



PLAN COMMISSION

May 23, 2017
6:00 P.M.

Common Council Chambers
8040 S. 6TH Street
Oak Creek, WI 53154
(414) 766-7000

Daniel Bukiewicz - Chair
Dawn Carrillo
Chaucey Chandler
Patrick Correll
Chris Guzikowski
Brian Johnston
Gregory Loreck
Fred Siepert
Walter Dickmann
Edward Ciechanowski - ex-officio
Doug Seymour - ex-officio

The City's Vision

Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – May 9, 2017
4. Significant Common Council Actions
5. New Business
 - a. PRELIMINARY PLAT – Review a preliminary subdivision plat submitted by Glen Crossing, LLC for the proposed Glen Crossing Addition #1 subdivision located at 8400 S. Nighthawk Trail (Tax Key No. 829-0061-000). Follow this item on Twitter [@OakCreekPC#OCPCGlenXing](#).
 - b. CERTIFIED SURVEY MAP - Review a certified survey map submitted by Jerry Cousin, All Star Honda, combining the properties at 7008 and 7018 S. 27th St., and 2500 W. Rawson Ave. (Tax Key Nos. 737-9989-001, 737-9988-001, 737-9037-001). Follow this item on Twitter [@OakCreekPC#OCPCAllStarCSM](#).
 - c. PLAN REVIEW – Review site, building, landscaping, and lighting plans submitted by Jerry Cousin, All Star Honda, for an automotive sales and service facility on the properties at 7008 and 7018 S. 27th St., and 2500 W. Rawson Ave. (Tax Key Nos. 737-9989-001, 737-9988-001, 737-9037-001). Follow this item on Twitter [@OakCreekPC#OCPCAllStarBuickGMC](#).
 - d. CONDITIONAL USE PERMIT / CONDITIONS AND RESTRICTIONS- Review a request submitted by Judith Fischer, Agility Possibilities, for a Conditional Use Permit for dog training/grooming/daycare on the property at 400 W. Rawson Ave. (Tax Key No. 734-9014-000).

Visit our website at www.oakcreekwi.org for the agenda and accompanying Plan Commission reports.

MAY 18 AM8:05

Follow this item on Twitter @OakCreekPC#OCPCAgility.

- e. SIGN PLAN REVIEW – Review a proposed sign plan submitted by Steve Smith, Sport Clips, for the Sport Clips commercial tenant portion of the building at 7940 S. 6th St. (Tax Key No. 813-9054-000). Follow this item on Twitter @OakCreekPC#OCPCSportClips.
- f. SIGN PLAN REVIEW – Review a proposed sign plan submitted by Andrew Morrison, Orange Leaf Yogurt, for the Orange Leaf Yogurt commercial tenant portion of the building at 160 W. Town Square Way (Tax Key No. 813-9046-000). Follow this item on Twitter @OakCreekPC#OCPCOrangeLeaf.
- g. SIGN PLAN REVIEW – Review a proposed sign plan submitted by CBRE on behalf of Associated Bank for the Associated Bank commercial tenant portion of the building at 7940 S. 6th St. (Tax Key No. 813-9054-000). Follow this item on Twitter @OakCreekPC#OCPCAssocBank.
- h. REZONE – Review a request by Michael Frede, VentureSpace, LLC, to rezone the properties at 1901 and 1941 E. Rawson Ave. from B-4, Highway Business and A-1, Limited Agricultural to LM-1, Light Manufacturing (Tax Key Nos. 768-9014-000 and 768-9015-000). Follow this item on Twitter @OakCreekPC#OCPCVentureSpace.
- i. CERTIFIED SURVEY MAP – Review a certified survey map submitted by Michael Frede, VentureSpace, LLC, dividing the properties at 1901 and 1941 E. Rawson Ave. from B-4, Highway Business and A-1, Limited Agricultural to LM-1, Light Manufacturing (Tax Key Nos. 768-9014-000 and 768-9015-000). Follow this item on Twitter @OakCreekPC#OCPCVentureSpaceCSM.
- j. PLAN REVIEW – Review site, building, landscaping, lighting plans submitted by Greg Thompson, Storage Shop USA, for the properties at 401 and 331 E. Oak St. (Tax Key Nos. 733-0009-000 & 733-0008-000). Follow this item on Twitter @OakCreekPC#OCPCStorageShop.

Adjournment.

Dated this 18 day of May, 2017
Posted 5/18/17 (initials)

Public Notice

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, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 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

**DRAFT MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MAY 9, 2017**

Mayor Bukiewicz 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 Loreck, Alderman Guzikowski, Commissioner Correll, Commissioner Siefert, and Commissioner Chandler. Also present: Kari Papelbon, Planner; Pete Wagner, Planner/Zoning Administrator.

Minutes of the April 25, 2017 meeting

Commissioner Dickmann moved to approve the minutes of the April 25, 2017 meeting. Alderman Guzikowski seconded. On roll call: all voted aye, except Commissioner Loreck and Commissioner Correll, who abstained. Motion carried.

**PUBLIC HEARING
SIGN APPEAL
KWIK TRIP, INC.
2040 W. RYAN RD.
TAX KEY NO. 878-9003-004**

Zoning Administrator/Planner Wagner read the public hearing notice into the record.

Mayor Bukiewicz made a first call for public comment.

The representative from Lacrosse Sign, 2242 Mustang Way, Madison, Wisconsin was present representing Kwik Trip.

Mayor Bukiewicz made a second and third call for public comment. Seeing none, the public hearing was closed.

**SIGN APPEAL
KWIK TRIP, INC.
2040 W. RYAN RD.
TAX KEY NO. 878-9003-004**

Commissioner Dickmann stated he is not in agreement with the number of signs being proposed on the canopy. Commissioner Siefert stated he concurred with Commissioner Dickmann.

Commissioner Chandler asked for more information from LaCrosse Sign. The representative stated that as Kwik Trip builds new properties, they try to maintain the same look and this is the appearance that they are after.

Commissioner Correll asked if the Kwik Trip signage is going to be on the pumps. Zoning Administrator/Planner Wagner stated they have nothing illustrated on the fueling pump station drawings.

Commissioner Correll stated that they should have the signage on the street side and they are more than entitled to have it. He also would not have a problem with signage on the fueling pumps.

Commissioner Johnston stated that even if they are granted one sign on the canopy, they would still need this variance. Zoning Administrator/Planner Wagner stated that was correct because there were no approvals for the canopy. Usually there is one per building or two on the street frontage. The three signs on the main building would maximize their signage already.

Zoning Administrator/Planner Wagner stated if they were to limit the number of signs, he would ask the applicant if there was a preference. It should be spelled out so the applicant knows where it is going to go. Commissioner Correll asked if that decision could be left to the applicant.

Commissioner Chandler asked if the illuminated stripe on the side of the canopy are considered a sign. Zoning Administrator/Planner Wagner responded yes.

Lacrosse Sign representative's preference would be to have the signage on the south elevation of the canopy.

Mayor Bukiewicz stated that a sign is not necessary on the north side. The south side is essential. He could even justify the west side. Commissioner Dickmann asked the applicant if the variance was granted for two signs if he would be okay with that. The applicant nodded yes.

Commissioner Siefert stated the number of signs is still overkill.

Commissioner Correll motioned that the Plan Commission grant a variance allowing one canopy sign on the south elevation, and three LED stripes on the existing fuel canopy at 2040 W. Ryan Road. Commissioner Dickmann seconded. On roll call: all voted aye. Motion carried.

**PUBLIC HEARING
SIGN APPEAL
HSI DREXEL RIDGE, LLC
7798 S. DREXEL RIDGE WAY
TAX KEY NO. 779-9008**

Zoning Administrator/Planner Wagner read the public hearing notice into the record.

Mayor Bukiewicz called for public comment.

Arden Degner, 8540 S. Pennsylvania Ave., stated that there is a large hill as you approach the lake from Drexel Avenue. Even an 8' sign will not be seen because of that hill. He questions why such a large, tall unseen sign is necessary in the residential development? He maintains that this sign should be in line with the City's requirements for residential apartment dwelling, which is 6'. In addition to that, they are putting in this accessory structure (guard house.) He asked if this sign is going to be located on the accessory structure without consideration of the number of school children on school buses that will have to go around this guard house. He is not in favor of any of this.

Mayor Bukiewicz made a second and third call for public comment. Seeing none, the public hearing was closed.

**SIGN APPEAL
HSI DREXEL RIDGE, LLC
7798 S. DREXEL RIDGE WAY
TAX KEY NO. 779-9008**

Commissioner Siefert asked for a reason for the 8'10" pillar compared to 6' that was originally

granted. Tony DeRosa, 18500 W. Corporate Drive, Brookfield, WI responded that the original approval included piers at 6' height. In the boulevard, where there is a new guard house structure, there was a very simple two-sided masonry wall for a sign. It had signage on both sides and that is what was approved by the City. They wanted to upgrade their entrance to something better than a basic masonry brick sign. They are trying to create more of a country club type feel to make this feel a little more high-end. They wanted to create a very strong entrance feature coming in and that is where they came up with increasing the height of the piers.

Commissioner Siefert stated that the signage on the pillars are 1½" to 2' and that is a small sign. If someone is standing on the road, it would be difficult to read that. The pillars are very visible, but the actual signage is very small and it would be difficult to read. Mr. DeRosa stated that they are trying not to inundate the entrance with multiple large oversized signs. There is a sign on the guardhouse structure itself. Cast bronze plaques on the pier are more of a decorative piece. It is more from a design perspective, and not necessarily from a functional use.

Commissioner Correll asked how far the piers are off the road. Mr. DeRosa responded that the right-of-way is 60'. Commissioner Correll stated that no one is going to see it from the road, but it is more of a decorative piece that he agrees looks good. He thinks it looks good. He doesn't even consider them signs, but an architectural look to the whole development.

Commissioner Carillo stated she like the larger version of the piers. She stated that to scale it works well. It has a small attractive panel to it and she likes it.

Commissioner Dickmann motioned that the Plan Commission grant a variance allowing the installation of two non-illuminated bronze development signs that are 1.5'x2' at the entrance of the development and that they can be located or installed on two 8'10" tall decorative piers. Commissioner Carillo seconded. On roll call: all voted aye. Motion carried.

PLAN REVIEW
HSI DREXEL RIDGE, LLC
7798 S. DREXEL RIDGE WAY
TAX KEY NO. 779-9008

Arden Degner, 8540 S. Pennsylvania Ave., pointed out that this is a very restricted area, a bottleneck for the 600 parking spaces and there should be some consideration made for a school bus picking up students unless they are going to allow them into this private road to block the traffic during the early hours in the morning when they pick up. This is the problem he has with this because of the school bus and there will be students there. Will the guard house allow a queuing of students? If so, where will the buses park? There is no room.

Commissioner Siefert asked if the water main is running along the edge of the road or running into the development. Commissioner Johnston stated that it actually goes into the development. Staff is currently reviewing the legal document, the easement for that. It is a structure that falls in the easement. It is not directly over the water main, but it falls within the easement.

Commissioner Correll asked if the guard shack structure is disturbed if any work is done to the water main, if it is all on them. Commissioner Johnston stated the applicant understands this.

Commissioner Correll asked where the school buses will be picking up students. Mayor Bukiewicz stated that is up to the school district and the bus company.

Commissioner Siefert asked if the sign on the guard shack will be lit up. Mr. DeRosa stated that the sign itself is non-illuminated, but there will be a spot-light shining up on it, which is consistent with the original sign that was approved.

Mayor Bukiewicz asked Asst. Fire Chief Kressuk if there would be any problems getting their equipment through with the guard house being there. Asst. Fire Chief Kressuk stated that it is placed far enough back where the fire apparatus can make the turn and it won't pose a major hindrance for the Fire Department.

Commissioner Correll motioned that the Plan Commission approves the site and building plans for the accessory structures located at 7798 S. Drexel Ridge Way, subject to the following conditions:

1. That all building and fire codes are met.
2. That all decorative entry columns are located outside of road rights-of-way and vision triangles, and meet all setback requirements.
3. That a water main easement agreement be submitted and approved by the Engineering Department prior to building permits being issued.

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

**CONDITIONS AND RESTRICTIONS
SELF-STORAGE VENTURES, LLC
275 E. DREXEL AVE.
TAX KEY No. 814-9038**

Planner Papelbon provided an overview of the proposed Conditions and Restrictions (see staff report for details).

Commissioner Dickmann asked Mr. Gallacher if he was in agreement with items 13 B & C. Kelly Gallacher, 3114 E. Hunter's Ridge Way, Heber City, Utah responded that they were fine.

Commissioner Correll asked the applicant if there are any restrictions that need to be discussed. Mr. Gallacher stated that as far as the parking, for the interior component, they would request the number of stalls that were granted on College and Howell.

Brian Randall, Friebert, Finnerty and St. John, 330 E. Kilbourn Ave., Milwaukee, WI, stated that the best way to approach the parking ratio issue is at the site and building plan application process, which will be the step after the Council reviews the rezoning and conditions and restrictions. The standard of 75% quality materials is in the conditions and restrictions, and like College and Howell, these will be sister facilities. They are trying to create a brand image. They will be achieving the 50% standard, but that would require Plan Commission approval of a waiver at the building and site plan stage. Planner Papelbon stated that staff is not proposing any changes to the conditions and restrictions because they have not had plans to review at this point.

Mr. Randall stated they have two requested changes, but the vast majority of the conditions and restrictions they can comply with. On page 4, section 5 D, the requirement that the landscaping be installed and maintained outside of existing proposed easements. There is a drainage easement on the far east, and the residents asked that that area be landscaped and they are willing to do that. Mr. Randall stated that he believes landscaping will be allowed in that easement. They would like language added that plantings are prohibited in such easements or just that there is an understanding that they can show that no easement would be compromised by putting plantings in there. They wouldn't want to be precluded from putting landscaping

where the neighbors want it. The way the sentence is written now it precludes them from putting plantings in an easement. Commissioner Johnston stated that this is a public storm sewer easement. As a public easement, the City would not allow the landscaping in there. They would be willing to let this go private, and maintain it and then this issue goes away. The other thing is that the residents want larger trees and those absolutely would not be allowed in a public easement. Bushes and small shrubs are allowed, but that does not appease what the residents were looking for along that back wall. Commissioner Johnston stated that if it goes to private, they would be allowed there. Mr. Randall suggested adding the word "public" before the word "easement" in this sentence - then it would state that no landscaping would be installed in a public easement, but if they could work with City staff to take that on as a private easement, they could still comply with that with one word added to that.

Commissioner Correll asked if that was the best opportunity to handle this problem. Planner Papelbon stated that if they direct staff to amend that condition they will do so for Council.

Mr. Randall referenced Page 6, Section 7, Building and Parking Setbacks, and requested clarification on the rear setback column. The figures are 30 feet for principal and accessory structures and the LM-1 district is new, but he reads the section as 25 feet per Code. For us, the rear setback would be the far south, which doesn't abut residential. The rear setback would be their south property line by the south stormwater pond, and he does not believe that abuts residential so he doesn't think the 30 feet fits in. Planner Papelbon stated that she would correct the table.

Commissioner Siefert moved that that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a self-service storage facility on the property at 275 E. Drexel Ave. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**CONDITIONS AND RESTRICTIONS
VILLA HEALTHCARE
8432 S. 27TH STREET
TAX KEY NO. 831-9035**

Planner Papelbon provided an overview of the proposed Conditions and Restrictions (see staff report for details). She mentioned that she was contacted by the abutting property owner, Norb Theine, who wanted to express his disapproval of having wetlands on a skilled nursing facility property. He is opposed to having anything on the property that he would consider to breed mosquito-borne viruses. He wanted to express his disagreement with having anything in terms of wetlands or standing water on the property.

Commissioner Chandler asked if the parking requirements section of the Conditions and Restrictions needed to be modified for this type of use. Planner Papelbon stated that in the previous iteration of these Conditions and Restrictions from 2015, Plan Commission said that they could use the parking requirements for a skilled nursing facility even though this is in the multi-family residential district. The rationale is that because of the type of facility, few, if any of the residents, are actually going to be driving. These [parking stalls] are going to be for deliveries, employees and visitors.

Commissioner Johnston stated there are three medians on Honadel Boulevard that were intended to be shared with the property owners to the north and south for maintaining those. He asked if this is a good place to bring that up. Planner Papelbon stated she wanted to hear from the applicants on this issue.

Grant Reginato, Direct Supply Aptura, 6767 W. Industrial Road, Milwaukee, WI, responded that his understanding was that this was part of a homeowner's association. Commissioner Johnston stated there is a condo association on the south side that has been maintaining the boulevard for years. In their deed restrictions for their development, it states that when development on the north side occurs, there will be shared costs for the median landscaping. Mr. Reginato stated he would have to read the deed restrictions. If the City needs to add that as a condition, he will have to review that with the owner. Mayor Bukiewicz asked that the applicant review that with staff.

Commissioner Dickmann asked if the applicant agrees with all of the other Conditions and Restrictions. Mr. Reginato responded that he does have the owner's signature.

Commissioner Dickmann moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a skilled nursing facility on the property at 8432 S. 27th St. (to become 2700 W. Honadel Blvd.) Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

CONDITIONS AND RESTRICTIONS

SPGMBS, LLC

440 W. BELL CT.

TAX KEY NO. 828-0005

Planner Papelbon provided an overview of the proposed Conditions and Restrictions (see staff report for details).

Commissioner Dickmann stated that the landscaping is not just on this tenant's portion of the building, but on the entire building. Planner Papelbon responded that the landscaping as written in the Conditions and Restrictions is not requiring the tenant to do anything necessarily. It is saying that if anything is changed on the property, it has to be in accordance with the approved landscaping plan.

Commissioner Correll moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for an indoor commercial recreation facility (fitness and martial arts center) on the property at 440 W. Bell Ct. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

CONDITIONS AND RESTRICTIONS

UNITY FITNESS AND TRAINING

9801 S. 13TH St.

TAX KEY NO. 907-9015

Planner Papelbon provided an overview of the proposed Conditions and Restrictions (see staff report for details). She also reminded the Plan Commission that an email in favor of the proposal was previously sent to staff by one of the PUD tenants/owners.

Commissioner Siepert moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for an indoor commercial recreation facility (fitness center) on the property at 9801 S. 13th St. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

CERTIFIED SURVEY MAP

WISPARK, LLC

10303 S. OAKVIEW PARKWAY

TAX KEY NO. 955-1025

Planner Papelbon provided an overview of the proposal, which includes creating three new building lots and one Outlot (see staff report for details).

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Jerry Franke, Wispark, LLC, for the property at 10303 S. Oakview Parkway be approved, with the following condition:

That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

PLAN REVIEW

GSI FAMILY INVESTMENTS OF WISCONSIN, LLC 10303 S. OAKVIEW PARKWAY TAX KEY NO. 955-1025

Planner Papelbon provided an overview of the proposal for a food distribution facility (see staff report for details).

Susan Mleczko, 431 W. Oakwood Road, stated she is not sure where this building is in relation to her home. Planner Papelbon stated that the loading docks will be on the south. There is an access drive that will be around the north so this would be on the south side of her. The north part of the warehouse would be facing her.

Ms. Mleczko asked if the landscaping would go the full length. Planner Papelbon responded yes, and would be abutting her property. Planner Papelbon stated that the landscape buffer is a minimum of 20 feet wide.

Ms. Mleczko asked what kind of lighting would be affecting her. Mayor Bukiewicz stated that there will be egress lighting over the doors per Code.

Ms. Mleczko stated that right now they have a berm behind her property and if they put in an additional berm, it would just have to make sure they have access. Commissioner Johnston stated that the actual road that loops around back behind the building will be about 5 feet lower than what her property line is currently so that all gets dropped down so you'll be sitting up higher.

Ms. Mleczko asked about truck traffic concerns. Jerry Franke, Wispark, 301 W. Wisconsin Avenue, Milwaukee, WI, stated that they did reach out to all of the property owners that abut Oakwood, and this one property owner showed up and was given contact information to reach out to Wispark. He has previously met with this property owner and they have dealt with some of these issues. By the zoning ordinance, there is a requirement that the building be at least 100 feet from the property line when manufacturing abuts residential. They are doing that in this case. They cannot touch the berm on the residential properties; however, when they get to the point where they are doing landscaping, he will be happy to meet with the residents and go over it. If there is an appropriate way to deal with that, they will. He understands that this is adjacent use that they want to respect the neighbors.

Mr. Franke stated that regarding the noise of truck traffic, all of the backing up will be on the south side of the building, so it will be screened and several hundred feet away.

Commissioner Loreck asked if the trucks can just enter the facility on the south rather than driving all the way around. Mr. Franke stated that the truck traffic needs to come around and look over their left shoulder as they are backing in. Werner Briske, Partners and Design Architects, 2610 Lake Cook Road, River Woods, IL, stated that the better way for a truck to hit a dock is the counter clockwise motion so that they are using their left shoulder rather than their mirrors for backing in. It also keeps the trucks moving in a single direction so they don't have cross traffic in the dock area. They also have cars coming in and out to that small parking lot and they are trying to minimize the conflicts. The other issue is they do occasionally have times where they want to get any trucks queuing, stacking off of the streets and not jamming up the truck court.

Commissioner Siepert asked what type of trucks would be using this facility. Mr. Briske responded that incoming is typically semis, and smaller delivery trucks during the day to deliver to customers.

Commissioner Correll stated that this looks efficient, and is taking into consideration the residential as much as they can and he thinks it looks great.

Commissioner Dickmann concurred with Commissioner Correll. He likes the idea that the trucks are moving forward and moving around so there are not backing up and hearing the backup alarms.

Commissioner Chandler asked what the purpose of the small windows is. Mr. Briske stated that they are doing that to bring a little natural light into the space.

Asst. Fire Chief Kressuk stated the applicant is being proactive about preparing that site for what is about to come with Fire Department requirements.

Commissioner Correll motioned that the Plan Commission approves the site and building plans submitted by Ron De Rosa, GSI Family Investments of Wisconsin, Inc., for a portion of the property at 10303 S. Oakview Parkway with the following conditions:

1. That all building and fire codes are met.
2. That all final plans (site, building, landscaping, lighting, 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.
3. That all mechanical equipment (ground, building, and rooftop) is screened from view.
4. That final lighting plans indicating luminaire type, pole type, color, and height are submitted for final approval by the Electrical Inspector prior to submission of building permit applications.
5. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
6. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

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

**MINOR LAND DIVISION
STORAGE SHOP USA
401 AND 331 E. OAK STREET
TAX KEY NOS. 733-0009 AND 733-0008**

Commissioner Loreck motioned that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Storage Shop USA, LLC for the properties at 331 and 401 E. Oak Street be approved with the condition that all technical corrections are made prior to recording. Commissioner Johnston seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. The meeting was adjourned at 7:49 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

5/12/17

Date

DRAFT

Summary of Significant Common Council Actions

May 16, 2017

1. **APPROVED** - Ordinance No. 2851, approving the rezoning of the properties at 6912 and 6912R S. 27th St., from B-2, Community Business; Rd-1, Two-Family Residential; and Rs-4, Single-Family Residential to I-1, Institutional (no change to the RRO, Regional Retail Overlay District) with a Conditional Use Permit for a religious institution.
2. **APPROVED** - Ordinance No. 2850, amending Section 17.03171(c) to allow dog training, dog grooming, and dog daycare facilities as conditional uses in the M-1, Manufacturing District.
3. **APPROVED** - Resolution No. 11812-051617, creating, describing, and making certain findings and approving the project plan for Tax Incremental District No. 13.
4. **APPROVED** - Resolution No. 11813-051617, amending the Project Plan for Tax Incremental District No. 6.
5. **APPROVED** - Resolution No. 11814-051617, amending the Project Plan for Tax Incremental District No. 11.
6. **APPROVED** - Resolution No. 11815-051617 – approving a Certified Survey Map for the property at 10303 S. Oakwood Parkway



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 5a

DATE: May 23, 2017

PROJECT: Preliminary Plat – Glen Crossing Additions – Robert Stack, Glen Crossing, LLC

ADDRESS: 8400 S. Nighthawk Trail

TAX KEY NO: 829-0061-000

STAFF RECOMMENDATION: That the Plan Commission approves the Preliminary Plat for the Glen Crossing Additions submitted by Robert Stack, Glen Crossing, LLC, for the property at 8400 S. Nighthawk Trail, with the following conditions:

1. That a development agreement be entered into between the owner and the City to specify the responsibility for and the timing of public improvements.
2. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
3. That all reviewing agency comments regarding recording requirements, future street identification, monuments, curve data, tie distance, certificates per Statute, legal description, etc. are incorporated as required.

Ownership: Glen Crossing, LLC, 20711 Watertown Rd., Ste. A, Waukesha, WI 53186

Size: 22.82 acres

Existing Zoning: Rs-3, Single Family Residential; FW, Floodway

Adjacent Zoning: North – Rs-3, Single Family Residential
East – Rs-3, Single Family Residential; FW, Floodway
South – I-1, Institutional: Rs-3, Single Family Residential; FW, Floodway
West – Rs-3, Single-Family Residential

Comprehensive Plan: Single Family Residential; Resource Protection Area.

Wetlands: Yes, see map.

Floodplain: Yes, see map.

Official Map: Yes, throughout property (all roads).

Commentary: The Applicant is requesting approval of a Preliminary Subdivision Plat for the property at 8400 S. Nighthawk Trail. This will be an addition to the existing Glen Crossing subdivision.

The subdivision will be developed in two phases as shown on the plat. Phase 1 contains 23 new single-family residential lots ranging in size from 12,322 square feet to 20,116 square feet; Phase 2 contains 21 new single-family residential lots ranging in size from 13,125 square feet to 25,366 square feet (44 lots total). New internal public road connections (East/West) are proposed to be named W. Morning Side Lane and W. Sunrise Pass.

Outlot 5, 2.17 acres of wetlands and floodway, is proposed to be dedicated to the City for drainage purposes. A 20-foot MMSD Utility Easement and a 20-foot permanent sanitary sewer easement are also shown through Outlot 5. Outlot 4, part of the original subdivision, contains the existing stormwater management infrastructure for the subdivision. Other drainage and utility easements are shown throughout the subdivision. Staff recommends that the Applicant work closely with the Water and Sewer Utility for all connections.

Although the Rs-3 district requires a minimum front setback of 30 feet, the proposed lots will be deed restricted to a minimum front setback of 40 feet. Building envelopes with proposed building locations are shown on the plat.

Two temporary turnarounds / cul-de-sacs are shown at the ends of S. Rosewood Trail and S. Nighthawk Trail. The temporary cul-de-sac at the end of S. Rosewood Trail will extend onto the southern portion of Lot 61. The temporary cul-de-sac at the end of S. Nighthawk Trail will extend onto a portion of Lot 71. Should the subdivider secure the lands to the south, the Official Map shows public road connections to S. 13th Street, S. Wickford Drive, and S. Wildwood Drive that would be required to be constructed as part of the future development.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

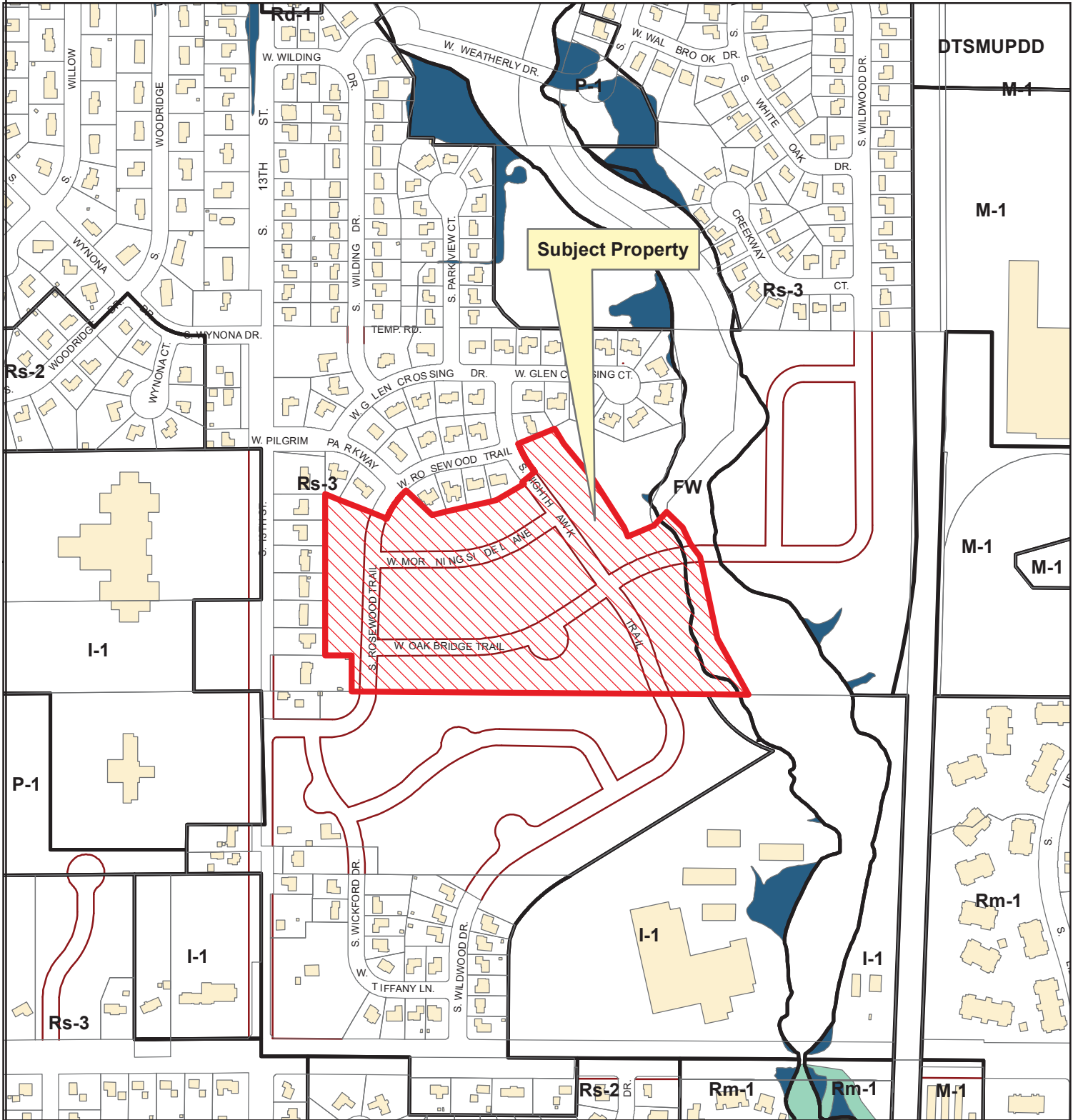
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

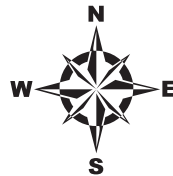
8400 S. Nighthawk Trail



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



Department of Community Development



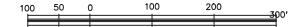
Legend	
	8400 S. Nighthawk Trail
Zoning Overlays	
	C-1-Shoreland Wetland
	FF-Flood Fringe
	Lakefront Overlay
	NO-Mixed Use Neighborhood
	OO-Mixed Use Office
	RR-Regional Retail

PRELIMINARY PLAT OF GLEN CROSSING ADDITIONS

PHASE ONE AND TWO

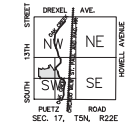
BEING A REMAPPING OF OUTLOT 5 OF GLEN CROSSING LOCATED IN THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 17, T.5 N., R.22 E., CITY OF OAK CREEK, MILWAUKEE COUNTY,

CURVE TABLE:	
CURVE A	CURVE B
R=289.57'	R=360.00'
Δ=24°40'28"	Δ=18°00'00"
L=124.74'	L=118.80'
CH=123.79'	CH=118.80'
CH BRG= S.34°30'00" W	CH BRG= S.30°32'46" E



GRAPHIC SCALE: 1" = 100'

SITE LOCATION MAP



LEGEND

PROPOSED LAND USE - SINGLE FAMILY RESIDENCE
 EXISTING ZONING - R9-3 SINGLE FAMILY DISTRICT
 SUBDIVISION LAND AREA:
 ADDITION ONE = 10.42 ACRES
 ADDITION TWO = 10.23 ACRES
 OUTLOT 5 = .217 ACRES
 TOTAL AREA = 22.82 ACRES

TOTAL NUMBER OF LOTS:
 ADDITION ONE = 23 LOTS
 ADDITION TWO = 21 LOTS
 TOTAL = 44 LOTS
 DENSITY:
 ADDITION ONE = 10.42 AC./23 LOTS = 0.45 AC./LOT
 ADDITION TWO = 10.23 AC./21 LOTS = 0.49 AC./LOT

BUILDING SETBACKS:
 FRONT YARD - 40 FEET MIN. (DEED RESTRICTED)
 SIDE YARD - 10' MIN.
 REAR YARD - 30 FEET MIN.

SUBDIVISION TO BE SERVICED WITH:
 PUBLIC SANITARY SEWER
 PUBLIC WATER
 PRIVATE STORM WATER MANAGEMENT SYSTEM
 COMMUNICATION UTILITIES
 NATURAL GAS

DEVELOPER:

GLEN CROSSING LLC
 12765 W. JANESVILLE RD.
 MUSKEGO, WI 53150
 (262) 425-9111

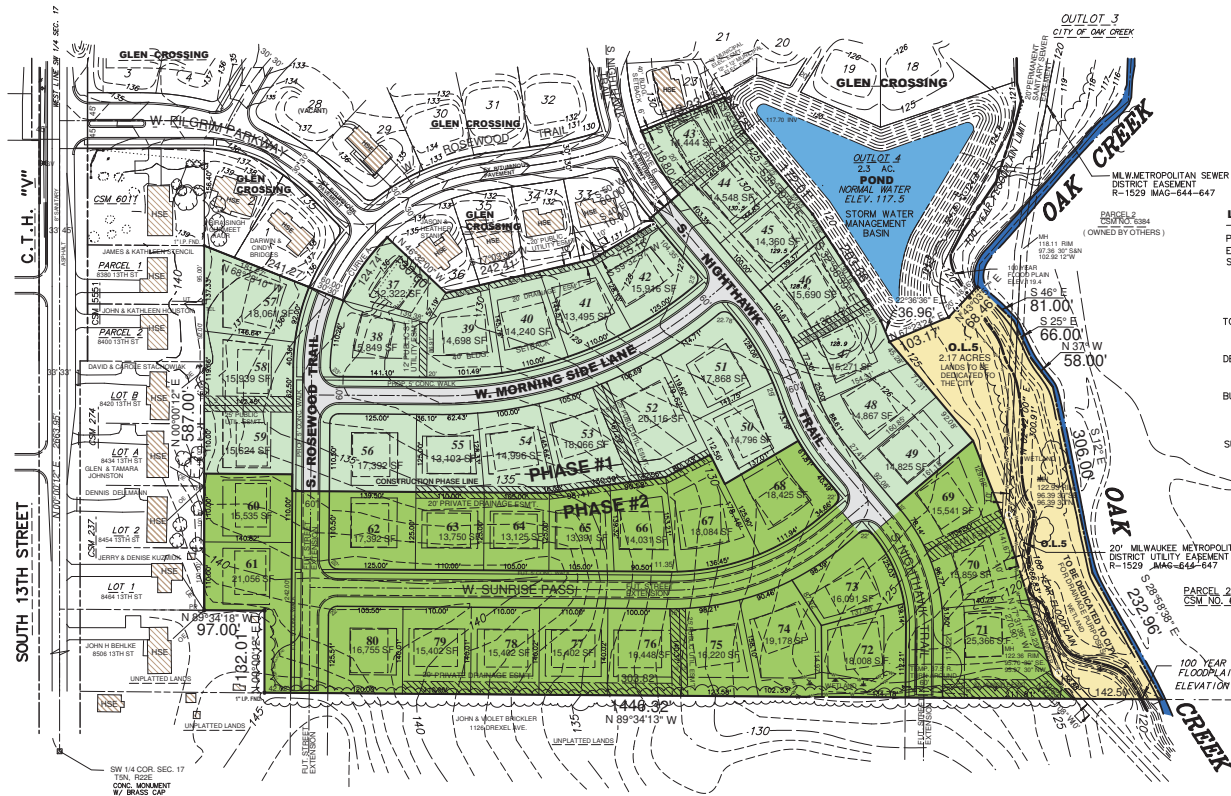
ENGINEER/SURVEYOR
 ROGER W. JOHNSON & ASSOCIATES
 ENGINEERS & LAND SURVEYORS
 20711 WATERTOWN ROAD
 SUITE A
 WAUKESHA WI. 53186

PHONE: (414) 798-0880
 FAX: 798-1991

DATE: MARCH 22, 2006
 REVISED: JUNE 12, 2013
 MAY 11TH, 2017



SURVEYORS CERTIFICATE:
 I hereby certify that this preliminary plat is a correct representation of all existing land divisions and features, and that I have fully complied with the subdivision and plotting code of the City of Oak Creek, and Chapter 236 of the Wisconsin Statutes.



