



## PLAN COMMISSION REPORT

Proposal: Certified Survey Map

Description: Review a request to combine the properties at 7020 S. 27<sup>th</sup> St. and 2420 W. Rawson Ave.

Applicant(s): Dax Connely of Kunes Auto & RV Group  
Craig Hoffmann of Pinnacle Engineering Group

Address(es): 7020 S. 27<sup>th</sup> St. and 2420 W. Rawson Ave. (2<sup>nd</sup> Aldermanic District)

**Suggested Motion:** That the Plan Commission recommends to the Common Council that the Certified Survey Map to combine the properties at 7020 S. 27<sup>th</sup> St. and 2420 W. Rawson Ave., be approved with the following conditions:

1. 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.

Owner(s): KUNES OAK CREEK PROPERTY, LLC

Tax Key(s): 737-9096-000 and 737-9095-000

Lot Size(s): 8.277 acres and 4.752 acres

Current Zoning District(s): B-4, General Business

Overlay District(s): CU

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Commercial

**Background:** The Applicant is requesting approval of a Certified Survey Map (CSM) to combine the properties located at 7020 S. 27<sup>th</sup> St. and 2420 W. Rawson Ave. into a single parcel. The property at 7020 S. 27<sup>th</sup> St. is currently developed with an auto dealership operated by Kunes Auto & RV, while the adjacent property at 2420 W. Rawson Ave. is undeveloped and under the same ownership.

The proposed combination of the two properties is needed in order to proceed with an expansion of the parking lot for the auto dealership. This expansion onto the 2420 W. Rawson Ave. parcel will also require an amendment to the existing Conditional Use Permit that allows auto sales at 7020 S. 27th St.

The resulting lot would comply with the minimum requirements of the B-4 General Business District, as specified in Section 17.0301(b) of the Municipal Code, which include a minimum lot area of 30,000 square feet and a minimum lot width of 150 feet. Additionally, the lot would meet the standards set forth in Section 14.122(b) of the Municipal Code, which require a minimum lot depth of 115 feet and dimensions sufficient to accommodate off-street service, parking, and loading facilities appropriate to the site's intended use and development.

If the Commission determines the proposed Certified Survey Map meets the requirements per Statute and the Municipal Code, a motion for recommendation of approval by the Common Council at the July 15, 2025 meeting has been provided above. An approval of the Certified Survey Map does not constitute approval of a site plan and architectural review. A separate site plan and architectural review approval will be required.

**Options/Alternatives:** The Plan Commission may recommend Common Council approval of the proposed Certified Survey Map with specified conditions, or that the Common Council not approve of the proposed CSM. Should the proposal not be recommended for Council approval, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

---

Respectfully submitted & approved by:



Kristi Laine  
Community Development Director

Prepared by:



