



## PLAN COMMISSION

April 10, 2018  
6:00 P.M.

### Common Council Chambers

8040 S. 6<sup>TH</sup> Street  
Oak Creek, WI 53154  
(414) 766-7000

Daniel Bukiewicz - Chair  
Dawn Carrillo  
Chaucey Chandler  
Patrick Correll  
Chris Guzikowski  
Brian Johnston  
Gregory Loreck  
Fred Siepert  
Christine Hanna

Edward Ciechanowski - ex-officio  
Doug Seymour - ex-officio

### The City's Vision

*Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.*

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – March 27, 2018
4. Significant Common Council Actions
5. 6:00 Public Hearings
  - a. Hold a public hearing on a proposed sign appeal for the property at 160 W. Town Square Way submitted by Don Nummerdor, Sign Effectz, Inc., on behalf of Mod Pizza that would allow installation of three wall signs that exceed height restrictions and the installation of a wall sign on a non-entry façade located at the tenant space at 160 W. Town Square Way. (Tax Key No. 813-9046-000). Follow this item on Twitter **@OakCreekPC#OCPCModPizza**.
6. New Business
  - a. SIGN APPEAL - Consider a request for a sign appeal for the property at 160 W. Town Square Way submitted by Don Nummerdor, Sign Effectz, Inc., on behalf of Mod Pizza that would allow installation of three wall signs that exceed height restrictions and the installation of a wall sign on a non-entry façade located at the tenant space at 160 W. Town Square Way. (Tax Key No. 813-9046-000). Follow this item on Twitter **@OakCreekPC#OCPCModPizza**.
  - b. SIGN PLAN REVIEW - Review a proposed sign plan submitted by Don Nummerdor, Sign Effectz, Inc., on behalf of Mod Pizza for the Mod Pizza commercial tenant portion of the building at 160 W. Town Square Way (Tax Key No. 813-9046-000). Follow this item on Twitter **@OakCreekPC#OCPCModPizza**.
  - c. CONDITIONS AND RESTRICTIONS – Review Conditions and Restrictions for a Conditional Use Permit request submitted by Samuel Dickman, The Dickman Company, for a Conditional Use Permit for outdoor storage on the property at 10861 S. Howell Ave. (Tax Key No. 955-1001-000). Follow this item on Twitter **@OakCreekPC#OCPCDickmanCUP**.

APR 5 AM 11:19

- d. **CONDITIONAL USE PERMIT** - Review a request submitted by Pedrag Maric, Maric Investments, LLC, for a Conditional Use Permit for a trans-shipment depot facility and truck engine repair on the property at 9880 S. Ridgeview Dr. (Tax Key No. 903-0012-000). Follow this item on Twitter **@OakCreekPC#OCPCMeric**.
  
- e. **LANDSCAPE PLAN REVIEW** - Review landscaping plans submitted by Samuel Dickman, The Dickman Company, for the property at 10861 S. Howell Ave. (Tax Key No. 955-1001-000). Follow this item on Twitter **@OakCreekPC#OCPCDickman**.

Adjournment.

Dated this 05 day of April, 2018

Posted April 5, 2018, JF

**Public Notice**

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice

**DRAFT MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, MARCH 27, 2018**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Johnston, Commissioner Carrillo, Alderman Loreck, Alderman Guzikowski, Commissioner Correll, and Commissioner Siefert. Commissioner Chandler was excused. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator.

**Minutes of the March 13, 2018 meeting**

Commissioner Siefert moved to approve the minutes of the March 13, 2018 meeting. Alderman Guzikowski seconded. On roll call: all voted aye, except Commissioner Correll who abstained. Motion carried.

**PUBLIC HEARING**

**SIGN APPEAL**

**JT PETRO**

**9502 S. HOWELL AVE.**

**TAX KEY NO. 907-9027-000**

Zoning Administrator/Planner Wagner read the public hearing notice into the record.

Mayor Bukiewicz made three calls for public comment. Seeing none, the public hearing was declared closed.

**SIGN APPEAL**

**JT PETRO**

**9502 S. HOWELL AVE.**

**TAX KEY NO. 907-9027-000**

Zoning Administrator/Planner Wagner provided an overview of the sign appeal. He pointed out that this request is similar to what other gas stations have requested and have been approved elsewhere in the City to display an illuminated strip on either two or three sides of the fueling canopy. Zoning Administrator/Planner Wagner noted that this type of request will be taken into consideration at such time as the City's sign code is revisited.

Mayor Bukiewicz opened up discussion to the Commissioners.

Commissioner Correll stated that he is fine with this proposal.

Commissioner Siefert concurred with Commissioner Correll. He stated that there are a number of gas stations in the community that have an extra sign or two on their canopy and on the entrances to the building. He does not believe this would be a distraction to traffic.

Commissioner Correll believes the logo on the sign is important for brand recognition.

Commissioner Johnston asked if this is a 24-hour operation. Zoning Administrator/Planner Wagner did not recall.

Commissioner Johnston asked if the three sides should be called out in the Plan Commission's recommendation. Zoning Administrator/Planner Wagner agreed and stated that the approval should include mention of the northwest and south elevations.

*(Commissioner Hanna's comments were inaudible on the mics.)*

Mayor Bukiewicz stated he is fine with the setup, and that this is an improvement from what it was previously.

Commissioner Correll motioned that the Plan Commission approves the sign variance appeal for 9502 S. Howell Avenue. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**CONDITIONS AND RESTRICTIONS  
BOYLAND PROPERTIES OAK CREEK, LLC  
7008 AND 7018 S. 27<sup>TH</sup> ST. AND 2500 W. RAWSON AVE.  
(TAX KEY NOS. 737-9989-001, 737-9988-001 AND 737-9037-001)**

Planner Papelbon provided an overview of the conditions and restrictions for automotive sales and service and a private car wash facility (see staff report for details).

Of particular note, Item 2(F) states:

*Prior to the approval of site and building plans for the development the applicant shall prepare and submit a certified survey map combining the properties. The right-of-way for any public street as illustrated on the Official Map within these properties shall be dedicated and the public improvements installed unless a variation or exception is granted by the Common Council pursuant to Section 14.180 of the Municipal Code.*

Planner Papelbon explained that this language is in the original conditions and restrictions that were previously approved by the Plan Commission. The Common Council did grant an exception to that and did allow them to enter into an agreement to construct a portion of the future road on their property to their property line at the time the rest of the road would be constructed out to 27<sup>th</sup> Street. This is something that the Common Council will have to reauthorize, and that is why this condition is still part of the conditions and restrictions.

Also of note is section 2(G), which references the purchase of the 0.4-acre parcel on the corner of 27<sup>th</sup> St. and Rawson Ave. Planner Papelbon stated that this was an item of discussion between the consultants, landowners and City staff regarding purchase of that corner piece. Some future development on that corner could include either gateway signage or an expansion of the current conditional use to incorporate that property. This will be discussed at a later time. This language is simply establishing an escrow so that there is some satisfaction on the City's end that the parcel will become part of the larger development.

Planner Papelbon stated that under item 3(C), the hours of operations include sales and service.

Edward Lisowski, 6988 S. 27<sup>th</sup> St., stated his concern about the proposed car wash on the property in that wet vehicles will be exiting out onto 27<sup>th</sup> Street. In the winter this will mean ice accumulation on 27<sup>th</sup> Street, which will be dangerous. Mr. Lisowski suggested that there be another outlet on Rawson Ave. rather than 27<sup>th</sup> St. because 27<sup>th</sup> Street is a major highway.

Mayor Bukiewicz responded that they do have an entrance off of Rawson Ave. The Wisconsin Department of Transportation has dictated where the driveway will be on the state highway. Also, the car wash is for private use. Any cars that will be washed will remain on the lot.

Commissioner Siepert stated that the conditions and restrictions look good.

Commissioner Hanna inquired about wetlands on the property. Planner Papelbon responded that there are wetlands on the property and they have been delineated.

Commissioner Hanna asked how the wastewater from the car wash is going to be handled and suggested it be part of the conditions and restrictions. Planner Papelbon responded that typically that is not a part of the conditions and restrictions because it is discussed at the site plan review level, and is part of the development agreement for the storm water management.

Commissioner Siefert moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for automobile sales & service and a private car wash facility on the properties at 7008 & 7018 S. 27<sup>th</sup> St. and 2500 W. Rawson Ave. after a public hearing. Commissioner Loreck seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW  
THE DICKMAN COMPANY  
10861 S. HOWELL AVE.  
TAX KEY NO. 955-1001-000**

Planner Papelbon provided an overview of the plan review for a proposed new industrial facility (see staff report for details).

Mayor Bukiewicz asked for questions from the audience or the applicant to address the Plan Commission.

Tony Sagan, 10925 S. Nicholson Rd, stated that a few years ago, this area was slated to be the “gateway to the city, and now there are big concrete walls being constructed. Mr. Sagan stated that he has his property almost sold. Mr. Sagan stated his concern with all of the changes over the years to the ultimate plan for this area of the city. He does not feel that the people living on Oakwood Road should have to look at a 40-foot wall from their backyard.

Mayor Bukiewicz stated that this area was always slated to be an industrial park once the land swap happened. Mr. Sagan stated that it was originally planned to be the County dump. Mayor Bukiewicz stated that when the land swap occurred, it was clear on the City’s Comprehensive Plan that it was going to be turned into an industrial park.

Commissioner Siefert stated his concern about the driveway that exits onto Highway 38 and the traffic going north. If a truck is coming out and they are not swift enough, there is going to be an accident. There is reduced visibility because there is a curve and a slight hill and then suddenly vehicles are right on top of that driveway. Commissioner Hanna responded that there is a “truck turning movement” plan. Commissioner Hanna agrees with Commissioner Siefert and feels the trucks should not be exiting onto Highway 38.

