



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

PLAN COMMISSION

August 22, 2017
6:00 P.M.

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 – August 8, 2017
4. Significant Common Council Actions
5. New Business
 - a. **CONDITIONS & RESTRICTIONS** - Review Conditions and Restrictions for a Conditional Use Permit request submitted by Lori Kopecky, United States Cellular Operating Company, LLC, for a 120-foot-tall monopole with a 6-foot-tall lightning rod (total height = 126 feet), and appurtenances in a gated and fenced compound on the property at 2330 E. Rawson Ave. (Tax Key No. 731-9982-001). Follow this item on Twitter **@OakCreekPC#OCPCUSCellular**.
 - b. **CONDITIONAL USE PERMIT AMENDMENT** - Review a request submitted by Kelly Gallacher, SSV I Oak Creek, LLC, for an amendment to the Time of Compliance section of the existing Conditional Use Permit affecting the properties at 6304 and 6340 S. Howell Rd. & 137, 147, and 209 E. College Ave. (Tax Key Nos. 719-9991-001, 719-9990-000, 719-9992-000, 719-9993-000, and 719-9994-000). Follow this item on Twitter **@OakCreekPC#OCPCSelfStorage**.
 - c. **PLAN REVIEW** - Review site, building, landscaping, and lighting plans submitted by Kelly Gallacher, Self Storage Ventures, LLC, for a self-service storage facility on the property at 275 E. Drexel Ave. (Tax Key No. 814-9038-000). Follow this item on Twitter **@OakCreekPC#OCPCDrexelSSV**.

AUG 17 PM 1:38

- d. MINOR LAND DIVISION/CERTIFIED SURVEY MAP - Review a certified survey map submitted by Wesley Schaefer for the properties at 3607 E. Fitzsimmons Rd. and 10028 S. Hillview Ave. (Tax Key Nos. 918-9986-001 and 919-0059-000). Follow this item on Twitter [@OakCreekPC#OCPCSchaefer](#).

Adjournment.

Dated this 17th day of August, 2017
Posted August 17, 2017 (JF)

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, AUGUST 8, 2017**

Mayor Bukiewicz called the meeting to order at 6:02 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Loreck, Commissioner Correll, Commissioner Siefert, and Commissioner Chandler. Alderman Guzikowski arrived at 6:50 for item 6c. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator/Planner; Doug Seymour, Director of Community Development; Mike Kressuk, Assistant Fire Chief; and Andrew Vickers, City Administrator.

Minutes of the July 25, 2017 meeting

Commissioner Dickmann moved to approve the minutes of the July 25, 2017 meeting. Commissioner Siefert seconded. On roll call: all voted aye, except Commissioners Johnston and Chandler, who abstained. Motion carried.

PUBLIC HEARING

COMPREHENSIVE PLAN AMENDMENT

2020 VISION – A COMPREHENSIVE PLAN FOR THE CITY OF OAK CREEK

7581, 7705, 7725, 7751, 7765, 7781, 7811, 7831, and 7869 S. 13th ST.

TAX KEY NOS. 784-9998-000, 784-9020-000, 784-9019-000, 784-9003-000, 784-9000-000, 784-9991-000, 784-9990-000, 784-9001-000, AND 784-9993-001

Planner Papelbon read the public hearing notice into the record.

Mayor Bukiewicz made a call for public comment.

Linda Oelschlaeger, 7764 S. 13th St., Oak Creek:

Ms. Oelschlaeger stated that she lives directly across the street from the indicated properties and requested clarification on specifically what the City has in mind for the proposed “Mixed Use” area. Planner Papelbon explained that this is not a rezoning of the indicated properties, but a change to the Comprehensive Plan; the properties would still need to go through a zoning change in the future to make any changes to what is already there. She clarified that the Mixed Use designation could incorporate Commercial, Residential, or office space. Ms. Oelschlaeger added for the record that she and her husband, Dan, would be against anything that included tall lights, or anything that would lower their property value.

Dan Oelschlaeger, 7764 S. 13th St., Oak Creek:

Mr. Oelschlaeger inquired whether Costco would be moving into these properties, and expressed concern regarding big box stores, as well as small storefront operations that move in and eventually become defunct or vacant over time. Mayor Bukiewicz responded that the City had no confirmation at this time of Costco moving to the site, and reemphasized that this is just a proposed change to the Comprehensive Plan, but at present he has no idea what developers or businesses may approach the City about moving to the area. Mr. Oelschlaeger added it is his understanding that these properties were “grandfathered in” as remaining Residential. Mayor Bukiewicz stated that he has no knowledge of what Mr. Oelschlaeger may have been told in the past and could not officially respond to that.

Candi Karlson, 7828 S. 13th St., Oak Creek:

Ms. Karlson stated that she also lives across the street from the properties and inquired what originated the proposal to change the plan regarding these properties. Mayor Bukiewicz responded that the land was in receivership and the property owners wish to market the land. The Mixed Use designation would give them more options for future development. Planner Papelbon clarified that currently the properties are zoned B-3, Office and Professional Business; and some are Rs-3, Single Family Residential. As background, she further explained that in December of 2006, the City initiated discussion of amending the Comprehensive Plan for the two larger parcels as part of a rezone request. The rezone proceeded, but the Comprehensive Plan process was never completed which is partially why the item is being brought to Plan Commission now. The potential future development of these parcels would be in a PUD. The City does not have plans at this point, but this is why the City is proposing Mixed Use.

Ms. Karlson stated that she would be opposed to the change. She inquired if the properties need to be rezoned and the landowners have a plan in action, why they can't wait until the rezoning. Mayor Bukiewicz responded that there is currently no plan in action. Planner Papelbon further explained that this would be the first step that needs to be taken before the property owners can request a rezone or proceed with any proposal for redevelopment. Ms. Karlson again stated her opposition to any redevelopment of the area.

Mayor Bukiewicz made a second call for public comment.

Dennis Cieslak, 7781 S. 13th St., Oak Creek:

Mr. Cieslak stated that he would be in favor of any development in the area as he has already received an offer to purchase his land. With the widening of 13th Street and the building going on behind him, he feels he is ready to move on.

Mayor Bukiewicz made the final call for public comment. Seeing none, the public hearing was closed.

COMPREHENSIVE PLAN AMENDMENT

2020 VISION – A COMPREHENSIVE PLAN FOR THE CITY OF OAK CREEK

7581, 7705, 7725, 7751, 7765, 7781, 7811, 7831, and 7869 S. 13th ST.

TAX KEY NOS. 784-9998-000, 784-9020-000, 784-9019-000, 784-9003-000, 784-9000-000, 784-9991-000, 784-9990-000, 784-9001-000, AND 784-9993-001

Mayor Bukiewicz opened discussion to the Commissioners. Commissioner Correll felt that Planner Papelbon addressed all of the issues in her explanation, and agreed that moving ahead with the Comprehensive Plan Amendment would bring all of the options forward for the Commission to make decisions on future development of the land. Commissioner Dickmann reiterated Planner Papelbon's earlier explanation that the Commission is just cleaning up what should have been resolved in 2006. Planner Papelbon pointed out that the proceedings initiated in 2006 only included the two larger parcels; however, the development plans, which would include a PUD for potential Mixed Use, will now also include the other smaller Residential parcels as well; the City is merely adding to the initial process started in 2006.

Alderman Loreck inquired whether any future rezoning of the properties would still allow for the existing homes to remain there. Planner Papelbon responded the City would need to have a proposal from the developer to request a specific zoning classification for those properties. If the proposal is for a PUD and the houses were to remain, the developer would have to incorporate those houses into how they develop the rest of the property. The City has not yet received a specific plan, so any rezone or development plan would need to come before the Plan Commission and neighbors would then have the opportunity to review and comment on those plans. Commissioner Correll asked whether it would be up to the potential developers to

work directly with the landowners. Planner Papelbon confirmed that is correct. Commissioner Siefert agreed with the proposed amendment and feels it is a needed measure to avoid any future problems.

Commissioner Correll moved that the Plan Commission adopts Resolution 2017-06 amending the Comprehensive Plan and Planned Land Use Map to reflect the change in land use from Single Family Residential to Planned Mixed Use, with no change to the Resource Protection Area as stated in the staff report.

Commissioner Siefert seconded. On roll call: all voted aye, except Alderman Guzikowski, who was absent. Motion carried.

**PUBLIC HEARING
SIGN APPEAL
JONES SIGN CO., INC ON BEHALF OF T-MOBILE
8750 S. HOWELL AVE.
TAX KEY NO. 860-9996-000**

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

Mayor Bukiewicz made a call for public comment.

Sarah Peters, Jones Sign Co., representing T-Mobile, 8750 S. Howell Ave., Oak Creek:

Ms. Peters explained that Jones Sign Co. applied for a sign appeal on behalf of, T-Mobile. The request is for two signs at 37.3 square feet and 58.4 square feet, to provide better visibility of the property. She cited that Dunkin Donuts and Qdoba, both end-unit tenants in this same building, each have two wall signs. T-Mobile will occupy an internal tenant space; the code will only permit one sign directed towards S. Howell Ave., however the main public entrance is located on the opposite (rear parking lot) side of the building. Ms. Peters indicated that due to this being a high traffic area, they are seeking better visibility for their unit. She also noted that the existing monument sign for the building is blocked by trees and difficult to see. T-Mobile would have the very bottom tenant panel in this monument sign which will further limit visibility.

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

**SIGN APPEAL
JONES SIGN CO., INC ON BEHALF OF T-MOBILE
8750 S. HOWELL AVE.
TAX KEY NO. 860-9996-000**

Zoning Administrator/Planner Wagner provided an overview of the request (see staff report for details). Mr. Wagner pointed out that in the case of multi-tenant buildings, the idea is to have signs that are similar in design to establish a cohesive look. The proposed T-Mobile sign, however, has a pink backer plate as an added feature, which gives it a different look from the other building tenant signs. He did add that the two proposed signs for T-Mobile are similar in design, differing only in their size.

Mayor Bukiewicz opened up discussion among the Commissioners.

Zoning Administrator/Planner Wagner commented that he looked at other T-Mobile locations around the city, and they do not necessarily have the pink backer plate (typically just the channel letters). Commissioner Correll inquired whether the Commission could approve the

additional sign, but with a different design from what is being proposed. Mr. Wagner indicated that the Commission could ask the applicant if they would consider modifying their proposed design to create more cohesive signage between the tenants. Commissioner Correll added that he is not necessarily opposed to the additional proposed sign, but is more concerned about the size and difference in style of the signs. Commissioner Siefert agreed. Commissioner Chandler asked to clarify if the proposed sign exceeds the size limitations of the code. Zoning Administrator/Planner Wagner answered that it is larger than the code allows, in addition to requesting an additional sign. Commissioner Dickmann inquired if the sign would meet the size requirements if the pink background plate was removed. Mr. Wagner responded that the overall size would shrink down somewhat as the sign would then be measured from the top to the bottom of the "T." Commissioner Dickmann asked if the colored background was part of their corporate branding. Mr. Wagner answered that it is part of their branding, but the sign letters could also be internally lit with the color.

Commissioner Dickmann commented that he would have liked to have a representative from T-Mobile present at the meeting, as the sign company representative is unable to make decisions regarding and changes that T-Mobile would be willing to make regarding the size and style of the sign. Commissioner Correll asked if Sarah Peters from Jones Sign Co. would be able to speak on their experience with T-Mobile. Ms. Peters indicated they would appreciate the City's willingness to work with them on reducing the sizing of the sign; however the design is part of their new standard sign package, so they would ultimately be asking to keep the backer panel. Commissioner Carrillo commented that she feels the backer is not going to match the rest of the building signage, as well as the size being too large. She also inquired whether T-Mobile would be the only tenant with a sign hanging on the rear of the building. Zoning Administrator/Planner Wagner answered that Qdoba also has a sign, but because they are an end-unit tenant, the sign is located over their northeast corner entrance. T-Mobile would be the only tenant with a full rear-facing sign. Commissioner Carrillo proposed that at a reduced cost, they could do rear signage on the glazing as opposed to an illuminated overhead sign. Mr. Wagner clarified that they can have signage on up to 25% of the glazing.

Sarah Peters inquired if the Plan Commission would allow the additional rear sign if they agreed to use a channel-letter style. Commissioner Correll indicated he would not object to the additional sign as long as the west elevation sign was of an appropriate size. Alderman Loreck indicated he would not be in favor of the rear sign, as none of the other businesses in the building have a true sign on that elevation and it would appear that the entire building was assigned to T-Mobile. He was also not in favor of the pink backer plate.

Commissioner Dickmann inquired if Verizon had applied for second sign on their east building elevation. Zoning Administrator/Planner Wagner explained that they did request a second sign and were denied, but that each new sign appeal brought before Plan Commission should be treated as an individual request and should not rely on the outcome of previous appeals that are similar in nature. Mayor Bukiewicz indicated that he was not opposed to the additional sign as long as it is size-appropriate. Regarding the west elevation signage, he would prefer to see channel lettering to match the existing building signage.

Commissioner Correll moved that the Plan Commission approve the request for two signs on the east and west elevations, both at 37.8 square feet, using channel letters and raceway to match the color of the building.

Commissioner Dickmann seconded. On roll call: Commissioners Dickmann, Johnston, Carrillo, Mayor Bukiewicz, and Commissioners Correll and Siefert all voted aye. Alderman Loreck and Commissioner Chandler voted no. Motion carried.

**REZONE
DANIEL ZIESEMER
9838 S. CHICAGO RD.
TAX KEY NO. 912-9930-000**

Planner Papelbon provided an overview of the request (see staff report for details).

A plat of survey for the property was displayed showing the proposed new single-family dwelling and accessory agricultural building. Planner Papelbon noted that the buildings themselves are not under Plan Commission review at this time; the plat is only being provided to show the proposed future use of the land for agricultural purposes.

Mayor Bukiewicz called the applicant to address the Commission.

Daniel Ziesemer, 9838 S. Chicago Rd., Oak Creek:

Mr. Ziesemer explained that at one time there was an old farmhouse in the corner of the property, which has since been razed. His request is for a rezone of the entire property to Agricultural.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the property at 9839 S. Chicago Rd. be rezoned from Rs-3, Single Family Residential and A-1, Limited Agricultural to A-1, Limited Agricultural after a public hearing.

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

**AFFIDAVIT OF CORRECTION
HSA COMMERCIAL
7901 S. 6th ST.
TAX KEY NO. 813-9056-000**

Planner Papelbon provided an overview of the request (see staff report for details).

Mayor Bukiewicz invited questions and comments from the Commission.

Commissioner Chandler requested clarification of what is actually being changed in the Affidavit. Planner Papelbon explained that this is being done in lieu of recording a new CSM showing that the restriction for "no access" on W. Drexel Ave. is removed. The Affidavit is showing that there is now access granted for those specified uses.

Commissioner Dickmann inquired how they would prevent the public from using this access point. Planner Papelbon responded that this would be prevented through signage, and as part of the site plan review, HSA was required to install gates which would block access to the main parking lot and parking garage. Only emergency vehicles would be able to open this gate.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the Affidavit of Correction submitted by Mark TeGrootenhuis, HSA Commercial, for the Froedtert property at 7901 S. 6th St. be approved.

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

**SIGN PLAN REVIEW
CUBANITAS
7979 S. MAIN ST. (TENANT ADDRESS 7973 S. MAIN ST.)
TAX KEY NO. 813-9053-000**

Zoning Administrator/Planner Wagner provided an overview of the request (see staff report for details). The Commissioners were reminded that the Plan Commission has the authority to review all sign plans for all tenant spaces at Drexel Town Square.

Mayor Bukiewicz invited questions and comments from the Commission.

Commissioner Chandler requested that the applicant come forward to address her question regarding why the owner is requesting two signs.

Rob Hacker, Bauer Sign Company (representing Dan Schwartz, Cubanitas):

Mr. Hacker explained that there are two building elevations, one facing south and one facing east, both of which are entry facades.

Commissioner Chandler inquired of Zoning Administrator/Planner Wagner if both requested signs meet the size requirements. Mr. Wagner confirmed that both are compliant, but there is a subtle difference between the two in the width of the bottom box portion of the sign, one version of which extends out a little further than the main portion of the sign. What the applicant will be proposing when they apply for sign permits is the version of the sign where the bottom box portion lines up with the edge of the main sign.

Commissioner Siefert moved that the Plan Commission approve the sign plan for the tenant space at 7979 S. Main Street.

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

**PLAN REVIEW
HSI-OAK CREEK PARTNERS, LLC
DREXEL RIDGE APARTMENTS, PHASE II
7721 S. PENNSYLVANIA AVE.
TAX KEY NO. 779-9991-001**

Planner Papelbon provided an overview of the request (see staff report for details), noting that this would be the second and final phase of this project. The Phase II buildings will look similar to the buildings in Phase I using the same kinds of materials (fiber cement siding, vertical fiber cement panels, brick, cultured stone, and asphalt shingles).

Mayor Bukiewicz invited questions and comments from the Commission.

Commissioner Chandler inquired whether the exterior colors are the same as Phase I.

Tony DeRosa, HSI Properties, 18500 W. Corporate Dr., Brookfield:

Mr. DeRosa answered that the exterior design and building materials of the Phase II buildings are identical to Phase I.

Commissioner Johnston had one request for the Forester for some adjustments to the straight line of trees that line Drexel Ave. Mr. DeRosa indicated that he would discuss this with the Forester.

Mayor Bukiewicz inquired if Assistant Fire Chief Kressuk had any concerns with the proposed plans. Mr. Kressuk indicated that he did not have any concerns with emergency access. He explained that he met with the applicant at the beginning of the process for both phases to discuss water and access roads. Nothing has changed since the early planning stages, so all plans are acceptable to the Fire Department.

Mayor Bukiewicz called for a motion.

Commissioner Correll moved that the Plan Commission approves the site and building plans for Phase II of the multifamily residential development located at 7721 S. Pennsylvania Ave., subject to the following conditions:

1. That all building and fire codes are met.
2. That the exterior stone veneer and brick veneer meet the minimum 4-inch thick requirement per Code.
3. That all public utility easements are shown on the plans.
4. That all revised plans (site, building, landscaping, lighting details, etc.) are submitted in digital format for review and approval by the Department of Community Development **prior to the submission of building permit applications.**
5. That all mechanical equipment (ground, building, and rooftop) is screened from view.
6. That the final site grading, drainage, erosion control, and stormwater management plans are approved by the Engineering Department.
7. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
8. That the final photometric and lighting plan is approved by the Electrical inspector prior to the issuance of building permits.

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

PLAN REVIEW

**TESLA MOTORS, INC. (VEHICLE CHARGING STATION ON MEIJER PROPERTY)
171 W. TOWN SQUARE WAY
TAX KEY NO. 813-9027-000**

Planner Papelbon provided an overview of the request (see staff report for details).

Mayor Bukiewicz invited questions and comments from the Commission.

Commissioner Siefert asked for the applicant to answer questions regarding how the charging station works, and how patrons pay for the service.

Susan Faber, Black & Veatch on behalf of Tesla, 900 Oakmont Ln., Westmont, IL:

Ms. Faber explained that each of the five superchargers will tie into two parking stations. Drivers will back into the charging stalls. Charging a vehicle takes approximately 35 minutes and equals about 335 miles. There is no charge at the time that they pull in. Commissioner Siefert inquired about the safety of the charging station and potential fires. Ms. Faber answered that they are safe, but upon request, she has provided a first responder guide for emergency professionals to understand how the equipment works.

Alderman Loreck asked if the charging stations can only be used to charge Tesla vehicles, or other electric cars as well. Ms. Faber responded that the technology is designed to work only with Tesla vehicles. Alderman Loreck also inquired if there was a reason why the stalls designated for the charging stations are the farthest stalls from the store. Ms. Faber was not

certain, but believes it was just the placement that was chosen between the property owner and Tesla.

Commissioner Siefert again questioned how patrons pay for the charge. Ms. Faber answered that there is no cost at the time of the charge; she believes a credit is given to Tesla vehicle owners at the time of purchase.

Commissioner Correll asked if these charging stations are branded specifically for Tesla cars, how long it will be before other electric vehicle manufacturers begin putting in similar charging stations that are specific to their cars. Mayor Bukiewicz commented that he believes that most electric cars have pretty standard charging technology based on the amperage. Commissioner Correll inquired whether it might become a Police issue if resident complain that there are non-Tesla cars parked in the charging stations. Ms. Faber answered that the stalls are marked for Tesla charging, so she does not believe this will present an issue.

Alderman Guzikowski asked if there were any safety concerns for the Fire Department. Assistant Fire Chief Kressuk indicated that the Fire Department will address this technology with the Tesla Corporation in the same way it did with other types of fueling systems that are new to the City.

Commissioner Dickmann asked what the protocol is for drivers who are charging their vehicles, i.e., do they need to remain with the vehicle while they are charging, or if they can do their shopping while they wait. Ms. Faber explained that the Tesla vehicles are designed with a navigation system that will direct drivers to the nearest charging stations. They do not have to remain with the vehicle they can do their shopping or other errands during the charging process.

Mayor Bukiewicz indicated that he does not have any concerns about the equipment, but for safety reasons, would encourage working with the Planning Department for placement of bollards or guard rails to protect the equipment.

Commissioner Dickmann asked Planner Papelbon to clarify item 3 on the suggested motion stating that all mechanical equipment and utility boxes (ground, building, and rooftop) is screened from view. Planner Papelbon explained that there are no rooftop or building mechanicals (other than the enclosure) in this case; the only equipment would be the utility transformer which will be screened using vegetation or an enclosure.

Mayor Bukiewicz called for a motion.

Commissioner Dickmann moved that the Plan Commission approves the site, building, and landscape plans submitted by Tesla Motors, Inc., for the property at 171 W. Town Square Way with the following conditions:

1. That all building and fire codes are met.
2. That all final plans (site, building, lighting, etc.) are submitted in digital format for review and approval by the Department of Community Development **prior to the submission of permit applications.**
3. That all mechanical equipment and utility boxes (ground, building, and rooftop) are screened from view.
4. That final lighting plans indicating luminaire type, pole type, color, and height as required by the Drexel Town Square Mixed Use Planned Development District are submitted for final approval by the Electrical Inspector prior to issuance of permits.
5. That grading and erosion control plans are submitted for final approval by the Engineering Department prior to issuance of permits.

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

**CERTIFIED SURVEY MAP
HENKEL CORPORATION
500 W. MARQUETTE AVE.
TAX KEY NO. 765-9045-000**

Planner Papelbon provided an overview of the request (see staff report for details).

Mayor Bukiewicz invited questions from the Commission.

Commissioner Dickmann inquired whether the “technical corrections” in the staff recommendation would cover the change in the Mayor’s name from former Mayor Scaffidi to current Mayor Bukiewicz. Planner Papelbon confirmed that it would cover that change.

Hearing no other comments, Mayor Bukiewicz called for a motion.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Richard Beck, Henkel Corporation, for the property at 500 W. Marquette Ave. be approved, subject to the 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.

**SIGN PLAN REVIEW
SPORT CLIPS
7940 S. 6th ST. (TENANT PORTION OF BUILDING)
TAX KEY NO. 813-9054-000**

Zoning Administrator/Planner Wagner provided an overview of the request (see staff report for details).

Mayor Bukiewicz invited questions and comments from the Commission. Hearing none, he called for a motion.

Commissioner Siefert moved that the Plan Commission approves the Sign Plan submitted by Sports Clips for Suite 103 of the building at 7940 S. 6th St.

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

**CONDITIONAL USE PERMIT
UNITED STATES CELLULAR OPERATING COMPANY, LLC
2330 E. RAWSON AVE.
TAX KEY NO. 731-9982-001**

Mayor Bukiewicz introduced the item and indicated there were several audience members that wished to speak. Doug Seymour, Director of Community Development, asked if he could first address some general statements to the Commission that may impact their review of the proposal. Mr. Seymour noted that there have been numerous proposals for locating cellular towers in various surrounding communities, however due to changes in the State legislature, he wanted to emphasize to the Commission and to residents who may be affected, that the local communities are severely limited in their ability to choose the locations for cellular equipment.

Mayor Bukiewicz invited anyone who wished to speak to the podium.

Dick Rogers, representing United States Cellular Operating Company, 100 W. Henry Clay St., Whitefish Bay, WI:

Mr. Rogers stated he was present to answer any questions from the Plan Commission on their proposed site plan.

Erald Hoshi, 2240 E. Ash Ct., Oak Creek:

Mr. Hoshi explained he received a notice of the proposed tower because his family's home is within 300 feet of the proposed site, and is part of the Rawson Village Estates subdivision consisting of twelve homes. He reached out to the Homeowners' Association president and started a petition which now has thirteen signatures. The petition states that the signers do not support the construction of the cellular tower as they believe it will reduce their property values, the success of their neighborhood, and their quality of life. Mr. Hoshi also cited the home in his subdivision that has recently completed construction by the Oak Creek High School. He reached out to the potential buyers who are currently under contract, and also are not in favor of the cellular tower.

Mr. Hoshi indicated that he had reviewed the Wisconsin State Statute [correction: Mr. Hoshi cited Oak Creek Zoning Code] on cellular towers which states that towers exceeding 60 feet in height should be set back at least 100 feet from any adjoining properties. Rawson Village Estates currently owns the adjoining property which is a wetland, and the proposed site does not adhere to the 100 foot minimum. He requested any assistance that the City can offer as to placement of the tower.

Tom Pappalardo, 2255 E Village Dr., Oak Creek:

Mr. Pappalardo explained that his back yard faces the proposed tower site. He is concerned that the presence of the tower in his neighborhood will affect the property values of all of the homes in the area, as well as negatively affect the natural beauty of the wetland area that abuts his back yard.

Mayor Bukiewicz thanked Mr. Pappalardo for his comments, and noted that he received two resident emails that were requested to be read into the record.

Jennifer Wanta, 2135 E. Ash Ct., Oak Creek:

In Ms. Wanta's email, she noted that her home is located approximately 600 feet west of the proposed cell tower site. She has huge concerns about the health impact of a cell tower located so close to her home and other homes closer than hers, particularly the closest home built by Knights Construction. Ms. Wanta cites various studies indicating cellular towers should not be placed within 1500 feet of a residential area. Her subdivision has seventeen young children that will be exposed to the RF waves from the proposed tower. This does not include the neighboring streets outside of their subdivision which are within 1500 feet, nor the homes on the South Milwaukee side of Pennsylvania Avenue. Her research has shown that the presence of cellular towers within 1500 feet of a residential home can lower property values as much as 10-20 percent, which she feels is unacceptable. Ms. Wanta is urging the Commission to thoughtfully consider the potential impact a cell tower might have on the health of their families and on their property values if it were placed in their own neighborhood, and vote against the proposed conditional use permit.

Steven Kurkowski (1st District Alderperson), 1110 E. Milwaukee Ave., Oak Creek:

In his correspondence, Alderman Kurkowski states that he is unable to attend the Plan Commission meeting but would like to voice his opinion. He does not support the presence of the cell tower and inquires whether United States Cellular has explored alternate nearby locations for the proposed tower, such as County-owned property. He suspects that the dog park located west of the proposed site may present an FAA issue, but suggested the commercial property closer to Howell Avenue.

Mayor Bukiewicz invited discussion from the Commission.

Alderman Loreck inquired of the applicant why there is a need for a cellular tower at that location. Mr. Rogers responded that currently US Cellular's network (as well as other cellular carriers) is sufficient for telephone usage, but with the addition of text messaging, sending photographs, data, and large documents, the spectrum of coverage has shrunk. The existing sites become overloaded and cannot carry the signal, which presents a need for a capacity site such as this, and the need will only become greater over time. There are currently fifteen sites being built around Milwaukee County, and this particular location ties in with the rest of the network they have in South Milwaukee, Oak Creek, and Cudahy. Alderman Loreck asked if any other sites have been researched. Mr. Rogers responded that the location they need to be is fairly specific. For example, if the proposed site were to move even a half mile, the rest of the sites in the network would also need to be moved so that the network is not compromised.

