would be to go for a site plan review looking at architectural standards. The Plan Commission does have the authority to change the required percentages of glazing. In order to accommodate all of the tenants, applicants should be coming before the Plan Commission asking for a change in materials of the exterior part of the tenant space. As far as a sign appeal, the City does not have the ability to regulate it if the variance is granted for the opaque film.

Mayor Scaffidi summarized that each time a tenant wanted to cover a back-of-house operation, they would go through the plan review for that specific site. Mr. Wagner stated that was correct. If that tenant moves out and another tenant moves in, they would have to come before Plan Commission for approval every time.

Commissioner Dickmann asked if it got turned over to another and they started using it to advertise, would the City still be in the same situation. Mr. Wagner stated that once they add content, they are not changing the materials from clear glazing to opaque glazing. They are changing it from opaque glazing now to a sign. That they cannot do. This way the City is dealing with materials and not signs and content.

Commissioner Correll moved that the Plan Commission deny the request for a sign appeal at

7978 S. Main Street. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried – variance denied.

## **PLAN REVIEW**

### **GIGI'S CUPCAKES**

**7978 S. MAIN ST. (TENANT ADDRESS: 330 W. TOWN SQUARE WAY)**

**TAX KEY NO. 813-9050**

Commissioner Siepert asked if the glazing would be on the outside or inside. Mr. Wagner stated it would be on the inside.

Commissioner Bukiewicz asked if they could put a “use other door” sign on the window glazing on the north elevation. Mr. Wagner stated that that would be considered a directional sign. If that is all opaque, he does not think someone will be walking into an unmarked door.

Christina Haase, 330 W. Town Square Way, stated she is comfortable with this compromise of opaque glazing versus a sign appeal, and that it serves the needs of the back-of-house space.

Alderman Guzikowski stated that this is a good compromise and he appreciates the differentiation between that and Main Street.

Arden Degner, 8540 S. Pennsylvania Avenue, stated that this is a problem in society today that these big expanses of glass are taking the place of sturdy building materials. He would like to see a building that is not going to be torn down in 20 years be constructed with solid brick instead of thin glass. He suggested that the City considers filling this in with a solid masonry material instead of glass, which could be used for some industries, some businesses, but for this particular case especially where it faces a parking lot. Why not make it a solid structure?

Mayor Scaffidi stated that the structural integrity of buildings built now is way beyond what was built in the past. Glass maintains structural integrity and it looks better. Using glass avoids vast expanses of concrete block or brick. To staff's credit and to the applicant's credit, they have figured out a compromise that works. Mayor Scaffidi stated this is a good compromise.

Commissioner Correll moved 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 for 7978 S. Main Street. Commissioner Dickmann seconded. On roll call: all voted aye. Motion carried.

## **CONDITIONS AND RESTRICTIONS**

### **ARLENE BUTTKE, WE ENERGIES**

**JERRY FRANKE, WISPARK**

**10861 S. HOWELL AVENUE (PORTION)**

**TAX KEY NO. 955-1014**

City Planner Papelbon provided a summary of the request for a WE Energies substation reviewed at the previous meeting. She stated that she received an email that afternoon from Milwaukee County (an abutting property owner). There is a concern that there would be power infrastructure that may affect the parkland property. The email was provided to the applicant for their information to coordinate with Milwaukee County. Staff is recommending that if there are any approvals, easements, access requirements or anything that is necessary after those conversations, that they be provided to the City. It is basically a standard requirement. Mayor Scaffidi asked if the applicant was made aware of that request. City Planner Papelbon responded that she forwarded the email. Mayor Scaffidi stated the applicant nodded yes.

Mayor Scaffidi had to leave the meeting at this point to fulfill another obligation, but stated that he is in support of this item as proposed. He thinks it is the proper use and all of the restrictions and items listed are appropriate for that use. He does not have any objections.

Mayor Scaffidi handed the meeting over to Commissioner Bukiewicz.

Commissioner Dickmann asked if the contents of the email from Milwaukee County needed to be included in the conditions and restrictions. City Planner Papelbon responded that she did not think so because it is really an abutting-property owner issue. If there are going to be easements or reviews necessary, those are going to be through the County and requested by the applicant. It should be treated as access is on Howell Avenue. Copies of any approvals, permits and/or easements should be provided to the City prior to seeking any local permits.

Jerry Franke, WisPark, pointed out that once the parcel is created, it will no longer be adjacent to Milwaukee County parkland. If they are going through and doing the parcel ahead of time, this wouldn't be an issue.

Commissioner Dickmann moved 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. Commissioner Siefert seconded. On roll call: all voted aye, except Mayor Scaffidi (absent). Motion carried.

**CONDITIONAL USE PERMIT  
KWIK TRIP, INC.  
2040 W. RYAN RD.  
TAX KEY NO. 878-9003-004**

City Planner Papelbon provided an overview of the request for a conditional use permit for outdoor storage and display of ice and propane on the south elevation of the convenience store. 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.

Commissioner Chandler asked what items they are interested in storing outside. Mark Clark, 2040 W. Ryan Road, responded that they are only interested in outside storage of ice and propane. They may ask for a firewood display at some point. City Planner Papelbon stated that staff talked to the applicant prior to their submission for this conditional use request. Staff has recommended against any other outdoor storage. They are limiting outdoor storage to propane and ice. Mr. Clark stated he would be fine with that.

Commissioner Siefert asked if the south side of the building is the best location for that rather than the west. Mr. Clark responded that the south side of the building is facing Ryan Road. However, there is going to be some landscaping, which won't be seen from Ryan Road. Mr. Clark stated that these items are the least visible for the guests as they approach the store.

Alderman Guzikowski (Alderpersion for this district) stated that he doesn't have any opposition to this.

Commissioner Dickmann asked if each gas station is restricted to only what was approved at Plan Commission. City Planner Papelbon responded that there are some gas stations that may be doing things as part of their typical operations but may not have permission to do so.

Conditional use permits going forward state the specific things that can be displayed outside, and the locations where they can be displayed. Displaying merchandise under the fueling canopies is also a concern for the Fire Department.

Commissioner Bukiewicz stated that he is fine with the location of the outside storage. He is fully in support of it.

Alderman Guzikowski moved 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). Commissioner Chandler seconded. On roll call: all voted aye, except Commissioner Correll, who abstained. Motion carried.

## **PLAN COMMISSION DISCUSSION 27<sup>TH</sup> STREET OVERLAY DISTRICT**

City Planner Papelbon stated that this discussion affects all of 27<sup>th</sup> Street. There are several overlay districts that affect portions of 27<sup>th</sup> Street. Those were adopted as part of the 27<sup>th</sup> Street Corridor Plan that was a joint effort with the City of Franklin done in 2005. They established certain standards and criteria for those properties along 27<sup>th</sup> Street.

There are four specific districts and general overlay standards – RRO, UVO, NO and OO. They establish overlay districts on top of the underlying zoning districts. They have their own permitted accessory and conditional use allowances, as well as minimum requirements for setback, building heights and those kinds of things. Everything on 27<sup>th</sup> Street in the overlay district has to abide by the general standards, and fall into the specific overlay district in one of these subsections. The City has received several requests for development along 27<sup>th</sup> Street on a couple of parcels. There are some challenges to these proposals having to do with uses that are allowed in the overlay or not the underlying zoning, so there is an inconsistency issue there. There are some building and site standards that don't match what is being proposed. In other words, the overlay district standards are very specific and don't allow any kind of modifications to those standards. It does not allow the Plan Commission the ability to grant waivers to those standards or modifications.

There are some options with these overlay districts and possibly amending them.

- 1) Amend the district allowed uses and standards;
- 2) Amend the district boundaries. That would have some implications for each of the districts themselves; or
- 3) Removing the district boundaries in whole or part (staff is not recommending this option).

Staff would like to bring before the Plan Commission Option 1, amending the standards themselves. The City of Franklin has district language that Oak Creek does not have. They allow Plan Commission modifications with certain requirements. The other part to consider is amending the district allowing certain uses. One of the particular uses is an institutional (religious) use. That proposal is in an underlying zoning district identified for business use. The overlay district is also a retail district. A church use has not been identified as one of the allowable uses in that overlay district. Even if the underlying zoning were amended for that parcel, the overlay district would prohibit the use in that district.

Other considerations include specific building and site standards. The easiest thing that made the most sense was to try and align Oak Creek's standards with Franklin's. When comparing

the two, there seems to be a lot that overlaps, but differences are due to the way Franklin's Code is organized - they have what is called a "unified development ordinance."

City Planner Papelbon stated that staff's recommendation would be to incorporate at least one of the sections that Franklin has. For example, page 3-96, Subsection C (2) includes a Waiver of Standards for non-residential buildings greater than 20,000 square feet. It states: *The Plan Commission may waive any of the following standards by a ¾ vote of members in attendance, but only if supplement 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.* This is similar to Oak Creek's modification language, but it is specific to the overlay districts.

Commissioner Correll stated that based on the other development areas - the lakefront, Drexel Town Square - 27<sup>th</sup> Street overlay district modifications are needed.

Commissioner Dickmann stated that on Page 3-84, Section 4, of the Franklin ordinance it says, allow "*the Plan Commission to waive any of the South 27<sup>th</sup> Street Standards by 5 votes of all the members of the Plan Commission,*" whereas the section just referenced states ¾ of the members in attendance. City Planner Papelbon responded that that is where the Franklin Code differs because they have this modification in their general standards. They had another modification under the buildings 20,000 square feet and above. City Planner Papelbon stated that her recommendation would be to have one modification standard language for basically any of the modifications that would be included.

Commissioner Chandler asked what the difference was between the two options. City Planner Papelbon responded that Option 1 is where staff believes the City should be going. Oak Creek should be looking at allowing another use to be added into the permitted or conditional use category for these district, and amending the standards to incorporate similar language to Franklin's ordinance. Amending the district boundaries is tricky, and City Planner Papelbon stated that she would not necessarily recommend doing it because then there are considerations of where that district boundary ends and begins. Those distinctions have already been made, and the overlay districts have been established since 2005. City Planner Papelbon stated her recommendation would be to not amend the boundary, but amend the regulations.

Commissioner Correll stated that Option 1, which he is in favor of, allows some modifications; whereas right now, there are no options for the other uses. City Planner Papelbon responded that when uses are brought up, they will be considered for inclusion on a case-by-case basis.

Alderman Guzikowski stated that if the City can take a look at this for a better opportunity, overall use or however it's going to be, he agrees that the City should look at Option 1.

Commissioner Dickmann asked will both Franklin and Oak Creek will bring different proposals to the discussion. City Planner Papelbon responded that she and Community Development Director Doug Seymour had an initial discussion with two representatives from the City of Franklin. Staff got an idea of how they were applying the 27<sup>th</sup> Street overlay district standards. Franklin has just one district for all of 27<sup>th</sup> Street. Oak Creek has four, plus the general overlay district. Franklin has also amended their district. Staff was trying to determine how Oak Creek could bring our standards more in line with theirs, addressing some of these issues, and also seeing how they went through the process to change their Code. Franklin was receptive to what staff was proposing. Staff did mention specifically that one of the requests received was

for a church on 27<sup>th</sup> Street. Franklin did not really have much of an opinion one way or the other on including churches in the overlay district.

Commissioner Bukiewicz stated that it would be healthy to get back in contact with Franklin to make sure both communities are using the same standards and still going in the same direction. City Planner Papelbon stated that both communities adopted the 27<sup>th</sup> Street Corridor Plan and everyone is still moving forward with that. It is just the regulations that were adopted in compliance with that plan are a little bit different. Franklin's Unified Development Ordinance combines all regulations into one Code, so they don't have standards under each district like Oak Creek does.