Todd Roehl  
Senior Planner

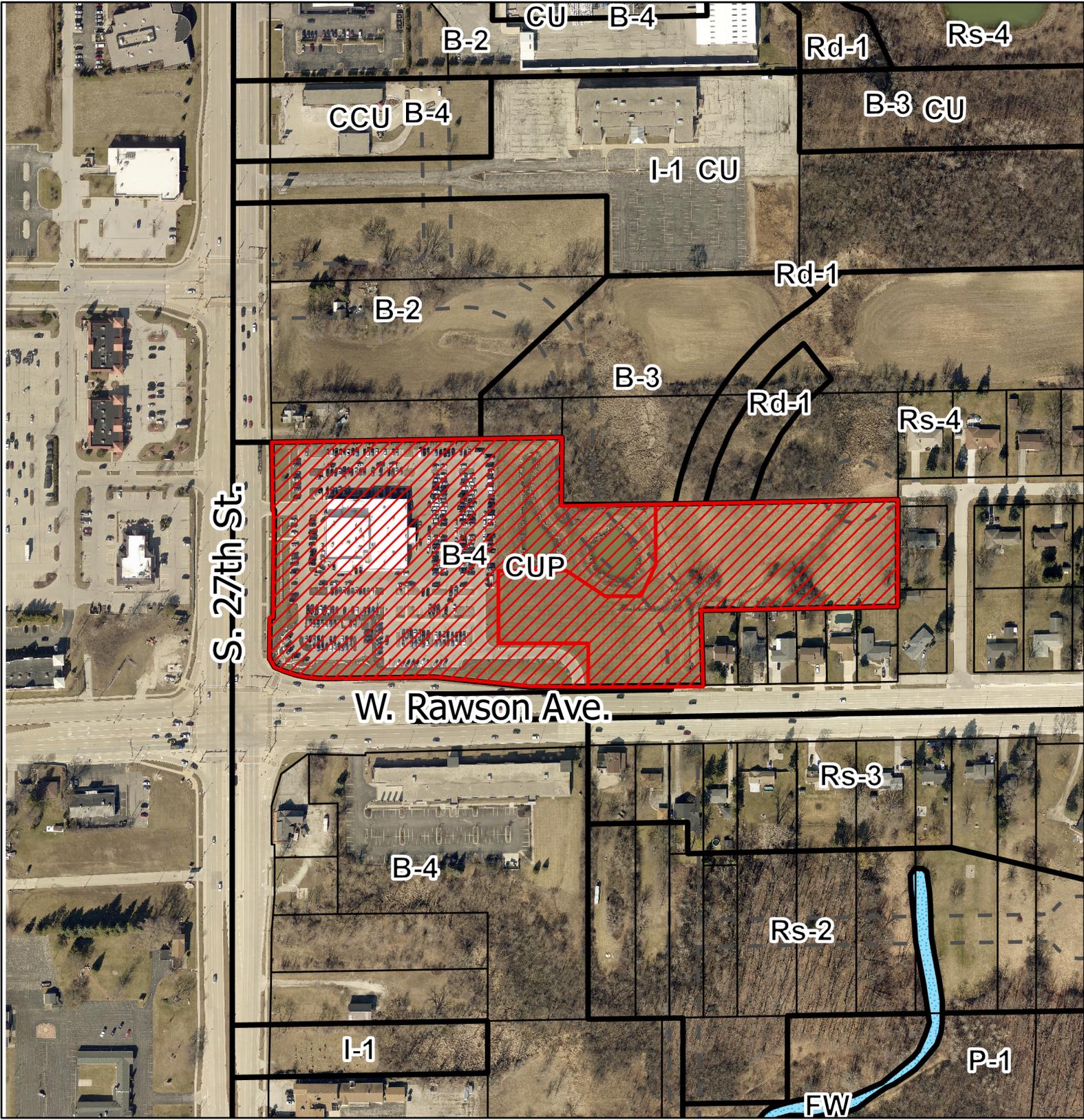
---

**Attachments:**

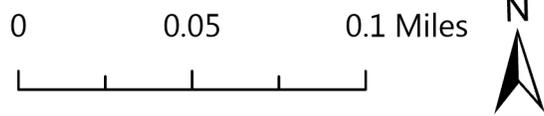
- Location Map
- Narrative (1 page)
- Proposed Certified Survey Map (7 pages)
- Conceptual Site Plan (1 page)

# Location Map

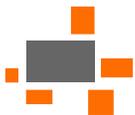
## 7020 S. 27th St. & 2420 W. Rawson Ave.



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



- Legend**
- Zoning
  - Official Street Map
  - Parcels
  - FloodFringe2024
  - Floodway2024
  - 7020 S. 27th St. & 2420 W. Rawson Ave.



**KUNES OAK CREEK – VEHICLE PARKING EXPANSION**

**CSM NARRATIVE**

---

Kunes Oak Creek is proposing an existing pavement expansion to their current car dealership facility at 7020 S 27<sup>th</sup> St for in-stock vehicle parking/storage (non-pedestrian parking). The existing facility is located on Parcel 7379096000 (approx. 8.28 AC) under ownership by Kunes Oak Creek Property, LLC. The proposed parking expansion is intended to be constructed to the east of the existing facility within Parcel 7379095000 (approx. 4.75 AC), also owned by Kunes Oak Creek Property, LLC.

