



PLAN COMMISSION REPORT

Proposal: Site Plan and Architectural Review – Abendschein Biergarten

Description: Site, building, and related plan review for construction of a seasonal biergarten facility at Abendschein Park.

Applicant(s): Matt Trebatoski, Oak Creek Department of Public Works

Address(es): 1321 E. Drexel Ave. (1st Aldermanic District)

Suggested Motion: That the Plan Commission approves the site and architectural plans for construction of a biergarten at Abendschein Park located at 1321 E. Drexel Ave.

Owner(s): City of Oak Creek

Tax Key(s): 815-9997-000

Lot Size(s): 40.72 acres

Current Zoning District(s): P-1, Park District FW, Floodway

Overlay District(s):

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

Comprehensive Plan: Park and Open Space

Background: Through its Strategic Action Plan, the City identified the goal of developing a seasonal biergarten at Abendschein Park. Approximately three (3) years ago, an initial design was provided; however, budget constraints prohibited that particular design to move forward. In the meantime, the City has pivoted and been working on an alternative shipping container design for the main building. Additional progress towards the complete design of the biergarten and ability to move forward with construction include: (1) the selection of a professional consultant to design and engineer the biergarten facility; (2) the Parks and Recreation Commission recommended Common Council approval of a playground equipment design and the Common Council approved the purchase of said equipment at its May 6, 2025 meeting, and (3) the Common Council approved an agreement with a biergarten operator at its June 3, 2025 meeting. The application before the Plan Commission includes the site and architectural design of the biergarten facility and accommodating assets. The biergarten will be located north of the newly-constructed parking lot, south of the pond, on the western end of Abendschein Park.

District Specific Standards, Use Specific Standards, & Land Use: The proposed plans comply with the intent, standards, and requirements of the City's Zoning Ordinance, including the bulk and dimensional standards of the P-1 Park District. Furthermore, the proposed land use aligns with the City's Comprehensive Plan.

Design: The biergarten building will be composed of seven (7) fully built-out shipping containers, which will include a walk-in cooler and will have the ability to serve food (not a full kitchen though) and beverages. The shipping container building will be approximately 72 ft. x 20 ft. in area. The building includes an assembly of multiple shipping containers: two (2) 40-ft. x 8-ft. containers in the center, capped by two (2) 20-ft. x 8-ft. containers on the north end, and by two (2) 20-ft. x 8-ft. containers on the south end. The height of each shipping container is 9 ft. 6 inches. The upper seating deck area will include fabric umbrella-type of features, for sun/weather protection. The facility will serve up to 300 people and will include a rooftop deck with seating capacity of at least 75 people. The containers will all be pre-built in factory and delivered ready for installation, utilities connection, and operation. The building will include flip up serving window(s) with locking closure covers, countertops, shelving, sinks, walk-in cooler, all utilities/mechanicals, direct draw draft system with through-wall taps, rooftop deck system, stairways, guards, decorative cladding on exterior for German Tudor motif, 3M decal wrap on exteriors, and container tie downs. The shipping containers are refurbished from one-time-use—they are not weathered containers. The packet includes pictures of similar shipping container projects.

Additional assets include a 30-ft. x 30-ft. covered outdoor seating area/pergola, two (2) bocce ball courts, and a fenced-in children's playground area. The pergola will be constructed entirely of cedar—it will not have a solid roof, but rather utilize cedar boards for some sun protection. Restroom facilities will be available in the form of high-end portable bathrooms on the east side of the biergarten building. There is a 30-ft. x 20-ft. holding area for a future stage on the north side, closest to the pond. If/when the stage plans move forward, the design will be presented to the Plan Commission. This is a future phase at this point.

A split-rail fence will be constructed on the north side of the parking lot to provide a barrier between the heavily-attended pedestrian area of the biergarten, and the parking lot.

The entire facility meets the bulk and dimensional standards of the P-1 Park District, as set in Table 17.0301(b) in the Municipal Code.

Screening: The proposed shows a refuse enclosure area on the very east end of the site.

Parking: The City invested in an Abendschein Park parking lot expansion last year on the west end of the park, just south of the pond. The new parking lot has 199 parking spaces, of which six (6) are ADA accessible. This parking lot will be accessible to biergarten patrons at all times.