Commissioner Bukiewicz stated that the plan was laid out. Oak Creek is a little bit more complicated. We do have different districts. Nobody could foresee some of the uses coming, particularly when existing businesses sit within that overlay and then change. Oak Creek has been able to change and adapt. It has been successful in the past and it can be in the future. Commissioner Bukiewicz stated that staff is going down the right path and has the right suggestions. Commissioner Bukiewicz stated he does not believe in removing the district boundaries or to amend them. Commissioner Bukiewicz wants to see the City having the most leeway to be able to make changes on a case-by-case basis.

Doug Seymour, Director of Community Development, stated that the road (27<sup>th</sup> Street) has taken quite a bit longer to complete than anticipated. They (WisDOT) will finish up next spring with some of the streetscape elements that were part of the 27<sup>th</sup> Street Corridor Plan. This was a contributing factor toward the lack of activity along the corridor, along with the economics, which have changed over the last decade. There have been opportunities for the City to focus elsewhere. Mr. Seymour stated that getting back to 27<sup>th</sup> Street is a good idea and there is a lot of potential there. There is still a really unique opportunity to shape that corridor, and using many of the same concepts in the corridor plan and streetscape plan in working with the City of Franklin.

Mr. Seymour stated that one of the "silver linings" of the slowdown due to the economic factor was that it allowed Oak Creek to hold those properties back until the market was ready for them. Now that the City has some developments like IKEA and Drexel Town Square, like NML and Wheaton on the Franklin side, there is the ability to move forward with maintaining those high standards. They are not the same standards as those back in 2005. He thinks a lot of things looked at in 2005 were very well thought out, but ignoring some market realities, particularly in terms of the amount of office space that was thought would be along that corridor.

Commissioner Bukiewicz thanked the Planning Department for putting this together in a form that the Plan Commission members could really understand (because the original plan is so large), and giving the members clear options so that this discussion could take place. He stated that a lot of work went into that. Mr. Seymour stated that City Planner Papelbon did a good job.

## **PLAN COMMISSION DISCUSSION IBEW SITE TOUR**

City Planner Papelbon asked if the Plan Commission wanted to take up an offer to tour an IBEW location. It is their training facility. Commissioner Bukiewicz stated that the IBEW is the International Brotherhood of Electrical Workers. They train electricians and run apprenticeship classes and are located in Wauwatosa on 110<sup>th</sup> and Watertown Plank Road. They have been reaching out to all municipalities, school boards and planning commissions so they have a better understanding as to when they're approving projects with buildings and roads, what goes into the training. This is self-funded. They train on everything from basic wiring to fire alarms, solar to high voltage switch gear. Commissioner Bukiewicz stated they perform classroom work

as well as hands-on training. City Planner Papelbon stated the City received an invitation for the Plan Commission to tour the facility. If the Plan Commission wants to tour the facility, it would have to be posted as a special meeting. The Plan Commission indicated their interest in touring the facility.

Commissioner Carrillo moved to adjourn. Commissioner Correll seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:58 p.m.

ATTEST:

01/11/2017

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

\_\_\_\_\_  
Date

DRAFT



## Summary of Significant Common Council Actions

January 17, 2017

1. **APPROVED Ordinance** No. 2837, approving a conditional use permit for a freight terminal with two 20,000 gallon underground fuel tanks as well as outdoor dolly storage for the property at 500 W. Opus Drive, and directed the Plan Commission to prepare and review appropriate conditions and restrictions for review by the Council at their March 7<sup>th</sup> meeting.
2. **APPROVED** – Resolution No. 11787-011717, designating the public right of way adjacent to the property at 2200 W. Drexel Avenue as South IKEA Way.



Kari Papelbon, CFM, AICP  
Planner



# Plan Commission Report

ITEM: 4a & 5a

DATE: January 24, 2017

**PROJECT:** Sign Appeal – John Kuhnmuensch (BelAir Cantina)

**ADDRESS:** 410 W. Town Square Way

**TAX KEY NOs:** 813-9053

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

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

**Size:** 1.168 acres

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

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

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** The applicant is requesting a variance from Section 17.0334, part of the General Development Plan and Regulating Plan, which states that eye-level signs, including vinyl text/graphics/patterns, may not cause more than 10 percent of the glazing to become opaque. Furthermore, one (1) 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 that has an eye-level sign. The north, northwest, southwest, and south elevations all include large amounts of clear glazing. As part of a previous sign plan review for this tenant space, staff determined that entry facades are located on the south elevation and the southwest elevation.

### Permitted Number of Eye-Level Signs

Per the Regulating Plan, the number of allowed eye-level signs is based on the formula: one (1) sign per twelve (12) linear feet of frontage on an entry facade. The south elevation has approximately 91 feet of frontage. Therefore the maximum number of eye-level signs is seven. Staff observed a total of seven (7) signs on the south elevation:

- (2) “use other door;”
- (2) bull symbols;
- (2) internet address; and
- (1) hours of operation.

The number of signs requested is in compliance with Code, and does not require a variance.

The southwest entry façade has 24 feet of frontage, thus permitting two (2) eye-level signs. The applicant is requesting a total of five (5) eye-level signs on this elevation:

- (1) neon “mescal;”
- (1) neon “tequila;”

- (1) neon “tacos;”
- (1) bull symbol; and
- (1) internet address sign.

A variance is required to display all proposed signs. According to the Regulating Plan, neon signs are an unacceptable type of sign when used as primary signage. In this case, the proposed signage is eye-level signage, and the Plan Commission has the discretion to determine if neon eye-level signs are acceptable as secondary signs.

The northwest elevation of the building that faces the outdoor patio, is not considered an entry façade, and is prohibited from displaying any eye-level signs. The applicant is proposing three (3) eye-level signs on this elevation:

- (1) “use other door;”
- (1) bull symbol; and
- (1) internet address.

These signs will require a variance to allow eye-level signs on a non-entry façade.

On the north elevation of the building, the applicant is requesting to have nearly the entire glazing covered in an opaque film depicting a desert scene. Since this is a non-entry façade, no eye-level signs are permitted. A variance will be required to allow an eye-level sign on this elevation (see explanation below for an alternate treatment).

### **Signs Not to Cover More Than 10% Clear Glazing**

The proposed eye-level signs on the south, southwest, and northwest elevations of the building do not exceed the 10 percent clear glazing restriction, and do not require a variance. However, the requested sign on the north elevation does exceed the 10 percent maximum, and would require a variance to allow the proposed sign to cover more than 10 percent of the clear glazing. Staff has conferred with the City Attorney and determined that what is being proposed is not a sign, but rather a modification to the clear glazing for a tenant space which should be reviewed separately under site plan review. This is similar to the review ultimately recommended for the Gigi’s Cupcakes tenant space.

### **Summary**

The number and size of eye-level signs on the south elevation are in compliance with Code. A variance will be required to allow the requested number of eye-level signs on the southwest and northwest elevations of the building. Staff recommends not granting a variance for the north elevation based on the determination by the City Attorney that such would require site plan review as stated earlier in this report.

If the Plan Commission is comfortable with the number of proposed signs, the Plan Commission can approve granting a variance allowing the tenant at 410 W. Town Square Way to display five (5) eye-level signs on the southwest elevation, and three (3) signs, not to cover more than 10 percent of the clear glazing, on the northwest elevation as shown in Exhibit A.

Prepared by:



Peter Wagner, AICP  
Zoning Administrator/Planner

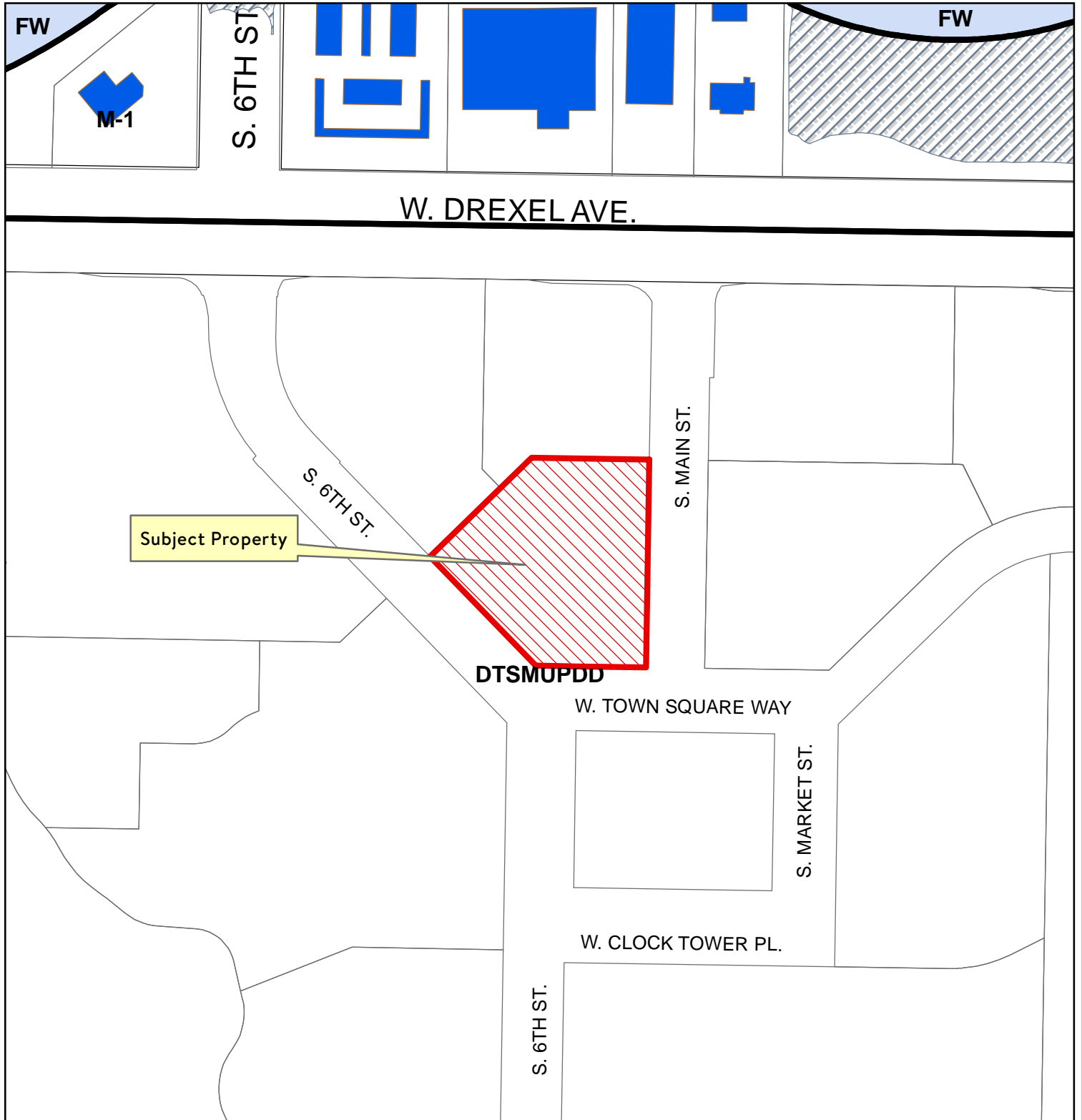
Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map

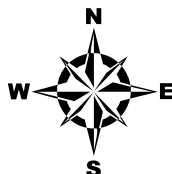
## 7979 S. Main St.



