



PLAN COMMISSION REPORT

Proposal: Preliminary Subdivision Plat – Bluestem at the Prairie

Description: Review a preliminary subdivision plat for Bluestem at the Prairie single-family residential subdivision.

Applicant(s): Justin Johnson, Pinnacle Engineering Group, LLC and John Siepmann, OC Land Holdings, LLC

Address(es): 2241 & 2264 W. Prairie Wind Blvd (2nd Aldermanic District)

Suggested Motion: That the Plan Commission approves the Preliminary Subdivision Plat for Bluestem at The Prairie single-family residential subdivision to be located at 2241 & 2264 W. Prairie Wind Blvd, with the following conditions:

1. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
2. That all required Development and Stormwater Agreements are coordinated with the Engineering Department.
3. That all technical corrections, including, but not limited corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.
4. That all revisions to the preliminary subdivision plat are submitted electronically to the Department of Community Development prior to submission of permit applications.

Owner(s): OC Land Holdings, LLC

Tax Key(s): 762-9011-000 & 762-9018-000

Lot Size(s): 762-9011-000 = 18.05 ac & 785-9018-000 = 16.60 ac

Current Zoning District(s): Rs-4, Single Family Residential FW, Floodway

Overlay District(s): N/A

Wetlands: ☒ Yes ☐ No **Floodplain:** ☒ Yes ☐ No

Comprehensive Plan: Single-Family Detached

Background: As you may recall, at the July 22, 2025 meeting, Plan Commission approved a resolution adopting an amendment to the City of Oak Creek 2020 Comprehensive Land Use Plan Map to change the future land use designation for this site (known as Areas G North and South) from Mixed Use to Single-Family Detached. At that same meeting, the Plan Commission also recommended Common Council approval of an Official Map amendment to remove planned future roads, a rezoning from RS-1 Single-Family Residential, RS-2 Single-Family Residential, ER Equestrian Residential, and FW Floodway to RS-4 Single-Family Residential and FW Floodway, and two (2) Certified Survey Maps (CSMs) creating Lot 2 of CSM 9743 and Lot 9 of CSM 9745.

The Common Council subsequently approved the Comprehensive Land Use Plan Map amendment, the Official Map amendment, the rezoning, and the two (2) CSMs at the September 2, 2025 meeting.

The Applicant is now requesting approval of a Preliminary Subdivision Plat. The single-family development portion of The Prairie, will be called Bluestem.

Proposed Preliminary Plat: The proposed Preliminary Subdivision Plat includes 88 developable lots for single-family detached homes. Lot sizes within the subdivision plat range from 8,001 square feet (Lot 48) to 16,240 square feet (Lot 47), with an average lot size of 9,599 square feet.

The Applicant proposes to develop the subdivision in two (2) phases, identified as Phase 1 (north) and Phase 2 (south), as shown on the Preliminary Subdivision Plat.

Phase 1 includes Lots 1–47 and Outlots 1–4, comprising the portion of the subdivision located north of W. Prairie Wind Blvd. Phase 2 includes Lots 48–88 and Outlots 5–8, comprising the portion located south of W. Prairie Wind Blvd. The Applicant intends to seek approval and record each phase as a separate Final Subdivision Plat. In accordance with Section 14.063(f), Partial Platting, a Final Plat may, subject to Common Council approval, include only the portion of an approved Preliminary Plat that the subdivider proposes to record at a given time.

It should also be noted that Lot 1 of CSM 9743 (located along S. 27th St.), while not included within this Preliminary Plat, is anticipated to be included within the Bluestem at The Prairie development for Homeowners' Association (HOA) purposes.

The lots are organized along a crescent-shaped north–south street located on both the north and south sides of a proposed east–west boulevard (W. Prairie Wind Blvd). This boulevard will connect S. 27th Street on the west to Falk Park on the east, ultimately extending to the northern end of S. Ikea Way.

The area north of the east–west boulevard (Phase 1) will include a connection to S. 27th Street at the northwest corner of the subdivision, as well as a cul-de-sac and a U-shaped court to the east that provide additional lots. The area south of the boulevard (Phase 2) will initially have a single access point from the boulevard at its northern end and will terminate to the south in a permanent cul-de-sac. This phase also

includes an unimproved, dedicated right-of-way near its southern boundary to allow for a future connection if the adjacent property is redeveloped. In addition, the southern portion includes an eastern cul-de-sac that provides additional lots.

In addition to the residential lots, the subdivision includes eight (8) outlots. Outlots 1, 2, 5, and 7 are located along the perimeter of the single-family lots, where they provide a buffer between the development and adjacent properties and accommodate stormwater management facilities. These perimeter outlots are also intended to include native plantings and walking paths, serving as amenities for residents.

Outlots 3, 4, 6, and 8 are located internally within the subdivision and function as landscaped islands within the cul-de-sacs and the U-shaped court street.