Commissioner Johnston stated that the location is restricted by the DOT. That is the access point for the substation and ATC coming through there. In the future, Howell Ave. may be widened to four lanes, but there are no plans at this time.

Commissioner Loreck asked what type of fencing will be used. Planner Papelbon answered that the plans call for chain link. There are no height or screening details at this time.

Adam Anderson, Architect, Briohn Design Group, LLC, 3885 N. Brookfield Rd., Suite 200, responded that the fence will be a 6-foot-high vinyl-wrapped chain link fence.

Commissioner Siefert asked if there is going to be any shrubs or trees along the south side of the fence. Mr. Anderson responded that he is working with staff on the landscaping/screening requirements. Planner Papelbon added that the proposed fence is going to be 21 feet off the south lot line. There is an existing tree line on the County property. However, there may need to be some additional changes to the landscape plan.

Mayor Bukiewicz stated that he likes the building from an architectural standpoint because it is broken up as much as it can be for what it is; an industrial warehouse. There is a fair amount of glazing and the panels visually break up the elevation.

Mayor Bukiewicz inquired about the storm water management. Commissioner Johnston responded that the drainage for the whole rear half of this lot is going back to pond 5. Everything from the front is going to the front detention pond that gets discharged into the ditch. That water runs south down the state highway to the Root River.

Mayor Bukiewicz asked if the ditches can handle that amount of water. Mr. Iskandarsjach, JSD Professional Services, W238 N1610 Busse Road, Waukesha, introduced himself as the storm water consultant for Sam Dickman and Briohn Building Corporation. He stated that the storm water plan was submitted and Phil Beiermeister, Environmental Engineer for the City, is in the process of reviewing it. Mr. Iskandarsjach concurred with Commissioner Johnston that the back half of the property will drain to an existing storm water detention that was part of the OakView Business Park. The (front half) east half will be handled by the new storm water plan that they are proposing on the eastern portion of the site.

Mr. Iskandarsjach stated that as far as the access point on Howell Ave., there was a Traffic Impact Analysis completed for this entire development and according to the report, they are only allowed one access point from Elm Rd. down to the County Line. That is why they are sharing that one access point with WE Energies. Also, if there is any development on the County land to the south, they will have to use that same access point. There is an existing easement on the far west end of this property where there will be access at that point.

Commissioner Johnston referenced the entrance coming into the site and trying to keep the cars and trucks separated from that same access point. He stated that it is getting more confusing having the island out in the middle. Commissioner Johnston asked if there is a significant reason for that or if it is merely trying to keep cars and trucks separated. Mr. Iskandarsjach responded that the purpose is to have the cars come in on the remains of the northern portion and the trucks will continue south.

Mr. Iskandarsjach added he is working on an adjustment of the accel/decel lane with the DOT.

Commissioner Johnston asked if the pathway on the property is going to continue through the driveway. Mr. Iskandarsjach responded that they are proposing a ramp, but they are still going to go through some striping because they will be revising that to more heavy-duty asphalt because trucks will be crossing it.

Commissioner Johnston stated that the CSM is going to be critical for this development and that has to be in place before the building permits are applied for.

Planner Papelbon stated that the applicant has called for chain link fence in their proposal and those details were just covered yet.

Also, as far as the retaining wall is concerned, if it is over 4 feet, it has to be engineered. That will have to be addressed whenever the plans are done. These are things that staff is going to need and will be discussed further, but are considered minor. The landscaping plan will come

back to Community Development unless the Plan Commission wishes it to come back for their approval. Commissioner Siepert stated his concern about having enough landscaping because this is an entrance into the City and that is one of the first things people will see. He further stated that sometimes the Plan Commission should review some of those landscape plans, and this is one of those times. Planner Papelbon responded that that should then be added to the recommended motion in the conditions.

Planner Papelbon added the suggested motion language change to condition 3 as follows:

*That the landscape plan is revised to incorporate required vegetation per Code and is brought back to the Plan Commission for final approval prior to the submission of building permit applications.*

Commissioner Loreck moved that the Plan Commission approves the site and building plans submitted by Sam Dickman, Jr., The Dickman Company, for the property at 10861 S. Oakview Parkway with the following conditions:

1. That all relevant Code requirements are in effect.
2. That copies of all access approvals and agreements shall be provided to the City prior to the submission of building permit applications.
3. That the landscape plan is revised to incorporate required vegetation per Code and is brought back to the Plan Commission prior to submission of building permit applications.
4. That the plans are revised to include details for the proposed chain link fence and gate around the outdoor storage area (see Condition 10 below).
5. That a copy of any wetland fill approval and/or permit from the Wisconsin Department of Natural Resources is provided to the City prior to the submission of building permit applications (see Condition 9 below).
6. That the plans are revised to include locations for all mechanicals, transformers, and utilities (see Condition 10 below).
7. That all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) are screened from view (see Condition 10 below).
8. That the plans are revised to include details for any trash receptacles and the retaining wall (see Condition 10 below).
9. That a Certified Survey Map (CSM) conveying the required 15-foot-wide strip of land from the City-owned property and/or the required land on the adjacent Wispark property for the water and sanitary sewer laterals is submitted for review and approval through the City process prior to the submission of building permit applications. This CSM shall include a current and effective wetland delineation, and all required easement agreements. Copies of all approvals, permits, and agreements shall be submitted to the City prior to the issuance of building permit applications.
10. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of building permit applications.

Commissioner Correll seconded. On roll call: all voted aye. Motion carried.

**CONDITIONAL USE PERMIT  
THE DICKMAN COMPANY  
10861 S. HOWELL AVE.  
TAX KEY NO. 955-1001-000**

Planner Papelbon provided an overview of the conditional use permit for an outdoor storage facility (see staff report for details).

Mayor Bukiewicz opened up the discussion to the Commissioners.

Commissioner Siefert asked if the diesel fuel being proposed to be stored has to have some type of containment. Asst. Fire Chief Kressuk responded that it depends on the quantity and the storage that they are going to be using on that site. He has not seen the plans for their fuel storage yet. When the City/Fire Department receives that information, it will be evaluated against standard codes to determine what would be needed.

Planner Papelbon stated that the entire area is going to be surrounded by a 6-foot fence and there is going to be a gate on the south side. The gate will be a controlled access point. Unless someone has that kind of access to opening the gate, the fence would have to be breached physically to get inside the site. Commissioner Hanna stated her concern that small children will be able to access the site by climbing over the fence and suggested razor wire (although that is not aesthetically pleasing). Planner Papelbon responded that razor wire is an option, as is increasing the height of the fence and adding landscape screening, but added that there may also be security cameras.

Mayor Bukiewicz asked if the proposed tent is going to be permanent. Planner Papelbon responded that her interpretation is that it is going to be permanent. The temporary part would be when they receive or ship out a tent for use. Mayor Bukiewicz expressed that he was not happy with a permanent tent for storage.

Mayor Bukiewicz invited the applicant to address the Plan Commission. The applicant was not in attendance. Planner Papelbon stated she would be in contact with the applicant for clarification of the permanent tent proposal. This does not affect the conditional use permit which is the subject at hand, but rather would be addressed in the conditions and restrictions stage. Planner Papelbon mentioned that staff will also be inquiring about their security measures and what they are willing to provide.

Commissioner Correll moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit for outdoor storage of materials, vehicles, and equipment on the property at 10861 S. Howell Ave., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Commission's review at the next meeting (April 10, 2018). Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

**FINAL PLAT REVIEW  
MICHAEL KAEREK, MK/S-EP, LLC  
CARROLLVILLE CROSSINGS ADDITION #1 SUBDIVISION  
8781 S. 5<sup>TH</sup> AVE.  
TAX KEY NO. 865-0114-000**

Planner Papelbon provided an overview of the final plat being proposed for a new subdivision (see staff report for details).

Mayor Bukiewicz opened up the discussion to the Commissioners.

Commissioner Siefert asked if Outlot No. 5 will ever be developed. Planner Papelbon responded that there are no immediate plans for that to be developed with a park. Michael Kaerek, Kaerek Builders, 11600 W. Lincoln Ave., West Allis, confirmed that he will be leaving that lot undeveloped.



Eric Makarewicz, 8725 S. 6<sup>th</sup> Ave., expressed his concern about the construction traffic coming off of 5<sup>th</sup> Ave. and coming in on Cooper Ct. instead of coming through 6<sup>th</sup> Avenue. He requested a stop sign at Cooper Ct. and 6<sup>th</sup> Ave. to control speeding once the homes are built.

Mr. Makarewicz stated that when he built his home, there were very specific restrictions he had to follow such as how they had to build it and where their garages would be, etc. He wanted to know if these same restrictions would be in place for the new subdivision to keep the integrity of the neighborhood.

Mayor Bukiewicz stated his belief that if a resident wants a stop sign, it should be installed. Commissioner Johnston stated that from an Engineering standpoint, he does not believe a stop sign is warranted. It is a T-intersection and stop signs are not to be used to control speed per the Manual for Traffic Control Devices. Stop signs could have the adverse effect of giving people a false sense of security that vehicles are actually stopping at the stop signs, which often does not happen.

Commissioner Loreck moved that the Plan Commission recommends to the Common Council that the Final Plat for Carrollville Crossings Addition No. 1 submitted by Michael Kaerek, MK/S-EP, LLC be approved with the following conditions:

1. That an escrow is provided to the City prior to recording the Final Plat to cover the costs of the final lift of asphalt on the road until such time as it has been installed with certification by the Engineering Department. Details for this escrow should be coordinated with Assistant City Engineer Brian Johnston.
2. That a written agreement for the tree preservation easement is coordinated with the City and recorded with the Final Plat.
3. That any 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.