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



Department of Community Development



Legend	
	7979 S. Main St.
	Floodfringe
	Floodway

Publish January 12, 2017

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

A public hearing for a sign appeal will be held:

**Date:** Tuesday, January 24, 2017

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

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

**Appellant:** John Kuhnmuensch (Bel Air Cantina)

**Tax Key No.** 813-9053-000

**Property location:** 7979 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 four (4) 21" x 28" vinyl window decals, three (3) neon window signs, and opaque (with images) vinyl coverings on the northeast glazing of the tenant located at 410W. Town Square Way.

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

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

Dated this 5<sup>th</sup> Day of January 2017

PLAN COMMISSION  
CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Steve Scaffidi, Chairman

## Public Notice

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

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

**Variance Request by the Restaurant BelAir Cantina for the following eye level signs.**

1. We currently have four 21" w x 28"h bull decals with our brand name and website. Each of these eye level vinyl decals were previously applied during the construction process. We would like to incorporate these decals into the operational façade of the currently operational business. Each decal currently represents an overall dimension of 588 sq/in. (please see images 1-4 for locations)  
Each image is less than the allotted 10% of storefront glazing and each image has more than the required 12 linear feet of tenant space frontage on each entry façade. Each image is less than 5% of the glazing requirements. We request that we can leave these images on the storefront as they are representative of our brand and an integral part of our design.
2. We have also added three neon signs on the western elevation as well, (image #5), these neon's represent our brand and are only operational during normal business hours. They are interior neon's and are approximately 18"h x 30"w. Each neon is 540 sq/in. The total accumulated dimension of the three neon signs are less than 8% of the total glazing on the western elevation storefront.
3. Lastly, as a purely aesthetic measure, we added a vinyl exterior covering to the NE glazing of our building. This was primarily done to hide the interior of our dry storage area in the kitchen. This area is constantly full of dry product and not visibly pleasing from the exterior. We acknowledge that this vinyl exceeds the allotted limit of the 10% glazing coverage, but we are hoping that we can keep this image to prevent customers from seeing the interior of the dry storage area, (see image 6-9).

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DEC 13 2018

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Image 1 South Elevation



Image 2 southwest elevation

CITY OF OAK CREEK

DEC 13 2018

RECEIVED





Image 3 west elevation

CITY OF OAK CREEK

DEC 13 2016

RECEIVED



Image 4 North elevation

CITY OF OAK CREEK

DEC 13 2016

RECEIVED



Image 5 western elevation

*EXIT ONLY*  
*Please See Host*





# Plan Commission Report

ITEM: 5b  
DATE: January 24, 2017

**PROJECT:** Site Plan Review – John Kuhnmuench (Bel Air Cantina)

**ADDRESS:** 410 W. Town Square Way

**TAX KEY NOs:** 813-9053

**STAFF RECOMMENDATION:** That the Plan Commission approve the proposed building modification changing the clear glazing to opaque glazing for the windows illustrated in Exhibit A.

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

**Size:** 1.168 acres

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

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

**Comprehensive Plan:** Planned Mixed 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.

Exhibit A, included in your packet, illustrates the north elevation of the tenant space that has an opaque window film depicting a desert scene. Also included in your packet are pictures showing how the interior space is currently being used. This elevation faces the north parking lot of the parcel. As stated earlier, clear glazing is only required along street frontages. This area does not front a street, but instead a parking lot.

If the Plan Commission is comfortable with the proposed modifications to the clear glazing on the north elevation, the Plan Commission can recommend approval of reducing the amount of clear glazing on the north elevation as illustrated in Exhibit A.

If the applicant wants to modify the amount of clear glazing in the future, the applicant will be required to go before the Plan Commission for approval.

Prepared by:



Peter Wagner, AICP  
Zoning Administrator/Planner

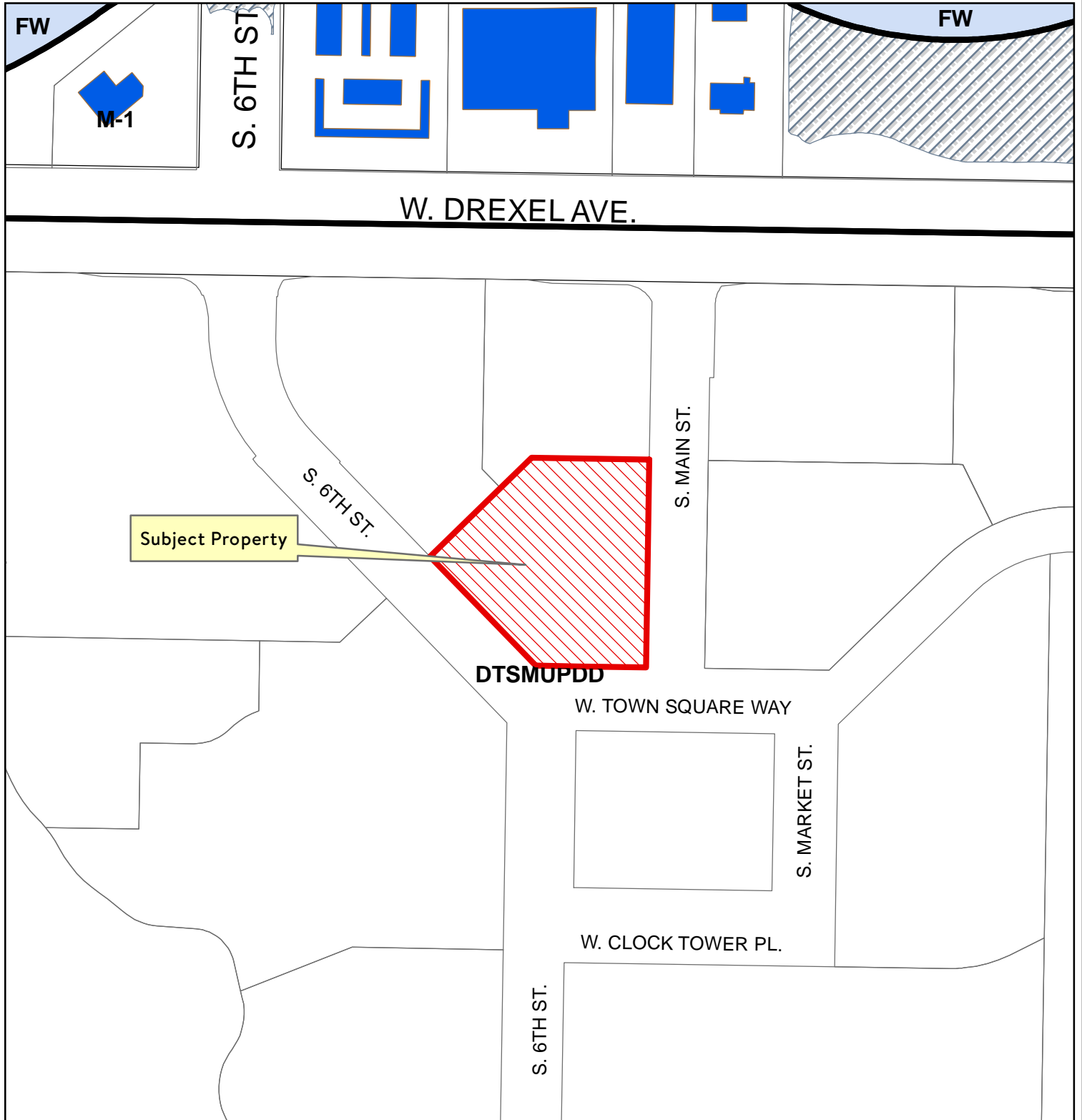
Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map

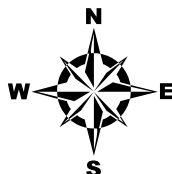
## 7979 S. Main St.



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



Department of Community Development



Legend	
	7979 S. Main St.
	Floodfringe
	Floodway

Exhibit A

North Elevation







Image 6 North elevation, exterior of dry storage.

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Image 7 interior of dry storage.

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DEC 13 2016

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Image 8, interior of dry storage.

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DEC 13 2016

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Image 9, interior of dry storage.



# Plan Commission Report

ITEM: 5c  
DATE: January 24, 2017

**PROJECT:** Conditions and Restrictions – 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 adopts the Conditions and Restrictions as part of the Conditional Use Permit allowing outdoor storage and display of ice and propane retail merchandise on the property at 2040 W. Ryan Rd. after a public hearing.

**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:** At the January 10, 2017 meeting, the Plan Commission recommended Common Council approval of the proposed Conditional Use Permit that would allow outdoor storage and display of ice and propane retail merchandise at 2040 W. Ryan Rd. 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.

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.

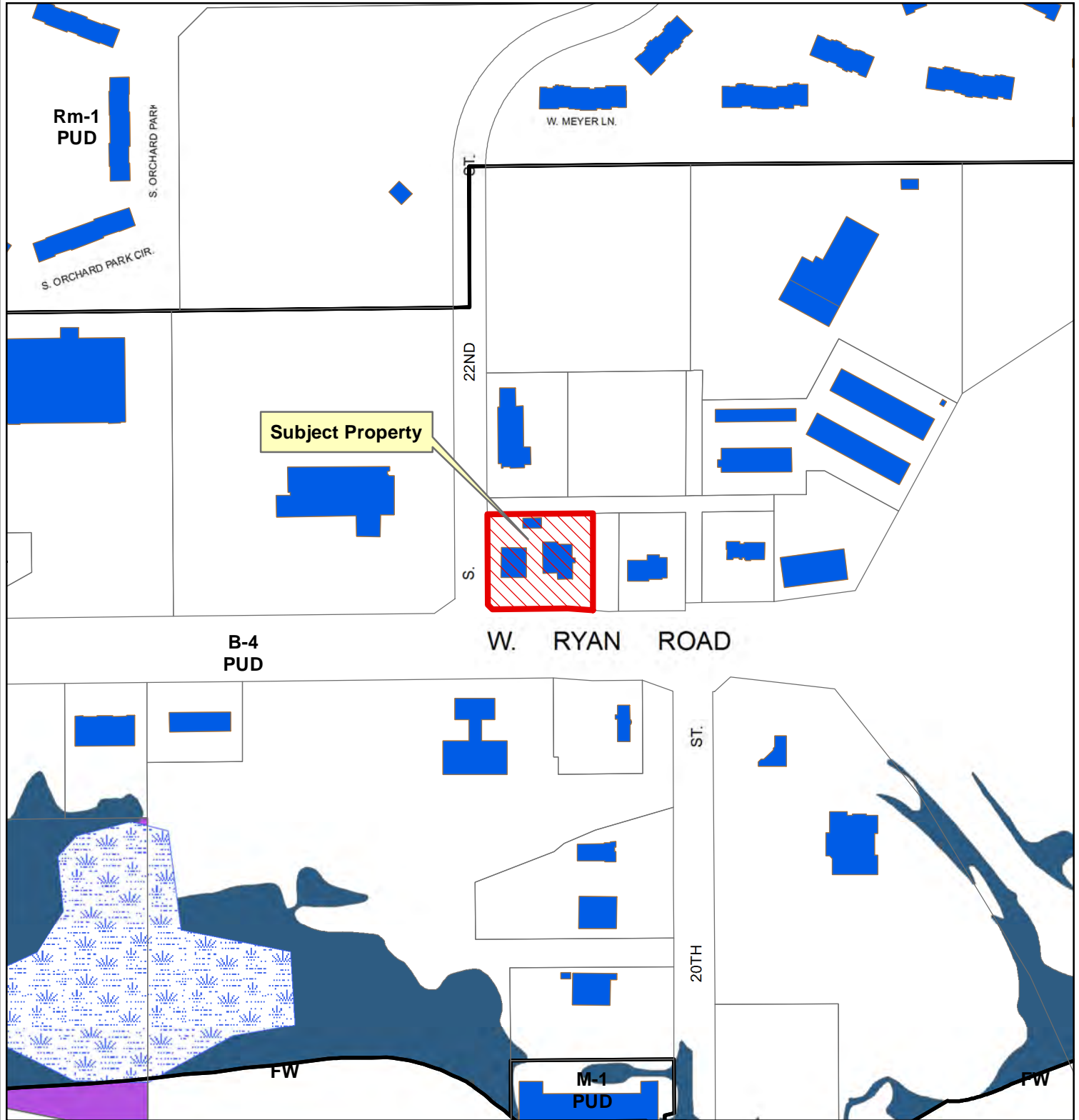
Prepared by:

Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

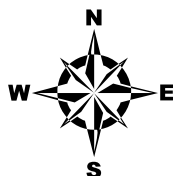
# Location Map 2040 W. Ryan Rd.