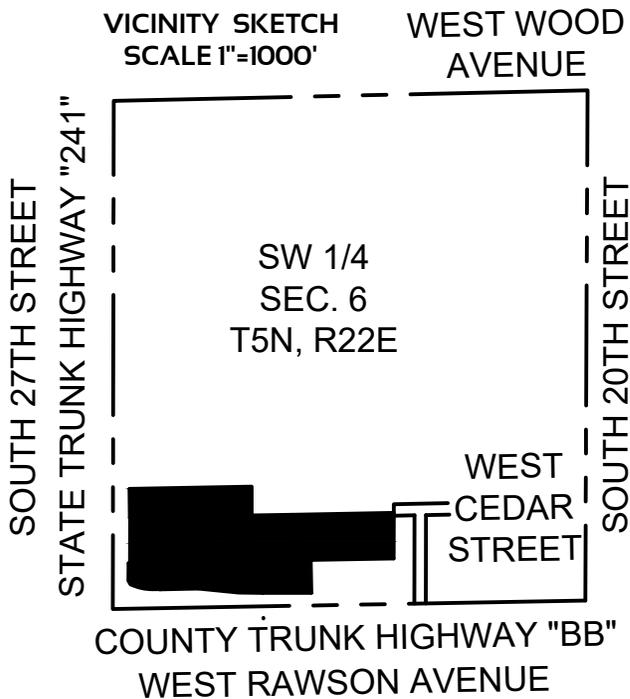
The intent of the CSM is to combine both aforementioned lots into one single lot of 13.03 AC to allow connection of the existing and proposed paved areas. R.O.W. boundaries along S 27<sup>th</sup> St and W Rawson Ave will not be impacted, and no additional access locations or driveway connections are proposed.

Please contact Pinnacle Engineering Group with any additional questions.

Craig Hoffmann  
Project Engineer  
Pinnacle Engineering Group  
[choffmann@pinnacle-engr.com](mailto:choffmann@pinnacle-engr.com)  
(262) 754-8815

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

Being Lot 1 of Certified Survey Map No. 9380 and Lot 2 of Certified Survey Map No. 9040, in the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.



Subject Property  
Zoning: B-4 CUP  
Tax Key Number:  
737-9096-000  
737-9095-000



*Jesse Zoltowski*

MAY 8, 2025

Prepared for:  
KUNES OAK CREEK  
PROPERTY LLC  
P.O. Box 546  
Delavan, WI 53115

#### NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the south line of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East which has a bearing of N88°58'18"E.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55079C0162F with an effective date of OCTOBER 24, 2024. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- EXISTING RIGHT OF WAYS ARE BASED ON TRANSPORTATION PROJECT PLAT NO. 2265-16-20-4.08 DOC. NO. 10245801.

Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

DRAFTED BY: ST  
PEG JOB#6315.00  
SHEET 1 OF 7

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

Being Lot 1 of Certified Survey Map No. 9380 and Lot 2 of Certified Survey Map No. 9040, in the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.



*Jesse Zoltowski*  
MAY 8, 2025

PARCEL 1  
C.S.M. NO. 3636  
OWNER: NVS  
INVESTMENTS LLC  
TAX KEY #7379014001

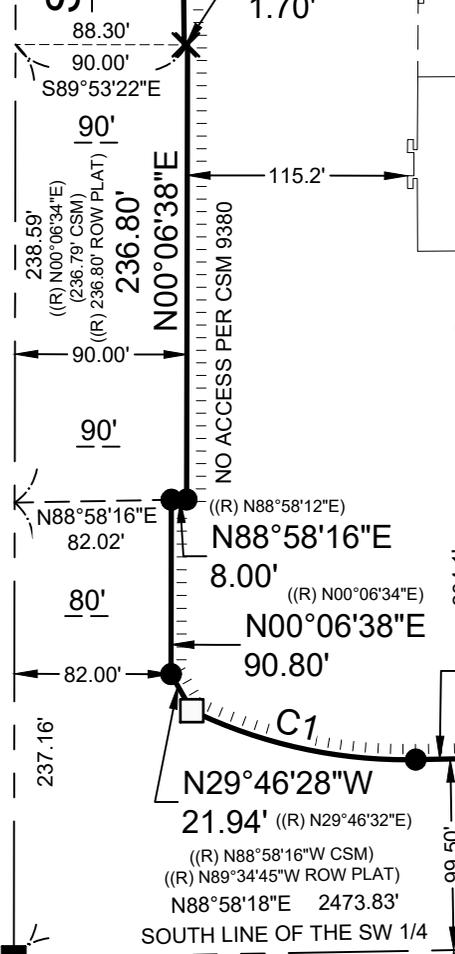
STATE TRUNK HIGHWAY "241"  
(VARIABLE PUBLIC R.O.W.)

