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**Attachment to Plan Commission Application (Narrative Description of Project) for Site & Building Plan Review
at 9970, 10020 & 10040 South 20th Street**

March 16, 2021

This Attachment to the Plan Commission Application (Narrative Description of Project) is submitted by Truck Country of Wisconsin, Inc./McCoy Group ("Applicant") through its attorneys Davis & Kuelthau, s.c., architects Eppstein Uhen Architects, Inc., and civil engineers JSD Professional Services, Inc., in support of the Site and Building Plan review. The Applicant's parcels located at **9970 South 20th Street** (Tax Key No.: 9269977001), **10020 South 20th Street** (Tax Key No.: 9269978001), and **10040 South 20th Street** (Tax Key No.: 9269979000) (collectively the "Property") where it will construct a full service truck dealership (the "Project").

I. History of the Development Site

The Property is located in the Southbranch Industrial Park at the end of Ridgeview Drive along the western side of I-94/41 consisting of three parcels that total approximately 22.5 acres. Truck Country purchased the Property in 2018 and began planning to develop the site.

II. Summary of Applicant's Project and Property

Truck Country is a family owned full service truck dealership offering new and used truck sales with repairs and parts for trucks and trailers. Truck Country's current Milwaukee-area operations are located in the City of Oak Creek at 2222 W. Ryan Road. The demand for Truck Country's services are exceeding its capacity at its current Ryan Road facility. To keep up with demand, Truck Country proposes to relocate its operations to the new site in Oak Creek and to spend \$10+ million to construct a new truck sales and service facility. Truck Country currently employs 112 employees in the City and the new Project will allow Truck Country to meet increasing demand and grow its employee base.

The Project will be compatible and complementary with the surrounding Southbranch Industrial Park uses which are zoned consistent with the Property. The existing zoning of the parcels is M-1. The proposed Project is an allowed use, Truck Sales and Service, under the zoning that is in place.

III. Site Operational Plan

The dealerships hours of operation for sales will be from 8 am to 5 pm, Monday through Friday and 8 am to noon on Saturday. The service hours will be from 6 am to 12 am, Monday through Friday and 6 am to 4 pm on Saturday. The number employees per shift will be:

- 74 first shift
- 19 second shift
- 5 third shift

Outdoor Parking & Storage:

- Employee car parking: 113 stalls, approximately 1 per 820 SF.
- Truck service parking: 115 stalls
- Truck retail sales parking: 173 stalls
- Trailer retail & RV service parking: 50 stalls

Loading, deliveries, and dumpsters:

Deliveries will primarily occur during day-time business hours 7 am to 5 pm. The loading dock area will primarily support parts delivery at the drive-in doors.

The dumpster area is located on the south side of the building and includes trash, metal and paper recycling.

IV. Landscaping

The proposed development has two frontages we are not meeting the Parking Lot Screening Requirements Section 17.1010(a) parking lot screening adjacent to 'parking lots.' Parking lots are defined facilities used "for the temporary storage of motor vehicles." See Section 17.1402 (p. 17-135).

- The sales display on the I-94 (east) frontage does not have sufficient plantings at the site perimeter. The Applicant's desire for this area to be an open display area for the vehicles for sale.
 - To compensate for this modification of the standard we have increased the amount of landscaping at the north public ROW.
- The southern property edge abuts RS-3 zoning. We have taken the approach to reduce the required large & medium scrubs and shade trees to increase the area of evergreen trees to provide better screening to the adjacent zoning district.
 - To compensate for this modification of the standard, we are taking a practical approach in providing plantings that provide better year-round screening.

V. Building Description

The building exterior is proposed to be load bearing painted precast exterior wall panels with accent metal wall panels and accent strips in the Truck Country corporate color. The building height is 30'-4". The total building area is 92,865 gross square feet, with a first floor footprint of 74,235 SF,. The building program includes:

- sales and support offices, 5,500 SF,

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- Service shop & Office area, 45,400 SF
- Warehouse & mezzanine, 32,320 SF
- Customer amenity area, 1,400 SF
- Retail parts sales, 2,190 SF

VI. CONCLUSION

Truck Country of Wisconsin, Inc./McCoy Group respectfully requests approval of the Building and Site Plan so as to allow it to proceed with plans for its new facility on the Property and for the City.

Respectfully Submitted,

Truck Country of Wisconsin, Inc. /McCoy Group

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