BENCH MARK:
 SOUTHWEST CORNER OF CONCRETE FRONT PORCH
 SLAB AT 8500 SOUTH 13TH STREET, ELEVATION
 155.67'. ELEVATIONS BASED ON CITY OF OAK CREEK DATUM.
 TO OBTAIN U.S.C.S. DATUM ADD 580.56'

TOPOGRAPHIC MAP PROVIDED BY GROUND SURVEY,
 MILLER ENGINEERING FIELD SURVEY AND, MILWAUKEE
 COUNTY TOPOGRAPHIC DATA.

APPROVING AUTHORITIES: CITY OF OAK CREEK
 STATE OF WISCONSIN - DEPARTMENT OF ADMINISTRATION
OBJECTING AUTHORITIES: MILWAUKEE COUNTY DEPARTMENT OF PUBLIC WORKS

OUTLOT NOTES:

Outlot 4 of the original plat of Glen Crossing and all future phases shall be owned and maintained by the Glen Crossing Homeowners Association and each individual lot owner shall have an undivided fractional ownership of the outlot and that Milwaukee County and the City of Oak Creek shall not be liable for any fees or special assessments in the event Milwaukee County or the City of Oak Creek should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said outlot in an unobstructed condition so as to maintain its intended purpose. Construction of any building, grading, or filling said outlot is prohibited unless approved by the City of Oak Creek. The Homeowners Association grants to the City the right (but not the responsibility) to enter upon this outlot in order to inspect, repair or restore said outlot to its intended purpose. Expenses incurred by the City for said inspection, repair or restoration of said outlot may be placed against the tax roll for said association and collected as a special charge by the City.

Outlot 5 shall be dedicated to the City of Oak Creek for drainage purposes.



Plan Commission Report

ITEM: 5b

DATE: May 23, 2017

PROJECT: Certified Survey Map – Jerry Cousin, All Star Honda (All Star Buick/GMC)

ADDRESS: 7008 & 7018 S. 27th St. and 2500 W. Rawson Ave.

TAX KEY NO: 737-9989-001, 737-9988-001, 737-9037-001

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Jerry Cousin, All Star Honda, for the properties at 7008 & 7018 S. 27th St. and 2500 W. Rawson Ave. be approved with the following conditions:

1. That the CSM is revised to show the future road right-of-way as approved by Milwaukee County, WisDOT, and the City.
2. That all easements and wetlands are shown and clearly labeled on all pages of the CSM prior to recording.
3. That the signature page is updated with the current mayor's name.
4. That dedication and acceptance language for the public road is added to the signature pages.
5. That the surveyor's name and official seal are added to all pages of the CSM prior to recording.
6. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Ownership: Boyland Properties Oak Creek, LLC, 606 SE 117TH Ave., Ste. 100, Vancouver, WA 78683

Size: 12.742 acres

Existing Zoning: B-4 (CU), Highway Business; RRO, Regional Retail Overlay District

Adjacent Zoning: North – B-2, Community Business; B-3, Office and Professional Business; Rs-4, Single Family Residential; Rd-1, Two-Family Residential; RR, Regional Retail Overlay District
East – 27th Street and City of Franklin
South – RRO, Regional Retail Overlay District; B-4, Highway Business; Rs-4, Single Family Residential; Rs-3, Single Family Residential
West – B-3, Office and Professional Business; Rs-4, Single Family Residential; Rd-1, Two-Family Residential; RR, Regional Retail Overlay District.

Comprehensive Plan: Planned Business, Two Family / Townhouse Residential.

Wetlands: Yes, see maps.

Floodplain: N/A.

Official Map: Yes, see map and commentary below.

Commentary: The Applicant is requesting approval of a Certified Survey Map (CSM) to combine the properties 7008 & 7018 S. 27th St. and 2500 W. Rawson Ave. in anticipation of developing a car dealership. A Conditional Use Permit was approved for automobile sales and service and a private car wash facility in July of 2016.

Once joined, the lot will meet all size and dimensional requirements. Plan Commissioners should note that there are several changes required before the CSM may be recorded:

1. The Official Map shows a future public street through the property, which is not reflected on the CSM. Staff has been working with the applicant and their consultants for several months to verify the location and requirements for that road.
2. Easements only appear on Page 2 of the CSM, and not Page 1. For consistency and clarity, easements should appear on both pages.
3. The signature page must be updated to reflect Mayor Daniel J. Bukiewicz's name.
4. No dedication or acceptance language appears on the signature pages. These must appear in order for the public road to be both dedicated to the City and for the City's acceptance of said public road.
5. No signature or stamp of the surveyor appears on any page of the submitted CSM.

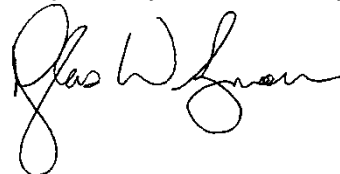
Access from Rawson Avenue is controlled by Milwaukee County, and access from S. 27th Street is controlled by WisDOT. Copies of any/all access approvals and/or permits shall be provided to the Department of Community Development and Engineering Department prior to submission of building permit applications.

Prepared by:



Kari Papelon, CFM, AICP
Planner

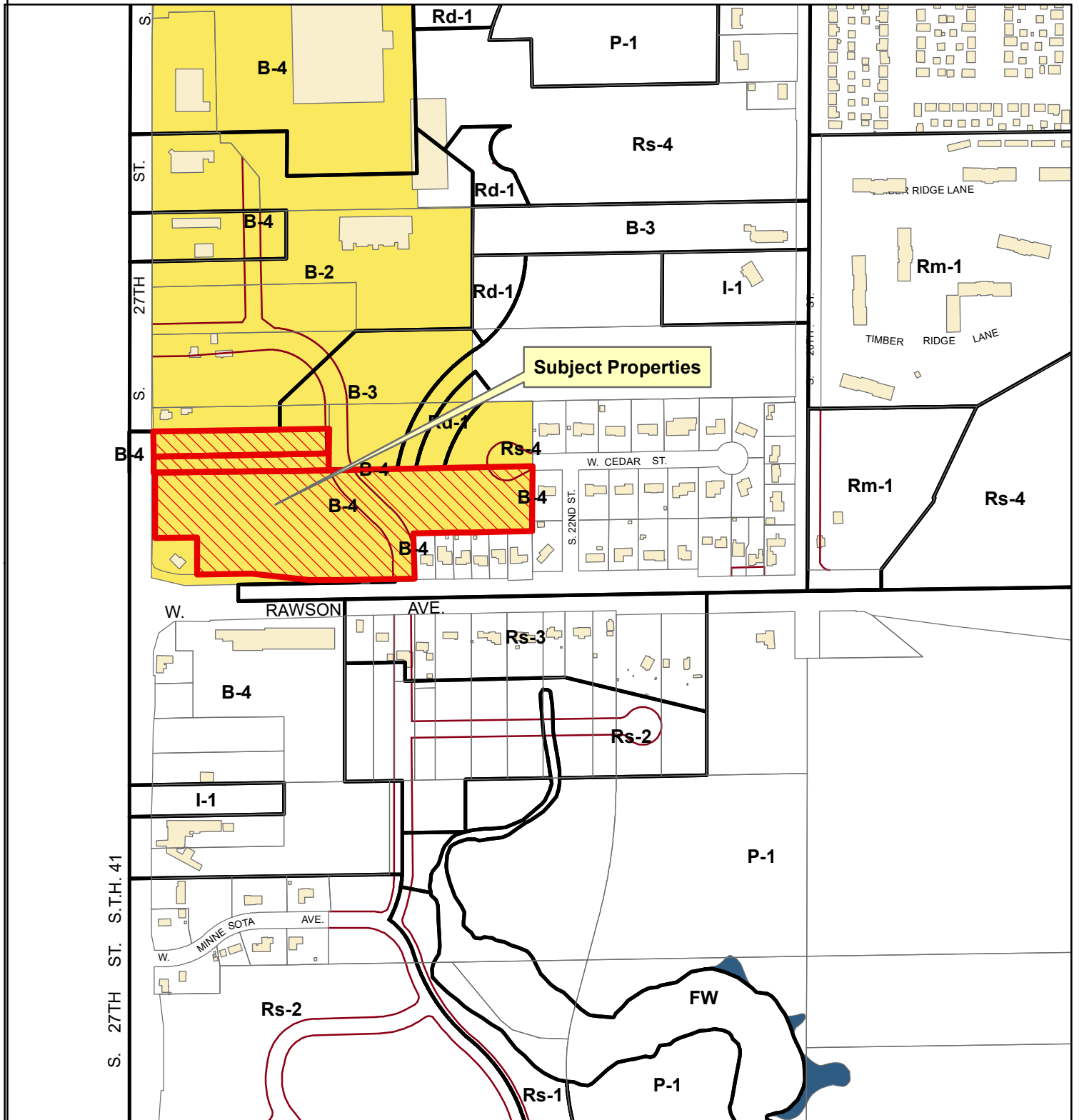
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

7008 & 7018 S. 27th St. 2500 W. Rawson Ave.

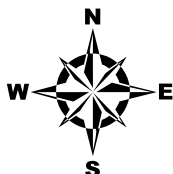


This map is not a survey of the actual boundary of any property this map depicts.



OAKCREEK
— WISCONSIN —

Department of Community Development



Legend

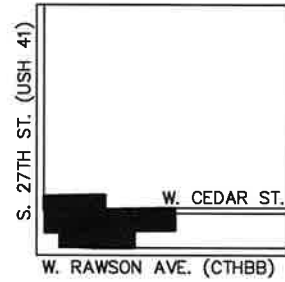
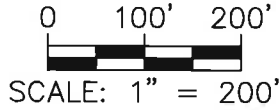
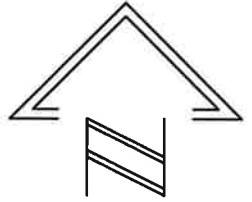
	2500 W Rawson Ave.		7018 S 27th St.		7008 S 27th St.		C-1-Shoreland Wetland
							FF-Flood Fringe
							Lakefront Overlay
							NO-Mixed Use Neighborhood
							OO-Mixed Use Office
							RR-Regional Retail

CERTIFIED SURVEY MAP NO. _____

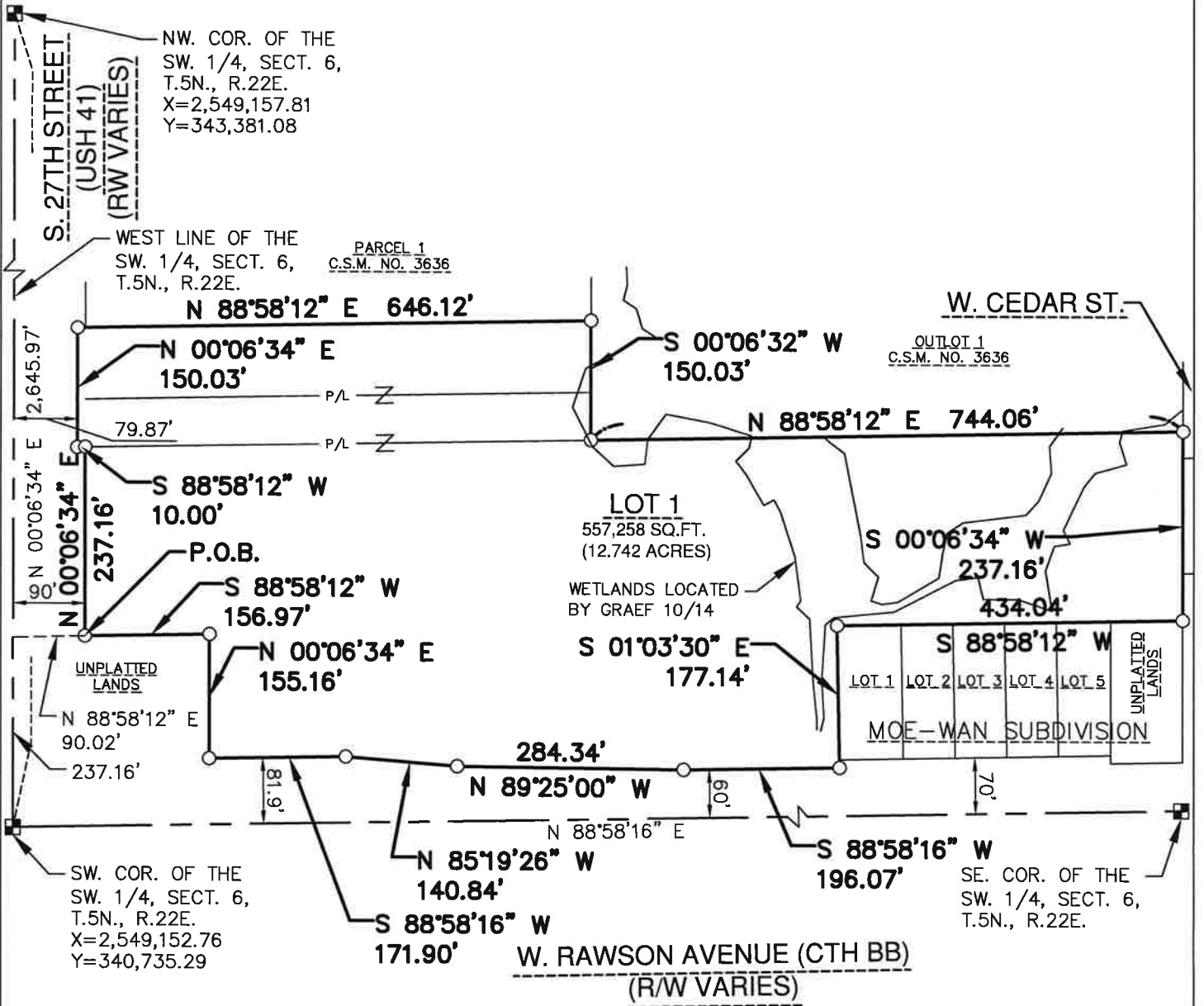
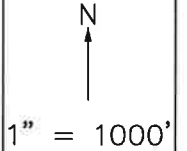
Lot 1 of Certified Survey Map 7626 and that part of the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

GRAEF

One Honey Creek Corporate Center
 125 South 84th Street, Suite 401
 Milwaukee, WI 53214-1469
 414 / 259 1500
 414 / 259 0037 fax
www.graef-usa.com



SW. 1/4, SECT. 6, T.5N., R.22E.
 LOCATION MAP



REFERENCE BEARING

All bearings are referenced to the west line of the SW. 1/4 of Sect. 6, T.5N. R.22E. which bears N.00°06'34"E. and is referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone. (NAD27)

OWNER

Boylard Properties Oak Creek, LLC.
 Oak Creek, Wisconsin

LEGEND

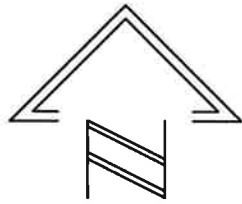
- FOUND 1" IRON PIPE
- 1" O.D.x24"LG. IRON PIPE SET, MINIMUM WEIGHT 1.13 LBS/FT.
- FOUND CONC. MONUMENT W/BRASS CAP

CERTIFIED SURVEY MAP NO. _____

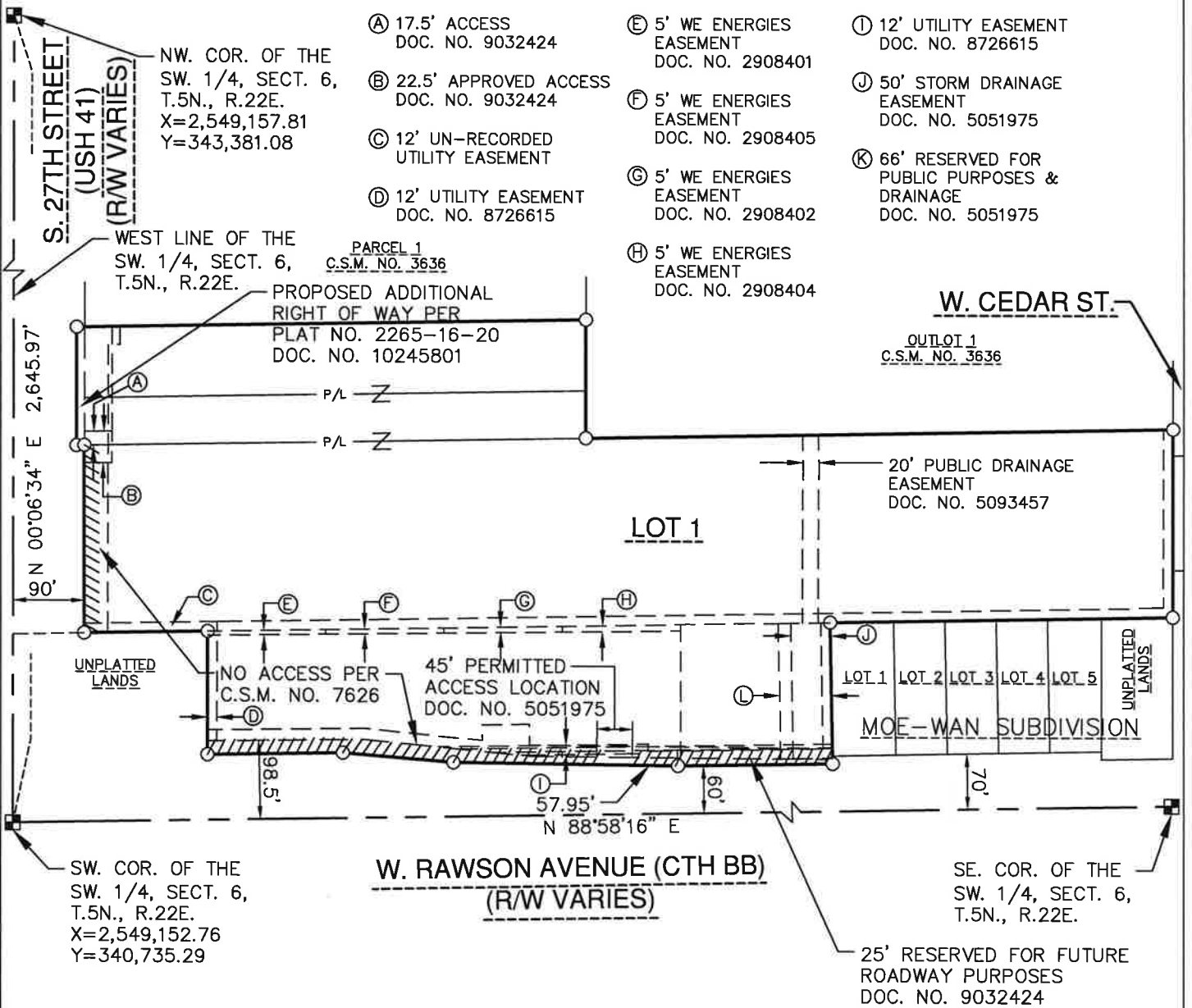
Lot 1 of Certified Survey Map 7626 and that part of the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

GRÄEF

One Honey Creek Corporate Center
 125 South 84th Street, Suite 401
 Milwaukee, WI 53214-1469
 414 / 259 1500
 414 / 259 0037 fax
www.graef-usa.com



SCALE: 1" = 200'



CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 7626 and that part of Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4, Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

I, Michael J. Ratzburg, a professional land surveyor, do hereby certify:

That I have surveyed and mapped Lot 1 of Certified Survey Map 7626 and that part of Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4, Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, more particularly described as follows:

Commencing at the southwest corner of said Southwest 1/4; thence North 00°06'34" East, on and along the west line of said Southwest 1/4, 237.16 feet; thence North 88°58'12" East, 90.02 feet to the east right of way line of South 27th Street and the point of beginning; thence North 00°06'34" East, on and along said east right of way line, 237.16 feet; thence South 88°58'12" West, on and along said east right of way line, 10.00 feet; thence North 00°06'34" East, on and along said east right of way line, 150.03 feet to the south line of Parcel 1 of CSM No. 3636; thence North 88°58'12" East, on and along said south line, 646.12 feet to the west line of Outlot 1 of CSM No. 3636; thence South 00°06'32" West, on and along said west line, 150.03 feet to the south line of said Outlot 1; thence North 88°58'12" East, on and along said south line, 744.06 feet; thence South 00°06'34" West, 237.16 feet to the north line of Moe-Wan Subdivision; thence South 88°58'12" West, on and along said north line, 434.04 feet to the west line of said Subdivision; thence South 01°03'30" East, on and along said west line, 177.14 feet to the north right of way line of West Rawson Ave; thence South 88°58'16" West, on and along said north right of way line, 196.07 feet; thence North 89°25'00" West, on and along said north right of way line, 284.34 feet; thence North 85°19'26" West, on and along said north right of way line, 140.84 feet; thence South 88°58'16" West, on and along said north right of way line, 171.90 feet; thence North 00°06'34" East, 155.16 feet; thence South 88°58'12" West, 156.97 feet to the point of beginning.

Containing 557,258 square feet (12.79 acres), more or less.

That I have made such survey, land division, and map by the direction of the, Jerry Cousins owner of said land. That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Oak Creek Municipal Code in surveying, dividing and mapping the same.

Michael J. Ratzburg, S-2236
Professional Wisconsin Land Surveyor

Date: _____

CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 7626 and that part of Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4, Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

Boyland Properties Oak Creek, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of _____, as owner, certify that said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Oak Creek Municipal Code.

This agreement shall be binding on the undersigned and assigns. In Witness Where of, Boyland Properties Oak Creek, LLC has caused these presents to be signed by _____, its _____, this _____ day of _____, 2017.

In the presence of:

(Witness)

STATE OF WISCONSIN)
) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2017, _____, Officer of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of the corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the corporation, by its authority.

NOTARY PUBLIC, STATE OF WISCONSIN

My Commission Expires: _____

PLANNING COMMISSION APPROVAL

Certified Survey Map accepted by the Planning Commission of the City of Oak Creek on this _____ day of _____, 2017

Mayor Stephen Scaffidi, Chairman

Douglas Seymour, Secretary

COMMON COUNCIL APPROVAL

Certified Survey Map approved by the Common Council of the City of Oak Creek on this _____ day of _____, 2017, by Resolution No. _____.

Stephen Scaffidi, Mayor

Catherine Roeske, City Clerk



Plan Commission Report

ITEM: 5c

DATE: May 23, 2017

PROJECT: Plan Review – Jerry Cousin, All Star Honda (All Star Buick/GMC)

ADDRESS: 7008 & 7018 S. 27th St. and 2500 W. Rawson Ave.

TAX KEY NO: 737-9989-001, 737-9988-001, 737-9037-001

STAFF RECOMMENDATION: Hold, but provide direction to the applicant on the identified issues.

Ownership: Boyland Properties Oak Creek, LLC, 606 SE 117TH Ave., Ste. 100, Vancouver, WA 78683

Size: 12.742 acres

Existing Zoning: B-4 (CU), Highway Business; RRO, Regional Retail Overlay District

Adjacent Zoning: North – B-2, Community Business; B-3, Office and Professional Business; Rs-4, Single Family Residential; Rd-1, Two-Family Residential; RR, Regional Retail Overlay District

East – 27th Street and City of Franklin

South – RRO, Regional Retail Overlay District; B-4, Highway Business; Rs-4, Single Family Residential; Rs-3, Single Family Residential

West – B-3, Office and Professional Business; Rs-4, Single Family Residential; Rd-1, Two-Family Residential; RR, Regional Retail Overlay District.

Comprehensive Plan: Planned Business, Two Family / Townhouse Residential.

Wetlands: Yes, see maps.

Floodplain: N/A.

Official Map: Yes, see map.

Commentary: The Applicant is requesting site, building, landscaping, and lighting plan approval of a proposed automobile sales and service (car dealership) with private car wash facility on the properties 7008 & 7018 S. 27th St. and 2500 W. Rawson Ave. (to become one property following approval of the CSM). A Conditional Use Permit was approved for automobile sales and service and a private car wash facility in July of 2016. The approved Conditions and Restrictions are included in your packets for reference. As the properties are also within the 27th Street and Regional Retail Overlay Districts, a copy of those Sections of Code are also included in your packets for reference.

Staff has been working for several months with the Applicant and their consultants on the plans for this development. Due to incomplete information or extensive required revisions, the plans have been held from agendas in an effort to provide the Commission with the most complete information and with the most Code-compliant plans possible. While the plans are being presented to the Plan Commission this evening, they are still being modified (as of drafting this report) and staff continues to have concerns with portions of the proposal.

Typically, staff reports are organized to review the proposed plans more-or-less in the same order as Chapter 17 is organized. However, since this proposal is within the aforementioned Overlay Districts, this report will cover the general requirements first and the Overlay District requirements second.

Standard Code Requirements (B-4, Highway Business)

In the latest version of the plans received, it appears that the building does not exceed the height or floor area limits, and meets all setback requirements. Access to this property from S. 27th St. requires approval by the Wisconsin Department of Transportation, and access off of Rawson Avenue requires approval by Milwaukee County. Plan Commissioners should be aware that information previously provided by the State to the Engineering Department indicated that a maximum access drive width off of S. 27th Street would be 37 feet, although the plans show a 40-foot-wide driveway. Copies of all approvals and/or permits must be provided to the Department of Community Development and Engineering Department prior to issuance of building permits.

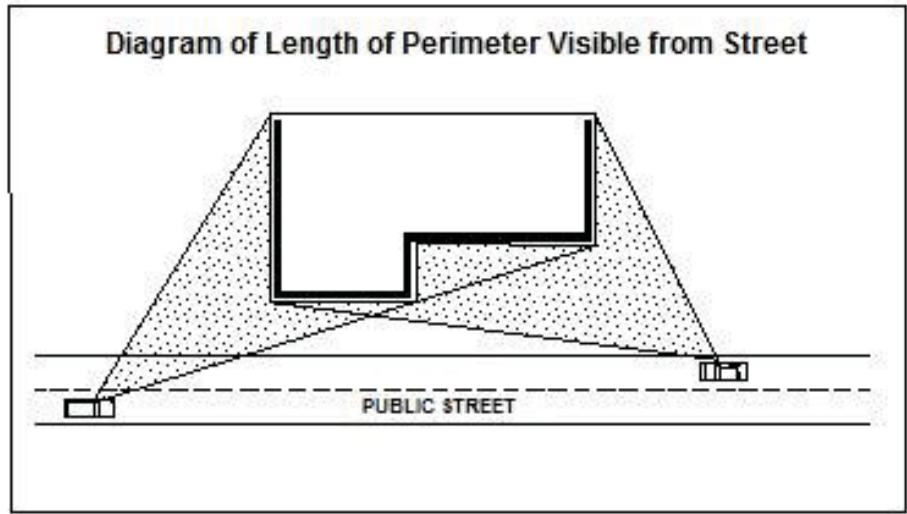
All required parking for the site was established in the Conditions and Restrictions, which references Sections 17.0403(j)(2)(m)-(n). Motor vehicle sales establishments require two (2) customer parking spaces per salesperson, plus one (1) space per employee at peak shift. Per information supplied by the Applicant and their consultant, an estimated 8-10 salespeople are anticipated with a peak shift of 37 employees onsite. This would equate to 16-20 customer parking stalls plus 37 employee parking stalls. Motor vehicle repair, maintenance, and service stations require a minimum of three (3) spaces per indoor service bay, plus one (1) space per employee at peak shift. Per the interior floor plan, it appears that there are 10 interior service bays programmed for the service center, which would equate to 30 stalls (plus 37 for employees at peak shift as previously mentioned). Although the plans are not entirely clear, it appears as though there are 32-40 stalls reserved for customer parking and 48 stalls for employee parking. Therefore, it appears that the minimum parking requirements are fulfilled.

Exterior lighting will be modified based on the final design for the public road and connecting drive. As with all developments, lighting plans and photometrics must receive final approval from the Electrical Inspector prior to permit issuance.

The proposed exterior building materials are primarily metal panel and painted precast concrete panels, with large windows on the west elevation that wrap around the showroom portion of the building on the north and south (30' 8 1/4"). Two sets of approximately 12' x 8' (96 square feet each) windows are shown on the north elevation of the service drive, and one set of approximately 14' x 11' (156 square feet) windows are also shown on a portion of the service area on the north elevation. Two overhead rollup doors appear on the north elevation: one for the service area and one for the car wash bay. Three overhead rollup doors are shown on the east elevation for the service area, five overhead rollup doors and 5 transom windows are shown on the south elevation, and two overhead rollup doors are shown on the west for the entrance to the service center. With the exception of the overhead rollup door on the south elevation for the car wash, which is a standard overhead door, all rollup doors incorporate glass panes to mimic the look of windows. Section 17.1009(a)(14)(a) states: "No loading dock or overhead doors shall face upon a street right-of-way in commercial or office and professional business zoning districts." This issue will be addressed later in this report.

Metal panels are not listed as acceptable primary exterior building materials, and can only be used as accent materials comprising a maximum of 25% of the visible perimeter of the building per Code. Additionally, Section 17.1009(a)(2)(ii) states: "The façade 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 an acceptable glass, brick or decorative masonry material.”



In the past, the Plan Commission has approved, with a $\frac{3}{4}$ majority vote, the use of alternate building materials in plans that have provided “supplemental design elements or improvements are incorporated into the project which compensate for the modifications of the particular standard,” or for those preexisting buildings that were constructed prior to the inclusion of building materials restrictions. The proposal for the dealership, however, must take into consideration the standards and requirements of the Overlay Districts, as will be described later in this report.

Plan Commissioners should be aware of the requirements of Section 17.1009(a)(15) of the Code, which states: “Each retail or service establishment in excess of 25,000 square feet gross floor area must contribute to the establishment or enhancement of community and public spaces by providing a community amenity on the premises such as a patio/seating area, water feature, clock tower, or pedestrian plaza with benches.” This requirement will be discussed later in this report in conjunction with the requirements of the Overlay Districts.

One 8-foot-tall CMU block dumpster enclosure with aluminum swing gates is provided on the south elevation. No color has been identified on the plans for the block or gates. Previous versions of the landscape plans showed vegetation surrounding the enclosure, which would be required in any revisions.

Due to the size of the parcel and the layout for the development, more than 30% of the overall 12.7 acres will be open/green space. It should be noted that this open space includes the stormwater infrastructure in the middle of the property, and wetlands east of the proposed public road. Wetlands will also be addressed with the review of the Overlay District requirements.

Landscape plans, as previously mentioned are currently being modified to incorporate the layout of the proposed road. Previous versions showed a significant portion of the property around the stormwater infrastructure to be designated as a natural area with native prairie seeding. The designation of a natural area requires approval by the Common Council and is a permanent designation. In other words, once a natural area has been established it cannot be developed in the future. Staff will continue to work with the Applicant’s consultants to ensure that landscape plans are developed in conformance with Code requirements.

Comments received from the Water and Sewer Utility, and provided to the Applicant and their consultants, state that the sanitary lateral cannot discharge into a manhole – it must discharge directly into the sanitary sewer main. Two connections for fire are not allowed to the public main. One connection for fire and one for domestic service are required. These comments must be incorporated into the revised plans.

Comments were also received from the Engineering Department throughout the internal review of the plans. While the plans show a “frontage road” that ties into the proposed public road, Engineering would prefer to see the frontage road completely removed from Rawson Avenue. The Department also reiterates the requirement for WisDOT and Milwaukee County approvals for the access drives (the access permissions previously granted must be modified to allow for the proposed locations in the plans). Wetlands and the stormwater infrastructure locations are also missing on the site plan received May 18.

General 27th Street Overlay Districts Design Standards

Below are specific Sections from the Code that pertain to the proposed development. Staff comments follow each Section quote.

Section 17.0329(b)(2)(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.

- With the parapet raised to hide the rooftop mechanicals, the appearance from 27th Street that the building is 2 stories is strengthened (although the building is functionally 1 ½ stories). While this Section requires buildings to be located “closer to the street,” it will be noted in the Regional Retail Overlay District Standards that the setback to a street right-of-way is a minimum of 50 feet. Previous versions of the plans did not identify “amenities that enhance pedestrian activity along the street” (27th Street, particularly).

Section 17.0329(b)(6)(a) - Street trees must be provided to shade the sidewalk, provide a sense of enclosure for the street, and visually unify the blockface.

- No street trees along S. 27th Street were identified in previous versions of the landscape plan. Some trees were provided on the south side of the proposed “frontage road” and will be required along the proposed public street.

Section 17.0329(c)(1)(b)(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.

- Although public sidewalks are provided in the S. 27th Street and Rawson Avenue rights-of-way, there are no direct public connections to those sidewalks provided in the proposal. Further, there are no dedicated pedestrian paths separate but adjacent to the vehicle display area along Rawson Avenue. Staff contends that there are viable options to provide better vehicular and pedestrian-friendly connections throughout the site.

Section 17.0329(c)(1)(b)(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.

- As mentioned in the review of the plans per the Standard Sections of Chapter 17 above, all but one of the overhead doors incorporate glass panes to mimic windows. This was a suggested compromise discussed in one of the many conversations between staff and the Applicant. Should the Plan Commission determine that the overhead doors with glass panes is not acceptable, they must be relocated so that they are compliant with the requirements of this and other Sections of Code. Plan Commissioners and the Applicant should understand that the use of glass overhead doors in areas not expressly in conformance with Code requirements must be approved as part of a request for modification of the standard.

Section 17.0329(c)(2)(b)(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.

- The point staff wishes to make with calling out this Section of Code is the previously-mentioned height of the proposed building. The location is on a major corner of the 27th Street corridor.

Section 17.0329(c)(2)(b)(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.

- Metal panels are becoming more frequently proposed in plans received for review by the City. Although not specifically discussed during the building material training at the April 25 meeting, information was provided regarding their durability, aesthetics, etc. Staff has noted in reviews of other GMC dealerships throughout the country that use metal panels that some of the panels clearly show rusting and deterioration. Information regarding the quality and durability of the proposed panels must be provided to staff and the Plan Commission.

Section 17.0329(c)(2)(b)(3) - Brick, stone and terra-cotta shall be the primary materials for new buildings or additions.

- As previously mentioned, the building does not use any of the materials required in this Section of Code, and the proposed materials do not meet the express requirements of other Sections of Code. Plan Commissioners will recall that a text amendment was recently passed by Council that would allow for a modification of standards as described below:

The Plan Commission may modify any of the above building design 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 modification of the particular standard. In support of the modification 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 modification is requested.

Plan Commissioners will note that a Modification Request was submitted for the building materials. However, staff would like to point out the following:

1. The request makes no mention of the Sections of the Code for which the modification is requested. As previously mentioned, several Sections of Code apply to the building materials requirements.
2. As previously mentioned, the request did not include the modifications to the rollup doors.