Mayor Bukiewicz asked Mr. Kaerek about the proposed restrictions for the new subdivision. Mr. Kaerek responded that they will be basically the same. Mayor Bukiewicz encouraged Mr. Kaerek to get together with the neighbors and spell that out before building commences.

**TEMPORARY USE  
FARM & FLEET  
501 W. RAWSON AVE.  
TAX KEY NO. 765-9046-000**

Zoning Administrator/Planner Wagner provided an overview of a temporary use request for temporary outdoor display of merchandise (see staff report for details).

Discussion ensued regarding previous years' uses as far as hours of operation, size of trailers and number of trailers. The consensus was to limit the number to eight trailers.

Commissioner Siefert asked about the start date. Zoning Administrator/Planner Wagner responded that the start date is immediately after approval of the temporary use permit, however, the Plan Commission can state a specific date.

David Leslie, 8580 S. (*inaudible*) Dr., Assistant Manager, Farm & Fleet, stated that the reason they are requesting 12 trailers is that the last few years, they have had these 12 trailers to offer customer, but have only been approved for 8. They would like to be able to represent all of their selection.

Alderman Guzikowski asked if having 8 out there has affected their sales. Mr. Leslie responded that he does not have the metrics on sales, but between the 6 extra ones, on the east side of the building is where they store all of their trailers. If a customer wants to see one and not the other, they have to walk to the complete other side of the store.

Alderman Guzikowski suggested limiting the number of trailers to eight.

Mayor Bukiewicz stated he would not have a problem with twelve trailers.

Zoning Administrator/Planner Wagner proposed wording for the motion as follows:

That the Plan Commission approve a Temporary Use permit for the temporary display of 12 trailers at 501 W. Rawson Ave., located as presented, to expire on October 1, 2018 with a start date of April 1, 2018.

Alderman Guzikowski made a motion using the language as stated by Zoning Administrator/Planner Wagner. Commissioner Correll seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. The meeting was adjourned at 7:24 p.m.

ATTEST:

\_\_\_\_\_  
Douglas Seymour, Plan Commission Secretary

March 28, 2018

\_\_\_\_\_  
Date

## Summary of Significant Common Council Actions

April 2, 2018

1. **APPROVED** Ordinance No. 2899, rezoning a portion of the property at 9472 S. 27<sup>th</sup> St. from Rs-3, Single Family Residential to B-4, Highway Business (no change to the NO, Mixed-Use Neighborhood Overlay District) with a Conditional Use Permit for an animal hospital.
2. **APPROVED** Resolution No. 11925-040218, approving a Final Subdivision Plat for Carrollville Crossings Addition No. 1.



Kari Papelbon, CFM, AICP  
Planner



## PLAN COMMISSION REPORT

Proposal: Sign Appeal

Description: Request for a variance allowing the tenant to install a total of three internally illuminated primary signs. One primary sign that will be 49.5 inches tall and 51.75 square feet in area located on the west elevation (a non-entry façade). One primary sign that will be 45 inches tall and 15.15 square feet in area on the north elevation (special condition façade), and a primary sign on the south elevation (an entry facade) that is 40 inches tall and 33 square feet in area for Suite 100 located at 160 W. Town Square Way.

Applicant(s): Mod Pizza (Don Nummerdor)

Address(es): 160 W. Town Square Way, Suite 100

**Suggested Motion:** Staff does not make a suggested motion for a sign appeal.

Owner(s): GMX Midland Oak Creek LLC

Tax Key(s): 813-9046-000

Lot Size(s): 8.814 acres

Current Zoning District(s): DTSMUPDD

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Planned Mixed Use

**Background:** The applicant is requesting variances from the DTSMUPDD code which regulates the number of primary signs and sign height. The future tenant will be installing a total of three wall signs on three facades of Suite 100 located at 160 W. Town Square Way.

The Plan Commission approved a master sign plan as part of the site plan review process for this development which allowed each tenant to have one wall sign on the north and south elevations of the building and comply with signs codes pertaining to the zoning district.

Per Appendix B, Section B of the Plan, the following signs are allowed:

- One primary sign per entry facade per tenant.
- 1 - 2 flag signs per entry façade (max. size fabric = 10', max. size solid = 36" x 36").
- 1 eye-level sign / graphic per 12 linear feet of entry facade.
- Maximum height of primary signage = 15% of retail floor height.
- Tenants located along Drexel or Howell, an additional wall sign facing either street is permitted.
- Primary signs are permitted on special condition facades for perimeter buildings.

Based on the retail floor height requirement, this building would be allowed a wall sign that is no taller than 32 inches. The linear frontage on the entry facade for this tenant space is 36 feet which would allow a maximum sized sign of 36 square feet.

The proposed sign on the south elevation (entry façade) will be 39  $\frac{3}{4}$ " tall and 33 square feet in area. This sign complies with size regulations, but exceeds the 32" tall sign height limit. The proposed height for this sign will require a variance.

The proposed sign on the north elevation (special condition façade) will be 45  $\frac{5}{8}$ " tall and 15 square feet in size. This sign complies with size regulations, but exceeds the 32" tall sign height limit. The proposed height for this sign will require a variance.

The proposed sign on the west elevation (non-entry façade) will be 49  $\frac{5}{8}$ " tall and 52 square feet in area. This sign does not comply with sign height, location, and size. As stated earlier in this report, sign size is based on linear frontage of an entry façade. Applying this formula to the same side (west elevation), the sign limit of a wall sign would be 68 feet. The applicant is proposing a 52-square-foot sign. This proposed sign will require a variance from height, location, and size sign regulations.

If the Plan Commission is comfortable with the proposed signs, the Plan Commission can recommend granting a variance allowing the tenant to install one primary sign that will be 49.5 inches tall and 51.75 square feet in area on the west elevation (a non-entry façade). One primary sign that will be 45 inches tall and 15.15 square feet in area on the north elevation (special condition façade), and a primary sign on the south elevation (an entry facade) that is 40 inches tall and 33 square feet in area for Suite 100 located at 160 W. Town Square Way.

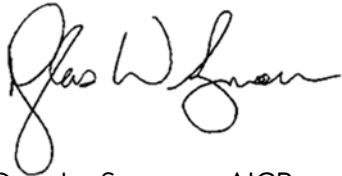
The Plan Commission in its deliberation of a variance may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate. When considering a variance, the Plan Commission must make the final decision on appeals using the following criteria:

- a. There shall be no public harm and there shall be a public benefit.
- b. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
- c. The sign will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect a proposed sign may have on depreciating property values of a neighborhood.

**Options/Alternatives:** If the variance is not granted, the tenant will be able to install one primary sign on the north and south elevation not to exceed 32” in height and 36 square feet in area.

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Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Peter Wagner, AICP  
Zoning Administrator/Planner

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Attachments:

Location Map

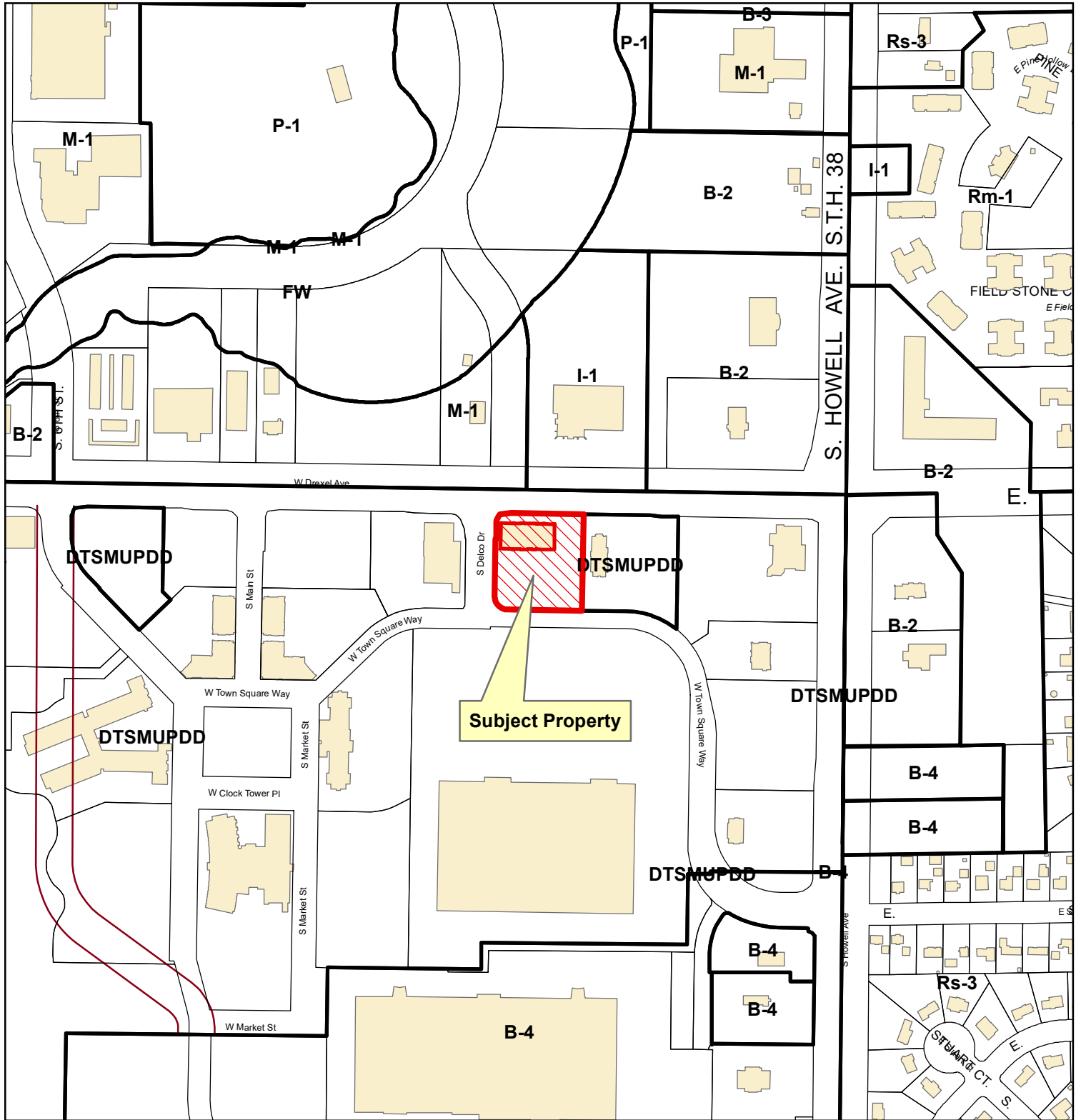
Public Hearing Notice

Sign Graphics

Narrative

# Location Map

## 160 W. Town Square Way

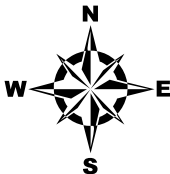


This map is not a survey of the actual boundary of any property this map depicts.