SOUTH 27TH STREET  
N00°40'57"W  
150.33'

((R) N88°58'12"E)  
N88°58'16"E 639.90'

- LEGEND:**
- - Denotes Found 1" Iron Pipe
  - - Denotes Found Capped 3/4" Iron Rebar
  - ⊗ - Denotes Found Chiseled Cross
  - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
  - (R) - Denotes "Recorded As"
  - ||||| - Denotes No Access

WEST LINE OF THE SW 1/4 SEC. 6, T5N, R22E  
N00°06'34"E 2645.78'  
N00°06'38"E 236.80'  
N00°06'34"E 238.59'  
(R) N00°06'34"E (236.79' CSM)  
(R) 236.80' ROW PLAT

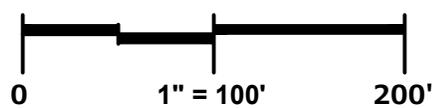


**LOT 1**  
567,521 SQ. FT.  
13.0285 ACRES

SW CORNER, SW 1/4  
SEC. 6, T5N, R22E  
(FOUND CONC. MON. W/ BRASS CAP)  
N=340,746.07; E=2,517,615.95  
(WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

WEST RAWSON AVENUE

GRAPHICAL SCALE (FEET)



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#6315.00  
SHEET 2 OF 7

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

Being Lot 1 of Certified Survey Map No. 9380 and Lot 2 of Certified Survey Map No. 9040,  
in the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 6,  
Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.



*Jesse Zoltowski*  
MAY 8, 2025

PARCEL 1  
C.S.M. NO. 3636

- LEGEND:**
- - Denotes Found 1" Iron Pipe
  - - Denotes Found Capped 3/4" Iron Rebar
  - ✕ - Denotes Found Chiseled Cross
  - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
  - (R) - Denotes "Recorded As"
  - ||||| - Denotes No Access

OUTLOT 1  
C.S.M. NO. 3636  
OWNER: NVS  
INVESTMENTS LLC  
TAX KEY #7379015000

((R) N88°58'12"E)  
N88°58'16"E 744.06'

WETLAND DELINEATED BY  
HEARTLAND ECOLOGICAL  
GROUP INC APRIL 2025

POND

POND

WETLAND DELINEATED BY  
HEARTLAND ECOLOGICAL  
GROUP INC APRIL 2025

((R) S88°58'12"W)  
S88°58'16"W

- MATCH LINE SHEET 2 -  
- MATCH LINE SHEET 3 -

**LOT 1**  
567,521 SQ. FT.  
13.0285 ACRES

45' PERMITTED  
ACCESS  
LOCATION

NO ACCESS PER CSM 9040  
N89°56'51"W 253.79'

P.O.B.

LOT 1 MOE-WAN SUBDIVISION	LOT 2 MOE-WAN SUBDIVISION	LOT 3 MOE-WAN SUBDIVISION	LOT 4 MOE-WAN SUBDIVISION
OWNER: CHAVEZ TAX KEY 7370016000	TAX KEY #7370017000	TAX KEY #7370018000	TAX KEY #7370019000
	OWNER: LEMKE	OWNER: OLIVIA	OWNER: MARVIN

108.72' N88°57'25"W  
((R) N88°57'08"W 108.68' CSM)  
((R) N87°30'28"W 108.72' ROW PLAT)

N89°56'51"W 273.27'  
((R) N89°58'00"W 273.26' CSM 9040)  
((R) N88°29'54"W 273.27' ROW PLAT)

65.55' N01°01'42"W

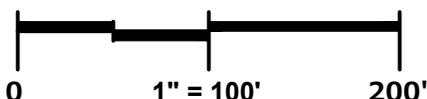
WEST RAWSON AVE

N88°58'18"E 1432.86'

(VARIABLE  
PUBLIC R.O.W.)