Lot Design, District Specific Standards, & Land Use: The proposed Preliminary Subdivision Plat includes 88 lots on a 34.65 net acre site (net acreage is the total area of the lot, not including wetlands or floodplains), resulting in a residential density of approximately 2.54 dwelling units per net acre. This density is well within the limits of the Rs-4 Single-Family Residential District, which allows a maximum density of 5.4 units per net acre. Lot sizes exceed the minimum area and dimensional standards for the Rs-4 Single-Family Residential District established in Section 17.0301(a) of the Municipal Code, which require a minimum lot area of 8,000 square feet and a minimum lot width of 60 feet.

The proposed layout complies with the intent, standards, and requirements of both the City's Zoning Ordinance and the Rs-4 Single-Family Residential District. Lot area, width, and setbacks are consistent with the bulk and dimensional standards outlined in Chapter 17 of the Municipal Code. Additionally, Section 14.122(b) requires a minimum lot depth of 115 feet, along with adequate lot dimensions to accommodate off-street parking, service, and loading areas appropriate for single-family residential use. The proposed subdivision also aligns with the land use goals and policies outlined in the City's Comprehensive Plan.

Lighting: Street lamps are required per Section 14.108 of City Code. All streetlamps must conform to the City of Oak Creek's Department of Public Works decorative residential lighting standard.

Engineering and Utilities: Stormwater facilities for the subdivision will be integrated into the larger Prairie development and maintained by a master homeowners association. Additional stormwater treatment and conveyance improvements will be constructed within outlots in conformance with requirements. City Engineering has no concerns. The Applicant will be required to comply with all applicable regulations and requirements. The Infrastructure Development Agreement has been approved, signed and recorded already.

Access: The proposed street network provides access to all lots within the subdivision. The primary circulation route is the proposed east-west boulevard, which will ultimately connect S. 27th Street on the west to S. Ikea Way on the east through Falk Park. This boulevard will serve as the principal access roadway for the subdivision and provide connectivity between both phases of the subdivision.

Phase 1, located north of the boulevard, will have direct access to S. 27th Street via a connection at the northwest corner of the subdivision. Internal circulation within this phase is provided by a crescent-shaped north-south street, as well as a cul-de-sac and a U-shaped court that serve additional residential lots.

Phase 2, located south of the boulevard, will initially be served by a single access point from the east-west boulevard. This portion of the subdivision terminates at a permanent cul-de-sac to the south; however, the plat includes an unimproved dedicated right-of-way at the southern boundary to accommodate a future street connection should the adjacent property redevelop. Additional residential lots within Phase 2 are served by an eastern cul-de-sac extending from the main north-south street.

The Wisconsin Department of Transportation (WisDOT) has reviewed the proposed subdivision plan and certified the preliminary plat as non-objectionable, subject to the condition that the final plat complies with Sections TRANS 233.02, 233.04, 233.05, 233.06, 233.07, 233.08, 233.105, and 233.11 of the Wisconsin Administrative Code. Full compliance with these and all other applicable Department requirements will be required before WisDOT can certify the final plat.

Sidewalks are shown throughout the subdivision in accordance with Section 17.0504 of the Municipal Code, providing pedestrian connectivity between residential areas, open space amenities, and the surrounding street network.

Signage: No new or additional signage is being proposed as part of this review. Any future signs must comply with the Municipal Code, and the owner or tenant will need to apply for the necessary permits before installing any signs on the site.

Environmental: The site contains areas of wetland, floodplain (including floodway), and Secondary Environmental Corridor (SEC). The proposed subdivision layout has been designed to largely avoid impacts to these environmentally sensitive resources, with the majority of such areas being contained within the proposed outlots rather than individual lots or infrastructure improvements.

The only exception is a small wetland area located in the northwestern portion of the site within the dedicated right-of-way for the proposed extension of W. Switchgrass Drive, which will provide access to S. 27th Street. To accommodate this roadway connection, the Applicant proposes filling approximately 0.02 acres of wetland. In support of this request, the Applicant has provided correspondence from the U.S. Army Corps of Engineers indicating that the wetland is not considered a water of the United States. The Applicant has also obtained a Non-Federal Wetland Exemption from the Wisconsin Department of Natural Resources (WDNR), which determined that the wetland does not have documented wetland history prior to August 1, 1991. Accordingly, the wetland is exempt from state wetland regulations and may be filled as proposed.

Landscaping/Tree Preservation: Street trees will be provided along both sides of all public streets per Section 14.110 of Municipal Code. The Applicant will work with Engineering to specify the acceptable locations for street trees.

Additional landscaping is proposed to satisfy the requirements of the City's tree preservation ordinance, Section 17.505(d) of the Municipal Code. A total of 27 trees that meet the ordinance's preservation criteria are proposed for removal as part of this development. To comply with the replacement requirements, the Applicant proposes planting 38 replacement trees within Outlot 1 in the northeastern portion of the site.