**OAKCREEK**  
— WISCONSIN —

Department of Community Development



**Legend**



160 W. Town Square Way

Publish March 28, 2018

**CITY OF OAK CREEK  
NOTICE OF PUBLIC HEARING  
BEFORE THE PLAN COMMISSION**

A public hearing for a sign appeal will be held:

**Date:** Tuesday, April 10, 2018

**Time:** 6:00 p.m.

**Place:** Oak Creek City Hall  
**COMMON COUNCIL CHAMBERS**  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154

**Appellant:** Mod Pizza (Don Nummerdor)

**Tax Key No.** 813-9046-000

**Property location:** 160 W. Town Square Way

**To Request:** A variance from Section 17.0334, part of the General Development Plan and Regulating Plan, which states that one primary sign per entry façade and special condition façade, per tenant is permitted, and that the sign height is not to exceed 15% of the retail height (32 inches).

If granted, the variance would allow the applicant to install a total of three internally illuminated primary signs. One primary sign that will be 49.5 inches tall and 51.75 square feet in area located on the west elevation (a non-entry façade). One primary sign that will be 45 inches tall and 15.15 square feet in area on the north elevation (special condition façade), and a primary sign on the south elevation (an entry façade) that is 40 inches tall and 33 square feet in area at 160 W. Town Square Way.

**Zoning of Property:** DTSMUPDD, Drexel Town Square Mixed Use Development District

All interested persons wishing to be heard are invited to be present.

Dated this 21<sup>st</sup> Day of March 2018

PLAN COMMISSION  
CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Dan Bukiewicz, Chairman

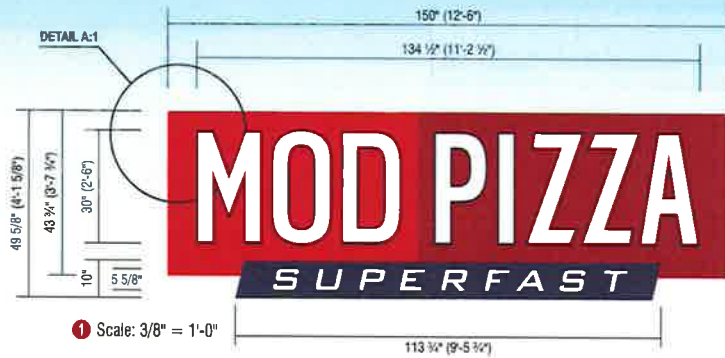
## Public Notice

PLEASE NOTE: Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferable a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 414-766-7000, or by writing to the ADA Coordinator at the Health Department, City Hall, and 8040 South 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.

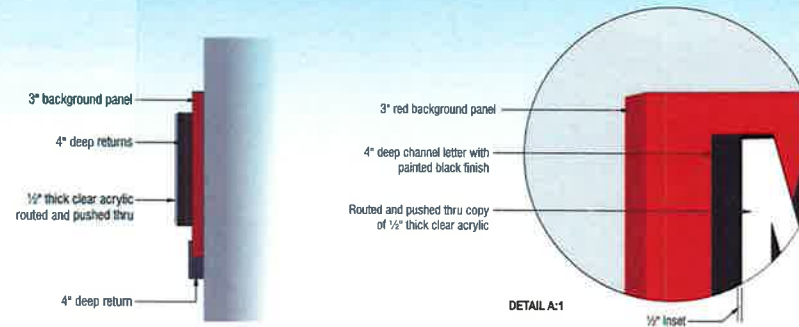
It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.



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1 Scale: 3/8" = 1'-0"



**SCOPE OF WORK:**

Manufacture and install S/F Wall Sign as shown and described.

**DESCRIPTION:**

**RED BACKER:** 3" deep fabricated aluminum backer with painted finish. Notch backer at bottom to accommodate tagline cabinet.  
**MOD PIZZA Letters:** 4" deep aluminum channel letter with routed and pushed thru copy and a painted finish. Routed and pushed thru inset to be 1/2". Copy to be 1/2" clear Acrylic with second surface white diffuser. Letters are illuminated with 7100 K white LED modules and remote power supplies.  
**SUPERFAST Cabinet:** 4" deep fabricated aluminum cabinet with painted finish. Face is routed aluminum backed with white acrylic. Internally illuminated with GE LED modules and power supplies

**SQUARE FOOTAGE:**

Proposed: 4.14' x 12.5' = 51.75 Sq Ft Proposed

**COLOR SCHEDULE:**

- Red Backer: Painted to match PMS 188C Burgundy (semi-gloss)
- Red Backer: Painted to match PMS 187C Red (semi-gloss)
- Channel Letters: Akzo Nobel Black (semi-gloss)
- Push Thru Copy: 1/2" thick clear acrylic with 2nd surface Diffuser vinyl
- Superfast Graphics: White Acrylic
- Superfast Cabinet: Painted to match PMS 425

**CODE:**

- NTE 20% of total wall area
- Max 100 sq ft aggregate
- 1 sq ft per linear foot of building

EXISTING CONDITIONS



PROPOSED CONDITIONS



**CORPORATE HEADQUARTERS**  
 1077 West Blue Heron Blvd., West Palm Beach, FL 33404  
 Phone: (561)863-8639 / (407)772-7922 Fax: (561)863-4294

**NORTHEAST DIVISION**  
 707 Carman Dr., Concord, NC 28025  
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Drawing No.	84731-2
Sheet No.	(2) OF (2)
Date	11   02   2017
Path	Food & Bev   MOD Pizza   WI   Oak Creek
PM	Carrie K.
Drawn By	J. Adams
Scale	As Shown
Revision 1	
Revision 2	
Revision 3	
Revision 4	
Revision 5	



Approved by: \_\_\_\_\_

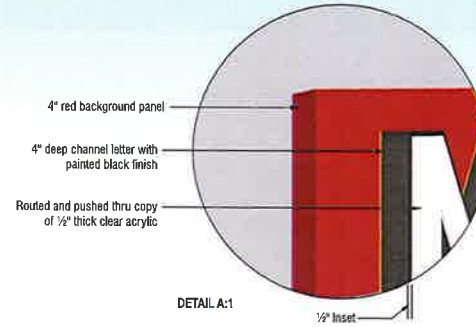
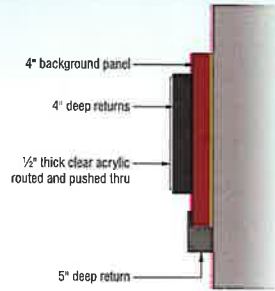
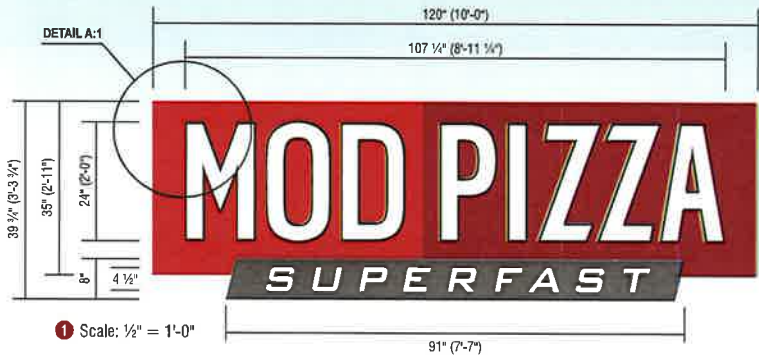
Date: \_\_\_\_\_

- APPROVED AS SHOWN
- APPROVED AS NOTED
- CORRECT & RESUBMIT



160 W. Town Square Way - Oak Creek, WI

ROPT Channel Letters



**COLOR SCHEDULE:**

- Red Backer: Painted to match PMS 188C Burgundy (semi-gloss)
- Red Backer: Painted to match PMS 187C Red (semi-gloss)
- Channel Letters: Akzo Nobel Black (semi-gloss)
- Push Thru Copy: 1/2" thick clear acrylic with 2nd surface Diffuser vinyl
- Superfast Graphics: White Acrylic
- Superfast Cabinet: Painted to Match PMS 425

**SCOPE OF WORK:**

Manufacture and install S/F Wall Sign as shown and described.

**DESCRIPTION:**

**RED BACKER:** 4" deep fabricated aluminum backer with painted finish. Notch backer at bottom to accommodate tagline cabinet.  
**MOD PIZZA Letters:** 4" deep aluminum channel letter with routed and pushed thru copy and a painted finish. Routed and pushed thru inset to be 1/2". Copy to be 1/2" clear Acrylic with second surface white diffuser. Letters are illuminated with 7100 K white LED modules and remote power supplies.