Commissioner Dickmann repeated Alderman Loreck's question as to whether or not other nearby locations had been researched. Mr. Rogers answered that they have looked at other sites within the search area, and this is the only site that was available that is not wetland or heavily residential. Commissioner Dickmann disagreed with Mr. Roger's statement that the area is not "heavily residential," and also noted that to the north of this site is a piece of land currently for sale. He inquired who would be willing to develop this piece of land knowing there is a cell tower in close proximity. Mr. Rogers noted that with the growing use of wireless networks, it is difficult to develop commercial and even residential areas if there is not good wireless service. Referring back to Doug Seymour's opening statements about the local governments having little control over the location of cell towers, Commissioner Dickmann inquired what control, if any, the City will have in this decision. Mr. Seymour answered that anything in our local City ordinances that is in conflict with the state statutes is basically null and void. There are proposals at various levels of state government that would help the situation somewhat; however, these proposals have been stalled in the legislative process. His suggestion to those concerned with the proposed location of the cell tower is to look at any pending legislation with the Assembly and Senate. Mr. Seymour deferred comments to Planner Papelbon to address the issue of what the City can and cannot regulate. Ms. Papelbon stated that according to Statute:

- the City may not impose environmental testing, sampling, or monitoring requirements or other compliance measures for radiofrequency emissions on mobile service facilities or mobile radio service providers.
- we cannot enact an ordinance prohibiting the placement of a mobile service support structure in particular locations within the City.
- we cannot enact or enforce an ordinance related to radiofrequency signal strength or the adequacy of mobile service quality.
- we cannot disapprove an application based solely on the height of the service support structure or on whether the structure requires lighting. (This proposal does not require lighting).
- we cannot disapprove an application based on an assessment by the City of the suitability of other locations for conducting the activity.

- we cannot impose a setback or fall zone requirement for a mobile service support structure that is different from a requirement that is imposed on other types of commercial structures.

In regard to the last point above, Ms. Papelbon elaborated that US Cellular has submitted a fall zone analysis, but the City cannot require an additional setback for that fall zone analysis. The City would need to abide by the setbacks that would be allowed for any commercial business in the B-2 district. The proposal is for a 120-foot tall wireless telecommunications monopole with a 6-foot lightning rod and the associated equipment. They have provided letters from the FAA and the County (airport) indicating no objection to the placement of the tower. US Cellular would construct the tower and the enclosure. Ms. Papelbon displayed a rendering of the proposed site location, noting specifics about the structure, equipment, and enclosure included in the staff report. She emphasized that a recommendation for approval of this conditional use permit by the Plan Commission does not automatically constitute an approval of the site plan. The applicant is aware that the item would have to come back and appear before the Plan Commission for approval.

Commissioner Correll stated that other locations in Oak Creek where cellular towers are currently located have not necessarily seen a reported decline in property values. He cited his own neighborhood where We Energies currently has towers located. This development is full to capacity and features some very nice homes at high values; he feels the towers in other locations are more distracting than this proposed one would be. He inquired where the other cellular sites are within the City. Mayor Bukiewicz stated that there is a facility located at the Street Department with the closest subdivision directly across the road on Puetz, and also to the north at Glen Crossing subdivision, which features homes in the \$300,000 range within approximately a quarter mile of the tower. Other locations are near the Little League Park in an industrial area, near the Legion post, as well as near the storage facility on Ryan Rd. Commissioner Siepert added there is another location at the Fire Department, and Planner Papelbon mentioned the tower located on 27th Street near Pick 'n Save.

Mayor Bukiewicz stated that he does not feel this is an appropriate location for a cellular tower, that it is too close to the residential developments nearby, but acknowledges that our communities depend on the technology the towers provide. Unfortunately, with local control being taken away, the City is powerless to make decisions that are in opposition with the State.

Alderman Guzikowski inquired how the wetland area within Rawson Village Estates subdivision is affected. Planner Papelbon answered that the tower is not proposed to be in the wetland, but on existing impervious surfaces. The City has no control over its location in proximity to the wetland.

Mayor Bukiewicz commented that although he does not devalue the effect on the immediate neighborhood, over time, the tendency is for the structure to become less noticeable. As a former 2nd District Alderperson, he recalls that residents of Glen Crossing subdivision were extremely upset about the construction of a cellular tower near their neighborhood, but over time, it became more of an issue of how to make it blend in with the existing landscape and there has been no additional opposition since that point. He again emphasized that the City has very little control over this decision and invited Mr. Rogers to again address the Commission. Mr. Rogers stated that US Cellular does not wish to make any enemies among the residents living in the area; they do not like to build towers if they can avoid it. His initial job was to find an existing structure that was tall enough to support cellular activity, but in this case there were no existing facilities that would be workable. He cited several analogies: our forefathers probably did not want a telephone pole every 200 feet, but they wanted the telephone service; people complain about the sewer covers in the roads that do damage to our vehicles, but we need the sewer system – this is a similar scenario. He referred to US Cellular

as a “quasi-utility” at this point; someday cellular providers may be considered utility companies. They do not want to put up additional towers, but they are a necessity to make the network function properly.

Commissioner Chandler inquired if the height of the tower and distance from the residents are within the City’s control. Planner Papelbon answered that the City has no control over these items. Doug Seymour added that at the appropriate time when the Plan Commission is reviewing the site plan, the City will have the authority on to make decisions about anything in our local ordinances that are not specifically addressed in the state statutes, though he cannot speculate at this time on what those items might be.

Alderman Loreck asked what the consequence would be if the Plan Commission were to deny the conditional use request – would they just be overruled by the State? Mayor Bukiewicz responded that the State would not do this, but we would be subjected to a lawsuit.

Commissioner Chandler questioned whether there are any records supporting or denying what the residents are saying with regard to health issues or impact to real estate values. Planner Papelbon stated that the City has no reports that would support or deny those claims; she can only refer to the State statute that says we have no control over the radiofrequency requirements. Property values are not specifically addressed by the State, but Planner Papelbon reported that while any development has the potential to affect property values to some extent, she has no data to illustrate any specific impact on property values by the presence of cellular towers.

Tom Pappalardo, 2255 E Village Dr., Oak Creek:

Mr. Pappalardo inquired whether there was any picture of what the tower would actually look like. Planner Papelbon displayed a series of renderings showing views of the site on Rawson Avenue from the west, and on Nicholson Avenue from the south.

Commissioner Correll reiterated Mr. Rogers' comments that the cellular companies are considered utilities to some extent, and he understands how little control we have over the placement of facilities. Commissioner Dickmann referred to other appeals for cellular towers at past Plan Commission meetings, and recalls that the Commission was provided with information as to signal strength, signal patterns, the areas that would be covered. In short, the Commission was made part of the planning. Planner Papelbon displayed a rendering of the coverage boundaries for the new tower. Commissioner Correll asked what opportunities there are for co-location with other providers. Mr. Rogers noted that there are master lease agreements among carriers stating which companies can access the cell towers of other companies, but all of the towers constructed by US Cellular are a minimum of three-carrier towers, but can go up to five carriers depending on the height. The standard height for a cellular tower is 150 feet; this tower, at 120 feet, is relatively low but provides space for two other carriers and can make it three if the commission recommends it. Commissioner Correll inquired at what point that decision would be made. Mr. Rogers answered that it could just be made a stipulation of the conditional use permit. Mr. Seymour added that it would be part of the Conditions and Restrictions when it comes back to be readdressed by the Plan Commission.

Nicole Hoshi, 2240 E. Ash Ct., Oak Creek:

Ms. Hoshi indicated her understanding is that she is the only resident that was notified of the hearing and is probably the closest house to where the tower is proposed to be built. At this point, her family has a beautiful view of the wetland area and she feels that the tower will detract from the natural beauty of the area. She inquired whether it will be taken into consideration that the tower would be located less than 100 feet from the HOA wetlands. Doug Seymour

reiterated that, per State statute, the City cannot impose any setback regulation greater than that which would be imposed on any other commercial structure in that zoning district (he believes it is 25 feet), therefore the City cannot enforce the prior ordinance.

Commissioner Carrillo inquired whether the City would have any choice in what type of fencing material was used around the structure to improve the appearance for the neighbors (i.e., something other than a Cyclone fence). Planner Papelbon indicated she would check into it, but did not believe the City had any leeway with regard to aesthetics. Doug Seymour added that the City recently required a masonry enclosure for the equipment around the cell tower at the Fire Department.

Erald Hoshi, 2240 E. Ash Ct., Oak Creek:

Mr. Hoshi expressed stated that the presence of this cell tower of this height would set a precedence for other towers to be constructed around the City and is concerned about the overall aesthetic impact on the City. Mayor Bukiewicz encouraged Mr. Hoshi to contact his State Representative to address the issue.

Commissioner Dickmann asked when the tower was expected to be constructed after final approval – whether it would be a long or short-range project. Mr. Rogers indicated that they are at the early stage of approval. There are various levels of approval that must be met, and they are in the process of applications for approval at these various levels, but he anticipates construction would be during the fourth quarter of this year if possible.

Mayor Bukiewicz called for a motion.

Commissioner Correll moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit allowing a wireless telecommunications pole and associated facility on the property at 2330 E. Rawson Ave. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission's review at the next meeting (August 22, 2017).

Commissioner Johnston seconded. On roll call: all voted aye except Alderman Guzikowski who voted no. Motion carried.

**PLAN REVIEW
BARRETT LO VISIONARY DEVELOPMENT, EMERALD ROW PHASE II
8001 S. 6th ST.
TAX KEY NO. 813-9060-000**

Planner Papelbon noted that she would reserve the majority of her commentary until after the applicant's presentation.

Matt Rinka, 756 N. Milwaukee St., Milwaukee:

Mr. Rinka, along with Rick Barrett of Barrett-Lo Visionary, expressed their excitement to present Phase II of Emerald Row to the Plan Commission. Mr. Rinka gave an overview with renderings of the various amenities of Phase II including the fitness center at the northeast corner, front entry court, ground floor breezeway and upper floor sky bridges connecting the north and south buildings, wraparound balconies on the corner units, north courtyard pool, landscaped south courtyard featuring outdoor kitchen and seating, reflecting pools and private walkways, club room, and underground parking which will be accessed from the north entry drive.

Mayor Bukiewicz asked if Planner Papelbon had additional comments. Ms. Papelbon reviewed the details of the project, which are included in the staff report. Mayor Bukiewicz then called up a resident who wished to speak about the project.

Sharon Armstrong, 7013 S. 13th St., Oak Creek:

Ms. Armstrong asked to read into the record a letter which was sent to Doug Seymour, Director of Community Development, on behalf of the Oak Creek Library Board of Trustees. The letter explained the Library Board's concern with elimination of the five parking spaces on S. 6th St. that are heavily used by library patrons. The letter goes on to explain that most frequently voiced complaint among library patrons to the staff and board members is the lack of easily accessible parking space, particularly from our elderly and disabled patrons. They are anxiously awaiting the addition of parking spaces, but they will still be a fair distance from the library building, which ultimately will not alleviate the parking complaints. The letter emphasizes the Library Board does not wish to hinder any future development within the area, but wants City staff to be aware of their concerns and is requesting that the Library Director be kept apprised of new development and how this will impact library services.

Following the letter, Ms. Armstrong added her own commentary stating that the parking lot side of the building offers only four handicap parking spaces, but even from those designated spaces, it is still a great distance to get into the library. There are several handicapped patrons that no longer visit as they are unable to walk the distance from the handicapped parking stalls to the building and they cannot find spaces to the west. There are two west spaces which are five-minute parking, and five spaces that are two-hour parking on the east side of 6th St. An additional twelve spaces on the west side of 6th St. are two-hour parking, five of which could be eliminated. Ms. Armstrong noted that library staff has been monitoring the two-hour parking stalls on the west side of 6th St., and they have often observed many of the same cars each day parked in excess of five hours. Their assumption is that these vehicles belong to either individuals who work in the area, or are residents of the apartments. The Library Board feels that all of the parking to the west should be designated exclusively for library patrons during library hours. In addition, the Library Board did a strategic planning session last fall. One of their goals is to offer programming for people of all ages. When they host programs that are offered for senior citizens, the few handicap spaces to the south and 6th St. parking is not sufficient. Her other concern is that if there are additional parking spaces eliminated, it will be the library staff that is left to field questions from the public regarding where to park. The Board feels the library is already at a disadvantage with the current parking available, and cannot afford to lose any additional spaces.

Mayor Bukiewicz acknowledged Ms. Armstrong's comments and stated that parking is at a premium, but did not necessarily feel it would be fair to residents to designate an entire street for library patrons only. He offered that if the City were to eliminate the five proposed spaces, there are four spaces next to the handicap spaces that could be designated for library parking only (for elderly, expectant mothers, etc.) but it would be up to library staff to monitor.

Mayor Bukiewicz opened up discussion to the Commissioners.

Alderman Loreck mentioned that other than the driveways, the renderings do not show any parking in front of the buildings and he inquired if the design incorporates any street parking. Mr. Rinka answered that the renderings displayed vehicles in the driveway basically to show that this area would be used for picking up, dropping off, deliveries, etc. While they are attempting to minimize the impact the project will have on street parking, ultimately those five spots would be eliminated to allow space for cars to enter and exit. There is the potential for some of those stalls to be added, but they would be to the south of the buildings. Doug

Seymour added that the City is working to rectify some of those issues, but that it needs to be treated as an overall issue for the entire Drexel Town Square area.

Commissioner Correll noted that the Phase II plans allowed for additional parking per resident (1.36 stalls per apartment) as compared with Phase I (1.15 per apartment) so there has been some attempt to address this issue, but it does not change the street parking that is already being used by residents. Mayor Bukiewicz noted that there are several factors leading to the parking issues. First, it is a highly successful development that is 100% occupied, which may have exceeded the expectation of a potential 5-7% vacancy rate. In addition, there are families moving in to Emerald Row, so within a two or three-bedroom unit you could possibly have four adults each with their own vehicle. The presence of area businesses is also impacting the amount of available parking space. As the area is still being built out, there are areas along Main Street that could provide additional parking.

Andrew Vickers emphasized that this is more of a timing issue rather than an issue of lack of parking, as the City has not yet fully executed all of the solutions to the parking shortage. The larger solution is the parking ramp at Froedtert (approximately 420 spaces), which will contractually be available to the City for large events, but will not be utilized until next summer. Most days, the available parking is sufficient, with the exception being parking for special events and programming. He noted that the five spots that will be lost with the development of Phase II will be gained back somewhere else on 6th St., but not across from the library. The next two Common Council meetings will address the development to the south. The business moving into that space will require the typical 9-5 work day, allowing for 100 additional spots that would be available after hours. The space is programmed for approximately fifty employees plus visitor traffic, leaving additional parking availability even during working hours. The lot would include signage indicating that it is available for public use. In addition, there will be a parking field closer to Drexel Ave. as there is further development of multi-tenant mixed use buildings. Mayor Bukiewicz commented that the road entering Froedtert on the south side also added eleven more parking spaces.

Lastly, Mr. Vickers commented that the City has been working with Rick Barrett on a small triangular lot that would provide 62 private spaces to Emerald Row Phase I tenants, and the City would take the remaining stalls (approximately 30). Ultimately the question is if the Commission is comfortable with the parking ratio, or would they prefer Emerald Row to claim all 92 spots for its residents.

Commissioner Dickmann inquired if the existing fifty stalls for Emerald Row Phase I are included in the proposed 62 spaces, or if these are additional. In addition, his concern is that according to the renderings, the density of Phase II is higher than Phase I, but there are fewer additional stalls available. Commissioner Correll asked for clarification of Commissioner Dickmann's first question. Mr. Vickers replied that the 62 (possibly all 92) spaces would be in addition to the existing fifty. Commissioner Correll added that because the tenants would still have street parking available to them, he would prefer to see the extra thirty stalls designated for public use rather than exclusively assigned to Emerald Row residents.

Commissioner Siefert inquired what the ratio is of Phase I tenants to vehicles. Mr. Barrett turned over discussion to the leasing manager, who confirmed there are scenarios where a two-bedroom unit may have three vehicles. Two underground stalls would be provided, with the third vehicle parking in a surface lot. They are doing their best to monitor the parking in the surface lot, but the bigger issue is the employees of the Drexel Town Square businesses who absorb the surface lot parking stall, which then pushes the tenants out to the street parking spaces. Alderman Guzikowski inquired whether parking permits are issued to the tenants to use the surface parking. The leasing manager indicated there are permits issued, but it is still difficult to monitor, but ticketing the vehicles has not seemed to solve the issue.

Commissioner Carrillo commented that as a resident of Drexel Town Square (not of Emerald Row), her observation is that at 6:00 in the morning, there are approximately twenty residents parking in the square. She is hoping that the additional parking provided with Phase II will alleviate some of the existing parking issues with Phase I, whether through numbered spots in the surface lots, or some other solution to shift the tenant cars that are using the street parking back to the designated surface lot parking locations.

Rick Barrett commented that ultimately this is a good problem to have, but it is a growing pain that needs to be addressed. He introduced the CFO of Barrett-Lo Visionary, Joel Eisen, to address the parking strategy for Phase II. Mr. Eisen stated that they have addressed the answer to Phase II with the parking they currently have. He stated they have a number of one-bedrooms, which tend to target couples who have two cars. They transition to the junior one-bedroom as a strategic move to try and solve some of the parking issues in Phase I. They anticipate those units to have an average of 1 to 1.15 cars per unit. They increased their parking ratio from Phase I to Phase II to 1.36. They believe that the addition of 242 units to Drexel Town Square will help scale down the demand for Phase I to maybe a 95% level of occupancy. If they are at 95% in Phase I and Phase II, they believe they have more than enough parking between the two projects. Phase II has more than enough parking for the junior one-bedrooms. The two bedrooms have been scaled down a little bit. They have a number of smaller two bedrooms, which will tend to go toward couples who want to use one of the bedrooms as an office as opposed to having a family residence. He stated this is going to address a number of the parking issues being faced in Phase I. They have added additional parking beyond that and a higher ratio of parking into the Phase II project.

Mr. Barrett stated that they wanted to Phase I to be occupied by people with dual income and no kids for the one bedrooms. The junior one-bedroom creates an affordable unit at less than \$1,000 per month. It is going to create additional interest within a new demographic and activate that demographic, which is more of a single person with a single car. With that type of price point, that is why they are doing those 97 units. People that are in that demographic in that type of income level are going to be highly interested in this project and these units because it gives them all of these amenities in this marketplace.

Mayor Bukiewicz stated that there is a parking problem and until these apartments are fully built out, where the needs fall won't be realized. Mayor Bukiewicz asked about the parking restrictions last winter and asked if they would be enforced. Mr. Vickers stated that while things are being built, it doesn't make a lot of sense to be enforcing the restrictions. Mayor Bukiewicz stated that the long-term answer is to take a look at the Phase III triangular lot in the future. It helps take the pressure off of Phase I, whether all of it or a portion of it goes City. Phase II will have to be addressed at some point. Commissioner Correll stated he is okay with the fact that they've added more parking. They moved the overall project down the road to get to addressing Phase III.

Commissioner Dickmann stated that he is not as concerned about the residents as he is the visitors that they will have and questioned where they will park. Commissioner Dickmann referenced item #15 that the plans for the north parking lot are designed for a minimum of 85 parking stalls are reviewed and approved by the Plan Commission, and that the lot is installed by the developer prior to the installation of footings. Commissioner Dickmann asked if the footings being referenced are for Phase II. Mr. Seymour responded that during the construction, with the reconfiguration of some of the parking areas, staff is concerned about the displacement of the parking stalls. That is why they wanted an interim solution in place before they brought in another several 100 construction workers, or displace those current residents from those stalls, given that the construction of Phase II is imminent. Mr. Barrett stated that the

construction of Phase II is imminent, and they just acquired the property just south of the Emerald Preserve, which may be able to be used for parking for construction workers.

Commissioner Johnston stated his concern is the construction site. The residents in Phase I have to be helped so they are not displaced as far as parking is concerned. The City needs to find a home for the residents that are parking around the square now. That is where this Phase II parking comes into play. It will be very beneficial for solving some of the issues that exist now if they can get that done prior to the construction of Phase II building. Mayor Bukiewicz stated that with the density of Phase II, it will not solve the problems of Phase I.

Commissioner Correll stated that while he is comfortable with the planned parking for the density of Phase II, the construction is going to cause a much more immediate and bigger problem. Mayor Bukiewicz concurred.

Mayor Bukiewicz raised the question about which direction the construction traffic will be coming in on S. 6th Street - Drexel or Forest Hill.

Mr. Rinka stated that they (Emerald Row) have the Phase I problem because of what happened with enlarging the site for the medical office building. That happened after the PUD and master plan was approved and completed. Mr. Rinka stated that they can't tie the two sites together. Mayor Bukiewicz stated that he thought Phase III could take the overflow from Phase I. Mr. Rinka stated that if they put a parking lot on Phase III, they will not be able to see that cost paid back. They actually had the same exact ratio with the parking for Phase I at 1.4 as they are proposing for Phase II. When that squeeze happened because of the need for more land for the medical office, they actually lost 45 stalls, which is the exact number needed to get to the 1.4.

Asst. Fire Chief Kressuk stated that there were three items that came into play and they all roll together. The first was the FDC location. The FDC supports the sprinkler system for this structure. It is not unusual for a project in this phase to not have that location decided yet. There are a variety of things that will occur to help select that location; water into the building, and a sprinkler relocation if there is a fire pump involved. He wants to make sure this discussion stays active because this is somewhat of a limited access site. There are some buildings out there where there is a lot of flexibility with the placement of the FDC. In an urban/metro type structure like this, the Fire Department wants to carefully meter where that FDC actually goes.

Asst. Fire Chief Kressuk stated that there are a certain amount of hydrants to support the water supply for an event at this structure. Because of the access challenges, they want to be "hands on" with that to make sure the hydrants are effectively and efficiently placed.

Asst. Fire Chief Kressuk stated that the last piece was the turnaround at the south drive. There is basically a one-way road. There needs to be some type of turnaround so if an emergency vehicle approaches and drives to the west, they have a way to turn around. That is something that can be worked out with the development team. Asst. Fire Chief Kressuk does not have a lot of concerns that they won't come up with a solution for. Right now for Phase I, the park path serves as an emergency access for the Fire Department.

Mayor Bukiewicz asked Commissioner Johnston to address the issue of the shared path. Commissioner Johnston responded that along with that on the south parking lot, there is no way to back out of the far west stall without doing a 15-point turn if you can get out of it at all. Commissioner Johnston stated that he has seen cars backing out of the parking lot in Phase I into the intersection onto 6th Street because it is packed. There is nowhere to turn around at the

end. It is easier for them to back out and that is not a good situation onto 6th Street. Something needs to be done at that end to alleviate that problem with Phase II.

Commissioner Johnston stated that there is a pathway that is the main access into the park. Because it is going right up the property line with the pathway, this pathway is going to be reconstructed. Commissioner Johnston posed the following two questions.

- 1) How can the path be maintained to provide access to the park throughout the construction, or minimize that impact and loss of use of pathway during construction?
- 2) Currently, it is a 10-foot-wide path. The concern is the slope on that straight path that drains (it is a 2% grading coming across) nice and works well. With the new proposal, there will be warped pavement and flat spots. To match in with the parking lot drainage that is needed to get that to function. Discussion has taken place to narrow the pathway to an 8-foot-wide path, so that the parking lot would stay the same. The 2% cross slope can remain on that pathway and create some type of buffer area between the path and the parking lot.

Mayor Bukiewicz asked about the back slope on the existing lot going into the park entrance. Planner Papelbon stated that the path on the north is going to be changed. The easement needs to be changed because the location of the sidewalk is going slightly outside of the existing easement due to the proposed garage access. It makes a 90-degree turn rather than going straight to the west side or the path to the west side. Commissioner Johnston stated that on the west end of the parking lot on Phase I, there was an area that was to be addressed in the future. Landscaping features have been talked about being put in there. A decision has not been made yet as to what to do in there, so just grass was planted there. Commissioner Johnston stated that that needs to be addressed with the Fire Department as an access coming through there. Also, the sidewalk is going through there. How is that area landscaped and maintained? Mr. Seymour stated that the original proposal called for an orientation of that pathway that would have resulted in a net loss of two or three parking spaces. Staff was able to work with the development team to reconfigure that so that netted back two or three spaces. The public access to Emerald Row is still maintained.

Mike Krilick, Kapur & Associates, 7711 N. Port Washington Road, Glendale, WI stated that at the end of the Phase I parking lot, the intent is to remove the grass and install pavers. It was installed with a mountable curb to provide fire truck access. The slope is also a little less than 5% to make easy access to the fire lane. The intent would be the same with the south parking lot with Phase II; again installing a mountable curb relatively flat slope. Mr. Krilick continued by stating that the intent of the west end of the south lot is the same as the other lot to the north and that is to provide a mountable curb. They could also look at increasing the pavement in that area to match the access that was provided to the north so that it is capable of handling fire trucks as well as ambulances that need to turn around in that location.

Mr. Krilick stated that he knows there are concerns about the westernmost parking stall on the southern lot. They are working through the placement of the islands. He does have the ability to slide the entire parking lot approximately 2 feet further to the east so they could pick up a little space at the end of the lot to enhance the ability of that last vehicle to turn around. The intent is for that to be permitted parking, so the hope would be that residents would have a designated spot. In doing so, it would limit the number of vehicles that would come in there and be forced to back up or find a way to turn around.

Mr. Krilick stated that they need to discuss with the Fire Department the placement of fire hydrants. They do not know the FDC location yet, but with the southern lot, they will have a fire hydrant at the end of it and possibility another one intermediate.

Mr. Krilick stated that there was also some discussion about the southern path and maintaining access during construction. It is more of a construction management issue, but he could see constructing it maybe one half at a time. Since it is 10 feet wide, he would look at cutting half of it out and getting the new curb and gutter installed for the new parking lot, paving that portion and then opening that up to residents and paving the southern half. The path on the south from 6th Street going west pitches toward the pond. Further to the west, it rotates and starts to pitch to the north to the wetland area to the west. The path right now is tabletop flat from one end to the other. They will work with the Engineering Department to get the pitch on the curb and gutter so they can drain that lot appropriately.

Mr. Krilick stated that the stubs that were provided in 6th Street for storm sewer are located mid-block. There are two 15-inch storm sewers that were stubbed out. They will serve the building adequately for the roof drainage, however, the closest storm sewer to the southern lot is located where the crosswalk is at the southeastern corner of the building. There is an existing storm catch basin there, however, the pipe from that basin to the trunk line in 6th Street is only sized for that catch basin. It is not sized to handle the additional water from the parking lot.

In addition to that, the storm sewer is too high for them to actually be able to drain to it. He stated that staff recommended moving the discharge that is going directly into the pond further to the east because the outlet pipe is further to the west.

Commissioner Johnston asked if they are planning on installing some fencing to the fire access path during construction to keep part of the path open. Commissioner Johnston asked if that was an issue for the Fire Department. Mr. Krilick responded that there will be construction fencing along that path a couple of feet in from the eastern edge of that path. They want to keep it open for residents to use and fire trucks can still access that path. Asst. Fire Chief Kressuk stated that the expectation is that that path does remain accessible to the Fire Department. The Fire Department will work closely with the general contractor to make sure that if there is a temporary shutdown, that the Fire Department is aware of it.

Commissioner Chandler asked about item #6 that they have to relocate the existing fiber infrastructure at the garage. Mr. Krilick responded that the garage entrance is located at the very western edge of the Phase I lot to the north. The grade drops off and they don't need as long of a ramp to get down into the underground parking. However, there is an existing fiber line that runs along the south side of the Phase I building. As they create that ramp to go in to the underground parking for Phase II, they are going to need to lower that fiber a little bit more.