COUNTY TRUNK HIGHWAY "BB"

GRAPHICAL SCALE (FEET)



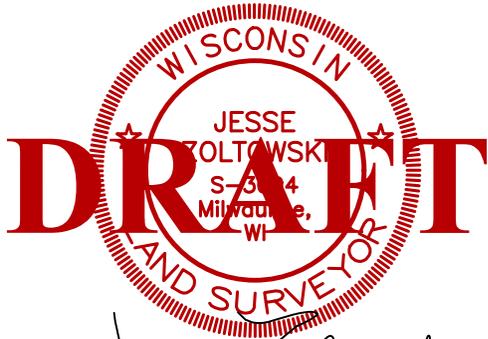
Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#6315.00  
SHEET 3 OF 7

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

Being Lot 1 of Certified Survey Map No. 9380 and Lot 2 of Certified Survey Map No. 9040,  
in the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 6,  
Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.



**LEGEND:**

- - Denotes Found 1" Iron Pipe
- - Denotes Found Capped 3/4" Iron Rebar
- ⊗ - Denotes Found Chiseled Cross
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"
- ||||| - Denotes No Access



OUTLOT 1  
C.S.M. NO. 3636  
OWNER: NVS  
INVESTMENTS LLC  
TAX KEY #7379015000

((R) N88°58'12"E)

N88°58'16"E 744.06'

OFFICIAL MAPPED  
CITY OF OAK  
CREEK STREET

LOT 5 - BLOCK 1  
ERWIN A H BRUSS  
SUBDIVISION

TAX KEY  
#7370005000  
OWNER:  
WENDT

WEST CEDAR STREET

(60' PUBLIC R.O.W.)

WETLAND DELINEATED BY  
HEARTLAND ECOLOGICAL  
GROUP INC APRIL 2025

LOT 1

567,521 SQ. FT.  
13.0285 ACRES

((R) S88°58'12"W)

S88°58'16"W 434.04'

((R) S00°06'34"W)

S00°06'38"W 237.16'

LOT 1 - BLOCK 2  
ERWIN A H BRUSS  
SUBDIVISION

TAX KEY  
#7370006000  
OWNER:  
WAKEFIELD

SOUTH 22ND STREET

LOT 2 - BLOCK 2  
ERWIN A H BRUSS  
SUBDIVISION

TAX KEY  
#7370007000  
OWNER:  
POPP

LOT 1  
MOE-WAN  
SUBDIVISION

OWNER: CHAVEZ  
TAX KEY 7370016000

LOT 2  
MOE-WAN  
SUBDIVISION

TAX KEY  
#7370017000  
OWNER:  
LEMKE

LOT 3  
MOE-WAN  
SUBDIVISION

TAX KEY  
#7370018000  
OWNER:  
OLIVIA

LOT 4  
MOE-WAN  
SUBDIVISION

TAX KEY  
#7370019000  
OWNER:  
MARVIN

LOT 5  
MOE-WAN  
SUBDIVISION

TAX KEY  
#7370020000  
OWNER:  
HAMMERLING

UNPLATTED  
LANDS

TAX KEY  
#7379978001  
OWNER:  
ESTRADA

((R) S01°03'30"E 171.55')

S01°03'26"E  
171.57'

70'

WEST RAWSON AVENUE

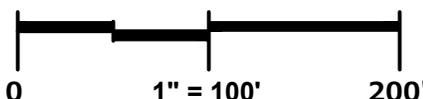
N88°58'18"E 1432.86'

COUNTY TRUNK HIGHWAY "BB"

SE CORNER, SW 1/4 SEC. 6, T5N, R22E  
(FOUND CONC. MON. W/ BRASS CAP)  
N=340,790.47; E=2,520,089.38

100'