3. The justification for the request is that no modifications to the typical brand standards is allowed by General Motors. Staff notes, however, that other locations incorporate masonry or stone elements into the designs of the buildings.
4. While staff recognizes and appreciates the proposal to construct a “Welcome to Oak Creek” sign, as well as the Applicant’s offer to work with the City on the design, the sign is problematic for several reasons.
 - a. The Applicant is proposing a sign on property currently owned by WisDOT. While it is true that WisDOT could sell that property to the Applicant, there is no definitive timeframe nor written agreement between the two parties to ensure that this transaction would occur.
 - b. The proposed sign is actually a vehicle display platform with an integrated sign. Staff is very concerned about accepting such a design as justification for a modification to the building requirements. One issue is that a vehicle display area is not a sign, nor can a vehicle display area be approved as part of a sign plan review.
 - c. Several concerns regarding safety and sight distances have been raised internally. Such a proposal would also require review and approval from Milwaukee County and/or WisDOT. Further, the location is not feasible or practical given the recent installation of signage and site amenities at this intersection (see attached).
 - d. Section 17.1009(a)(15) of the Code requires the following as previously mentioned: “Each retail or service establishment in excess of 25,000 square feet gross floor area must contribute to the establishment or enhancement of community and public spaces by providing a community amenity on the premises such as a patio/seating area, water feature, clock tower, or pedestrian plaza with benches.” The criteria for the modification of standards is that “supplemental design elements or improvements are incorporated into the project (**over and above those which are otherwise required**) which compensate for the modification of the particular standard” (emphasis added). Since community amenities are required regardless of whether the proposal is within the Overlay District, it would appear that additional supplemental design elements or improvements are required before a modification could be approved.

Staff is willing to continue the discussions with the Applicant regarding the supplemental design elements or improvements to achieve compliance with Code.

Section 17.0329(c)(2)(b)(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.

- Staff notes that the west (front) façade features are only extended for approximately 30’ 8 ¼” on the north and south façades. It will be up to the Plan Commission to determine whether this Section of Code is satisfied by the proposed elevations.

Section 17.0329(c)(2)(c)(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.

- Staff notes that existing buildings in the area are not constructed with metal panels. As previously mentioned, the west elevation differs in terms of design and materials from the other elevations. No portion of the building incorporates brick, decorative concrete block, or stucco. Staff applauds the use of large clear windows on the west elevation, and the incorporation of clear glazing on the other elevations.
- (b) Building Design
- (i) The building exterior shall be unified in design throughout the structure, and shall complement other buildings in the vicinity.
- See previous staff comments above regarding elevation differences and building comparison.
- (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.
- Staff notes that the proposed colors for the metal panels are white (primary), black, and silver. The concrete panels will be painted white or gray, and any mechanical units not screened by the parapet will be screened with gray metal rib panels. As mentioned in the Applicant's submissions, these are the standard corporate colors and designs.
- (f) Screening
- (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.
- Staff has mentioned the overhead doors in previous sections of this report. None of the overhead doors are proposed to be specifically screened.
- (g) Traffic impact
- (iv) Prior to development approval, the Applicant's traffic engineer shall complete and present a traffic impact analysis following WisDOT 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.
- Although this listed as a requirement in the Overlay District, the Engineering Department has stated that a Traffic Impact Analysis is not required for the development.

Section 17.0329(c)(3)(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.

- Staff has addressed these issues in previous sections of this report. However, Plan Commissioners should be aware that a modification to one Section does not relieve similar requirements elsewhere in the Code. It is imperative to know which Sections for which modifications are being requested.

Section 17.0329(c)(3)(c)(5) – Bicycle storage facilities shall be located near the building entrance.

- Staff notes that no bicycle storage/parking facilities are proposed with this development. Although it may seem counterintuitive on the surface to provide such facilities, one could argue that employees and/or local customers could benefit from their inclusion.

Section 17.0329(c)(3)(c)(6) – Screen fences and/or landscaped buffers shall be provided at property edges, particularly where commercial and light industrial properties adjoin residential properties.

- Although this is a requirement in Code, staff notes that the proposed car dealership and vehicle display areas are not located immediately adjacent to residential properties. Future development in areas adjacent to residential properties would be subject to this requirement.

Section 17.0329(c)(3)(c)(7) – New streets as proposed as part of new developments shall provide “pedestrian friendly” streetscape with on-street parking.

- Staff notes that the public street will be designed in conformance with City standards, and that the Applicant’s consultants are working very closely with the Engineering Department to ensure compliance.

Section 17.0329(c)(3)(d)

- (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 areas as recorded by the Southeastern Wisconsin Regional Planning Commission shall remain uninterrupted.
- (3) Development shall not negatively impact any environmentally sensitive areas.

- Plan Commissioners will note that wetlands were identified in the vicinity of the proposed public road. Although the above Sections of Code require these areas to remain undisturbed, staff would like to caution the Commission that the proposed road has been designed in conjunction with Milwaukee County and WisDOT as part of an overall plan to connect to 27th Street at the existing Riverwood Blvd. intersection in Franklin. Permits and approvals will be required from the DNR and other reviewing agencies (e.g., Army Corps of Engineers, etc.) for filling of the wetlands required for the installation of the public infrastructure.

Regional Retail Overlay District Standards

Section 17.0330(e)(1) - Buildings greater than 25,000 square feet shall be at least two (2) stories in height.

- Staff has addressed this in previous sections of this report.

Section 17.0330(f) – Setbacks

- (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.
- These setbacks are greater than what is required by the underlying B-4 zoning district. It appears from the submitted plans that these setbacks are met.

Section 17.0330(g) – Design Standards

- (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.
- (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.
- (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.
- Although these issues have been addressed in other sections of this report, staff would like to reiterate that the repetition of these requirements throughout the Code were intended to ensure, perhaps ambitiously, that development in the 27th Street corridor met the then-current vision. That's not to say that these requirements should be discounted or dismissed. Rather, they and the requests for modifications from certain standards should be carefully considered as the Plan Commission reviews the proposal.

Summary

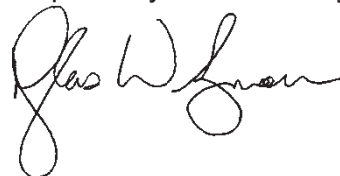
Staff has provided the comments above to provide the Plan Commission with a general idea of the proposal's progress to-date. Unfortunately, complete revised plans were not submitted prior to drafting this report, and therefore could not be adequately reviewed or recommended for approval. Considering the evaluation above, and recognizing that there is still work to be done, staff recommends that the Plan Commission holds their decision until such time as complete plans are submitted. That being said, it would be helpful if the Commission could provide clarification and direction to the applicant regarding the outstanding issues that have been identified.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

**City of Oak Creek – Conditional Use Permit (CUP)
Conditions and Restrictions**

Applicant: Brent Wampler, Custom Facilities
Property Addresses: 7008 & 7018 S. 27th St., and
2500 W. Rawson Ave.
Tax Key Number(s): 737-9989-001, 737-9988-001,
737-9037-001

Approved by Plan Commission: 6-28-16
Approved by Common Council: 7-19-16
(Ord. #2813)

Conditional Use: Automobile Sales & Service and Private Car Wash Facility

1. LEGAL DESCRIPTION

Parcel 1, 7008 S. 27th St.:

Part of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at a point in the West line of said Southwest 1/4 of Section 6, said point being 534.34 feet North of the Southwest corner of said Southwest 1/4 of Section 6; thence East and parallel to the South line of said 1/4 Section 726 feet to a point; thence North and parallel to the West line of said 1/4 Section 90 feet to a point; thence West and parallel to said South line 726 feet to a point in the said West line; thence South along said West line 90 feet to the place of beginning, except that part thereof conveyed to Milwaukee County by deed recorded in Volume 1308 of Deeds, Page 23, Document No. 1753937.

Except those land conveyed to the State of Wisconsin, Department of Transportation in Warranty Deed recorded as Document No. 10387599.

Parcel 2, 7018 S. 27th St:

Part of the Southwest 1/4 of Section 6, in Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows:

Commencing at a point in the West line of said Southwest 1/4 of Section 6, said point being 474.34 feet North of the Southwest corner of said Southwest 1/4 of Section 6; thence East and parallel to the South line of said 1/4 Section, 726 feet to a point; thence North and parallel to the West line of said 1/4 Section 60 feet to a point; thence West and parallel to said South line, 726 feet to a point in the said West line; thence South along said West line, 60 feet to the place of beginning, excepting therefrom the West 80 feet.

Except those land conveyed to the State of Wisconsin, Department of Transportation in Warranty Deed recorded as Document No. 10387599.

Parcel 3, 2500 W. Rawson Ave.:

Lot 1 of Certified Survey Map No. 7626, recorded on July 1, 2005, Reel 6126, as Document No. 9041308, being a consolidation of Parcels 1 and 2 of Certified Survey Map No. 3052, Parcel 1 of Certified Survey Map No. 2828, and unplatted lands, located in a part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 6, Town 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

Except those land conveyed to the State of Wisconsin, Department of Transportation in Warranty Deed recorded as Document No. 10387599.

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 all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
 - i) Location(s)
 - ii) Number of employees
 - iii) Number of parking spaces for all uses/users
 - iv) Dimensions
 - v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands & floodplains (field verified)
- m) Location(s), square footage and height of sign(s)

2) **Landscape Plan**

- a) Screening plan
- b) Number, initial size and type of plantings
- c) Parking lot screening/berming

3) **Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors, details)

4) **Lighting Plan**

- a) Type(s) & color(s) of fixtures
- b) Mounting heights
- c) Type(s) & color of poles
- d) Photometrics of proposed fixtures

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

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

6) **Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- 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(s) 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 1 above, 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. All electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.

H. 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.

- I. Prior to the approval of site and building plans for the development the applicant shall prepare and submit a certified survey map combining the properties. The right of way for any public streets as illustrated on the official map within these properties shall be dedicated, and the public improvements installed unless a variation or exception is granted by the Common Council pursuant to Section 14.180 of the Municipal Code.

3. PARKING, LOADING, AND ACCESS

- A. Parking for this project shall be provided in accordance with Section 17.0403. The number of parking stalls shall be in accordance with Sections 17.0403(j)(2)(m)-(n).
- 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, garages, and private drives shall be in place in accordance with the signed Development Agreement.
- 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 Sections 17.0330 & 17.0403 of the Municipal Code.
- H. Adjustments to required parking may be made by the Plan Commission in accordance with Section 17.0404.
- I. Access to West Rawson Avenue (CTH BB) in accordance with executed agreements and access management plans is subject to the review and approval of Milwaukee County. Such approval shall be provided to the City prior to the issuance of any building permits.
- J. Access to South 27th Street (STH 241) in accordance with executed agreements and access management plans is subject to the review and approval of the Wisconsin Department of Transportation. Such approval shall be provided to the City prior to the issuance of any building permits.

4. LIGHTING

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

5. LANDSCAPING

- A. 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%.

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. For parking lots designed for twenty-five (25) parking spaces or more, interior parking lot landscaping shall be provided at the following rates:

<u>Total Paved Area</u>	<u>Required Interior Planting Area</u>
0-49,999 sq. ft.	5% of paved area
50,000 sq. ft. or larger	10% of paved area

- 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(s) of all buildings.
- 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

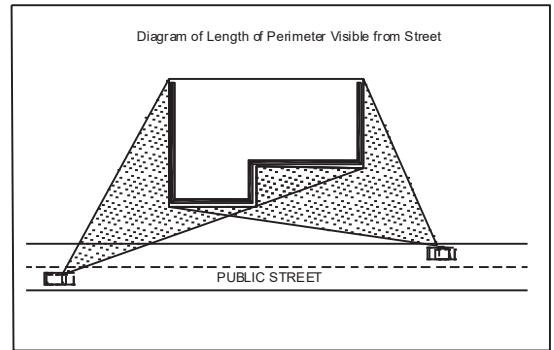
screened from casual view.

- 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, or concrete. All retaining walls must incorporate landscaping as part of the design.
- 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.

6. ARCHITECTURAL STANDARDS

- A. All structures shall meet the requirements of Sections 17.0329 and 17.0330 (General 27th Street Overlay Districts Design Standards and Regional Retail Overlay district. 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 facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades 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 a primary exterior building materials.



C. The façade 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 an acceptable glass, brick or decorative masonry material.

D. Material and color samples shall be submitted to the Plan Commission for review and approval.

E. 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 modifications of the particular standard.

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. Buildings shall be designed in such a manner that long expanses of blank wall are broken up by the use of windows, articulation, or modulation of the building footprint and/or changes in building materials and colors. Visible building facades in excess of 100 feet in length must incorporate recesses and projections along the length of the façade. Windows, awnings, and arcades must be an integral part of the façade abutting a public street.

H. 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.

I. 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. No overhead garage doors or loading docks shall face upon any street right-of-way or residential property unless otherwise modified by the Plan Commission pursuant to Section 17.1009(e) of the Municipal Code.

J. Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.

K. 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.

7. BUILDING AND PARKING SETBACKS*

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure	50'	30'	20'
Accessory Structure**	50'	30'	20'
Off-street Parking	30'	0'	0'

* These properties are located within the 27th Street / Regional Retail Overlay District, which require increased setbacks.

**No accessory structures shall be permitted in the front yard or in required buffer yards.

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. There shall be no outdoor storage of equipment, junk/damaged/non-inventory vehicles, parts, or supplies. Outdoor display areas shall be limited to those for the display of vehicles for sale as approved by the Plan Commission as part of the site plan review process.
- D. There shall be no storage of flammable or hazardous materials except those minimum quantities necessary for the operation of the permitted principal use.
- E. Hours of operation shall be between 6:00 AM and 10:00 PM Monday through Saturday.

9. SIGNS

- A. All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code.
- B. No pole signs, pennant flags, light pole flags, permanent banners, or flashing/blinking signs shall be permitted as part of this development.
- C. Window signs shall not cover more than 25% of the window on which they are placed.
- D. All signs must be approved by the Plan Commission as part of the site plan review process.

10. PERMITTED USES

- A. All permitted uses in the M-1, Manufacturing zoning district.
- B. One (1) automobile sales and service facility with outdoor storage limited to vehicle inventory.
- C. Usual and customary accessory uses to the above listed permitted uses, including one (1) private car wash facility that is accessory to the automobile sales and service facility.

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 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

Date

(please print name)

EXHIBIT A: CONCEPT SITE PLAN



City of Madison, Wisconsin
 125 North Park Street, Suite 401
 Madison, WI 53702
 608.261.3100
 www.grief.com

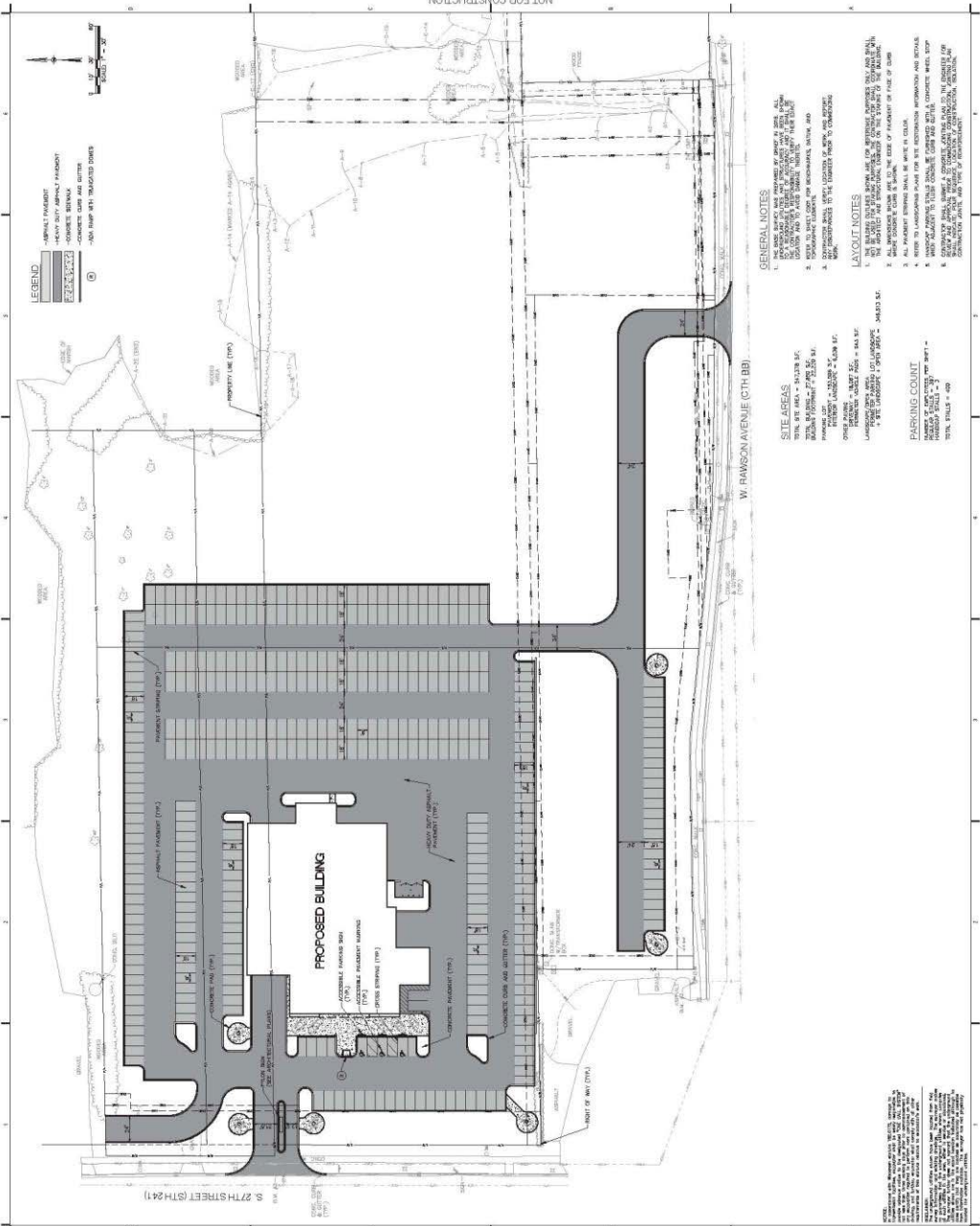
CONSULTANT

PROJECT TITLE
 OAK CREEK BLVD (R&C)

OAK CREEK WISCONSIN
 NO. DATE REVISION BY

PROJECT INFORMATION
 PROJECT NUMBER: 7/18/2018
 DATE: 4/20/18
 PROJECT: OAK CREEK
 DESIGNED BY: TAF
 APPROVED BY: TAF
 SCALE: 3/8"=1'-0"
 SHEET NUMBER:
 SHEET TITLE:
 SHEET NUMBER:
 SHEET TITLE:

C200



(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 Se. 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 pedestrian 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.
 10. Religious Institutions.
- (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

Ordinance 2847, A 4/3/17, Sec. 17.0330(c)

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.

Publish 4/13/17

ORDINANCE NO. 2846

BY: Ald. Toman

AN ORDINANCE TO AMEND SECTION 17.0329(c)(2)(c)(1) AND SECTION 17.0329(c)(2)(c)(2) ALLOWING THE PLAN COMMISSION TO GRANT A MODIFICATION OF STANDARDS FOR BUILDINGS IN THE 27TH STREET OVERLAY DISTRICTS

The Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION 1: Sections 17.0329(c)(2)(c)(1)(f) and 17.0329(c)(2)(c)(2)(e) are created to read as follows:

Modification of Standards

The Plan Commission may modify any of the above building design 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 modification of the particular standard. In support of the modification 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 modification is requested.

SECTION 2: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

SECTION 3: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced this 3rd day of April, 2017.

Passed and adopted this 3rd day of April, 2017.

/s/ Kenneth Gehl
Kenneth Gehl, Common Council President

Approved this 3rd day of April, 2017.

ATTEST: /s/ Daniel J. Bukiewicz
Daniel J. Bukiewicz, Mayor

/s/ Catherine A. Roeske
Catherine A. Roeske, City Clerk

VOTE: Ayes 5 Noes 0

Buick GMC Operations Plan

- Salespeople - 8-10, Parts staff - 2-3, Service technicians - 6-8, Service support (advisors, lot staff, retailers) - 8-10, 2 sales managers, 1 Finance manager, 3-5 office/admin support
- Sales 930a-9p (m-f), 9a-6p (Saturday), closed on Sunday
- Service/Parts 7a-9p (m-f), 8a-6p (Saturday), closed on Sunday
- Automobile deliveries are 2-4 times per week. Parts delivery daily from manufacturer. Oil trucks and other supplier/vendor trucks are regular deliveries
- Future plan is to add a car wash.
- Part time jobs will be very few (evening receptionist, lot attendants, lube techs). As an example at another location, there are 75 employees, and less than 10 are part time.

Modification Request
All-Star Buick GMC
May 11, 2017

We are requesting a modification to the building materials required for our proposed building. We were awarded the Buick and GMC franchises by General Motors upon a few conditions. One of those conditions is that we would provide a facility that is compliant with their image program. Auto manufacturers have been putting in requirements for dealerships to look more universal as related to their brands. This gives us very little autonomy in the choice of materials, look, etc.

The proposed building we have put forth would meet the General Motors requirements. We understand that the some of the materials do not fall in to the approved materials for the special design district. We also understand that exceptions are allowed to be made if the project provides value to the area in some other way that is not required of us.

We are prepared to build an "Welcome to Oak Creek" gateway sign and place it at the current location of the adult book store. The gateway sign will be great promotion for Oak Creek. There is offer confusion along the 27th St corridor about which municipality is which and where they start/end. Our plan is to acquire the property the book store is located on once the state makes it available for sale. We are the only private entity that would be allowed to purchase it. The only way we would not acquire it is if Oak Creek or Milwaukee County chose to acquire it before us.

We are open to other ideas for the gateway sign and other suggestions that would allow the modification we have requested to be granted.

Thank you in advance for your consideration.



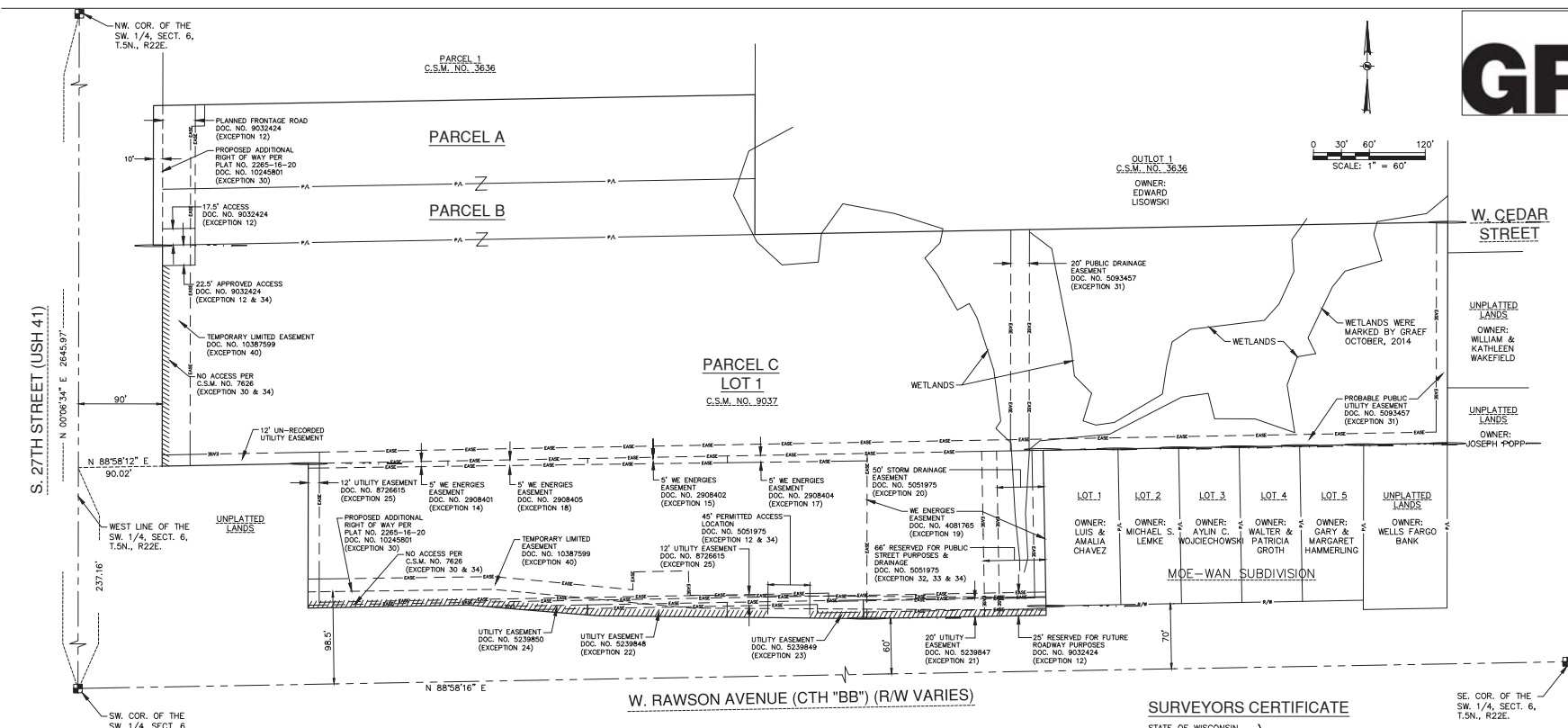
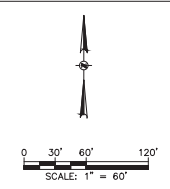
One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1469
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:
7008 & 7018 S. 27TH ST.
2500 W. RAWSON AVE.
OAK CREEK, WISCONSIN

ISSUE:
NO. DATE REVISIONS BY



LEGAL DESCRIPTION

Parcel A:
Part of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows:
Commencing at a point in the West line of said Southwest 1/4 of Section 6, said point being 534.34 feet North of the Southwest corner of said Southwest 1/4 of Section 6; thence East and parallel to the South line of said 1/4 Section 726 feet to a point; thence North and parallel to the West line of said 1/4 Section 90 feet to a point; thence West and parallel to said South line 726 feet to a point in the said West line; thence South along said West line 80 feet to the place of beginning, except that part thereof conveyed to Milwaukee County by deed recorded in Volume 1308 of Deeds, Page 23, Document No. 1765987.
Except those land conveyed to the State of Wisconsin, Department of Transportation in Warranty Deed recorded as Document No. 10387599.
Tax Key No: 737-9989
Address: 7008 S. 27th Street

Parcel B:
Part of the Southwest 1/4 of Section 6, in Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin, bounded and described as follows:
Commencing at a point in the West line of said Southwest 1/4 of Section 6, said point being 474.34 feet North of the Southwest corner of said Southwest 1/4 of Section 6; thence East and parallel to the South line of said 1/4 Section, 726 feet to a point; thence North and parallel to the West line of said 1/4 Section 60 feet to a point; thence West and parallel to said South line, 726 feet to a point in the said West line; thence South along said West line, 60 feet to the place of beginning, excepting therefrom the West 80 feet.
Except those land conveyed to the State of Wisconsin, Department of Transportation in Warranty Deed recorded as Document No. 10387599.
Tax Key No: 737-9988
Address: 7018 S. 27th Street

Parcel C:
Lot 1 of Certified Survey Map No. 7626, recorded on July 1, 2005, Reel 6126, as Document No. 2041308, being a consolidation of Parcels 1 and 2 of Certified Survey Map No. 3052, Parcel 1 of Certified Survey Map No. 2828, and unplatted lands, located in a part of the Southwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 6, Town 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.
Except those land conveyed to the State of Wisconsin, Department of Transportation in Warranty Deed recorded as Document No. 10387599.
Tax Key No: 737-9037
Address: 2500 W. Rawson Avenue
Total Acreage - 557,258 SQ.FT. (12.79 Acres)

**SCHEDULE B11 FOR COMMITMENT NO. CO-2099
REVISION DATED 1/22/15**

- 1-9 Not survey related.
- 10. Rights of the public in as much of the Land affected by Ordinance adopted by the Board of Supervisors of Milwaukee County on June 29, 1928, and approved by the various towns in said county, establishing a width of Kilbourn Road (S. 27th St.) at 160 feet and Reserve Avenue at 120 feet, and ordaining that said Highway be widened to the width so established, together with rights of the public in that portion of said Land lying within the limits of the road and not affected by said ordinance. A notice and plan, etc. in said matter was filed and recorded on November 15, 1928, as Document No. 1410.
- 11. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road, street, highway and/or any purpose. (Affects parcel, general in nature, unable to plot).
- 12. Memorandum of Understanding Regarding Access recorded as Document No. 9032424. (Affects parcel as shown).
- 13. Memorandum of Understanding Regarding Access recorded as Document No. 9967701. (Affects parcel as shown).
- 14. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility, recorded on December 22, 1949, as Document No. 2908401. (Affects parcel as shown).
- 15. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility, recorded on December 22, 1949, as Document No. 2908402. (Affects parcel as shown).
- 16. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility, recorded on December 22, 1949, as Document No. 2908403. (Affects parcel, unable to plot).

REFERENCE BEARING

All bearings are referenced to the West line of the Southwest 1/4 of Section 6, T.5N., R.22E, which bears N.00°06'34"E, and is referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone.

- 17. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility, recorded on December 22, 1949, as Document No. 2908404. (Affects parcel as shown).
- 18. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, for utility, recorded on December 22, 1949, as Document No. 2908405. (Affects parcel as shown).
- 19. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company and Wisconsin Telephone Company, for utility, recorded on February 7, 1964, as Document No. 4081765. (Affects parcel as shown).
- 20. Easement recorded as Document No. 5051975. (Affects parcel as shown).
- 21. Easement recorded as Document No. 5238947. (Affects parcel as shown).
- 22. Easement recorded as Document No. 5238948. (Affects parcel as shown).
- 23. Easement recorded as Document No. 5238949. (Affects parcel as shown).
- 24. Easement recorded as Document No. 5238950. (Affects parcel as shown).
- 25. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies Wisconsin Bell, c/o B/SB American Telephone, a Wisconsin corporation and Time Warner Entertainment Company, L.P., for utility, recorded on February 8, 2004, as Document No. 8726615. (Affects parcel as shown).
- 26-29. Not survey related.
- 30. Rights of Wisconsin Department of Transportation pursuant to Transportation Project Plat No. 2285-16-20 - 408 recorded as Document No. 10245801. (Affects parcel as shown).
- 31. Probable Public Utility Easement (overhead wires) and 20' Public Drainage Easement as set forth on Certified Survey Map No. 3052. (Affects parcel as shown).
- 32. Public Drainage Easement set forth on Certified Survey Map No. 2828. (Affects parcel as shown).
- 33. Easements, restrictions, notes, wetland line, floodplain line, wetland note, floodplain note set forth on Certified Survey Map No. 7626. (Affects parcel as shown).
- 34. Access limitations, permitted access points and reservations set forth on Certified Survey Map No. 7676. (Affects parcel as shown).
- 35. Intentionally limited.
- 36. Intentionally limited.
- 37-39. Not Survey related.
- 40. Temporary Limited Easement contained in Warranty Deed recorded as Document No. 10387599. (Affects parcel as shown).

SURVEYORS CERTIFICATE

STATE OF WISCONSIN
COUNTY OF MILWAUKEE } ss

To: Chicago Title Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 6a & 13 of Table A thereof. The field work was completed on 10/02/14.

Date: 02/17/15
Michael J. Ratzburg S-2236

PROJECT INFORMATION:

PROJECT NUMBER: 20141009.00
DATE: 10/8/14
DRAWN BY: FKO
CHECKED BY: MJR
APPROVED BY: MJR
SCALE: AS SHOWN
FILE PATH: ACAD-C-00_ALTA01_1009

SHEET TITLE:

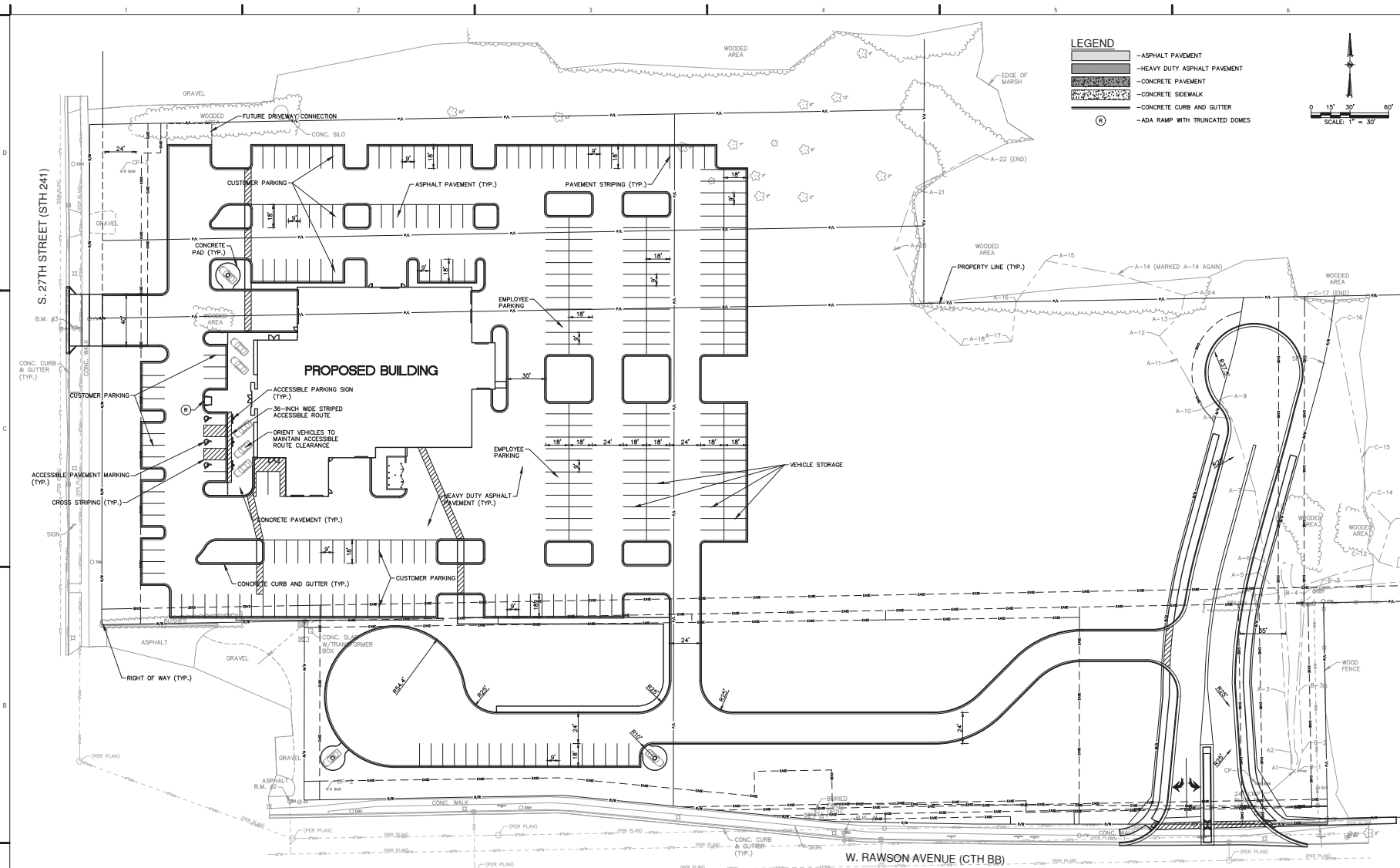
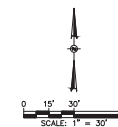
ALTA/ACSM LAND TITLE SURVEY

SHEET NUMBER:

1/1

NOT FOR CONSTRUCTION

LEGEND	
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE CURB AND GUTTER
	ADA RAMP WITH TRUNCATED DOMES



SITE AREAS

TOTAL SITE AREA = 557,258 SF
 TOTAL BUILDING = 27,850 SF
 BUILDING FOOTPRINT = 22,200 SF

PARKING LOT
 PARKING LOT PAVEMENT = 123,661 SF
 INTERIOR PARKING LOT LANDSCAPE = 15,503 SF

OTHER PAVING
 DRIVEWAY AND PERMANENT CUL-DE-SAC = 27,849 SF
 ROADWAY AND TEMPORARY CUL-DE-SAC = 14,761 SF
 PERIMETER VEHICLE PADS = 602 SF

PERIMETER LANDSCAPE/OPEN AREA
 PERIMETER PARKING LOT LANDSCAPE
 + STORMWATER POND + OPEN AREA = 352,662 SF

PARKING COUNT

NUMBER OF EMPLOYEES PER SHIFT = 37
 REGULAR STALLS = 308
 HANDICAP STALLS = 3
 TOTAL STALLS = 311

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2016. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THEREOF.
2. REFER TO SHEET C201 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LAYOUT NOTES

1. THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
2. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CONCRETE CURB IS SHOWN.
3. ALL PAVEMENT STRIPING SHALL BE WHITE IN COLOR.
4. REFER TO LANDSCAPING PLANS FOR SITE RESTORATION INFORMATION AND DETAILS.
5. HANDICAP PARKING STALLS SHALL BE FURNISHED WITH A CONCRETE WHEEL STOP WHEN ADJACENT TO FLUSH CONCRETE CURB AND GUTTER.
6. CONTRACTOR SHALL SUBMIT A CONCRETE JOINTING PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION. JOINTING PLAN SHALL INDICATE POUR SEQUENCE, LOCATION OF CONSTRUCTION, ISOLATION, CONTRACTION JOINTS, AND TYPE OF REINFORCEMENT.