The proposed replacement tree planting area is designated as a Secondary Environmental Corridor (SEC) by SEWRPC. The Applicant has coordinated with SEWRPC regarding the proposed plantings and will use only SEWRPC-preferred tree species for the replacement trees.

Fire Department: The Fire Department indicated no concerns. The Applicant must comply with all regulations and requirements of the City of Oak Creek Fire Department.

Options/Alternatives: The Plan Commission has the discretion to approve or disapprove of the Preliminary Subdivision Plat. Should the request not be approved, the Applicant may submit a revised application package that addresses the specific reasons for the disapproval. Disapproval may ultimately result in the existing condition of the property to remain.

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



Todd Roehl
Senior Planner

Attachments:

Location Map

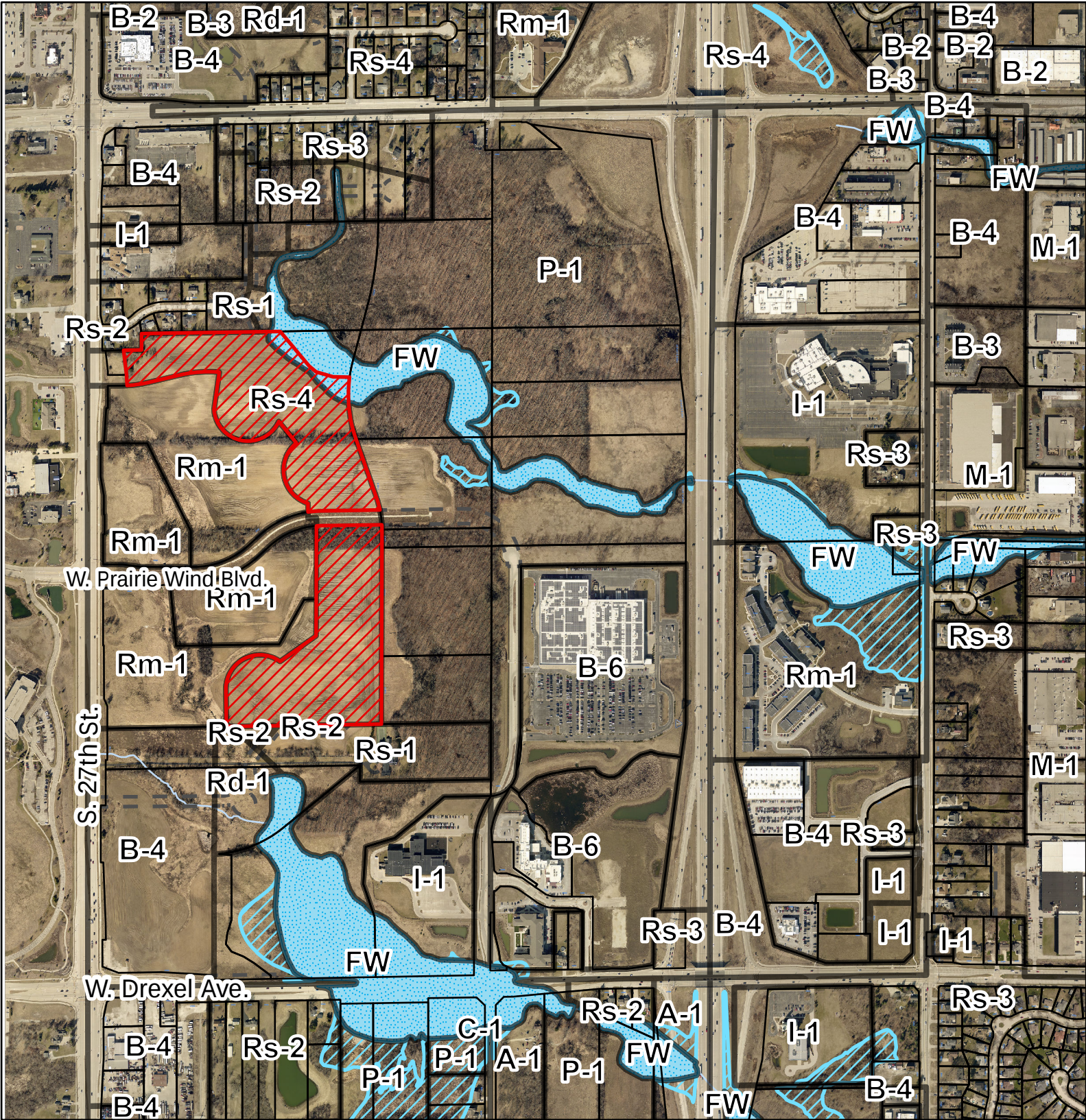
Narrative (3 pages)

Preliminary Plat (2 pages)

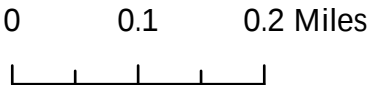
Tree Removal & Landscape Plan (2 pages)

Location Map

2241 and 2264 W. Prairie Wind Blvd.