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.
-  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: Kwik Trip

Property Address: 2040 W. Ryan Rd.

Tax Key Number: 878-9003-004

Conditional Use: **Outdoor storage and display of ice and propane retail merchandise**

Approved by Plan Commission: TBD

Approved by Common Council: TBD

(Ord. #TBD)

1. LEGAL DESCRIPTION

Parcel 3 except the East 63 feet thereof, of certified survey Map No. 4780, being a part of the southwest Quarter of the Southeast Quarter and also a part of the Southeast Quarter of the Southwest Quarter, all in Section 19, town 5 North, Range 22 East, City of Oak Creek, county of Milwaukee, State of Wisconsin.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

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

**1) General Development Plan**

- a) Detailed building location(s) with setbacks
- b) Square footage of building(s)
- a) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width & location)
- f) Sidewalk location(s)
- g) Parking layout & traffic circulation
  - i) Location
  - ii) Number of employees
  - iii) Number of spaces
  - iv) Dimensions
  - v) Setbacks
- h) Location of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed) including detention/retention basins (if needed)
- l) Precise location of outdoor storage
- m) Location of wetlands (field verified)
- n) Location, square footage, & height of signs

**2) Landscape Plan**

- a) Screening plan for outdoor storage
- b) Number, initial size & 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, & Stormwater Management Plan**

- a) Contours (existing & proposed)
- b) Location of storm sewer (existing & proposed)
- c) Location of stormwater management structures & basins (if required)

**6) Fire Protection**

- a) Location of existing & proposed fire hydrants (public & 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 any new buildings or structures and additions, site grading and drainage,

stormwater management and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.

- D. 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 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. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- G. For each stage of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit.

### 3. PARKING AND ACCESS

- A. Parking requirements for this project shall be provided in accordance with the existing Planned Unit Development (Ord. 1150), plans approved by the Plan Commission on November 22, 2016, and Section 17.0403(j)(6)(f) of the Municipal Code. Any modifications will require additional review and approval by the Plan Commission.
- 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. 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.
- G. All off street parking areas shall be landscaped in accordance with the existing Planned Unit Development (Ord. 1150), plans approved by the Plan Commission on November 22, 2016, and Sections 17.0330, 17.0403, and 17.1010 of the Municipal Code. Any modifications will require additional review and approval by the Plan Commission.

### 4. LIGHTING



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

5. LANDSCAPING

A. Landscaping shall be provided in accordance with the existing Planned Unit Development (Ord. 1150), plans approved by the Plan Commission on November 22, 2016, and the following sections. Any modifications will require additional review and approval by the Plan Commission.

B. Parking Lot Screening. Those parking areas for five (5) or more vehicles if adjoining a residential zoning district line or public right-of-way shall be screened from casual view by an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means approved by the City Plan Commission. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way. 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 35 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%.

C. 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.

D. 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.

- E. 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.
- F. 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.
- G. 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.
- H. Screening of Roof Mounted Mechanical Equipment - Roof mounted mechanical equipment shall be screened from casual view.
- I. Screening of utility meters. New utility meters shall be screened with a mix of plantings and a screening fence or wall, which shall be approved by the Community Development Department prior to the issuance of building permits. Said screening shall be installed prior to final occupancy.
- J. 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
- K. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.
- L. Buffer Yards. Appropriate buffers shall be provided between dissimilar uses as set forth in Section 17.0205 (d) of the Municipal Code.
- M. 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.

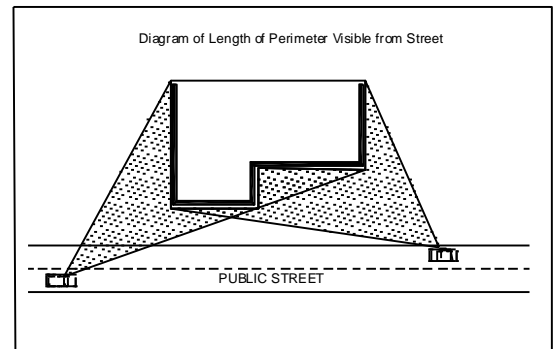
6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule.

N. The Plan Commission may modify any of the standards in Section 5 above 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.

## 6. 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)).

7. BUILDING AND PARKING SETBACKS

	**Front and Street Setback	**Rear Setback	**Side Setback
Principal Structure	25'	20'	25'
Accessory Structure*	25'	20'	25'
Off-street Parking	25'	0'	25'

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

\*\*Note: the lot at 2040 W. Ryan Rd. is a corner lot in a Planned Unit Development. See Ord. 1150 & Section 17.0605.

8. 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.

9. SIGNS

All signs shall conform to the provisions of the existing Planned Unit Development (Ord. 1150) and Sec. 17.0706 of the Municipal Code.

10. PERMITTED USES

- A. All permitted uses in the B-4 (PUD), Highway Business zoning district.

**B. Outdoor storage and display of retail merchandise limited to one (1) ice receptacle and one (1) propane cage along the south side of the building. No other outdoor storage or outdoor display of any retail merchandise is allowed.**

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

11. TIME OF COMPLIANCE

The operator of the conditional use shall commence work 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.

12. OTHER REGULATIONS

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

13. 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.

14. REVOCAION

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.

15. ACKNOWLEDGEMENT

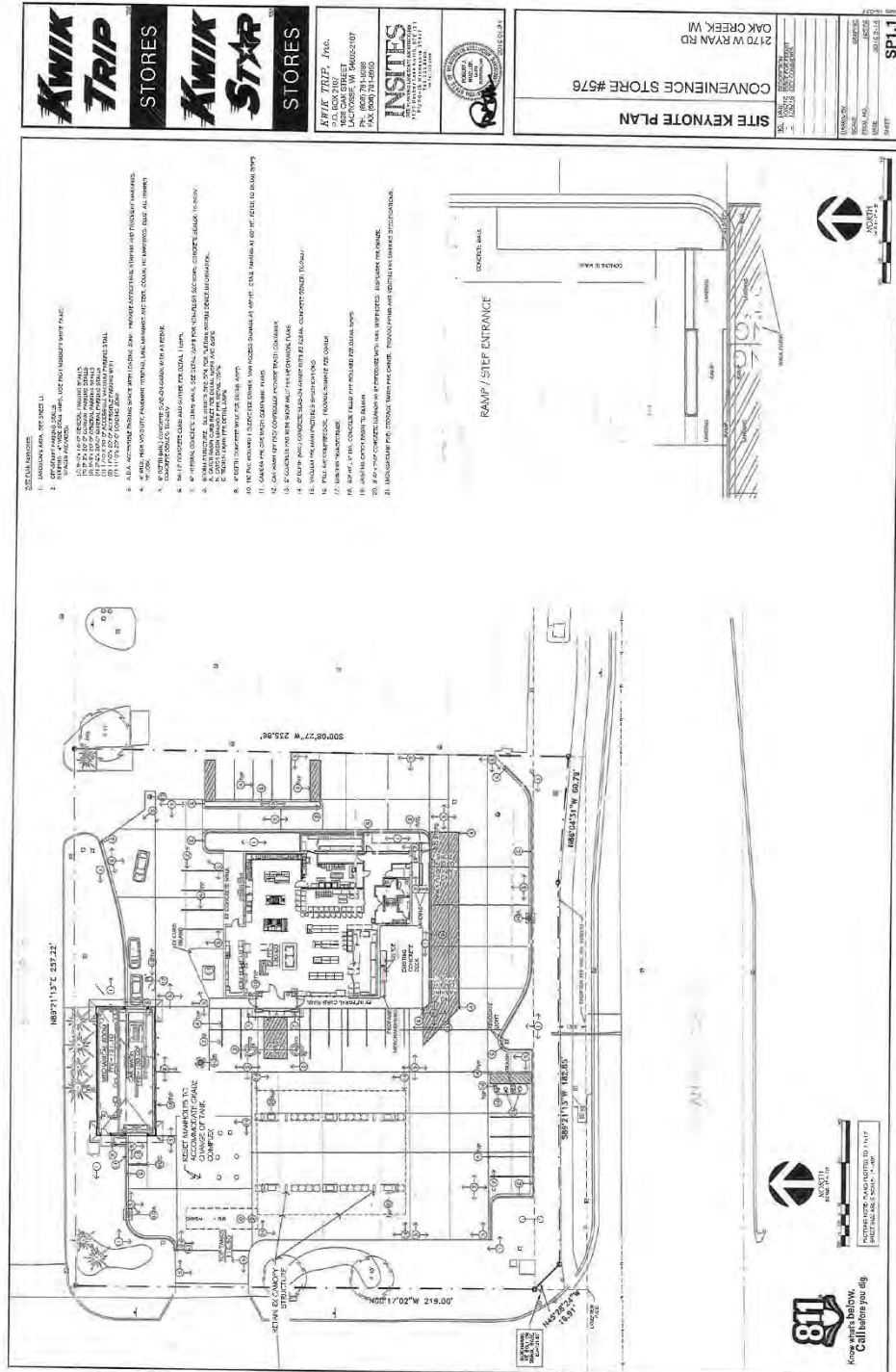
The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their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