With regard to the 5 parking spaces that will have to be moved, Mr. Seymour stated that a development agreement will be required, and that is outside of the bounds of what the Plan Commission typically does. It is the expectation that those five parking spaces will be replaced in kind elsewhere along the public right-of-way.

Mr. Vickers stated that item #15 will not be done, #16 make sure we get back the five that will be lost in front of this building and their building, and #17 should be discussed further.

Item #17: all surface stalls shall be numbered and assigned to lessees, a minimum of one parking stall shall be assigned to each apartment unit. Commissioner Correll stated that #17 should be kept in place. Commissioner Dickmann stated that the City cannot tell them how to run their business. Mr. Vickers stated that in lieu of a much more comfortable parking ratio, the City is recommending to put in the record the expectation that the stalls are to be assigned to the lessees. Mr. Seymour stated that with assigned parking spaces, there is a reasonable expectation that that each lessee's spot will be available to them. The second advantage is that it may prohibit patrons of area businesses to park there if they see the spots numbered. They

may then assume that these are assigned spaces. Mr. Eisen concurred with this recommendation.

Commissioner Siepert asked for a definite answer on how the construction worker parking is going to be handled. Planner Papelbon responded that this is a coordination issue between the Engineering Department, Inspection Department and general contractor. Commissioner Johnston stated that Commissioner Siepert's concerns are legitimate, but these are the same issues present when Phase I was constructed. They will be in the travel lanes and parking stalls at times during construction.

Commissioner Carrillo asked when Phase II will be open. Mr. Barrett responded that they are showing a 24-month build and they would like to start in February.

Commissioner Dickmann asked if any changes are needed to the conditions. Planner Papelbon responded that unless there is an objection to #17, there are no more revisions necessary. Planner Papelbon stated that what is labeled as #16 can be eliminated.

Commissioner Correll motioned moved that the Plan Commission approves the site and building plans submitted by Richard Barrett, Barrett-Lo Visionary Development, for Emerald Row Phase II on the property located at 8001 S. 6th St. with the following conditions:

1. That all building and fire codes are met.
2. That a revised easement for the north public sidewalk is provided to the Engineering Department and the Department of Community Development prior to submission of building permit applications.
3. That the redesign of the south public pedestrian path on City property be coordinated with the Engineering Department with a final design to be approved prior to the issuance of building permits.
4. That a plan for ensuring uninterrupted public access to Emerald Preserve and the public path on the west is coordinated with and approved by the City prior to submission of building permit applications.
5. That plans for the landscape area in the northwest portion of the north parking lot and public access to Emerald Preserve are coordinated with and approved by the City prior to submission of building permit applications.
6. That plans for the relocation of the existing fiber infrastructure at the garage access are coordinated with and approved by the City prior to submission of building permit applications.
7. That all Fire Department requirements regarding hydrant and FDC placement, as well as a turnaround for the south parking lot, are met.
8. All plans addressing grading, drainage, and stormwater quality (including the use of stormwater best management practices) shall be approved by the City Engineer prior to the issuance of permits.
9. That final photometric and lighting plans indicating the approved luminaire type (Cyclone), pole type, color, and height for Drexel Town Square are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector, prior to the issuance of permits.
10. That all mechanical equipment (ground, building, and rooftop) and utility boxes/transformers are screened from view.
11. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
12. That all required Development Agreements are coordinated with the Engineering Department.
13. That a shoring plan for the development along 6th Street is submitted for review and approval by the Engineering Department prior to the issuance of permits.

14. That all revised plans (site, building, landscaping, 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.
15. All surface parking stalls shall be numbered and assigned to lessees. A minimum of one parking stall shall be assigned to each apartment unit.

Commissioner Dickmann 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 9:42 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

8/16/17

Date

DRAFT

Summary of Significant Common Council Actions

August 15, 2017

1. **APPROVED - Resolution** No. 11843-081517, approving an affidavit of correction submitted by HSA Commercial for the property at 7901 S. 6th Street (2nd District).
2. **APPROVED - Resolution** No. 11846-081517, approving a Certified Survey Map for Richard Beck, Henkel Corporation for the property at 500 W. Marquette Ave. (4th District).
3. **APPROVED - Ordinance** No. 2863, an ordinance adopting an amendment to the comprehensive plan for the properties at 7581, 7705, 7725, 7751, 7765, 7781, 7811, 7831, and 7869 S. 13th St.



Kafi Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 5a
DATE: August 22, 2017

PROJECT: Conditions & Restrictions – Lori Kopecky, US Cellular Operating Company, LLC

ADDRESS: 2330 E. Rawson Ave.

TAX KEY NO: 731-9982-001

SUGGESTED MOTION: That the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a wireless telecommunications pole and associated facility on the property at 2330 E. Rawson Ave.

Ownership: Roger and Judith A. Forray Trust, 2330 E. Rawson Ave., Oak Creek, WI 53154-1639

Size: 0.299 ac

Existing Zoning: B-2, Community Business

Adjacent Zoning:
North – B-2, Community Business
East – City of South Milwaukee
South – B-2, Community Business
West – B-2, Community Business

Comprehensive Plan: Planned Business.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: At the April 25, 2017 meeting, the Plan Commission recommended approval of the proposed 120-foot-tall wireless telecommunications monopole (with 6-foot lightning rod) and associated equipment at 2230 E. Rawson Ave. Wireless telecommunications sites are Conditional Uses in the City. A copy of Section 17.0504 is included with this report for reference. Due to passage of recent State legislation, the City has extremely limited authority over such uses. A copy of Wis. Stats. 66.0404 is also included with this report for reference.

All site, architectural, landscaping, and lighting plan reviews required by the Conditional Use Permit will be conducted by staff and the Plan Commission subsequent to the issuance of the Conditional Use Permit and accompanying Conditions and Restrictions by the Common Council.

Staff has prepared draft Conditions and Restrictions for the Commission’s review. If the Commission is comfortable with the Conditions and Restrictions, the appropriate action would be to recommend that the Common Council approve them as part of the Conditional Use Permit.

Prepared by:

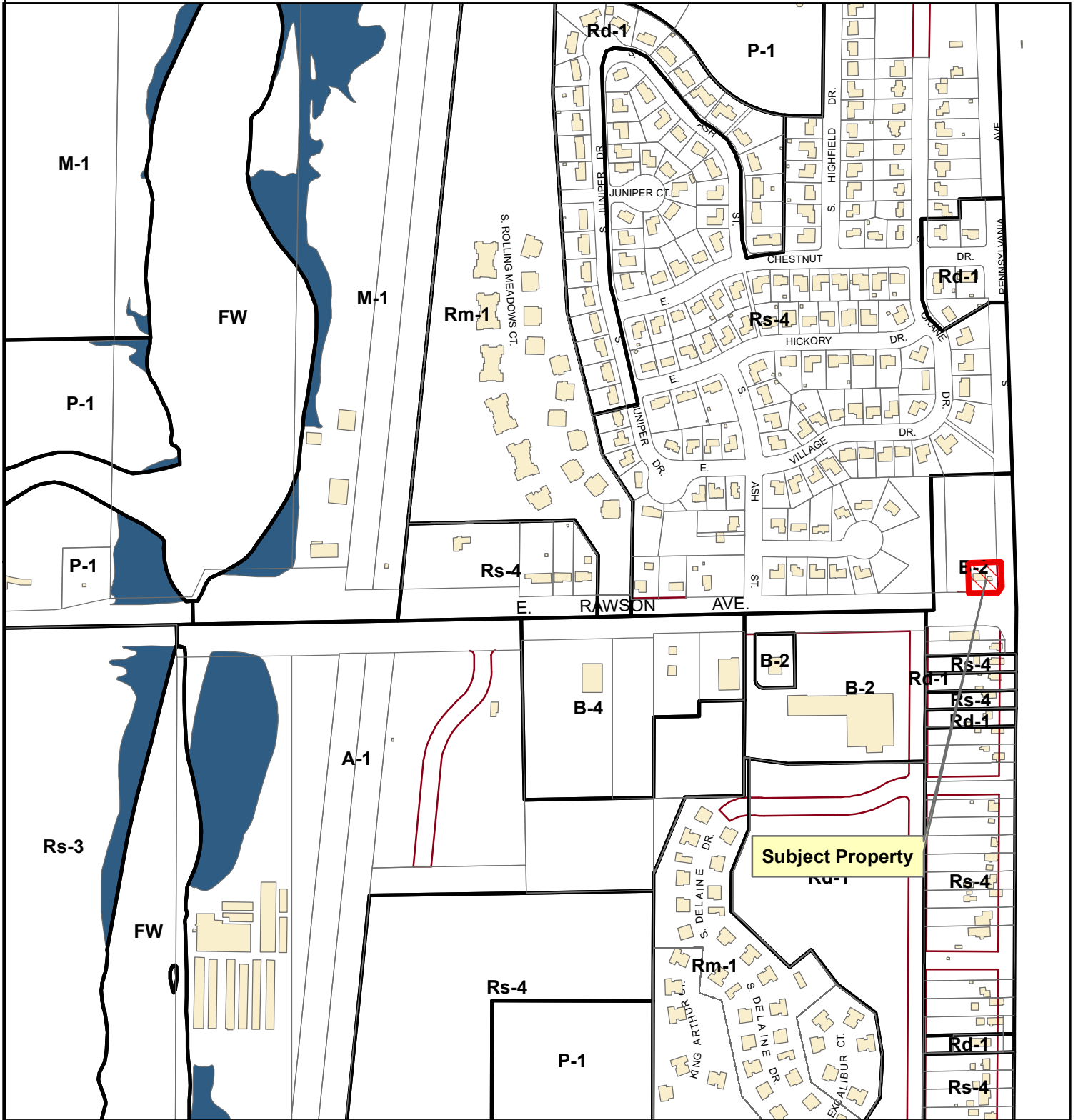
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

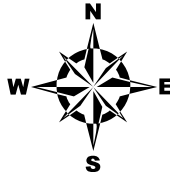
Douglas Seymour, AICP
Director of Community Development

Location Map

2330 E. Rawson Ave



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



Legend	
	2330 E. Rawson Ave
Zoning Overlays	
	C-1-Shoreland Wetland
	FF-Flood Fringe
	Lakefront Overlay
	NO-Mixed Use Neighborhood
	OO-Mixed Use Office
	RR-Regional Retail

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

Applicant: Lori Kopecky, U.S. Cellular Operating Co., LLC	Approved by Plan Commission: TBD
Property Address: 2330 E. Rawson Ave.	Approved by Common Council: TBD
Tax Key Number: 731-9982-001	(Ord. # TBD)
Conditional Use: Wireless Telecommunications Site (120-foot-tall monopole w/6-ft lightning rod & appurtenances)	

1. LEGAL DESCRIPTION

A part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Three (3) Township Five (5) North, Range Twenty-Two (22) East, City of Oak Creek, Milwaukee County, Wisconsin containing 1,520 square feet (0.035 acres) of land and being described by: Commencing at the Southwest corner of said Section 3; thence N88°52'25"E 2493.93 feet along the South line of the SW ¼ of said Section 3; thence N01°07'35"W 131.00 feet to the point of beginning, thence N01°07'35"W 38.00 feet; thence N88°52'25"E 40.00 feet; thence S01°07'35" E 38.00 feet; thence S88°52'25"W.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. All requirements of the City of Oak Creek Municipal Code, as amended, not in conflict with State Statute, remain in effect.

B. 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 structure/equipment location(s) with setbacks
- b) Square footage of all structures/equipment
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Location of sanitary sewer (existing & proposed)
- g) Location of water (existing & proposed)
- h) Location of storm sewer (existing & proposed)
- i) Location(s) of wetlands (field verified)

2) **Landscape Plan**

- a) Screening plan
- b) Number, initial size and type of plantings

3) **Building Plan**

- a) Architectural elevations (w/dimensions)
- b) 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) 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. All electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- E. 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. 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

Landscaping shall be designed, installed and maintained in accordance with Section 17.1010 of the Municipal Code.

6. SETBACKS

	Front and Street Setback	Rear (north) Setback	Side (west) Setback
Principal Structure ¹	25'	25'	20'
Accessory Structure*	25'	25'	20'
Equipment Areas ²	25'	25'	20'

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

7. OTHER REGULATIONS

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

8. 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 9 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.

9. 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

¹ Municipal Code Section 17.0313(f)

² Municipal Code Section 17.0504(f)2d

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.

10. 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)

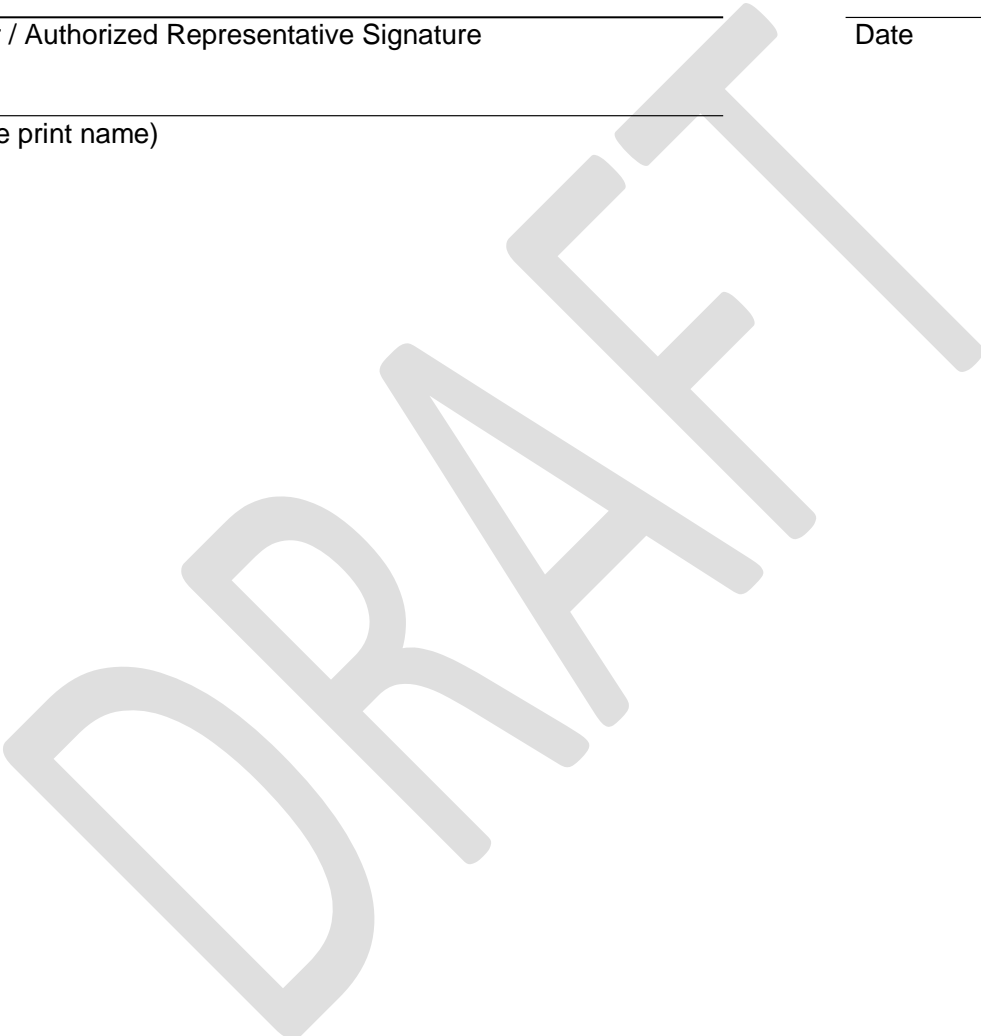
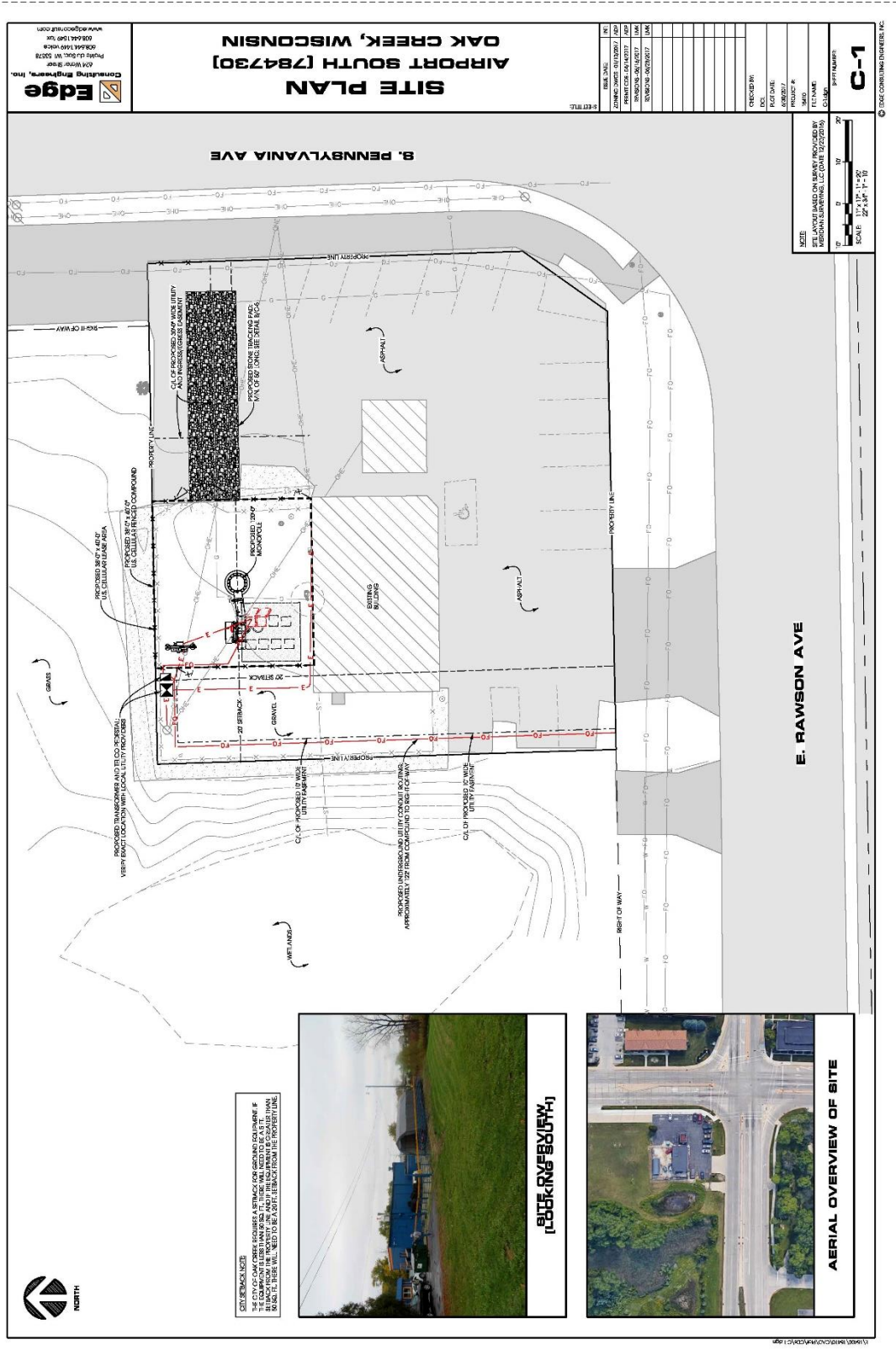


EXHIBIT A: CONCEPT SITE PLAN

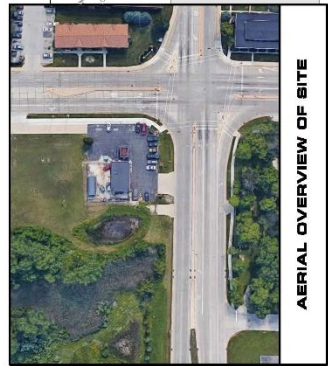
(for illustrative purposes only – detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission)



CONTRACT NOTES
 THE CITY OF OAK CREEK REQUIRES A TRACKING OR GEOTAGGING EQUIPMENT IF SEARCHED FROM THE PROJECT SITE AND THE TRACKING OR GEOTAGGING EQUIPMENT MUST BE USED TO TRACK THE LOCATION OF THE PROJECT SITE.



BACK VIEW



AERIAL OVERVIEW OF SITE



Plan Commission Report

ITEM: 5b
DATE: August 22, 2017

PROJECT: Conditional Use Permit Amendment – Kelly Gallacher, SSV I Oak Creek, LLC

ADDRESSES: 6304 & 6340 S. Howell Ave. and 137, 147, & 209 E. College Ave.

TAX KEY NOS: 719-9991-001, 719-9990, 719-9992, 719-9993, 719-9994

SUGGESTED MOTION: That the Plan Commission recommends that the Common Council approve a conditional use permit amendment extending Section 11, Time of Compliance to a deadline of one (1) year of the date of adoption of the amendment ordinance for the properties at 6304 & 6340 S. Howell Ave. and 137, 147, & 209 E. College Ave., after a public hearing.

Ownership: SSV Oak Creek I LLC, 9380 Station St., Ste 400, Lone Tree, CO 80124

Size: 6304 S. Howell Ave. = 0.321 acres; 6340 S. Howell Ave. = 0.771 acres; 137 E. College Ave. = 1.768 acres; 147 E. College Ave. = 0.884 acres; 209 E. College Ave. = 2.74 acres

Existing Zoning: M-1 (CUP), Manufacturing

Adjacent Zoning: North – City of Milwaukee
East – B-4, Highway Business
South – I-1 (CCU), Institutional
West – M-1, Manufacturing

Comprehensive Plan: Planned Industrial.

Wetlands: Yes, see map.

Floodplain: None.

Official Map: N/A.

Commentary: The Applicant is requesting approval to amend the existing Conditional Use Permit for construction of a self-storage facility (mini-warehousing) at 6304 & 6340 S. Howell Ave. and 137, 147, & 209 E. College Ave. Section 11 of the Conditions and Restrictions approved by the Common Council on July 19, 2016 required the commencement of operations within twelve (12) months of the date of adoption of the ordinance approving the Conditional Use Permit. Due to extended discussions with the DNR regarding the wetland and foundry sand discovered onsite, a building permit application has not yet been submitted (see submitted narrative). The Applicant is requesting an extension of one (1) year to obtain a building permit. This extension is reflected in the draft amended Conditions and Restrictions included with this report.

Prepared by:

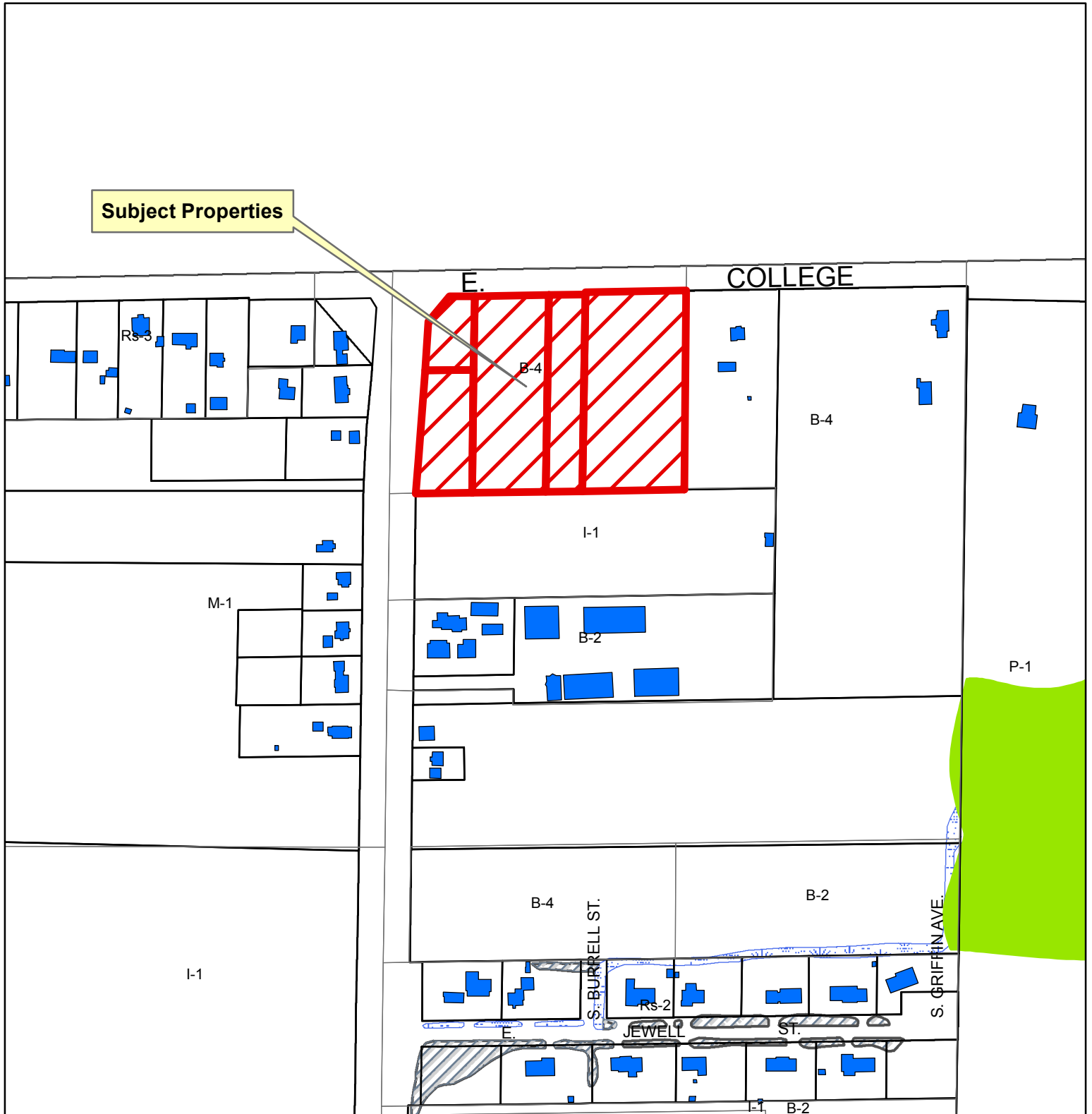
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

6304 & 6340 S. Howell Ave.;
137, 147, & 209 E. College Ave.



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



Legend	
	Subject Parcels
	Floodway
	Floodfringe
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)



Project Narrative – CUP Amendment

To: Kari Papelbon CFM AICP and the Oak Creek Plan Commission
City of Oak Creek
8040 South 6th St
Oak Creek, WI 53154

From: Matthew A Clementi PE
Stantec – Civil Engineers for:
Self Storage Ventures LLC and
Gallacher Development, LLC

File: Gallacher – College-Howell
Oak Creek, WI
Stantec Project 193804453

Date: July 13, 2017

CITY OF OAK CREEK
JUL 17 2017

RECEIVED

Reference: Project Narrative – Gallacher – College-Howell Self Storage

This Application for Conditional Use Permit Amendment references the Conditional Use Permit granted by the City of Oak Creek in July of 2016 for the Proposed Self Storage Facility at 6304 & 6340 South Howell Ave and 137, 147, 209 East College Ave., Oak Creek by Kelly Gallacher of Self Storage Ventures, LLC. (Developer) and SSV I Oak Creek, LLC (site ownership entity which has recently purchased the property). The Developer is currently combining the 5 separate parcels into a single parcel by CSM which has been approved by the City.

The current CUP for Self-Storage Facility (mini-warehousing) is set to expire this month and we ask the City of Oak Creek Plan Commission to extend the Conditional Use Permit for a period of one year. No substantive changes are proposed in making this request.

For your convenience, copy of the Site Plan and Building Façade are attached.

Introduction:

As previously approved, the Developer continues to propose the development of a Self-Storage Facility consisting of eight buildings; one two-story, climate-controlled building (Building B) on the north-east quarter of the property and seven single-story (non-climate controlled) buildings (Building A and Buildings C1-C6) on the western and southern portions of the property.