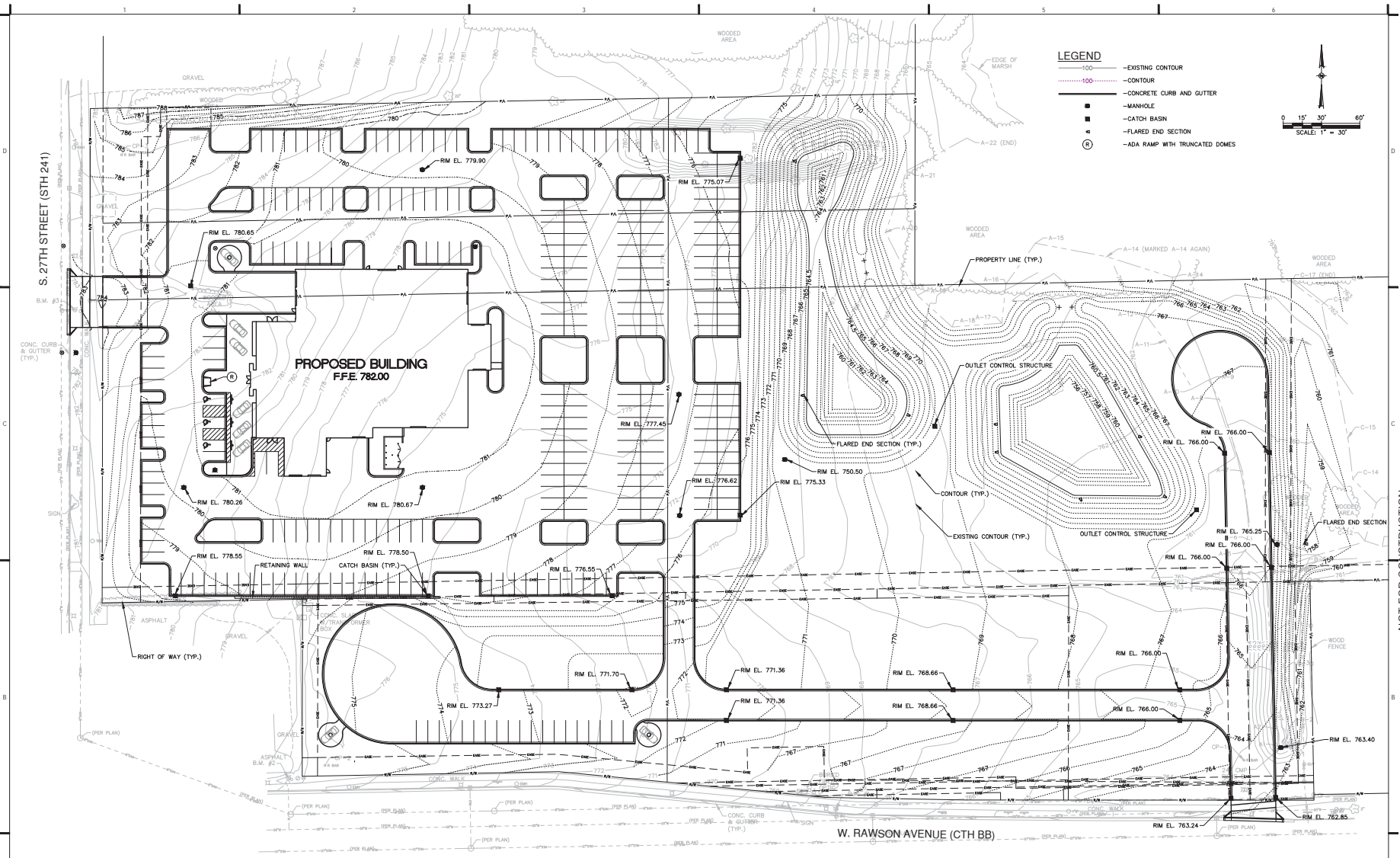
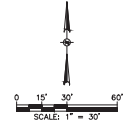
NOTICE:
 In accordance with Wisconsin statute BS.0270, damage to construction facilities, excavator shall be solely responsible to provide advance notice to the landowner. TMF Civil Services' not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor certifies that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

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LEGEND

- 100 - EXISTING CONTOUR
- 100 - CONTOUR
- - - CONCRETE CURB AND GUTTER
- - MANHOLE
- - CATCH BASIN
- ▭ - FLARED END SECTION
- ⊙ - ADA RAMP WITH TRUNCATED DOMES



GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2016. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THEREOF.
2. REFER TO SHEET C001 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

GRADING NOTES

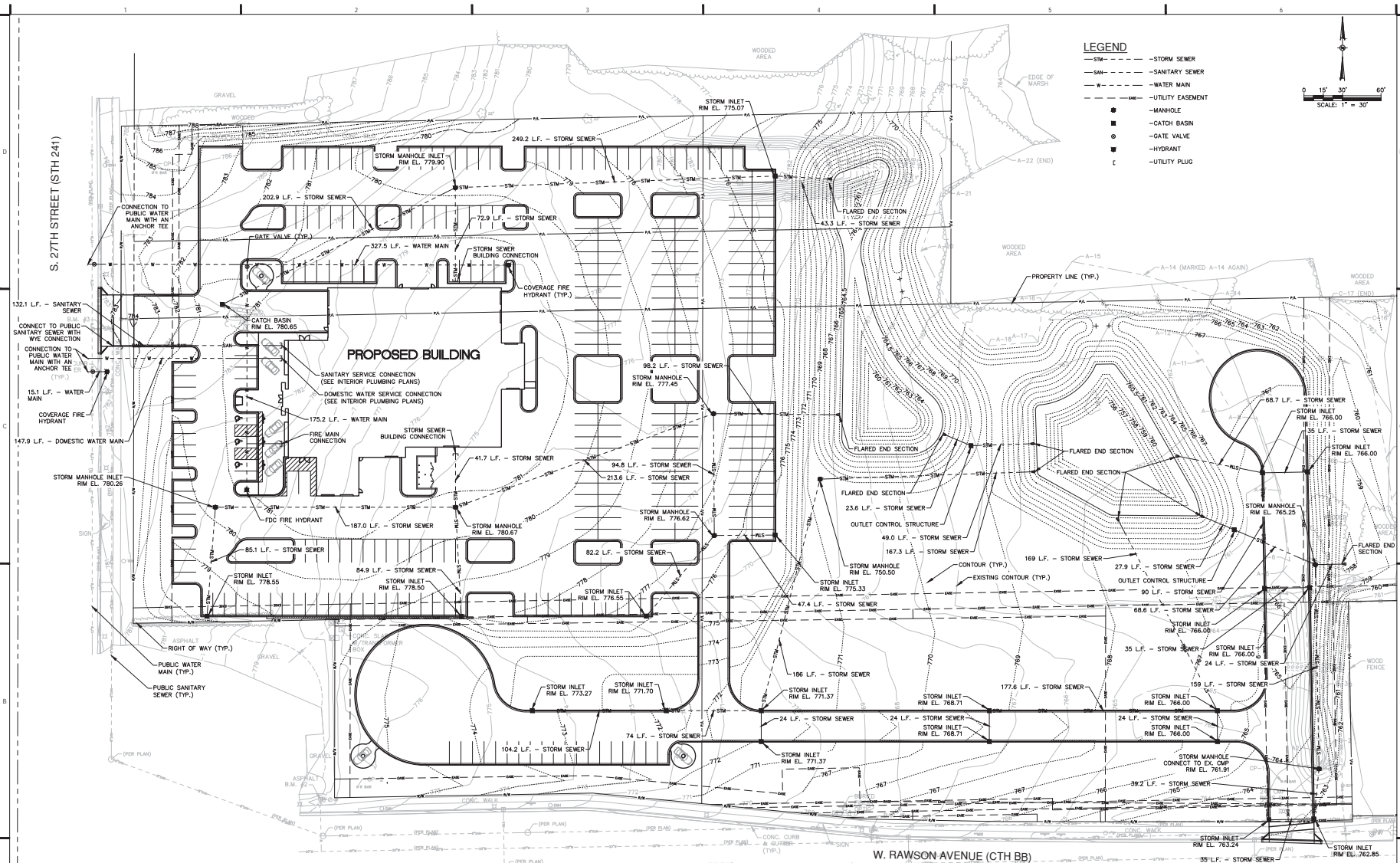
1. ADA REGULATIONS REQUIRE A MAXIMUM SLOPE OF 1:20 (5%) ALONG THE LENGTH OF THE ACCESSIBLE ROUTE AND A MAXIMUM SLOPE OF 1:50 (2%) ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE. ADA REGULATIONS REQUIRE A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS WITHIN AN ADA PARKING STALL AND ADJACENT UNLOADING ZONE.
2. RIM ELEVATIONS IN CURB AND GUTTER ARE FLANGE GRADES.

NOTICE:
In accordance with Wisconsin statute 182.07(5), damage to construction facilities, excavator shall be solely responsible to provide advance notice to the designated "TIE CALL SERVICE" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
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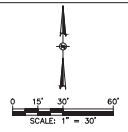
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NOT FOR CONSTRUCTION



LEGEND

- STM --- STORM SEWER
- SAN --- SANITARY SEWER
- WM --- WATER MAIN
- UE --- UTILITY EASEMENT
- --- MANHOLE
- --- CATCH BASIN
- --- GATE VALVE
- --- HYDRANT
- --- UTILITY PLUG



W. RAWSON AVENUE (Cth Bb)

GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF IN 2016. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERE TO.
2. REFER TO SHEET C001 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

UTILITY NOTES

1. CONTRACTOR SHALL VERIFY ELEVATION OF EXISTING INVERTS PRIOR TO INSTALLATION OF PROPOSED UTILITIES.
2. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBER CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
3. CONTRACTOR SHALL CENTER ONE FULL LENGTH OF WATER PIPE ON SEWER AT WATER MAIN CROSSINGS, THAT BOTH JOINTS WILL BE AS FAR FROM SEWER AS POSSIBLE.
4. SANITARY SEWER SHALL BE PVC, ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.
5. WATER MAIN SHALL BE ANWA C900, CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

6. ALL SANITARY PRECAST MANHOLES SHALL CONFORM TO ASTM C-478 AND SHALL BE A MINIMUM OF 48-INCH DIAMETER WITH ECCENTRIC CONE TYPE PRECAST TOPS AND SHALL BE FITTED WITH AN EXTERNAL SEAL. FLAT TOP SLABS SHALL BE USED ONLY WITH APPROVAL OF THE VILLAGE ENGINEER.
7. CONTRACTOR SHALL PROVIDE DRAIN TILE AT ALL PROPOSED CATCH BASINS. SEE PLAN VIEW FOR DETAIL DESIGN INFORMATION.
8. BUILDING ROOF DRAINS SHALL BE SDR-35, ASTM D3034, PVC, UNLESS OTHERWISE NOTED.
9. RIM ELEVATIONS IN CURB AND GUTTER ARE FLANGE GRADES.
10. PIPE LENGTHS AND INVERTS ARE TO CENTER OF STRUCTURES.
11. CRUSHED STONE BACKFILL SHALL BE USED UNDER AND WITHIN 5' OF ALL PAVED AREAS.

NOTICE:
In accordance with Wisconsin statute BS20176, Graef & Associates, Inc. (Graef) is not responsible for construction facilities, excavator shall be solely responsible to provide advance notice to the appropriate "ONE CALL" service not less than three working days prior to commencement of any excavation required to perform work controlled on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
Underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in whole or in part. The surveyor further does not warrant that the underground utilities shown are in the exact locations indicated although the surveyor certifies that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

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- ADM1 ACM RAINSCREEN METAL PANEL #1 - BLACK
- ADM2 ACM RAINSCREEN METAL PANEL #2 - SILVER
- ADM3 ACM RAINSCREEN METAL PANEL #3 - WHITE
- EP1 EXTERIOR PAINT - WHITE SEE FINISH SCHEDULE
- EP2 EXTERIOR PAINT - GRAY SEE FINISH SCHEDULE
- MTL1 MECHANICAL SCREEN BY CITYCAPES - ENVISOR 35 VERTICAL STYLE USING FLAT RIB PANELS - GRAY
- OWH1 SECTIONAL OVERHEAD DOOR WITH ALUM. FRAMES AND CLEAR GLASS TO MATCH BUILDING GLAZING

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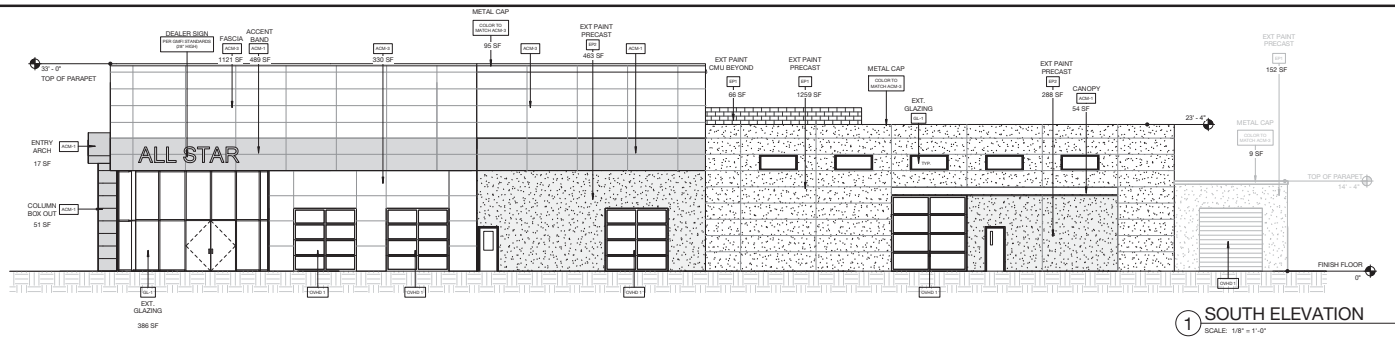
REVISIONS

All-Star Buick GMC
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7006/7016 S. 27th Street, Oak Creek, WI 53154
PROJECT NUMBER

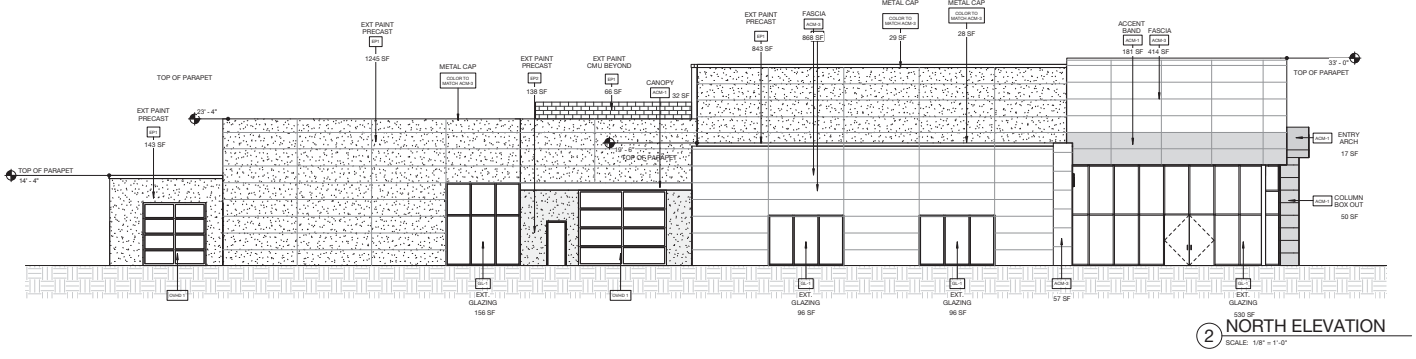
EXTERIOR ELEVATIONS

PROGRESS DRAWINGS
05.10.17

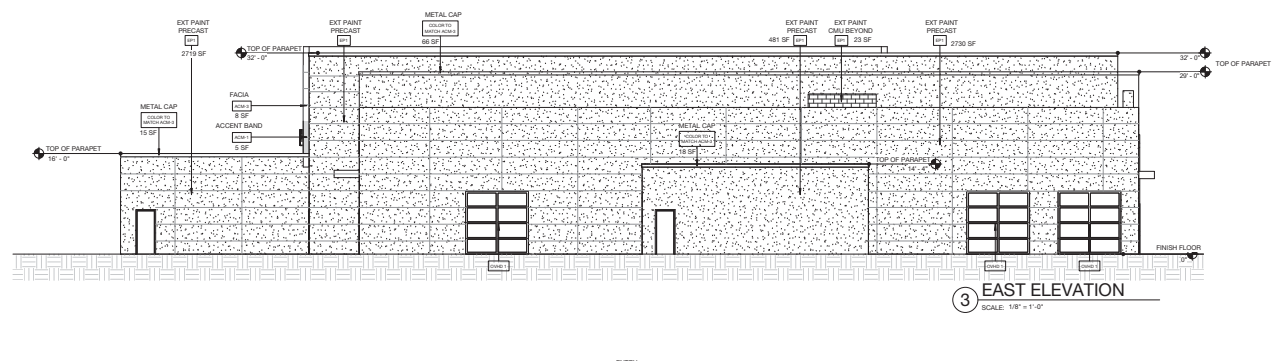
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MY	KM
SHEET NO.	
A4-1	



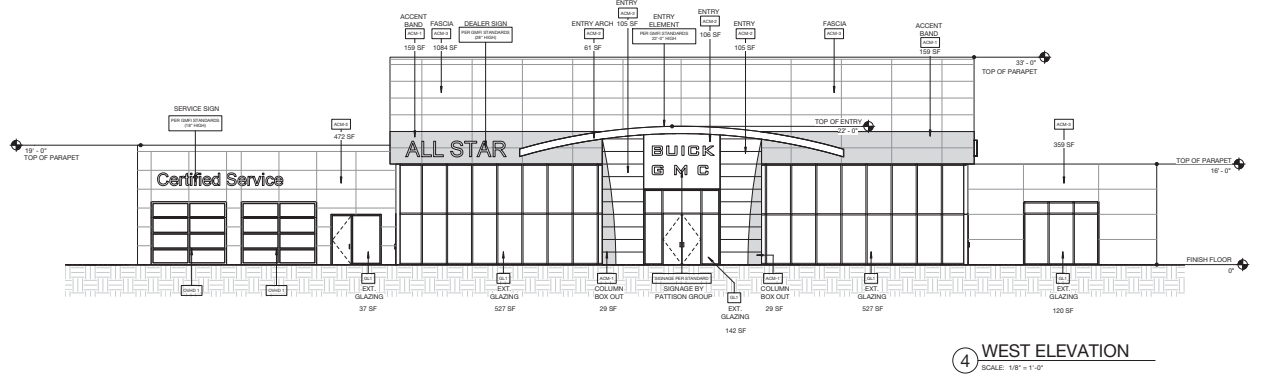
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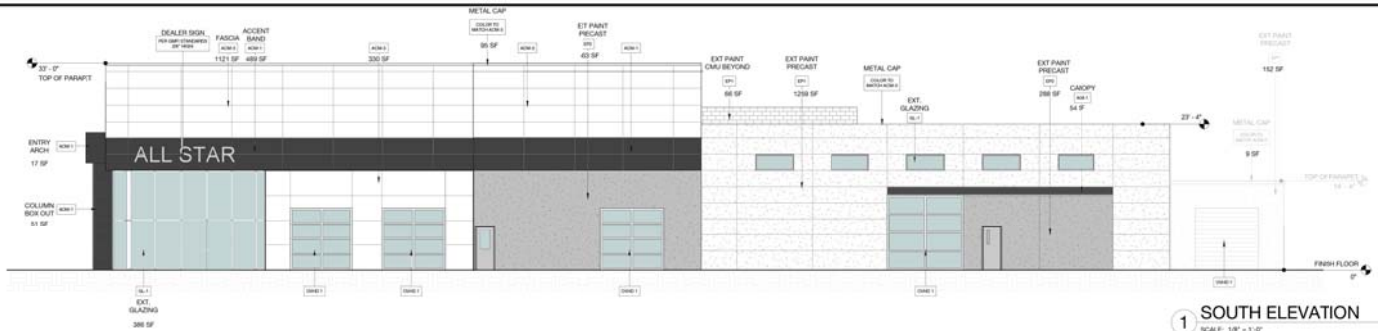
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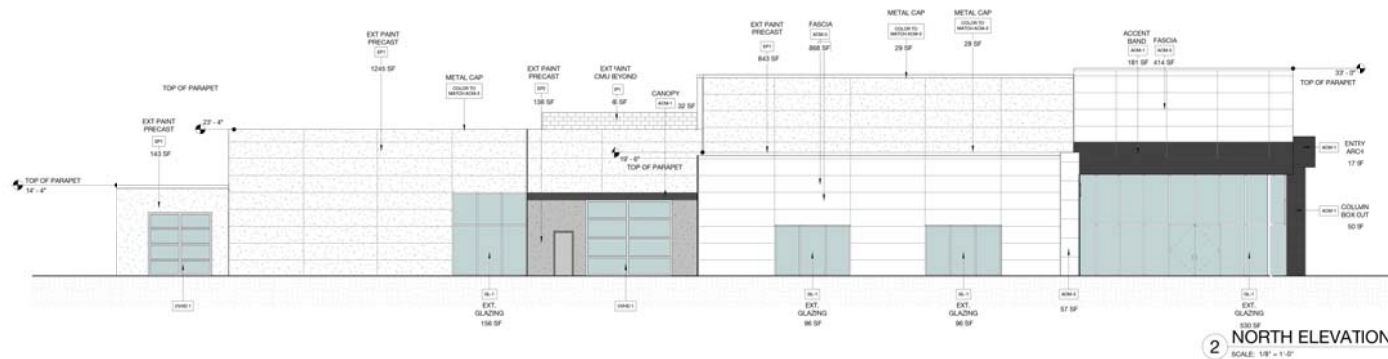
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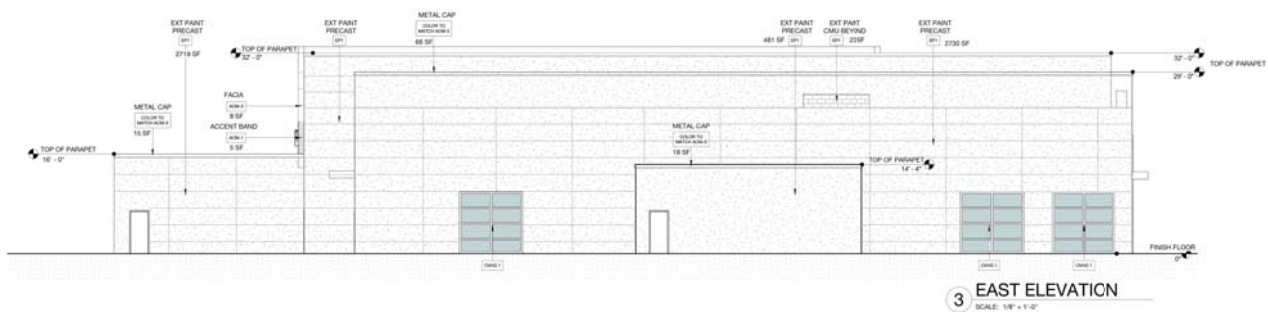
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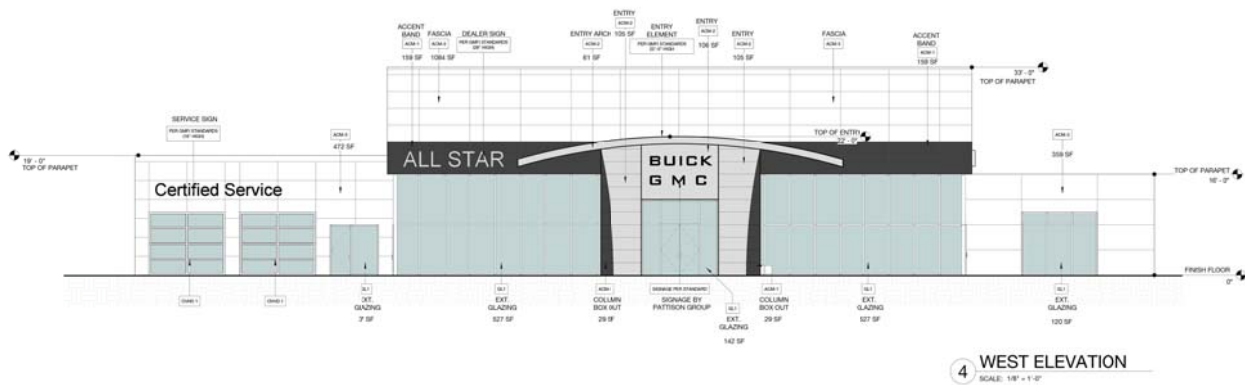
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2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

- ADM1 ACM RAINSCREEN METAL PANEL #1 - BLACK
- ADM2 ACM RAINSCREEN METAL PANEL #2 - SILVER
- ADM3 ACM RAINSCREEN METAL PANEL #3 - WHITE
- EP1 EXTERIOR PAINT - WHITE, SEE FINISH SCHEDULE
- EP2 EXTERIOR PAINT - GRAY, SEE FINISH SCHEDULE
- MTL1 MECHANICAL SCREENS BY CITYCAPES - ENVISOR 35 VERTICAL STYLE USING FLAT RGB PANELS - GRAY
- CMND1 SECTIONAL OVERHEAD DOOR WITH ALUM. FRAMES AND CLEAR GLASS TO MATCH BUILDING GLAZING

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PROCESS DRAWING
EXTERIOR ELEVATIONS

PROGRESS DRAWING
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3042 3042 01240
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NORTHEAST



NORTHWEST



SOUTHEAST



SOUTHWEST



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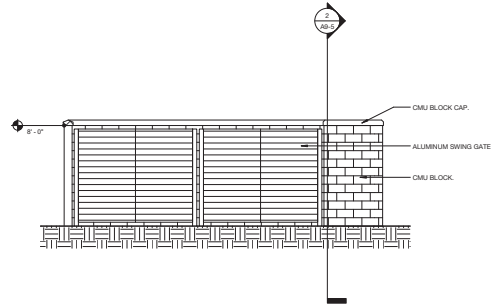
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CUSTOMER DRAWINGS

Renderings

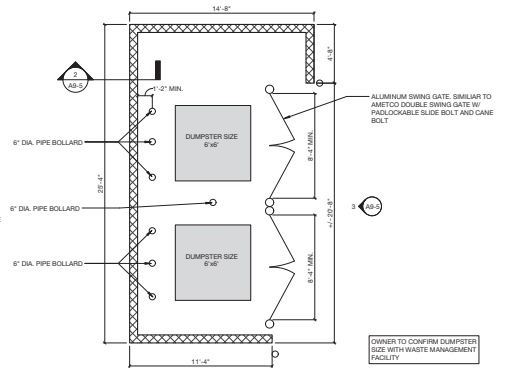
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05.10.17

VERSION	JOB NO.
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Author	Designer

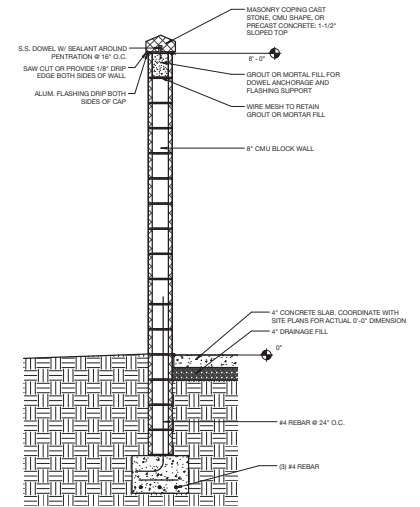
SHEET NO.
A1000



3 DUMPSTER EAST ELEV.
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1 ENLARGED DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



2 CMU WALL SECTION
SCALE: 3/4" = 1'-0"



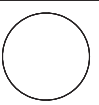
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progress drawings
DUMPSTER DETAILS

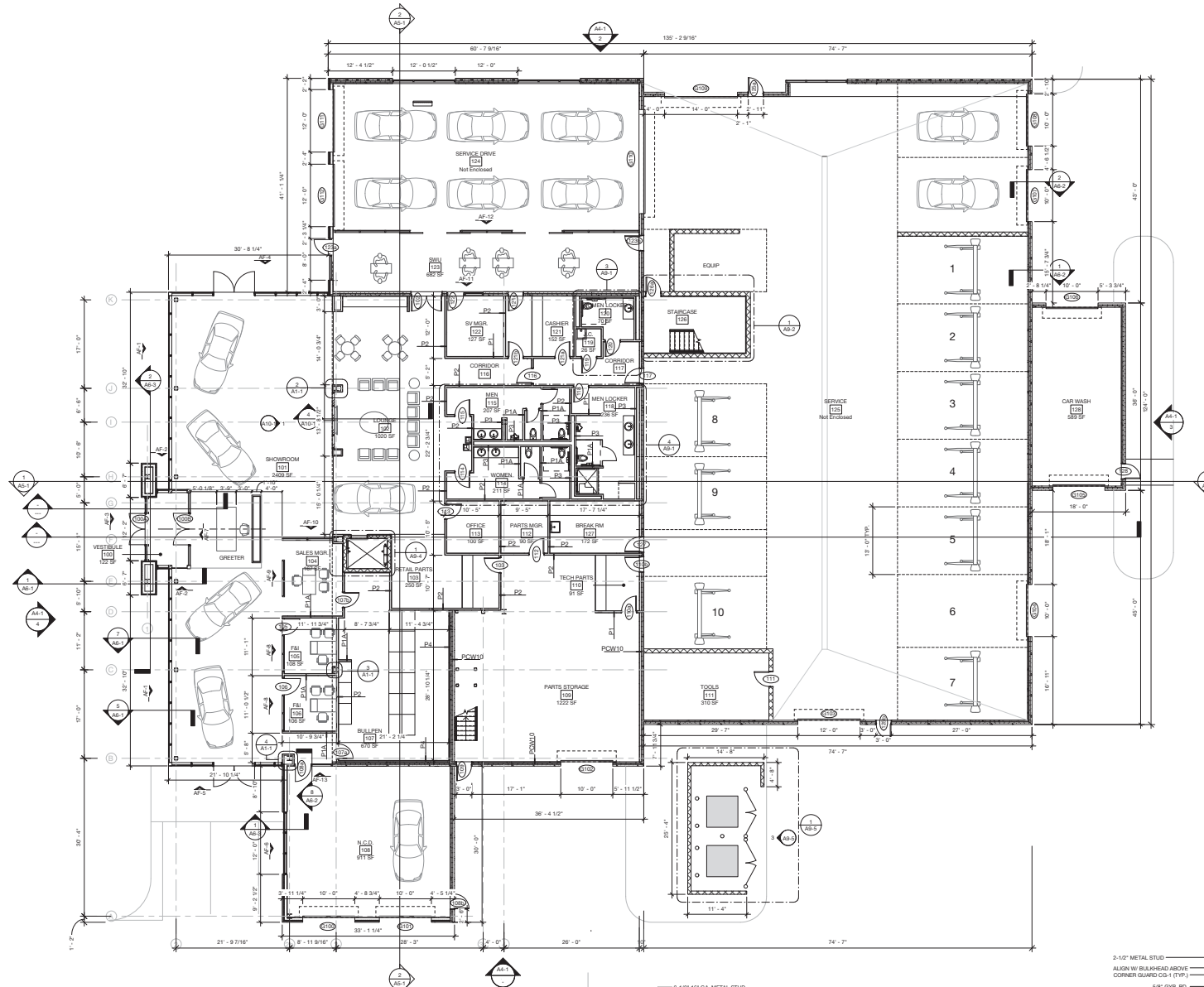


PROGRESS DRAWINGS
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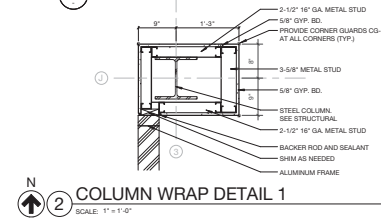
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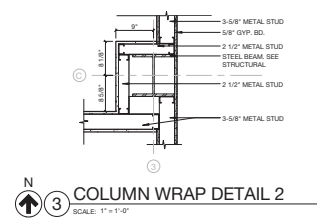
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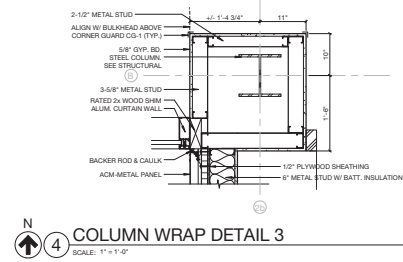
1 FIRST FLOOR PLAN
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2 COLUMN WRAP DETAIL 1
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3 COLUMN WRAP DETAIL 2
SCALE: 1" = 1'-0"