Lighting: The upper seating deck, ground-level ordering area of the building, the covered seating/pergola area, and the bocce courts will all be lit with string lights, which will not splay beyond the property line. At some point, a light pole may be installed near the playground. The parking lot does not have light poles, but there is the ability to install approximately 12 poles, if budgets allow for it in the future.

Engineering and Utility: City Engineering and Utility Departments have no concerns, as they have been involved in the design of the site layout.

Access: Access to the property is currently provided by a driveway to Abendschein Park on the south side of E. Drexel Ave.

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 City will need to apply for the necessary permits before installing any additional signs on the property.

Environmental: The site does contain wetlands in various locations throughout the park. All facilities maintain a 15-ft. + setback from the pond/wetland. No additional environmentally sensitive areas, such as floodplains or environmental corridors, are impacted on the site.

While the construction of the biergarten facility and assets will result in a reduction of the site's green space, the overall amount of green space will remain well above the minimum 30% required by code.

Landscaping: The Department of Public Works anticipates having to remove about six (6) trees for the biergarten project. The plan is to plant a variety of trees along the north end of the parking lot, in conjunction with the split-rail fence. There will be a minimum of 18 new trees planted throughout Abendschein Park, to meet the 3:1 tree preservation requirement.

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.

Review/Options/Alternatives: The Plan Commission has the discretion to either approve the plans as presented, approve them with specified conditions, or disapprove the proposal. In reviewing the request, the Commission will evaluate it in light of the City's Zoning Ordinance and any other relevant information.

The Plan Commission may only approve or approve with conditions if it is satisfied that the proposed project complies with all applicable provisions of the City's Zoning Ordinance, as well as with all adopted plans and policy documents. Any approval with conditions must specify the necessary actions to bring the application into compliance with the City's Zoning Ordinance and its adopted plans and policy documents.

The Plan Commission has the authority to modify any of the site plan review criteria outlined in Sec. 17.0804(g)(3)(a-j) of the City's Zoning Ordinance. However, such modifications require a 3/4 majority vote

of the Commissioners present at the meeting and must include supplemental design elements or improvements to compensate for any modifications to the specific standards.

If the request is not approved, the Plan Commissioners are required to provide the relevant Code Sections upon which the denial is based. This will allow the applicant to revise and resubmit the proposal accordingly.

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Attachments:

