



## PLAN COMMISSION

June 27, 2017  
6:00 P.M.

### Common Council Chambers

8040 S. 6<sup>TH</sup> 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 – June 13, 2017
4. Significant Common Council Actions
5. New Business
  - a. **CONDITIONAL USE PERMIT AMENDMENT** - Review a request submitted by Aaron Fischer, Laser Tag Pro, for an amendment to the existing Conditional Use Permit affecting the properties at 9000 and 9001 S. Nicholson Rd. (Tax Key No. 862-9991-000 & 872-9994-008). Follow this item on Twitter **@OakCreekPC#OCPC LaserTag**.
  - b. **CERTIFIED SURVEY MAP** - Review a certified survey map submitted by Mike and Carrie Murphy dividing the property at 10855 S. 10<sup>th</sup> Ave. (Tax Key Nos. 969-9029-000). Follow this item on Twitter **@OakCreekPC#OCPC MurphyCSM**.

Adjournment.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2017  
Posted \_\_/\_\_/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. 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.

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

Visit our website at [www.oakcreekwi.org](http://www.oakcreekwi.org) for the agenda and accompanying Plan Commission reports.

**DRAFT MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, JUNE 13, 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 May 23, 2017 meeting**

Commissioner Dickmann moved to approve the minutes of the May 23, 2017 meeting. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

**PUBLIC HEARING**

**COMPREHENSIVE PLAN AMENDMENT**

**2020 Vision – A Comprehensive Plan for the City of Oak Creek**

**Update Planned Land Use Category and Map 2 from Single Family Residential to Mixed Residential**

**8100 and 8146 S. 27<sup>th</sup> St. and 8100 S. Orchard Way**

**Tax Key Nos. 810-9012-001, 810-9005-000 and 810-9013-000**

Mayor Bukiewicz stated that the applicant has requested to withdraw this request. There will be no action on the proposal by the Plan Commission other than the acknowledgement of the withdrawal. Mayor Bukiewicz declared the public hearing closed.

**PLAN REVIEW**

**WE ENERGIES**

**10770 S. CHICAGO RD.**

**TAX KEY NO. 966-9999-002**

City Planner Kari Papelbon provided an overview of the proposal for an office and warehouse facility (see staff report for details). She stated that WE Energies has prepared a presentation of the project.

WE Energies project team members introduced themselves.

Mike Woznicki, WE Energies, stated the intent to build an administration building and a warehouse at the Oak Creek campus of WE Energies. They want to build two buildings adjacent to each other. The administration building is there for the coal-handling facility, as they have outgrown the existing building they are using.

As far as the warehouse is concerned, they never had warehouse facilities on the site after construction of the new power plant. They have been placing all of their spare parts and equipment inside the power plant itself, which is a housekeeping and safety issue. They also need to eliminate outside storage. Also, they need to have their parts available to them on site rather than hauling them from the Pewaukee location.

Commissioner Siefert asked if they were going to secure the whole building with some type of fencing. Mr. Wozniak responded yes. There will be a fence around the new building, but they already have the access to that area from fishing pier road and the intersection is already gated and locked. There will be no chance of anyone going out that way. All access has to come from the main access road like it is now.

Commissioner Siefert asked for more information on the berms on the west side. Mr. Wozniak stated that there are some trees on the site berm already, but he doesn't know the height. The one that is coming off of the north ash landfill towards the railroad is not as high as the south ash landfill.

Commissioner Siefert stated that asked if the property will be screened from the south. Mr. Wozniak responded that he doesn't think the buildings are visible from the south because of the south ash landfill that is there. Mayor Bukiewicz stated that this building sits on the WE Energies property and sits pretty far back off of Hwy. 32.

Commissioner Dickmann asked about the fencing/screening around the proposed electrical transformer. Mr. Wozniak responded that that is within the fencing. It is going to be on the other side of the north bowl access road and fishing road pier intersection. The only way the transformer is visible is from their access road. Commissioner Dickmann stated his concern about potential terrorists accessing the site and interrupting the flow of electric services. Mr. Wozniak responded that they won't have a fence along that area. You would have to go through the guard station first to get there. If someone gets through there, then there are other problems going on.

Commissioner Dickmann asked if the warehouse will have a flat roof. Mr. Wozniak responded yes.

Mr. Wozniak stated that originally they were going to have roof-mounted HVAC units and they decided to put them on the ground instead. However, that has become cost-prohibitive. He asked if it would be okay to go back to roof-mounted HVAC units on the warehouse. Mayor Bukiewicz stated it wouldn't be visible unless someone is actually on the site.

Commissioner Chandler asked about the current outside storage. Mr. Wozniak responded that they do have some small warehouses. There is an 8,000 square-foot warehouse at the roundabout on the main access road, and another 8,000 square-foot warehouse on the top that is overfilled. All the material that is there is in places it shouldn't be. They are placing materials wherever they can to keep it there. Right now, they only have about half of what they need on the site and they are placing things where they don't need to be because of housekeeping and safety issues and the need to store things in a climate-controlled atmosphere.

Commissioner Chandler asked how dumpster placement will be handled. Mr. Wozniak responded that there will be dumpsters for the waste and recyclables. Planner Papelbon responded that there is no front setback per se for this particular location because it is on a larger parcel, so the front setback is much further north. It is not going to be seen from the road so internal screening is not as much of a factor. Typically, the City requires dumpsters to be in an enclosure, but this is something that is not going to be seen from the road or anywhere else.

Commissioner Chandler asked if there is a requirement to increase parking. Planner Papelbon responded that there has to be enough parking for the employees that are going to be there and that is what they are going to have to accommodate on the site. There will be 30 employees on the site at the peak shift and, therefore, they meet the requirement.

Commissioner Chandler asked if the landscaping is acceptable. Planner Papelbon responded that that is something that would require a  $\frac{3}{4}$  majority approval of the Plan Commission. Mayor Bukiewicz responded that it is very well landscaped/well-kept for a power plant. Unless someone has business there, they should not be on the site. The only visitors would be from other locations of WE Energies.

Mayor Bukiewicz stated that since this is a power plant, there is really no need for a brick building. All of the buildings now are metal-paneled because it is the most functional for the application.

Commissioner Correll moved that the Plan Commission approves the site and building and landscaping plans submitted by WE Energies for the property at 10770 S. Chicago Rd. 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 final lighting plans indicating luminaire type, pole type, and height are submitted for final approval by the Electrical Inspector prior to submission of building permit applications.
4. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
5. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

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

**TEMPORARY USE PERMIT  
FARM & FLEET  
501 W. RAWSON AVE.  
TAX KEY NO. 765-9046**

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal to temporarily display trailers for sale in the parking lot adjacent to the vehicle maintenance shop along 6<sup>th</sup> St. (see staff report for details).

Commissioner Correll stated he agrees with staff that moving the operation more to the west of the building and limiting the amount of trailers would be preferable.

Commissioner Dickmann concurred with Commissioner Correll.

Commissioner Chandler asked how many trailers they requested. Zoning Administrator/Planner Wagner responded that they did not indicate how many trailers they want to use. They just want to have a particular area identified. They would be basing the number of trailers on the size of the requested area and the number of parking stalls, and that is how many they would want to have.

Commissioner Dickmann moved that the Plan Commission approve the temporary use permit for the outdoor display of 8 trailers in the parking lot west of the automotive repair bay doors along 6<sup>th</sup> Street at 501 W. Rawson Avenue with an expiration date of October 1, 2017 as long as they can remain in that location. Commissioner Siepert seconded. On roll call, all voted aye. Motion carried.

**PLAN REVIEW  
EXETER 120 WEST OPUS, LLC  
120 W. OPUS DR.  
TAX KEY NO. 924-9010**

Planner Papelbon provided an overview of the proposal for an expansion of the existing facility (see staff report for details).

Commissioner Siefert asked if there will be any parking for trucks overnight. John Warren, 7501 Kickapoo Drive, McKinney, TX, stated that the actual use of the facility will not change. If they park overnight, they will remain in the dock door location.

Commissioner Chandler asked what would be stored in the warehouse. Mr. Warren responded that GE currently uses the facility to rehabilitate MRI and medical equipment. They take old medical equipment and break it down and reuse the existing parts, recycle parts that are no longer working. It will be primarily for storage of old equipment.

Commissioner Johnston stated they are losing their truck turnaround and asked if they had any concerns about making that a parking lot instead of trucks being able to turn around there. Mr. Warren responded that they have actually done some auto turn work to see if they could fit additional parking stalls into that area. They were limited because GE wants to maintain the operational doors on the east elevation. They have done auto turns to ensure that the trucks can turn around and go out the opposite direction. Commissioner Johnston stated that typically, truck drivers like to back in from the left side so they can see where the trailer is. Going this way, they will not be able to see their trailers when they are backing in. Mr. Warren stated that they have thought about that and have discussed that with GE.