4 COLUMN WRAP DETAIL 3
SCALE: 1" = 1'-0"



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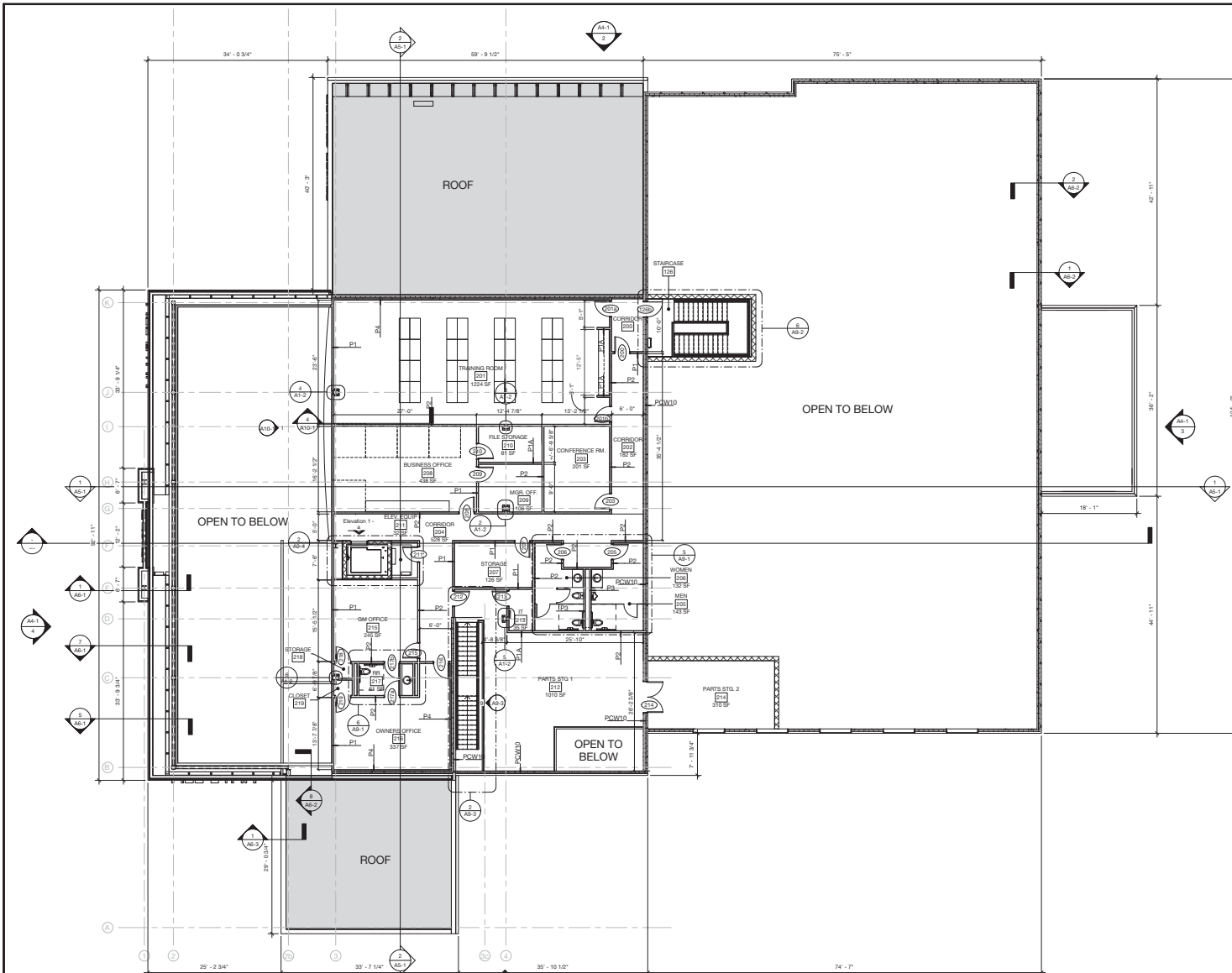
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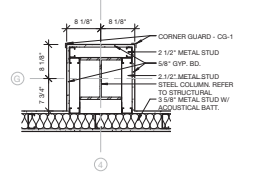
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PROJECT NUMBER

ARCH. FIRST FLOOR PLAN

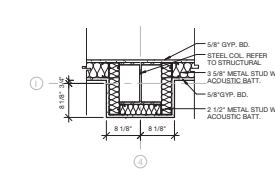
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VERSION 3042	JOB NO. 111210
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SHEET NO. A1-1	



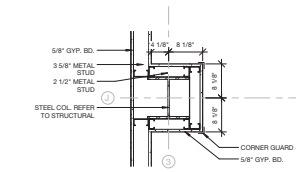
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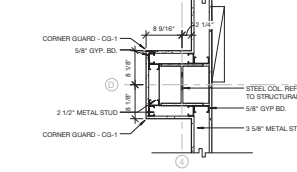
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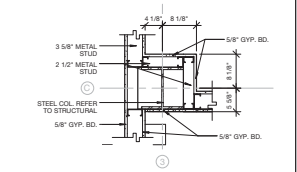
3 2ND FLOOR COLUMN WRAP 2
SCALE: 1" = 1'-0"



4 2ND FLOOR COLUMN WRAP 3
SCALE: 1" = 1'-0"



5 2ND FLOOR COLUMN WRAP 4
SCALE: 1" = 1'-0"



6 2ND FLOOR COLUMN WRAP 5
SCALE: 1" = 1'-0"

ARCHITECTURAL GENERAL NOTES

- A. CONTRACTOR TO VISIT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO START OF WORK. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND NOTIFY ARCHITECT IN WRITING OF ALL DISCREPANCIES. CONTRACTOR TO DOCUMENT EXISTING FIELD CONDITIONS, LIGHT FIXTURES AND MEP SUPPLY/TURN LOCATIONS, SPRINKLER HEADS, AND ALL OTHER CEILING ITEM LOCATIONS PRIOR TO CONSTRUCTION. THIS INFORMATION SHALL BE PROVIDED TO ARCHITECT FOR INCORPORATION INTO A CONSTRUCTION SET.
- B. THE GENERAL CONTRACTOR AND EACH TRADE IS RESPONSIBLE FOR REVIEWING AND COORDINATING ALL NEW WORK WITH ALL EXISTING CONDITIONS AND WITH ALL OTHER TRADES.
- C. CONTRACTOR IS RESPONSIBLE TO PATCH/REPAIR/SEAL ALL NEW EXISTING PENETRATIONS INTO EXISTING WALLS TO MAINTAIN RATED ASSEMBLY.
- D. ALL PENETRATIONS IN AND THROUGH FIRE AND SMOKE RATED WALLS SHALL BE BLEEVED AND FIRE STOPPED AS NECESSARY TO MAINTAIN RATINGS.
- E. UNLESS NOTED OTHERWISE, THE TERM "PROVIDE" INDICATES TO SUPPLY AND INSTALL SCHEMATE, FOLLOWING MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND SUPPLYING AND INSTALLING ALL ASSOCIATED ITEMS AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION.
- F. GENERAL CONTRACTOR SHALL COORDINATE ALL PHASES AND TIMING OF CONSTRUCTION WITH ARCHITECT, TENANT, AND BUILDING OWNER.
- G. PROVIDE WOOD BLOCKING IN WALL FOR ALL WALL-HUNG ITEMS (CASEWORK, RESTROOM ACCESSORIES, FURNITURE, ELECTRONICS, ETC.)
- H. IN NO CASE SHALL THE WALL INTERFERE WITH EXISTING WINDOWS. IF THIS OCCURS, WORK SHALL MINIMALLY TO CORRECT THE PROBLEM. NOTIFY ARCHITECT AND CONTRACTORS THAT WILL BE AFFECTED BY THIS CHANGE.
- I. DIMENSIONS AREA INDICATED FROM FINISH FACE TO FINISH FACE UNLESS NOTED OTHERWISE.
- J. UNLESS OTHERWISE NOTED, INTERIOR PARTITIONS SHALL BE TYPE A.
- K. PROVIDE MOISTURE RESISTANT, TYPE "X" GYPSUM WALLBOARD FOR ALL WALLS THAT INCLUDE PLUMBING LINES.
- L. PROVIDE HAND SOAP AND PAPER TOWEL DISPENSER AT EACH SINK LOCATION.
- M. PROVIDE GRAB BARS, TOILET PAPER, AND TOILET SEAT COVER DISPENSERS AT EACH TOILET LOCATION.

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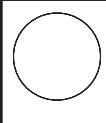


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PROJECT NUMBER

ARCH. SECOND FLOOR PLAN



PROGRESS DRAWINGS	
VERSION	04.14.17
JOB NO.	3342
DATE	01/12/20
DRAWN BY	CHECKED BY
Author	Designer
SHEET NO.	



Median Monument

July 29, 2014

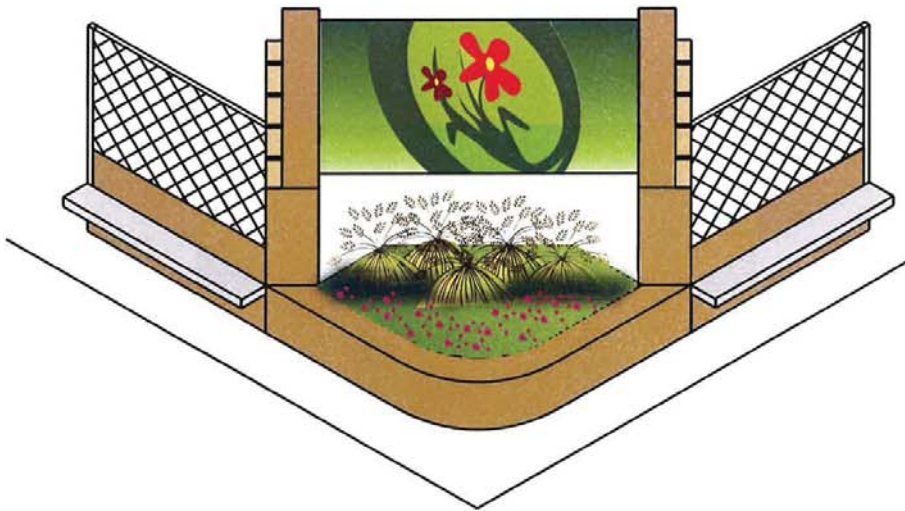


Original Artwork

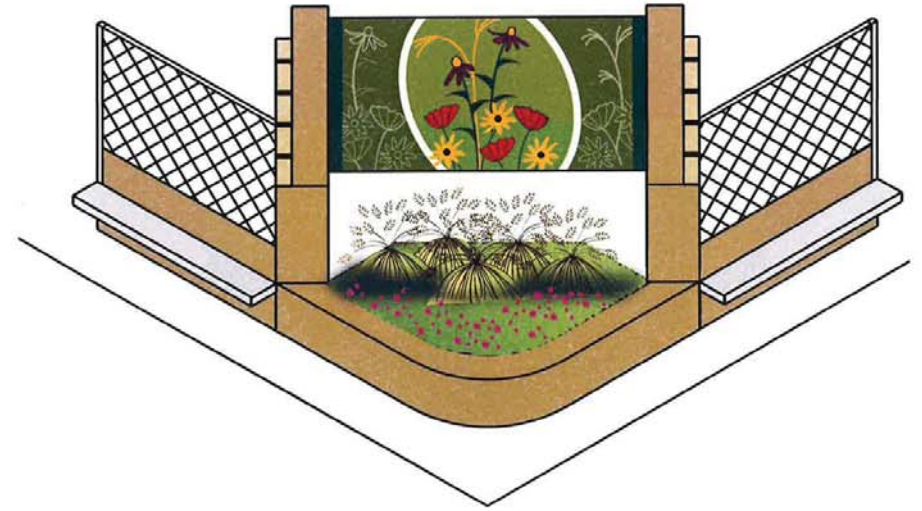


Proposed Artwork

Gateway Monument (Non-Electronic)



Original Artwork



Proposed Artwork



Plan Commission Report

ITEM: 5d

DATE: May 23, 2017

PROJECT: Conditional Use Permit / Conditions & Restrictions – Judith Fischer, Agility Possibilities

ADDRESS: 400 W. Rawson Ave. (suites in existing building)

TAX KEY NO: 734-9014-000

STAFF RECOMMENDATION: That the Plan Commission recommends that the Common Council approves a Conditional Use Permit and adopts the Conditions and Restrictions for the Conditional Use Permit allowing a dog training/grooming/dog daycare facility on the property at 400 W. Rawson Ave., after a public hearing.

Ownership: Industrial Investments, Inc., 16540 W. Rogers Dr., New Berlin, WI 53151

Size: 2.904 ac

Existing Zoning: M-1 (CCU), Manufacturing

Adjacent Zoning: North – FW, Floodway; M-1 (CU), Manufacturing
East – B-4, Highway Business
South – B-4 (CCU), Highway Business
West – M-1, Manufacturing

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 a dog training facility within two suites totaling 6,600 square feet of the existing multi-tenant industrial building at 400 W. Rawson Ave. Dog training, dog grooming, and dog daycare facilities are Conditional Uses in the M-1, Manufacturing district.

Judith Fischer, Agility Possibilities, will provide dog training classes within the leased space (no outdoor activities, storage, or display of merchandise). Classes may be in a structured group format or private lesson, and consist of obedience/life skills training, specialty behavior and cognition classes, recreational exercise, workshops and seminars. Class sizes average between 6 and 8 dogs, with monthly workshops accommodating a maximum of 10 dogs. Each class is an hour in length and held once per week. Pet owners are required to remain during all classes.

No dogs will be housed, boarded, sold or offered for sale. All dogs will be required to enter and exit the facility on a leash, and a pet relief area with dog waste system will be provided in the grassy area near the building's drive-in door. Clean-up will be the responsibility of the pet owner, but will be monitored by Agility Possibilities for compliance.

General proposed hours of operation for the facility stated in the submitted narrative were 8:00 AM – 8:00 PM Monday through Friday, and 8:00 AM – 4:00 PM on Saturday. By request of the business owner, amended hours of operation would be 7:00 AM – 9:00 PM Monday through Friday, and 8:00 AM – 5:00 PM Saturday

and Sunday. To provide some flexibility, staff is proposing to extend the Sunday hours to 7:00 PM. No additional employees are anticipated at this time.

The existing building has multiple tenants leasing suites. All suites share the existing parking stalls; however, per information supplied by the Applicant, the lease assigned 12 stalls to the 2 suites. Code does not specify parking requirements for dog training facilities, and the requirements for animal hospitals are not applicable to this proposal. The closest applicable parking requirement would be for commercial/recreational uses, which requires 1 stall for every 4 patrons, plus 1 stall per employee at peak shift. Based on the maximum class size and the single employee, a total of 11 stalls would be required. Since the lease provides 12 stalls, staff considers the parking requirement fulfilled and recommends approval.

Proposed Conditions and Restrictions have been provided for the Commission's consideration. If the Commission determines that the proposed Conditional Use with the associated Conditions and Restrictions is appropriate for this location, a motion for approval has been recommended above.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

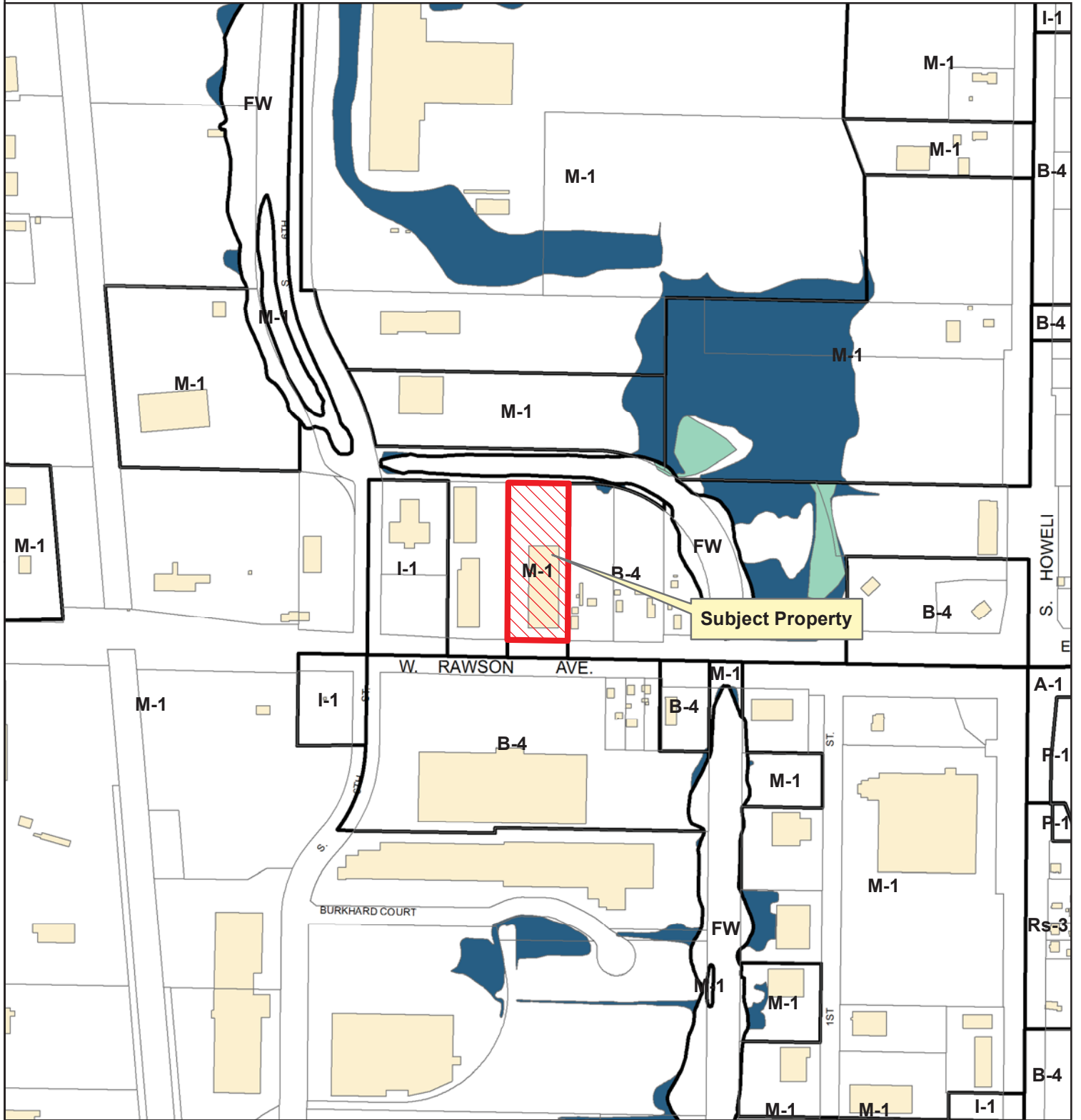
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

400 W. Rawson Ave.



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



Department of Community Development









Legend



400 W. Rawson Ave

Zoning Overlays

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

my copy

City of Oak Creek - Plan Commission Application

Re: Description of Proposal, Conditional use Permit
Agility Possibilities, LLC Judith A Fischer

Details of Proposal: Indoor Commercial Recreational Dog Training Facility

Plan of Operation:

- All indoor dog training classes structured in group format or private lessons.
- Comprehensive curriculum designed to assist dog owners in training their dogs obedience/life skills with specialty behavior and cognitive classes.
- Additional dog training classes in recreational activities to exercise the dogs mind and body.
- Workshops & Seminars offering enhanced education for dog owners.

Hours of Operation: Monday thru Friday 8am-8pm, Saturday 8am-4pm

Frequency of deliveries to site: initial move-in, then 4-6 times a year

Number of employees: 0

Description of any indoor/outdoor modifications: Leasing a dual suite in existing building with other current tenants, recreational & retail

Any outside storage, trucks, etc: N/A

Number of employees per shift: 0

Number of parking stalls: 12, per lease

Additional information: All dogs will be on leash when entering or exiting the building. No dogs will be left unattended or left in the building overnight and NO dogs will be sold or offered for sale from the facility.

Kari Papelbon

From: Judith Fischer <judi_trainer@hotmail.com>
Sent: Thursday, March 16, 2017 5:55 PM
To: Kari Papelbon
Subject: Re: Proposed Dog Training Facility Oak Creek

Hi Kari,

-There will be NO outdoor classes or activities. NO fencing will be needed. NO dogs will be loose outside of the building.

-There is a small grassy area along the back near the drive-in door that will be the 'dog relief area'. Owners of the class attending dogs are responsible for pickup of their dogs waste. This will be strictly monitored and enforced. It will be explicitly written on each owners registration form that anyone seen leaving dog waste will face immediate expulsion with no class refund.

I have been in contact with the landlord with their providing a dog waste system (EX: ULINE model #H2898/H-2897/H-3491/H-1662 which includes a galvanized post to hold a sign, bag dispenser and receptacle for bags). www.uline.com It will be my responsibility to monitor the area and keep bags stocked for use and empty this receptacle of bagged dog waste each day to a larger contractor bag which will be placed in the dumpster provided by landlord per lease.

-NO dogs will be onsite without their owners.
NO dogs will be housed, boarded or sold.

-The actual number of dogs in the building at any given hour may fluctuate depending on class type, the average class will have 6-8 dogs, although some classes may be smaller. ALL the dogs will be on leash when entering and leaving the building, this will also be written on the dogs registration form the owners sign. At times there may be some overlap of dogs leaving from their class before the next class begins. All classes are structured in a 1 hour per week format. For example: one class runs from 6-7pm, the next class of dogs will run from 7:15-8:15pm. Most dogs leave immediately after class, there may be 1 or 2 stragglers using the facilities or chatting while the next class dogs are arriving. Monthly workshops may include 8-10 dogs but that is my maximum per hour.

If you have any other questions or concerns please do not hesitate to contact me.

paws forward!

Judi
Sent from Windows Mail

From: kpapelbon@oakcreekwi.org
Sent: Thursday, March 16, 2017 12:38 PM
To: [Judith Fischer](mailto:Judith.Fischer@oakcreekwi.org)

Judi,

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

Applicant: Judith Fischer, Agility Possibilities
Property Address: 400 W. Rawson Ave.
Tax Key Number(s): 734-9014-000
Conditional Use: Indoor dog training facility

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

1. LEGAL DESCRIPTION

Parcel 1 of Certified Survey Map No. 1964, recorded on November 28, 1972 on Reel 691, Images 85-87 inclusive, as Document No. 4723997, being a redivision of Parcels 1 and 2 of Certified Survey Map No. 1332, recorded as Document No. 4539244, lying in the Southwest ¼ of the Southeast ¼ of Section 5, Township 5 North, Range 22 East, in the 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 all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
 - i) Location
 - ii) Number of employees
 - iii) Number of unit & surface spaces
 - iv) Dimensions
 - v) Setbacks
- h) Location(s) of loading berth(s)
 - i) Location of sanitary sewer (existing & proposed)
 - j) Location of water (existing & proposed)
 - k) Location of storm sewer (existing & proposed)
 - l) Location(s) of wetlands (field verified)
 - m) Location(s), square footage and height of sign(s)

2) **Landscape Plan**

- a) Screening plan
- b) Number, initial size and type of plantings
- c) Parking lot screening/berming

3) **Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

4) **Lighting Plan**

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

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

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

6) **Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- 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(s) 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 1 above, 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. All electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- H. 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 for this project shall be provided in accordance with Section 17.0403(j)(4).**
- 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, garages, and private drives shall be in place in accordance with the signed Development Agreement.
- 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. Adjustments to required parking may be made by the Plan Commission in accordance with Section 17.0404.

4. LIGHTING

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

5. LANDSCAPING

- A. **Any changes to the site or landscaping shall require prior 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. For parking lots designed for twenty-five (25) parking spaces or more, interior parking lot landscaping shall be provided at the following rates:

<u>Total Paved Area</u>	<u>Required Interior Planting Area</u>
0-49,999 sq. ft.	5% of paved area
50,000 sq. ft. or larger	10% of paved area

- 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. Landscaping shall be provided adjacent to buildings facing Drexel Avenue and adjacent to residential zoning district lines in accordance with plans approved by the Plan Commission and/or the Department of Community Development.
- 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

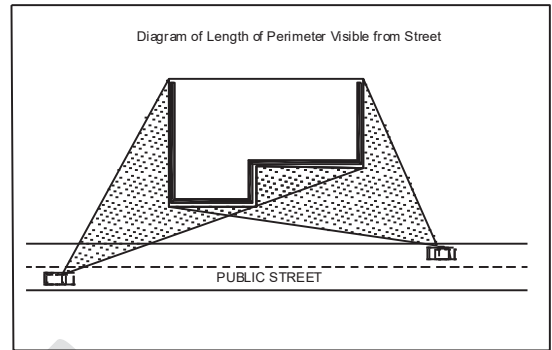
building/structure and landscaping.

- 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. 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, or concrete. All retaining walls must incorporate landscaping as part of the design.
- J. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.
- K. Buffer Yards. Appropriate buffers shall be provided between dissimilar uses as set forth in Section 17.0205(d) of the Municipal Code.
- L. 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.

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 facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades 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 a primary exterior building materials.



- C. The façade 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 an acceptable glass, brick or decorative masonry material.
- D. Material and color samples shall be submitted to the Plan Commission for review and approval.
- E. The Plan Commission may modify any of the above standards 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.
- 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.

7. BUILDING AND PARKING SETBACKS

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure(s)	40'	20'	20'
Accessory Structure(s)*	40'	20'	20'
Off-street Parking	30'	0'	0'

* No accessory structures shall be permitted in the front yard or in required buffer yards.

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. There shall be no outdoor storage or display of merchandise.

D. No outdoor play area is included as part of this Conditional Use Permit. Future outdoor play area(s) shall require review and approval by the Plan Commission.

E. No dogs shall be boarded or provided kennel service.

F. Pet waste removal and disposal shall be the responsibility of the pet owner and business owner.

G. Hours of operation shall be Monday through Friday between 7:00 AM and 9:00 PM, and Saturday through Sunday between 8:00 AM and 7:00 PM.

9. SIGNS

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

10. PERMITTED USES

A. All permitted uses in the M-1, Manufacturing zoning district.

B. One (1) indoor dog training facility with no outdoor storage or display.

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 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. 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.

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

Date

(please print name)



Plan Commission Report

ITEM: 5e
DATE: May 23, 2017

PROJECT: Sign Plan Review – Sport Clips

ADDRESS: 7940 S. 6th St.

TAX KEY NO: 813-9054-000

STAFF RECOMMENDATION: That the Plan Commission approves the Sign Plan submitted by Associated Bank for Suite 102 of the building at 7940 S. 6th St.

Ownership: DTS B5, LLC, P.O. Box 731, Milwaukee, WI 53201

Size: 1.489 acres

Existing Zoning: DTSMUPDD (CU), Drexel Town Square Mixed Use Development District

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

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The applicant is requesting approval of the sign plan for Sport Clips located in a tenant space for the building located at 7940 S. 6th St. All signage within Drexel Town Square zoning district requires Plan Commission approval prior to submitting building permits.

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

- One primary sign per entry facade per tenant.
- 1 - 2 flag signs per entry facade (max. size fabric = 10', max. size solid = 36" x 36").
- 1 eye-level sign / graphic per 12 linear feet of entry facade.
- Maximum height of primary signage = 15% of retail floor height.
- Tenants located along Drexel or Howell, an additional wall sign facing either street is permitted.
- Primary signs are permitted on special condition facades for perimeter buildings.

The tenant space for this building is located in the middle of the multitenant building. The applicant is proposing to install a total of two wall signs. No eye level signs on the building are being proposed at this time. If the tenant wishes to display eye-level signs on the building in the future, they will need

to come before the Plan Commission for approval. The signs, as proposed, comply with the approved master sign plan for the building and with the DTSMUPDD sign regulations.

The applicant is proposing two identical wall signs on north and south elevations of the tenant space. The sign will be internally illuminated channel letters with a capsule design sign underneath. The letters will have white and red faces. The "haircuts" sign will be a routed aluminum cabinet with acrylic push through letters. The lettering will be covered with a black vinyl. During the day, the sign will appear white with black lettering. At night the white portion of the sign will not illuminate and the letters will appear white.

The height of the sign will be 30 inches, which complies with the 32-inch height limit for all signs installed on this building. The sign will be 11-foot by 2.5-foot for an overall size of 27.5 square feet. Included with this report is a graphic illustrating how the signs will look on the building.

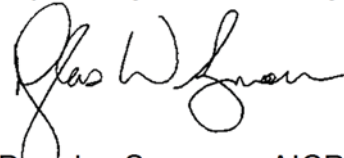
As identified in the DTSMUPDD Regulating Plan, wall signs are allowed on entry and special condition facades. The north elevation is considered a special condition facade and the south elevation an entrance façade. Therefore the two proposed signs comply with code.

Prepared by:



Peter Wagner, AICP
Zoning Administrator/Planner

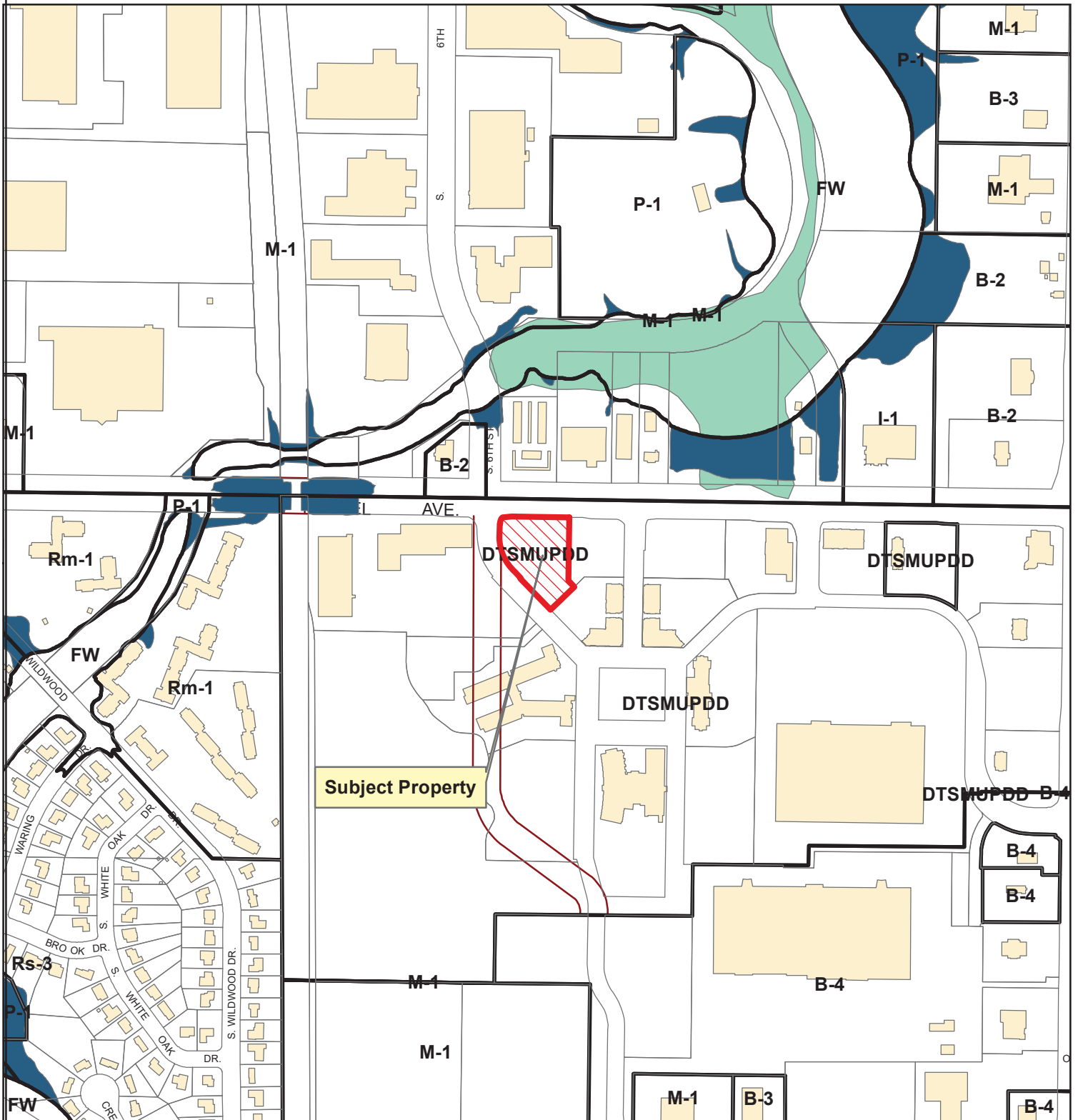
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

7940 S. 6th St., Suite 102



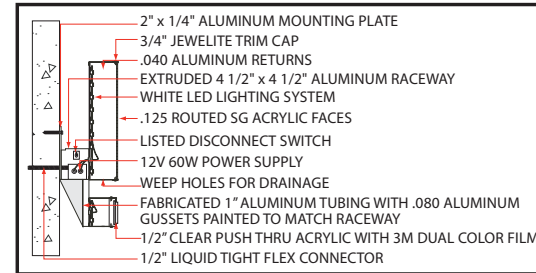
This map is not a survey of the actual boundary of any property this map depicts.



Department of Community Development



Legend		Zoning Overlays	
	7940 S. 6th St., Suite 102		C-1-Shoreland Wetland
			FF-Flood Fringe
			Lakefront Overlay
			NO-Mixed Use Neighborhood
			OO-Mixed Use Office
			RR-Regional Retail



GENERAL SPECIFICATIONS:

ONE (1) SET OF INTERNALLY ILLUMINATED LED CHANNEL LETTERS ON RACEWAY

FABRICATED 5" DEEP .040 BLACK ALUMINUM RETURNS

(SPORT) TO BE 1/8" RED #2793 PLEXI FACES WITH 3/4" BLACK JEWELITE TRIM CAP

(CLIPS) TO BE 1/8" WHITE #7328 PLEXI FACES WITH 3/4" BLACK JEWELITE TRIM CAP

(HAIRCUTS CAPSULE) TO BE .125" ROUTED ALUMINUM WITH 1/2" CLEAR PUSH THRU ACRYLIC FACES, 3M DUAL COLOR BLACK VINYL BACKED WITH 3M TRANSLUCENT WHITE VINYL WITH RETURNS TO BE PAINTED MAP SATIN WHITE

(SPORT) CHANNEL LETTERS TO BE INTERNALLY ILLUMINATED WITH RED LED LIGHTING SYSTEM

(CLIPS & HAIRCUTS) TO BE INTERNALLY ILLUMINATED WITH WHITE LED LIGHTING SYSTEM

EXTRUDED 4.5" x 4.5" RACEWAY TO HOUSE POWER SUPPLY (TRANSFORMER) AND ELECTRICAL COMPONENTS WILL HAVE MAP PAINTED FINISH TO MATCH BUILDING FACADE (COLOR TBD)

ELECTRICAL: LOCATION FOR POWER CONNECTION TO RACEWAY WILL BE LOCATED MIDDLE BACK UNLESS OTHERWISE STATED BY CUSTOMER

ELECTRICAL REQUIREMENTS: CUSTOMER TO PROVIDE FINAL ELECTRICAL CONNECTION

SQUARE FOOTAGE:
30" x 132.5": 27.60 SQ. FT.

- RACEWAY PAINTED MAP TO MATCH BUILDING (TBD)
- 5" BLACK RETURNS AND 3/4" TRIM CAP
- MAP SATIN WHITE PAINTED FINISH (HAIRCUTS)
- 1/8" WHITE (7328) ACRYLIC FACES
- 3M DUAL COLOR FILM BLACK (3635-222)
- 1/8" RED (2793) ACRYLIC FACES

SportClips

ACCOUNT: SPORT CLIPS DESIGNER: LM

LOCATION: OAK CREEK, WISCONSIN DATE: 05-16-2017

SALES REP: MARTY WESTBERG DRAWING: NORTH ELEVATION 03

CUSTOMER APPROVAL: _____ NAME _____

AUTHORIZED SIGNATURE _____ DATE _____ **DRAWING NOT TO SCALE**

BADGER LIGHTING & SIGNS
DESIGN • PERMIT • MANUFACTURE • INSTALL

New Berlin, Wisconsin
Phone: (262) 787-8000 Fax: (262) 787-8040
www.badgerlightingandsigns.com

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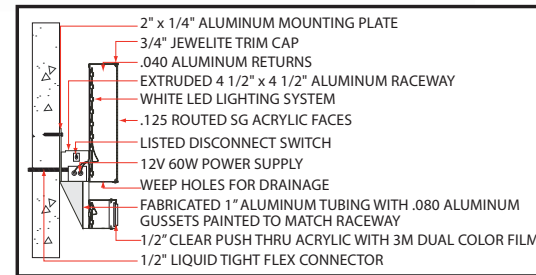


READY FOR PRODUCTION MISSING INFORMATION: COLOR(S) ACCURATE SIZE(S) OTHER _____

CORRECT COPY ARTWORK _____

ELECTRICAL: 120 V 277 V NON-ILLUMINATED LOCATION: LFT CTR RGT

NOTE: THE COLORS SHOWN IN THIS DRAWING ARE CONCEPTUAL ONLY AND DO NOT REPRESENT ACTUAL PAINT, VINYL, ACRYLIC OR LIGHTING COLORS. ACTUAL SAMPLES MAY BE PROVIDED UPON CUSTOMER'S REQUEST.