\_\_\_\_\_  
Owner / Authorized Representative Signature

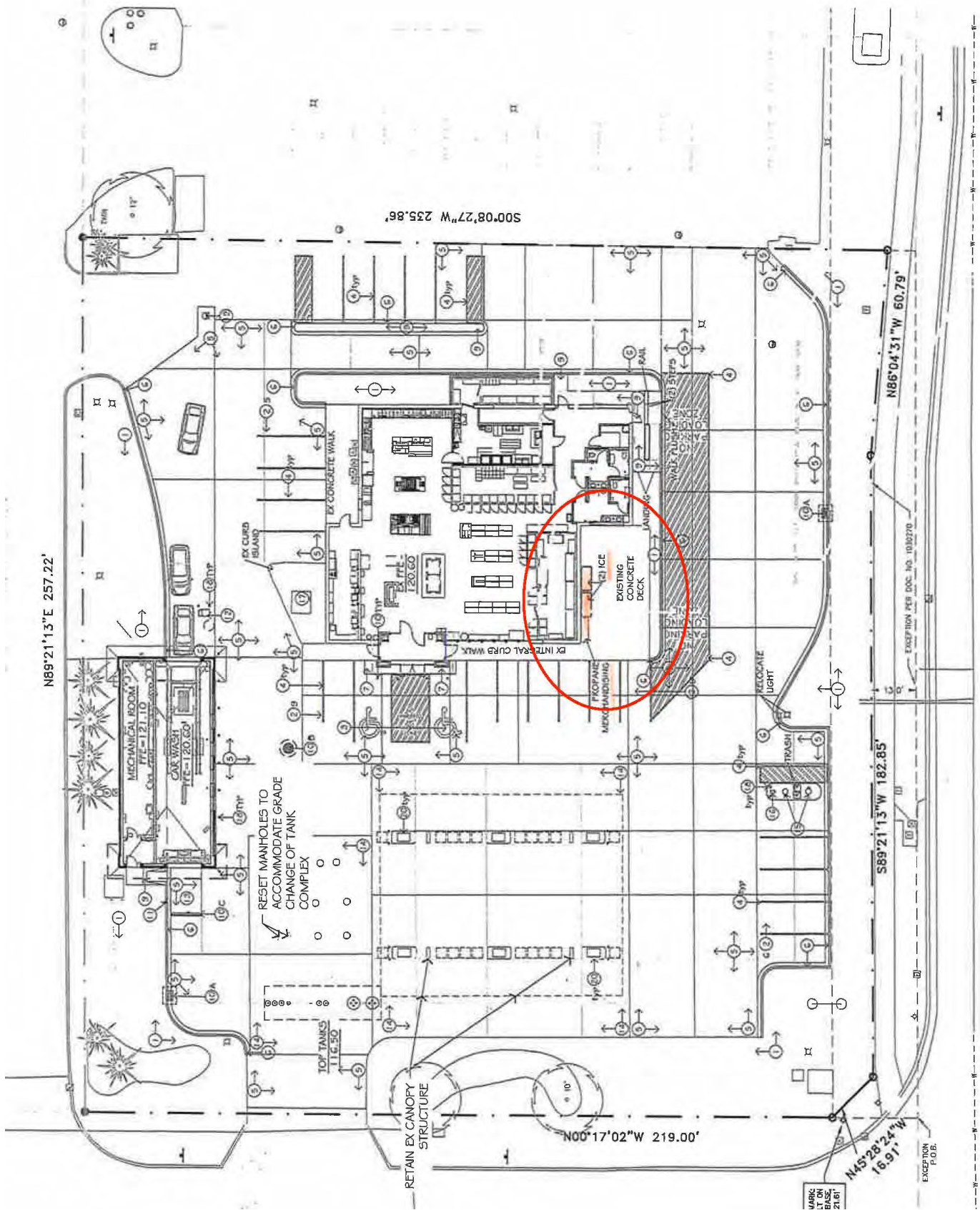
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# EXHIBIT A: SITE PLAN



**EXHIBIT B: LOCATION OF OUTDOOR STORAGE**





# Plan Commission Report

ITEM: 5d  
DATE: January 24, 2017

**PROJECT:** Conditional Use Amendment – (Badger Bus)

**ADDRESS:** 6819 S. Howell Avenue

**TAX KEY NO:** 734-9997

**STAFF RECOMMENDATION:** That the Plan Commission recommends that the Common Council approve a Conditional Use Permit Amendment allowing the storage of inflammable gas in excess of 5,000 gallons at 6819 S. Howell Avenue after a public hearing.

**Ownership:** Meier Investment Group LLC

**Size:** 3.03 acres

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

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

**Comprehensive Plan:** Planned Business

**Wetlands:** No

**Floodplain:** No

**Official Map:** No officially mapped roads affect this property.

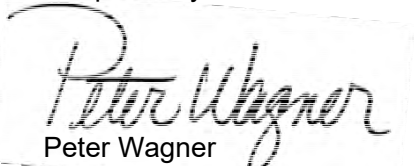
**Commentary:** The applicant is requesting an amendment to the Conditional Use Permit associated with 6819 S. Howell Avenue to allow for the storage of 12,000 gallons of fuel to be stored on site. Per code, the storage of inflammable gas and liquids greater than 5,000 gallons is a conditional use in the manufacturing zoning district.

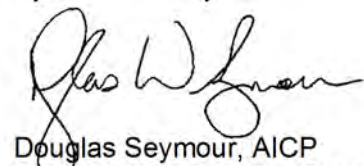
In 2016, the applicant received approval to operate a private bus service storage yard at 6819 S. Howell Avenue as a conditional use. They operate approximately 25 buses which requires refueling. Currently there is no ability for buses to be refueled on site. Therefore, the applicant is requesting to install an above ground, 12,000 gallon, fuel tank for this purpose. The tank is ten feet in diameter and 20.5 feet in length. The tank will be installed horizontally and will be required to meet fire code. The location of the fuel tank will be screened from the public right-of-way by the existing garage and privacy fence. Enclosed is a site map illustrating the location of the fuel storage tank and the dimensions. Per code, the storage of inflammable gas in excess of 5,000 is permitted as a conditional accessory use to a permitted use or an approved conditional use.

If approved, Section 8 on page 4 of the conditions and restrictions document will be amended to include, as a permitted use, inflammable gas and liquids in excess of 5,000 gallons, which is accessory to a permitted use, or an approved conditional use.

Prepared by:

Respectfully Submitted by:

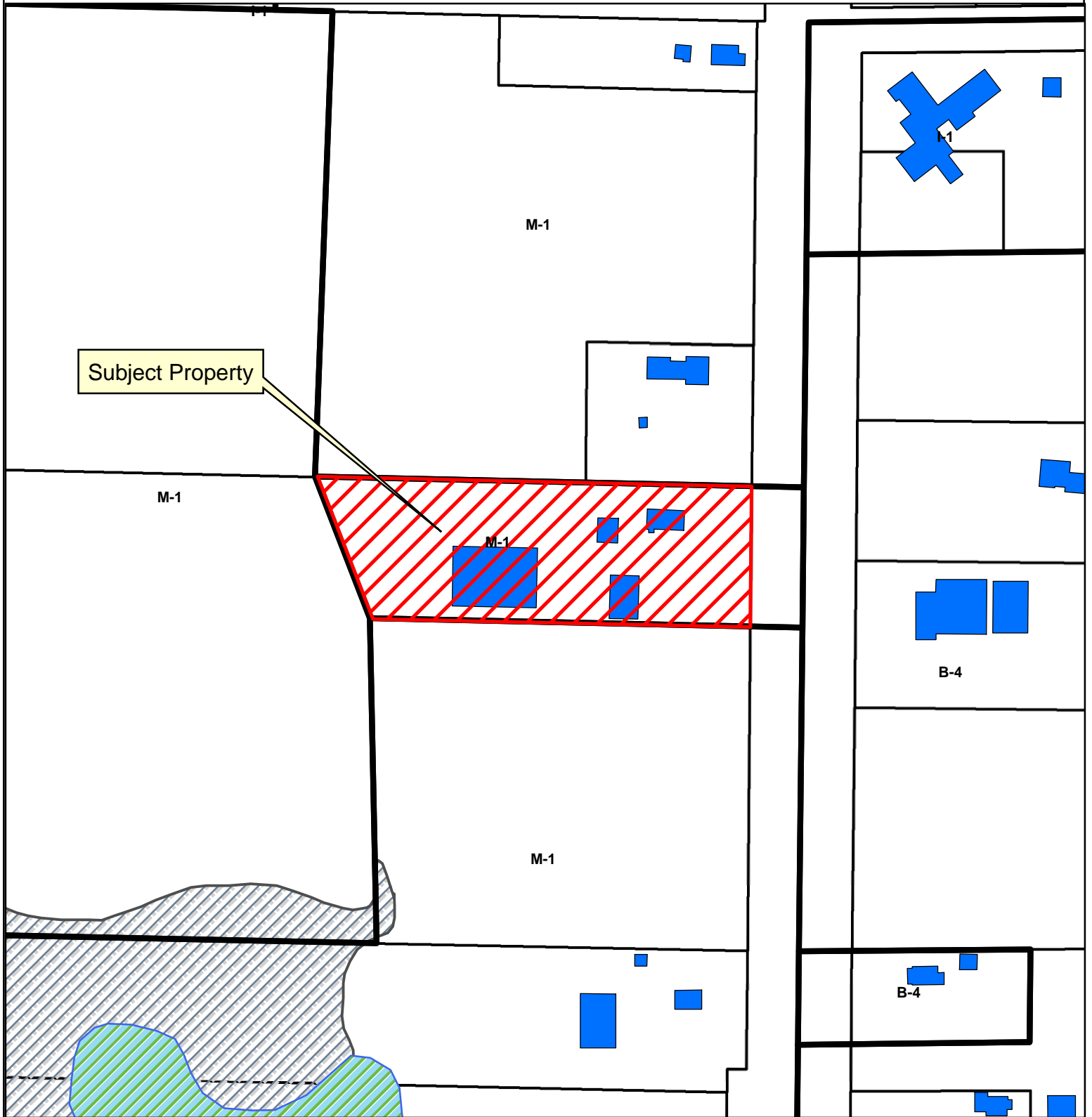
  
Peter Wagner  
Zoning Administrator/Planner

  
Douglas Seymour, AICP  
Director of Community Development

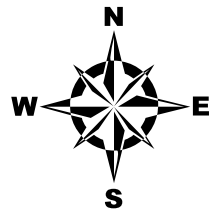


# Location Map

## 6819 S Howell Ave



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



Legend	
	6819 S Howell Ave.
	Floodfringe
	Floodway

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

Applicant: Badger Coaches Inc.  
Property Address: 6819 South Howell Avenue  
Tax Key Number: 734-9997

Reviewed by Plan Commission: January 24, 2017  
Approved by Common Council: TBD  
(Ord. \_\_\_\_\_)

Conditional Use: Private Bus Service & Bus Storage Yard & **Inflammable gas and liquids storage in excess of 5,000 gallons, which is accessory to a permitted use, or an approved conditional use.**

1. LEGAL DESCRIPTION

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

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

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. The property as improved is suited to and adequate for the conditional use for which applicant has applied. However, in the event future changes to the property or improvements are desired by the owner or operator, a precise detailed site plan for the area affected by the conditional use shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) **General Development Plan**

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

**Landscape Plan**

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

2) **Building Plan**

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

3) **Lighting Plan**

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

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

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

- 5) **Fire Protection**
  - a) location of existing and proposed fire hydrants (public and private)
  - b) interior floor plan
  - c) materials of construction
  
- B. All plans for new buildings, additions, or exterior remodeling shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.
- C. For any new buildings or structures and additions, site grading and drainage, stormwater management and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.
- D. A Development Agreement shall be completed between the owner and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required in Item 2E, below, and/or as specified by these conditions and restrictions.
- E. Plans and specifications for any necessary public improvements within developed areas (e.g. sanitary sewer, water main, storm sewer, etc.) shall be subject to approval by the City Engineer.
- F. If required by the City of Oak Creek, public easements for telephone, electric power, sanitary sewer, storm sewer and water main shall be granted. Said easements shall be maintained free and clear of any buildings, structures, trees or accessory outdoor appurtenances. Shrubbery type plantings shall be permitted; provided there is access to each of the aforementioned systems and their appurtenances.
- G. If there are any future land divisions, a plat or certified survey map shall be prepared, submitted for approval and recorded. If required by the Common Council, a development agreement also shall be completed between the owner and the City prior to approval of said land division document, so as to ensure the construction or installation of public improvements required in these conditions and restrictions and Chapter 14 of the Municipal Code.
- H. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- I. For each stage of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit.