Community Development



- Zoning
- Official Street Map
- Parcels
- FloodFringe2024
- Floodway2024
- Prairie

Memorandum

To: Kristi Laine, Director of Community Development

From: John Siepmann, President

Re: Bluestem at the Prairie

Date: June 3, 2026

cc:

OC Land Holdings LLC is pleased to submit the preliminary plat for Bluestem at the Prairie, a proposed 88-lot, two-phase single-family subdivision within The Prairie development in the City of Oak Creek. The 34.65-acre project is located east of South 27th Street and north of West Drexel Avenue and is planned to provide a high-quality residential neighborhood with strong architectural standards, generous open space, native landscaping, and paved walking trails.

Bluestem at the Prairie is proposed as a neighborhood of single-family homes served by new public streets, public water, public sewer, and related utility infrastructure. The subdivision has been designed to reflect traditional neighborhood development principles, with public street frontage, sidewalks, and homesites oriented to common open space and surrounding natural features, including views toward Falk Park and other preserved green areas.

The development is planned in two phases. Phase 1, in the northern portion of the subdivision, will connect Switchgrass Drive to South 27th Street as a right-in/right-out intersection and to West Prairie Wind Boulevard to the south, while Phase 2 will extend south from West Prairie Wind Boulevard and terminate in a cul-de-sac.

Stormwater facilities for the subdivision will be integrated into the larger Prairie development framework and maintained by a master homeowners association. Additional stormwater treatment and conveyance improvements will be constructed on the outlots in conformance with applicable local and state requirements.

The project is intended to consist of 88 homesites and 8 outlots, with lot sizes meeting or exceeding the minimum 8,001-square-foot requirement and with nearly all lots having direct access or orientation to common open space. Deed restrictions and architectural controls will require minimum home sizes and exterior design standards consistent with or greater than City zoning requirements in order to establish a cohesive, high-quality residential character.





Market conditions for new construction housing in this area remain favorable, and strong demand is anticipated for the proposed homesites and home packages. Current projections indicate finished home and lot packages in the approximate range of \$575,000 to \$700,000.

If approvals are granted on a timely basis, site construction is anticipated to begin in July 2026.

We are pleased to present the preliminary plat for Bluestem at The Prairie, a thoughtfully designed residential community that will complement and enhance the surrounding neighborhoods in the City of Oak Creek.