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SportClips

ACCOUNT: SPORT CLIPS DESIGNER: LM

LOCATION: OAK CREEK, WISCONSIN DATE: 05-16-2017

SALES REP: MARTY WESTBERG DRAWING: SOUTH ELEVATION_03

CUSTOMER APPROVAL: _____ NAME _____

AUTHORIZED SIGNATURE _____ DATE _____ **DRAWING NOT TO SCALE**

BADGER LIGHTING & SIGNS
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READY FOR PRODUCTION MISSING INFORMATION: COLOR(S) ACCURATE SIZE(S) OTHER _____

CORRECT COPY ARTWORK _____

ELECTRICAL: 120 V 277 V NON-ILLUMINATED LOCATION: LFT CTR RGT

NOTE: THE COLORS SHOWN IN THIS DRAWING ARE CONCEPTUAL ONLY AND DO NOT REPRESENT ACTUAL PAINT, VINYL, ACRYLIC OR LIGHTING COLORS. ACTUAL SAMPLES MAY BE PROVIDED UPON CUSTOMER'S REQUEST.



Plan Commission Report

ITEM: 5f

DATE: May 23, 2017

PROJECT: Sign Plan Review– Orang Leaf Yogurt

ADDRESS: 160 W. Town Square Way

TAX KEY NO: 813-9046-000

STAFF RECOMMENDATION: That the Plan Commission approves the Sign Plan submitted by Orange Leaf Yogurt for Unit 400 of the building at 160 W. Town Square Way.

Ownership: GMX Midland Oak Creek LLC

Size: 8.814 acres

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

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

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The applicant is requesting approval of the sign plan for Orange Leaf Yogurt located in a tenant space for the building located at 160 W. Town Square Way. All signage within Drexel Town Square zoning district requires Plan Commission approval prior to submitting building permits.

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

- One primary sign per entry facade per tenant.
- 1 - 2 flag signs per entry facade (max. size fabric = 10', max. size solid = 36" x 36").
- 1 eye-level sign / graphic per 12 linear feet of entry facade.
- Maximum height of primary signage = 15% of retail floor height.
- Tenants located along Drexel or Howell, an additional wall sign facing either street is permitted.
- Primary signs are permitted on special condition facades for perimeter buildings.

The tenant space for Orange Leaf Yogurt is between then tenant spaces occupied by Five Guys and Potbellys. The applicant is proposing to install one wall sign on the south elevation of the

building. No eye level signs on the building are being proposed at this time. If the tenant wishes to display eye-level signs on the building in the future, they will need to come before the Plan Commission for approval. The sign, as proposed, complies with the approved master sign plan for the building and with the DTSMUPDD sign regulations.

The sign will be located on the south elevation of the building (entry façade) and will be a channel letter sign with logo that is 24 inches in height and 25 square-feet in size, which complies with code. The face of each letter and logo will consist of orange, green, and white acrylic. The sign will be internally illuminated with LEDs.

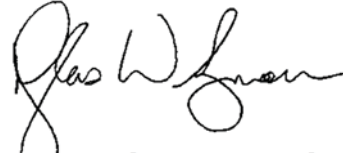
If approved, the applicant will install one wall sign on the south elevation of the tenant space located at 160 W. Town Square Way.

Prepared by:



Peter Wagner, AICP
Zoning Administrator/Planner

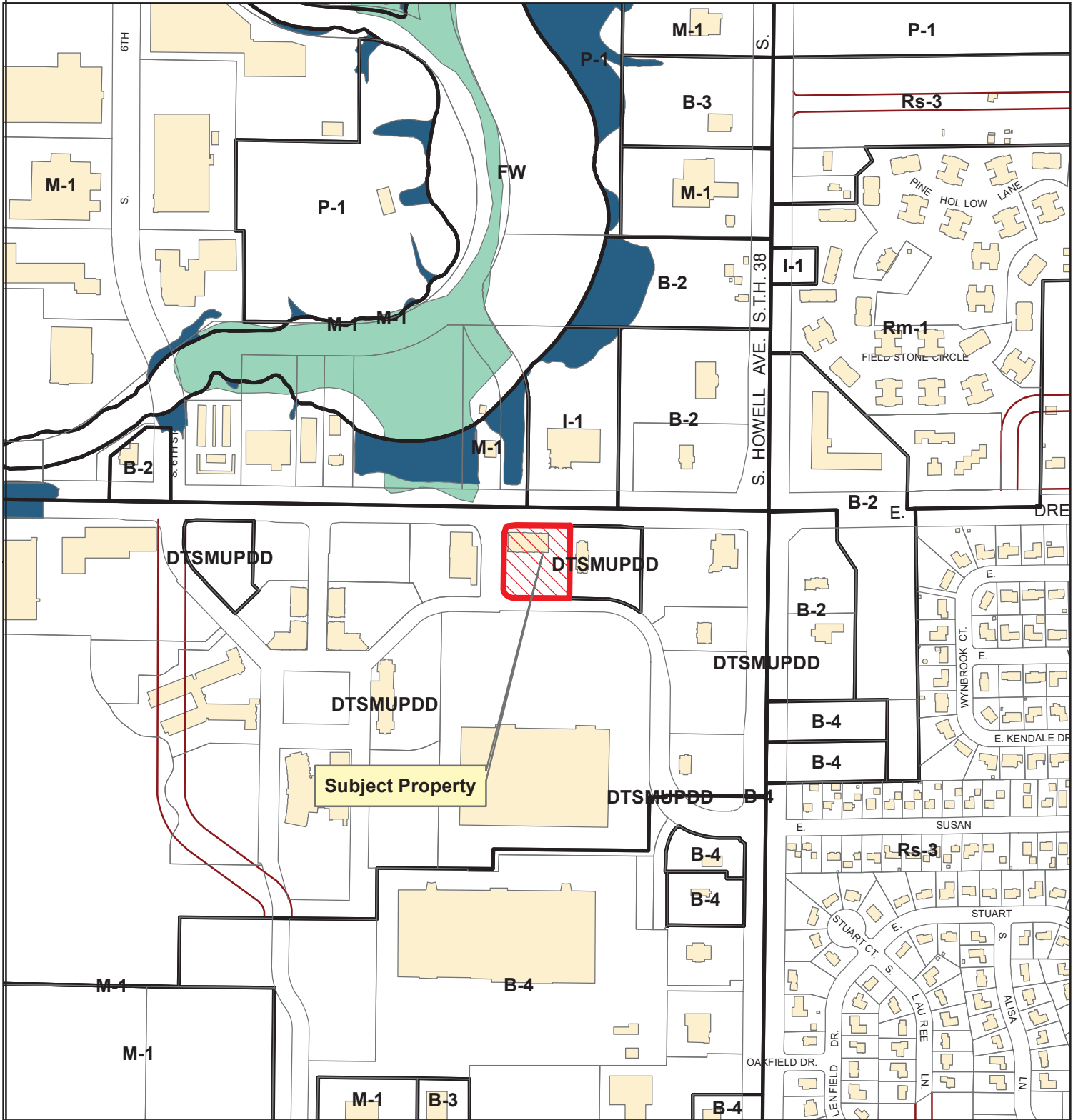
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

160 W. Town Square Way, Ste 400



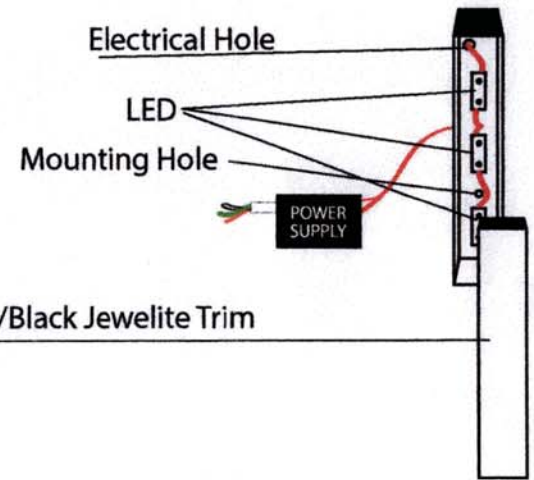
This map is not a survey of the actual boundary of any property this map depicts.



Department of Community Development



Legend	
	160 W. Town Square Way, Ste 400
Zoning Overlays	
	C-1-Shoreland Wetland
	FF-Flood Fringe
	Lakefront Overlay
	NO-Mixed Use Neighborhood
	OO-Mixed Use Office
	RR-Regional Retail



SAMPLE LETTER

3/16" Acrylic Face w/Black Jewelite Trim

12' 5"

24"

 orange leaf

Orange leaf letters and logo are LED illuminated channel letters.

- Faces are 3/16" acrylic - CNC cut faces with 1" black trim.
- Backs of letters are .063" aluminum; mounting and electrical holes are precision CNC cut into the letter back.
- Returns (Sides of Letters): Standard 5" aluminum return, painted black.
- LED: White LED lighting, conforming to UL specifications and bearing the Underwriters Laboratories, Inc. mark.

GRAVES
Signs

4314 Taylor Avenue Racine, WI 53405
Office 262-898-1897 Cell 262-994-2247
GravesSigns@gmail.com

CITY OF OAK CREEK

APR 25 2017

RECEIVED



Scale: 1/8" = 1'

CITY OF OAK CREEK

APR 25 2017

RECEIVED



Plan Commission Report

ITEM: 5g
DATE: May 23, 2017

PROJECT: Sign Plan Review – Associated Bank

ADDRESS: 7940 S. 6th St.

TAX KEY NO: 813-9054-000

STAFF RECOMMENDATION: That the Plan Commission approves the Sign Plan submitted by Associated Bank for suite 101 of the building at 7940 S. 6th St.

Ownership: DTS B5, LLC, P.O. Box 731, Milwaukee, WI 53201

Size: 1.489 acres

Existing Zoning: DTSMUPDD (CU), Drexel Town Square Mixed Use Development District

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

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The applicant is requesting approval of the sign plan for Associated Bank located in a tenant space for the building located at 7940 S. 6th St. All signage within Drexel Town Square zoning district requires Plan Commission approval prior to submitting building permits.

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

- One primary sign per entry facade per tenant.
- 1 - 2 flag signs per entry facade (max. size fabric = 10', max. size solid = 36" x 36").
- 1 eye-level sign / graphic per 12 linear feet of entry facade.
- Maximum height of primary signage = 15% of retail floor height.
- Tenants located along Drexel or Howell, an additional wall sign facing either street is permitted.
- Primary signs are permitted on special condition facades for perimeter buildings.

The tenant space for this building is the corner space facing 6th Street and Drexel Avenue. The applicant is proposing to install a total of three wall signs and four directional signs. No eye level signs on the building are being proposed at this time. If the tenant wishes to display eye-level signs

on the building in the future, they will need to come before the Plan Commission for approval. The signs, as proposed, comply with the approved master sign plan for the building and with the DTSMUPDD sign regulations.

The applicant is proposing three identical wall signs on north, south, and west elevations of the tenant space. The sign will be internally illuminated channel letters with a logo mounted to a raceway. The letters and logo will have white faces and be covered with green vinyl. The height of the sign will be 24 inches, which complies with the 32-inch height limit for all signs installed on this building. The sign will be 22.75-foot by 2-foot for an overall size of 45.5 square feet. Included with this report is a graphic illustrating how the signs will look on the building.

As identified in the DTSMUPDD Regulating Plan, wall signs are allowed on entry and special condition facades. The north and west elevations are considered special condition facades and the south elevation an entrance façade. Therefore the three proposed signs comply with code.

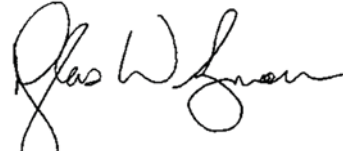
The proposed directional signs comply with code regarding size, height, and location.

Prepared by:



Peter Wagner, AICP
Zoning Administrator/Planner

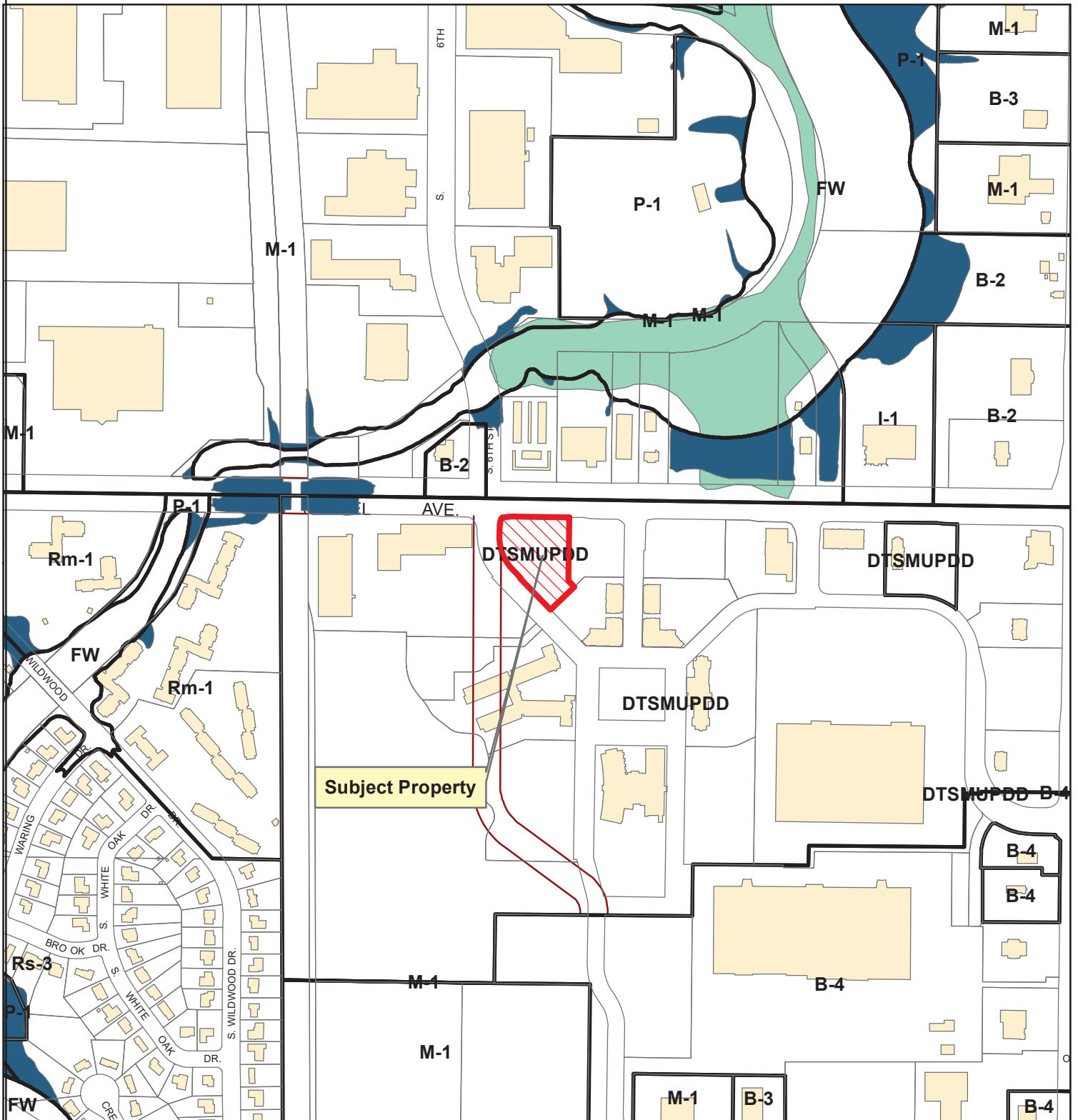
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

7940 S. 6th St.



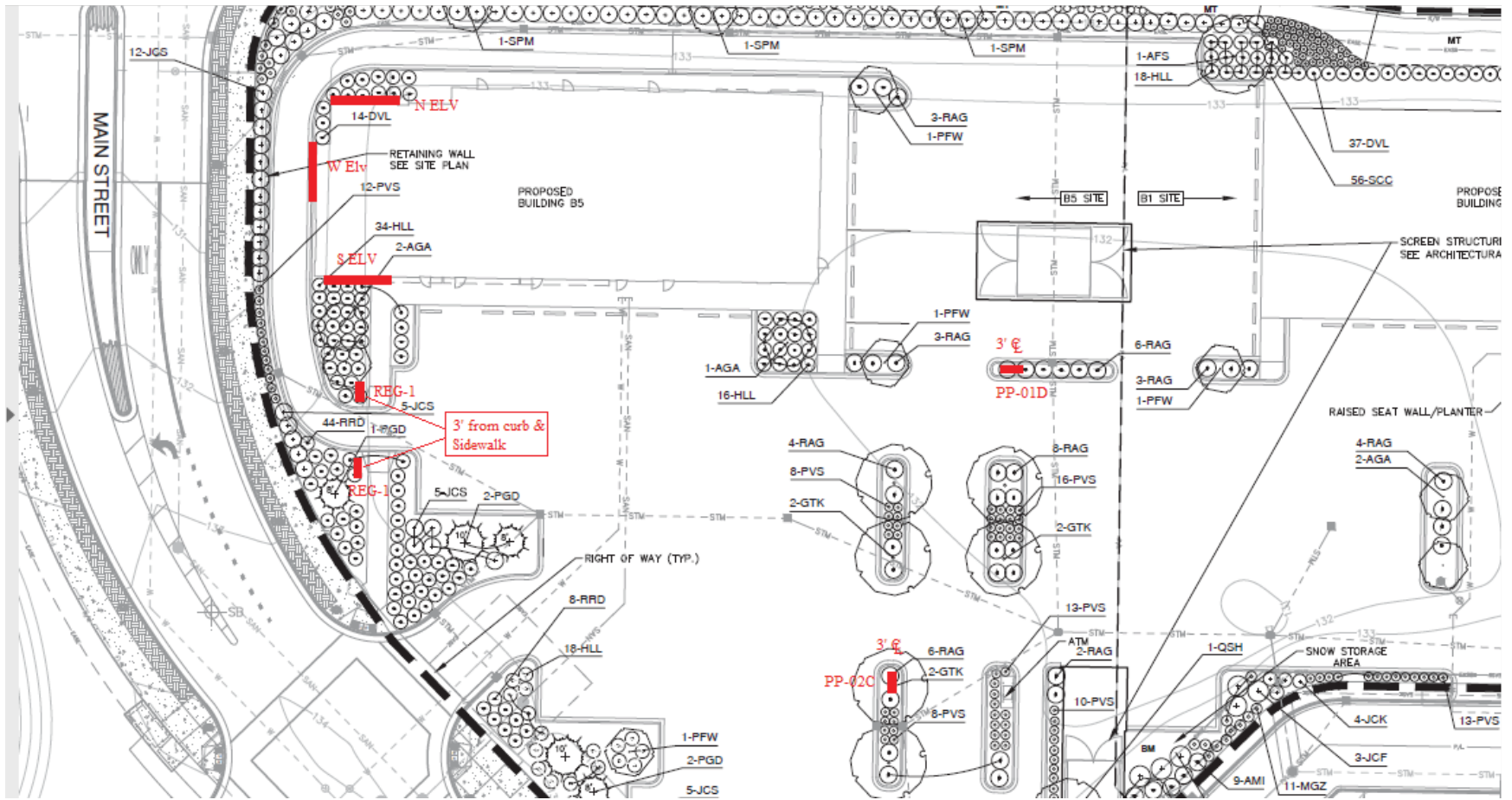
This map is not a survey of the actual boundary of any property this map depicts.



Department of Community Development



Legend		Zoning Overlays	
	7940 S. 6th St.		C-1-Shoreland Wetland
			FF-Flood Fringe
			Lakefront Overlay
			NO-Mixed Use Neighborhood
			OO-Mixed Use Office
			RR-Regional Retail



GRAPHIC HOUSE

CLIENT:
ASSOCIATED BANK
OAK CREEK, WI

9204 Packer Drive, Wausau, WI 54401 715-842-0402
www.graphichouseinc.com

SALES REP: MIKE J DATE: 4-10-2017 QUOTE NUMBER: 11846 JOB NUMBER: XX-XXX

SALES AUTH: REVISION: 4-13-2017-A

SALES DRAWINGS: ASSOCIATED BANK, OAK CREEK - 11/18/10 LETTERS & DIRECTIONALS
AssociatedBank OakCreek 11/18/10.rvt

- FACE-LIT RACEWAY LETTERS**
- A ALUM. FORMED LETTERS & LOGO, LIT w/ WHITE LED's
 - B WHITE TRIM-CAP
 - C WHITE ACRYLIC FACES w/ GREEN VINYL
 - D PAINTED ALUM. RACEWAY BEHIND LETTERS (RACEWAY MOUNTED TO TOP OF BUILDING ACCENT)
- P1 - White letter returns
 - P1 - Raceway painted to match building (tbd)
 - White Acrylic faces
 - V1 - 3630-76 Holly Green Vinyl
 - V2 - 3630-156 Vivid Green Vinyl
- Returns & Trim-Cap = 1447" Each Set



west elevation - NTS



north elevation - NTS



APPROX. NIGHT VIEW

LETTERS & RACEWAYS MOUNTED TO TOP OF BUILDING ACCENT

(2) SETS RQ'd



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

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RELEASE AUTH:

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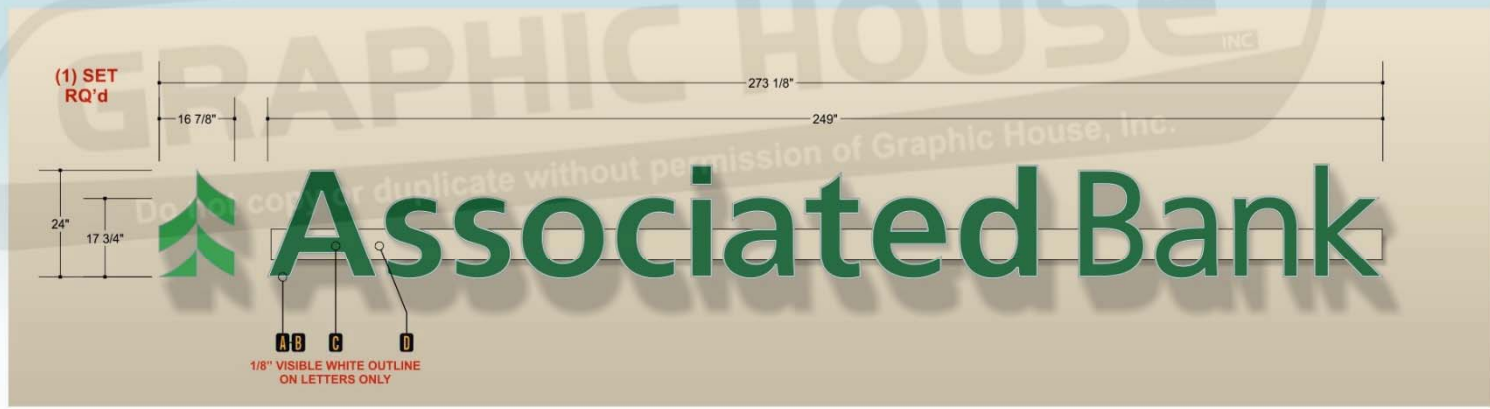
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SALES REP: MIKE J	DATE: 4-10-2017	QUOTE NUMBER: 11846	JOB NUMBER: XX-XXX
SALES AUTH:			REVISION: 4-13-2017-A

- FACE-LIT RACEWAY LETTERS**
- A** ALUM. FORMED LETTERS & LOGO, LIT w/ WHITE LED's
 - B** WHITE TRIM-CAP
 - C** WHITE ACRYLIC FACES w/ GREEN VINYL
 - D** PAINTED ALUM. RACEWAY BEHIND LETTERS
LOGO MOUNTED FLUSH TO BUILDING
- P1 - White letter returns
 - P1 - Raceway painted to match building (tbd)
 - White Acrylic faces
 - V1 - 3630-76 Holly Green Vinyl
 - V2 - 3630-156 Vivid Green Vinyl
- Returns & Trim-Cap = 1447" Each Set.



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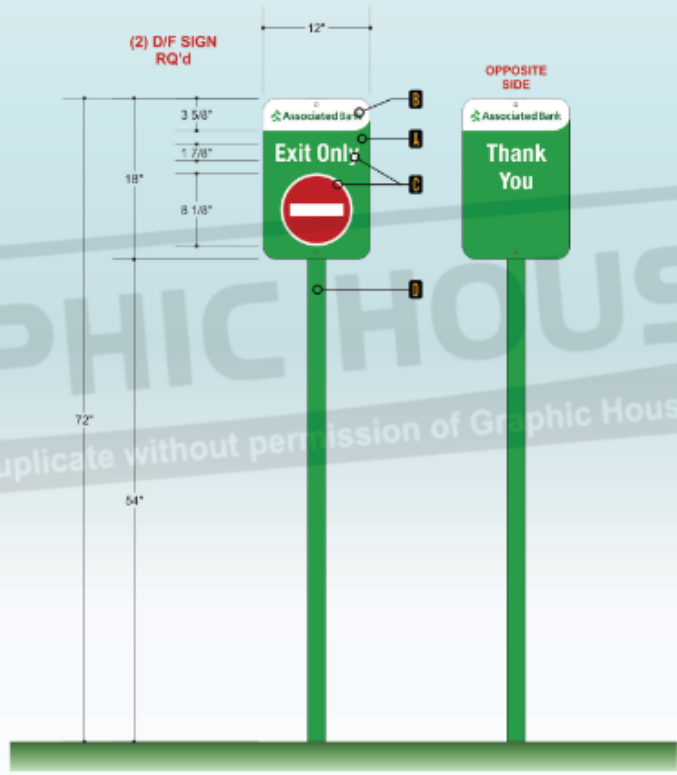
SALES REP: MIKE J DATE: 4-10-2017 QUOTE NUMBER: 11847R JOB NUMBER: XX-XXX

SALES NOTE: REVISION: 0-0-0100

THIS DRAWING IS QUOTED FOR OAK CREEK, WI AND IS SUBJECT TO APPROVAL BY ASSOCIATED BANK. 10/1/12 Jlg

- NON-LIT (OPTIONAL)**
- A FLAT ALUM. SIGN FACES
 - B VINYL GRAPHICS
 - C REFLECTIVE VINYL COPY & PICTUREM
 - D PRINTED ALUM. SUPPORTS
- P1 - Match 3630-156 Vivid Green Vinyl
 - V1 - 3630-76 Holly Green Vinyl
 - V2 - 3630-156 Vivid Green Vinyl
 - V3 - (R) 7725-10 White Vinyl
 - V4 - (C) 5650-010 White Reflective Vinyl
 - V5 - (C) 5650-030 Red Reflective Vinyl

REG-01



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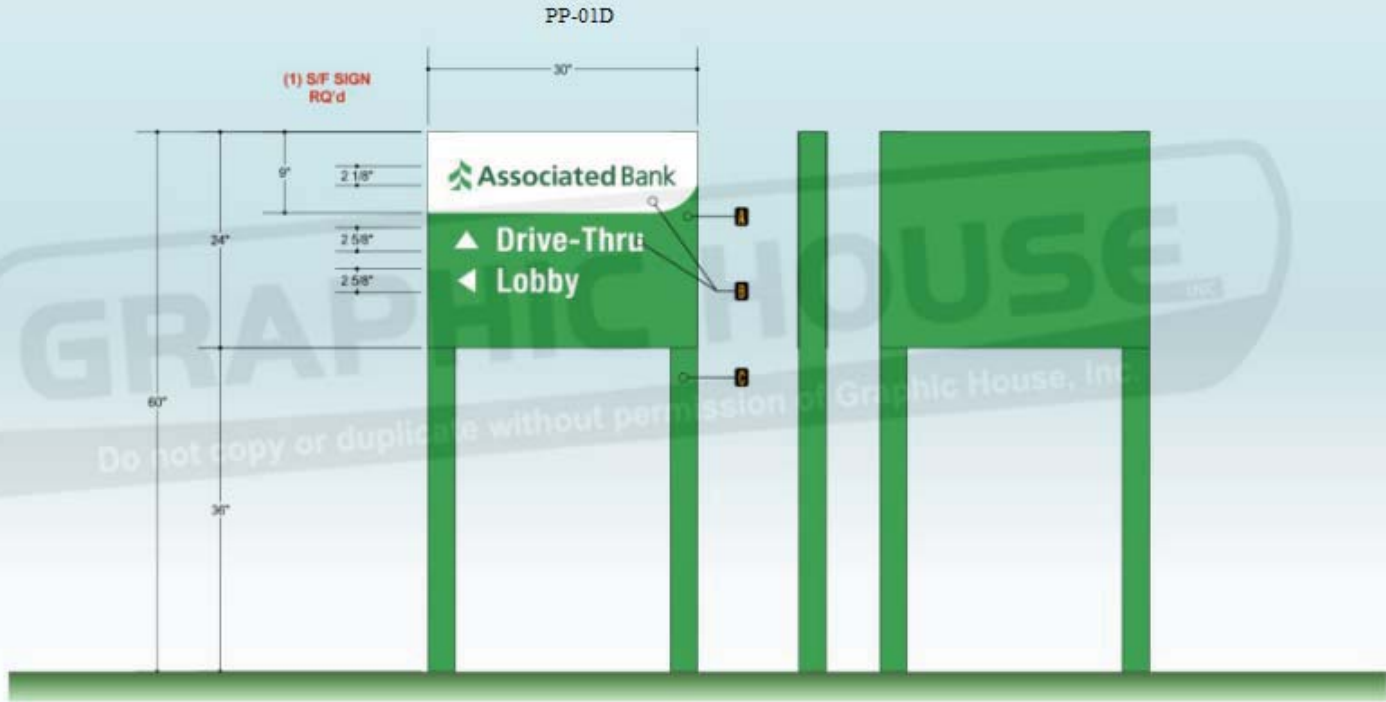
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SALES REP: MIKE J DATE: 4-10-2017 QUOTE NUMBER: 11847 JOB NUMBER: XX-XXX
SALES ADR: PHONE: 715-842-0402

- NON-LIT DIRECTIONAL**
- A FLAT ALUM. SIGN FACES
 - B VINYL GRAPHICS
 - C PAINTED ALUM. SUPPORTS
- P1 - Match 3630-76 Holly Green Vinyl
 - V1 - 3630-76 Holly Green Vinyl
 - V2 - 3630-156 Vivid Green Vinyl
 - V3 - 7725-10 White Vinyl



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RELEASE WITH

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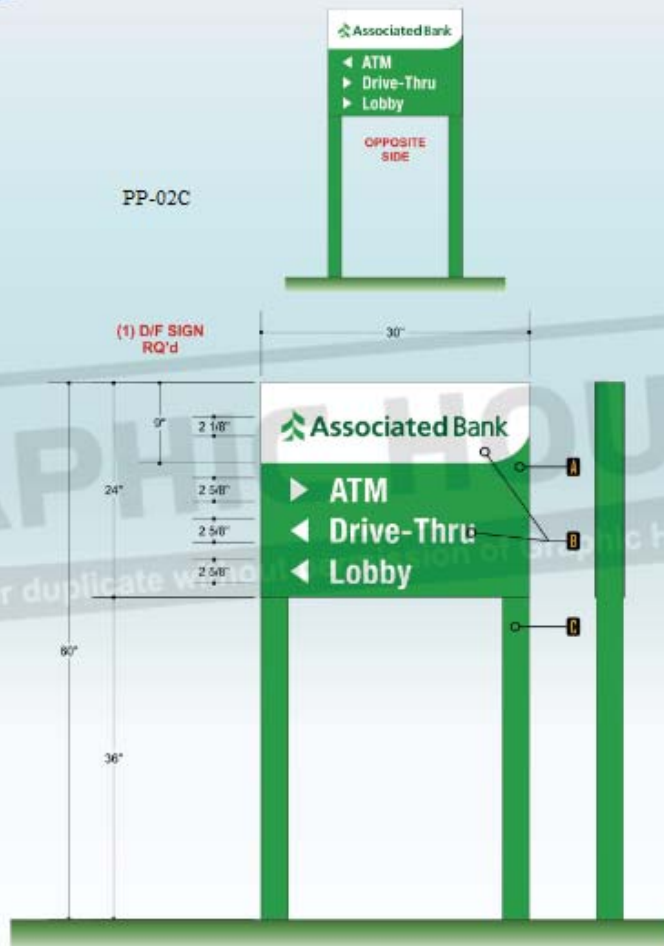
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SALES REP: MIKE J	DATE: 4-10-2017	QUOTE NUMBER: 11847B	JOB NUMBER: XX-XXX
SALES RATE:		REVISION: 0-0-0100	

- INSTALL DIRECTION:**
- A FLAT ALUM. SIGN FACES**
 - B VINYL GRAPHICS**
 - C PRINTED ALUM. SUPPORTS**
- P1** - Match 3630-76 Holly Green Vinyl
 - V1** - 3630-76 Holly Green Vinyl
 - V2** - 3630-156 Vivid Green Vinyl
 - V3** - 7725-10 White Vinyl

PP-02C



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Plan Commission Report

ITEM: 5h

DATE: May 23, 2017

PROJECT: Rezone – Michael Frede, VentureSpace, LLC

ADDRESS: 1901 & 1941 E. Rawson Ave.

TAX KEY NO: 768-9015-000 & 768-9014-000

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the properties at 1901 & 1941 E. Rawson Ave. be rezoned from B-4, Highway Business and A-1, Limited Agricultural to LM-1, Light Manufacturing after a public hearing.

Ownership: Russell J. Beaumont, TOD Designation WI SS 705.15, 9718 W. National Ave., West Allis, WI 53227

Size: 7.990 acres & 2.015 acres

Existing Zoning: B-4, Highway Business; A-1, Limited Agricultural

Adjacent Zoning: North – Rs-4, Single Family Residential; Rm-1 (PUD), Multifamily Residential
East – B-4, Highway Business; A-1, Limited Agricultural
South – A-1, Limited Agricultural; Rs-4, Single Family Residential
West – A-1, Limited Agricultural

Comprehensive Plan: Planned Business.

Wetlands: TBD.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting that the properties at 1901 & 1941 E. Rawson Ave. be rezoned from B-4, Highway Business and A-1, Limited Agricultural to LM-1, Light Manufacturing district in anticipation of two developments: a self-service storage facility on one lot, and a commercial condominium facility on the other lot. A CSM to reconfigure the two properties is next on the agenda for Plan Commission consideration.

Existing parcels in the area are zoned for residential, commercial, and agricultural uses. The LM-1, Light Manufacturing district is intended to bridge the gap between the B-4, Highway Business and M-1, Manufacturing districts, providing an opportunity for limited-scale developments that are appropriate for the area. Originally, the Applicant requested that the parcels be rezoned to M-1 as that was the only zoning district that allowed self-storage at the time of application. Since the parcels under review are currently zoned B-4, and considering the mix of zoning in the area, staff determined that the proposal to rezone the properties to LM-1 is more appropriate than the original request for M-1 zoning. With the Applicant's concurrence, the request was modified to LM-1.

Both the self-service storage facility and the commercial condominium facility will need Conditional Use Permit approvals prior to site and building plan approvals. The Applicant has informed staff that each development will be separately owned, and each owner will apply for their respective Conditional Use Permit.