3. PARKING AND ACCESS

- A. Parking requirements for this project shall be provided at the following rate based on Section 17.0403(j)(2) of the Zoning Code:
  - One (1) space per employee for the work shift with the largest number of employees.
- B. Where 90° parking is indicated on the site plans, individual parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.0403(d) of the Municipal Code.
- C. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- D. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval. All parking areas and private drives, within a phase, shall be in place prior to the issuance of an occupancy permit for any building in that phase.

- E. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- F. All driveway approaches to this property shall be in compliance with all the standards set forth in Chapter 23 of the Oak Creek Municipal Code and the Wisconsin Department of Transportation. Any off-site improvements shall be the responsibility of the property owner.
- G. All off street parking areas shall be landscaped in accordance with Sections 17.0403(g) & (h) of the Municipal Code.

All public off-street parking lots which serve five (5) vehicles or more and are created or extended subsequent to the adoption of this Ordinance shall be provided with accessory landscaped areas; which may be landscape islands, landscape peninsulas or peripheral plantings totaling not less than five (5) percent of the surfaced area. For parking lots designed for twenty-five (25) parking spaces or more, at least one-half of the minimum five- (5) percent landscaped area shall be within the parking lot. When parking lots are extended, these regulations shall apply only to the extended portion of the parking lot. Location of landscape areas, plant materials, protection afforded the plantings, including curbing and provision for maintenance shall be subject to approval by the City Plan Commission. Landscape islands or peninsulas shall be dispersed throughout the off-street parking area. All plans for such proposed parking areas shall include a topographic survey or grading plan, which shows existing and proposed grades and location of improvements. The preservation of existing trees, shrubs, and other natural vegetation in the parking area may be included in the calculation of the required minimum landscape area.

Those parking areas for five (5) or more vehicles if adjoining a residential zoning district line or public right-of-way shall be screened from casual view by an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means approved by the City Plan Commission. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way and six (6) feet in height between the parking and any adjacent residential property line. All screening materials shall be placed and maintained at a minimum height of three (3) feet.

#### 4. LIGHTING

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

5. BUILDING AND PARKING SETBACKS

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

6. MAINTENANCE AND OPERATION

- A. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan. Solid waste collection and recycling shall be the responsibility of the owner.
- B. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.

7. SIGNS

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

8. PERMITTED USES

- A. All permitted uses in the M-1, Manufacturing zoning district.
- B. Usual and customary accessory uses to the above listed permitted uses.
- C. Inflammable gas and liquids storage in excess of 5,000 gallons, which is accessory to a permitted use, or an approved conditional use.**

9. TIME OF COMPLIANCE

In the event future additions, changes or improvements to the property are approved by the Plan Commission, the operator of the conditional use shall begin installing or constructing the elements required in these conditions and restrictions for the conditional use within twelve (12) months from the date of adoption of the ordinance authorizing the issuance of a conditional use permit. This conditional use approval shall expire within twelve (12) months after commencing construction, if the structure(s) for which an approval has been issued is not substantially completed. The applicant shall re-apply for a conditional use approval, prior to recommencing work or construction.

10. OTHER REGULATIONS

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

11. REVOCAION

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

12. ACKNOWLEDGEMENT

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

\_\_\_\_\_  
Owner's authorized representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
(please print name)

# ALTA/ACSM LAND TITLE SURVEY

**CLIENT**  
Johnson Bank

**SITE ADDRESS**  
6113 South Howell Avenue, City of Oak Creek, Milwaukee County, Wisconsin

**LEGAL DESCRIPTION**  
That part of the North 1/2 of the Southeast 1/4 of Section 5, Township 5 North Range 22 East, bounded and measured as follows: Commencing at the Southeast corner of the North 1/2 of said Section 5, running thence North and along the East line of said 1/4 Section 400 feet to the point of beginning of the parcel herein to be described; thence North 81deg 21' West and parallel to the South line of the North 1/2 of said 1/4 Section 655 feet to a point on the Eastern line of the former Chicago, North Shore and Milwaukee Railway; thence North 21 deg 43' 13" West and along the Eastern line of said Railway 824 feet 00 inches to a point on the East line of said 1/4 Section; thence South 89deg 25' East and parallel to the South line of the North 1/2 of said 1/4 Section 655 feet to a point on the East line of said 1/4 Section; thence South and along the East line of said 1/4 Section 200 feet to the point of beginning, except the East 75 feet thereof. Said land being in the City of Oak Creek, Milwaukee County, Wisconsin.

**BASIS OF BEARINGS**  
Bearings are referenced to the East line of the Southeast 1/4 of Section 5, which is assumed to be 36° North.

**TITLE COMMITMENT**  
This survey was prepared based on Old Republic National Title Insurance Company File No. 7411-15-08, effective date of August 4, 2015 which sets the following easements and/or restrictions from schedule B:

- e, l, g & h visible evidence shown if any
- a, b, c, g, h, i not survey related
- l Access easement as reserved in Deed recorded on April 15, 1957, as Document No. 3571140. Does not affect via location
- l Utility Easement to Wisconsin Electric Power Company, dated September 11, 2003, and recorded on October 23, 2003, as Document No. 8157427. Affects via location, shown
- m Conditions and restrictions as contained in an Ordinance No. 2590 and recorded on July 21, 2010, as Document No. 989509. Affects via location. Shaded area
- n Restrictions, covenants, notes, setback lines, and easements as shown on the Plan of Transportation Project Part No. 2860 15 21 413 recorded on March 6, 2013, as Document No. 10222190. Affects via location, shown
- o Temporary Limited Easement granted to the City of Oak Creek on April 24, 2013, and recorded on June 24, 2013, as Document No. 10762856. Affects via location, shown

**PARKING SPACES**  
There are no parking spaces marked on this site.

**FLOOD NOTE**  
According to the flood insurance rate map of the County of Milwaukee, Community Panel No. 55079C01666, a effective date of September 26, 2008, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain)

**MUNICIPAL ZONING**  
Site is zoned: M 1 / CM (MANUFACTURING DISTRICT)  
Front setback: 40 feet Side setback: 20 feet Rear setback: 20 feet  
Maximum building height: 55 feet

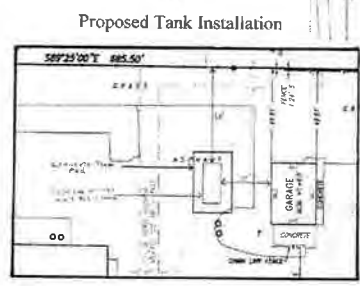
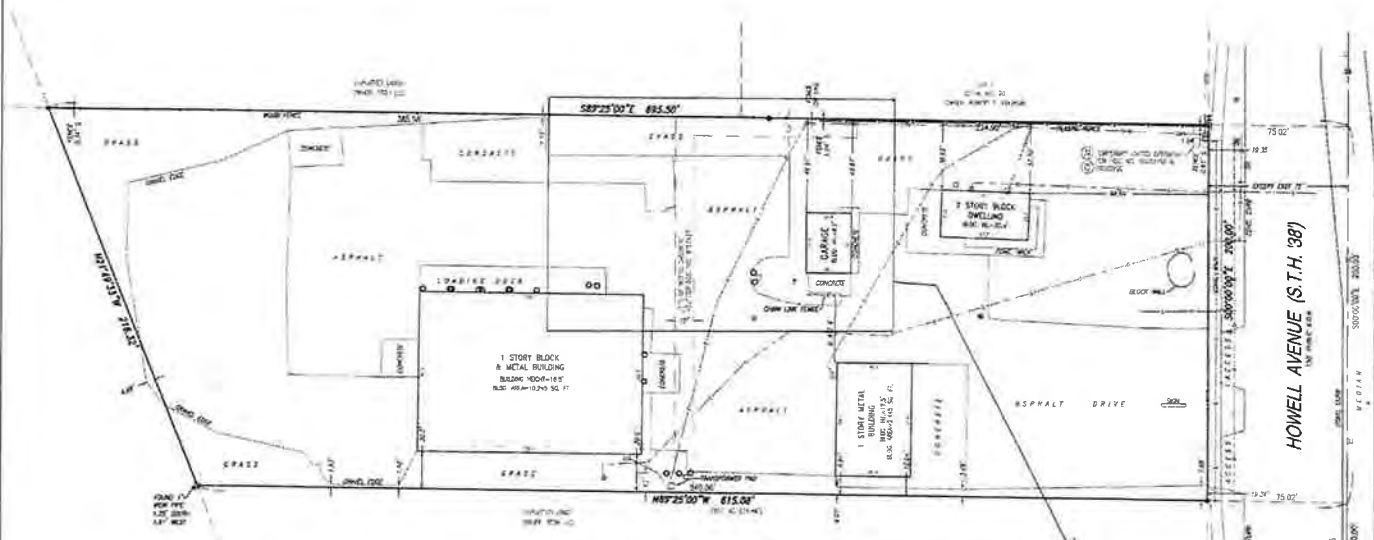
**LAND AREA**  
The Land Area of the subject property is 116,050 square feet or 2.6641 acres

- TABLE "A" ITEMS**
- 11(a). Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-Call Utility Marking System (Wisconsin Statute 82.0175). This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were not responsive to the request.
  12. There is no visible evidence of earth moving, building construction or building additions within three months.
  17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
  18. There is no observable evidence of site use as a solid waste dump or sanitary landfill.

TO: Meier Enger Holding LLC  
Johnson Bank, its successors and/or assigns as their respective interests may appear  
Old Republic National Title Insurance Company

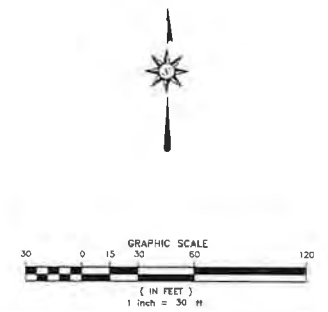
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2013 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6(a), 7(a), 8, 9, 11(b), 13, 16, 17 and 18 of Table A thereof. The field work was completed on September 9, 2015.