Location Map

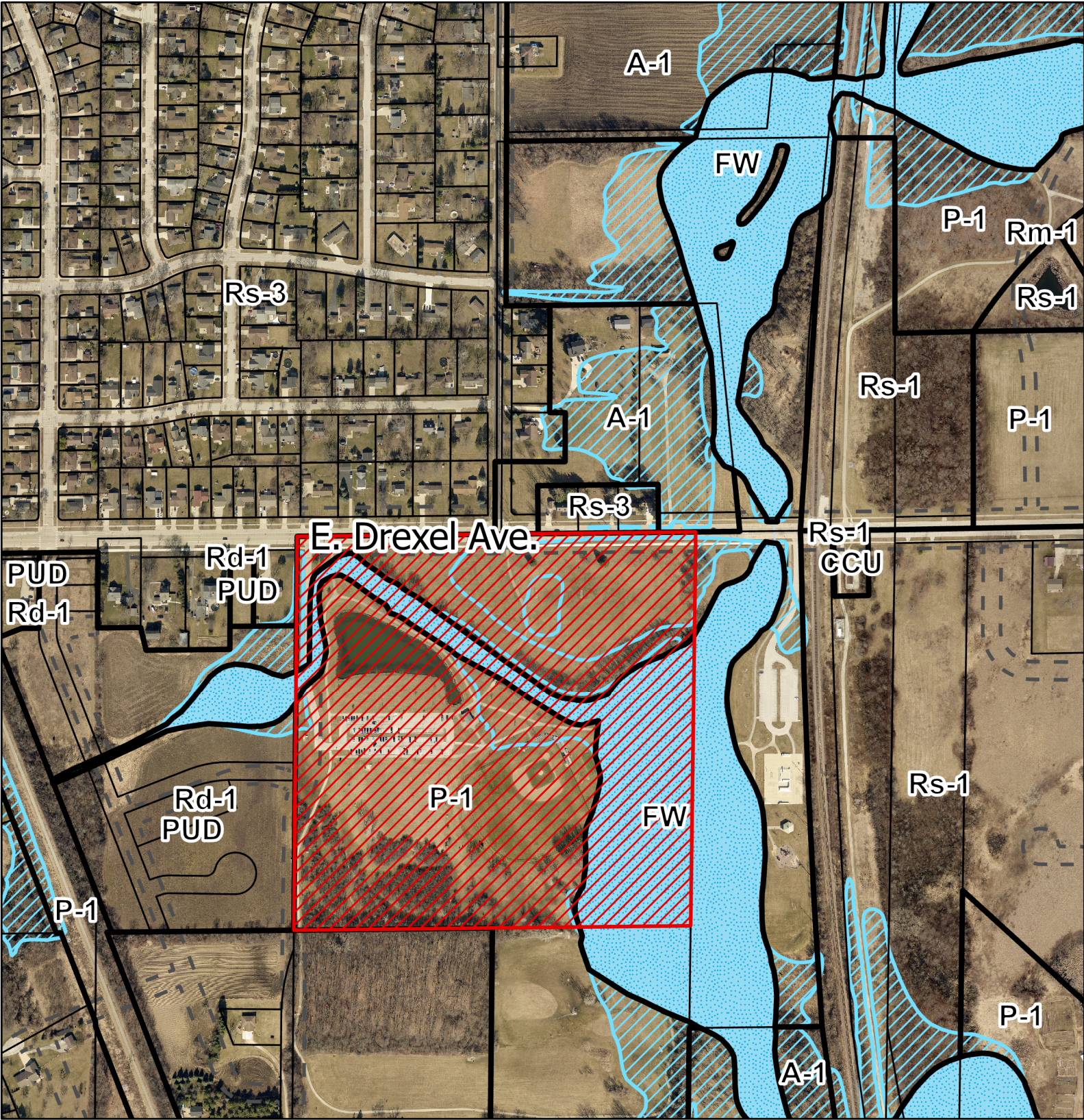
Narrative (6 pages)

Site and Architectural Plans (17 pages)

Sample Shipping Container Uses (2 pages)

Location Map

1321 E. Drexel Ave.



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



Community Development

- Legend**
- Zoning
 - Official Street Map
 - Parcels
 - FloodFringe2024
 - Floodway2024
 - 1321 E. Drexel Ave.

Through its Strategic Action Plan, the City identified the goal of developing a seasonal biergarten in Abendschein Park. The initial attempt to design a year-round pavilion stalled in 2022 due to construction cost estimates exceeding \$3.2M.

Through discussions internally the City investigated alternatives and commenced a reboot of the project in 2024 revolving around the design and construction of a seasonal facility composed of shipping containers. A facility of this nature would reduce capital cost and still afford the community an attractive, contemporary facility and atmosphere in Abendschein Park.

At the beginning of January the City advertised and requested proposals for the architectural and engineering design services for a turnkey biergarten facility composed of shipping containers to be built in factory and delivered to the site for installation, utilities connection, and operation.

The City received five proposals for this design work. The proposals were evaluated and ranked on consultants' understanding of the project scope, project approach, overall experience, cost, and recent similar projects experience.

The recommendation was to award the architectural and engineering design services to Britten, Inc. based on its technical capabilities, experience, and cost.

Britten was tasked with designing and engineering a biergarten facility composed of seven fully built out shipping containers to be bid out and factory-constructed and ready for installation and placement in the Spring of 2026.

The Biergarten will facilitate the serving of beer and other beverages, as well as the minor preparation and serving of a limited food selection, such as pretzels, burgers, and hot dogs. Grilling will take place outside of the containers. The facility will serve up to 300 people and include rooftop deck seating with a capacity of at least 75 people with a rooftop bar/serving container.

The containers will all be pre-built in factory and delivered ready for installation, utilities connection, and operation. The building will include flip up serving window(s) with locking closure covers, countertops, shelving, sinks, walk-in cooler, all utilities/mechanicals, direct draw draft system with through-wall taps, rooftop deck system, stairways, guards, decorative cladding on exterior for German Tudor motif, 3M decal wrap on exteriors, and container tie downs.

A concept rendering of the biergarten is included for reference.