The two-story climate-controlled building will also house a small leasing/sales office which will be manned by 1 or 2 employees. The only use allowed within the units is storage. No other uses (workshop, car-repair, etc.) will be allowed.

The development will be accessed from College Avenue and there are two stormwater control facilities planned for the site.

Schedule and Request:

The development of this site has been complicated by the existing wetland in the center of the site and the foundry sand material which was found on the site during site investigations. Through negotiation with the WDNR, a small portion (less than 10%) of the wetland will be filled during construction. The WDNR is currently reviewing our proposal to 'cap' the foundry sand materials with the buildings and pavement proposed for the site. Since the remaining materials will be 'capped' they will not be accessible to clients or employees of the facility.

Design with community in mind

July 13, 2017

Kari Papelbon CFM AICP and the Oak Creek Plan Commission

Page 2 of 2

Reference: Project Narrative – Gallacher – College-Howell Self Storage

Permitting and negotiations for these issues has taken longer than anticipated due to testing requirements and the need for detailed calculations and reports. Additionally, building permit applications cannot be submitted until the WDNR completes their review of the wetlands and remediation permit requests.

We still expect that building permit applications will be submitted shortly and that construction will begin this summer, however we request that the Plan Commission grant a 1-year extension to the Conditional Use Permit to allow for unforeseen situations.

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

Applicant: Kelly Gallacher, Self Storage Ventures, LLC

Approved by Plan Commission: TBD

Property Addresses: 6304 & 6340 S. Howell Ave.,
137, 147, & 209 E. College Ave.

Approved by Common Council: TBD
(Ord. # TBD, Amending Ord. #2814)

Tax Key Number(s): 719-9991-001, 719-9990, 719-9992,
719-9993, 719-9994

Conditional Use: Self-storage facility (mini-warehousing)

1. LEGAL DESCRIPTION

Parcel 1, 6304 S. Howell Ave.:

That part of the North West 1/4 of Section 4, Township 5 North, of Range 22 East in the City of Oak Creek, County of Milwaukee and State of Wisconsin, bounded and described as follows: Commencing at the Northwest corner of said Northwest 1/4, running thence East on the North line of said 1/4 Section, 190 feet to a point; thence South and parallel to the West line of said 1/4 Section, 229.26 feet to a point; thence West and parallel to the North line of said 1/4 Section, 190 feet to a point, and thence North along the West line of said 1/4 Section, 229.26 feet to the point of commencement.

Excepting therefrom any portion thereof conveyed for highway purposes.

Excepting from the above parcel that portion used for Highway purposes described in Award of Damages recorded as Document No. 4089966.

Excepting therefrom that portion thereof awarded to the State of Wisconsin, Department of Transportation by Award of Damages dated August 19, 2013, and recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin on August 19, 2013, as Document No. 10284034.

Parcel 2, 6340 S. Howell Ave:

The South 283.83 feet of the North 513.09 feet of the West 190 feet of the Northwest 1/4 of Section 4, Township 5 North, of Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin.

Excepting from the above parcel that portion used for Highway purposes described in Award of Damages recorded as Document No. 4088966.

Parcel 3, 137 E. College Ave.:

Part of the Northwest 1/4 of Section 4, in Township 5 North, of Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin, bounded and described as follows: Commencing at a point which is 360 feet East of the Northwest corner of said Northwest 1/4 ; running thence South and parallel to the West line of said 1/4 Section 513.09 feet to a point; thence West and parallel to the North line of said 1/4 Section 170 feet to a point; thence North and parallel to the West line of said 1/4 Section 513.09 feet to a point; and thence East along the North line of said 1/4 Section line 170 feet to the place of beginning, excepting therefrom the North 60 feet for highway purposes.

Parcel 4, 147 E. College Ave.:

That part of the Northwest 1/4 of Section 4, Township 5 North, of Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin, bounded and described as follows: Commencing at a point in the North line of said Northwest 1/4 Section, 360 feet East of the Northwest corner of said 1/4 Section; thence South and parallel with the West line of said 1/4 Section; 513.09 feet to a point; thence East and parallel to the North line of said 1/4 Section, 85 feet to a point; thence North and parallel to the said West line, 513.09 feet to a point in the North line of said 1/4 Section; thence West along said North line 85 feet to the point of commencement, except the North 60 feet thereof.

Parcel 5, 209 E. College Ave.:

The East 232.50 feet of the West 677.50 feet of the North 513.09 feet of the Northwest 1/4 of Section 4, Township 5 North, of Range 22 East, in the City of Oak Creek, County of Milwaukee and State of Wisconsin, excepting therefrom the North 55 feet for highway purposes.

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 garage & 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.
- I. A certified survey map combining these properties shall be prepared and submitted to the City of Oak Creek for review and approval. The CSM shall be recorded prior to the issuance of any building permits.

3. PARKING AND ACCESS

- A. Parking for this project shall be provided as follows:
 - 1. A minimum of one (1) stall per employee;
 - 2. A minimum of five (5) dedicated parking stalls at the sales/leasing office;
 - 3. Space sufficient for parking one (1) vehicle adjacent to ground-level storage units and internal unit entrance doors;
 - 4. All other parking shall be 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. 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, with the exception of parking in front of storage units, 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 East College Avenue (CTH ZZ) 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. Any access to South Howell Avenue (STH 38) 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

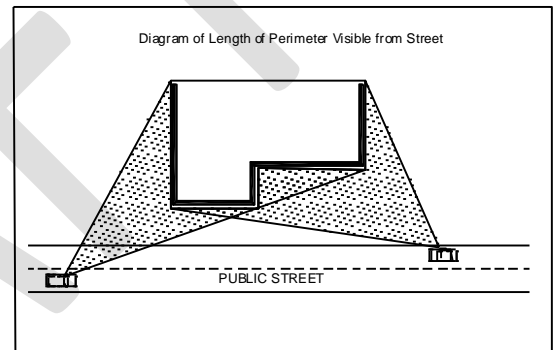
- C. Perimeter Landscape Area. In an effort to prevent adjacent parking lots from becoming one large expanse of paving, perimeter landscaping shall be required. The perimeter strip shall be a minimum 5 feet in width. A minimum of one tree and five shrubs is required for every 35 linear feet of the perimeter of the parking area and located within the perimeter landscape area.
- D. Landscaping Adjacent to Buildings. Landscaping shall be provided adjacent to buildings on College and Howell Avenues in accordance with plans approved by the Plan Commission and/or the Department of Community Development.
- 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.
- M. Landscaping shall be installed in accordance with the signed Development Agreement.

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 fifty (50) 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. 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. No overhead garage doors or loading docks may face residential properties or public streets.
- I. Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-



of- way and adjacent residential uses.

- J. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule; as well as the approved protection of the identified wetlands and woodlands on the approved plan.

7. BUILDING AND PARKING SETBACKS

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

** Per Section 17.0311(f)(2), no multifamily residential structure shall be located closer than fifty (50) feet to a single-family district line. Rs-1 exists to the north, east, and to the centerline of Drexel Ave. (south); Rs-2 extends to the centerline of Drexel Ave. (south).*

***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 any kind, including, but not limited to, merchandise, materials, equipment, or vehicles.
- D. There shall be no storage of flammable or hazardous materials.
- E. Hours of operation shall be between 6:00 AM and 10:00 PM seven days per week.

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. No pole signs shall be permitted as part of this development.

A sign easement shall be provided at the northwest corner of the properties for the benefit of the City of Oak Creek. As part of the required landscaping plan, the applicant shall, in coordination with City staff present plans for the design of an entrance-gateway sign and landscaping within this easement. The initial construction costs of this signage shall be the responsibility of the owner. A separate agreement shall be entered into between the property owner and the City identifying maintenance responsibility for the sign and landscaping within the easement.

10. PERMITTED USES

- A. All permitted uses in the M-1, Manufacturing zoning district.
- B. One (1) self-storage 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 **amendment of the Conditional Use Permit (September 19, 2018)**. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the ordinance **(September 19, 2018)** 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

- A. Compliance with all other applicable City, State, DNR and Federal regulations, laws, ordinances, and orders not heretofore stated or referenced, is mandatory.
- B. Building permits must be issued to and construction begun on both buildings "A" and "B" (as illustrated in Exhibit A – Concept Site Plan) prior to the issuance of building permits for any other storage structures (Building type "C").
- C. Occupancy permits must be obtained for Building "B" (as illustrated in Exhibit A – Concept Site Plan) within 150 days of the issuance of occupancy permits for any "C1" building.
- D. Occupancy permits must be obtained for Building "A" (as illustrated in Exhibit A – Concept Site Plan) within 150 days of the issuance of occupancy permits for any "C2" building.
- E. It shall be the responsibility of the owner to secure any required variances to develop the site in accordance with Plan Commission approvals.
- F. Structures built on these properties may require the review and approval of the Federal Aviation Administration and Milwaukee County. It is the applicant's responsibility to secure said approval(s).

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)

DRAFT

EXHIBIT A: CONCEPT SITE PLAN

(for illustrative purposes only – detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission)



EXHIBIT B: CONCEPT ELEVATIONS

(for illustrative purposes only – detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission)





Plan Commission Report

ITEM: 5c

DATE: August 22, 2017

PROJECT: Plan Review – Kelly Gallacher, Self Storage Ventures, LLC

ADDRESS: 275 E. Drexel Ave.

TAX KEY NO: 814-9038-000

SUGGESTED MOTION: That the Plan Commission approves the site and building plans for the self-storage development located at 275 E. Drexel Ave., with the following conditions:

1. That all building and fire codes are met.
2. That all elevations are revised to comply with the Conditions and Restrictions requirement that a minimum of seventy-five (75) percent of the visible perimeter of Buildings A and E shall be finished with an acceptable glass, brick, or decorative masonry material.
3. That the exterior brick veneer meets the minimum 4-inch thick requirement per Code.
4. That the privatization of the existing public storm sewer easement on the east side of the property is completed prior to the submission of building permit applications.
5. That all revised plans (site, building, landscaping, lighting details, fence details, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of building permit applications.
6. That all mechanical equipment (ground, building, and rooftop) is screened from view.
7. That the final site grading, drainage, and stormwater management plans are approved by the Engineering Department.
8. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
9. That the final photometric and lighting plan is approved by the Electrical inspector prior to the issuance of building permits.
10. That final landscape plans be submitted for review and approval by the Department of Community Development prior to submission of building permit applications.

Ownership: SSV OAK CREEK II LLC, 9380 STATION ST, LONE TREE, CO 80124

Size: 3.400 acres

Existing Zoning: LM-1 (CU), Light Manufacturing

Adjacent Zoning: North – B-2, Community Business; Rm-1 (PUD), Multifamily Residential
East – Rs-3, Single Family Residential
South – B-2, Community Business; B-4 (CU), Highway Business
West – B-2 (CU), Community Business

Comprehensive Plan: Planned Business.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting site, building, landscaping, and lighting plan approval for the proposed self-storage facility at 275 E. Drexel Ave. Plan Commissioners will recall that this property was rezoned to LM-1, Light Manufacturing, and approved by the Plan Commission and Common Council for a

Conditional Use for self-storage in May/June of this year. A copy of the Council-approved Conditions and Restrictions and a copy of the LM-1 district requirements are included with this report for Commissioner reference. Signed Conditions and Restrictions have not yet been received as of writing this report.

District Requirements Summary

Section 17.03170(d)(16)

(a) – (d): Self-service storage facilities (mini-warehouses) allowed as Conditional Uses. A Conditional Use Permit was approved by the Common Council on June 6, 2017. Restrictions in conformance with this Section of Code are included in the approved Permit.

(e): No overhead/storage bay doors face abutting residential properties in the proposed plans.

Section 17.03170(e) – Minimum lot size and with requirements are fulfilled. See discussion below regarding parking.

Section 17.03170(f)

(1): Heights of proposed buildings do not exceed limitations.

(2): The sum total of the floor area on all floors of all buildings is approximately 57% (max. is 60%).

Section 17.03170(g)

(1): All buildings are in compliance with the minimum required 30-foot setback to the right-of-way of all public streets.

(2) & (3): Superseded by (4) below.

(4): The parcel borders on the Rs-3, Single Family Residential zoning district line (east). Therefore, side and rear setbacks must be a minimum of 30 feet and subject to buffer requirements in Section 17.0205(d). Buildings A and E are 30 feet to the east property line (see below).

Section 17.0205(d) – A buffer yard shall be created and maintained around all business and manufacturing districts which abut upon residential districts and which are adjacent to freeways and limited access arterial streets and highways which abut upon residential districts. The Plan Commission may also require a buffer yard around business and industrial districts abutting park and institutional districts. Buffer yards shall be a minimum of 20 feet in width; shall be in addition to the required street yards, side yards, and rear yards; and shall screen business or manufacturing uses from adjoining lands in such a manner that:

(1) If the buffer yard is composed entirely of plant materials, it shall be of sufficient initial depth and height and of such varieties as to provide adequate visual screening within no more than two years and during all seasons of the year.

(2) Where architectural walls or fences are used, sufficient landscaping shall be used in conjunction with such wall or fence to create an attractive view from the residential side, and all walls and fences shall be maintained in a structurally sound and attractive condition. Any wall or fence shall be not less than four (4) feet nor more than (6) feet in height.

(3) All landscaping shall be maintained by the owner or operator to the satisfaction of the Zoning Administrator or a designee.

- (4) Where the land adjacent to the buffer yard is a parking lot, the buffer yard shall be sufficiently opaque to prevent the penetration of headlight glare. Overhead lighting installed in or adjacent to a buffer yard shall not throw any rays onto adjacent residential properties.
- (5) No signs shall be permitted on or in any part of the buffer yard.

As mentioned previously, Buildings A and E are sited 30 feet from the east property line, which abuts both the Rs-3 district line and residential properties. Per Section 17.0205(d), a 20-foot buffer *in addition to* the minimum 30-foot setback is required, effectively a minimum 50-foot setback to the east property line. The plans as proposed do not meet this minimum requirement; however, a variance was granted by the Board of Zoning Appeals on August 8, 2017 allowing the placement of the buildings and landscape buffer area as shown.

Section 17.03170(h) - One loading area is identified on the south elevation of Building A.

Section 17.03170(i)

- (1) – Parking setbacks are fulfilled in the proposed plans.
- (2) – No buffers or screening for the parking stalls are proposed or required. Four (4) stalls are located on the west, which are visible only to the private access drive. One crabapple tree is proposed adjacent to these stalls. Two (2) additional stalls are located perpendicular to the other stalls, but behind the gate.
- (3)(a) – Per information supplied by the Applicant during the Conditional Use review, up to two (2) employees are anticipated onsite. There appears to be sufficient parking for the anticipated employees.
- (3)(b) – The office space appears to be smaller than 1,000 gross square feet; therefore, one (1) parking stall is required for the office. There appears to be sufficient parking for this requirement.
- (3)(c) – Each storage unit in Buildings B-F may count the space in front of the rollup door as a parking stall provided that all travel aisles and emergency access areas remain completely unobstructed at all times. Code requires one (1) stall for every 10 units for interior/controlled-access buildings.

Building	First Floor Units	Second Floor Units	Total Building Units
A	216	260	476
B	26	--	26
C	45	--	45
D	50	--	50
E	33	--	33
F	15	--	15
Total Units	385	260	645

Based on the above, there are 169 exterior units with one (1) stall counted in front of each rollup door. A total of 48 stalls would be required for the interior/controlled-access building (Building A) per Code. Per Section 17.03170(i)(4), the Plan Commission may modify the required number of parking stalls in accordance with Section 17.0404, which states:

The following provisions and factors shall be used as a basis to adjust parking requirements:

- (1) Evidence That Actual Parking Demands Will Be Less Than Ordinance Requirements...

- (2) Availability of Shared Parking...
- (3) Use of Optional Modes of Transportation...

Section 17.03170(j) – Site plan and architectural review

Building A, a 2-story building facing Drexel Avenue, is proposed to incorporate a mix of brick, textured insulated metal panels, storefront glass, EIFS, and split faced block wainscot. A wraparound metal canopy distinguishes the entrance to the office on the southwest corner, and a separate metal canopy is proposed over the loading area doors. Horizontal architectural panels are proposed under the canopy for the signage; however, signs are not included in this review.

Buildings B and E are the only other buildings that incorporate masonry wainscot at the base (on the west elevation of Building B; on the north, south, and east elevations of Building E). The remaining materials are either textured metal panel or horizontal architectural panel, and overhead doors (see the materials breakdown provided by the Applicant included with this report).

Per Section 17.1009(a)(2), EIFS and metal panels are not allowed a primary exterior building materials and may only be used as accents comprising no more than 25% of the visible perimeter. Additionally, Code requires that a minimum of 75% of the visible perimeter of a manufacturing building be finished with acceptable glass, brick, or decorative masonry. These requirements were included in the Conditions and Restrictions as part of the approved Conditional Use Permit.

Building A and a portion of Building E are within the visible perimeter, while the remaining buildings will not be visible from the public right-of-way. Neither Building A nor Building E meets the minimum glass, brick, or decorative masonry requirement. The north elevation of Building A is proposed with 63% brick and glass, whereas each of the west and east elevations is proposed with less than 50% brick and glass. The north and east elevations of Building E are proposed with less than 35% masonry wainscot.

The Plan Commission, by $\frac{3}{4}$ majority, may modify the minimum brick, glass, and decorative masonry percentage requirement “only if supplemental design elements or improvements are incorporated into the project which compensate for the modifications of the particular standard.” Staff recommends that the building materials are revised to comply with the approved Conditions and Restrictions. Staff has also included a condition of approval that the proposed brick meets the minimum 4-inch depth/thickness requirement per Section 17.1009(a)(2).

Fencing, with a controlled access gate, is proposed on the west between Buildings A and B, and between Buildings B and F (for emergency access). A chain link fence with gate for snow removal is proposed on the south between Buildings F and E. Decorative vinyl fencing is proposed on the east between Buildings A and E to fully block headlight trespass to the residential properties per neighbor request. Details for all fencing shall be submitted for review and approval by the Department of Community Development prior to submission of building permit applications.

Section 17.03170(k) – Landscaping

Landscaping plans have been submitted and were initially reviewed by the City Forester. Revisions will be required for height of vegetation at installation versus maturity, species substitution, incorporating additional landscaping on the southeast corner to screen the facility from adjacent residences, and including screening of any mechanical equipment and transformers. Staff will continue to work with the Applicants on the plans. A condition of approval recommends that final landscape plans be submitted for review and approval by the Department of Community Development prior to submission of building permit applications.

As mentioned during the Conditional Use Permit review, a public storm sewer easement exists on the east side of the property. In order to comply with landscaping requirements, transfer of that easement to private

control is required. There are no concerns with such privatization. The Applicant has been informed that the process must be completed prior to submission of building permit applications. Other easements must be shown on the landscape plan to ensure that no buildings, trees, or fencing are located over the water main or sanitary sewer.

No trash enclosures are identified on the site plan. Should dumpsters be required, they must be located within an enclosure compliant with the approved Conditions and Restrictions and Municipal Code. Updated plans for any trash enclosures must be submitted to the Department of Community Development for review and approval prior to construction.

Lighting plans have been submitted indicating exterior building luminaires (wall packs). Final lighting plans will require approval by the Electrical Inspector prior to issuance of building permits.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

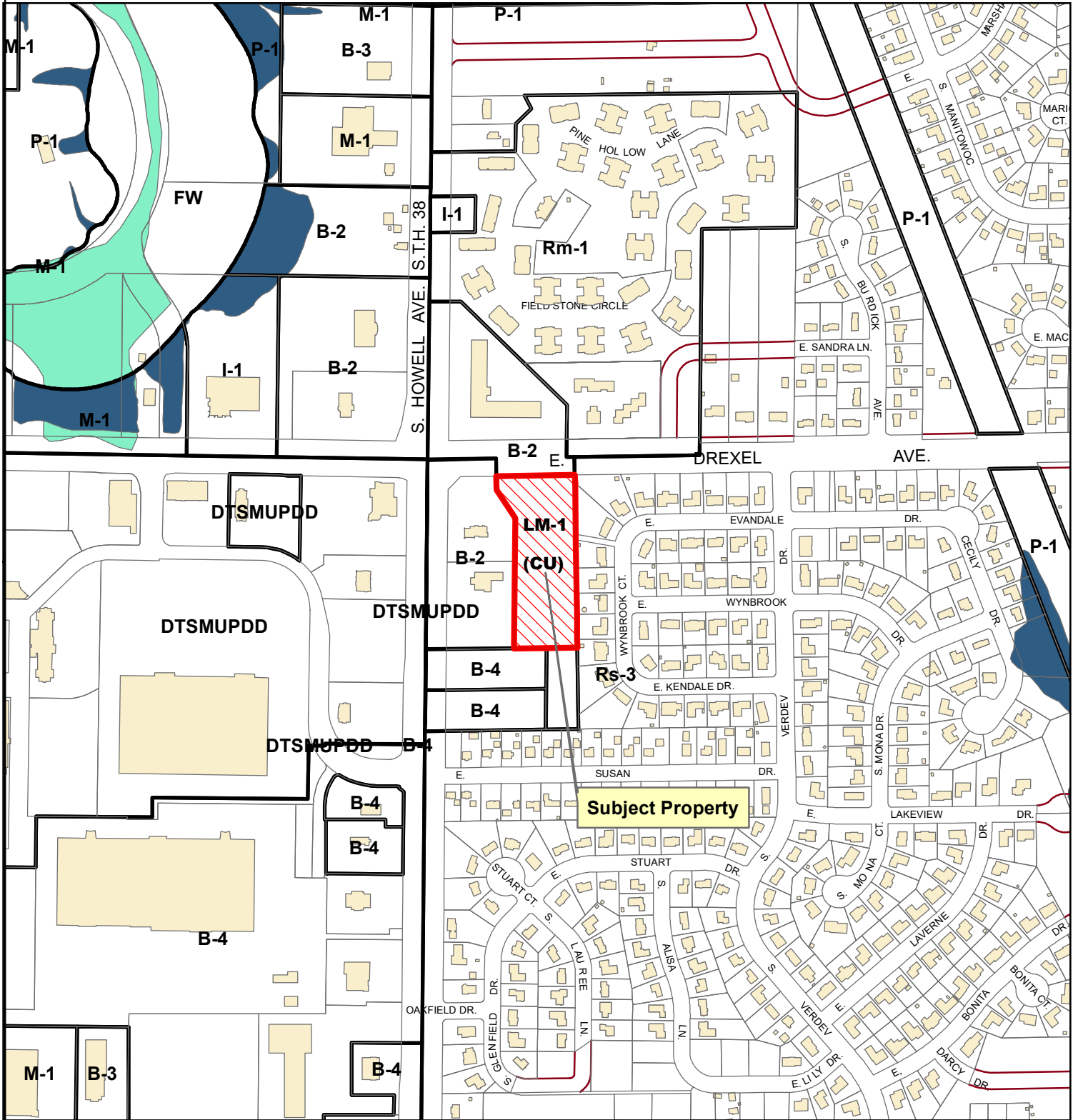
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

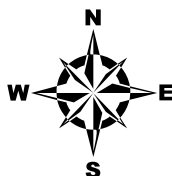
275 E. Drexel Ave.



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



Department of Community Development



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

To:	Kari Papelbon CFM AICP and the Oak Creek Planning Commission City of Oak Creek 8040 South 6th St Oak Creek, WI 53154	From:	Matthew A Clementi PE Stantec – Civil Engineers for: Self Storage Ventures LLC and Gallacher Development, LLC
File:	275 E Drexel Ave, Oak Creek Stantec Project 193804463	Date:	May 30, 2017

Reference: Site and Building Plans – Proposed Self Storage Facility – 275 E Drexel

This Project Narrative accompanies the Site and Building Plan submittal for the Proposed Self Storage Facility at 275 E Drexel Ave. Oak Creek by Kelly Gallacher of Self Storage Ventures, LLC. (Developer)

Introduction:

The Developer proposes a Self Storage Facility consisting of six buildings; five single-story buildings on the southern half of the property and one two-story, climate-controlled building on the north half of the property.

The Site is accessed via an existing Private Access Drive along the western boundary. This access drive is accessible from East Drexel Avenue and South Howell Avenue (STH 38). The is public drive entrance to the site from the Access Drive. There is a second access drive for Emergency Access only which will be gated when not in use.

The two-story climate-controlled building will also house a leasing/sales office.

Building Plans:

The submitted Building Plans include a color rendering of the building, the building floor plans showing unit locations & overall dimensions and the elevations of all of the buildings.

A material breakdown is attached for the three exposed sides of Building A.

Site Plan:

The submitted Site Plan shows building dimensions, setbacks, pavement locations and widths as well as the location of the two existing stormwater ponds which treat site run-off. Existing easements are also shown on the Site Plan.

Access to the site is controlled by a locked code-entry gate and decorative fence will be installed at the locations where exterior buildings are not connected.

Grading/Drainage Plan:

The existing topography is highest near the center of the site and slopes gently to the north and south, with some additional drop-of along the far eastern edge.

CITY OF OAK CREEK

MAY 30 2017

May 30, 2017

Kari Papelbon CFM AICP and the Oak Creek Planning Commission

Page 2 of 2

Reference: Site and Building Plans – Proposed Self Storage Facility – 275 E Drexel

When the site was originally developed, two stormwater ponds were planned to treat the run-off for this parcel and three parcels to the west. With that in mind, the all roof and pavement run-off from this parcel will be directed to the two existing stormwater ponds in the same proportions as originally intended. The drainage plan is being submitted concurrently to the City of Oak Creek Environmental Design Engineer for review of conformance to the original Stormwater Management Plan.

Utility Plan:

Storm Sewer: Storm sewer pipes have been designed to accommodate the 100-year (1 percent chance) storm event. Standard inlets and storm pipe collect the runoff from roofs and pavement adjacent to the single-story buildings and route the run-off to the south pond.

The two-story climate controlled building will have a roof pitched to the south and gutters/downspouts along its south face. The downspouts are collected in a pipe and routed to the northern stormwater pond.

Water Service: The two-story climate controlled building is planned to be sprinklered therefore a 6" water service is needed. The nearest public watermain is on the north side of Drexel Ave, so a 6" tee will be installed at the existing main and the line will be run across Drexel to serve the site.

Sanitary Sewer: An existing public Sanitary line runs in an easement along the west side of the site. The Oak Creek Water & Sewer Utility states that there are no existing laterals installed along that line so a new 4" wye will be installed to serve the two-story building.

Landscape Plan:

The Landscape Plan for the site has been designed in accordance with the City's Zoning Ordinance. Additionally, it provides buffer screening for the residential properties along the east side of the site.

Lighting Plan:

A Photometric Lighting Plan is provided to demonstrate site lighting levels. All fixtures will be directed internally and/or include cut-off fixtures to eliminate light spillover beyond the property lines in accordance with City requirements.

CITY OF OAK CREEK

MAY 30 2017

RECEIVED

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

Applicant: Kelly Gallacher, Self Storage Ventures, LLC
Property Address: 275 E. Drexel Ave.
Tax Key Number(s): 814-9038-000
Conditional Use: Self-service storage facility
(mini-warehousing)

Approved by Plan Commission: 5-9-17
Approved by Common Council: 6-6-17
(Ord. #2852)

1. LEGAL DESCRIPTION

Parcel 3 of Certified Survey Map No. 6615, Recorded January 27, 1999 on Reel 4486, Image 802, as Document No. 7676949, being a division of land in the Northwest ¼ of the Northwest ¼ of Section 16, 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 as follows:
 - 1. A minimum of one (1) stall per employee;
 - 2. (1) space per 1,000 gross square feet of retail/leasing office space;
 - 3. (1) space for every 10 units for interior/controlled-access buildings. Units accessed via exterior overhead/roll-up doors may count one (1) space in front of each unit as a parking stall. All travel aisles and emergency access areas shall remain completely unobstructed at all times;
 - 4. All other parking shall be in accordance with Sections 17.0403 and 17.0404 of the Municipal Code.
- B. Where 90° parking is indicated on the site plans, individual-parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.0403(d) of the Municipal Code.
- C. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- D. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval. All parking areas, 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, with the exception of parking in front of storage units, 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 the development shall be via the existing private drive. No new curb cuts or access shall be granted from Drexel Avenue.