BLUESTEM AT THE PRAIRIE

CITY OF OAK CREEK

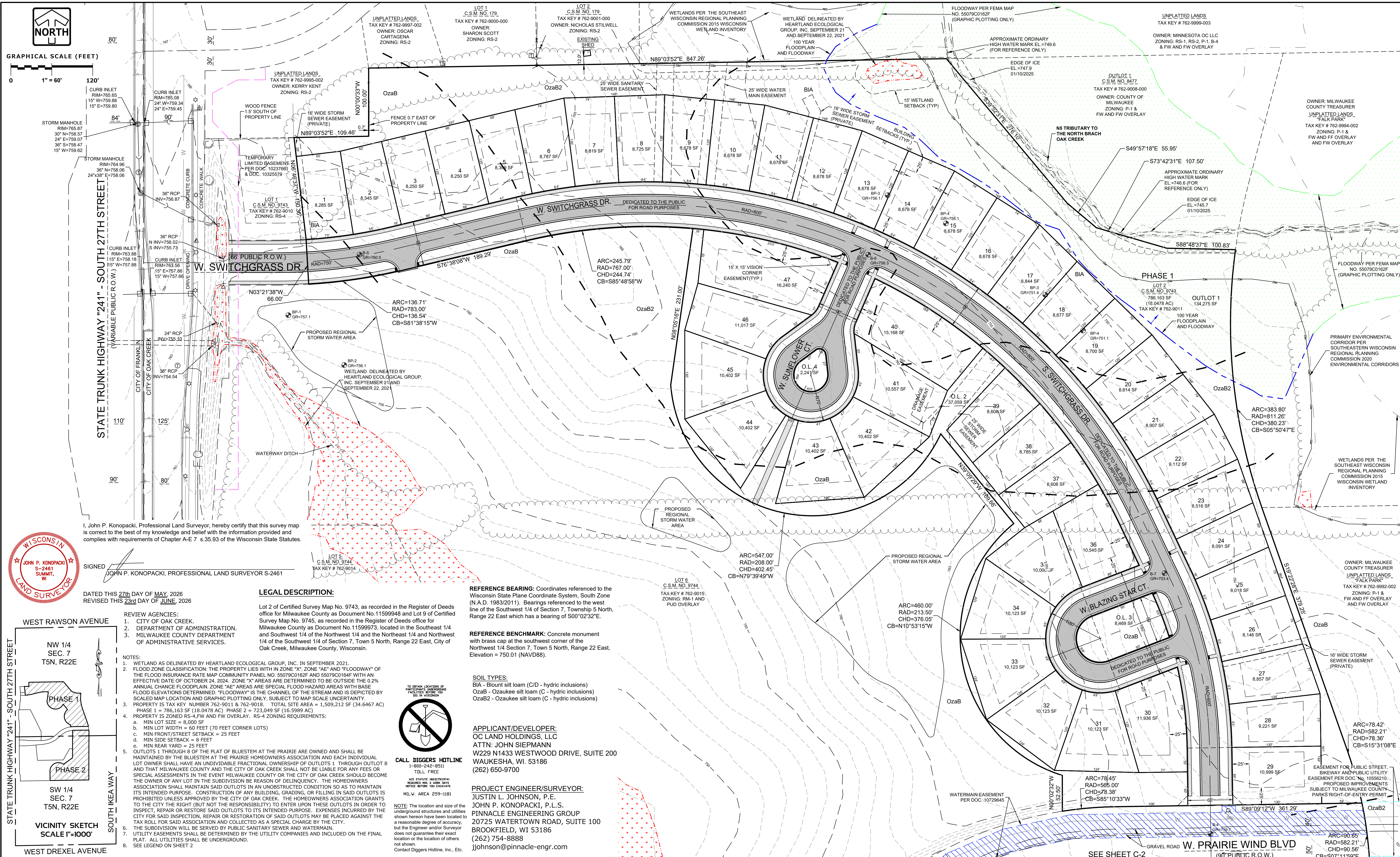
JUNE, 2026

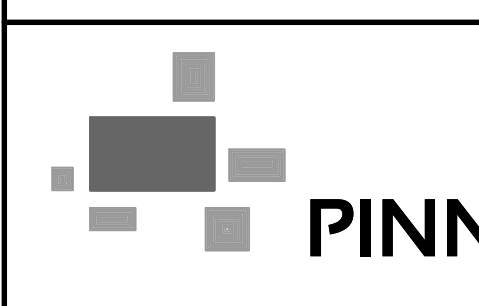
Existing Zoning:	Rs-4 Single Family Residential, FW & FW Overlay
Overall Site Area:	34.65 Acres
Length of New Roads:	4,139 Lineal Feet
Density Per Code:	RS-4 Single Family Residential – 5.4 Dwelling Units per Acre
Density as Proposed:	2.54 Dwelling Units / Acre (88 Lots)*
Number of Lots Proposed:	88 Homesites + 8 Outlots
Minimum Lot Size:	8,001 square feet (Lot 49)
Maximum Lot Size:	16,240 square feet (Lot 47)
Minimum Lot Width:	60' at setback
Front/Street Setback:	25'
Side Yard Offset:	8'
Rear Offset:	25'
Average Proposed Lot Size:	9,599 square feet (88 Lots)
Common Open Space (Outlots 1-8):	8.61 ac (24.86%)
Preliminary Building Restrictions:	1 st Floor Minimum: 1,200 square feet 1 st & 2 nd Floor Minimum: 1,400 square feet
Homeowners Association:	Yes
Utilities:	Natural Gas, Electricity, and Telephone
Water:	Yes
Sewer:	Yes

**Although Lot 1 of CSM No. 9743 is not included in the Bluestem at the Prairie Preliminary Plat, it will remain a single-family lot and will be subject to the Bluestem at the Prairie Homeowners Association and its Declaration of Restrictions.*

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DRAWN: BR DESIGNED: ASZ REVIEWED: ASZ