Commissioner Dickmann asked if they see any problem working with staff on trying to keep that 2.5% of landscaping of the 5% within the parking lot that they are going to add. Mr. Warren responded that they would prefer not to keep landscaping in the actual truck dock area for future use of the building. There are still truck doors that will remain there. They won't be operational, but for the long-term use of the building, they would be willing to add additional landscaping anywhere outside this area to try to equal the 2.5%. Planner Papelbon stated that staff will work with the applicant to make sure they have something that is agreeable.

Commissioner Correll moved that the Plan Commission approves the site and building plans submitted by Timothy Weber, Exeter 120 West Opus, LLC, for the property at 120 W. Opus Dr. 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 final lighting plans indicating luminaire type, pole type, and height are submitted for final approval by the Electrical Inspector prior to submission of building permit applications.
4. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
5. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

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

**SIGN PLAN REVIEW**  
**PERFORMANCE RUNNING OUTFITTERS**  
**7978 S. MAIN ST. (TENANT ADDRESS: 7956 S. MAIN ST.)**  
**TAX KEY NO. 813-9050**

Zoning Administrator/Planner Wagner provided an overview of the proposal for a wall sign on the west elevation for the tenant space (see staff report for details).

Commissioner Dickmann moved that the Plan Commission approves the sign plan submitted by Performance Running Outfitters commercial tenant portion of the property at 7978 S. Main St. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Alderman Guzikowski seconded. On roll call: all voted aye. The meeting was adjourned at 6:49 p.m.

ATTEST:

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

6/15/17

\_\_\_\_\_  
Date

DRAFT

## Summary of Significant Common Council Actions

June 20, 2017

1. **APPROVED** - Ordinance No. 2858, amending Section 17.0313(c) to allow licensed tattoo and/or body piercing establishments as conditional uses in the B-2, Community Business District.
2. **APPROVED** - Resolution No. 11836-062017, Authorizing Closing on the Sale of the Property at 8000 S. Market St. to The Waters Senior Living Holdings, LLC, pursuant to the Land Purchase Agreement
3. **APPROVED** - Resolution No. 11834-062017, approving an easement for pedestrian cross access with the Drexel Hotel Group, Inc., for the property at 7980 S. Market St.



Kari Papelbon, CFM, AICP  
Planner



# Plan Commission Report

ITEM: 5a  
DATE: June 26, 2017

**PROJECT:** Conditional Use Amendment – Aaron Fischer, Laser Tag Pro

**ADDRESS:** 9000 & 9100 S. Nicholson Road

**TAX KEY NO:** 862-9991 & 872-9994-008

**STAFF RECOMMENDATION:** That the Plan Commission recommends that the Common Council approve the amendment to the Conditions and Restrictions as part of the Conditional Use Permit allowing an outdoor recreation facility on the properties at 9000 & 9100 S. Nicholson Road after a public hearing.

**Ownership:** Revived Industries LLC

**Size:** 9000 S. Nicholson Road: 6.404 acres  
9100 S. Nicholson Road: 5.95 acres

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

**Adjacent Zoning:** North – M-1, Manufacturing District, FF, Flood Fringe, FW, Floodway  
East – A-1, Agricultural, FF, Flood Fringe  
South – M-1, Manufacturing District  
West – P-1, Park, & FF, Flood Fringe, Rs-3, Single Family Residential

**Comprehensive Plan:** Planned Residential

**Wetlands:** N/A

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** The applicant is requesting an amendment to the existing conditional use permit to allow for outdoor recreation facilities to operate at 9000 and 9100 S. Nicholson Road. The current conditional use permit allows for the operation of an indoor recreation facility. Included in this report is a concept plan of what would be included as part of the outdoor recreation facilities.

Currently the business consists of two components. One component is laser tag manufacturing and development. This part of the business will operate Monday through Friday from 8:00am to 6:00pm within the northernmost building located at 9000 S. Nicholson Road. This component will be inventing devices, designing software, testing, assembling laser tag products, and warehousing product. Currently, the manufacturing division of the business employs six full time staff with plans for additional staff as the business grows. The business headquarters will be located within the southernmost building, located at 9100 S. Nicholson Road, and will serve as the business headquarters.

The second component of the business is the Family Entertainment Center (FEC). The focus of this part of the business is to provide laser tag play, private parties, and arcade. These services will operate within the middle and southern buildings located at 9000 and 9100 S. Nicholson Road. The middle building will be used as an indoor laser tag arena and half of the southernmost building will be used for private parties and arcade.

At this time, the applicant is looking to expand the FEC outdoors. As illustrated on the map and detailed in a report submitted by the applicant, the outdoor facilities will consist of several types of outdoor recreational opportunities located throughout the site. Please note that this is a concept plan and is not part of any site



plan approval. If the Common Council approves the use of outdoor recreation facilities at this location, the applicant is required to come before the Plan Commission for site plan review where buffer yard, landscaping, parking, and other site regulations will be reviewed and addressed.

In addition to including outdoor recreation as a conditional use, the applicant is looking to amend the hours of operation for the FEC. They are proposing that the facility be open Monday through Friday from 8:00am to 10:00pm; Saturdays from 8:00am to 11:00pm; Sundays from 8:00am to 9:00pm. Staff is concerned with changing the hours of operation due to its proximity to residential homes to the south. Staff recommends not changing the hours of operation.

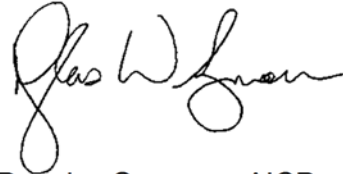
Included in your packet are the amended conditions and restrictions. Please review the highlighted changes. This is a review and recommendation for the use of the property to allow for outdoor recreational use. Any changes to the site will require Plan Commission approval prior to building permits being issued or any modifications to the site.

Prepared by:



Peter Wagner, AICP  
Zoning Administrator/Planner

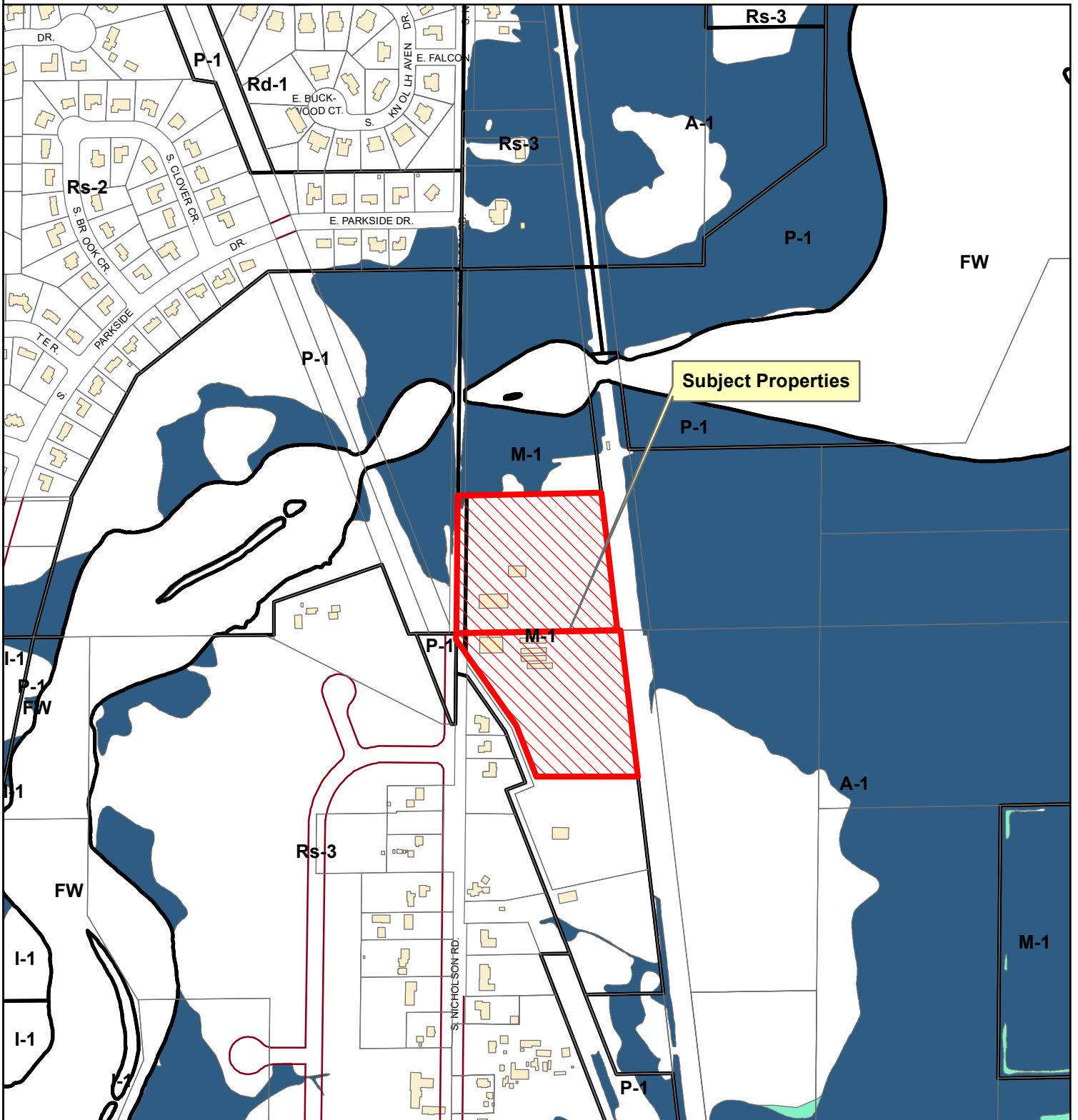
Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 9000 & 9001 S. Nicholson Rd.