Date of Map: September 16, 2015



**LEGEND**

● INDICATES FOUND 1" IRON PIPE	□ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	□ CABLE PEDESTAL
● INDICATES FOUND ORGUELED CROSS	□ CONTROL BOX
● SANITARY MANHOLE	□ FIBER OPTIC SIGN
● SANITARY CLEANOUT ON VENT	× FROSTIC LIGHT
● LANDMARK MANHOLE	○ COMMUNICATION MANHOLE
● STORM MANHOLE	○ BELLHOLE
● FIBER (ROUND)	+ SOIL BORING/MONITORING WELL
● FIBER (SQUARE)	+ WETLANDS FLAG
● CURB INLET	+ MARSH
● STORM CURB END SECTION	+ LAKESHORE
● GAS VALVE	+ PARKING METER
● GAS METER	+ SIGN
● WATER VALVE	○ WAREHOUSE
● HYDRANT	+ RAILROAD CROSSING SIGNAL
● METER MANHOLE	+ HANDICAP SPACE
● WATER SERVICE CURB STOP	○ CONTIGUOUS TREE
● WELL HEAD	○ DISCONTIGUOUS TREE
● STAKE PIPE	○ SAWHAY SIGN
● RING INDICATOR VALVE	○ STUMP SIGN
● POST INDICATOR VALVE	○ WATERLINE
● LIGHT POLE	○ WATERLINE
● SIGN/VAULT LIGHT	○ MARKED GAS MAIN
● UTILITY POLE	○ MARKED ELECTRIC
● SIGN POLE	○ CHECKED MARKS
● GUY WIRE	○ MARKED TELEPHONE
● ELECTRIC MANHOLE	○ MARKED CABLE TV LINE
● ELECTRIC PEDESTAL	○ MARKED FIBER OPTIC
● ELECTRIC METER	○ FENCE

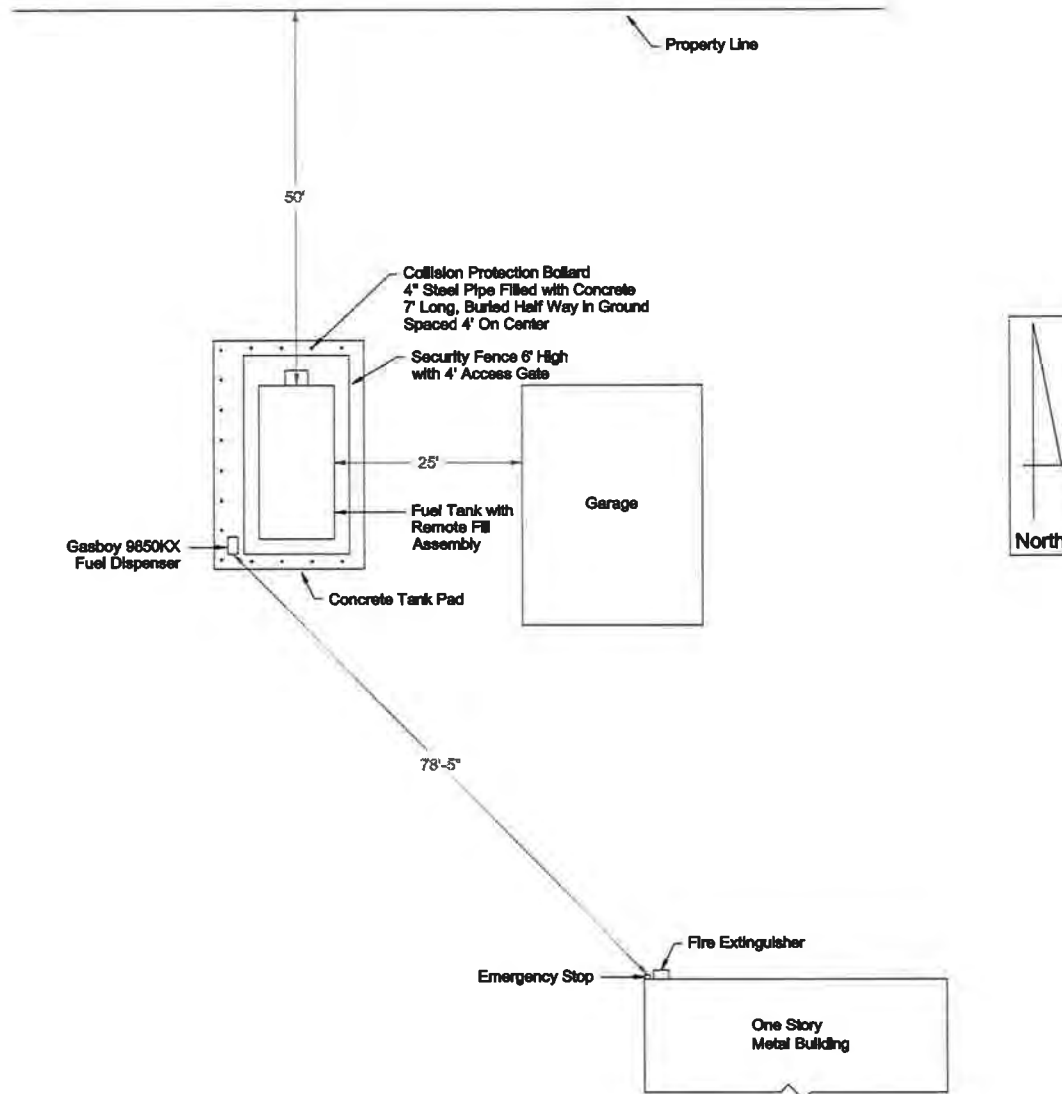


CHAPUT LAND SURVEYS LLC  
224 W. BELVIDERE STREET  
MILWAUKEE, WI 53201  
414.226.8688  
www.chaputland.com Drawing No. 2059-01

CHAPUT LAND SURVEYS LLC

# Partial Site Plan

Scale: 1" = 16'



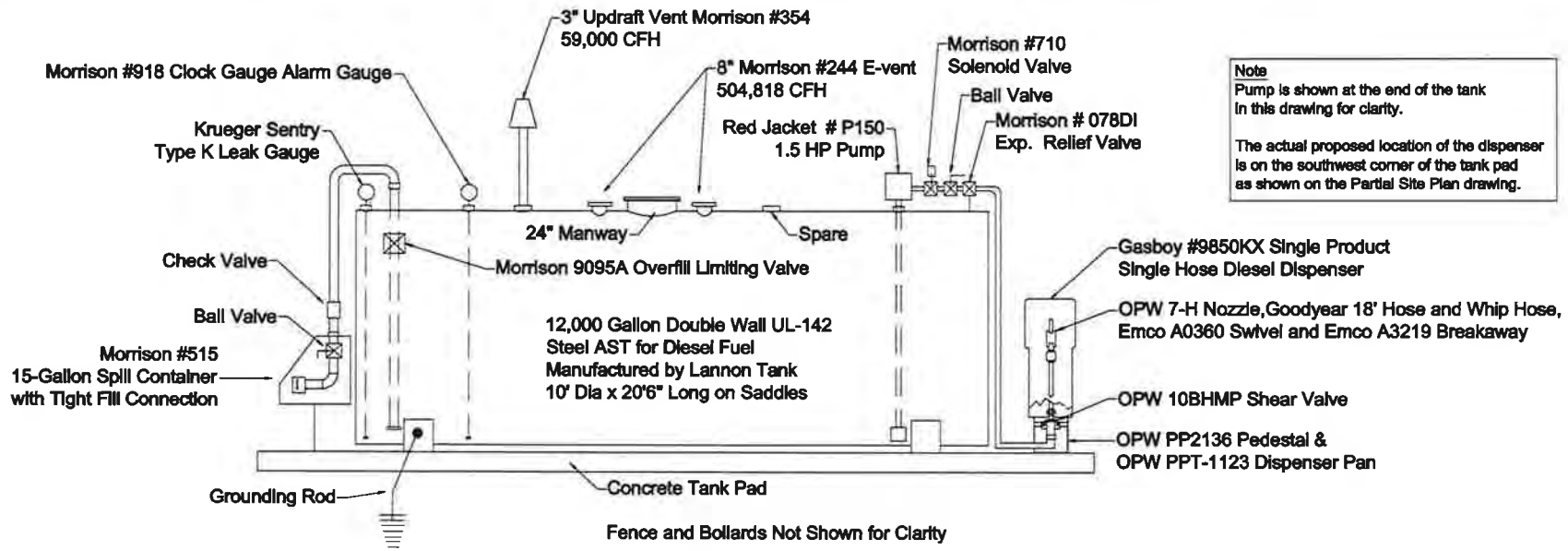
12/13/16 Permit Drawing

New Above Ground Diesel Fleet Fueling System  
**Badger Bus**  
6819 S. Howell Avenue, Oak Creek, WI 53154



**PETROLEUM EQUIPMENT, INC.**  
3950 W. DOUGLAS AVE. MILWAUKEE, WI 53209  
PHONE (414) 488-3000 FAX (414) 488-3732





**Note**  
 Pump is shown at the end of the tank in this drawing for clarity.  
 The actual proposed location of the dispenser is on the southwest corner of the tank pad as shown on the Partial Site Plan drawing.

**Storage Tank Detail**  
 Not to Scale

12/13/16	Permit Drawing
New Above Ground Diesel Fleet Fueling System <b>Badger Bus</b> 6819 S. Howell Avenue, Oak Creek, WI 53154	
 <b>PETROLEUM EQUIPMENT, INC.</b> 3650 W. DOUGLAS AVE. MILWAUKEE, WI 53209 PHONE (414) 466-3000 FAX (414) 466-3732	

VENTING CAPACITY PRIMARY TANK: 392,360 CU. FT/HR  
 VENTING CAPACITY SECONDARY TANK: 394,520 CU. FT/HR

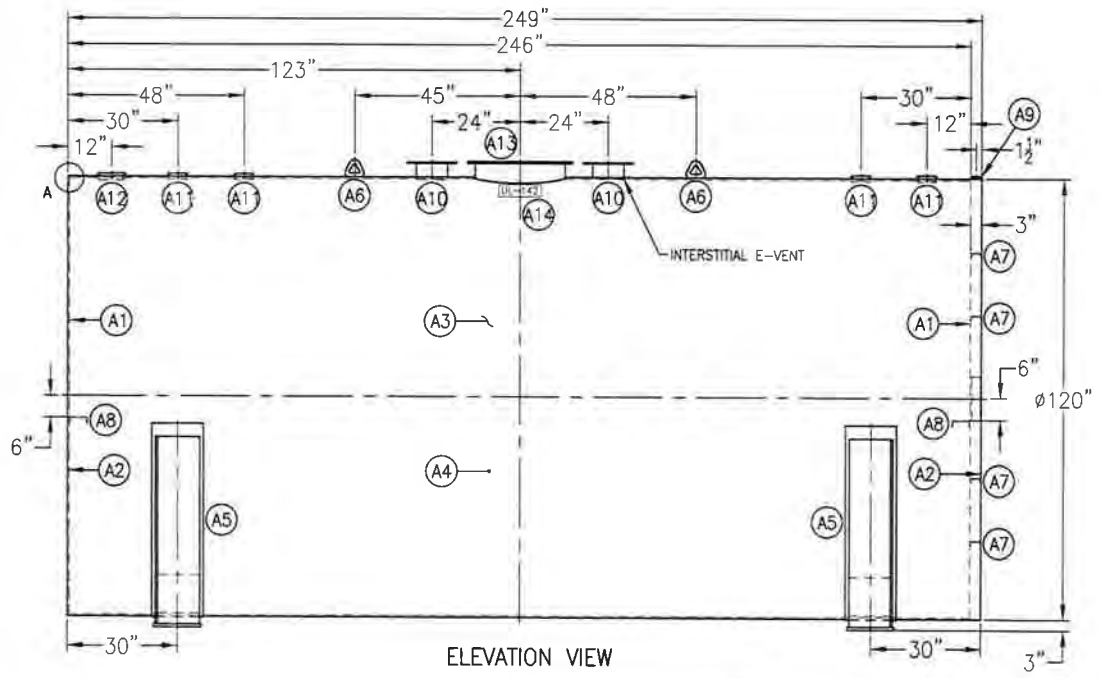
**BILL OF MATERIALS**

ITEM	QTY.	DESCRIPTION
A1	2	HEAD, 7/8" x 120" O.D. FLANGED (INNER)
A2	2	HEAD, 7 GA. x 120" I.D. FLANGED (OUTER)
A3	1	COIL, 7/8" x 120" O.D. x 246" LONG (INNER SHELL)
A4	1	COIL, 7 GA. x 120" I.D. x 249" LONG (OUTER SHELL)
A5	2	SADDLE, $\phi$ 120" x 3" HIGH (DOUBLE WALL)
A6	2	LIFT LUG, MEDIUM
A7	10	CHANNEL, C3 x 4.1# x 12" LONG (SPACER)
A8	2	CHANNEL, C5 x 6.7# x 114" LONG (BRACE)
A9	1	THREADED WELD FLANGE, $\phi$ 2" NPT
A10	2	FLANGE ADAPTER, $\phi$ 8" (EMERGENCY VENT)
A11	4	HALF COUPLING, $\phi$ 4" NPT
A12	1	HALF COUPLING, $\phi$ 6" NPT
A13	1	MANWAY, $\phi$ 24" w/ COVER, GASKET, NUTS & BOLTS
A14	1	LABELS, UL DOUBLE WALL SADDLE TANK

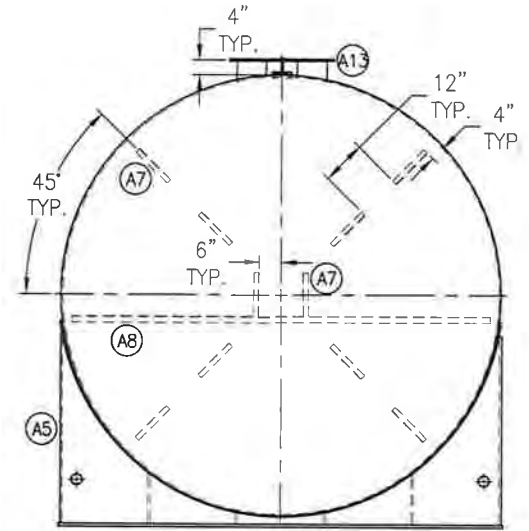
- NOTE:  
 1. BUTT WELD INNER SHELL TO HEADS.  
 2. LAP WELD OUTER SHELL TO HEADS.  
 3. PRESSURE TEST INNER TANK FROM 3 psi. TO 5 psi.  
 & VACUUM TEST INTERSTITIAL SPACE UP TO 7" hg.  
 4. EXTERIOR GRAY PRIMED & ONE COAT OF WHITE.