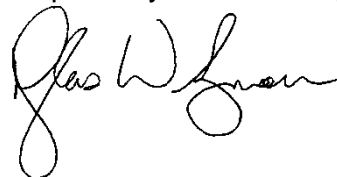
Should the Plan Commission determine that the proposed request to rezone the properties to LM-1, Light Manufacturing is appropriate, a motion recommending Council approval is provided above.

Prepared by:



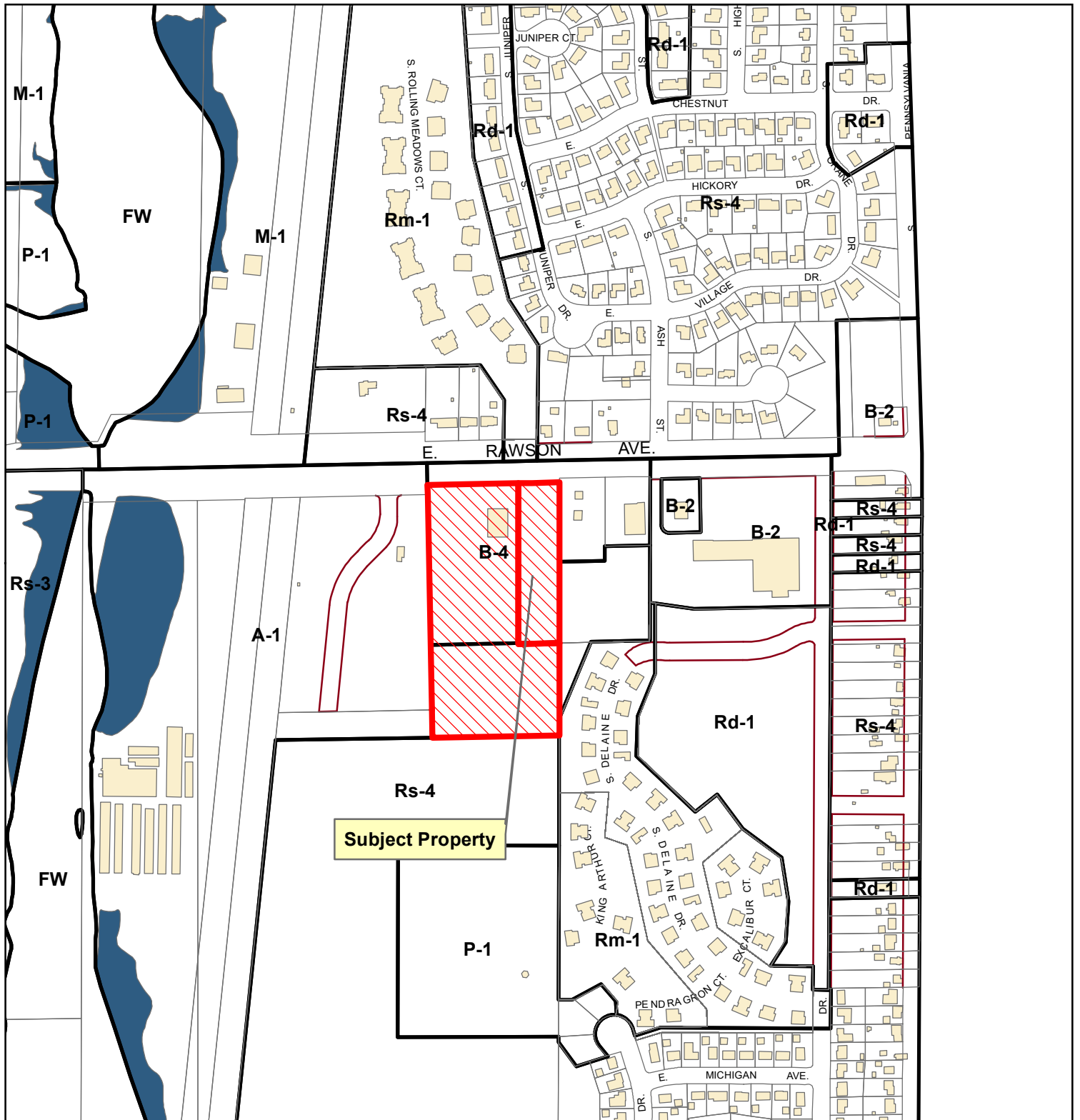
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

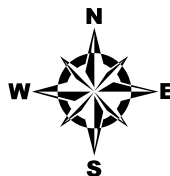
Location Map 1901 & 1941 E. Rawson Ave



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



Department of Community Development



Legend		Zoning Overlays	
	1941 E. Rawson Ave		C-1-Shoreland Wetland
	1901 E. Rawson Ave		FF-Flood Fringe
			Lakefront Overlay
			NO-Mixed Use Neighborhood
			OO-Mixed Use Office
			RR-Regional Retail

VentureSpace

Development Concept

VentureSpace is proposing to facilitate the development of the 10-acre property located at 1901-1941 East Rawson Avenue in Oak Creek, Wisconsin. The concept is to create a revised two-lot Certified Survey Map (CSM), with each lot having a unique use. The proposed lot uses are described below.

The property is currently zoned B4 on its northern half and A1 on its southern half. We are proposing to change the zoning to LM1 for the entire property.

We are requesting the City of Oak Creek review and approve the proposed CSM (attached) and changing the zoning. We are not requesting approval of any development plans at this time. Those requests will be provided independently.

Commercial Condominiums – VentureSpace is considering development of Lot 2 with commercial condominium units, a unique real estate ownership and investment opportunity for businesses and individuals. These customizable, multi-use spaces are cost-competitive with renting similar commercial space, in sizes that are not readily available for purchase in the marketplace. Each duplex building includes two 1,500-square foot units, with large overhead doors, and an option for an office, bathroom, and more. We were involved in building similar units in Delafield, and currently have an approved project in Sussex. For more information, please visit our website at www.venturespace.us.

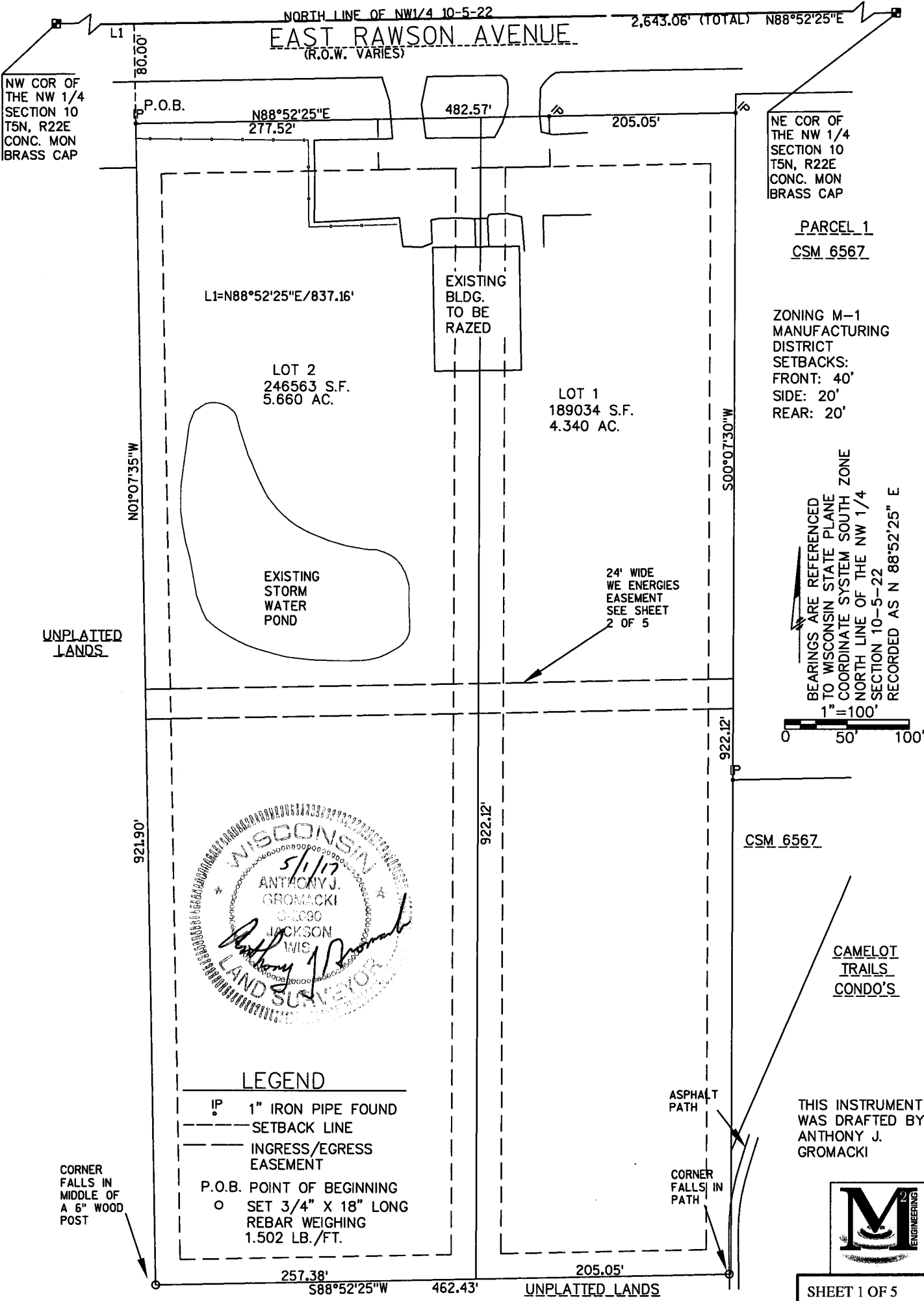
Self-Storage – Lot 1 is proposed to be purchased by a local self-storage developer. The proposed facility will include an estimated 400 ambient and climate-controlled units. The unit sizes may range from 10' x 10' to 12' x 35'. The storage units will be managed by a full-time manager in an on-site office. The facility will have a full security system, including fencing, access-controlled gate, and video surveillance. The buyer has substantial experience constructing self-storage facilities in Southeastern Wisconsin.

Schedule – The self-storage developer is hoping to purchase Lot 1 and initiate construction in September 2017. VentureSpace is projecting to begin construction in the spring of 2018.

Thank you for your time and consideration. We look forward to discussing our plan and your thoughts.

CERTIFIED SURVEY MAP NO. _____

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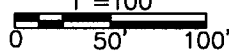


NE COR OF THE NW 1/4 SECTION 10 T5N, R22E CONC. MON BRASS CAP

PARCEL 1
CSM 6567

ZONING M-1
MANUFACTURING DISTRICT
SETBACKS:
FRONT: 40'
SIDE: 20'
REAR: 20'

BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NORTH LINE OF THE NW 1/4 SECTION 10-5-22 RECORDED AS N 88°52'25" E



LEGEND

- IP 1" IRON PIPE FOUND
- SETBACK LINE
- INGRESS/EGRESS EASEMENT
- P.O.B. POINT OF BEGINNING
- SET 3/4" X 18" LONG REBAR WEIGHING 1.502 LB./FT.

CORNER FALLS IN MIDDLE OF A 6" WOOD POST

ASPHALT PATH

CORNER FALLS IN PATH

CAMELOT TRAILS CONDO'S

THIS INSTRUMENT WAS DRAFTED BY ANTHONY J. GROMACKI





Plan Commission Report

ITEM: 5i

DATE: May 23, 2017

PROJECT: Certified Survey Map – Michael Frede, VentureSpace, LLC

ADDRESS: 1901 & 1941 E. Rawson Ave.

TAX KEY NO: 768-9015-000 & 768-9014-000

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Michael Frede, VentureSpace, LLC, for the properties at 1901 & 1941 E. Rawson Ave. be approved with the following conditions:

1. That the certified survey map not be recorded unless and until the zoning is changed on this property to Lm-1, Limited Manufacturing.
2. That the CSM is revised to incorporate the LM-1, Light Manufacturing zoning district requirements instead of the M-1, Manufacturing zoning district requirements.
3. That all easements and wetlands are shown and clearly labeled on the map prior to recording.
4. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Ownership: Russell J. Beaumont, TOD Designation WI SS 705.15, 9718 W. National Ave., West Allis, WI 53227

Size: Lot 1 – 4.340 acres; Lot 2 – 5.660 acres

Existing Zoning: B-4, Highway Business; A-1, Limited Agricultural

Adjacent Zoning: North – Rs-4, Single Family Residential; Rm-1 (PUD), Multifamily Residential
East – B-4, Highway Business; A-1, Limited Agricultural
South – A-1, Limited Agricultural; Rs-4, Single Family Residential
West – A-1, Limited Agricultural

Comprehensive Plan: Planned Business.

Wetlands: TBD.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting approval of a Certified Survey Map (CSM) for the properties at 1901 & 1941 E. Rawson Ave. Lot 1, proposed to be 4.340 acres, will be purchased by a self-storage developer for a self-service storage facility. Lot 2, proposed to be 5.660 acres, will be developed by the Applicant with a commercial condominium facility. The commercial condominium development is similar to that recently reviewed for StorageShop USA on Oak St.

Both the self-service storage facility and the commercial condominium facility will need Conditional Use Permit approvals prior to site and building plan approvals. The Applicant has informed staff that each development will be separately owned, and each owner will apply for their respective Conditional Use Permit.

Each lot meets minimum lot size (1 acre) and width (150 feet) requirements for the LM-1, Light Manufacturing zoning district. One 24-foot-wide WE Energies easement is depicted on the map; however, a 45-foot-wide access easement along Rawson Avenue and a WE Energies easement (north/south) parallel to the existing building are missing. A wetland delineation is scheduled to be conducted in the next three weeks. Wetlands must be shown on the CSM prior to recording.

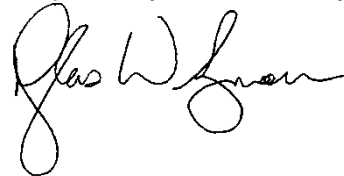
Access from Rawson Avenue is controlled by Milwaukee County. Copies of all approvals and/or permits shall be provided to the Department of Community Development and Engineering Department.

Prepared by:



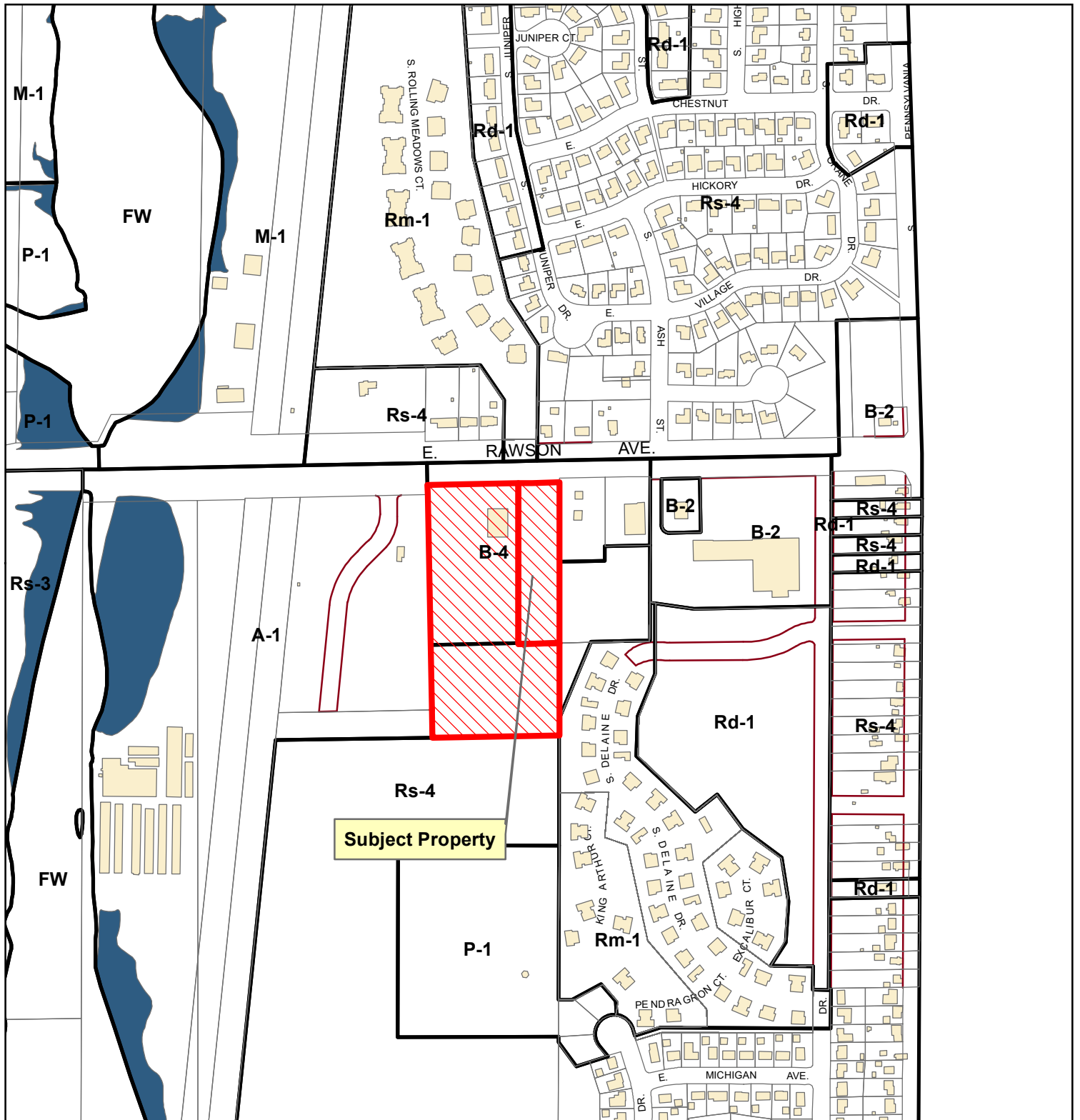
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

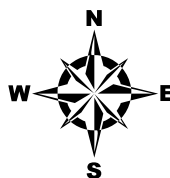
Location Map 1901 & 1941 E. Rawson Ave



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



Department of Community Development



Legend		Zoning Overlays	
	1941 E. Rawson Ave		C-1-Shoreland Wetland
	1901 E. Rawson Ave		FF-Flood Fringe
			Lakefront Overlay
			NO-Mixed Use Neighborhood
			OO-Mixed Use Office
			RR-Regional Retail

VentureSpace

Development Concept

VentureSpace is proposing to facilitate the development of the 10-acre property located at 1901-1941 East Rawson Avenue in Oak Creek, Wisconsin. The concept is to create a revised two-lot Certified Survey Map (CSM), with each lot having a unique use. The proposed lot uses are described below.

The property is currently zoned B4 on its northern half and A1 on its southern half. We are proposing to change the zoning to LM1 for the entire property.

We are requesting the City of Oak Creek review and approve the proposed CSM (attached) and changing the zoning. We are not requesting approval of any development plans at this time. Those requests will be provided independently.

Commercial Condominiums – VentureSpace is considering development of Lot 2 with commercial condominium units, a unique real estate ownership and investment opportunity for businesses and individuals. These customizable, multi-use spaces are cost-competitive with renting similar commercial space, in sizes that are not readily available for purchase in the marketplace. Each duplex building includes two 1,500-square foot units, with large overhead doors, and an option for an office, bathroom, and more. We were involved in building similar units in Delafield, and currently have an approved project in Sussex. For more information, please visit our website at www.venturespace.us.

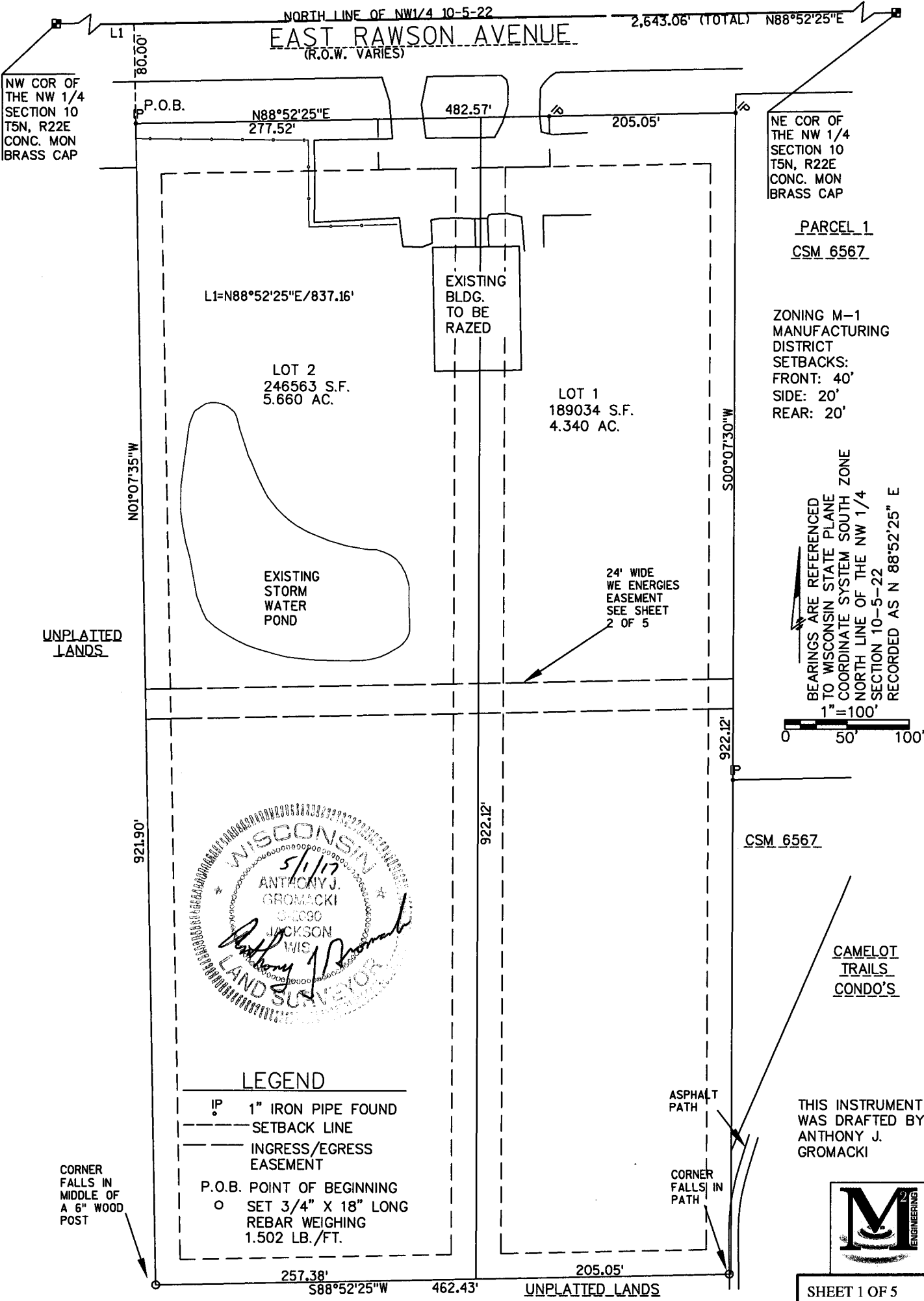
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Schedule – The self-storage developer is hoping to purchase Lot 1 and initiate construction in September 2017. VentureSpace is projecting to begin construction in the spring of 2018.

Thank you for your time and consideration. We look forward to discussing our plan and your thoughts.

CERTIFIED SURVEY MAP NO. _____

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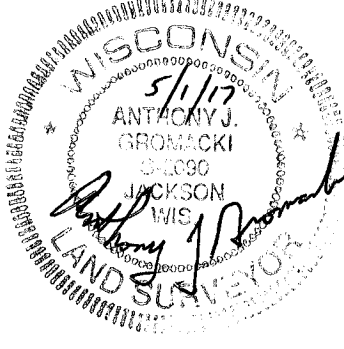
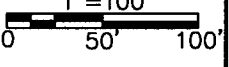


NE COR OF THE NW 1/4 SECTION 10 T5N, R22E CONC. MON BRASS CAP

PARCEL 1
CSM 6567

ZONING M-1
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SETBACKS:
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CORNER FALLS IN MIDDLE OF A 6" WOOD POST

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THIS INSTRUMENT WAS DRAFTED BY ANTHONY J. GROMACKI



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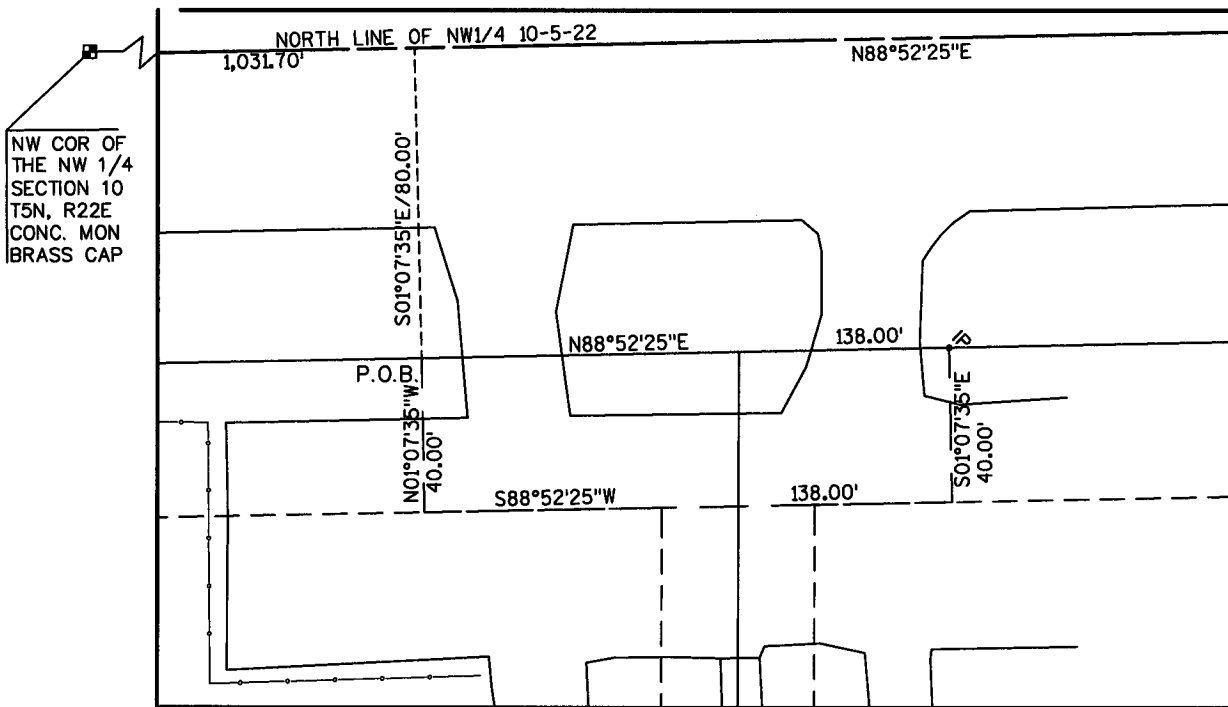
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LEGAL DESCRIPTION FOR SHARED DRIVEWAY EASEMENT:

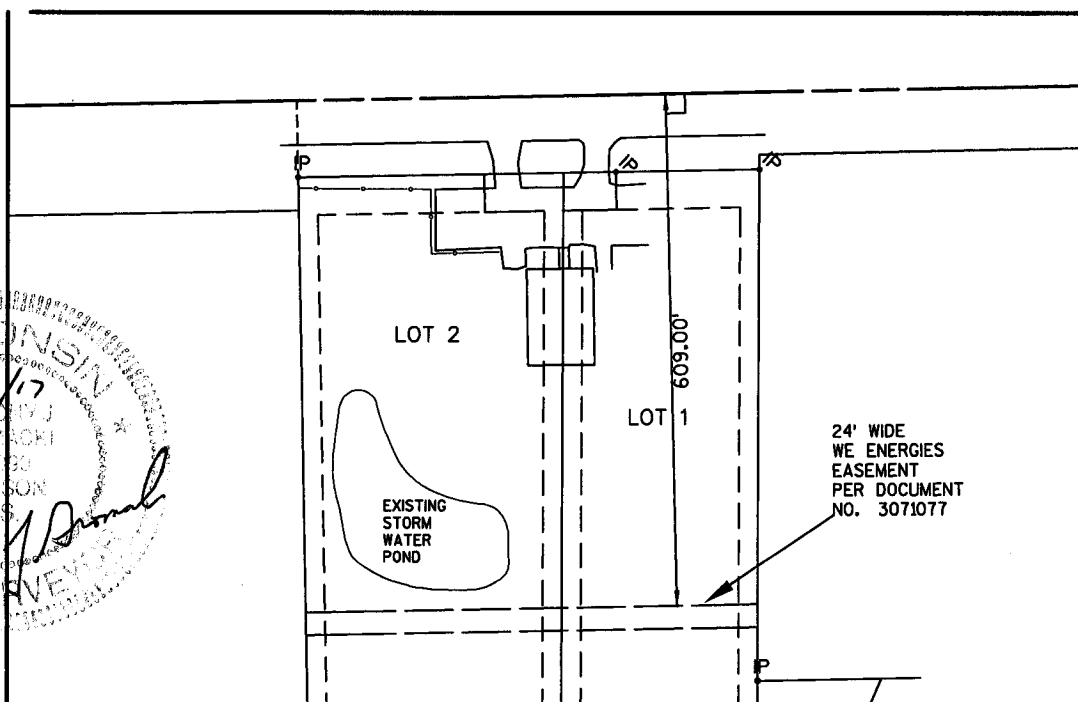
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE N88°52'25" E ALONG THE NORTH LINE OF SAID 1/4 SECTION 1031.70 FEET; THENCE S01°07'35"E 80.00 FEET TO A POINT ON THE SOUTH LINE OF EAST RAWSON AVENUE AND THE POINT OF BEGINNING; THENCE N88°52'25"E ALONG SAID SOUTH LINE 138.00 FEET; THENCE S01°07'35"E 40.00 FEET; THENCE S88°52'25"W AND PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION 138.00 FEET; THENCE N01°07'35"W 40.00 FEET TO THE POINT OF BEGINNING.

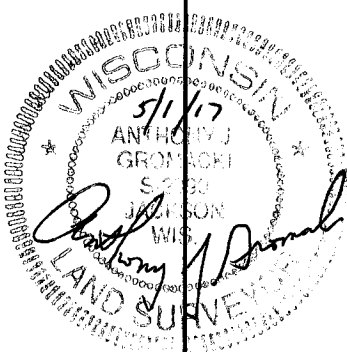
PARCEL CONTAINS 0.127 ACRES (5520 SQUARE FEET).



DETAIL OF SHARED DRIVEWAY EASEMENT



DETAIL OF WE ENERGIES EASEMENT



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SURVEYOR'S CERTIFICATE:

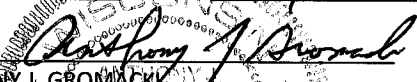
I, ANTHONY J. GROMACKI, PROFESSIONAL LAND SURVEYOR, S-2090, DO HEREBY CERTIFY: THAT BY THE DIRECTION OF MICHAEL D. FREDE, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN AND DESCRIBED HEREON, A REDIVISION OF LOT 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8055, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE N88°52'25" E ALONG THE NORTH LINE OF SAID 1/4 SECTION 837.16 FEET; THENCE S01°07'35"E 80.00 FEET TO A POINT ON THE SOUTH LINE OF EAST RAWSON AVENUE AND THE POINT OF BEGINNING; THENCE N88°52'25"E ALONG SAID SOUTH LINE 482.57 FEET; THENCE S00°07'30"W 922.12 FEET; THENCE S88°52'25"W AND PARALLEL WITH THE NORTH LINE OF SAID 1/4 SECTION 462.43 FEET; THENCE N01°07'35"W 921.90 FEET TO THE POINT OF BEGINNING.

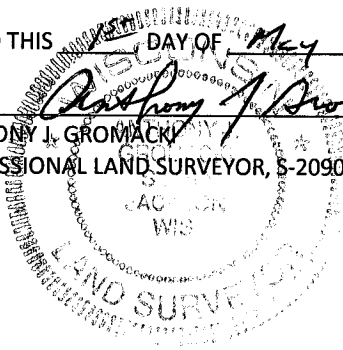
PARCEL CONTAINS 10.000 ACRES (435597 SQUARE FEET).

I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SEC. 236.34 OF WISCONSIN STATUTES AND THE CITY OF OAK CREEK MUNICIPAL CODE IN SURVEYING, DIVIDING, AND MAPPING SAID LAND, AND THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF SAID LANDS.

DATED THIS _____ DAY OF May, 2017.



ANTHONY J. GROMACKI
PROFESSIONAL LAND SURVEYOR, S-2090



OWNER'S CERTIFICATE:

AS OWNER I, MICHAEL D. FREDE, DO HEREBY CERTIFY THAT SAID OWNER CAUSED THE LAND DESCRIBED ON THIS TO BE SURVEYED, REDIVIDED AND MAPPED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES AND THE SUBDIVISION REGULATIONS OF CHAPTER 14 OF THE CITY OF OAK CREEK MUNICIPAL CODE.

MICHAEL D. FREDE - OWNER

STATE OF WISCONSIN)
OZAUKEE COUNTY)s.s.

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017, THE ABOVE NAMED, MICHAEL D. FREDE, KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____ COUNTY, WISCONSIN.

MY COMMISSION EXPIRES _____



CERTIFIED SURVEY MAP NO. _____

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CONSENT OF MORTGAGE:

I, _____, MORTGAGEE OF THE LANDS AS REPRESENTED ON THIS CERTIFIED SURVEY MAP DO HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LANDS AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF

WITNESS THE HAND AND SEAL OF _____, MORTGAGEE,

THIS _____ DAY OF _____, 2017

IN THE PRESENCE OF:

WITNESS

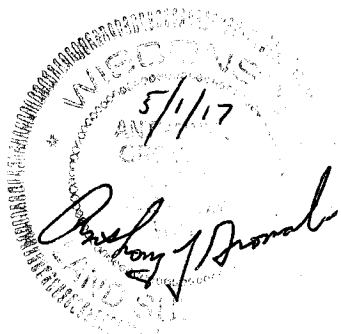
MORTGAGEE

**STATE OF WISCONSIN)
OZAUKEE COUNTY)s.s.**

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2017, THE ABOVE NAMED, _____ KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____ COUNTY, WISCONSIN.

MY COMMISSION EXPIRES _____



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PLANNING COMMISSION APPROVAL:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OAK CREEK

ON THIS _____ DAY OF _____, 2017.

DANIEL BUKIEWCZ, CHAIRPERSON
CITY OF OAK CREEK

DOUGLAS SEYMOUR, SECRETARY
CITY OF OAK CREEK

COMMON COUNCIL APPROVAL:

APPROVED BY THE COMMON COUNCIL OF THE CITY OF OAK CREEK IN ACCORDANCE WITH THE RESOLUTION NO. _____ ADOPTED ON THIS _____ DAY OF _____, 2017

ON THIS _____ DAY OF _____, 2017.