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:

Total Paved Area
0-49,999 sq. ft.
50,000 sq. ft. or larger

Required Interior Planting Area
5% of paved area
10% of paved area

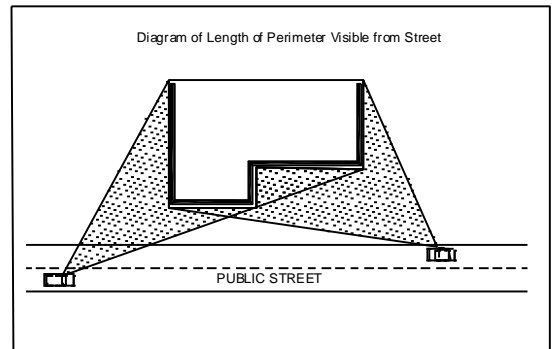
- C. Perimeter Landscape Area. In an effort to prevent adjacent parking lots from becoming one large expanse of paving, perimeter landscaping shall be required. The perimeter strip shall be a minimum 5 feet in width. A minimum of one tree and five shrubs is required for every 35 linear feet of the perimeter of the parking area and located within the perimeter landscape area.
- D. Landscaping Adjacent to Buildings. Landscaping shall be provided adjacent to buildings facing Drexel Avenue as well as the interior private roadway and adjacent to residential zoning district lines in accordance with plans approved by the Plan Commission and/or the Department of Community Development. All submitted plans must make adequate allowances for the required landscaping to be installed and maintained outside of existing or proposed public easements.
- 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.
- M. Landscaping shall be installed in accordance with the signed Development Agreement.

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 $\frac{3}{4}$ 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. 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. Overhead/storage bay doors shall not face any abutting residential property / residential zoning district line. The Plan Commission may allow, as part of site plan review, overhead/storage bay doors to face a public street or right-of-way as a modification ONLY:

- a. If a $\frac{3}{4}$ majority vote of those Commissioners present at a meeting approves of the orientation;
AND

- b. If it is proven to the satisfaction of the Plan Commission that no practical alternative exists; AND
 - c. if screening through vegetation, architectural walls, fencing, or a combination thereof is approved; AND
 - d. If supplemental design elements or improvements are incorporated into the project which compensate for the modification.
- 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.
 - 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.

7. BUILDING AND PARKING SETBACKS

	Front and Street Setback	Rear* Setback	Side* Setback
Principal Structure(s)	30'	25' / 30'	15' / 30'
Accessory Structure(s)**	30'	25' / 30'	15' / 30'
Off-street Parking	30'	0'	0'

* Per Section 17.03170(d)(16)(g)(4), side and rear setbacks shall not be less than thirty (30) feet to a residential, institutional, or park district line, and subject to buffer requirements in Section 17.0205(d). See Section 17.03170(d)(16)(g) for all setback requirements.
 **No accessory structures shall be permitted in the front yard or in required buffer yards.

8. BUILDING HEIGHT AND AREA

- A. No principal building or parts of a principal building shall exceed fifty (50) feet in height. No accessory building shall exceed seventeen (17) feet in height, subject to regulations and permitting requirements under the jurisdiction of the Federal Aviation Administration and Milwaukee County.
- B. The sum total of the floor area on all floors of the principal building and all accessory buildings shall not exceed sixty (60) percent of the lot area.

9. 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 any kind, including, but not limited to, vehicles, trailers,

retail merchandise.

D. No storage unit shall be used for

1. Assembly, fabrication, processing, servicing, or repair of any kind, including, but not limited to vehicles, boats, trailers, appliances, and items for sale.
2. Service or sale of any kind, including, but not limited to auctions, retail sales, flea markets, or commercial or industrial activity.
3. The establishment of a transfer and storage business.
4. Practice or meeting spaces.
5. Residential or living spaces.
6. Kennels or animal daycare/recreation facilities.
7. Storage of combustible/flammable, explosive, salvage, or toxic/hazardous materials.
8. The operation of power tools, compressors, kilns, spray painting equipment, table saws, lathes, welding equipment, or other similar equipment.

E. Limited sales to tenants of products and supplies incidental to the principal use (e.g., packing materials, identification labels, rope, locks, tape, etc.) may be allowed within the retail/leasing office as approved by the Plan Commission.

F. Hours of operation shall be between 6:00 AM and 10:00 PM seven days per week.

10. 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. No pole signs shall be permitted as part of this development.

11. PERMITTED USES

- A. All permitted uses in the LM-1, Light Manufacturing zoning district.
- B. One (1) self-service storage facility (mini-warehouse) with no outdoor storage or display.
- C. Usual and customary accessory uses to the above listed permitted uses.

12. 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.

13. OTHER REGULATIONS

- A. Compliance with all other applicable City, State, DNR and Federal regulations, laws, ordinances, and orders not heretofore stated or referenced, is mandatory.
- B. Building permits must be issued to and construction begun on Building A (as illustrated in Exhibit A – Concept Site Plan) prior to the issuance of building permits for any other storage structures (Buildings B-F).
- C. An occupancy permit must be obtained for Building A (as illustrated in Exhibit A – Concept Site Plan) within 150 days of the issuance of occupancy permits for any other building.

14. 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.

15. 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.

16. 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.

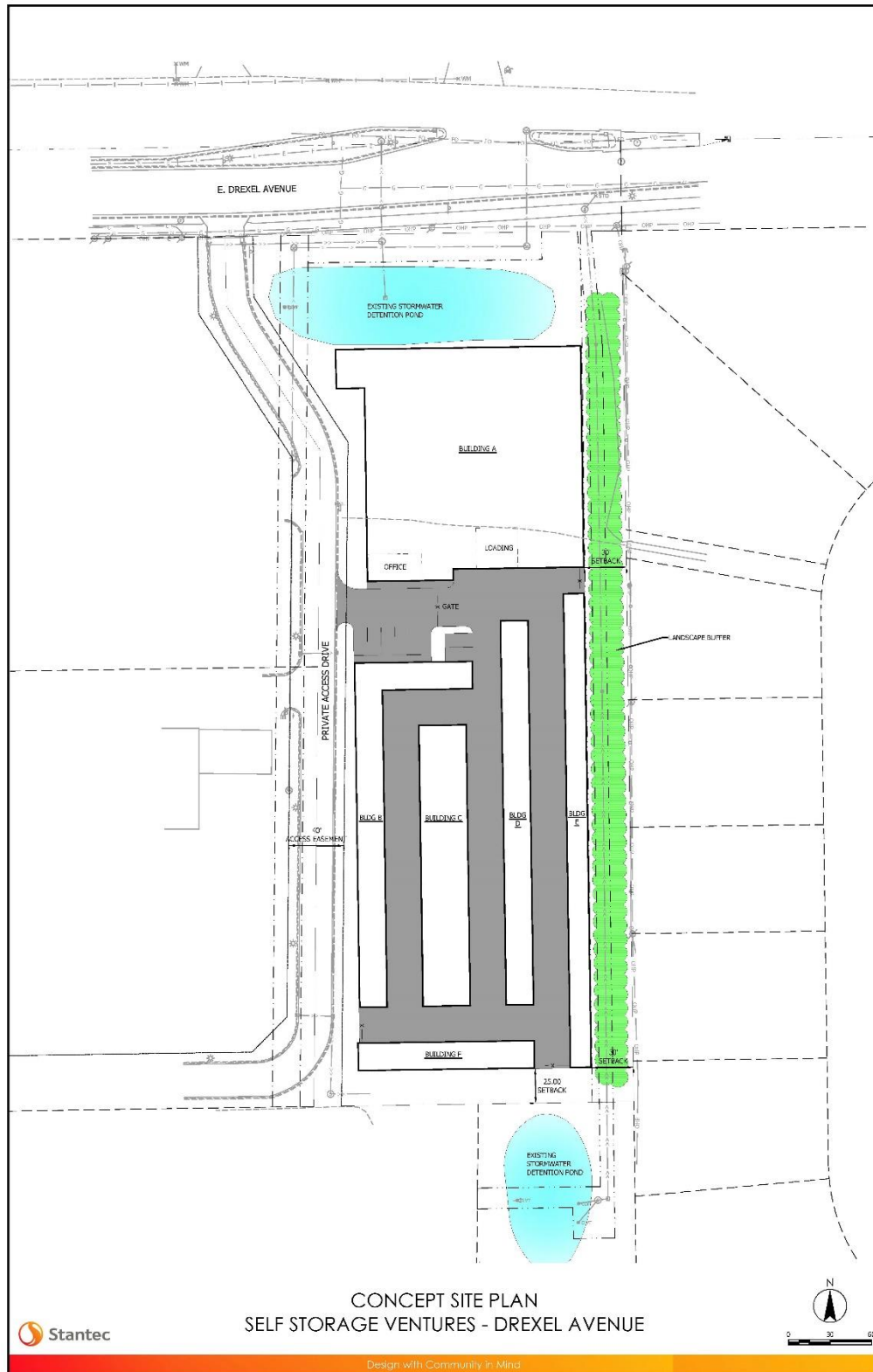
Owner / Authorized Representative Signature

Date

(please print name)

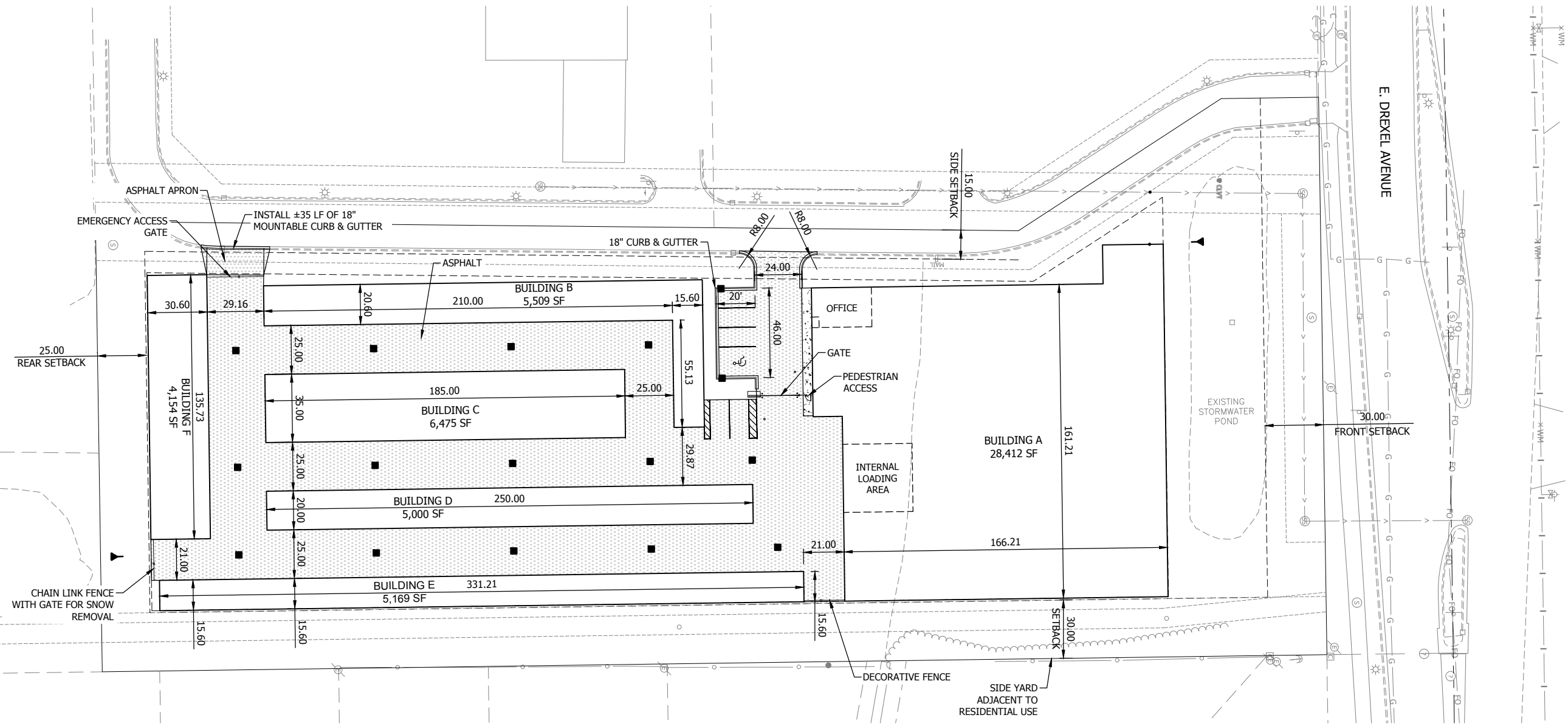
EXHIBIT A: CONCEPT SITE PLAN

(for illustrative purposes only – detailed plans in accordance with these conditions and restrictions and the City of Oak Creek Municipal Code must be approved by the Plan Commission)



THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY DELAYS, REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

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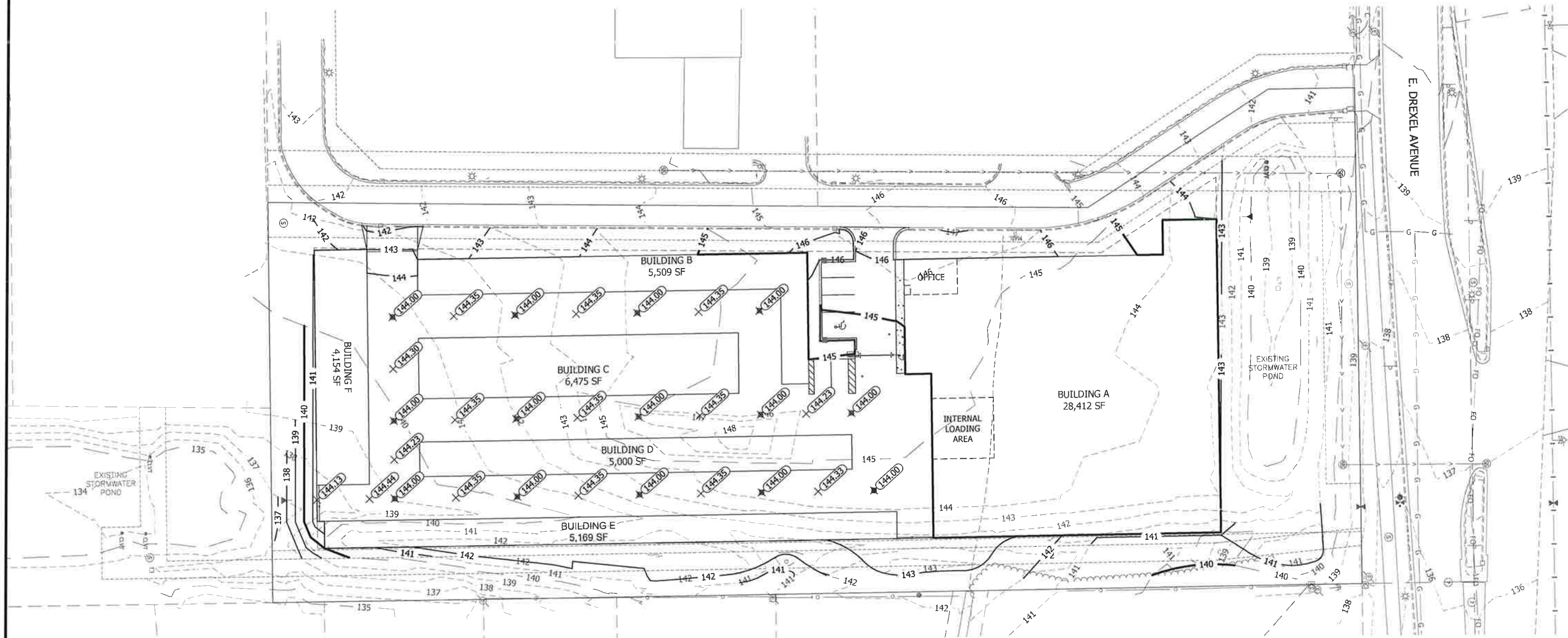
**SITE REVIEW
JUNE 2017**

SITE PLAN
 275 E. DREXEL AVENUE
 SELF STORAGE VENTURES, LLC
 CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

DATE OF ISSUANCE	MAY 30, 2017	
NO.	REVISION	DATE
SURVEY	JSH	
DRAWN	AJR	
DESIGNED	MAC	
CHECKED	MAC	
APPROVED	MAC	
PROJ. NO.	193804524	
SHEET NUMBER	C6.01	

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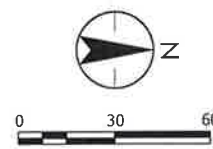
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CITY OF OAK CREEK

MAY 30 2017

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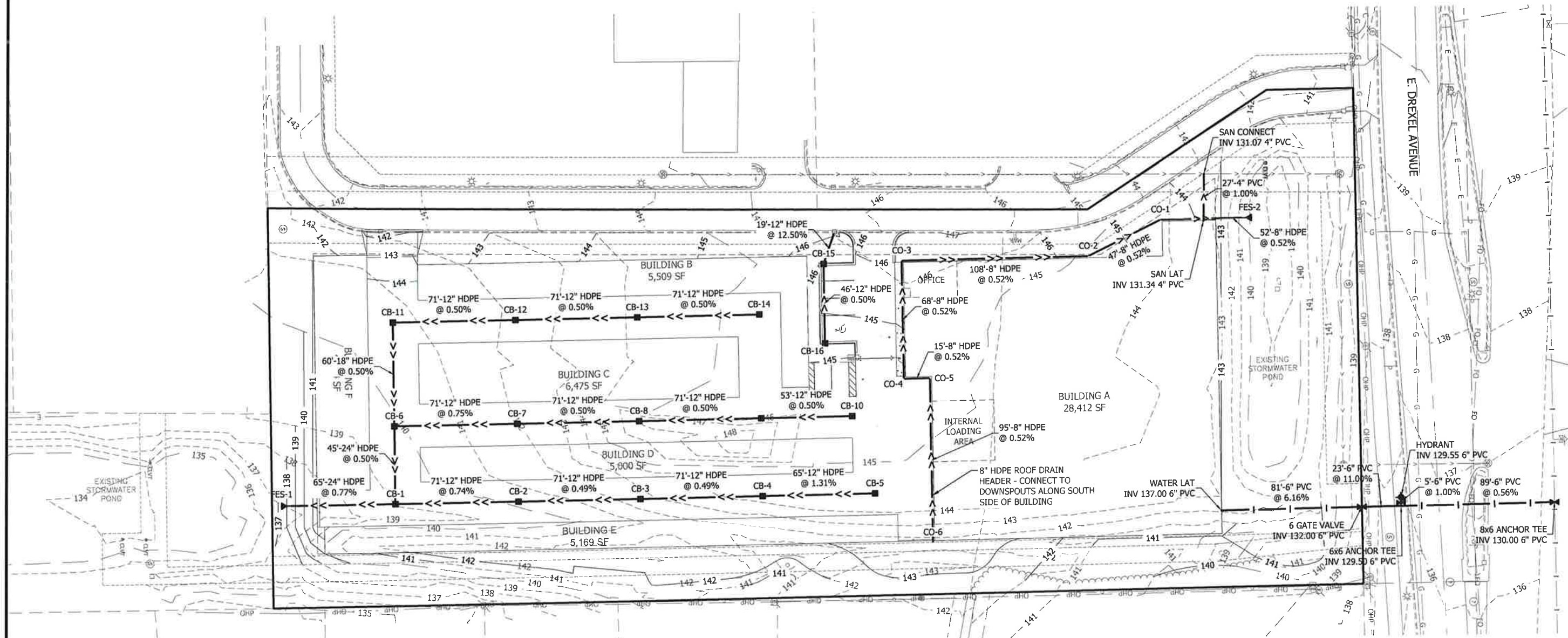


**SITE REVIEW
 JUNE 2017**

GRADING PLAN
 275 E. DREXEL AVENUE
 SELF STORAGE VENTURES, LLC
 CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

DATE OF ISSUANCE	MAY 30, 2017
NO./REVISION	DATE
SURVEY	JSH
DRAWN	AJR
DESIGNED	MAC
CHECKED	MAC
APPROVED	MAC
PROJ. NO.	193804524
SHEET NUMBER	C3.01

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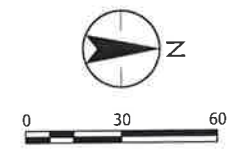


ROOF DRAINS				
NAME	RIM	PIPES IN	PIPES OUT	PIPE SLOPE
CO-1	144.43	8" HDPE - 140.27 SE	8" HDPE - 140.27 N	0.52%
CO-2	145.60	8" HDPE - 140.51 S	8" HDPE - 140.51 NW	0.52%
CO-3	146.11	8" HDPE - 141.07 E	8" HDPE - 141.07 N	0.52%
CO-4	144.95	8" HDPE - 141.43 N	8" HDPE - 141.43 W	0.52%
CO-5	144.98	8" HDPE - 141.51 E	8" HDPE - 141.51 S	0.52%
CO-6	143.85		8" HDPE - 142.00 W	0.52%
FES-2		8" HDPE - 140.00 S		

Structure Table				
NAME	RIM	PIPES IN	PIPES OUT	
CB-1	144.00	24" - 138.69 W 12" - 139.43 N	24" - 138.19 S	
CB-2	144.00	12" - 139.95 N	12" - 139.95 S	
CB-3	144.00	12" - 140.30 N	12" - 140.30 S	
CB-4	144.00	12" - 140.15 N	12" - 140.65 S	
CB-5	144.00		12" - 141.00 S	
CB-6	144.00	12" - 139.42 N 18" - 139.64 W	24" - 138.92 E	
CB-7	144.00	12" - 139.95 N	12" - 139.95 S	
CB-8	144.00	12" - 140.30 N	12" - 140.30 S	
CB-9	144.00	12" - 140.66 N	12" - 140.66 S	
CB-10	144.00		12" - 140.92 S	
CB-11	144.00	12" - 139.94 N	18" - 139.94 E	
CB-12	144.00	12" - 140.29 N	12" - 140.29 S	
CB-13	144.00	12" - 140.65 N	12" - 140.65 S	
CB-14	144.00		12" - 141.00 S	
CB-15	145.53	12" - 142.03 E	12" - 142.03 W	
CB-16	144.60		12" - 142.26 W	
FES-1		24" - 137.69 N		

Pipe Table						
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE DIAMETER OR WIDTH	LENGTH	SLOPE	LENGTH	PIPE MATERIAL
CB-1	FES-1	24"	24	0.77%	65'	HDPE
CB-2	CB-1	12"	12	0.74%	71'	HDPE
CB-3	CB-2	12"	12	0.49%	71'	HDPE
CB-4	CB-3	12"	12	0.49%	71'	HDPE
CB-5	CB-4	12"	12	1.31%	65'	HDPE
CB-6	CB-1	24"	24	0.50%	45'	HDPE
CB-7	CB-6	12"	12	0.75%	71'	HDPE
CB-8	CB-7	12"	12	0.50%	71'	HDPE
CB-9	CB-8	12"	12	0.50%	71'	HDPE
CB-10	CB-9	12"	12	0.50%	53'	HDPE
CB-11	CB-6	18"	18	0.50%	60'	HDPE
CB-12	CB-11	12"	12	0.50%	71'	HDPE
CB-13	CB-12	12"	12	0.50%	71'	HDPE
CB-14	CB-13	12"	12	0.50%	71'	HDPE
CB-15	EX CB	12"	12	12.50%	19'	HDPE
CB-16	CB-15	12"	12	0.50%	46'	HDPE

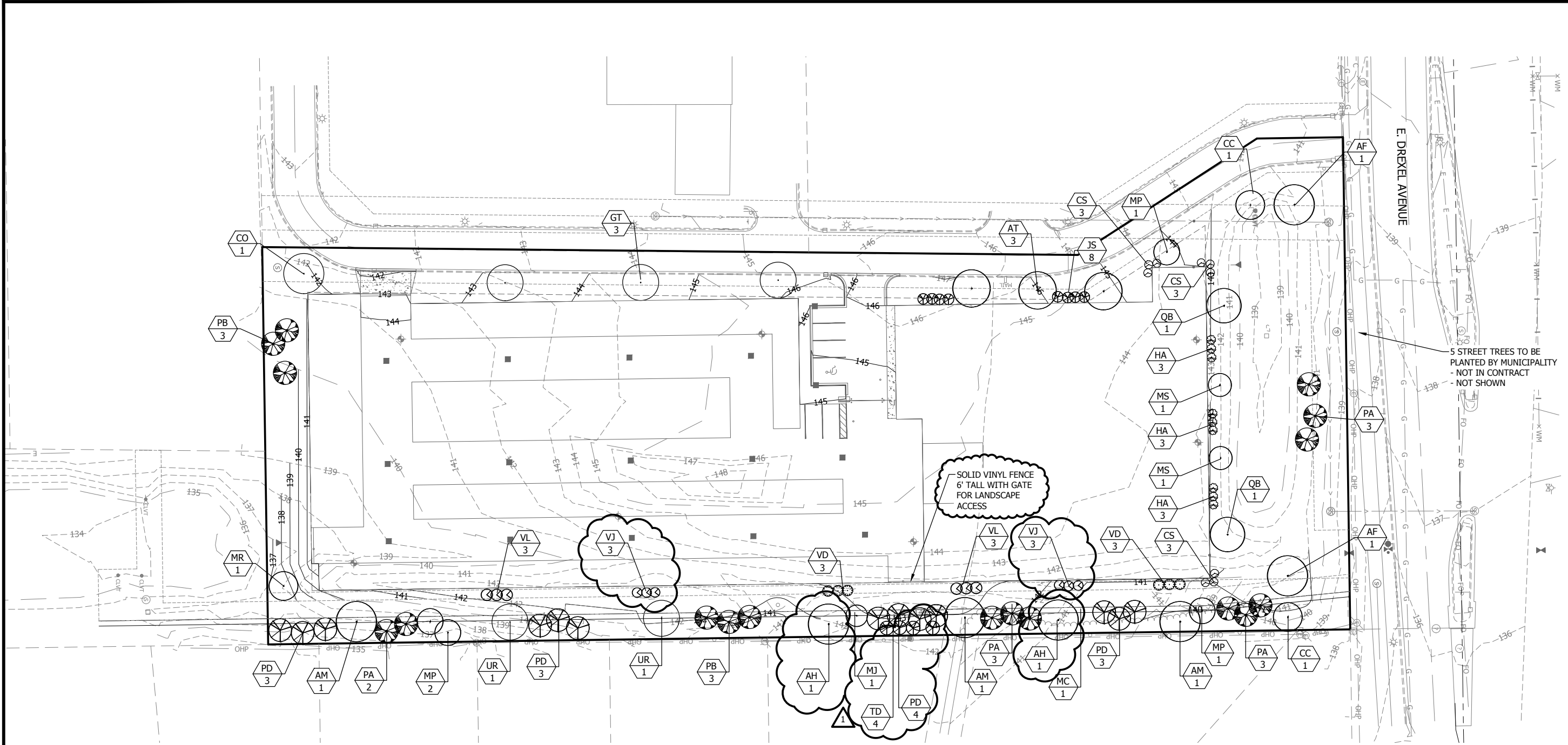
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MAY 30 2017
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Plot Date: 05/29/2017 - 11:01 am
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 User: JSH
 Plot Scale: 1" = 30'

DATE OF ISSUANCE	MAY 30, 2017
NO. REVISION	DATE
SURVEY	JSH
DRAWN	AJR
DESIGNED	MAC
CHECKED	MAC
APPROVED	MAC
PROJ. NO.	193804324
SHEET NUMBER	C4.01

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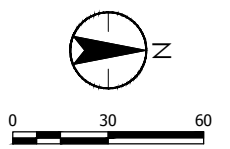
SOLID VINYL FENCE 6' TALL WITH GATE FOR LANDSCAPE ACCESS

5 STREET TREES TO BE PLANTED BY MUNICIPALITY - NOT IN CONTRACT - NOT SHOWN

NOTE:
ALL B&B STOCK SHALL BE NURSERY GROWN IN CLAY-BERM SOIL FOR A MINIMUM OF 3 GROWING SEASONS WITHIN 60 MILES OF OAK CREEK TO THE NORTH OR WEST OR 90MILES TO THE SOUTH OF OAK CREEK.