DETAIL A



ELEVATION VIEW



END VIEW



**Lannan Tank**  
 CORPORATION

20134 Main Street  
 P.O. Box 516 Lannon, WI 53046  
 Phone: 1-800-207-7890

NO.	DATE	REVISION	INT	APP'D

TITLE: 10' DIA. x 20'-6" LONG 12,000 GAL. DW UL-142		DRN BY: DMS
SADDLE w/ 3" STANDOFF		CHKD BY:
CUSTOMER: -	PO NO: -	DATE: 02/01/10
DWG NO: 12000DW	WEIGHT: 18,662 LBS.	SCALE: 1:50
SIZE: "A"	PAGE: 1 OF 1	

THIS DRAWING IS PROPERTY OF LANNAN TANK CORP. AND MUST NOT BE COPIED, LOANED, OR DISTRIBUTED WITHOUT WRITTEN PERMISSION. PROPRIETARY - NON FOIA RELEASABLE.



## PETROLEUM EQUIPMENT, INC.

Fuel, Lube, Hoists and Tanks  
Designed, Furnished, Installed and Serviced.

### JOE BARKER

414-466-3000  
FAX 414-466-3732  
CELL 414-322-0407

E-mail: [jbarker@petroleumequipmentinc.com](mailto:jbarker@petroleumequipmentinc.com)

3950 W. Douglas Ave., Milwaukee, WI 53209



**Charters | School Bus Lines | Tours | High Rollers**  
6819 South Howell Ave. Oak Creek, WI 53154

**Doug Fosnow**  
Milwaukee Operations Manager

Work (414) 266-4407 • Cell (608) 698-9290  
[dougf@badgerbus.com](mailto:dougf@badgerbus.com)

[www.badgerbus.com](http://www.badgerbus.com)



**OAK CREEK**

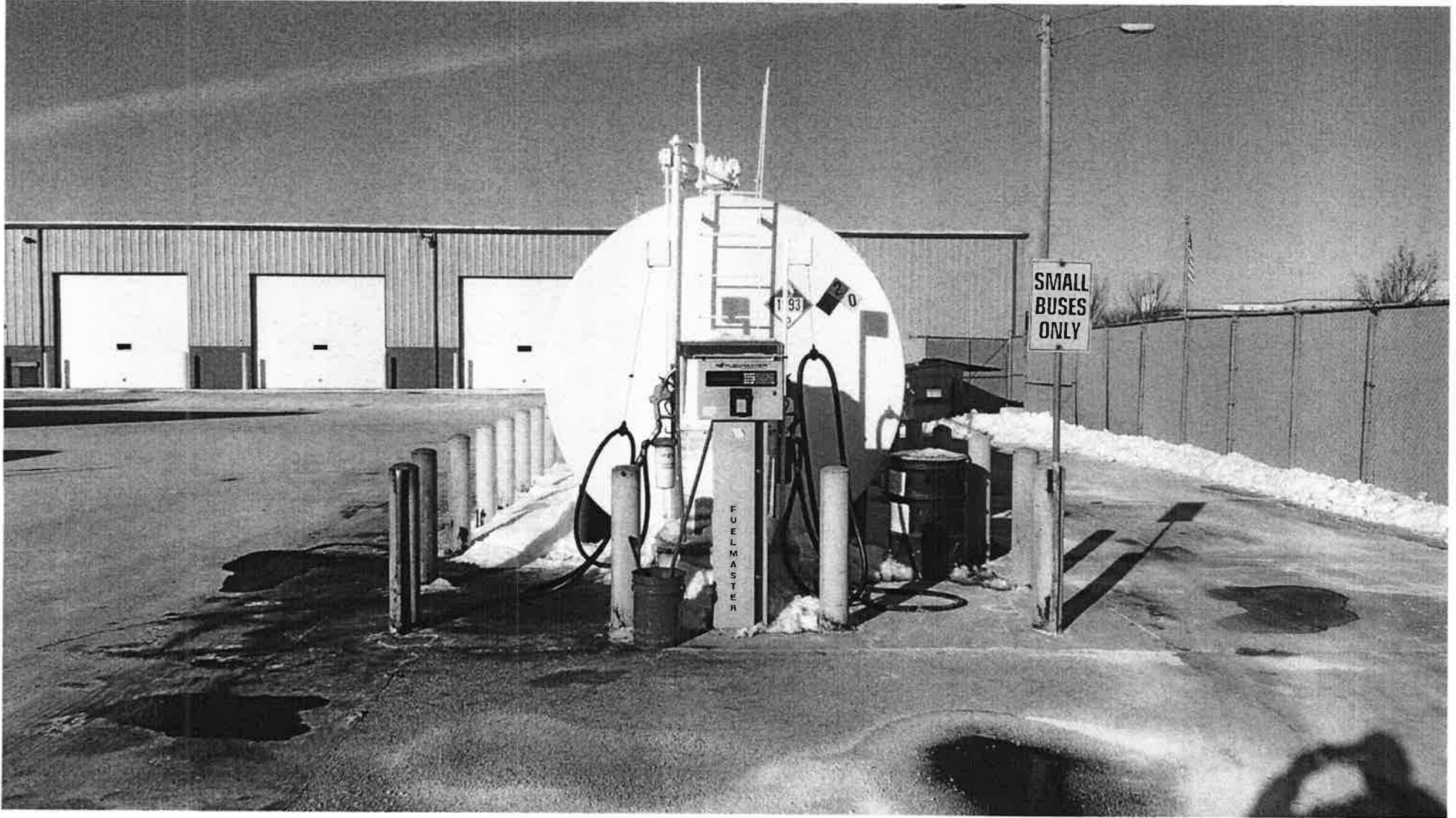
### Mike Kressuk

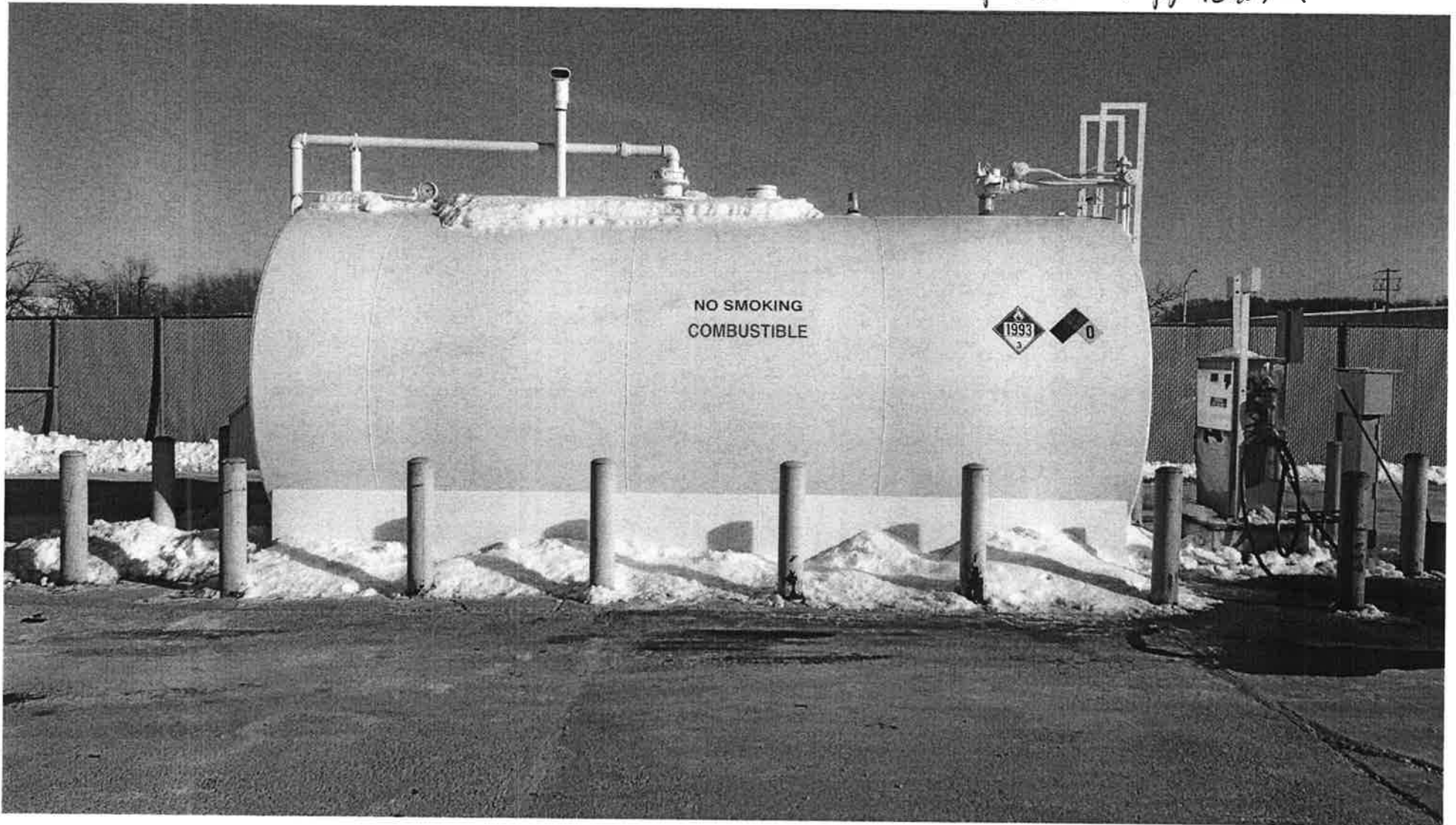
Assistant Fire Chief

Fire Department  
7000 S. 6th Street  
Oak Creek, WI 53154  
[www.oakcreekwi.org](http://www.oakcreekwi.org)

Tel: (414) 570-5642  
Cell: (414) 349-4198  
Fax: (414) 570-5631  
[mkressuk@oakcreekwi.org](mailto:mkressuk@oakcreekwi.org)

# Comparable Application





# Comparable Application