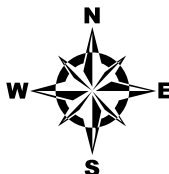


This map is not a survey of the actual boundary of any property this map depicts.











**OAKCREEK**  
— WISCONSIN —

Department of Community Development



**Legend**

	9000 S. Nicholson Rd.		9001 S. Nicholson Rd.	<b>Zoning Overlays</b>
				 C-1-Shoreland Wetland
				 FF-Flood Fringe
				 Lakefront Overlay
				 NO-Mixed Use Neighborhood
				 OO-Mixed Use Office
				 RR-Regional Retail

May 10, 2017

Aaron Fischer  
Laser Tag Pro  
(Tradename: Battle Company)  
9100 S. Nicholson Rd.  
Oak Creek, WI 53154  
414-234-0326

Conditional Use Amendment - Application Supplement  
Purpose: Add Outdoor Recreation and Associated Changes to Conditional Use Permit  
Oak Creek Plan Commission

**A. About the Applicant**

Laser Tag Pro/Battle Company (est. 2013) is a design and manufacturing company creating live-action gaming systems for entertainment centers and theme parks around the world. We have developed some of the most advanced equipment and software that the commercial laser tag industry has to offer. Our laser tag units are lightweight and easy to handle. We have custom software that controls the entire system over a Wi-Fi network and an app that lets customers use their cell phones during live gameplay (an industry first!). Our level of innovation, forward thinking game concepts, and overall design creates an experience that brings the modern video game to life!

We continuously enhance our system with unique features to create new and exciting game types. We have supplied equipment to some of the largest laser tag attractions in the world such as at Knott's Berry Farm (California) and many other major entertainment businesses. Our system has been exhibited at some of the largest trade-shows in the country including IAAPA, CES, and E3. The manufacturing arm of our company is experiencing continuous growth and we are anticipating the need for more technicians, salespeople, support personnel, and engineers over the next 2-3 years.

In 2014, we opened our first laser tag arena (entertainment center) in Greenfield, WI that operates in tandem with our manufacturing division. After 3 years in business in Greenfield, we have relocated the entire entertainment operation to our newly purchased, 13-acre property, in Oak Creek (9000-9100 S. Nicholson Rd.). Both arms of Laser Tag Pro/Battle Company business (design and manufacturing & entertainment center) are highly rated. Our manufacturing Facebook page is 4.8/5.0 based on 117 customer reviews. The entertainment center is 5.0/5.0 based on 60 customer reviews. Laser Tag Pro/Battle Company provides a first-class, mission-based laser tag experience that is fun for all ages. With our cutting edge equipment and entertainment industry knowledge, we expect to create one of the most unique indoor/outdoor entertainment centers in the Midwest!

**B. Site Location**

The site is divided into two parcels on S. Nicholson Rd., approximately ½ mile south of E. Puetz Rd.:

- 9000 S. Nicholson Rd. (M-1 Zoning) – Parcel Number: 8629991000
- 9100 S. Nicholson Rd. (M-1 Zoning) – Parcel Number: 8729994008

**C. Site History**

9000-9100 S. Nicholson Rd. is an M-1 zoned property originally built as a school bus depot. It was taken over by a landscaping company who used the property for storage of bulk landscaping material, refuse, and compost. The property was most recently used by Pieper Power as secured parking for large vehicles, trucks, and indoor/outdoor storage of power company supplies. We purchased the property in October 2016 which had been in foreclosure since 2014. Much of the property was poorly maintained and we are currently in the processes of updating and restoring the existing buildings and grounds. Our overall plan is to reinvigorate the

site by updating its appearance and make it a location for the community to have clean and fun entertainment with our state-of-the-art equipment! We are transforming this property into a sleek, high-tech facility, establishing a permanent home for our manufacturing and entertainment center business activities.

On September 20, 2016 - The Common Council approved our Conditional Use Permit for:

**PERMITTED USES**

- All permitted uses in the M-1, Manufacturing zoning district
- Indoor Recreation Facilities
- Usual and customary accessory uses to the above listed permitted uses

In July 2016 - We applied for a textual amendment to the Oak Creek municipal code (concurrent with our Conditional Use Permit Application) which would add Outdoor Recreation Facilities to the list of conditional uses within M-1 zoning areas.

On November 15, 2016 - The textual amendment was approved by the Common Council and the following definition was added to 17.1402 governing such areas:

***Recreation, commercial outdoor.*** A recreational facility conducted for commercial purposes and outside of a building including uses such as, but not limited to, athletic fields, miniature golf, outdoor skateboard park, laser tag field; swimming, bathing, wading, and other therapeutic facilities; tennis, handball, basketball courts, batting cages, and trampoline facilities, not including firing and archery ranges.

(Ref. Ordinance No. 2829)

We are applying to have – **Outdoor Recreation Facilities** – added to the list of Permitted Uses on our Conditional Use Permit.

**D. Plan of Operation**

- Manufacturing Division (Approved M-1 business activities)

*Our Manufacturing Division employs professional engineers, designers, and salespeople as well as support and fulfillment personnel. This division is engaged in the business of inventing laser tag devices, designing software, sales, testing and assembling products, and providing customer support for our clients. The Manufacturing Division currently employs seven full-time employees and various part-time staff.*

- *Building 1 (Approved M-1 business activities)*
  - *Building 1 serves as our headquarters, facilitating strategic planning activities, company management, product development, sales, and customer support related efforts.*
  - *Approximately half of the building is used for office personnel, manufacturing, and sales activities.*
- *Building 3 (Approved M-1 business activities)*
  - *A portion of Building 3 will be converted into a workshop for our engineering staff to concept, prototype, and test new products.*
  - *The workshop will also be used for manufacturing needs including assembly and construction.*
  - *The remainder of this building will be devoted to storage and inventory.*

**Family Entertainment Center (FEC)**

The FEC is engaged in the business of providing family entertainment services to the community. We are creating a full, indoor/outdoor entertainment venue by offering:

- *Building 1 (Approved indoor rec.)*
  - *Approximately half of the building is used for arcades, seating, parties, and private party room reservations.*
  - *Functions as indoor conference area.*
- *Building 2 (Approved indoor rec.)*
  - *Indoor facility comprised of a briefing room, equipment storage area, and laser tag arena.*
- **Patio 1**
  - Outdoor seating for customers.
- **Outdoor Green Space/Patio 2**
  - Outdoor seating for customers.
- **Adventure Course/Ninja Course**
  - A series of physically challenging obstacle courses of varying difficulty that put a participant's agility, strength, and speed to the test.
- **Mini Golf**
  - Construction of various obstacles, caves, and waterfalls with varying elevation for miniature golf games.
- **Sports Courts**
  - Courts for classic sporting including basketball, tennis, soccer, and athletic games; track, batting cages, skate park, and skating rink.
- **Ropes Course**
  - Challenging outdoor activity consisting of high and low elements (e.g. platforms) connected by rope walks, nets, poles, and other similar adjoining materials. Participants are connected to a harness as they move throughout the course.
- **Climbing Wall**
  - Wall fitted with attachments to simulate a rock face for climbing practice, fitness, and recreation.
- **Outdoor Laser Tag Playfield**
  - Bounded areas with construction of obstacles, barriers, elevated, or covered structures, and platforms for outdoor laser tag play. Mock structures representing specific types of buildings, aircraft, or vehicles are used to theme the playfield and facilitate game objectives.
- **Outdoor Laser Tag Carting Playfield**
  - A playfield designed for powered carts carrying 2-4 team members to facilitate mobilized laser tag games. Game objectives are similar to those played on foot (e.g. elimination, capture the flag, domination). Teammates work together riding on their cart to achieve the objectives or disable the opposing team's carts.
- **Big Game Hunt (Wilderness Ride)**

- A custom, mobile entertainment experience where customers travel along a trail on powered carts and gain points by shooting targets, inanimate objects, animatronic devices, and costumed staff-actors with our laser tag equipment.

#### **E. Hours of Operation**

Manufacturing Division Business Hours

Monday – Friday 8:00am-6:00pm

Entertainment Operations Business Hours

Monday – Friday - 8:00am-10:00pm

Saturday 8:00am-11:00pm

Sunday 8:00am-9:00pm

#### **F. Vehicles/Parking**

The property offers ample paved areas for parking as well as three entryways into the parking lots.