Plant Schedule

Key	Botanical Name	Common Name	Qty	Size	Root	Spacing
Shade Trees						
AH	Aesculus hippocastanum 'Baumannii'	Horsechestnut	2	2" Cal.	B&B	as shown
AT	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3	3" Cal.	B&B	as shown
AF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	6	2" Cal.	B&B	as shown
AM	Acer x freemanii 'Marmo'	Marmo Maple	3	2" Cal.	B&B	as shown
CO	Celtis occidentalis	Common Hackberry	1	2" Cal.	B&B	as shown
GT	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3	3" Cal.	B&B	as shown
QB	Quercus bicolor	Swamp White Oak	2	2" Cal.	B&B	as shown
UR	Ulmus 'Regal'	Regal Elm	2	2" Cal.	B&B	as shown
Ornamental Trees						
CC	Crataegus crusgalli var. Inermis	Thornless Cockspur Hawthorn	2	2" Cal.	B&B	as shown
MC	Malus 'Coralburst'	Coralburst Crab	3	2" Cal.	B&B	as shown
MP	Malus 'Prairiefire'	Prairiefire Crab	4	2" Cal.	B&B	as shown
MJ	Malus 'Red Jewel'	Red Jewel Crab	1	2" Cal.	B&B	as shown
MR	Malus 'Royal Raindrops'	Royal Raindrops Crab	1	2" Cal.	B&B	as shown
MS	Malus sargentii	Sargent Crab	2	1.5" Cal.	B&B	as shown
Evergreen Trees						
PA	Picea abies	Norway Spruce	11	6' High	B&B	as shown
PD	Picea glauca 'Densata'	Black Hills Spruce	13	6' High	B&B	as shown
PB	Pinus strobus	Eastern White Pine	6	6' High	B&B	as shown
Evergreen Shrubs						
JS	Juniperus chinensis 'Sea Green'	Sea Green Juniper	8	20" Spread	B&B	6' o.c.
TD	Taxus cuspidata 'Capitata'	Japanese Yew	4	4' High	B&B	as shown
Deciduous Shrubs						
CS	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood	9	5 Gal.	B&B	as shown
AH	Aesculus hippocastanum 'Baumannii'	Horsechestnut	14	36" High	B&B	6' o.c.
HA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	9	5 Gal.	Container	5' o.c.
VD	Viburnum dentatum 'Red Feather'	Red Feather Arrowwood Viburnum	6	36" High	B&B	6' o.c.
VL	Viburnum lentago	Nannyberry Viburnum	6	36" High	B&B	6' o.c.
VJ	Viburnum x juddii	Judd Viburnum	6	36" High	B&B	6' o.c.



Plot Date: 08/16/2017 1:10pm
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Title: 193804524.dwg



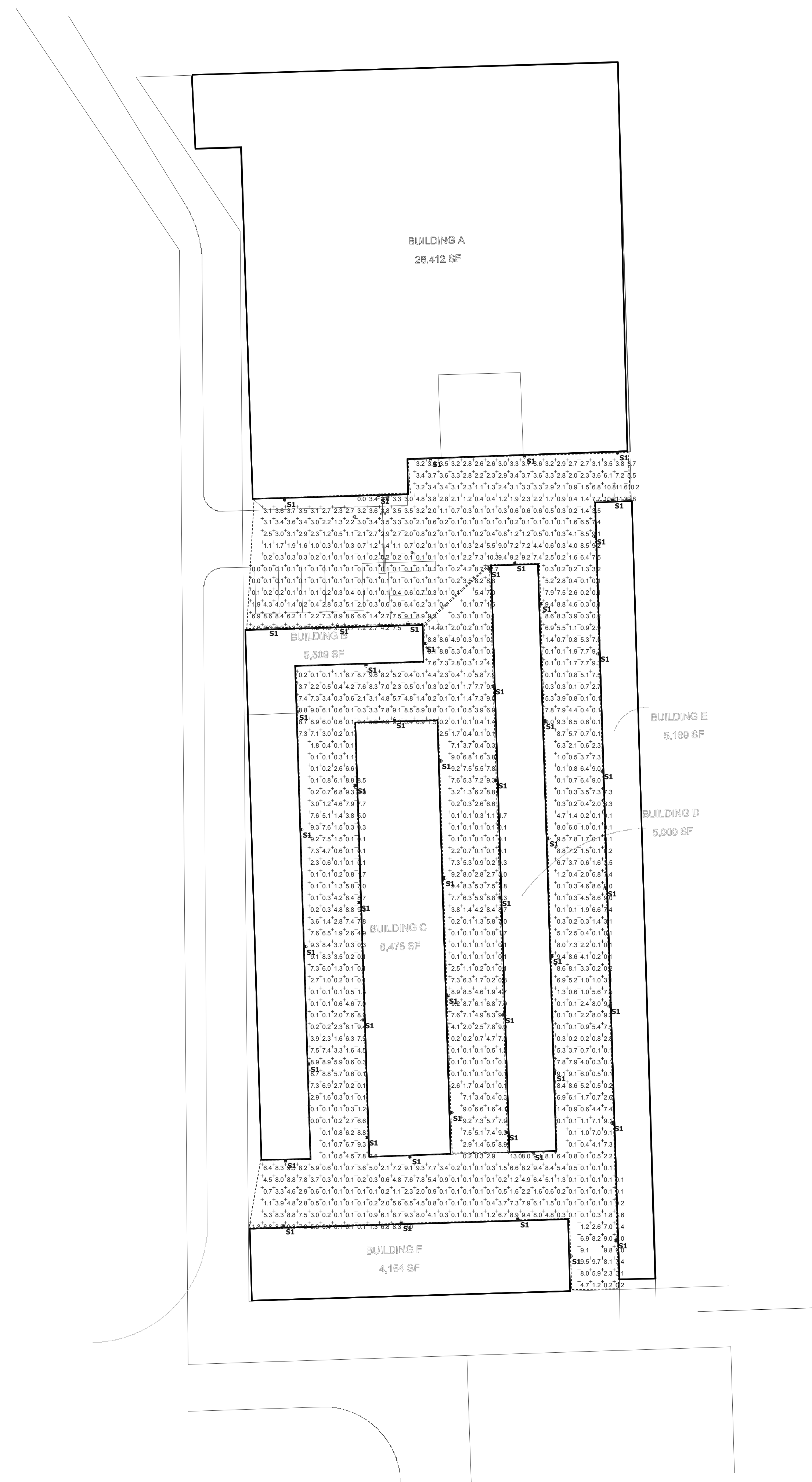
**ADJUSTMENT PER
BOZA MEETING
AUGUST 2017**

LANDSCAPE PLAN
PARKING LOT
CITY OF NEW BERLIN
WAUKESHA COUNTY, WISCONSIN

DATE OF ISSUANCE	AUGUST 2017
NO. REVISION	DATE
1 Revision	8-11-17
SURVEY	JSH
DRAWN	AJR
DESIGNED	GAR
CHECKED	MAC
APPROVED	MAC
PROJ. NO.	193804524
SHEET NUMBER	L1.01

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	50	LEDTRONICS		CLEAR LENS, 47.6W, 120V AC, Full Cut-Off		1	TYPE S1 WL12-048W-XPW-105A.ies	5513.7	0.72	0

Statistics			
Symbol	Description	Avg	Max
+	Calculation Zone	3.2 fc	14.4 fc

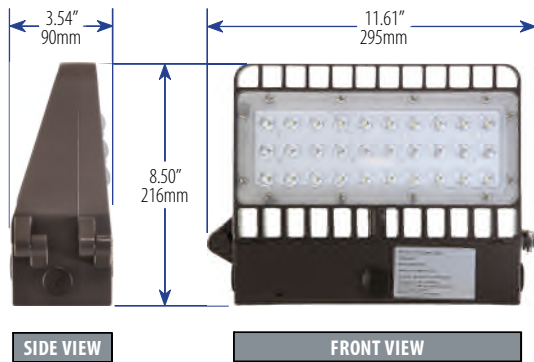


Plan View - SITE PHOTOMETRIC CALCULATION
 Scale = 1" = 30ft

LED Low-Profile Wall Pack Flood Lights – 24 & 48 Watts



120-Degree Wide Beam



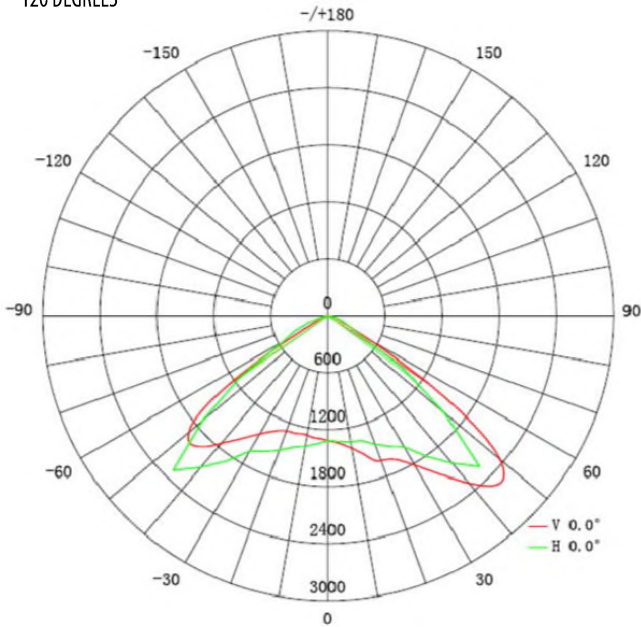
WLP12-024W-XPW-105A
WLP12-048W-XPW-105A

	024W	048W
Input Power	23 Watts	46 Watts
Input Voltage	100~277VAC (Tested @ 120VAC)	
Power Factor	>0.9	
Total Lumens	2527 lm	4575 lm
Efficacy	109 lm/W	99 lm/W
CRI	75	
Illumination Angle	120° Full Cutoff	
Emitted Color	Pure White	
Color Temperature	5000K	
Oper. Temperature	-40°F ~ +113°F / -40°C ~ +50°C	
Housing	Die-Cast Aluminum / Brown	
Lens Material	Polycarbonate / Clear	
Protection Rating	IP65	
Dimensions	L11.61 x W8.5 x H3.54 inch L295 x W216 x H90 mm	
Weight	5.95 lbs / 2.7 kg	
DLC Product ID	PGPYC267	P8UGN64F

024W Uses 23 Watts, Equivalent to 100W MH/HPS
048W Uses 46 Watts, Equivalent to 125W MH/HPS

LUMINOUS INTENSITY DISTRIBUTION

TYPE V BEAM PATTERN
 120 DEGREES



AVERAGE BEAM ANGLE (50%): 109.7 DEGREES

APPLICATIONS



LEDtronics LED Wall-Pack Luminaires Illuminate Outdoor Areas at Locations around the World



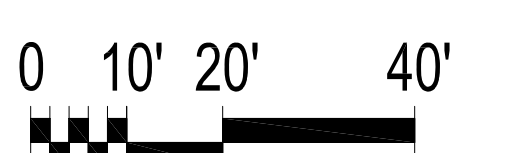
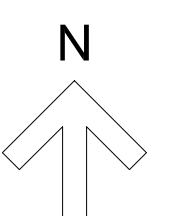
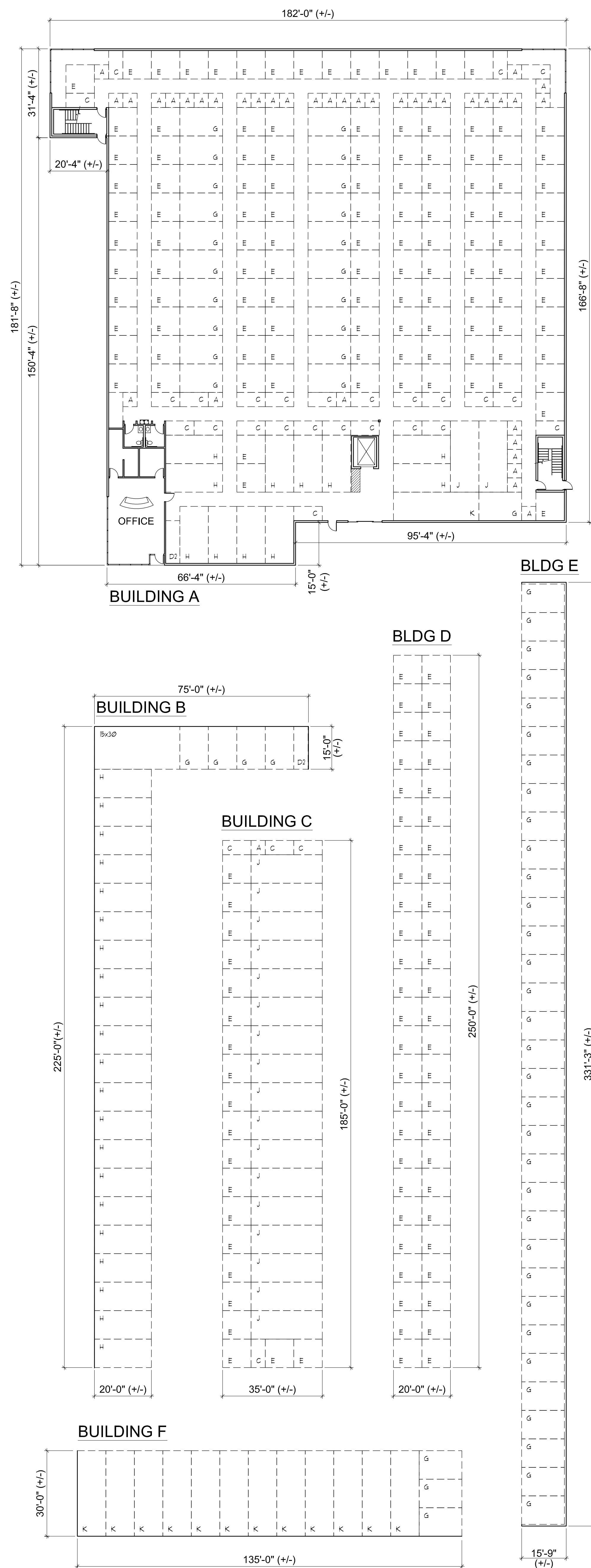
PRELIMINARY FIRST FLOOR PLAN

SELF-STORAGE FACILITY

275 E. DREXEL AVENUE

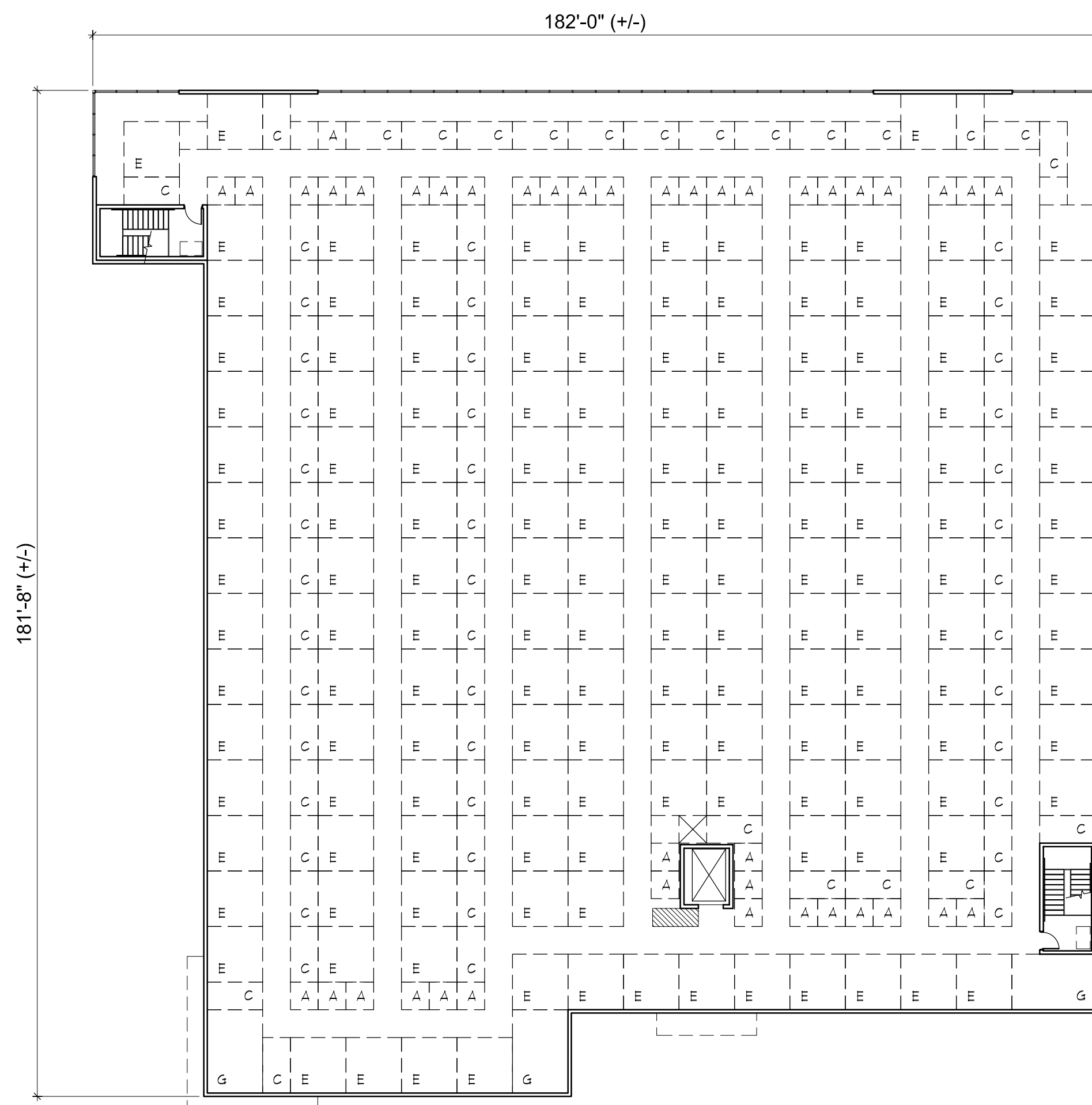
OAK CREEK, WI

JUNE 19, 2017

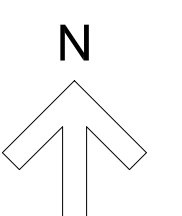
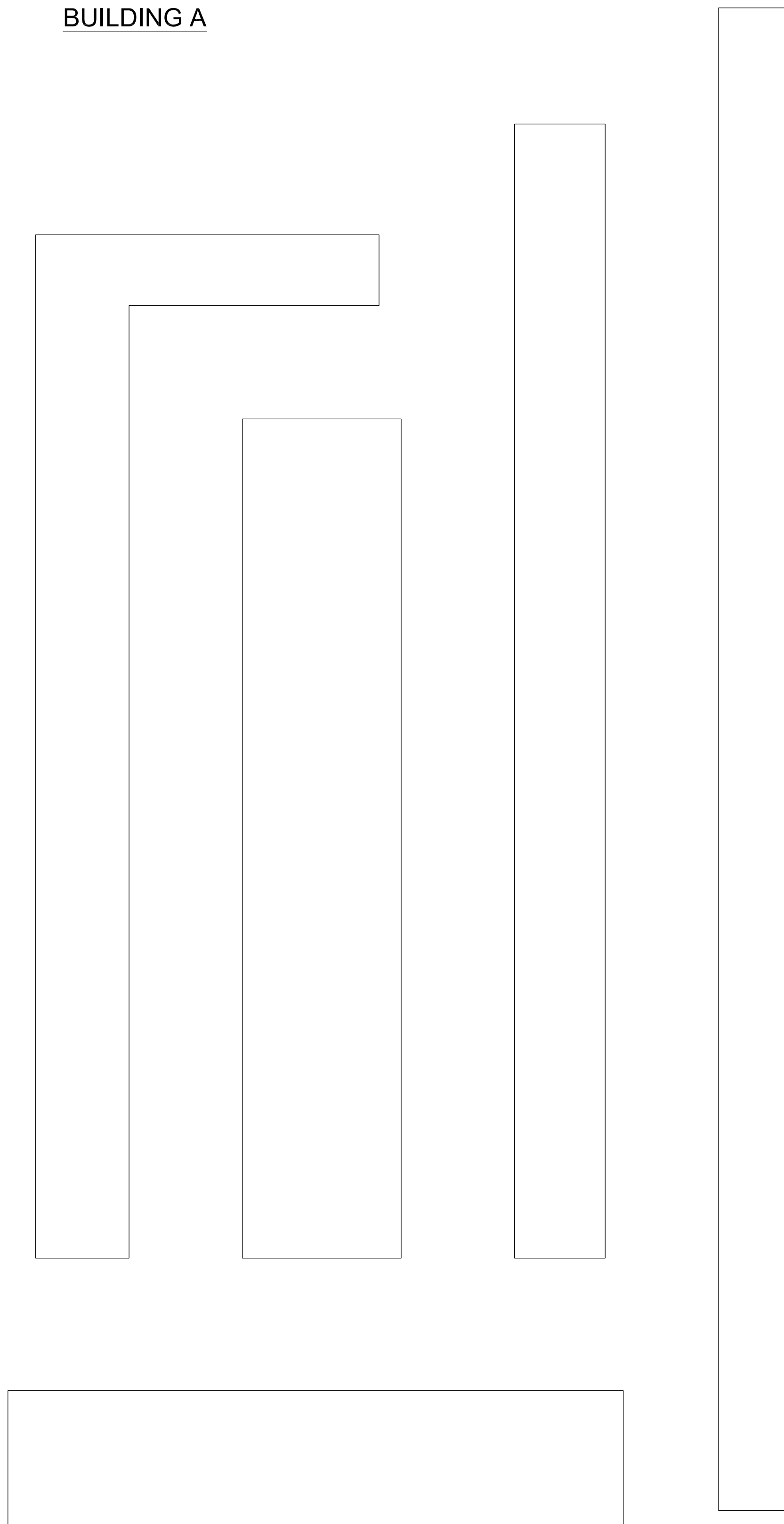


PRELIMINARY SECOND FLOOR PLAN

SELF-STORAGE FACILITY
275 E. DREXEL AVENUE
OAK CREEK, WI
JUNE 19, 2017



BUILDING A



0 10' 20' 40'



Material Coverage Breakdown

On Elevations Facing E. Drexel Avenue
 Self-Storage Facility
 275 E. Drexel Avenue
 Oak Creek, WI
 June 19, 2017

	Masonry		Glass Storefront		Textured Panels		EIFS		Total Area
	Area	%	Area	%	Area	%	Area	%	
Building A									
North Elevation	2,076 SF	37.9%	1,386 SF	25.3%	1,442 SF	26.3%	575 SF	10.5%	5,479 SF
West Elevation	2,079 SF	42.0%	373 SF	7.5%	2,214 SF	44.7%	283 SF	5.7%	4,949 SF
East Elevation	1,824 SF	37.1%	181 SF	3.7%	2,840 SF	57.8%	69 SF	1.4%	4,914 SF
Subtotal:	5,979 SF	39.0%	1,940 SF	12.6%	6,496 SF	42.3%	927 SF	6.0%	15,342 SF
Building A									
South Elevation	157 SF	3.8%	242 SF	5.8%	3,638 SF	87.6%	115 SF	2.8%	4,152 SF
Building B									
North, South & East Elevation					4,084 SF	100.0%			4,084 SF
West Elevation	715 SF	29.4%			1,715 SF	70.6%			2,430 SF
Building C - All Elevations					4,582 SF	100.0%			4,582 SF
Building D - All Elevations					5,425 SF	100.0%			5,425 SF
Building E									
North Elevation	61 SF	34.7%			115 SF	65.3%			176 SF
West Elevation	2 SF	0.1%			3,178 SF	99.9%			3,180 SF
South Elevation	61 SF	34.7%			115 SF	65.3%			176 SF
East Elevation	1,321 SF	34.3%			2,533 SF	65.7%			3,854 SF
Building F - All Elevations					3,362 SF	100.0%			3,362 SF

BUILDING ELEVATIONS

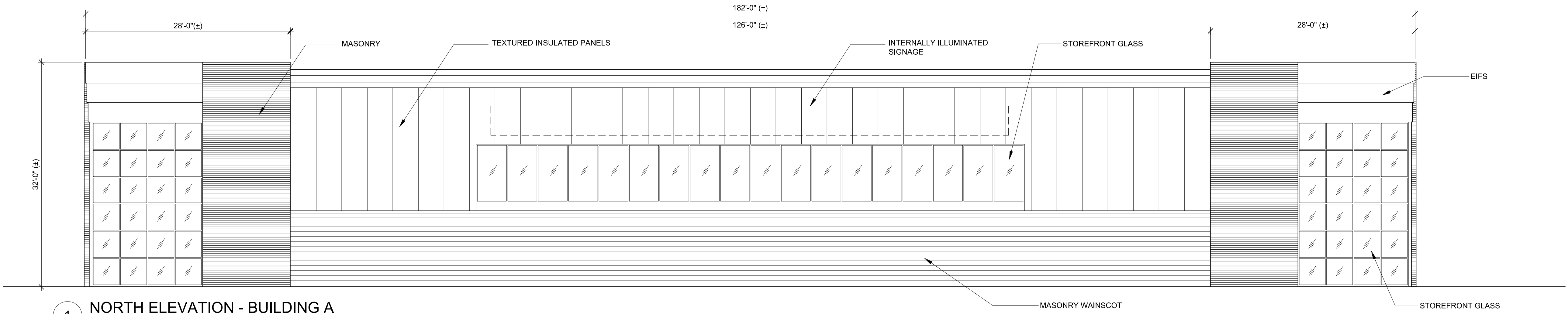
SELF STORAGE FACILITY

275 E. DREXEL AVENUE

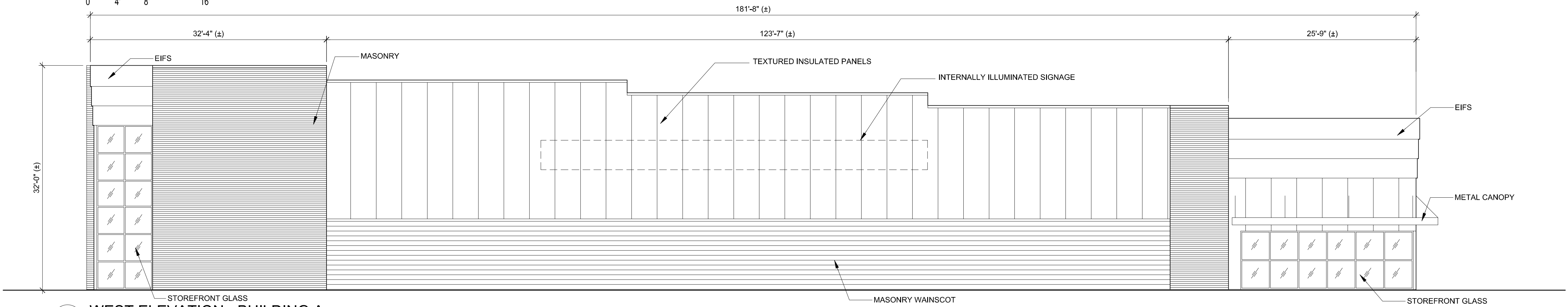
OAK CREEK, WI

JUNE 19, 2017

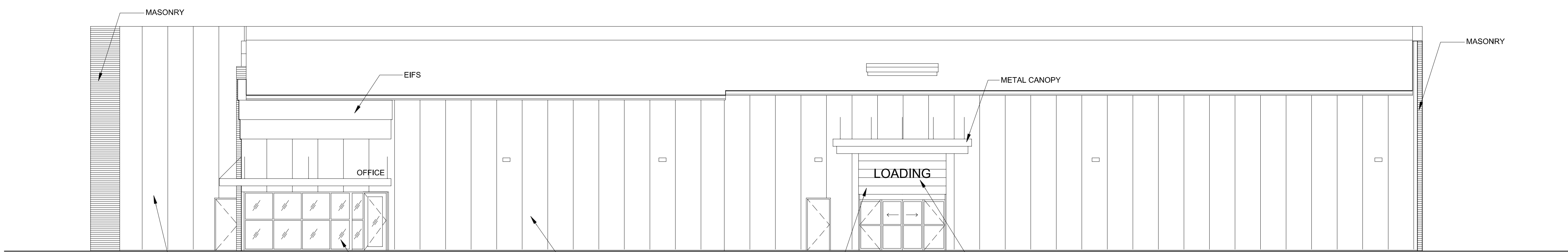
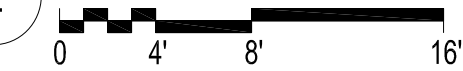
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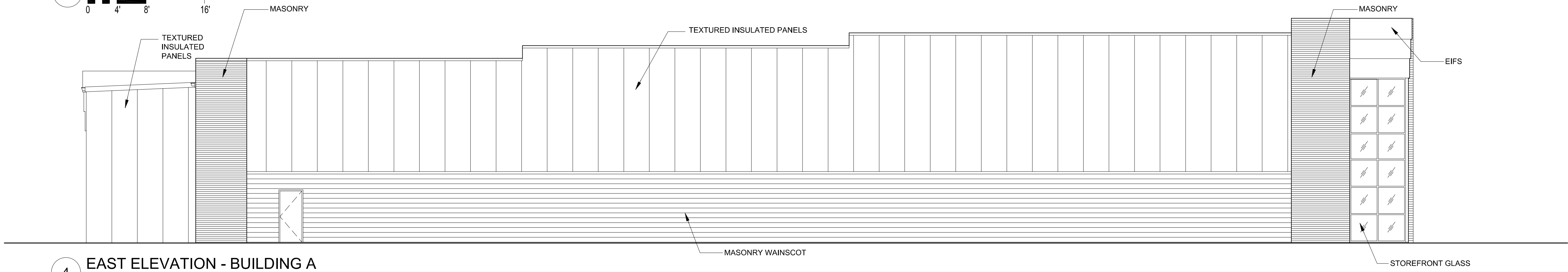
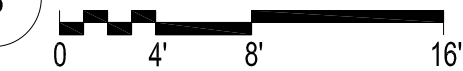
1 NORTH ELEVATION - BUILDING A