Business Plan

(Abendschein Park Biergarten)

Below is an overview of our company and historical beer garden operations, along with our proposed business plan for the Abendschein Park Biergarten, which will be located in Abendschein Park in the City of Oak Creek, Wisconsin.

A. Overview and History of our Company and Operations

We currently own and operate Petrifying Springs Beer Garden, LLC, which is the operator of the Petrifying Springs Biergarten in Kenosha County, and the founders and owners are Tony DeBartolo and Mike Grab. We would also plan to form a new limited liability company, which will also be owned equally by Tony DeBartolo and Mike Grab, to operate the Abendschein Park Biergarten.

Through our existing company, we operate the German-style Biergarten called “Petrifying Springs Biergarten,” which is located in Petrifying Springs Park in Kenosha County. We have been serving the local community in Kenosha County for the past 8 years, and the Petrifying Springs Biergarten has experienced significant growth since its establishment, becoming one of the top beer gardens in the country.

Throughout our history, we have been committed to organizing community-based events at the Petrifying Springs Biergarten that cater to families and the local community. These events aim to bring people together in a lively and enjoyable atmosphere. We believe in the importance of giving back to our community, and as part of our commitment to social responsibility, we have made charitable donations to organizations such as the Boys and Girls Club, Jockey Being Family, Safe Harbor Humane Society, and the Veterans Car Show. These contributions reflect our dedication to supporting important causes and making a positive impact on the lives of others.

In addition to community events and charitable initiatives, our Petrifying Springs Biergarten serves as a venue for various occasions, including company events and birthdays. We take pride in providing a welcoming and vibrant environment at the Petrifying Springs Biergarten for individuals and groups to celebrate special moments. Furthermore, we have established strong partnerships with local educational institutions such as UW Parkside and Carthage College. These collaborations allow us to engage with students and faculty, fostering a sense of community and supporting the educational community.

With several years of experience in running the Petrifying Springs Biergarten, we have developed a deep understanding of the inner workings and day-to-day operations required to deliver a high-quality experience to our customers. Our expertise extends to the expectations we set for our staff, ensuring that they are well-trained and capable of delivering exceptional service to our patrons.

When it comes to managing staffing levels, we have a thorough understanding of the optimal number of employees needed during various times and events to provide efficient

and exceptional service. This knowledge allows us to maintain appropriate staffing levels and provide an enjoyable experience for our guests. Our annual staff at the Petrifying Springs Biergarten consists of approximately 30 part-time employees, many of whom are local teachers and students from the local community. This composition allows us to engage with the local community and provide employment opportunities for individuals who understand the unique needs and dynamics of the area.

In terms of inventory management, we have established a close relationship with the major beer vendors in southeastern Wisconsin. This relationship enables us to maintain efficient ordering processes and establish par levels for inventory management. By carefully monitoring our inventory and ordering practices, we ensure that we have an appropriate supply of beverages to meet customer demand while minimizing waste.

In summary, our years of experience, in-depth knowledge of day-to-day operations, strong relationships with vendors and continuous improvement efforts position us as highly qualified to provide our services to the City of Oak Creek at the Abendschein Park Biergarten.

B. Business Plan for Abendschein Park Biergarten

1. Guest Experience

We anticipate delivering a similar guest experience at the Abendschein Park Biergarten as currently provided at Petrifying Springs Biergarten. At our biergarten, we prioritize providing an exceptional guest experience that goes beyond simply offering beer. Our staff is well-trained and knowledgeable, ensuring that every customer feels welcome and comfortable from the moment they join us. Furthermore, we take pride in having an owner on the premises, which adds a personal touch and demonstrates our commitment to hands-on management and customer satisfaction.

We strive to create a family-friendly environment where guests of all ages can enjoy themselves. It brings us great joy when customers share videos of their children expressing their excitement about visiting our biergarten. This indicates that not only are the adults having a great experience, but also the young ones, which is a testament to the family-oriented atmosphere we cultivate.

To further enhance the guest experience, we organize special events that are community-focused and family-oriented. These events provide additional opportunities for families to come together, have fun, and create lasting memories. By incorporating these events into our offerings, we aim to create a unique and immersive experience that sets us apart from other establishments.

One of the key factors contributing to our success is our commitment to providing an authentic German experience. This commitment is reflected in our atmosphere, menu, and overall ambiance. By offering a taste of German culture and traditions, we create a distinctive experience that cannot be easily found elsewhere. This uniqueness plays a significant role in attracting and retaining our valued customers.