- Lot 1 (Main Lot)
  - Adjacent to the central and northern entrances.
  - Provides a great deal of pavement for additional parking spaces, approximately 28,000 sq-ft.
  - The Main Lot can facilitate over 120 parking spaces.
- Lot 2
  - Adjacent to the most southern entrance.
  - Provides over 3,500 sq-ft of pavement.
  - We expect to create 12 designated parking spaces in this area to allow for a clear path through the main entryway.

Numerous entrances and an abundance of parking provide a significant portion of paved property for customers arriving and departing the facility.

#### **G. Customer & Delivery Traffic**

The quantity of vehicles traveling to/from the property and is expected to vary based on factors such as inclement weather, events, specials/sales, open attractions, time of day, day of the week, and time of year. During business hours when all attractions are open, we expect to be able to fill our parking lots with customer traffic when demand is highest.

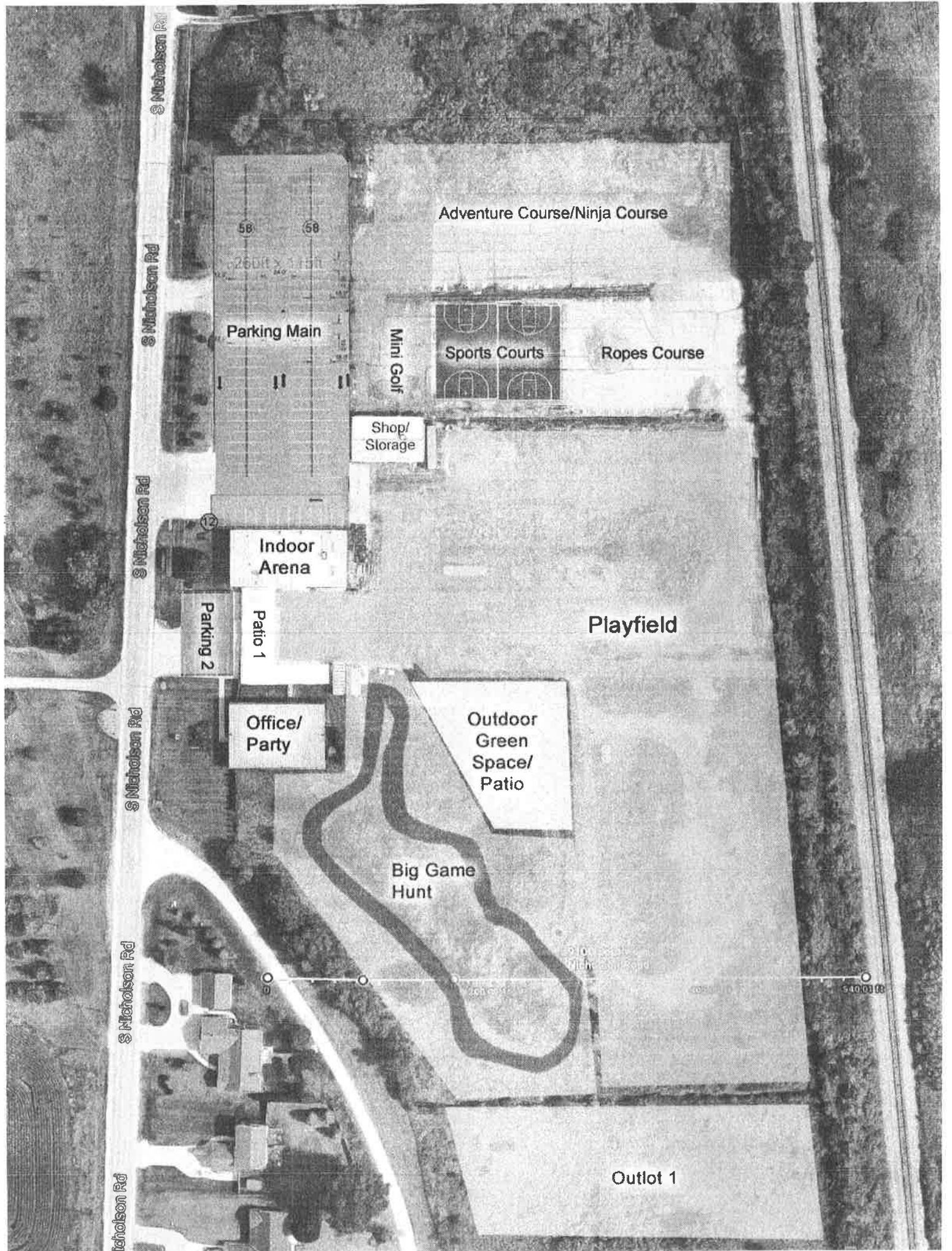
Regular mail delivery, 1-3 vehicles per day depending on carrier.

#### **H. Security**

The site is completely enclosed by a perimeter fence with entrance gates adjacent to both Lot 1 and Lot 2. We have recently installed high-quality video monitoring cameras and an alarm system that including key code access and motion detectors. We have also contracted a local security management company (AdvaTech Security Systems, LLC) to maintain security of the property.

#### **I. Preliminary Site Planning Summary**

- See attached picture layout



S Nicholson Rd

S Nicholson Rd

S Nicholson Rd

S Nicholson Rd

S Nicholson Rd

Nicholson Rd

58 58

Parking Main

Mini Golf

Sports Courts

Ropes Course

Shop/Storage

Indoor Arena

Parking 2

Patio 1

Playfield

Office/Party

Outdoor Green Space/Patio

Big Game Hunt

Outlet 1

540.000



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

Applicant: Aaron Fischer, Laser Tag Pro  
Property Address: 9000 & 9100 S. Nicholson Road  
Tax Key Number: 862-9991 & 872-9994-008  
Conditional Use: Indoor **& Outdoor** recreation facility

Approved by Plan Commission:  
Approved by Common Council:  
Ordinance No. (\_\_\_\_)

1. LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 22-5-22 THENCE NORTH 502.61 FEET, THENCE EAST 522.19 FEET; THENCE SOUTHEASTERLY ALONG THE WESTERLY R-O-W LINE TO THE SOUTH ¼ SECTION LINE; THENCE WEST 587 FEET TO POINT OF BEGINNING. CONTAINING 6.404 ACRES and

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SECTION 22-5-22 THENCE SOUTH 21.68 FEET; THENCE SOUTHEASTERLY 383.24 FEET; THENCE SOUTHEASTERLY 200.95 FEET; THENCE EAST 369.68 FEET; THENCE NORTHEASTERLY 587.80 FEET ALONG THE WEST LINE OF RAILROAD R-O-W; THENCE WEST TO POINT OF BEGINNING, SUBJECT TO AND INCLUDING EASEMENT. CONTAINING 5.95 ACRES.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. A precise detailed site plan for the area described by the legal description affected by the conditional use shall be submitted to, and approved by, the Plan Commission prior to the commencement of activities authorized by this conditional use permit. This plan shall show and describe the following:

- 1) General Development Plan
  - a) detailed building locations with setbacks
  - b) square footage of building
  - c) areas for future expansion
  - d) area to be paved
  - e) access drives (width and location)
  - f) sidewalk locations
  - g) parking layout and traffic circulation
    - i) location
    - ii) number of employees
    - iii) number of spaces
    - iv) dimensions
    - v) setbacks
  - h) location of loading berths
  - i) location of sanitary sewer (existing and proposed)
  - j) location of water (existing and proposed)
  - k) location of storm sewer (existing and proposed) including detention/retention basins if needed
  - l) location of outdoor storage
  - m) location of wetlands (field verified)
  - n) location, square footage and height of signs
- 2) Landscape Plan
  - a) Location, number, initial size and type of berms and plantings
- 3) Building Plan
  - a) architectural elevations
  - b) building floor plans
- c) materials of construction
- 4) Lighting Plan
  - a) types of fixtures
  - b) mounting heights
  - c) type of poles
  - d) photometrics of proposed fixtures
- 5) Grading, Drainage and Stormwater Management Plan
  - a) contours (existing and proposed)
  - b) location of storm sewer (existing and proposed)
  - c) location of stormwater management and water quality structures and basins
- 6) Fire Protection Plan
  - a) location of existing and proposed fire hydrants (public and private)
  - b) interior floor plan
  - c) materials of construction
- 7) Operational Plan
  - a) materials to be stored on site (types of materials, quantities, etc)
  - b) hours of operation
  - c) Rules/policies for RV, boat, and trailer storage area



- 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, The City Engineer's approval must be received prior to the issuance of any building permits.
- D. The applicant shall be required to extend municipal sewer and water to serve this development. The applicant retains the right to request a waiver from this requirement from the City of Oak Creek Common Council in favor of a holding tank and/or private well.
- 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 new 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 requirements for this project shall be provided in accordance with Section 17.0403 of the Municipal Code.
- B. Where 90° parking is indicated on the site plans, individual-parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.0403(d) of the Municipal Code.
- C. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- D. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval
- 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.
- G. All areas where vehicles will be traveling and materials will be stored on the property shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone

base or a surface comprised of crushed and rolled asphalt millings subject to approval by the Plan Commission and City Engineer.