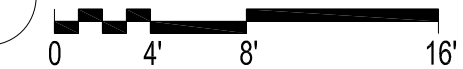
2 WEST ELEVATION - BUILDING A



3 SOUTH ELEVATION - BUILDING A



4 EAST ELEVATION - BUILDING A



PRELIMINARY MATERIALS SELECTIONS

Masonry
 Material : Brick
 Manufacturer: Brampton Brick
 Color: Benton Premier Plus Size

Masonry Wainscot
 Material: Split Faced Block
 Manufacturer: Northfield Block
 Color: Natural or Standard Gray

Textured Insulated Panels
 Material: Insulated Panels
 Manufacturer: MBCI
 Color: Light Stone

Textured Metal Panels
 Material: Metal Panels
 Manufacturer: MBCI
 Color: Light Stone

Horizontal Architectural Panels
 Material: MasterLine 16
 Manufacturer: MBCI
 Color: Charcoal Gray

Metal Canopy
 Material: Metal
 Manufacturer: Tiger Drilac Powder Coatings
 Color: RAL 7022/049/72850

EIFS
 Material: Fine Finish
 Manufacturer: Synergy
 Color: 614 Clay

BUILDING ELEVATIONS

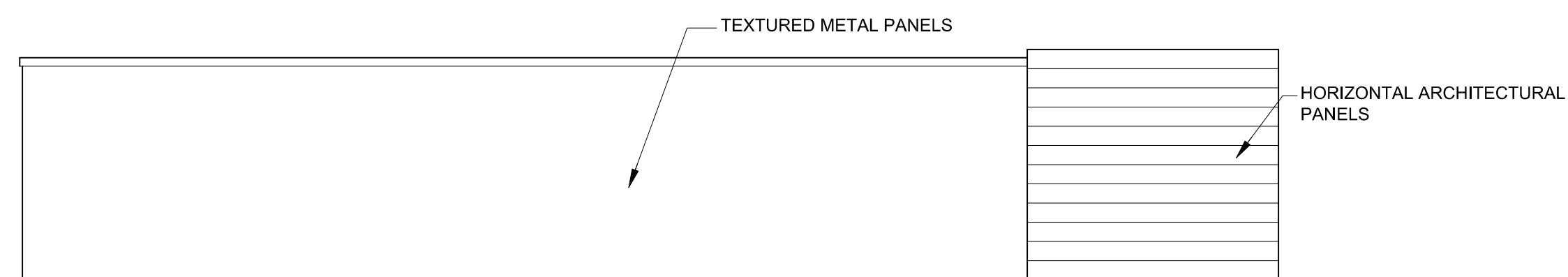
SELF STORAGE FACILITY

275 E. DREXEL AVENUE

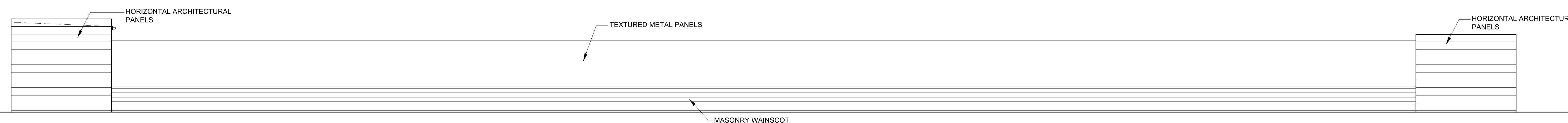
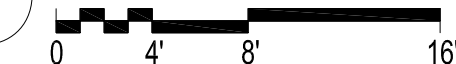
OAK CREEK, WI

JUNE 19, 2017

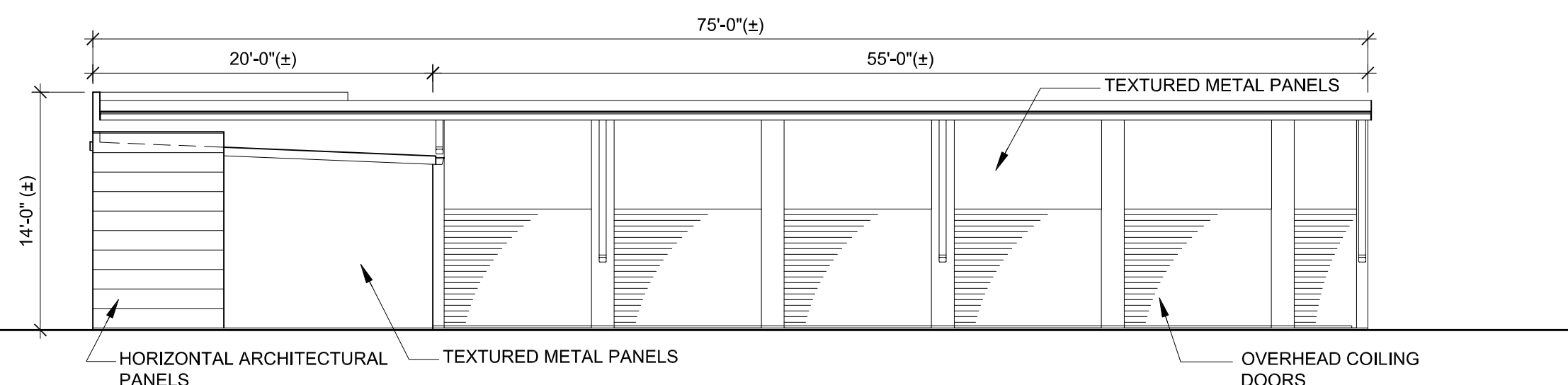
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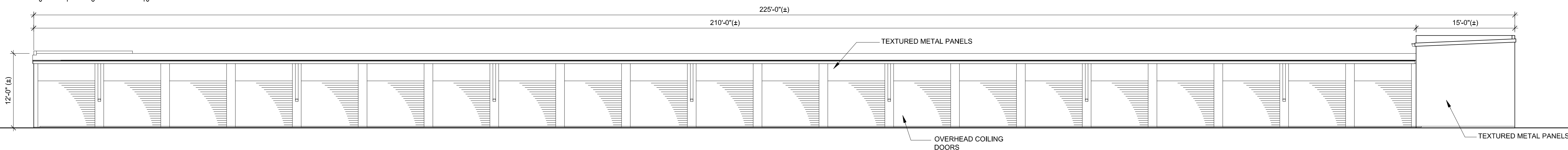
1 NORTH ELEVATION - BUILDING B



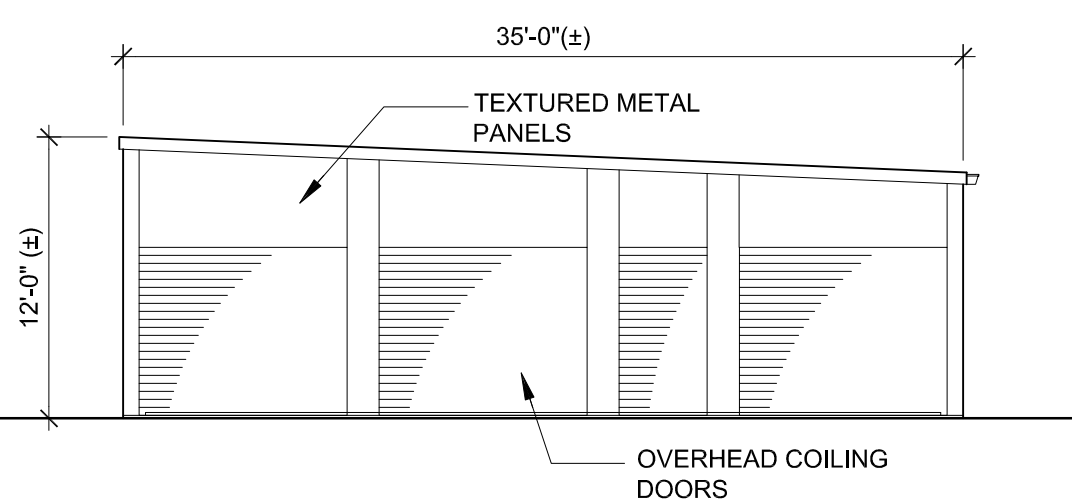
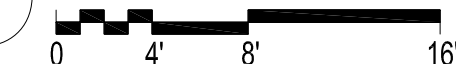
2 WEST ELEVATION - BUILDING B



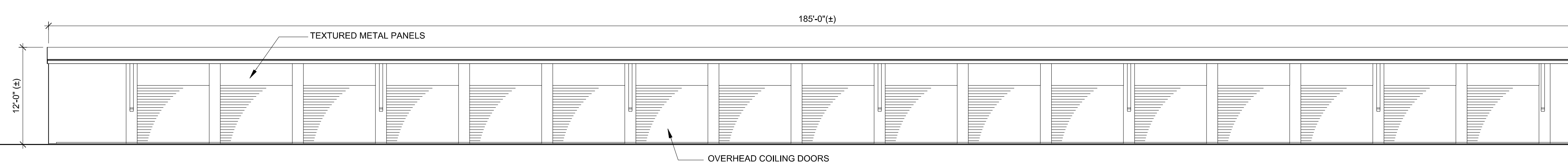
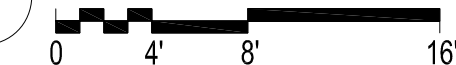
3 SOUTH ELEVATION - BUILDING B



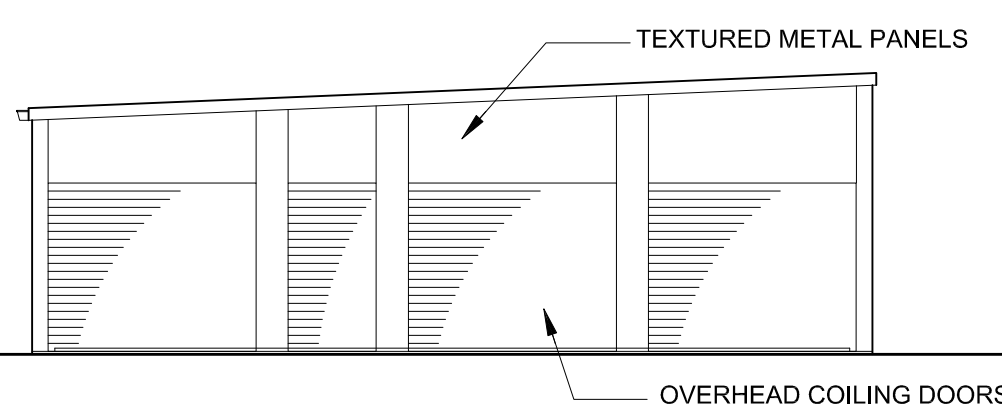
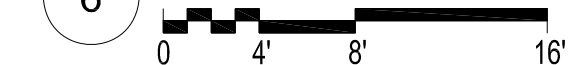
4 EAST ELEVATION - BUILDING B



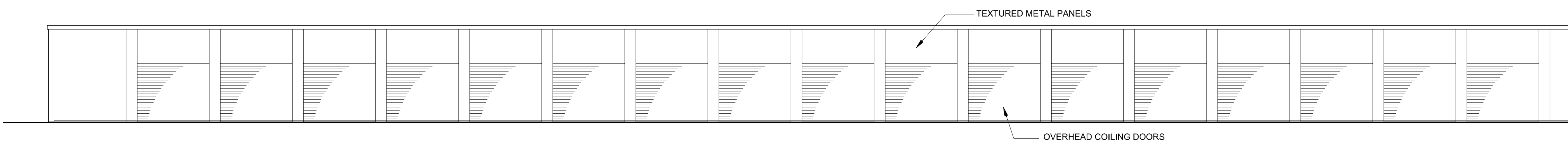
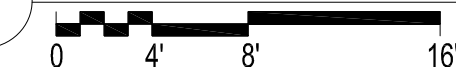
5 NORTH ELEVATION - BUILDING C



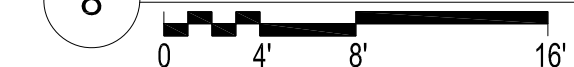
6 WEST ELEVATION - BUILDING C



7 SOUTH ELEVATION - BUILDING C



8 EAST ELEVATION - BUILDING C



BUILDING ELEVATIONS

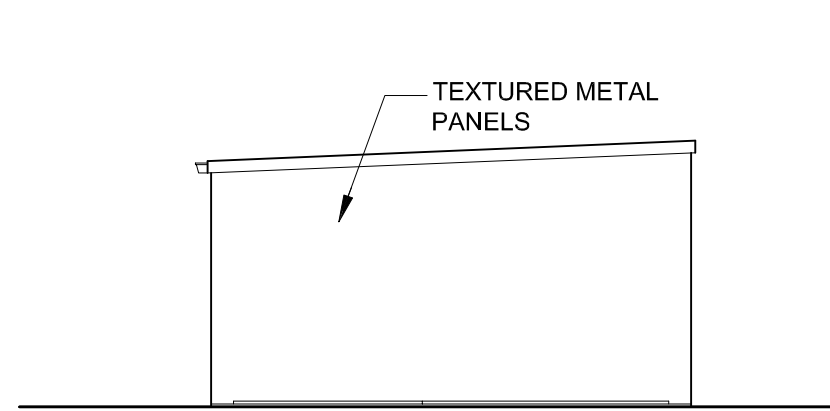
SELF STORAGE FACILITY

275 E. DREXEL AVENUE

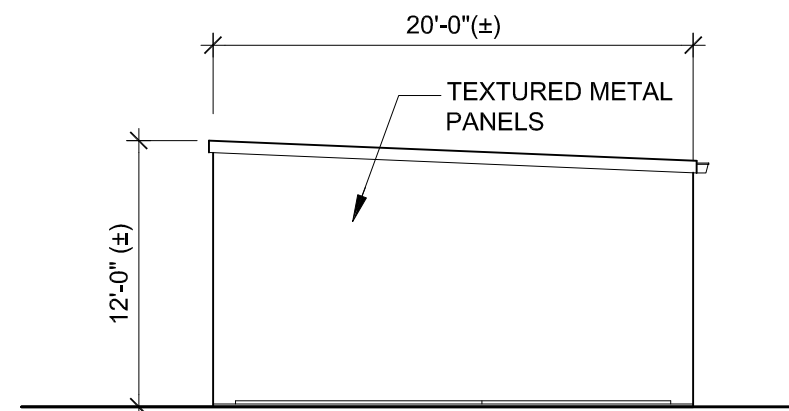
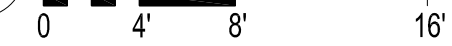
OAK CREEK, WI

JUNE 19, 2017

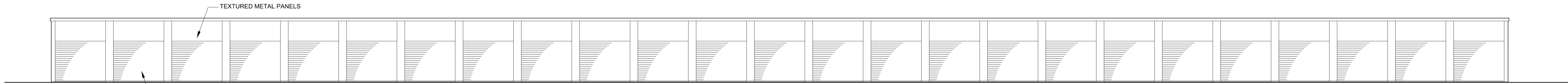
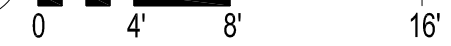
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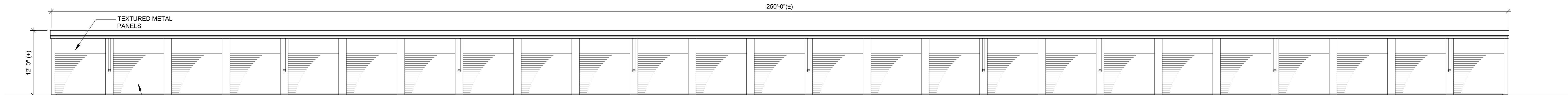
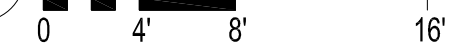
1 NORTH ELEVATION - BUILDING D



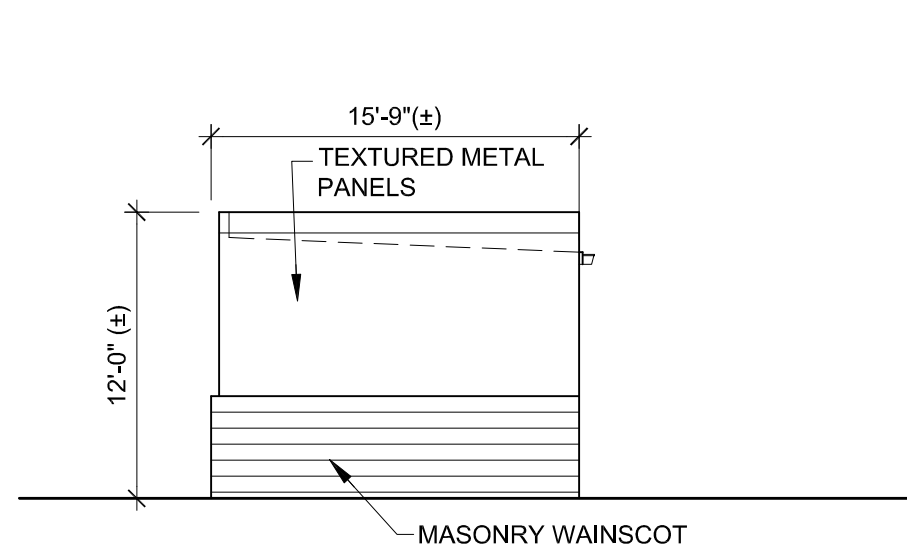
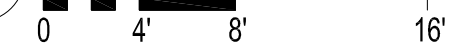
2 SOUTH ELEVATION - BUILDING D



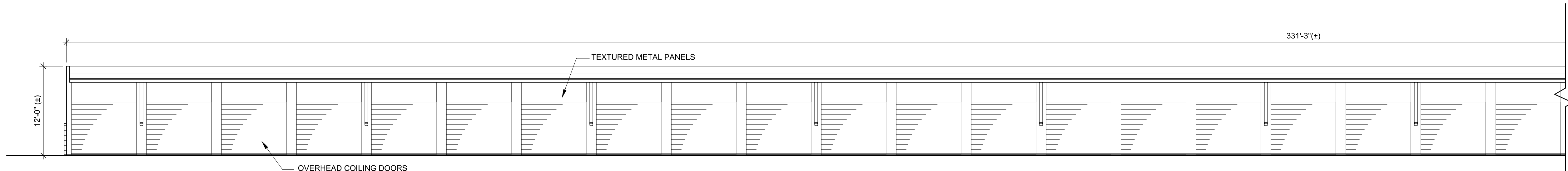
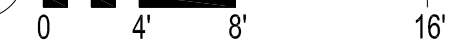
3 WEST ELEVATION - BUILDING D



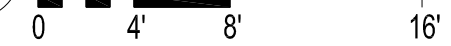
4 EAST ELEVATION - BUILDING D



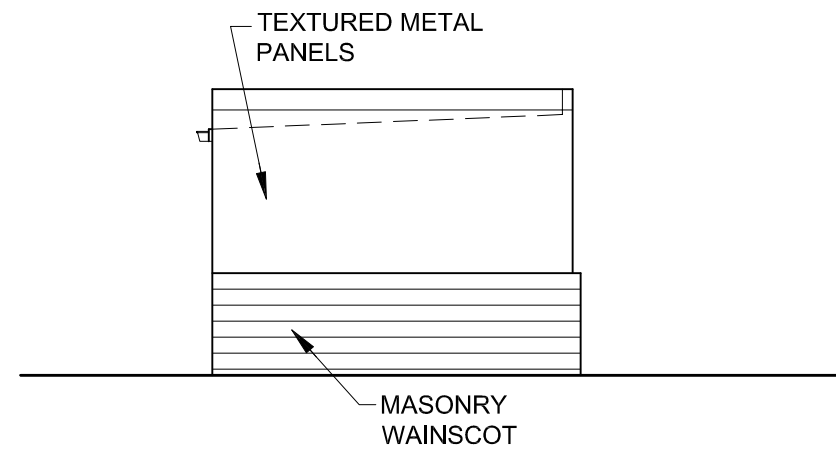
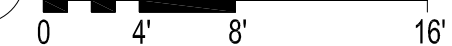
5 NORTH ELEVATION - BUILDING E



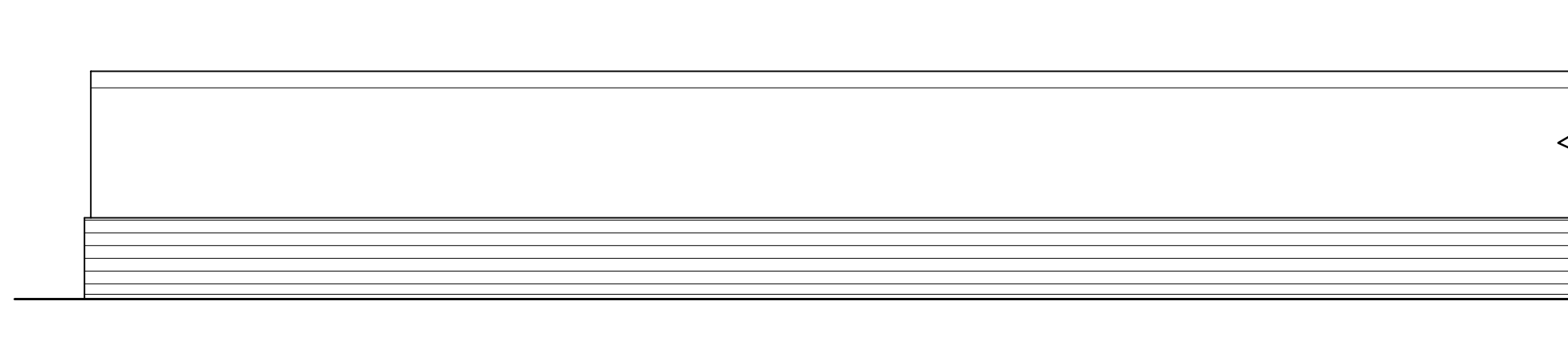
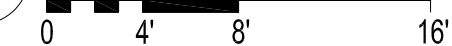
6 WEST ELEVATION - BUILDING E (NORTH END)



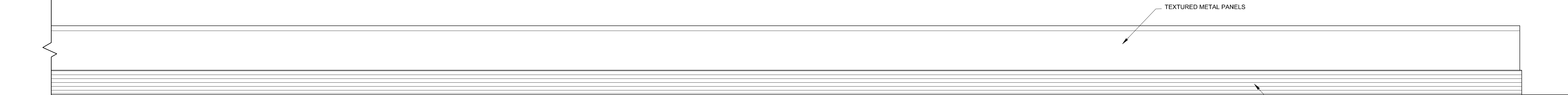
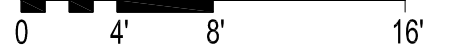
7 WEST ELEVATION - BUILDING E (SOUTH END)



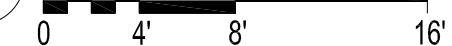
8 SOUTH ELEVATION - BUILDING E



9 EAST ELEVATION - BUILDING E (SOUTH END)



10 EAST ELEVATION - BUILDING E (NORTH END)



BUILDING ELEVATIONS

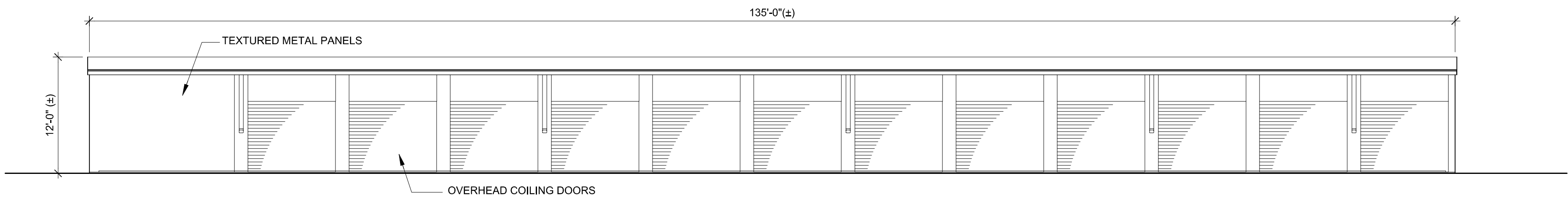
SELF STORAGE FACILITY

275 E. DREXEL AVENUE

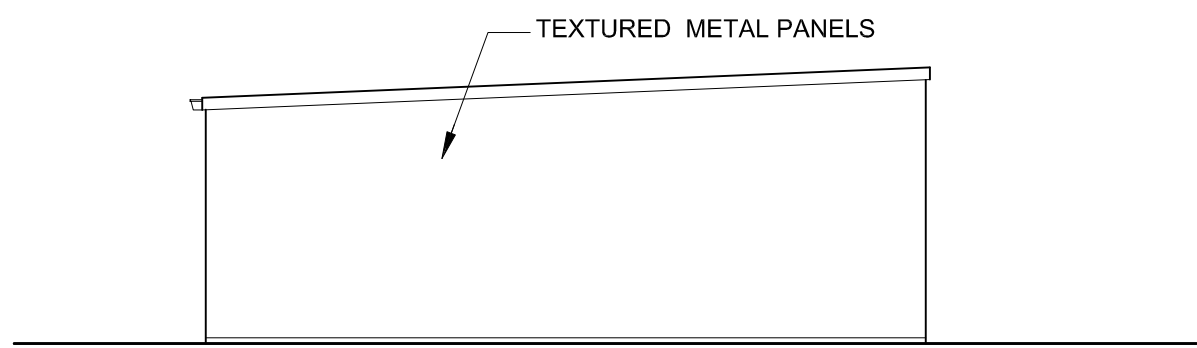
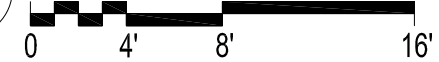
OAK CREEK, WI