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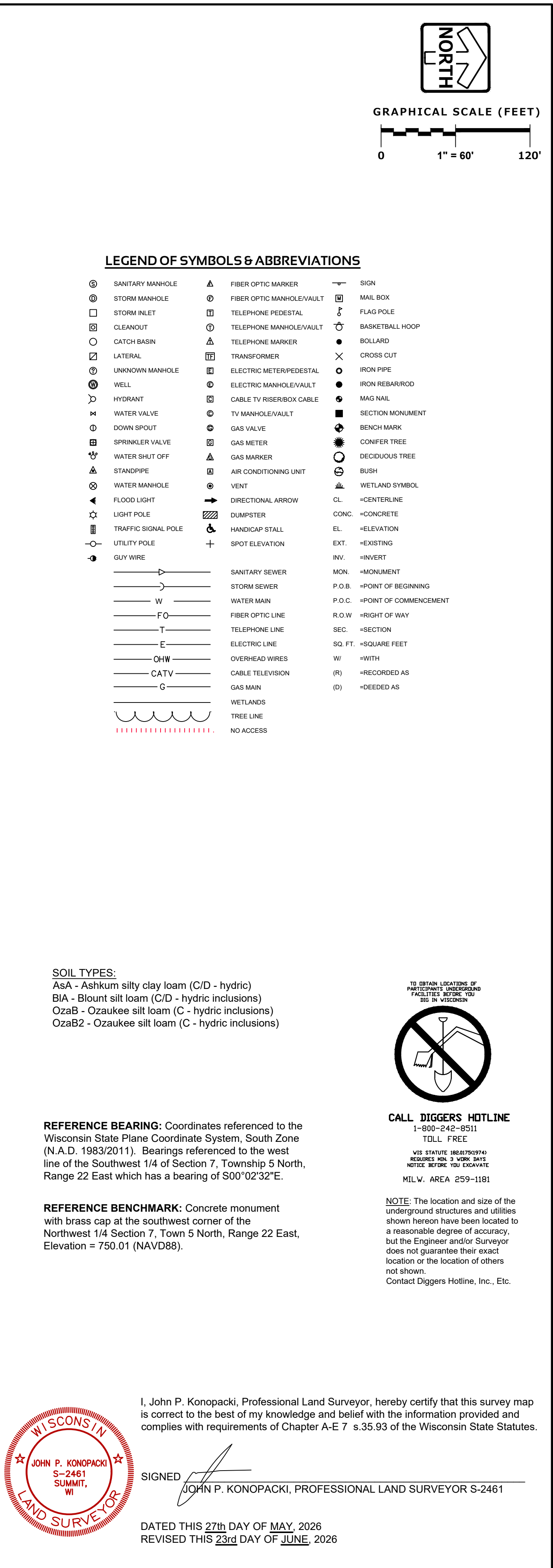
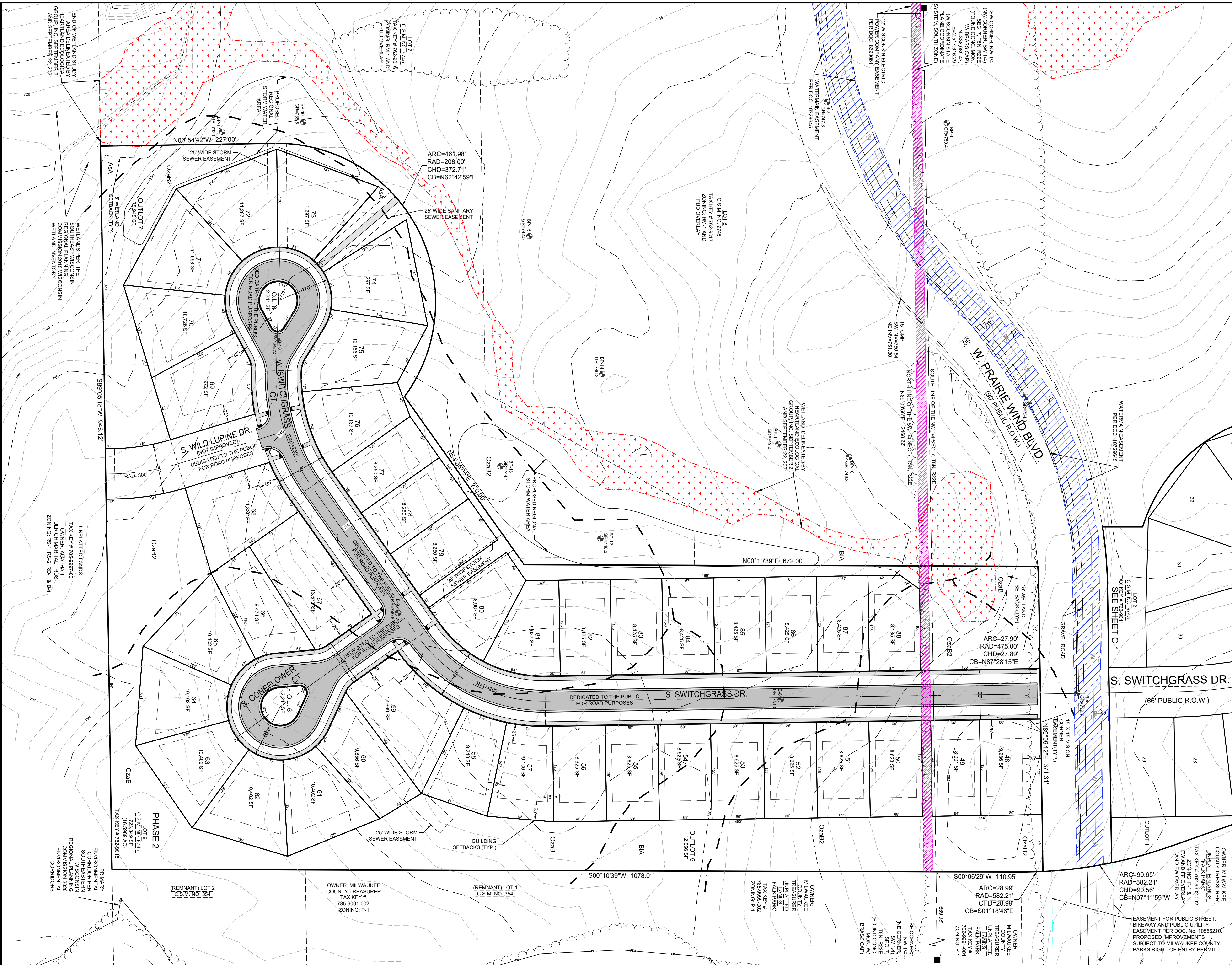
BLUESTEM AT THE PRAIRIE

LOT 2 OF CSM No. 9743 AND LOT 9 OF CSM No. 9745 IN THE SE 1/4 & SW 1/4 OF THE NW 1/4 AND THE NE 1/4 & NW 1/4 OF THE SW 1/4 OF SECTION 7, T5N, R22E
CITY OF OAK CREEK, MILWAUKEE COUNTY, WI.