**SUPERFAST Cabinet:** 5" deep fabricated aluminum cabinet with painted finish. Face is routed aluminum backed with white acrylic. Internally illuminated with GE LED modules and power supplies

**SQUARE FOOTAGE:**

Allowed: 10% of Wall  
 Proposed: 3.31' x 10.0' = 33.1 Sq Ft Proposed

**PROPOSED CONDITIONS**



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Drawing No.	84731-2
Sheet No.	(2) OF (5)
Date	11   02   2017
Path	Food & Bev (MOD Pizza) (W) Oak Creek
PM	Carrie K.
Drawn By	J. Adams
Scale	As Shown
Revision 1	
Revision 2	
Revision 3	
Revision 4	
Revision 5	



Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

- APPROVED AS SHOWN
- APPROVED AS NOTED
- CORRECT & RESUBMIT



160 W. Town Square Way - Oak Creek, WI

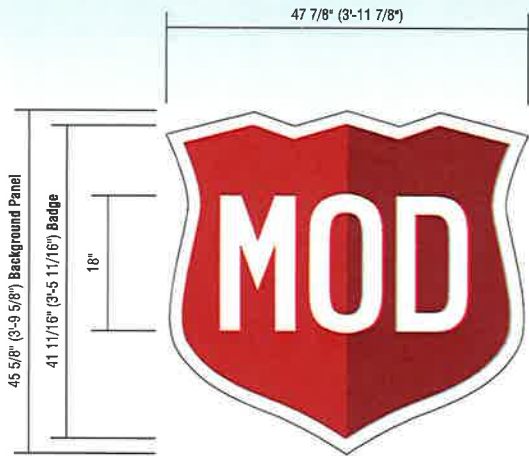
ROPT Channel Letters

CITY OF OAK CREEK

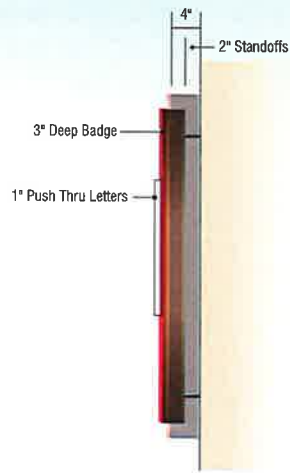


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Scale: 1/2" = 1'-0"



Side View

**SCOPE OF WORK:**








Manufacture and install S/F Wall Sign as shown and described.

**DESCRIPTION:**

**BACKGROUND PANEL:** 4" deep flanged aluminum background panel with painted finish mounted flush to wall.

**Badge:** 3" deep fabricated aluminum with a painted finish. Face is routed with push thru copy of 1" thick clear acrylic. Letters contained in flanged aluminum inner cabinet with aluminum back. Letters illuminated with White LEDs. Outer cabinet to have clear Polycarbonate back and halo illuminated with Red LEDs. Outer cabinet mounted to aluminum background panel via 2" standoffs.

**COLOR SCHEDULE:**

-  Background Panel: Pre Coat Coil Stock (Black/White)
-  Badge: Painted Akzo Nobel PMS 187 Red (Semi-Gloss)
-  Badge: Painted Akzo Nobel PMS 188 Red (Semi-Gloss)
-  Push Thru Copy: Clear Acrylic with Diffuser Vinyl Applied Second Surface.
-  Shield Back: Clear Polycarbonate with Diffuser Vinyl
-  Internal Illumination: White LEDs
-  Halo Illumination: Red LEDs

**SQUARE FOOTAGE:**

Proposed: 45.6' x 47.8' = 15.15 Sq Ft Proposed



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Drawing No.	84731-4
Sheet No.	(4) OF (5)
Date	11   02   2017
Path	Food & Bev   MOD   Pizza   WI   Oak Creek
PM	Carrie K.
Drawn By	J. Adams
Scale	As Shown
Revision 1	
Revision 2	
Revision 3	
Revision 4	
Revision 5	



Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

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160 W. Town Square Way - Oak Creek, WI

Badge

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**CITY OF OAK CREEK  
SIGN APPEAL APPLICATION FOR SIGN VARIANCE  
MOD PIZZA  
160 West Town Square Way  
Oak Creek, WI 53154  
APRIL 10<sup>th</sup> 2018**

**Introduction:**

In order to complete the design of the new MOD PIZZA restaurant located at 160 West Town Square Way, with in the Drexel Town Square a sign appeal variance is being requested from the Drexel Town Square Mixed Use Planned Development District.

**Code Section:** Drexel Town Square Mixed Use Planned Development District Appendix B Category B – Page 27.

Quantity of allowable signage per entry façade per tenant is (1) . With the EXCEPTION\* listed that primary signs are also allowed on special condition facades. Perimeter buildings at Drexel and Howel Avenues if that Façade is not an Entry Façade. ( Listing building B5)

**Proposed:** One (1) additional wall sign on the West elevation. The additional proposed sign will not exceed the allowable square footage permitted by signage regulations within chapter 17 ( 17.0701-17.0715) of the Zoning code for the City of Oak Creek and Signage guidelines of the Drexel Town Square Mixed Use Planned Development District.

Variance: Allow one (1) additional wall sign on the West elevation of Mod Pizza Restaurant within the Mixed use district Building B5.

West elevation building frontage = 68'-4"

Code: One (1) square feet per linear foot of building frontage NTE 20% of the elevation– NTE 100 sq. ft.

Total Existing Signage( North and South Elevation) : 48.25 square feet

Total West elevation proposed Signage: 51.75 square feet

Total Signage with approved variance: 100 square feet

**1. Variance Requested :**

Variance: Allow one (1) additional wall sign on the West elevation of Mod Pizza Restaurant within the Mixed use district Building B5.

**2. What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted.**

The sign variance is required due to special conditions associated with the properties location and proposed site design. The location of the National Restaurant tenant provides less than desirable visibility when traveling East on W. Drexel Ave and when entering the Drexel Town Square off of W. Drexel Ave through the intersection of S. Delco Dr. The main entrance face is only visible to interior private off street parking. The side / West Elevation of Building B5 consists of 68.33 feet of linear space. Directly visible to patrons / motorists entering the center off Drexel Ave onto 6<sup>th</sup> street. Therefore the additional sign proposed on the West elevation allows the restaurant to be distinguished for motorists entering the center if traveling East on W. Drexel Ave. The restricted visibility of the building due to surrounding structures mandates the hardship of the space and need for an additional sign on the West elevation. The neighboring building to the West hinders the visibility of the Mod Pizza establishment making finding the building more difficult for East bound motorists.

**3. Why Variance requested is not contrary to the public interest and will not endanger public safety and welfare.**

The variance requested is not contrary to public interest as it contributes to the suitability and harmonizes with the surroundings in terms of completing the character of the neighborhood. The signage requested is a reflection of existing design guidelines for signage outlined in the Drexel Town Square Mixed Use Planned Development District that enhancing the public experience not in any way injurious to public safety or welfare.

**4. Why variance requested will be in accord with the spirit of the zoning ordinance.**

The variance requested in alignment with the spirit and guidelines of the existing zoning ordinance SEC. 17.0706 –(a)

The proposed additional signage does not exceed 20% of the wall area  
SEC. 17.0706 (i)-(2)

The Proposed signage within the one (1) square foot per linear foot of the building. The linear footage allows for 68.33 sq. ft where the signage proposed is only a total of 51.75 sq. ft.

SEC. 17.0706 (j)-(2)

The zoning ordinance SEC. 17.0706 – (j) – (2) outlines that considers the restaurant as an end cap tenant in a multi-tenant building an additional wall sign is considered due the signage aligning with the architectural design of the building.

MOD Pizza's proposed signage is proportionate to the exterior elevation in which it is proposed.

In reflection of the Planned Development Criteria

Proposed signage is designed with purpose of promoting the Mod pizza restaurant and street activity while enhancing the experience for pedestrians and motorists. Designed and proposed signage is accurately corresponding with the existing building façade layering articulation and architectural features of vertical and horizontal features. The signage proposes in alignment with the characteristics of the Mod pizza space and out-lot building visible from multiple directions outlined in the signage guidelines of the planned development criteria.



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**5. How the Variance if granted will cause substantial justice to be done.**

In conclusion, although the signage proposed through the signage appeal variance deviates from one aspect of the listed restrictions we fall within and under the complementary ideas and guidelines of the community design. As this variance is presented to Plan Commission Review we rely on the successful implementation of the general design patterns as outlined in the DTSMUPDD. Reasonable flexibility is requested in the specific design of the MOD Pizza restaurant to meet reality of the traffic and motorist patterns of the Drexel Town Center. Mod Pizza as a tenant of the Drexel Town Center proposes the signage appeal variance that demonstrates substantial compliance with the general development plan, and considers the reality of distinguished identification opportunity of its viable commercial enterprise. The current proposed signage with the addition to the variance sign added remains well within the guidelines of city code and design criteria of the Drexel Town Center and correctly identifies the space to potential patrons, neighbors and the surrounding community.

All identification signs are visually complimentary to the architecture and scale of the building and will continue to be in harmony with the general intent and purpose of the code. Granting the requested sign variances will not be injurious to the surrounding area and will not be detrimental to the public interest, but rather will enable the business to prosper and have a positive influence on the community. Customers coming to this location will experience a clear visible identity and provide a safe flow into the parking lot.

MOD Pizza respectfully requests approval of the sign variance.

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Meeting Date: April 10, 2018

Item No. 6b

## PLAN COMMISSION REPORT

Proposal: Sign Plan Review

Description: Review a proposed sign plan for Mod Pizza located in Suite 100 at 160 W. Town Square Way.