#### 4. LIGHTING

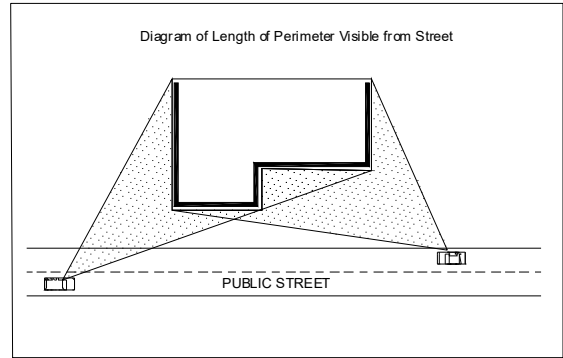
All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector in accordance with Section 17.0808 of the Municipal Code.

#### 5. LANDSCAPING

- A. To assure a diversity of color, texture and year round interest, the total number of trees must be comprised of a minimum 50% evergreens, but no more than 70% evergreens.
- B. Landscape Screening Berm In order to provide a visual screen to the activities on this property, appropriate landscape materials shall be placed on an earthen berm located along the frontage of S. Nicholson Road in front of the long term boat, RV, and vehicle storage area.. This berm shall be at least three (3) feet in height and shall have planting materials of a height and species to provide a year-round visual screen to screen the long term boat, RV, and vehicle storage area. This must be approved by the Plan Commission. Minimum planting sizes for coniferous trees shall be six feet in height. The minimum planting size for any deciduous tree must be 2.5" d.b.h. There shall be a minimum of one tree for every 15 linear feet of berm
- C. Submittal Requirements. A detailed 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; as well as the approved protection of the identified wetlands and woodlands on the approved plan.

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 new 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 (CMU's). Smooth-faced concrete block, EIFS products (such as Dryvit) or pre-fabricated steel panels are not permitted as a primary exterior building material.

C. The facade of a manufacturing, commercial, office, institutional, or park building shall be finished with an aesthetically pleasing material. A minimum of seventy-five (75) percent of the visible perimeter (see diagram) shall be finished with glass, brick or decorative masonry material.

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

E. The Plan Commission has the discretion to adjust this minimum for building additions.

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. 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 <sup>a</sup>	Rear Setback	Side Setback
Principal Structure	40 ft.	20 ft.	20 ft.
Accessory Structure	40 ft.	20 ft.	20 ft.
Off-street Parking	30 ft.	5 ft.	5 ft.

\*Additional buffer yard requirements may be applicable. See Section 17.0205(d) of the Municipal Code

## 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(s). 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. The hours of operation for this facility shall be:  
Manufacturing Division:  
Monday – Friday 8:00am – 6:00pm  
  
Family Entertainment Center:  
Monday – Friday – 8:00am – 10:00pm  
Thursday & Friday – 4:00pm – 10:00pm  
Saturday – 8:00am – 11:00pm  
Sunday – 8:00am – 9:00pm
- D. All operations on the site, including the operation of motor vehicles and mobile equipment, shall be subject to the noise limitations established in Section 17.0810. Penalties resulting from any violations of this Section shall be the responsibility of the property owner.

## 9. SIGNS

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code. 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. Indoor Recreation Facilities.
- C. **Outdoor Recreation Facilities.**
- D. Usual and customary accessory uses to the above listed permitted uses.

## 11. TIME OF COMPLIANCE

- A. The operator of the conditional use shall submit a detailed site plan in accordance with Section 2 prior to any occupancy of the site. The operator of the conditional use shall have completed the installation and construction of all elements required in these conditions and restrictions to the required minimum specifications for the conditional use(s) within twelve (12) months from the date of site plan approval by the Plan Commission. Failure to complete the installation and construction of these elements within this time period shall constitute a surrender of the conditional use permit and the owner shall immediately cease any use of the property authorized by this conditional use permit. .

## 12. OTHER REGULATIONS

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

13. VIOLATIONS & PENALTIES

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

14. REVOCACTION

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 and be binding upon the owners, successors and assigns unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

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

\_\_\_\_\_  
Date

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



# Plan Commission Report

ITEM: 5b  
DATE: June 27, 2017

**PROJECT:** Certified Survey Map – Mike and Carrie Murphy

**ADDRESS:** 10855 S. 10<sup>th</sup> Ave.

**TAX KEY NO:** 969-9029-000

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Mike and Carrie Murphy for the property at 10855 S. 10<sup>th</sup> Ave. be approved, with the following conditions:

1. That all required water and sewer extensions and connections are coordinated with the Oak Creek Water and Sewer Utility, and any associated Development Agreements are coordinated with the Engineering Department. All extension and connection costs shall be borne by the developer.
2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

**Ownership:** Carrie Murphy & Michael Murphy, 3900 E. Hazel Branch Ln., Oak Creek, WI 53154

**Size:** Lot 1 = 1.29 acres; Lot 2 = 32.29 acres

**Existing Zoning:** Rs-2, Single Family Residential; FW, Floodway; FF, Flood Fringe

**Adjacent Zoning:** North – Rs-2, Single Family Residential; FW, Floodway; Rs-1, Single Family Residential; FF, Flood Fringe; Rs-3, Single Family Residential  
 East – Rs-3, Single Family Residential; Rs-4, Single Family Residential  
 South – ER, Equestrian Residential; FF, Flood Fringe; C-1, Shoreland Wetland Conservancy  
 West – ER, Equestrian Residential; FW, Floodway; FF, Flood Fringe;

**Comprehensive Plan:** Single Family Residential; Resource Protection Area; Limited Development Area.

**Wetlands:** Yes, see CSM.

**Floodplain:** Yes, Flood Fringe and Floodway (see maps).

**Official Map:** N/A.

**Commentary:** The Applicant is requesting approval of a Certified Survey Map (CSM) for the property at 10855 S. 10<sup>th</sup> Ave. The proposal is to divide the property into two (2) single family residential of conforming size.

Wetlands, floodplain (fringe and floodway), and one drainage easement are shown on the map. Lot 1 is unaffected by the delineated wetlands, floodplain, or existing drainage easement. Per the Water and Sewer Utility, public sanitary sewer in Elm Road will need to be extended from the west when the property develops. The cost to do so will be borne by the developer. This is noted in Condition 1 above.

Prepared by:

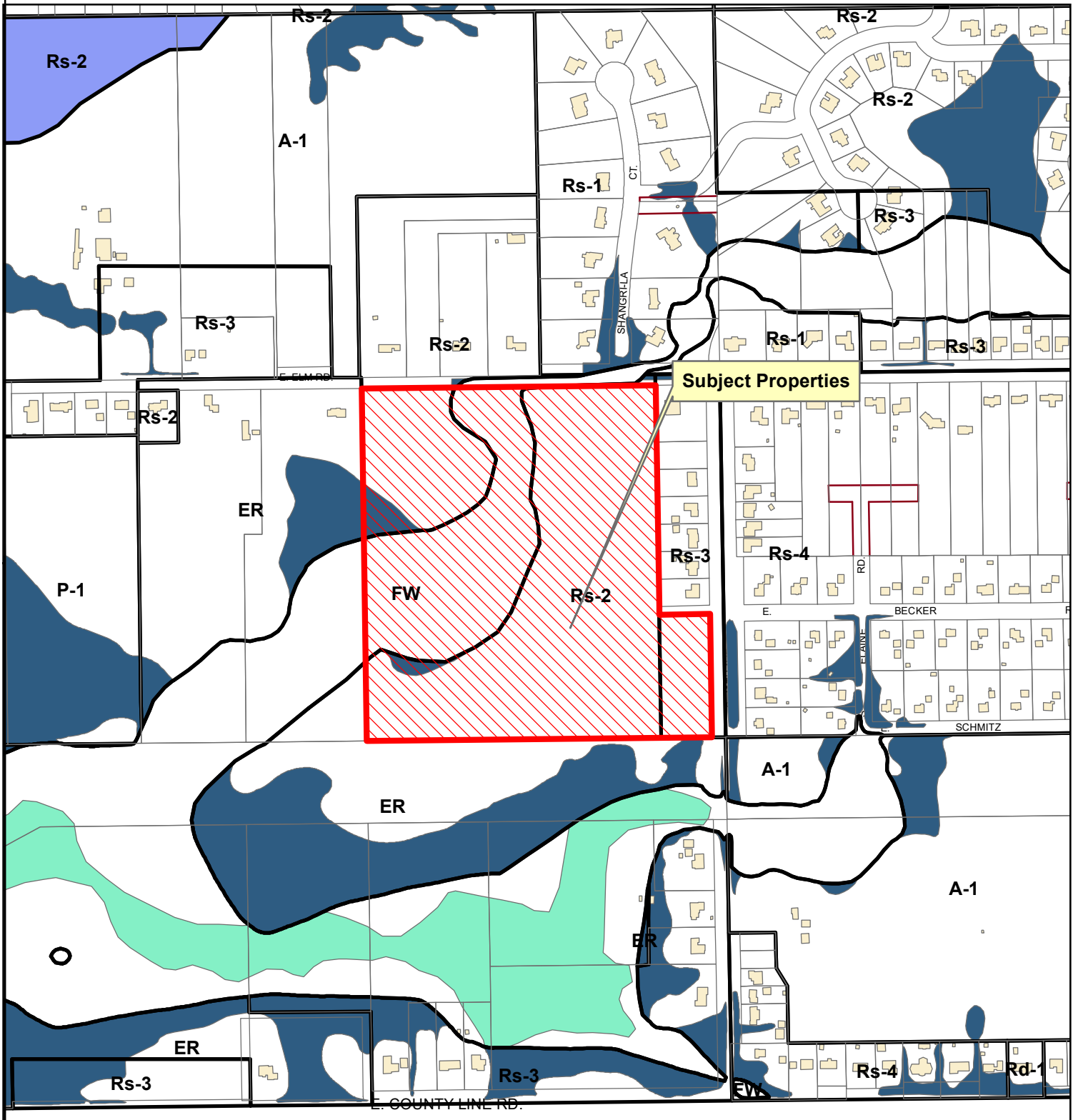
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

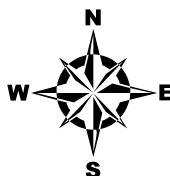
## 10855 S. 10th Ave.