In summary, our biergarten is dedicated to delivering an exceptional guest experience that extends beyond serving beer. Our well-trained staff, the presence of an owner on-site, and our focus on creating a family-friendly environment contribute to this goal. We take pride in the fact that our customers, both young and old, enjoy their time with us, and we believe that our commitment to authenticity and community-based events is a fundamental part of our success. We plan to deliver the same or similar guest experience at Abendschein Park Biergarten.

2. Proposed Daily Activities and Themes

- Thursday: Potential for some sort of a league night.
- Friday: Food trucks.
- Saturday: Live music from 6-9PM.
- Sunday: Live music from 3-6PM.

3. Proposed Menu

The following is our initial food menu (some modifications may be made due to product availability) and expected pricing.

- Brats: \$8 (partnering with Local Butcher Block Sausages)
- Hot dogs: \$7
- Classic Bavarian pretzels: \$12
- Concession candy: \$2 - \$5
- Ice cream: \$3

4. Proposed Vendors

The following is a list of vendors we anticipate using at the Abendschein Park Biergarten. These vendors are current vendors at the Petrifying Springs Biergarten, and we have established a great working relationship with all of them.

- Beechwood and Beer Capitol: Beer Distributors.
- Badger Liquor: Wine distributor.
- Sysco and Greco: Food distributors.

5. Implementation Schedule, Number of Employees and Management Strategy

Our goal is to implement a full event schedule, food menu, daily activities and other events as we open for business in the spring of 2026. We anticipate being able to offer our

full complement of activities from the day we open and start operating the Abendschein Park Biergarten.

We anticipate having about 25-30 active employees, some full time and some part time. All employees will be scheduled via an app called Homebase, which we use for the Petrifying Springs Biergarten. All schedules will be done at minimum 2 weeks in advance.

Our philosophy as owners is that we are on site and present during operating hours. We would ensure that Tony DeBartolo and Mike Grab split their time between the Petrifying Springs Biergarten and the Abendschein Park Biergarten with a planned out weekly manger schedule.

6. Special Events

We anticipate hosting the following potential special events at Abendschein Park Biergarten:

- Oktoberfest – food, music, beer
- Yoga in the park on certain Sunday mornings
- Movie nights on certain Friday or Saturday nights - kids movies, food
- Lager Fest – local breweries, live music, food, kids' activities(Conceptual)
- Hard Cider Fest – live music, local cideries, food, kids' activities(Conceptual)

7. Traffic Control

In addition to utilizing parking provided by the City of Oak Creek and collaborating with local businesses for additional parking, we recognize the need for efficient traffic control during larger scale events. To address this, we plan to implement a shuttle service to further assist our patrons, which we have also implemented at Petrifying Springs Biergarten.