JUNE 19, 2017

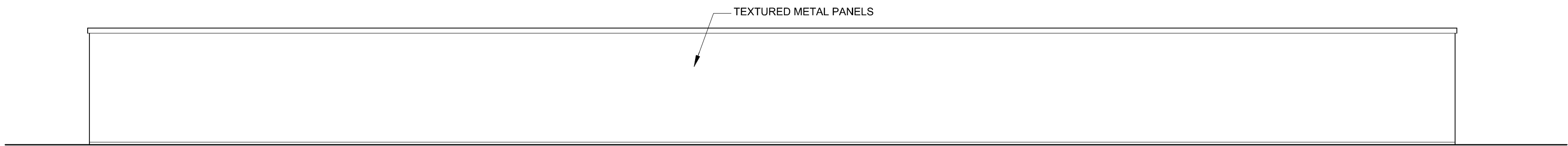
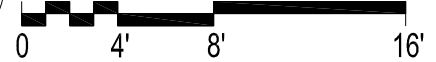
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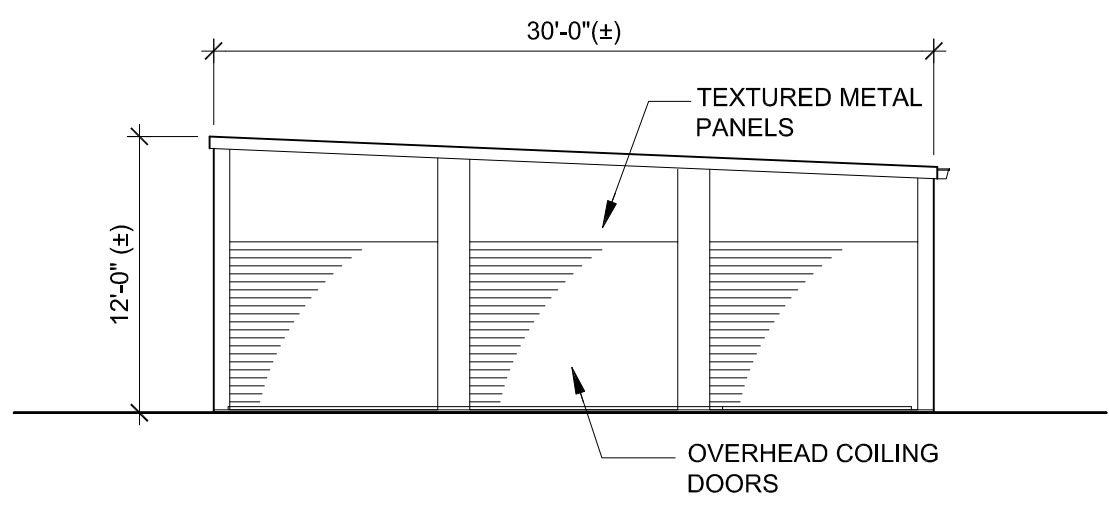
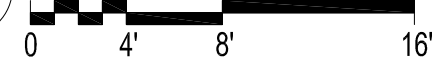
1 NORTH ELEVATION - BUILDING F



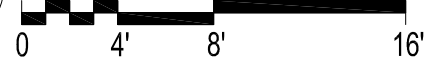
2 WEST ELEVATION - BUILDING F



3 SOUTH ELEVATION - BUILDING F



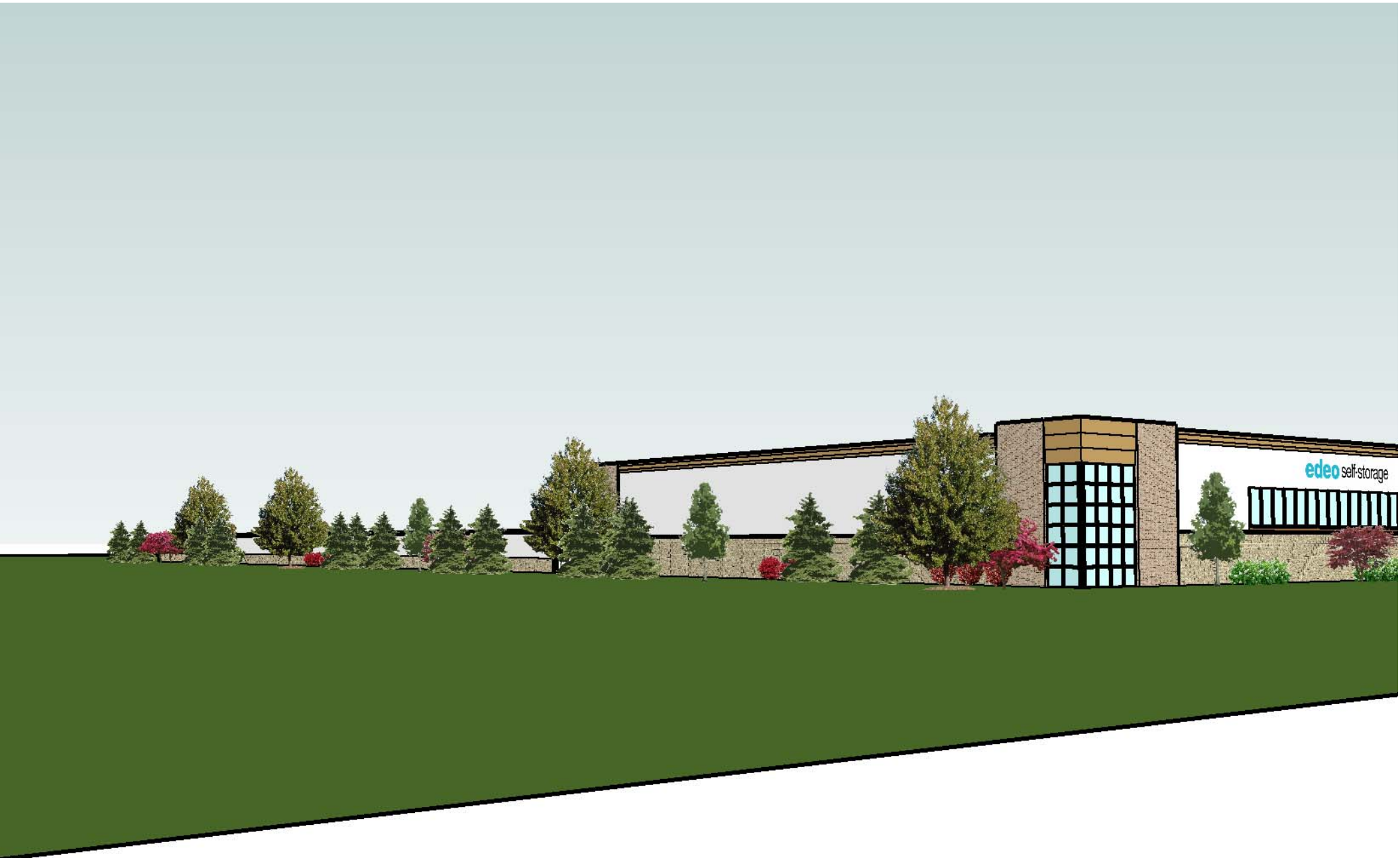
4 EAST ELEVATION - BUILDING F

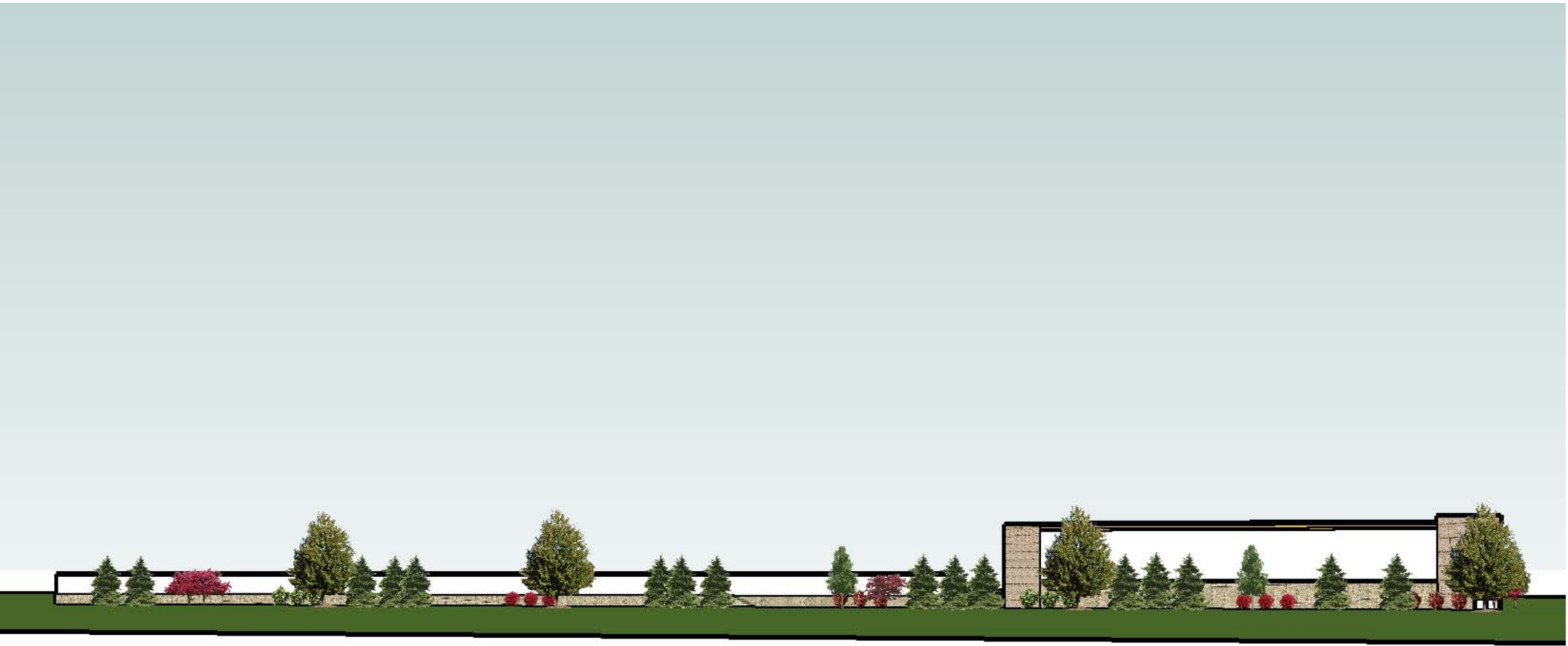




edeo self-storage









Plan Commission Report

ITEM: 5d

DATE: August 22, 2017

PROJECT: Minor Land Division/Certified Survey Map – Wesley Schaefer

ADDRESSES: 3607 E. Fitzsimmons Rd. and 10028 S. Hillview Ave.

TAX KEY NOS: 918-9986-001 and 919-0059-000

SUGGESTED MOTION: That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Wesley Schaefer for the properties at 3607 E. Fitzsimmons Rd. and 10028 S. Hillview Ave. be approved, subject to the following conditions:

1. That all unused laterals are abandoned at the main in conformance with Oak Creek Water and Sewer Utility requirements.
2. That the landowner and mortgagee signature page is updated in conformance with the requirements of Wis. Stats. 236.34(1)(dm).
3. That a wetland delineation be completed on the property by a Wisconsin DNR-approved professional with all wetlands shown and clearly labeled on all pages of the CSM prior to recording.
4. That the signature page is updated to remove redundancies and to reflect the current Plan Commission Chair and Mayor's name.
5. That dedication and acceptance language for the public right-of-way (Fitzsimmons Rd.) is updated in the Common Council approval block.
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: Wesley Schaefer, 3607 E. Fitzsimmons Rd. & 196 W. Fairfield Ct., Oak Creek, WI 53154

Size: 18.39 acres

Existing Zoning: A-1, Limited Agricultural; Rs-3, Single Family Residential

Adjacent Zoning: North – A-1, Limited Agricultural; Rs-3, Single Family Residential
East – A-1, Limited Agricultural; Rs-3, Single Family Residential
South – A-1, Limited Agricultural; Rs-3, Single Family Residential
West – A-1, Limited Agricultural; Rs-3, Single Family Residential

Comprehensive Plan: Single Family Residential

Wetlands: Yes, see attached maps.

Floodplain: Yes, Flood Fringe (see maps).

Official Map: N/A.

Commentary: The Applicant is requesting approval of a Certified Survey Map (CSM) combining the properties at 3607 E. Fitzsimmons Rd. and 10028 S. Hillview Ave. As mentioned in the submitted narrative, the Applicant wishes to use the existing water and sewer laterals in Outlot 1 of the New Heights subdivision (10028 S.

Hillview Ave.) for the house at 3607 E. Fitzsimmons Rd. Laterals may not cross property boundaries, and the Oak Creek Water and Sewer Utility requires unused laterals to be abandoned at the main.

Plan Commissioners will note that unlike the Hillview property, the Fitzsimmons property is not located in the New Heights subdivision. Per Wis. Stats. 236.34(1)(dm), a CSM that crosses the exterior boundary of a subdivision plat "must be approved in the same manner as a final plat of a subdivision must be approved under s. 236.10, must be monumented in accordance with s. 236.15 (1), and shall contain owners' and mortgagee's certificates that are in substantially the same form as required under s. 236.21 (2) (a)." In other words, the CSM must be approved by both the Plan Commission and Common Council, and contain the same language in the signature blocks as a subdivision plat. Staff has conferred with the City Attorney regarding this, and while the CSM process may be completed at the City-level, it does not preclude the Applicant from fulfilling other requirements as may be required (e.g., Homeowners Association or subdivision obligations, etc.).

A small wetland area has been identified in the northwest corner of the Fitzsimmons property; however, there is evidence that wetlands may also exist on the southern portion of the lot. All wetlands must be delineated and shown on the CSM prior to recording.

There are also several errors that must be corrected:

1. The Plan Commission and Common Council approval blocks appear twice.
2. The signature blocks for the Chair of the Plan Commission Chair and Mayor must be updated with Mayor Daniel J. Bukiewicz's name.
3. The Common Council approval block is missing the dedication of the Fitzsimmons Rd. right-of-way.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

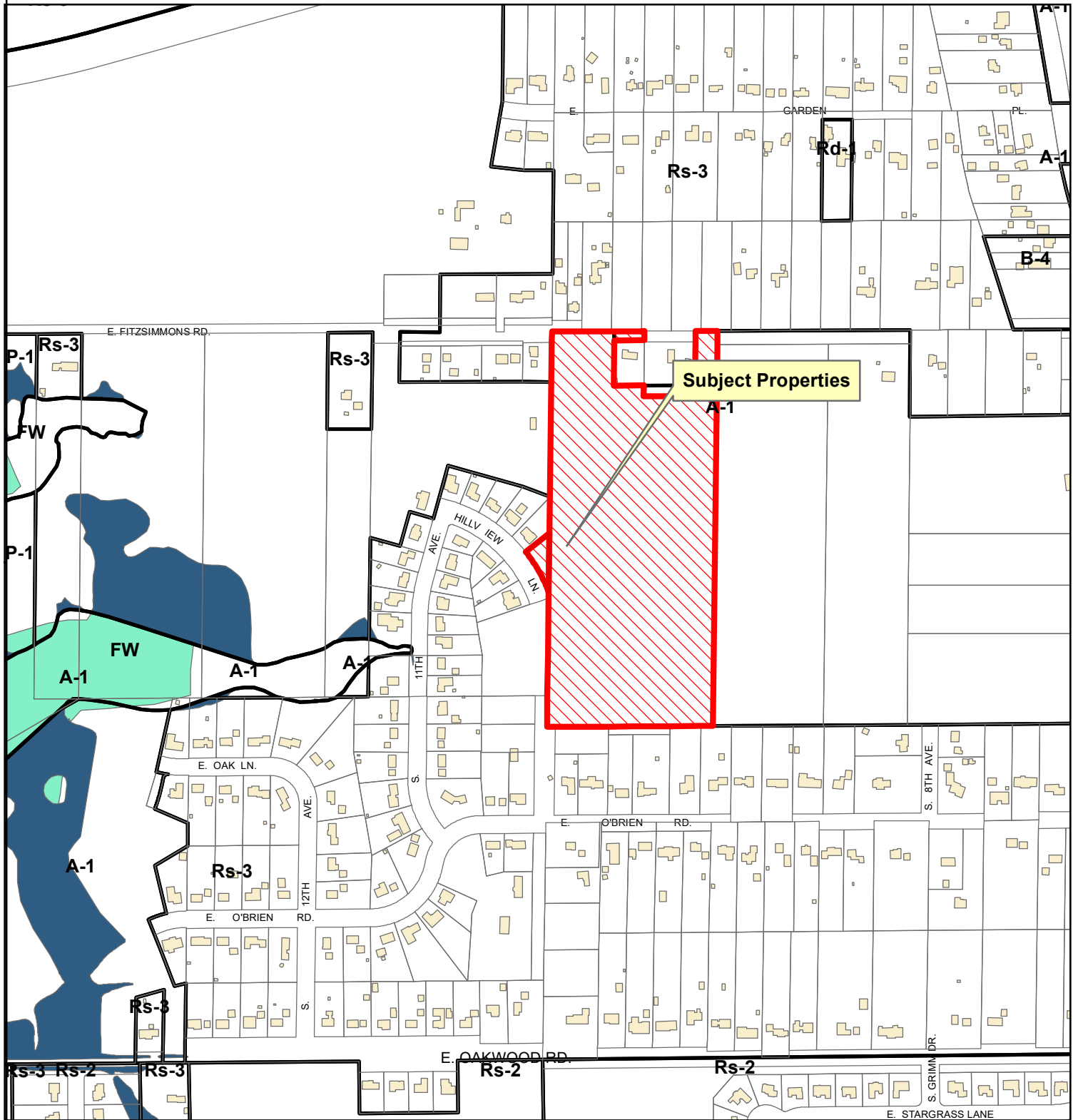
Respectfully Submitted by:



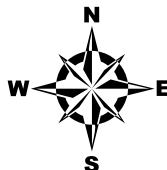
Douglas Seymour, AICP
Director of Community Development

Location Map

10028 S. Hillview Ave. & 3607 E. Fitzsimmons Rd.



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



Legend

10028 S. Hillview Ave. 3607 E. Fitzsimmons Rd.

Zoning Overlays

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



City of Oak Creek GIS

DISCLAIMER: The City of Oak Creek does not guarantee the accuracy of the information contained herein and is not responsible for any use or representation of this information or its derivatives.



SCALE: 1" = 145'



OAKCREEK
— WISCONSIN —

Print Date: 8/17/2017

Description of proposal:

I would like to combine parcels in order to use existing laterals on 10028 S Hillview Ave. This would prevent the need to cut into the street on Hillview Ave. Ron Pritzlaff from OC Water/Sewer was contacted regarding this, and he stated that the laterals could be used if the parcels were combined.

I am also requesting the new parcel to be re-numbered to coincide with the existing driveway on 3607 E. Fitzsimmons Rd. This is for public safety reasons due to the fact that the entry to the property does not follow the sequence of street numbers. The current street number of 3607 E. Fitzsimmons Rd could cause confusion for Police/Fire response. Suggestion of 3685 E. Fitzsimmons Rd. would make numeric sense.

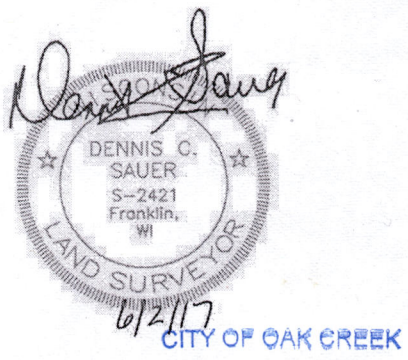
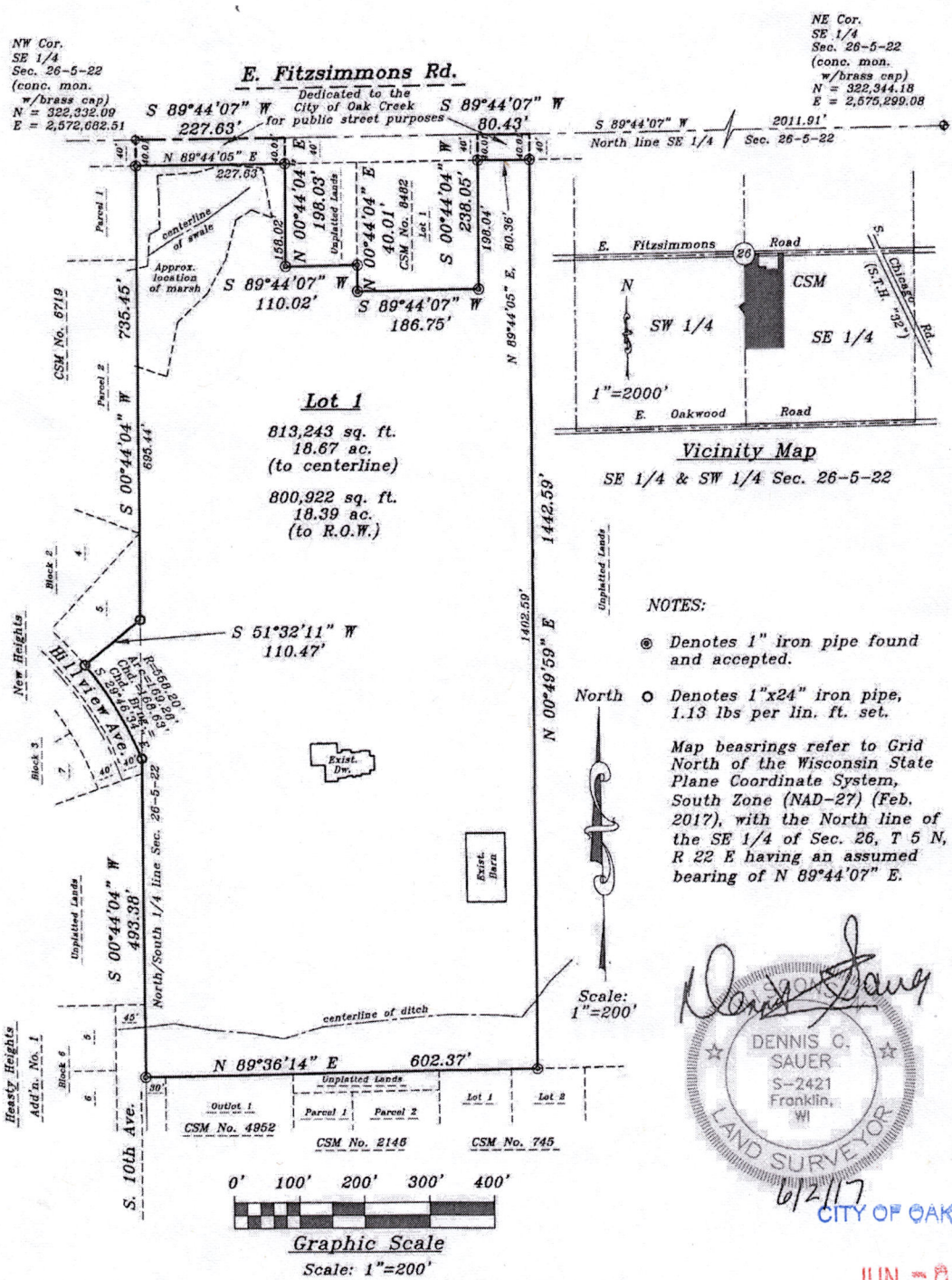
CITY OF OAK CREEK

JUN - 8 2017

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CERTIFIED SURVEY MAP NO. _____

Being a part of lands in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and Outlot 1, Block 2, New Heights, being a part of the Northwest 1/4 of the Southwest 1/4, all in Section 26, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



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RECEIVED

CERTIFIED SURVEY MAP NO. _____

Being a part of lands in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and Outlot 1, Block 2, New Heights, being a part of the Northeast 1/4 of the Southwest 1/4, all in Section 26, 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:

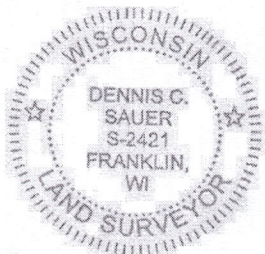
That I have surveyed, divided and mapped a part of lands in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and Outlot 1, Block 2, New Heights, being a part of the Northeast 1/4 of the Southwest 1/4, all in Section 26, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said Southeast 1/4; thence S 89°44'07" W along the North line of said Southeast 1/4 and the Centerline of East Fitzsimmons Road, 2011.91 feet to the point of beginning of the lands to be described; thence continuing S 89°44'07" W along the North line of said Southeast 1/4 and Centerline of East Fitzsimmons Road, 80.43 feet to a point; thence S 00°44'04" W, 238.05 feet to a point; thence S 89°44'07" W, 186.75 feet to a point; thence N 00°44'04" E, 40.01 feet to a point; thence S 89°44'07" W, 110.02 feet to a point; thence N 00°44'04" E, 198.03 feet to a point on the North line of said Southeast 1/4 and Centerline of said East Fitzsimmons Road; thence S 89°44'07" W along the North line of said Southeast 1/4 and Centerline of said East Fitzsimmons Road, 227.63 feet to the Northwest corner of said Southeast 1/4; thence S 00°44'04" W along the North/South 1/4 line of said Section 26, 735.45 feet to a point; thence S 51°32'11" W, 110.47 feet to a point on the Northeast line of Hillview Avenue; thence Southeasterly along said Northeast line 169.28 feet along the arc of a curve whose center is to the Southwest, whose radius is 558.20 feet, and whose chord bears S 29°46'34" E, 168.63 feet to a point on the North/South 1/4 line of said Section 26; thence S 00°44'04" W along said North/South 1/4 line, 493.38 feet to a point; thence N 89°36'14" E, 602.37 feet to a point; thence N 00°49'59" E, 1442.59 feet to the point of beginning. Said lands containing 813,243 square feet (18.67 Acres) to Centerline and 800,922 square feet (18.39 Acres) to R.O.W.

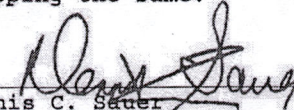
That I have made such survey, land division and map by the direction of Wesley A Schaefer, owner of said land.

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 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.

June 2, 2017
Date




Dennis C. Sauer
Professional Land Surveyor S-2421

PREPARED FOR:
Wesley Schaefer
3607 E Fitzsimmons Rd
Oak Creek, WI 53154

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

CITY OF OAK CREEK

JUN - 8 2017

CERTIFIED SURVEY MAP NO. _____

Being a part of lands in the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and Outlot 1, Block 2, New Heights, being a part of the Northeast 1/4 of the Southwest 1/4, all in Section 26, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

I, Wesley A Schaefer, as owner, do hereby certify that I 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__.

Wesley A Schaefer

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20__, Wesley A Schaefer, to me known to be the person 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

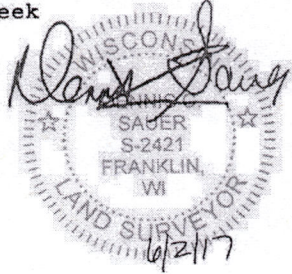
COMMON COUNCIL APPROVAL

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



CITY OF OAK CREEK
JUN - 6 2017
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Stephen Scaffidi, Chairman
City of Oak Creek

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

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Dennis C. Sauer, P.L.S. S-2421

CITY OF OAK CREEK

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