**GRAPHICAL SCALE (FEET)**



Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#6315.00  
SHEET 4 OF 7

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

Being Lot 1 of Certified Survey Map No. 9380 and Lot 2 of Certified Survey Map No. 9040,  
in the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 6,  
Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, Jesse Zoltowski, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped Lot 1 of Certified Survey Map No. 9380, as recorded in the Register of Deeds office for Milwaukee County as Document No. 11216109, and Lot 2 of Certified Survey Map No. 9040, as recorded in the Register of Deeds office for Milwaukee County as Document No. 10784682, in the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 6, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin, which is bounded and described as follows:

Commencing at the southwest corner of the Southwest 1/4 of said Section 6; thence North 88°58'18" East along the south line of said Southwest 1/4, 1040.97 feet; thence North 01°01'42" West, 65.55 feet to the north right of way line of West Rawson Avenue - County Trunk Highway "BB" and the Point of Beginning;

Thence North 89°56'51" West along said north right of way line, 273.27 feet;  
Thence North 88°57'25" West along said north right of way line, 108.72 feet;  
Thence North 84°31'04" West along said north right of way line, 210.48 feet;  
Thence South 88°58'18" West along said north right of way line, 200.00 feet;  
Thence North 01°01'42" West along said north right of way line, 1.00 feet;  
Thence South 88°58'18" West along said north right of way line, 37.82 feet to a point on a curve;  
Thence northwesterly 120.98 feet along the arc of said curve to the right and said north right of way line, whose radius is 260.50 feet and whose chord bears North 77°43'18" West, 119.90 feet;  
Thence North 29°46'28" West, 21.94 feet to the east right of way line of South 27th Street - State Trunk Highway "241";  
Thence North 00°06'38" East along said east right of way line, 90.80 feet;  
Thence North 88°58'16" East along said east right of way line, 8.00 feet;  
Thence North 00°06'38" East along said east right of way line, 236.80 feet;  
Thence North 89°53'22" West along said east right of way line, 1.70 feet;  
Thence North 00°40'57" West along said east right of way line, 150.33 feet;  
Thence North 88°58'16" East along the south line of Lot 1 of Certified Survey Map No. 3636, 639.90 feet;  
Thence South 00°06'38" West along Outlot 1 of said Certified Survey Map No. 3636, 150.03 feet;  
Thence North 88°58'16" East along said Outlot 1, 744.06 feet to the west right of way line of West Cedar Street;  
Thence South 00°06'38" West along said west right of way line and then along the west line of Block 2 of Erwin A H Bruss Subdivision, 237.16 feet;  
Thence South 88°58'16" West and then along the north line of Moe-Wan Subdivision, 434.04 feet;  
Thence South 01°03'26" East along said subdivision, 171.57 feet to the Point of Beginning.

Containing 567,521 square feet (13.0285 acres) of land Gross, more or less.

That I have made such survey, land division and map by the direction of KUNES OAK CREEK PROPERTY LLC, 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 requirements of Chapter 236 of the Wisconsin State Statutes and the City of Oak Creek Land Division Ordinance in surveying and mapping the land within the certified survey map.

Date: MAY 8, 2025



*Jesse Zoltowski*  
Jesse Zoltowski  
Professional Land Surveyor S-3094

Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#6315.00  
SHEET 5 OF 7

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

Being Lot 1 of Certified Survey Map No. 9380 and Lot 2 of Certified Survey Map No. 9040,  
in the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 6,  
Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

## OWNER'S CERTIFICATE OF DEDICATION

KUNES OAK CREEK PROPERTY LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed and mapped as represented on this certified survey map.

KUNES OAK CREEK PROPERTY LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. City of Oak Creek

IN WITNESS WHEREOF, the said KUNES OAK CREEK PROPERTY LLC has caused these presents to be signed by (name - print) \_\_\_\_\_, (title) \_\_\_\_\_, at (city) \_\_\_\_\_, \_\_\_\_\_ County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

In the presence of: KUNES OAK CREEK PROPERTY LLC

\_\_\_\_\_  
Name (signature) - Title

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, (name) \_\_\_\_\_, (title) \_\_\_\_\_, of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

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

## CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying and mapping of the land described in the forgoing affidavit of Jesse Zoltowski, surveyor, and does hereby consent to the above certification of owners.

