



For:
517 E Rawson Avenue
Oak Creek, WI – PUD

August 28, 2023

Prepared by:
St John Properties, Inc.
2000 Pewaukee Rd Suite A
Waukesha, WI 53188
262-524-0100

Standards for Review

(1)

Comprehensive plan. The planned development shall be consistent with the goals, objectives, and policies set forth in the Comprehensive Plan.

- Oak Creek's comprehensive plan for 517 E Rawson Ave is to be part of a business park. Therefore, the 517 E Rawson Ave PUD would contain 4 multi-tenant commercial buildings for business users. These buildings are single story and will be designed in accordance with Oak Creek's design requirements.

(2)

Public welfare. The planned development shall be so designed, located, and proposed to be operated and maintained that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety, and welfare.

- The adjacent properties have been taken into consideration. The building setbacks have been increased to 80+ feet which will allow for an adequate supply of light and air to the adjacent properties and will not endanger public health, safety, and welfare.

(3)

Impact on public facilities and resources. The planned development shall be so designed that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve it. The planned development shall include such impact fees as may be reasonably determined by the Common Council. These required impact donations shall be calculated in reasonable proportion to impact of the planned development on public facilities and infrastructure.

- Design of the development encourages sensitivity to natural resources and environmental features along with efficient provisions to infrastructure and utilities while following city dimensional and design standards.

(4)

Archaeological, historical or cultural impact. The planned development shall not substantially adversely impact an archaeological, historical, or cultural resource, included on the state or federal register, located on or off the parcel(s) proposed for development.

- According to the knowledge of WHS Compliance, the 517 E Rawson Ave will not substantially adversely impact an archaeological, historical, or cultural resource. The parcel is not on the State or National Register.

(5)

Parking and traffic. The planned development shall have or make adequate provision to provide necessary parking and ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets and provides adequate access for emergency vehicles.

- The development will have ingress and egress granted by Milwaukee DOT from Rawson Ave and will maximize efficiencies to minimize traffic congestion and provide adequate access for emergency vehicles.

(6)

Adequate buffering. The planned development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.

- The development has increased building setbacks to 80+ ft which gives more than adequate open space. There is also dense vegetation, fencing, and screen walls proposed to shield both the development and the surrounding properties as shown on the landscape plan.