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



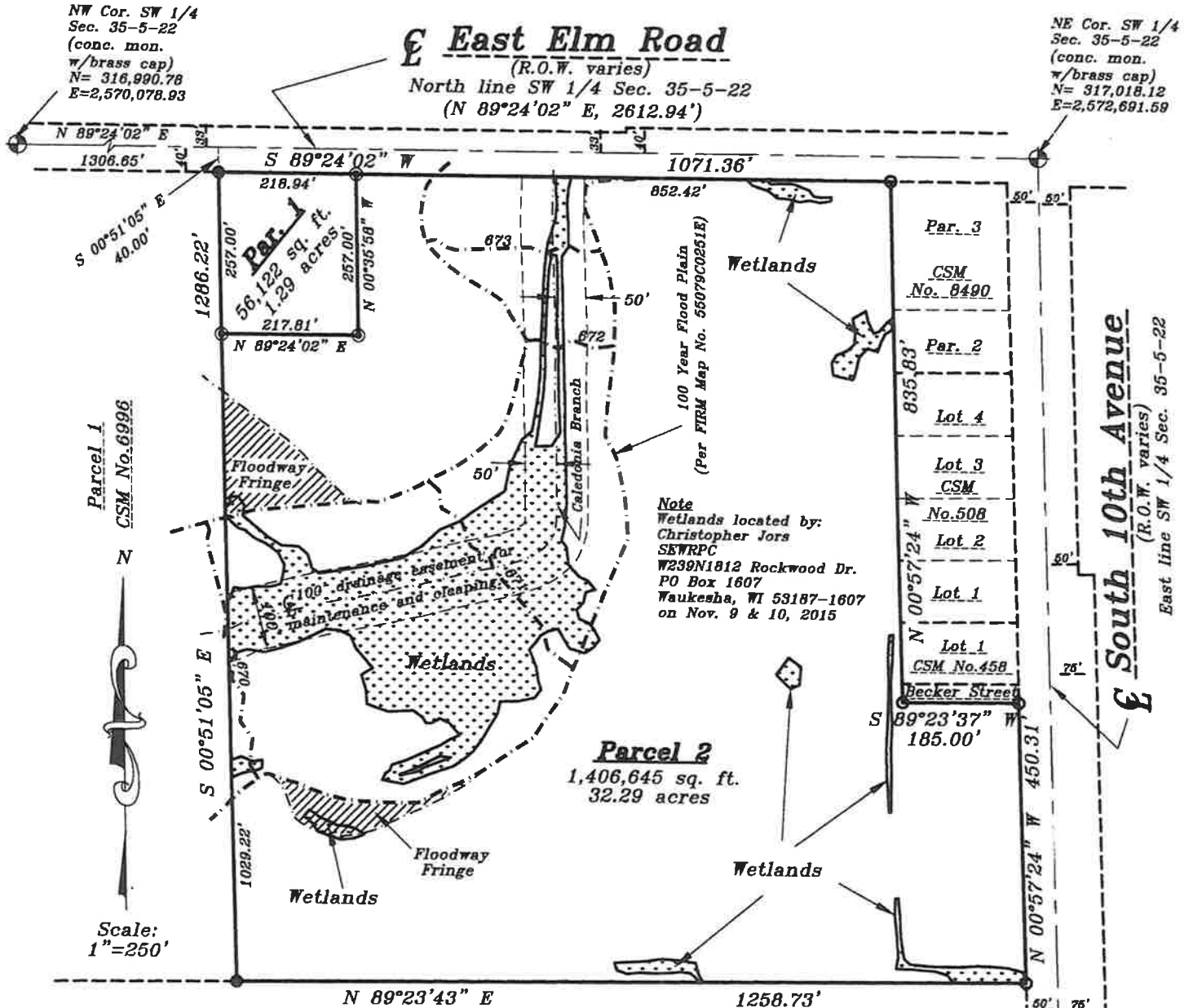
Department of Community Development



Legend	
	10855 S. 10th St.
Zoning Overlays	
	C-1-Shoreland Wetland
	FF-Flood Fringe
	Lakefront Overlay
	NO-Mixed Use Neighborhood
	OO-Mixed Use Office
	RR-Regional Retail

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

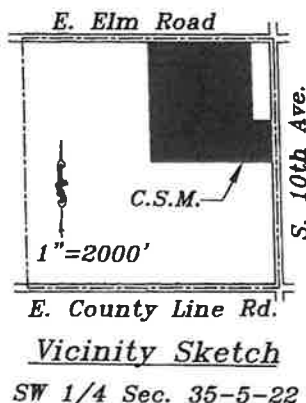
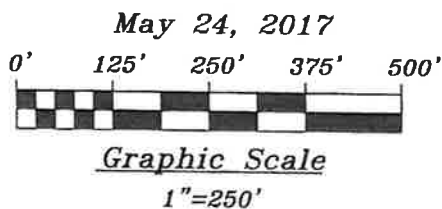
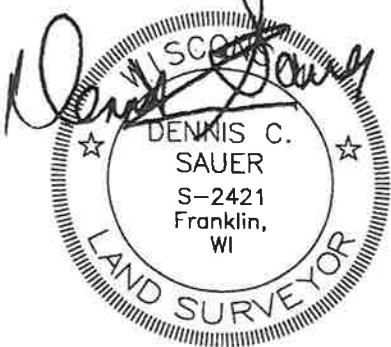
Being a redivision of Parcel 1 of Certified Survey Map No. 8490, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



Prepared by:  
Dennis C. Sauer PLS 2421  
Metropolitan Survey Service, Inc.  
9415 W. Forest Home Ave.  
Hales Corners, WI 53130

Wisconsin Electric Power  
Company Right-of-Way

Prepared for:  
Michael & Carrie Murphy  
3900 E. Hazelbranch Ln.  
Oak Creek, WI



Map bearings refer to Grid North of the Wisconsin State Plane Co-ordinate System, South Zone, with the North line of the SW 1/4 of Section 35, T5N, R22E having an assumed bearing of N 89°24'02" E. (Nov. 2007 Datum)

- — Denoted 1" iron rebar found and accepted or set as noted.
- — Denotes iron pipe found and accepted
- ⊙ — Denotes iron pipe set

This lot is served by public sanitary sewer and water.

CITY OF OAK CREEK



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

Being a redivision of Parcel 1 of Certified Survey Map No. 8490, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Certified Survey Map No. 8490, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of the Southwest 1/4 of Section 35, Town 5 North, Range 22 East; thence N 89°24'02" E along the North line of said Southwest 1/4 Section, 1306.65 feet to a point; thence S 00°51'05" E, 40.00 feet to a point on the South line of East Elm Road, said point being the point of beginning of the lands to be described; thence continuing S 00°51'05" E, 1286.22 feet to a point; thence N 89°23'43" E, 1258.73 feet to a point on the West line of South 10<sup>th</sup> Avenue; thence N 00°57'24" W along said West line, 450.31 feet to a point; thence S 89°23'37" W, 185.00 feet to a point; thence N 00°57'24" W, 835.83 feet to a point on the South line of East Elm Road; thence S 89°24'02" W along said South line, 1071.36 feet to the point of beginning. Said lands containing 1,462,767 square feet. (33.58 Acres).

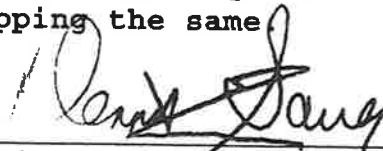
That I have made such survey, land division and map by the direction of Michael Ryan Murphy and Carrie Marie Murphy, husband and wife, owners of said land.