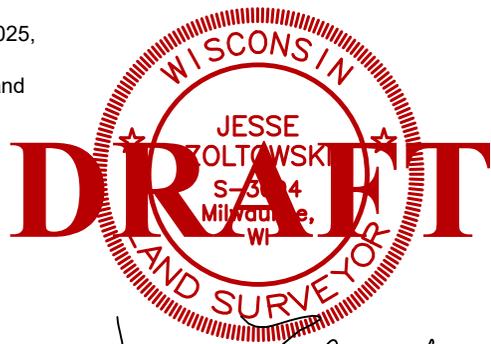
IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Date Name - Title

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

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



*Jesse Zoltowski*  
MAY 8, 2025

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#6315.00  
SHEET 6 OF 7

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

Being Lot 1 of Certified Survey Map No. 9380 and Lot 2 of Certified Survey Map No. 9040,  
in the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 6,  
Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

## CITY OF OAK CREEK PLAN COMMISSION

This land division and roadway dedication is hereby recommended for approval by the City of Oak Creek Plan Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dan Bukiewicz, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Catherine A. Roeske, City Clerk

## CITY OF OAK CREEK COMMON COUNCIL

This land division and roadway dedication is hereby approved by the City of Oak Creek Common Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Resolution No. \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dan Bukiewicz, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Catherine A. Roeske, City Clerk



CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	120.98'	260.50'	026°36'32"	N77°43'18"W	119.90'	N64°25'01"W	S88°58'26"W
(CSM)	(121.02')	(260.50')	(026°37'00")	(N77°43'14"W)	(119.93')	(N64°24'44"W)	
(ROW PLAT)	(121.01')	(260.50')		(N76°16'17"W)	(119.93')		

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#6315.00  
SHEET 7 OF 7

DESIGNED: AMM  
DRAWN: CHM  
REVIEWED: AMM  
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com  
© COPYRIGHT 2025

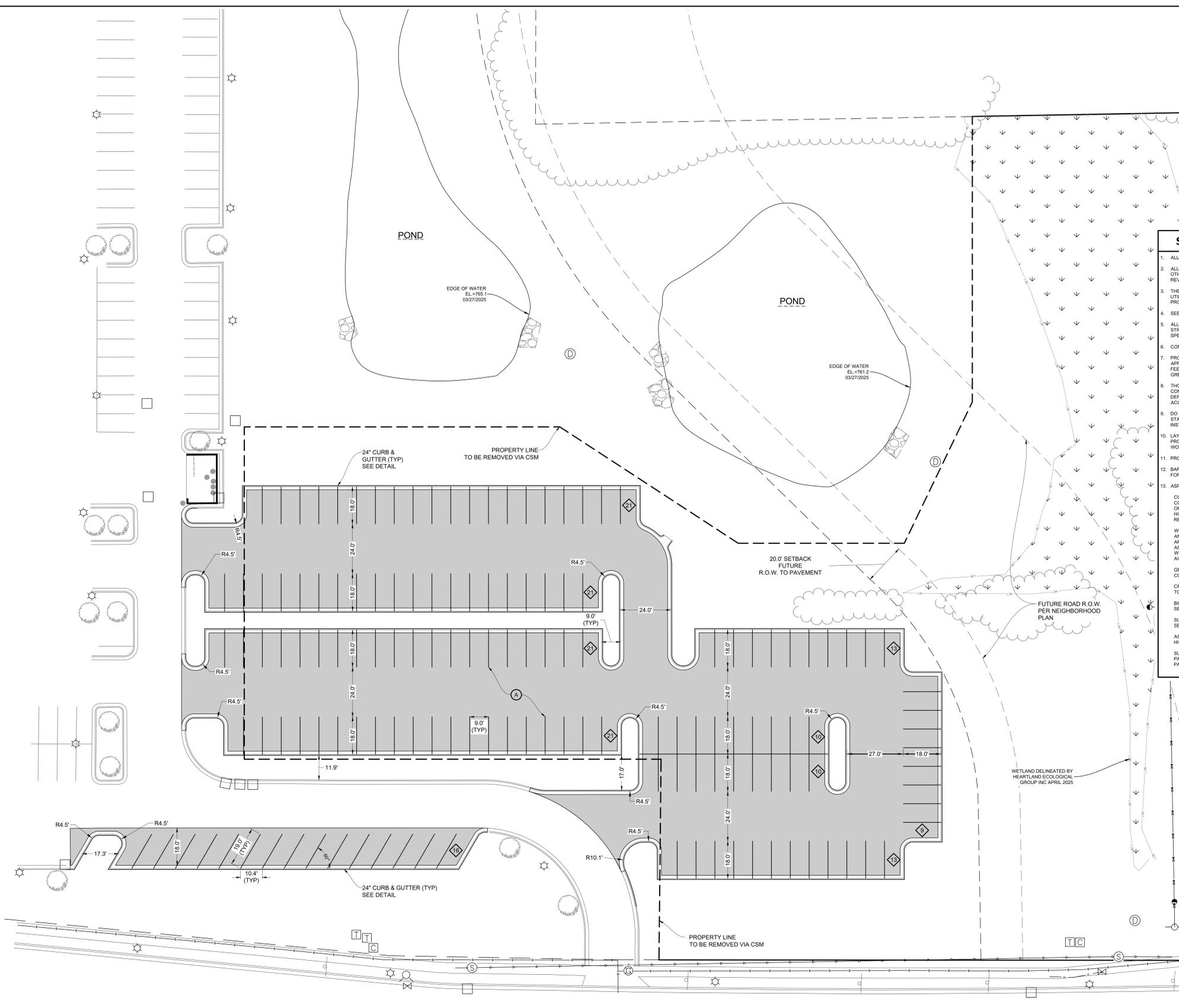
LEGEND	
	LIGHT DUTY PAVEMENT - SEE CONSTRUCTION DETAILS
	4" SOLID WHITE STRIPE
	PARKING STALL COUNTS