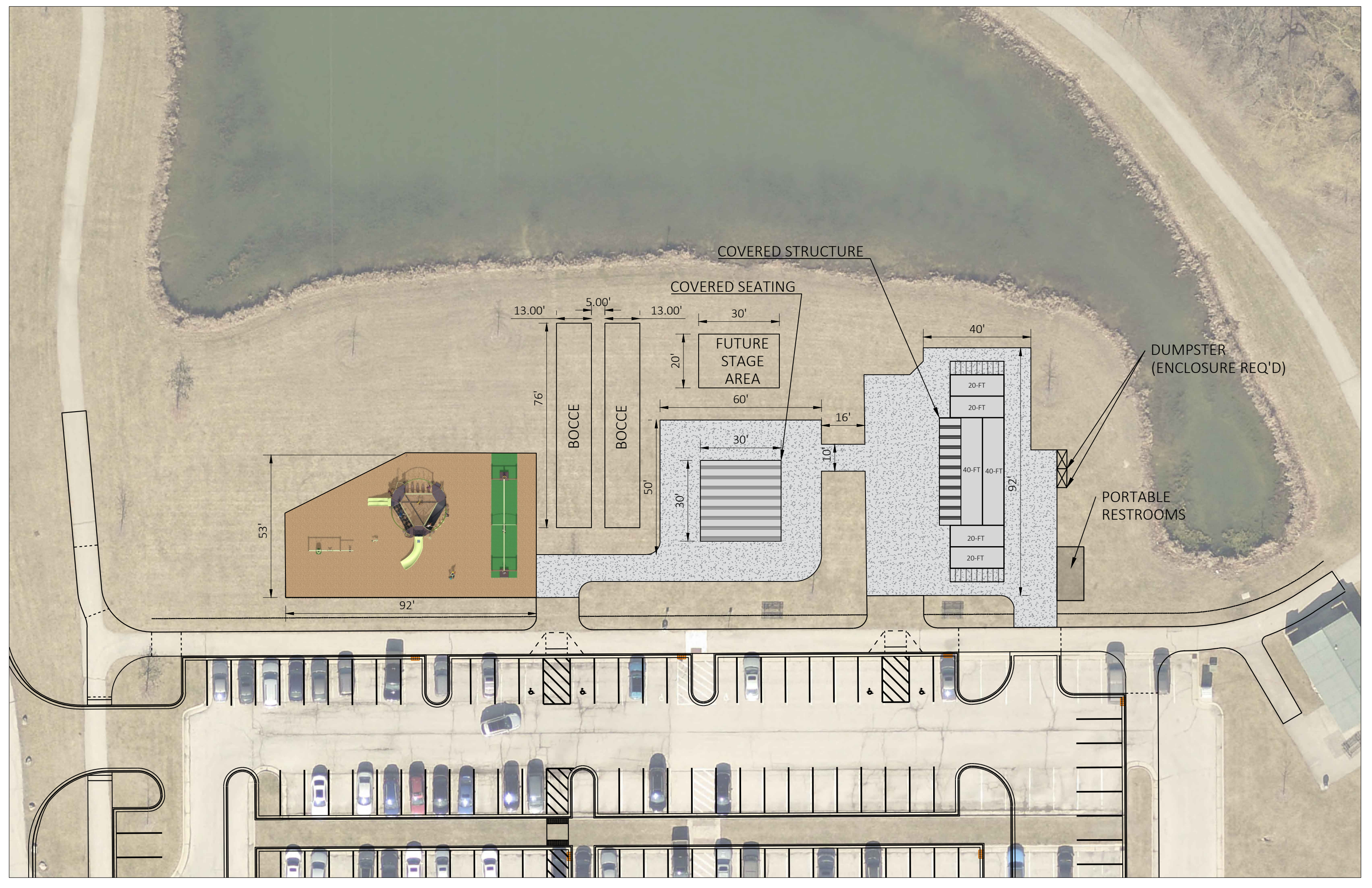
A shuttle service would be offered during peak times or when the demand for parking exceeds the available spaces. It provides a convenient and safe transportation option for guests, allowing them to park at designated off-site locations and be transported to the biergarten. This service helps alleviate congestion and ensures smooth traffic flow in and out of the biergarten.

To maintain safety and security, we employ private security personnel. These trained professionals are responsible for not only ensuring the safety of our guests but also monitoring parking areas. They help identify and address any illegally parked vehicles, ensuring compliance with parking regulations. In case of any significant issues, they promptly notify law enforcement if necessary to address the situation promptly and appropriately.

By combining available parking options, collaborating with local businesses, offering a shuttle service during peak hours and maintaining a vigilant security presence, we will strive to provide a safe and effective game plan for the Abendschein Park Biergarten. We believe this will contribute to the overall guest experience.

8. *Proposed Hours of Operation*

- Monday through Wednesday: Closed
- Thursday and Friday: 4-9PM
- Saturday: 12-9PM
- Sunday: 12-8PM



COVERED STRUCTURE

COVERED SEATING

DUMPSTER
(ENCLOSURE REQ'D)

PORTABLE
RESTROOMS

FUTURE
STAGE
AREA

BOCCE

BOCCE

20-FT

20-FT

40-FT

40-FT

20-FT

20-FT

13.00'

5.00'

13.00'

30'

20'

60'

16'

10'

30'

30'

50'

76'

53'

92'

92'

40'