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 the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 14 of the Municipal Code of the City of Oak Creek in surveying, dividing and mapping the same

MAY 24, 2017

Date



Dennis C. Sauer  
Professional Land Surveyor S-2421



PREPARED FOR:  
Michael & Carrie Murphy  
3900 E Hazelbranch Ln  
Oak Creek, WI 53154

PREPARED BY: Dennis C Sauer  
Metropolitan Survey Service, Inc.  
9415 W Forest Home Ave, #202  
Hales Corners, WI 53130

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

Being a redivision of Parcel 1 of Certified Survey Map No. 8490, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

We, Michael Ryan Murphy and Carrie Marie Murphy, husband and wife, as owners, do hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 14 of the Municipal Code of the City of Oak Creek.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Michael Ryan Murphy

\_\_\_\_\_  
Carrie Marie Murphy

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, Michael Ryan Murphy and Carrie Marie Murphy, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public-State of Wisconsin  
My Commission Expires: \_\_\_\_\_

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the City of Oak Creek on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Stephen Scaffidi, Chairman  
City of Oak Creek

\_\_\_\_\_  
Douglas W. Seymour, Corresponding  
Secretary, City of Oak Creek

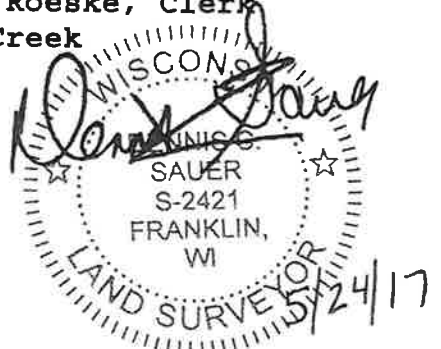
COMMON COUNCIL APPROVAL

APPROVED and accepted by the Common Council of the City of Oak Creek on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
Stephen Scaffidi, Mayor  
City of Oak Creek

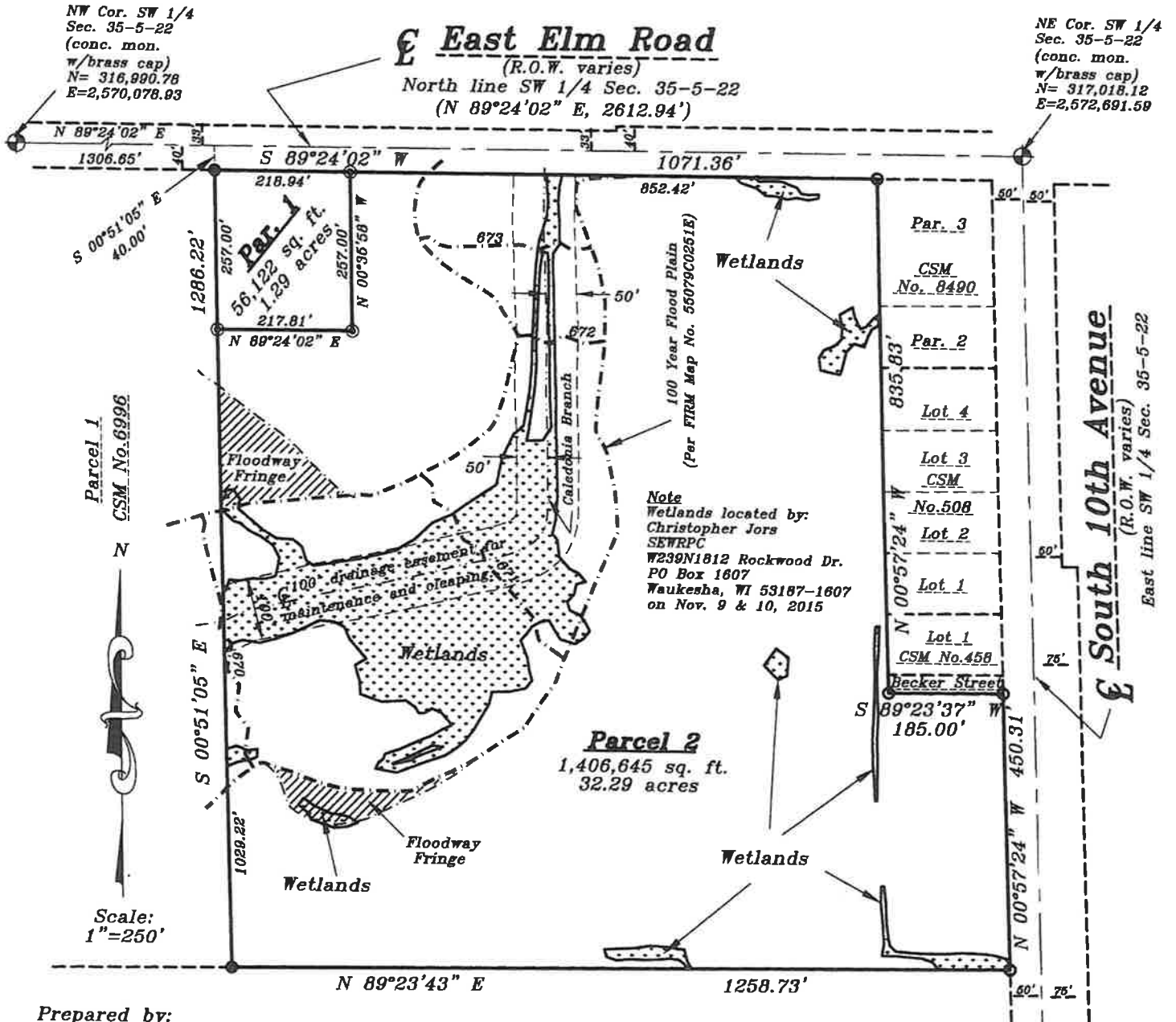
\_\_\_\_\_  
Catherine A. Roeske, Clerk  
City of Oak Creek

THIS INSTRUMENT WAS DRAFTED BY:  
Dennis C. Sauer, P.L.S. S-2421



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

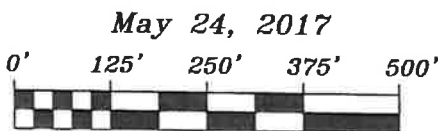
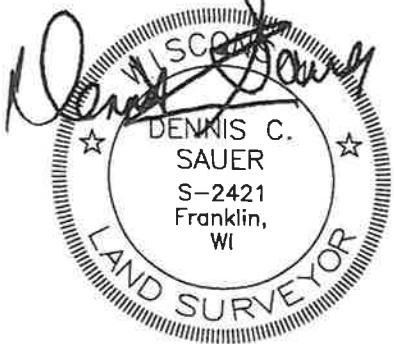
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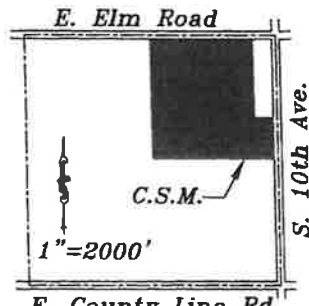
Prepared by:  
Dennis C. Sauer PLS 2421  
Metropolitan Survey Service, Inc.  
9415 W. Forest Home Ave.  
Hales Corners, WI 53130

Wisconsin Electric Power  
Company Right-of-Way

Prepared for:  
Michael & Carrie Murphy  
3900 E. Hazelbranch Ln.  
Oak Creek, WI



**Graphic Scale**  
1"=250'



**Vicinity Sketch**  
SW 1/4 Sec. 35-5-22

Map bearings refer to Grid North of the Wisconsin State Plane Co-ordinate System, South Zone, with the North line of the SW 1/4 of Section 35, T5N, R22E having an assumed bearing of N 89°24'02" E. (Nov. 2007 Datum)

- — Denoted 1" iron rebar found and accepted or set as noted.
- — Denotes iron pipe found and accepted
- ⊙ — Denotes iron pipe set

This lot is served by public sanitary sewer and water.

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SURVEYOR'S CERTIFICATE

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

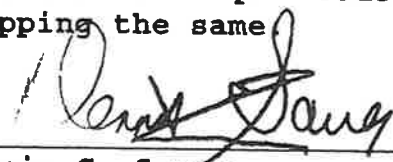
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That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 14 of the Municipal Code of the City of Oak Creek in surveying, dividing and mapping the same

MAY 24, 2017  
Date

  
Dennis C. Sauer  
Professional Land Surveyor S-2421



PREPARED FOR:  
Michael & Carrie Murphy  
3900 E Hazelbranch Ln  
Oak Creek, WI 53154

PREPARED BY: Dennis C Sauer  
Metropolitan Survey Service, Inc.  
9415 W Forest Home Ave, #202  
Hales Corners, WI 53130

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

Being a redivision of Parcel 1 of Certified Survey Map No. 8490, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

We, Michael Ryan Murphy and Carrie Marie Murphy, husband and wife, as owners, do hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 14 of the Municipal Code of the City of Oak Creek.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Michael Ryan Murphy

\_\_\_\_\_  
Carrie Marie Murphy

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, Michael Ryan Murphy and Carrie Marie Murphy, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public-State of Wisconsin  
My Commission Expires: \_\_\_\_\_

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the City of Oak Creek on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Stephen Scaffidi, Chairman  
City of Oak Creek

\_\_\_\_\_  
Douglas W. Seymour, Corresponding  
Secretary, City of Oak Creek

COMMON COUNCIL APPROVAL

APPROVED and accepted by the Common Council of the City of Oak Creek on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
Stephen Scaffidi, Mayor  
City of Oak Creek