Applicant(s): Mod Pizza (Don Nummerdor)

Address(es): 160 W. Town Square Way, Suite 100

**Suggested Motion:** That the Plan Commission approve the sign plan for Suite 100 located at 160 W. Town Square Way.

---

Owner(s): GMX Midland Oak Creek LLC

Tax Key(s): 813-9046-000

Lot Size(s): 8.814 acres

Current Zoning District(s): DTSMUPDD

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Planned Mixed Use

---

**Background:** The applicant is proposing a sign plan for Suite 100 located at 160 W. Town Square Way for Mod Pizza. This plan is dependent on the outcome of the sign appeal request reviewed earlier this evening. If approved, the tenant will be installing a total of three wall signs on three facades, a panel sign on the existing monument sign, and a limit of three eye level signs for Suite 100 located at 160 W. Town Square Way.

The Plan Commission approved a master sign plan as part of the site plan review process for this development which allowed each tenant to have one wall sign on the north and south elevations of the building and that all signs comply with signs codes pertaining to the zoning district.

Per Appendix B, Section B of the Plan, the following signs are allowed:

- One primary sign per entry facade per tenant.
- 1 - 2 flag signs per entry façade (max. size fabric = 10', max. size solid = 36" x 36").
- 1 eye-level sign / graphic per 12 linear feet of entry facade.
- Maximum height of primary signage = 15% of retail floor height.
- Tenants located along Drexel or Howell, an additional wall sign facing either street is permitted.
- Primary signs are permitted on special condition facades for perimeter buildings.

Based on the retail floor height requirement, this building would be allowed a wall sign that is no taller than 32 inches. The linear frontage on the entry facade for this tenant space is 36 feet which would allow a maximum sized wall sign of 36 square feet. A maximum of three eye-level signs on the entry façade are permitted based on the lineal frontage of the entry facade.

The proposed sign on the south elevation (entry façade) will be 39 ¾" tall and 33 square feet in area. This sign complies with size regulations, but exceeds the 32" tall sign height limit. If a variance was not granted, the applicant will be only allowed a 32" tall wall sign on this elevation.

The proposed sign on the north elevation (special condition façade) will be 45 5/8" tall and 15 square feet in size. This sign complies with size regulations, but exceeds the 32" tall sign height limit. If a variance was not granted, the applicant will be only allowed a 32" tall wall sign on this elevation.

The proposed sign on the west elevation (non-entry façade) will be 49 5/8" tall and 52 square feet in area. This sign does not comply with sign height, location, and size. As stated earlier in this report, sign size is based on linear frontage of an entry façade. Applying this formula to the same side (west elevation), the sign limit of a wall sign would be 68 feet. The applicant is proposing a 52-square-foot sign. This sign requires a variance to allow for location, height, and size. If not granted a variance for the proposed sign, the applicant will not be allowed to install this sign on the west elevation.

The applicant is proposing to install a sign panel on the existing monument sign located on site. This sign complies with code.

Although no graphics were submitted for eye-level signs, the applicant will be allowed to display three eye-level signs at this tenant space. It is up to the Plan Commission to require the applicant to come back for review of the eye-level signs or approve three eye-levels sign that do not exceed 10% of the clear glazing as part of this sign plan.

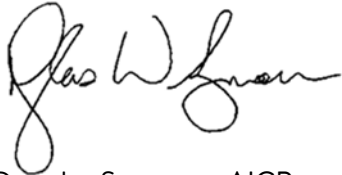


If variances were not granted at all or only in part, the Plan Commission can still approve the sign plan but should stipulate that any wall signs comply with zoning codes regarding signs or any variation that may be derived based on the outcome of the sign appeal.

**Options/Alternatives:** If not approved, the tenant not be able to install any signs for Mod Pizza located at 160 W. Town Square Way, Suite 100.

---

Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Peter Wagner, AICP  
Zoning Administrator/Planner

---

Attachments:

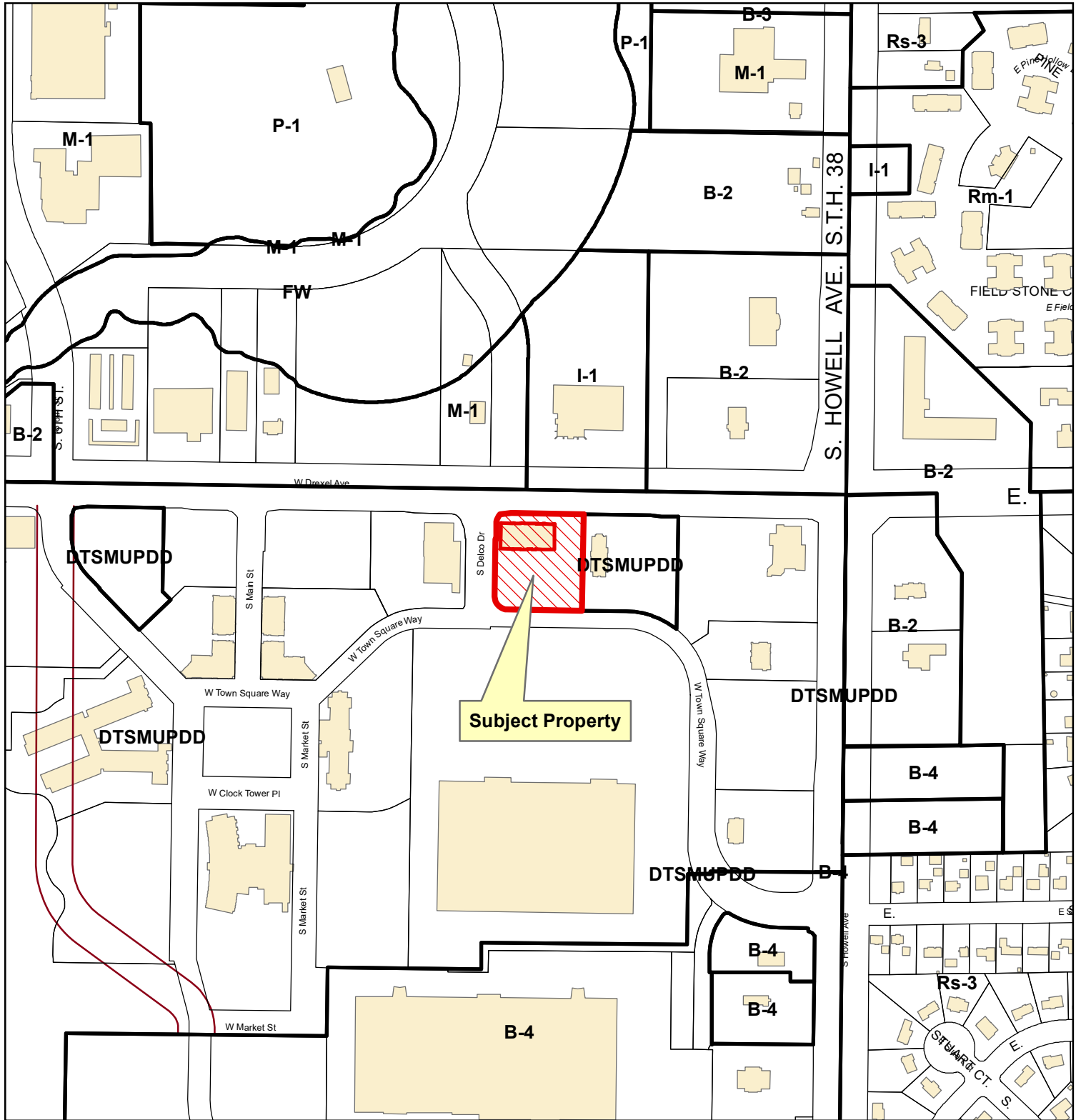
Location Map

Public Hearing Notice

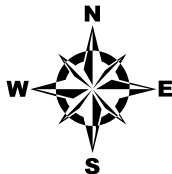
Sign Graphics

# Location Map


## 160 W. Town Square Way

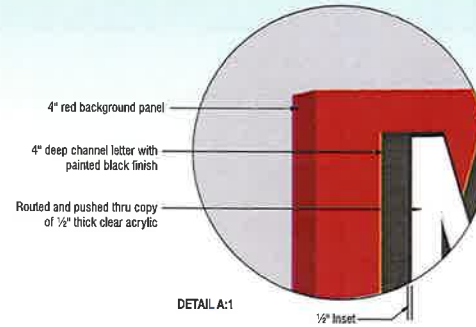
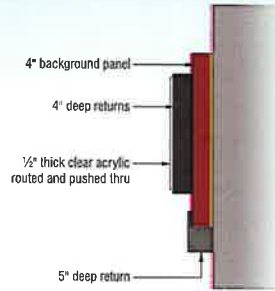
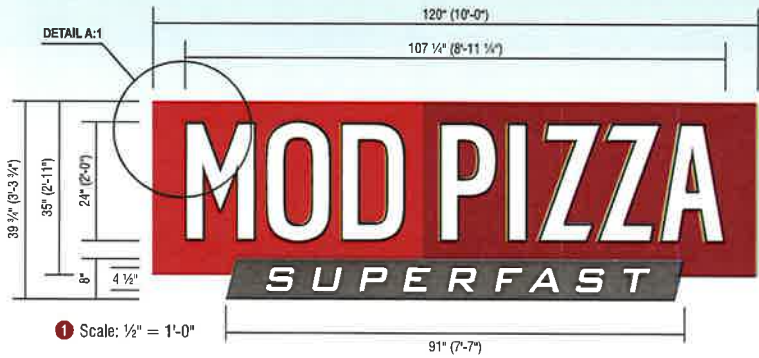


This map is not a survey of the actual boundary of any property this map depicts.