CREATING A LOCAL VIBRANT HUB

NESTLED WITHIN ITS SERENE SURROUNDINGS, ABENDSCHEIN PARK PROVIDES A PICTURESQUE BACKDROP POISED TO TRANSFORM INTO AN EXTRAORDINARY COMMUNITY-BASED VENUE. WITH ITS TRANQUIL AMBIANCE AND NATURAL BEAUTY, IT HOLDS THE POTENTIAL TO SERVE NOT ONLY OUR LOCAL RESIDENTS BUT ALSO CAPTIVATE TOURISTS SEEKING AN AUTHENTIC EXPERIENCE. IMAGINE THE POSSIBILITIES OF THIS HIDDEN GEM BECOMING A VIBRANT HUB, WEAVING TOGETHER THE FABRIC OF OUR COMMUNITY AND WELCOMING VISITORS FROM NEAR AND FAR. ABENDSCHEIN PARK AWAITS, READY TO BLOSSOM INTO A HAVEN FOR SHARED MOMENTS AND UNFORGETTABLE GATHERINGS.

**UNIQUELY
DESIGNED
UNIQUELY
OAK CREEK**

MAIN STRUCTURE VIEW FROM WEST





OVERHEAD FROM WEST



OVERHEAD FROM NORTH



COVERED SEATING AREA FACING
MAIN BUILDING



COVERED AREA FACING STAGE



OF MAIN BUILDING FROM THE WEST




NIGHT VIEW FROM WEST



2ND FLOOR PATIO VIEW LOOKING
WEST

INTERIOR SERVING AREA

A wide-angle photograph of a modern interior serving area, likely a bar or restaurant. A woman with long red hair, wearing a dark long-sleeved shirt and jeans, stands with her back to the camera, looking towards a long wooden counter. The counter is equipped with a cash register and a laptop. To the right, a large glass display case holds numerous beer mugs. The background features a large window looking out onto a balcony where two people are standing. The ceiling has a large rectangular skylight, and the overall lighting is warm and modern.