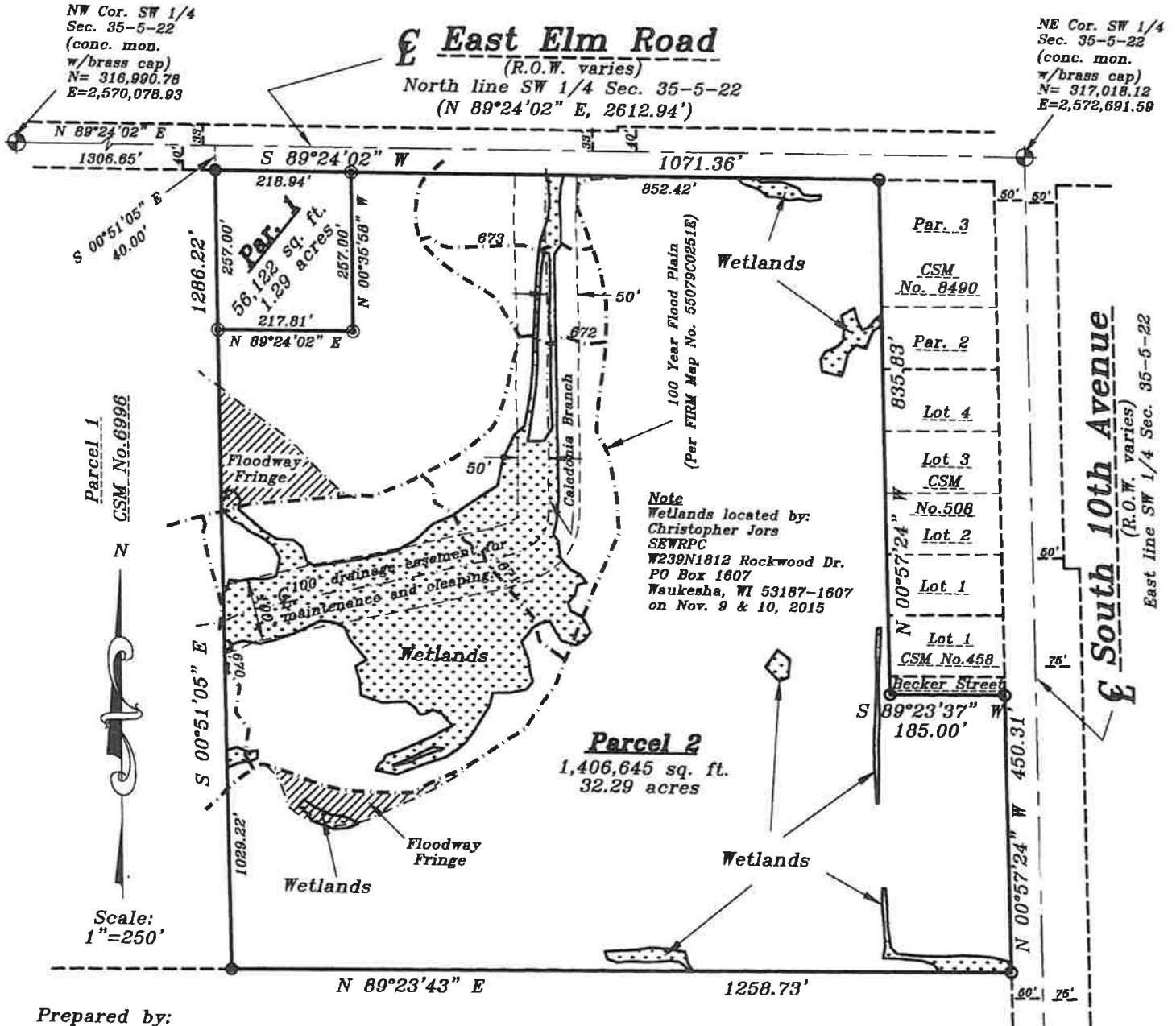
\_\_\_\_\_  
Catherine A. Roeske, Clerk  
City of Oak Creek

THIS INSTRUMENT WAS DRAFTED BY:  
Dennis C. Sauer, P.L.S. S-2421



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

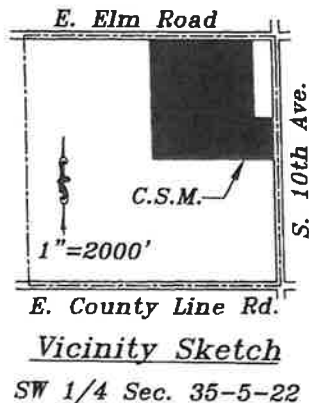
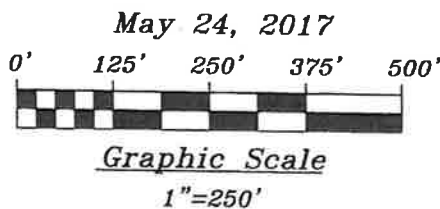
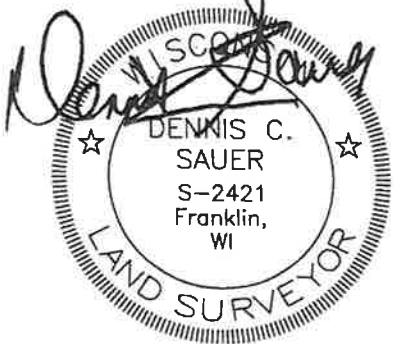
Being a redivision of Parcel 1 of Certified Survey Map No. 8490, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



Prepared by:  
Dennis C. Sauer PLS 2421  
Metropolitan Survey Service, Inc.  
9415 W. Forest Home Ave.  
Hales Corners, WI 53130

Wisconsin Electric Power  
Company Right-of-Way

Prepared for:  
Michael & Carrie Murphy  
3900 E. Hazelbranch Ln.  
Oak Creek, WI



Map bearings refer to Grid North of the Wisconsin State Plane Co-ordinate System, South Zone, with the North line of the SW 1/4 of Section 35, T5N, R22E having an assumed bearing of N 89°24'02" E. (Nov. 2007 Datum)

- — Denoted 1" iron rebar found and accepted or set as noted.
- — Denotes iron pipe found and accepted
- ⊙ — Denotes iron pipe set

This lot is served by public sanitary sewer and water.

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

Being a redivision of Parcel 1 of Certified Survey Map No. 8490, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Certified Survey Map No. 8490, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 35, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of the Southwest 1/4 of Section 35, Town 5 North, Range 22 East; thence N 89°24'02" E along the North line of said Southwest 1/4 Section, 1306.65 feet to a point; thence S 00°51'05" E, 40.00 feet to a point on the South line of East Elm Road, said point being the point of beginning of the lands to be described; thence continuing S 00°51'05" E, 1286.22 feet to a point; thence N 89°23'43" E, 1258.73 feet to a point on the West line of South 10<sup>th</sup> Avenue; thence N 00°57'24" W along said West line, 450.31 feet to a point; thence S 89°23'37" W, 185.00 feet to a point; thence N 00°57'24" W, 835.83 feet to a point on the South line of East Elm Road; thence S 89°24'02" W along said South line, 1071.36 feet to the point of beginning. Said lands containing 1,462,767 square feet. (33.58 Acres).

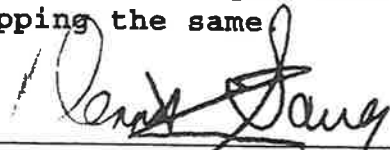
That I have made such survey, land division and map by the direction of Michael Ryan Murphy and Carrie Marie Murphy, husband and wife, owners of said land.

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 the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 14 of the Municipal Code of the City of Oak Creek in surveying, dividing and mapping the same

MAY 24, 2017

Date



\_\_\_\_\_  
Dennis C. Sauer  
Professional Land Surveyor S-2421



PREPARED FOR:  
Michael & Carrie Murphy  
3900 E Hazelbranch Ln  
Oak Creek, WI 53154

PREPARED BY: Dennis C Sauer  
Metropolitan Survey Service, Inc.  
9415 W Forest Home Ave, #202  
Hales Corners, WI 53130



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

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OWNER'S CERTIFICATE

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WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Michael Ryan Murphy

\_\_\_\_\_  
Carrie Marie Murphy

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, Michael Ryan Murphy and Carrie Marie Murphy, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public-State of Wisconsin  
My Commission Expires: \_\_\_\_\_

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the City of Oak Creek on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Stephen Scaffidi, Chairman  
City of Oak Creek

\_\_\_\_\_  
Douglas W. Seymour, Corresponding  
Secretary, City of Oak Creek

COMMON COUNCIL APPROVAL

APPROVED and accepted by the Common Council of the City of Oak Creek on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
Stephen Scaffidi, Mayor  
City of Oak Creek

\_\_\_\_\_  
Catherine A. Roeske, Clerk  
City of Oak Creek

THIS INSTRUMENT WAS DRAFTED BY:  
Dennis C. Sauer, P.L.S. S-2421