**Legend**

 160 W. Town Square Way



**COLOR SCHEDULE:**

- Red Backer: Painted to match PMS 188C Burgundy (semi-gloss)
- Red Backer: Painted to match PMS 187C Red (semi-gloss)
- Channel Letters: Akzo Nobel Black (semi-gloss)
- Push Thru Copy: 1/2" thick clear acrylic with 2nd surface Diffuser vinyl
- Superfast Graphics: White Acrylic
- Superfast Cabinet: Painted to Match PMS 425

**SCOPE OF WORK:**

Manufacture and install S/F Wall Sign as shown and described.

**DESCRIPTION:**

**RED BACKER:** 4" deep fabricated aluminum backer with painted finish. Notch backer at bottom to accommodate tagline cabinet.  
**MOD PIZZA Letters:** 4" deep aluminum channel letter with routed and pushed thru copy and a painted finish. Routed and pushed thru inset to be 1/2". Copy to be 1/2" clear Acrylic with second surface white diffuser. Letters are illuminated with 7100 K white LED modules and remote power supplies.

**SUPERFAST Cabinet:** 5" deep fabricated aluminum cabinet with painted finish. Face is routed aluminum backed with white acrylic. Internally illuminated with GE LED modules and power supplies

**SQUARE FOOTAGE:**

Allowed: 10% of Wall  
 Proposed: 3.31' x 10.0' = 33.1 Sq Ft Proposed

**PROPOSED CONDITIONS**



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Scale	As Shown
Revision 1	
Revision 2	
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Revision 5	



Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

- APPROVED AS SHOWN
- APPROVED AS NOTED
- CORRECT & RESUBMIT



160 W. Town Square Way - Oak Creek, WI

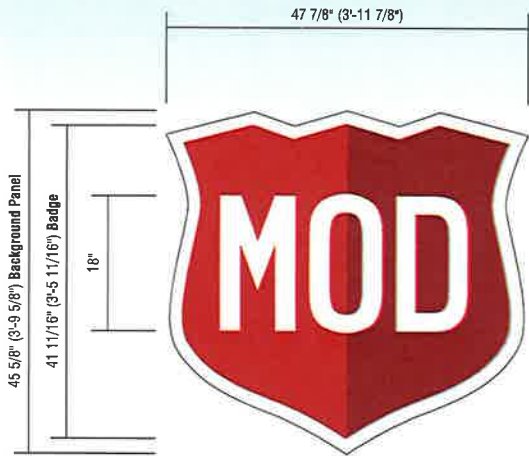
ROPT Channel Letters

CITY OF OAK CREEK

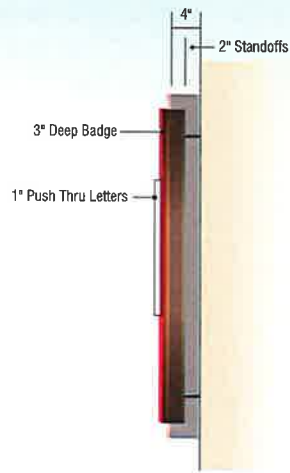


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Scale: 1/2" = 1'-0"



Side View

**SCOPE OF WORK:**








Manufacture and install S/F Wall Sign as shown and described.

**DESCRIPTION:**

**BACKGROUND PANEL:** 4" deep flanged aluminum background panel with painted finish mounted flush to wall.

**Badge:** 3" deep fabricated aluminum with a painted finish. Face is routed with push thru copy of 1" thick clear acrylic. Letters contained in flanged aluminum inner cabinet with aluminum back. Letters illuminated with White LEDs. Outer cabinet to have clear Polycarbonate back and halo illuminated with Red LEDs. Outer cabinet mounted to aluminum background panel via 2" standoffs.

**COLOR SCHEDULE:**

-  Background Panel: Pre Coat Coil Stock (Black/White)
-  Badge: Painted Akzo Nobel PMS 187 Red (Semi-Gloss)
-  Badge: Painted Akzo Nobel PMS 188 Red (Semi-Gloss)
-  Push Thru Copy: Clear Acrylic with Diffuser Vinyl Applied Second Surface.
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**SQUARE FOOTAGE:**

Proposed: 45.6' x 47.8' = 15.15 Sq Ft Proposed



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Drawing No.	84731-4
Sheet No.	(4) OF (5)
Date	11   02   2017
Path	Food & Bev   MOD   Pizza   WI   Oak Creek
PM	Carrie K.
Drawn By	J. Adams
Scale	As Shown
Revision 1	
Revision 2	
Revision 3	
Revision 4	
Revision 5	



Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

- APPROVED AS SHOWN
- APPROVED AS NOTED
- CORRECT & RESUBMIT



160 W. Town Square Way - Oak Creek, WI

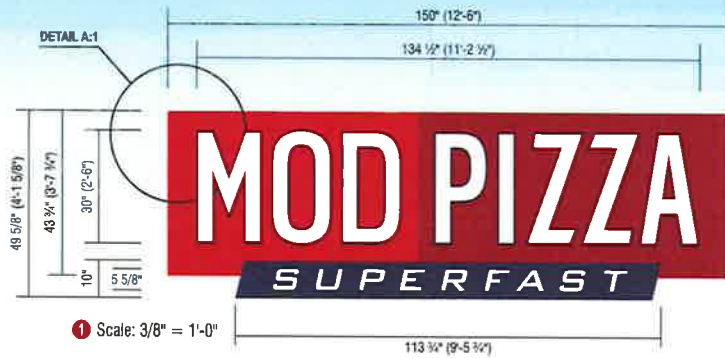
Badge

CITY OF OAK CREEK

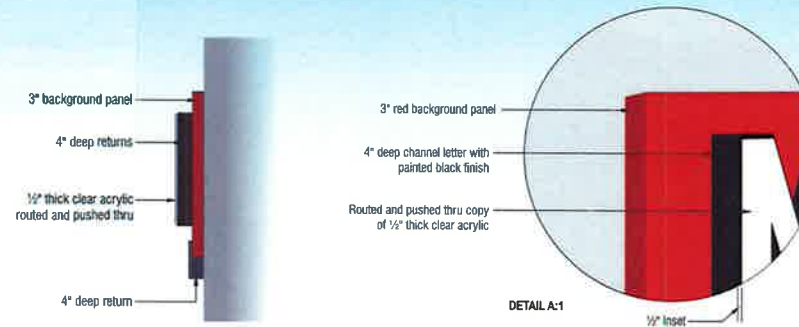


MAR 08 2018  
RECEIVED

MAR 19 2018  
RECEIVED



1 Scale: 3/8" = 1'-0"



**SCOPE OF WORK:**

Manufacture and install S/F Wall Sign as shown and described.

**DESCRIPTION:**

**RED BACKER:** 3" deep fabricated aluminum backer with painted finish. Notch backer at bottom to accommodate tagline cabinet.  
**MOD PIZZA Letters:** 4" deep aluminum channel letter with routed and pushed thru copy and a painted finish. Routed and pushed thru inset to be 1/2". Copy to be 1/2" clear Acrylic with second surface white diffuser. Letters are illuminated with 7100 K white LED modules and remote power supplies.  
**SUPERFAST Cabinet:** 4" deep fabricated aluminum cabinet with painted finish. Face is routed aluminum backed with white acrylic. Internally illuminated with GE LED modules and power supplies

**SQUARE FOOTAGE:**

Proposed: 4.14' x 12.5' = 51.75 Sq Ft Proposed

**COLOR SCHEDULE:**

- Red Backer: Painted to match PMS 188C Burgundy (semi-gloss)
- Red Backer: Painted to match PMS 187C Red (semi-gloss)
- Channel Letters: Akzo Nobel Black (semi-gloss)
- Push Thru Copy: 1/2" thick clear acrylic with 2nd surface Diffuser vinyl
- Superfast Graphics: White Acrylic
- Superfast Cabinet: Painted to match PMS 425

**CODE:**

- NTE 20% of total wall area
- Max 100 sq ft aggregate
- 1 sq ft per linear foot of building

EXISTING CONDITIONS



PROPOSED CONDITIONS



**CORPORATE HEADQUARTERS**  
 1077 West Blue Heron Blvd. West Palm Beach, FL 33404  
 Phone: (561)863-8639 / (407)772-7922 Fax: (561)863-4294

**NORTHEAST DIVISION**  
 707 Carrianna Dr. Concord, NC 28025  
 Phone: (704)788-3733 / (800)772-7922 Fax: (704)788-3843  
[www.atlassignindustries.us](http://www.atlassignindustries.us)

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Drawing No.	84731-2
Sheet No.	(2) OF (2)
Date	11   02   2017
Path	Food & Bev   MOD Pizza   WI   Oak Creek
PM	Carrie K.
Drawn By	J. Adams
Scale	As Shown
Revision 1	
Revision 2	
Revision 3	
Revision 4	
Revision 5	



Approved by: \_\_\_\_\_

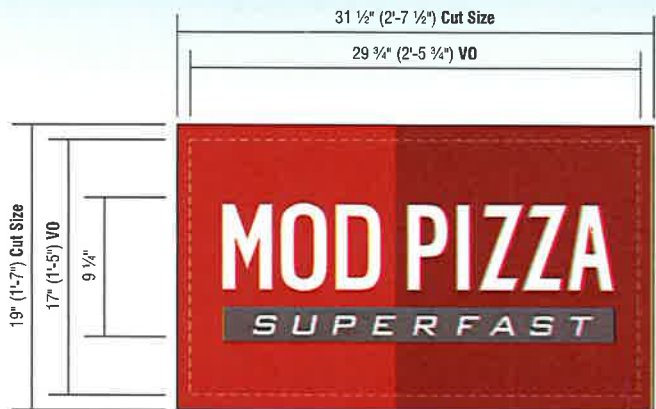
Date: \_\_\_\_\_

- APPROVED AS SHOWN
- APPROVED AS NOTED
- CORRECT & RESUBMIT



160 W. Town Square Way - Oak Creek, WI

ROPT Channel Letters



Scale: 1 1/2" = 1'-0"

**SCOPE OF WORK:**

Manufacture and install tenant vinyl for existing D/F Tenant Pylon Sign faces.