BOCCE COURTS

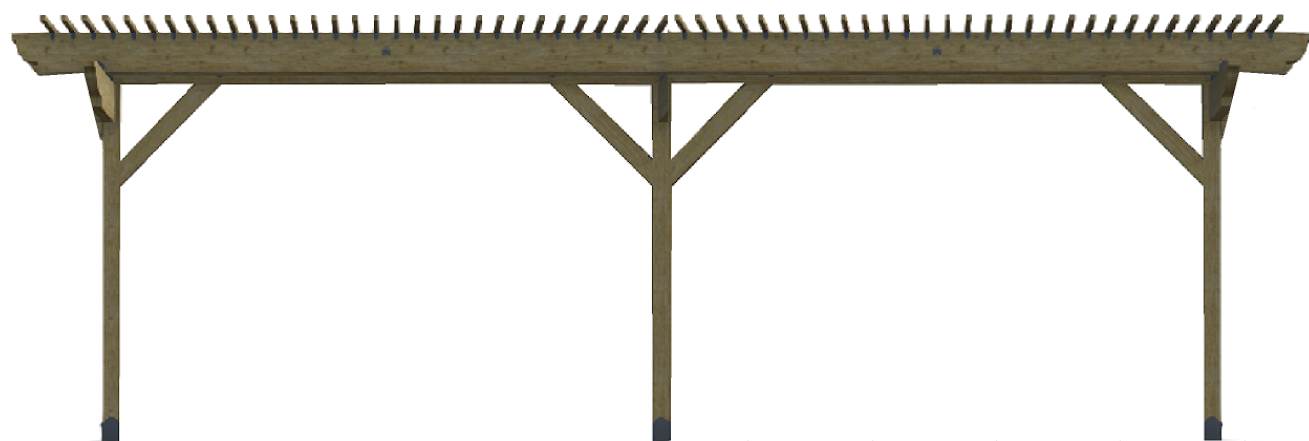


BOCCE & BAGS AREA



1 OF 2 NATURAL FIREPITS FACING STAGE

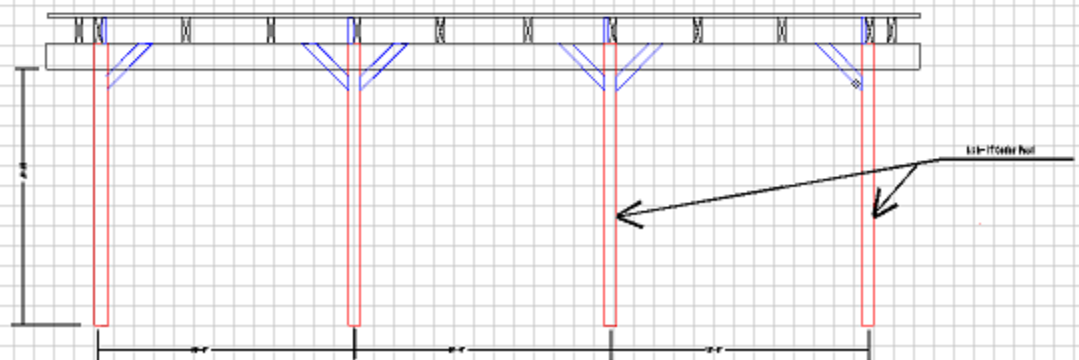
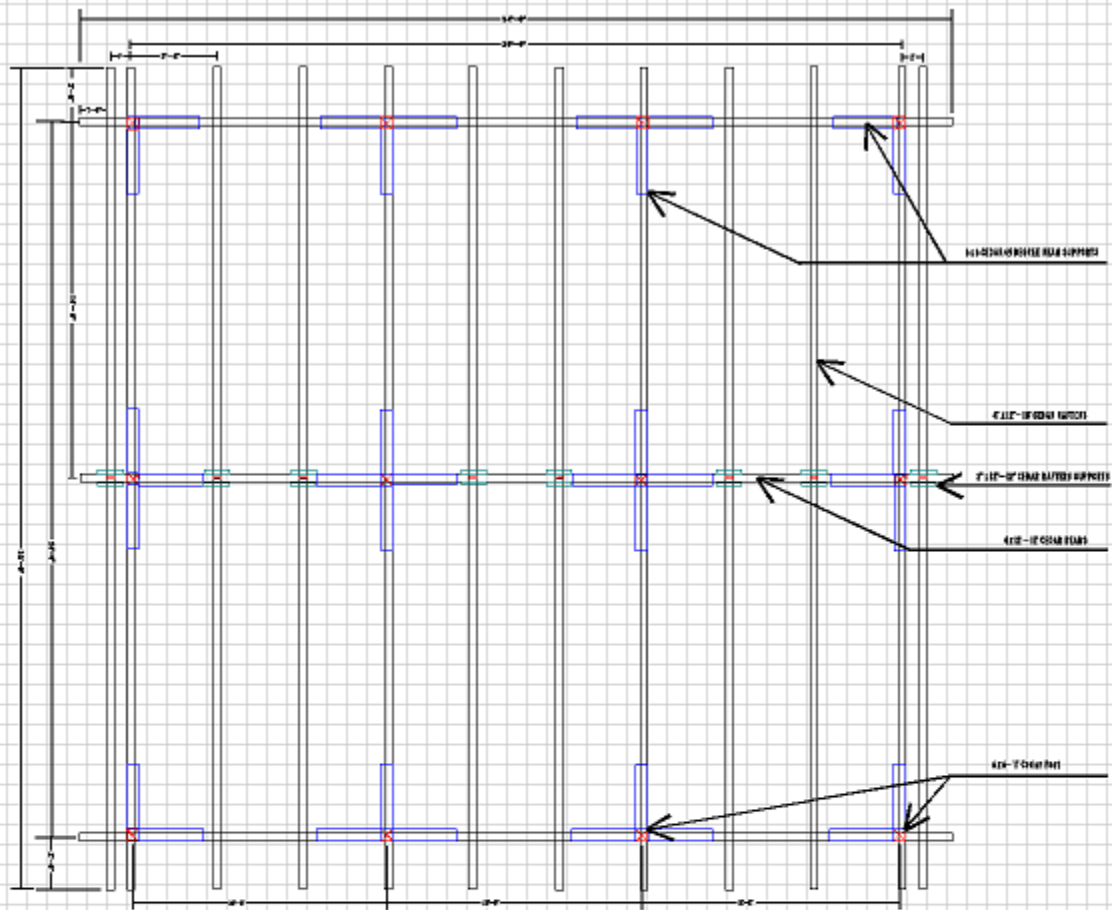
Sample Pergola Design



Sample Split-Rail Fence Design



OAK CREEK BEER GARDEN PERGOLA BEAM AND RAFTER DRAWING



Sample Shipping Container Uses