PRELIMINARY PLAT

REVISIONS	
1. PER MIKE COUNTY COMMENT	06-23-26

REG JOB # 6020-10-WI	JLJ	SHEET
REG PM	JLJ	C-1
START DATE	05-27-26	C-2
SCALE	1" = 60'	



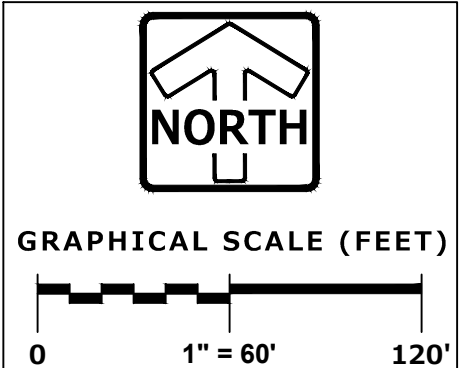
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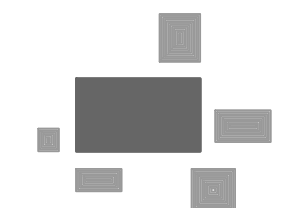
DESIGNED: EAK
DRAFTED: EAK
REVIEWED: DUB



Tree Number	Calipersize inches	Tree Species	Condition	Multi/ Single Stem	TREE REMOVAL
8	53	Acer - Maple	Good	Multi-Stem	
9	26	Tillia - Basswood / Linden	Poor	Multi-Stem	
10	36	Tillia - Basswood / Linden	Good	Multi-Stem	
11	45	Tillia - Basswood / Linden	Fair	Multi-Stem	
12	17	Tillia - Basswood / Linden	Good	Single Stem	
14	24	Acer - Maple	Good	Multi-Stem	
15	49	Ulmus - Elm	Good	Single Stem	
16	25	Tillia - Basswood / Linden	Good	Multi-Stem	
17	21	Ulmus - Elm	Good	Multi-Stem	
25	14	Acer - Boxelder	Fair	Multi-Stem	
26	12	Ulmus - Elm	Good	Single Stem	
28	24	Ortaegus - Hawthorn	Fair	Multi-Stem	
29	27	Celtis Occidentalis - Hackberry	Excellent	Single Stem	X
30	20	Ortaegus - Hawthorn	Fair	Multi-Stem	X
31	13	Ortaegus - Hawthorn	Fair	Single Stem	X
32	28	Acer - Boxelder	Good	Multi-Stem	X
33	25	Carya Ovata - Shagbark Hickory	Excellent	Single Stem	X
34	12	Ortaegus - Hawthorn	Fair	Multi-Stem	X
35	20	Acer - Boxelder	Good	Multi-Stem	X
36	15	Ortaegus - Hawthorn	Poor	Multi-Stem	X
37	23	Ulmus - Elm	Good	Multi-Stem	X
46	13	Acer - Maple	Excellent	Single Stem	
57	26	Geditsia Triacanthos - Honeylocust	Good	Single Stem	X
58	26	Picea - Spruce	Good	Single Stem	X
59	16	Acer - Maple	Good	Single Stem	X
60	12	Picea - Spruce	Poor	Single Stem	X
61	35	Buckeye	Good	Single Stem	X
62	23	Ulmus - Elm	Good	Single Stem	X
63	12	Picea - Spruce	Good	Single Stem	X
64	16	Acer - Maple	Good	Single Stem	X
65	43	Geditsia Triacanthos - Honeylocust	Good	Single Stem	X
66	19	Ulmus - Elm	Good	Single Stem	
67	15	Ulmus - Elm	Good	Single Stem	
68	21	Ulmus - Elm	Good	Single Stem	
69	14	Acer - Boxelder	Good	Single Stem	
71	14	Carya Ovata - Shagbark Hickory	Good	Single Stem	