DANIEL BUKIEWCZ, MAYOR
CITY OF OAK CREEK

CATHERINE A. ROESKE, CITY CLERK
CITY OF OAK CREEK





Plan Commission Report

ITEM: 5j

DATE: May 23, 2017

PROJECT: Plan Review – Greg Thompson (Storage Shop USA)

ADDRESSES: 331 & 401 E. Oak Street

TAX KEY NOs: 733-0008 & 733-0009

STAFF RECOMMENDATION: That the Plan Commission approves the site, building, and landscaping plans submitted by Greg Thompson, Storage Shop USA, for the properties at 331 & 401 E. Oak Street with the following conditions:

1. That the Certified Survey Map joining the two parcels is recorded prior to the issuance of building permits.
2. That all building and fire codes are met.
3. That a revised landscape plan is submitted for review and approval by the Department of Community Development prior to the submission of building permit applications.
4. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to the issuance of building permits.
5. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

Ownership: Storage Shop USA – Oak Creek LLC

Size: 0.964 acres & 0.964 acres

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

Adjacent Zoning: North – M-1, Manufacturing District
East – Rs-2, Single Family Residential
South – B-4, Highway Business
West – Rs-2, Single Family Residential

Comprehensive Plan: Planned Industrial

Wetlands: N/A

Floodplain: N/A

Official Map: N/A

Commentary: The applicant is requesting site, building, and landscaping plan approval for a proposed storage shop development consisting of five 2,500 square-foot buildings located on the properties at 331 & 401 E. Oak Street. The applicant is completing the process of joining the two parcels this development will be located on. However, for this review, the Plan Commission will be looking at the proposed development as one parcel. This parcel is adjacent to a residential district to the east, therefore, this development must have a 20-foot buffer yard in addition to the 20-foot setback for the principle buildings. No parking or other structures are allowed or proposed in this buffer area.

All parking and building setbacks are met in this proposal. This type of development is not designed to draw customers to the site, but rather a place for a business to store equipment and vehicles. Parking is provided for business owners and employees in front of the each building. Each building consists of two units. Each unit has two parking stalls. Based on the type of use, a minimum of 20 parking stalls are required by Code, and a total of 21 stalls are provided.

The building exterior will vary on the buildings. The visible building perimeter will be covered in cement fiber board, hardiplank, and brick accents. This will be for buildings 1 & 3. The remaining buildings, with no visible perimeter, will be clad in LP Smartside wood siding. The applicant will be providing samples showing how the two materials will look. Per code, wood siding is not listed as an approved exterior material and the buildings will not meet the 75% of the visible perimeter be covered in glass brick or decorative masonry material. Code does allow for the use of other materials including fiber cement products such as hardiplank as an exterior material with a ¾ approval from the Plan Commission. Staff recommends that the exterior material for all buildings be cement fiber sided and not a combination of fiber cement siding and wood siding. For the buildings facing Oak Street, staff recommends that right elevation illustrated on A3.1 face the street. This elevation provides the most architectural features, breaking up the expanse of siding found on the remaining elevations. Building roofs will be covered with architectural asphalt shingles.

The area designated for the dumpster enclosure consists of a 10'x20' concrete slab that will be surround be shrubs and two trees. The applicant will be providing more detailed plans of what the dumpster enclosure will look like at the meeting.

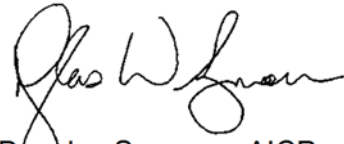
Landscaping plans are currently in revision per staff comments. Staff will continue to work with the applicant to refine these plans. Therefore staff has included as a condition of approval, that revised landscape plans be submitted for review and approval by the Planning Department prior to building permits being issued. Included with this report is the original landscape plan along with graphics illustrating landscaping features at other Storage Shop USA facilities.

Prepared by:



Peter Wagner, AICP
Zoning Administrator/Planner

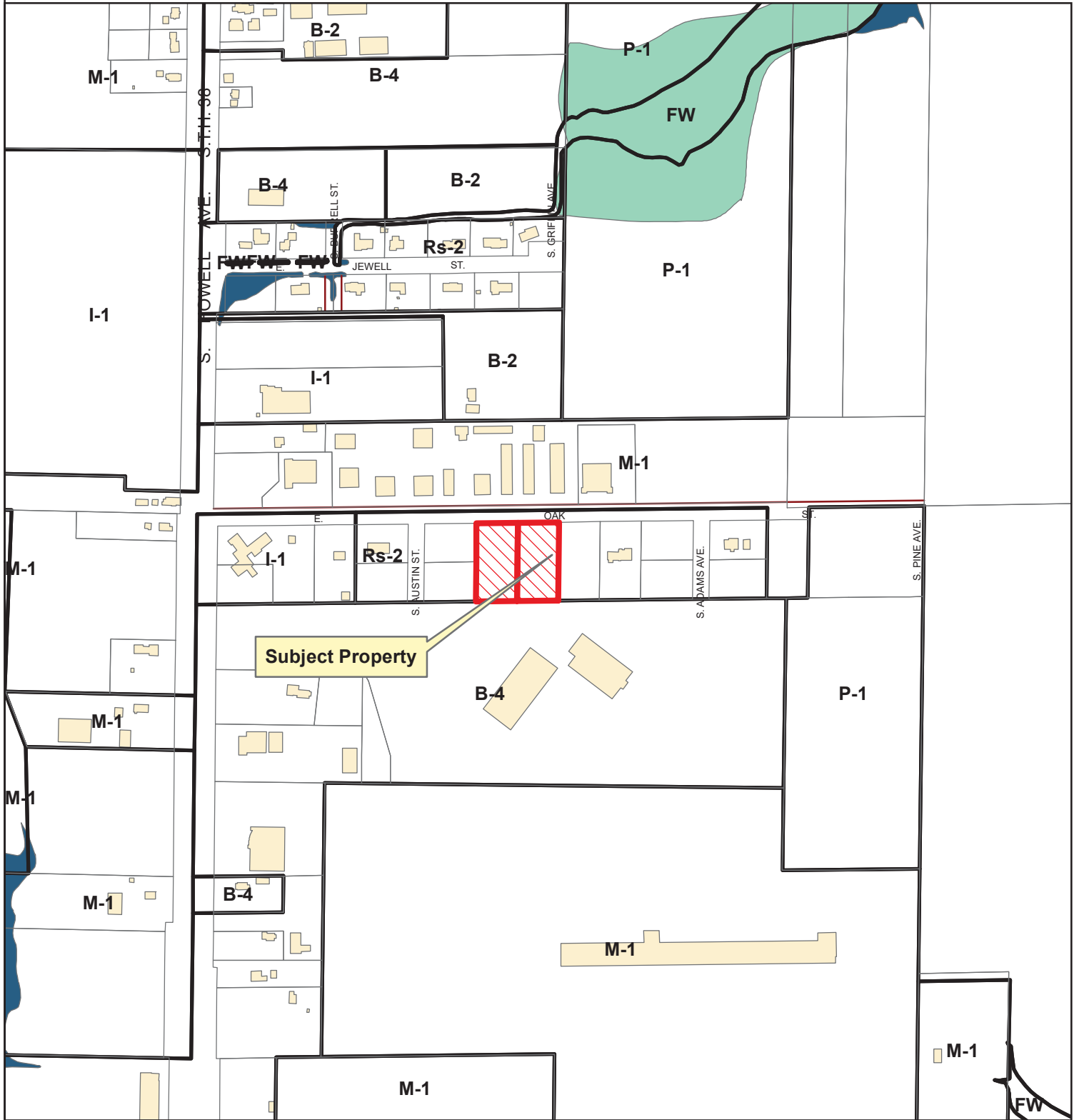
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map








339 & 401 E. Oak St



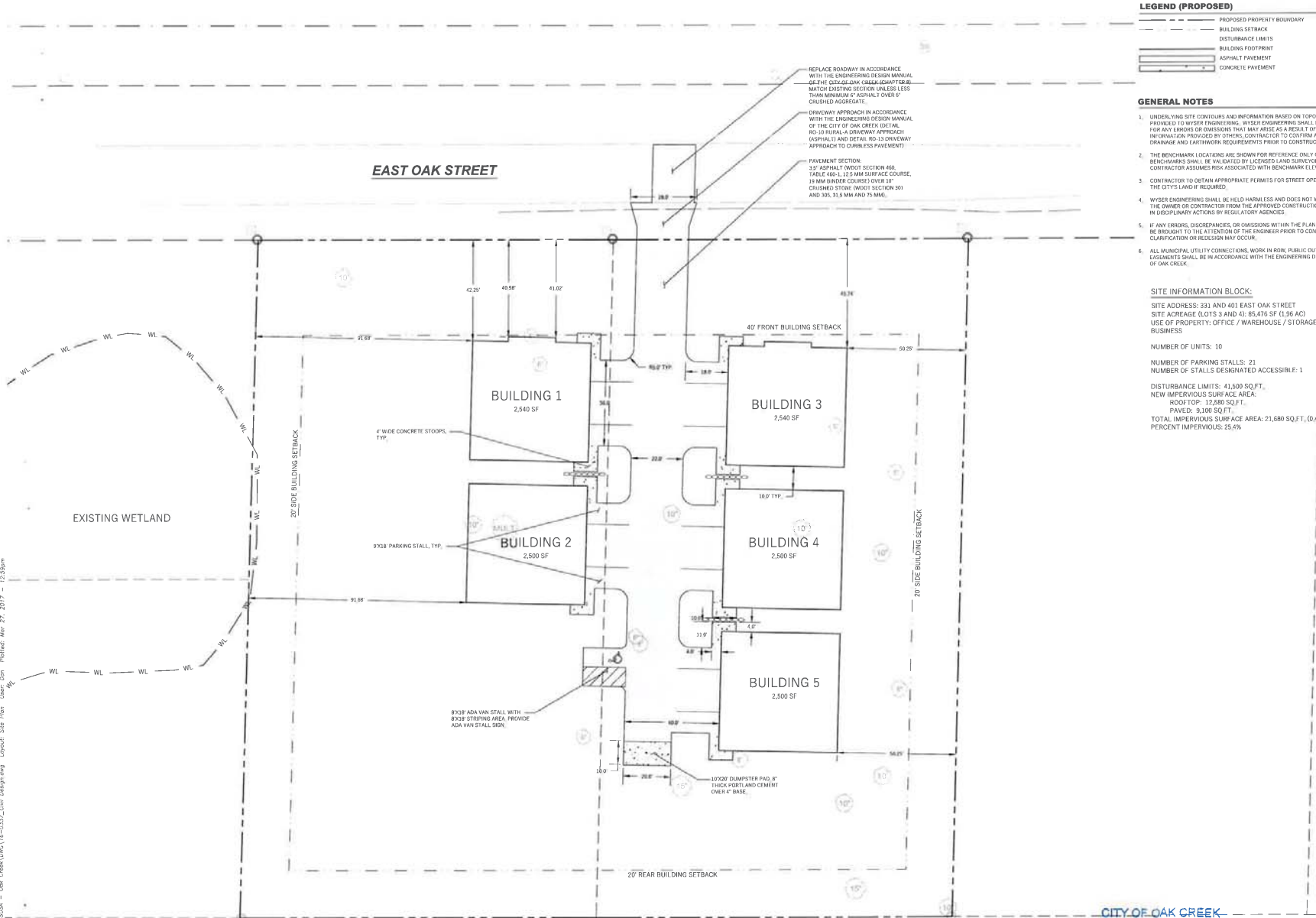
This map is not a survey of the actual boundary of any property this map depicts.



Legend

-  339 & 401 E. Oak St
-  C-1-Shoreland Wetland
-  FF-Flood Fringe
-  Lakefront Overlay
-  NO-Mixed Use Neighborhood
-  OO-Mixed Use Office
-  RR-Regional Retail

File: \\s:\2017\160327_55956 - Oak Creek\DWG\16-0327_Civil\design.dwg Concept: Site Plan User: Dan Roldan Date: 03/27/2017 12:29pm



EAST OAK STREET

LEGEND (PROPOSED)

	PROPOSED PROPERTY BOUNDARY
	BUILDING SETBACK
	DISTURBANCE LIMITS
	BUILDING FOOTPRINT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT

NORTH

- GENERAL NOTES**
- UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRORS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND LANDWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
 - THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
 - CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
 - WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
 - IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDesign MAY OCCUR.
 - ALL MUNICIPAL UTILITY CONNECTIONS, WORK IN ROW, PUBLIC OUTLOTS AND PUBLIC OBLIGATIONS SHALL BE IN ACCORDANCE WITH THE ENGINEERING DESIGN MANUAL OF THE CITY OF OAK CREEK.

SITE INFORMATION BLOCK:
 SITE ADDRESS: 231 AND 401 EAST OAK STREET
 SITE ACREAGE (LOTS 3 AND 4): 85,476 SF (1.96 AC)
 USE OF PROPERTY: OFFICE / WAREHOUSE / STORAGE / BUSINESS
 NUMBER OF UNITS: 10
 NUMBER OF PARKING STALLS: 21
 NUMBER OF STALLS DESIGNATED ACCESSIBLE: 1
 DISTURBANCE LIMITS: 41,500 SQ.FT.
 NEW IMPERVIOUS SURFACE AREA:
 ROOF TOP: 12,500 SQ.FT.
 PAVED: 9,100 SQ.FT.
 TOTAL IMPERVIOUS SURFACE AREA: 21,600 SQ.FT. (0.498 AC)
 PERCENT IMPERVIOUS: 25.6%

WYSER ENGINEERING

STORAGE SHOP USA - OAK CREEK
 OAK CREEK, MILWAUKEE COUNTY, WI
 Sheet Title: SITE PLAN
 401 E. OAK STREET
 OAK CREEK, WI 53154

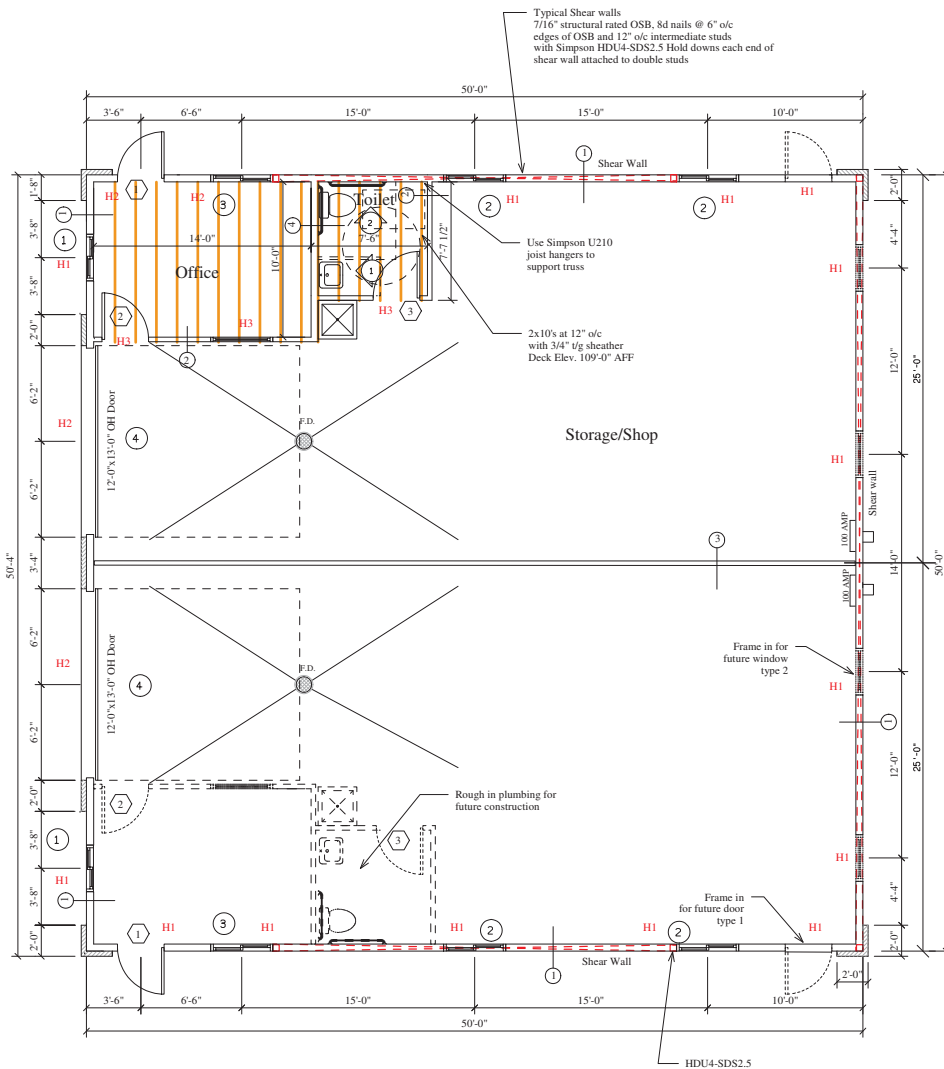
Revisions:	
No.	Description

Graphic Scale	0' 5' 10' 20' 30'
Wysier Number	16-0337
Set Type	PERMIT
Date Issued	03/27/2017
Sheet Number	C100

CITY OF OAK CREEK

MAR 28 2017 RECEIVED

DIGGERS HOTLINE
 Toll Free (800) 242-8511 - or - 811
 Hearing Impaired TDD (800) 542-2289
www.DiggerHotline.com



First Floor Plan - 2,500 S.F.

Scale = 1/4"=1'-0"

Door Schedule

- 1 30x68 Alum. door w/ Metal frame with lever handles and Dead bolts
- 2 30x68 Solid core wood door with wood frame with lever handles
- 3 30x68 Solid core wood door w/ wood frame with lever handles and privacy locks
- 4 10'-0"x13'-0" Insulated over head door Thermacore 594 with wats-50 operator

Window Schedule

- 1 3'-0"x40" Slider Jeld-Wen Clad w/ Low-e insulated glass
- 2 3'-0"x30" Slider Jeld-Wen Clad w/ Low-e insulated glass
- 3 4'-0"x3'-0" Slider Jeld-Wen Clad w/ Low-e insulated glass
- 4 3'-0"x40" Slider Interior window

Wall Schedule

- 1 5/8" type "X" gyp. bd. with joints taped
4 Mil Vapor barrier
5 1/2" FG batt insulation
2x6 x 14" Wood studs at 16" o/c
7/16" OSB board
Exterior water vapor .044 Vinyl Siding
- 2 5/8" type "X" gyp. bd. with joints taped
4 Mil vapor barrier
2x4 S' precut hgt. wood stds at 16" o/c
3 1/2" FG batt insulation
5/8" type "X" gyp. bd. with joints taped
- 3 5/8" type "X" gyp. bd. with joints taped
2x4 x 14" Wood studs at 16" o/c
3 1/2" FG batt insulation
5/8" type "X" gyp. bd. with joints taped
- 4 5/8" type "X" gyp. bd. with joints taped
2x6 S' precut wood stds at 16" o/c
5 1/2" FG batt insulation
5/8" type "X" gyp. bd. with joints taped

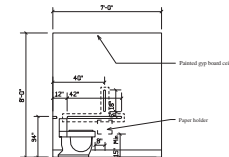
Header Schedule

Mark	Size	Material	Remarks
H1	(2)2x10's	Hem-Fir #2	3
H2	(3)2x12's	Hem-Fir #2	3
H3	(2)2x10's	Hem-Fir #2	4

- Notes:
1. Headers shown at bearing wall locations only.
 2. Headers at non-bearing walls to be (1)2x flat
 3. (2) 2x6 SPF Construction grade Shoulder studs each side
 4. (2) 2x4 SPF Construction grade Shoulder studs each side

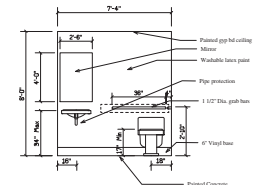
Shear Wall Notes

1. Use 7/16" Structural 1 rated plywood or OSB
 2. Solid blocking at all seams. Fasten with 8d nails at 6" o/c at edges of plywood and 12" o/c at intermediate studs.
 3. Use (2)2x6 studs continuously nailed together, or (1)4x6 post at each end of shear wall
 4. Install a Simpson HDU4-SDS2.5 holddowns at each end of the shear wall w/ 5/8" dia. A36 threaded rod x 8" min. embedment into thickened edge slab and Simpson SET adhesive.
 5. Fasten bottom plated of all exterior walls to concrete with 1/2" dia. x 6" Simpson Titen HD screw anchors w/ 1 1/2" dia. washer at 48" o/c
- Note: "8d" = 8d common wire nail (0.131" dia. x 2 1/2" long)



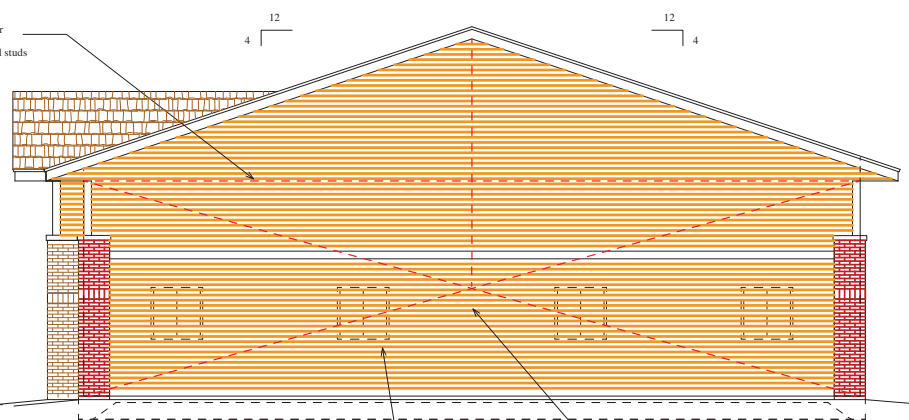
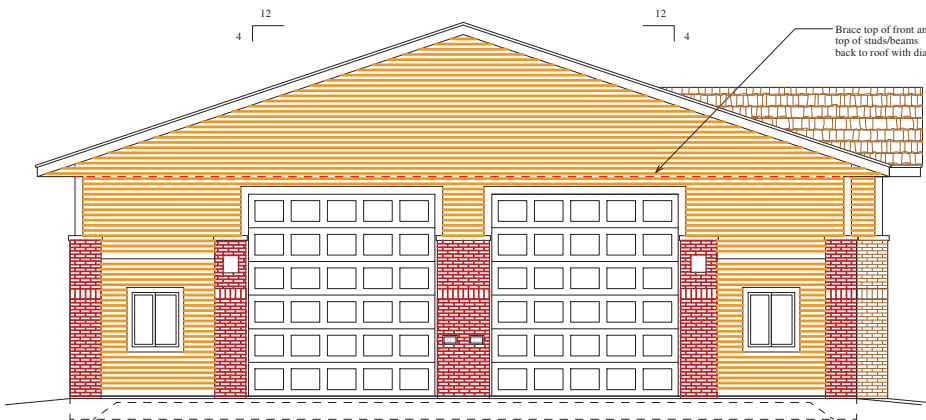
Toilet Room Elevation

Scale = 1/4"=1'-0"



Toilet Room Elevation

Scale = 1/4"=1'-0"

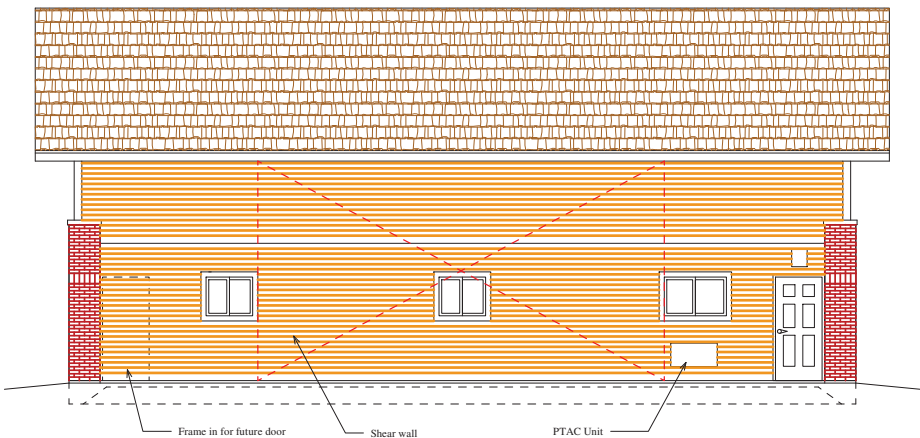


Front Elevation

Scale = 1/4"=1'-0"

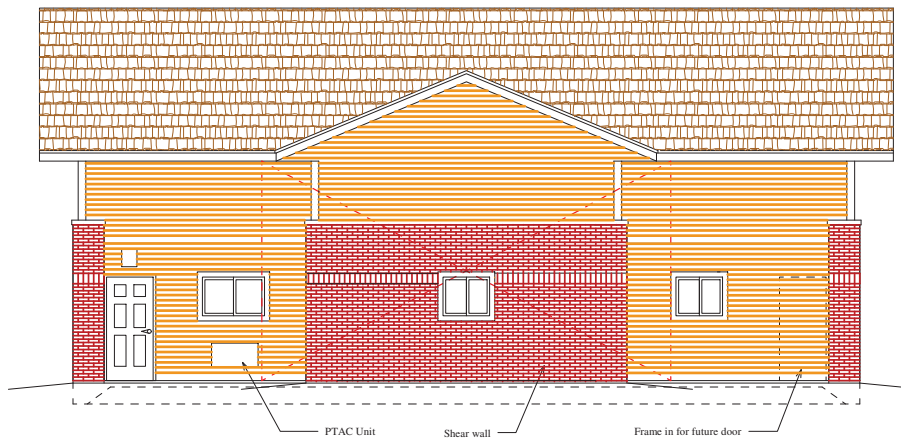
Rear Elevation

Scale = 1/4"=1'-0"



Left Elevation

Scale = 1/4"=1'-0"



Right Elevation

Scale = 1/8"=1'-0"

Leffler, Greiner, Architect
 WFS
 Brooklyn, WI 53521
 608-698-3196

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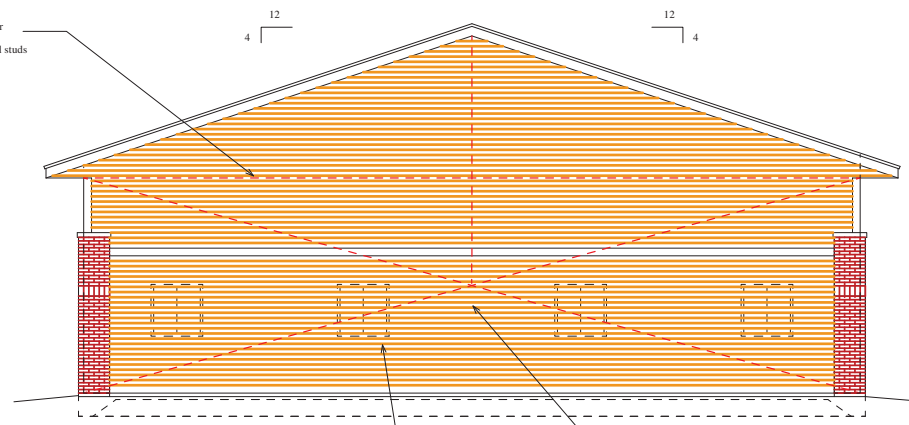
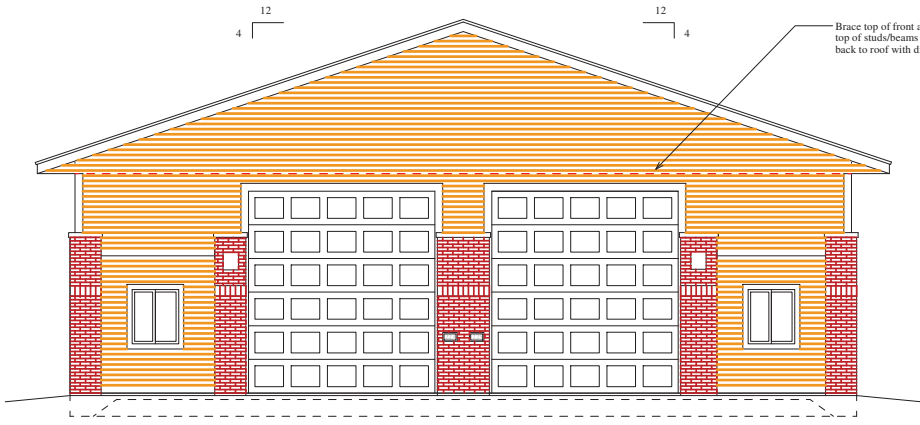
Concepts
 in
 Architecture, LLC

Proposed for: StorageShopUSA
 Greg Thompson - Owner
 6810 Cross Country Road
 Verona, WI 53593
 Address: Phone: 608-444-1515 Fax: 608-381-5777

Project: StorageShopUSA
 Address: Oak Creek, WI
 Sheet Title: Elevations "B"

Date: 05-17-2017
 Scale: As Noted
 Job #: 06-01

SHEET
 A3.1

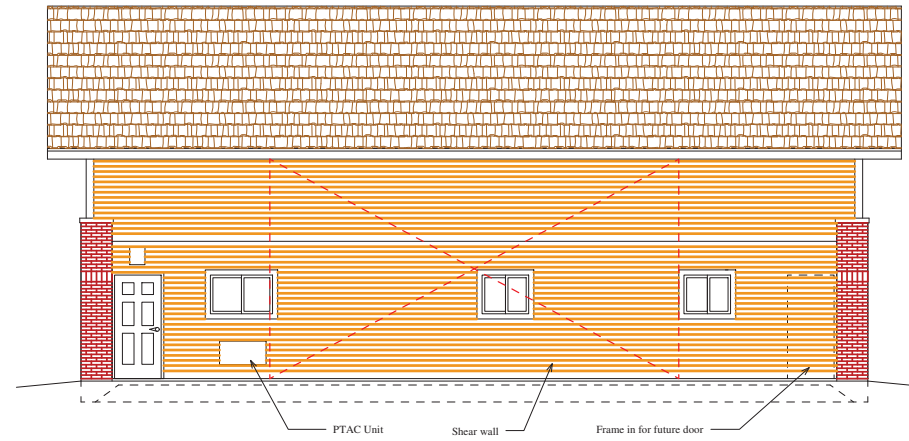
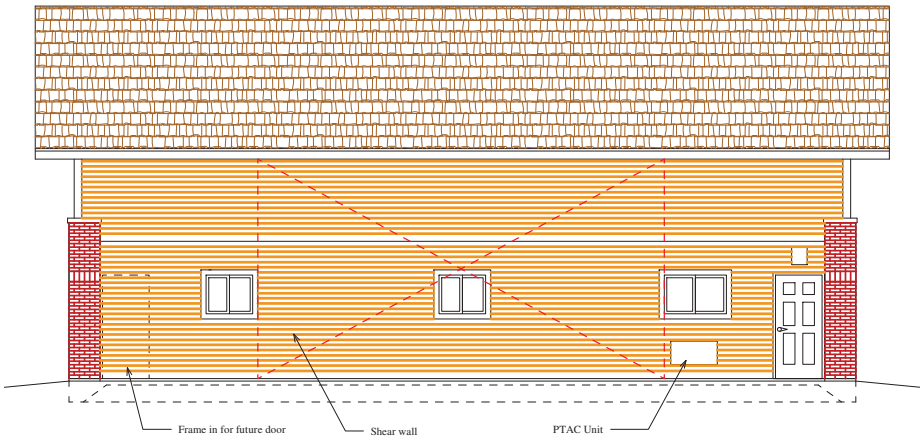


Front Elevation

Scale = 1/4"=1'-0"

Rear Elevation

Scale = 1/4"=1'-0"



Left Elevation

Scale = 1/4"=1'-0"

Right Elevation

Scale = 1/8"=1'-0"

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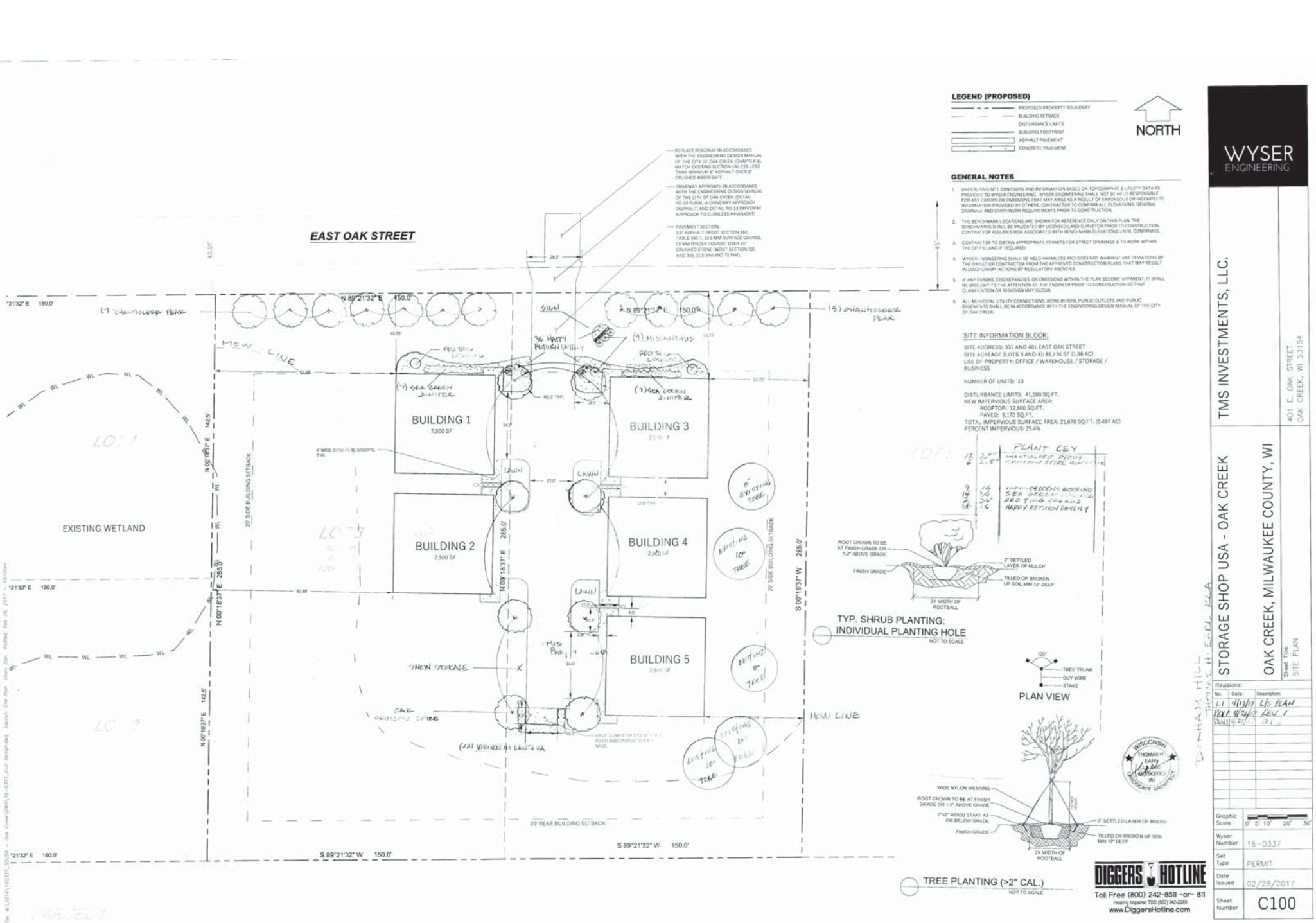
Concepts
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 Greg Thompson - Owner
 6810 Cross Country Road
 Verona, WI 53593
 Address: Phone: 608-444-1515 Fax: 866-381-5777

Project: StorageShopUSA
 Address: Oak Creek, WI
 Sheet Title: Elevations "A"

Date: 05-17-2017
 Scale: As Noted
 Job #: 06-01

SHEET
 A3.0



WYSER ENGINEERING

TMS INVESTMENTS, LLC.

STORAGE SHOP USA - OAK CREEK

OAK CREEK, MILWAUKEE COUNTY, WI

Sheet Title: **SITE PLAN**

Revision: No. 1 Date: 02/28/2017 Description: **1.1. SLOTTED LIFE PLAN**

Graphic Scale: 0' 5' 10' 20' 30'

Wysen Number: 16-0337

Set Type: PERMIT

Date Issued: 02/28/2017

Sheet Number: **C100**

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