SITE DATA		
TOTAL SITE AREA:	1.63 AC	
TOTAL PAVEMENT AREA:	1.10 AC (67.4%)	
TOTAL GREENSPACE:	0.53 AC (32.6%)	
	PARKING DATA	
	EXISTING	PROPOSED
OFF-STREET REQUIRED	44	44
OFF-STREET PROVIDED	338	493
CUSTOMER STALLS	50	50
EMPLOYEE STALLS	40	40
SERVICE STALLS	40	40
INVENTORY STALLS	208	353

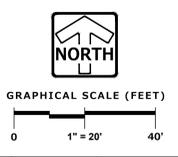
\*PARKING STALL REQUIREMENTS PER OAK CREEK MUNICIPAL CODE 17.0501

**EXISTING CONDITIONS SURVEY:**  
EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

- SITE AND DIMENSIONAL PLAN NOTES**
- ALL DIMENSIONS ARE FACE OF CURB, SHOULDER, OR CENTER OF LANE LINE UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB AND GUTTER SHALL BE 24" STANDARD CURB AND GUTTER (SEE DETAIL), UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
  - THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
  - SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
  - ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION AND APPLICABLE CITY OF OAK CREEK ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
  - CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
  - PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
  - THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL, AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
  - DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
  - LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
  - PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
  - BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
  - ASPHALTIC CONCRETE PAVING SPECIFICATIONS:
    - CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
    - WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (1° C).
    - GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
    - CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
    - BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
    - SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
    - ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
    - SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.



WEST RAWSON AVENUE



PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:  
20725 WATERTOWN ROAD, SUITE 100  
BROOKFIELD, WI 53196  
(262) 754-8888  
CHICAGO | MILWAUKEE | NATIONWIDE

**KUNES OAK CREEK PARKING EXPANSION**  
7020 S 27TH ST, OAK CREEK, WI

**SITE PLAN**

NO.	REVISIONS	DATE

REG. JOB NO. 6315.00-WT  
REG. FIRM: ABEK  
START DATE: 05/19/25  
SCALE: 20 SCALE

**SHEET 3 OF 6**

**SITE PLAN**