LANDSCAPE IMPROVEMENT TABLE:		REQUIRED	PROVIDED	
TREE PRESERVATION REPLACEMENT :				
2 TREES FOR 1- 12" TO 29" REMOVED DESIRABLE TREES		32	32	
• 12" TO 29" REMOVED DESIRABLE TREES 16				
3 TREES FOR 1- 30" AND UP REMOVED DESIRABLE TREES		6	6	
• 30" AND UP REMOVED DESIRABLE TREES 2				
PLANT SCHEDULE				
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
REPLACEMENT TREES				
AFM	3	Acer saccharum 'Flax Mill Majesty' Flax Mill Majesty Maple	2.5" Cal.	55' T x 45' W
COS	5	Carya ovata Shagbark Hickory	2.5" Cal.	70' T x 40' W
FGB	3	Fagus grandifolia American Beech	2.5" Cal.	60' T x 60' W
GKC	5	Gymnocladus dioicous Kentucky Coffee Tree	2.5" Cal.	50' T x 50' W
JBW	8	Juglans nigra Black Walnut	2.5" Cal.	60' T x 60' W
QMB	3	Quercus macrocarpa Burr Oak	2.5" Cal.	65' T x 65' W
QMC	4	Quercus muehlenbergii Chinkapin Oak	2.5" Cal.	70' T x 65' W
QXS	4	Quercus x schuetti Swamp Bur Oak	2.5" Cal.	70' T x 65' W
TAB	3	Tilia americana Basswood	2.5" Cal.	50' T x 50' W
REFER TO SHEET L-5 FOR PLANTING NOTES AND DETAILS.				





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BLUESTEM AT THE PRAIRIE

LOT 2 OF CSM No. 9743 AND LOT 9 OF CSM No. 9745 IN THE SE 1/4 & SW 1/4 OF THE NW 1/4 AND THE NE 1/4 & NW 1/4 OF THE SW 1/4 OF SECTION 7, T5N, R22E
CITY OF OAK CREEK, MILWAUKEE COUNTY, WI.

EXISTING TREE PRESERVATION AND REMOVALS

REVISIONS	
1. PER MIKE COUNTY COMMENT	06-23-26

REG JOB 14-6020-10-WI
REG PM JLD
START DATE 05-27-26
SCALE 1" = 60'

SHEET
L-1
L-5

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DESIGNED: EAK
DRAFTED: EAK
REVIEWED: DUB
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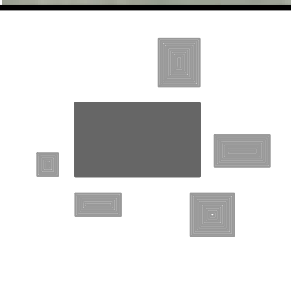
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TREE PRESERVATION REPLACEMENT :			
2 TREES FOR 1- 12" TO 29" REMOVED DESIRABLE TREES			
• 12" TO 29" REMOVED DESIRABLE TREES 15		9	18
3 TREES FOR 1- 30" AND UP REMOVED DESIRABLE TREES			
• 30" AND UP REMOVED DESIRABLE TREES 2		0	0

PLANT SCHEDULE				
CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
REPLACEMENT TREES				
COS	4	Carya ovata Shagbark Hickory	2.5" Cal.	70' T x 40' W
GKC	3	Gymnocladus dioicus Kentucky Coffee Tree	2.5" Cal.	50' T x 50' W
JBW	5	Juglans nigra Black Walnut	2.5" Cal.	60' T x 60' W
QMB	3	Quercus macrocarpa Burr Oak	2.5" Cal.	65' T x 65' W
TAB	3	Tilia americana Basswood	2.5" Cal.	50' T x 50' W

REFER TO SHEET L-4 FOR PLANTING NOTES AND DETAILS.

Tree Number	Calipersize inches	Tree Species	Condition	Multi/ Single Stem	TREE REMOVAL
162	16	Ulmus - Elm	Poor	Single Stem	
163	15	Acer - Boxelder	Fair	Multi-Stem	x
164	12	Ulmus - Elm	Good	Single Stem	x
165	13	Crataegus - Hawthorn	Good	Multi-Stem	x
166	13	Juglans - Black Walnut	Good	Single Stem	x
167	14	Acer - Boxelder	Good	Single Stem	x
168	14	Crataegus - Hawthorn	Good	Single Stem	x
169	15	Juglans - Black Walnut	Good	Single Stem	x
170	17	Acer - Boxelder	Good	Single Stem	x
171	13	Juglans - Black Walnut	Good	Single Stem	x
172	14	Crataegus - Hawthorn	Good	Single Stem	





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BLUESTEM AT THE PRAIRIE

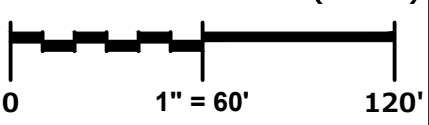
LOT 2 OF CSM No. 9743 AND LOT 9 OF CSM No. 9745 IN THE SE 1/4 & SW 1/4 OF THE NW 1/4 AND THE NE 1/4 & NW 1/4 OF THE SW 1/4 OF SECTION 7, T5N, R22E CITY OF OAK CREEK, MILWAUKEE COUNTY, WI.

TREE REMOVAL

REVISIONS	
1. PER MIKE COUNTY COMMENT	06-23-26



NORTH



0 1" = 60' 120'

REG JOB 14-6020-20-WI

REG PM JLL

START DATE 05-27-26

SCALE 1" = 60'

SHEET

L-1

L-4