**DESCRIPTION:**

Existing faces of white substrate. 3M premium vinyl applied first surface to face.

**SQUARE FOOTAGE:**

19' x 31.5' = 4.16 Sq Ft

**COLOR SCHEDULE:**

- 3M 3630-49 Burgundy Vinyl
- 3M 3630-53 Cardinal Red Vinyl
- 3M 7725-41 Dark Gray Vinyl



**CORPORATE HEADQUARTERS**  
1077 West Blue Heron Blvd., West Palm Beach, FL 33404  
Phone: (561)863-6639 / (800)772-7932 Fax: (561)863-4294

**NORTHEAST DIVISION**  
707 Commerce Dr., Concord, NC 28025  
Phone: (704)768-3733 / (800)772-7932 Fax: (704)768-3843

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Drawing No.	84731-5
Sheet No.	(5) OF (5)
Date	11/02/2017
Path	Food & Bev/ MOD Pizza/MI/Oak Creek
PM	Carrie K.
Drawn By	J. Adams
Scale	As Shown
Revision 1	
Revision 2	
Revision 3	
Revision 4	
Revision 5	



Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

- APPROVED AS SHOWN
- APPROVED AS NOTED
- CORRECT & RESUBMIT



160 W. Town Square Way - Oak Creek, WI

Tenant Panel

CITY OF OAK CREEK

SCANNED

MAR 03 2019  
RECEIVED



## PLAN COMMISSION REPORT

Proposal: Conditions and Restrictions – Outdoor Storage

Description: Review draft Conditions and Restrictions for a Conditional Use Permit request for outdoor storage within a designated area.

Applicant(s): Samuel Dickman, The Dickman Co., Inc.

Address(es): 10861 S. Howell Ave.

**Suggested Motion:** That the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for outdoor storage on the property at 10861 S. Howell Ave., after a public hearing.

Owner(s): Wispark, LLC

Tax Key(s): 955-1001-000

Lot Size(s): 15.81 ac

Current Zoning District(s): M-1, Manufacturing

Overlay District(s): PUD

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Planned Industrial

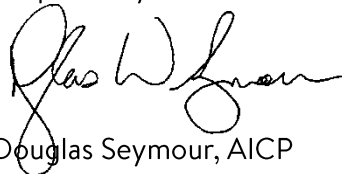
### Background:

At the March 27, 2018 meeting, the Plan Commission recommended approval of a Conditional Use Permit for outdoor storage within a designated area on the property at 10861 S. Howell Ave. Staff has prepared draft Conditions and Restrictions for the Commission’s review. If the Commission is comfortable with the Conditions and Restrictions, the appropriate action would be to recommend that the Common Council approve them as part of the Conditional Use Permit.

**Options/Alternatives:** The Plan Commission has the discretion to recommend Common Council approval of, or require modifications to, the draft Conditions and Restrictions.

---

Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Planner

---

Attachments:

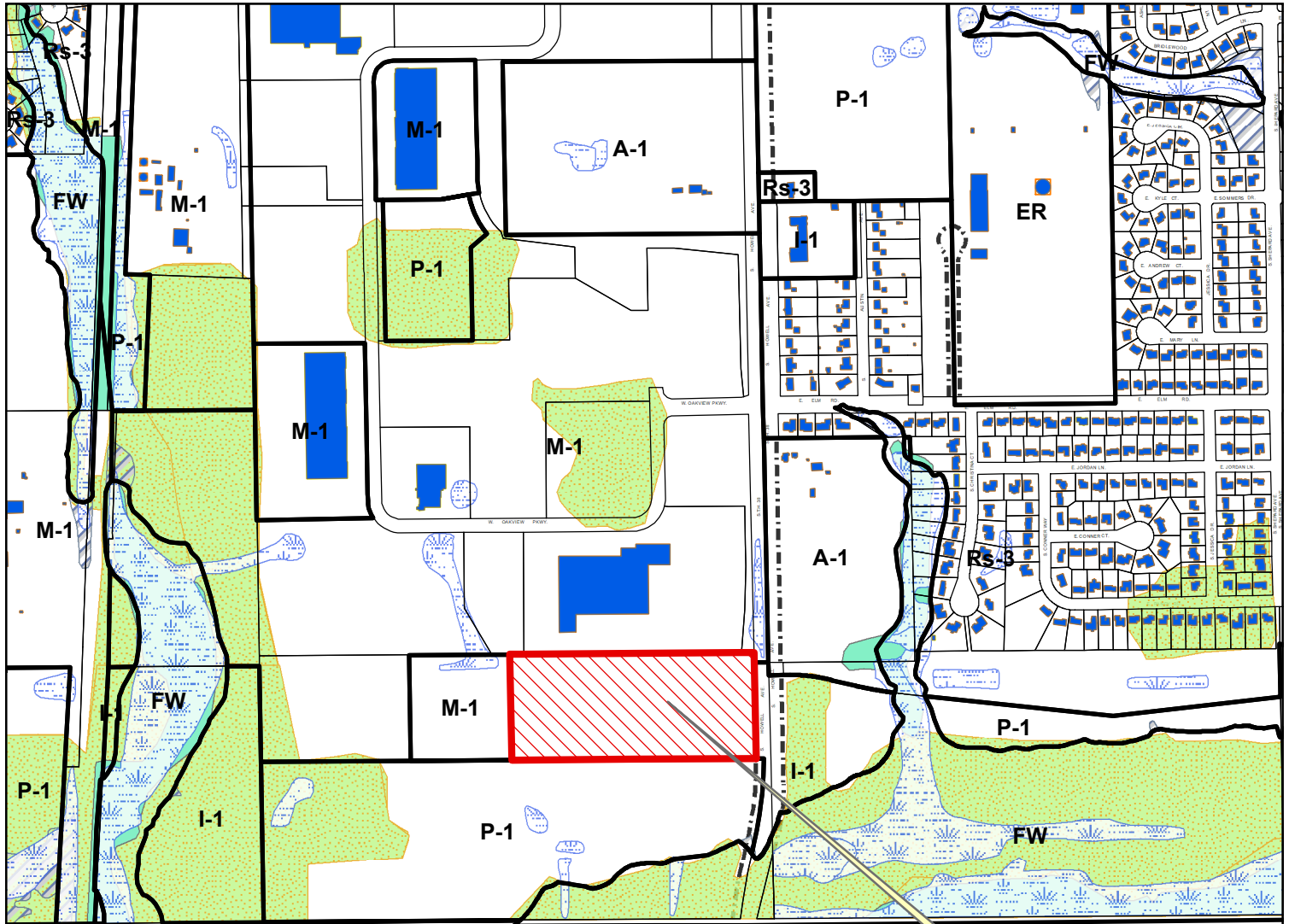
Location Map

Draft Conditions and Restrictions



# Location Map

## 10861 S. Howell Ave.



**Subject Property**

**Caledonia**

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



Legend		Zoning Overlays	
	10861 S. Howell Ave.		C-1-Shoreland Wetland
	DNR Wetlands Inventory		FF-Flood Fringe
	Environmental Corridor		Lakefront Overlay
	Official Map Roads		NO-Mixed Use Neighborhood
			OO-Mixed Use Office
			RR-Regional Retail

**City of Oak Creek – Conditional Use Permit (CUP)**  
**DRAFT Conditions and Restrictions**

**Applicant:** Samuel Dickman, The Dickman Co., Inc.

**Property Address(es):** 10861 S. Howell Ave.

**Tax Key Number(s):** 955-1001-000

**Conditional Use:** **Outdoor storage of materials, vehicles, and equipment within a designated area**

**Approved by Plan Commission:** TBD

**Approved by Common Council:** TBD  
(Ord. # TBD)

1. LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 8900, recorded in Milwaukee County Register of Deeds Office on March 14, 2017 as Document No. 10656340, being a redivision of all of Lot 4 of Certified Survey Map No. 8608, located in the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 32, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

**A. All requirements of the City of Oak Creek Municipal Code, as amended, are in effect.**

B. A precise detailed site plan for the area affected by the Conditional Use shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) **General Development Plan**

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
  - i) Location(s) and future expansion
  - ii) Number of employees
  - iii) Number of parking spaces
  - iv) Dimensions
  - v) Setbacks
- h) Location(s) of loading berth(s)
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s) and details of sign(s)
- n) Location(s) and details of proposed fences/gates

2) **Landscape Plan**

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

3) **Building Plan**

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

4) **Lighting Plan**

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

5) **Grading, Drainage and Stormwater Management Plan**

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

6) **Fire Protection**

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.

D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the City Engineer for

approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.

- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- F. Prior to the submission of building permit applications for the development, the applicant shall prepare and submit for review and approval through the City process a Certified Survey Map (CSM) conveying the required 15-foot-wide strip of land from the City-owned property and/or the required land on the adjacent Wispark property for the water and sanitary sewer laterals. This CSM shall include a current and effective wetland delineation, and all required easement agreements. Copies of all approvals, permits, and agreements shall be submitted to the City prior to the issuance of building permit applications.

### 3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. One (1) designated area for outdoor storage of materials, vehicles, and equipment in accordance with these Conditions and Restrictions is allowed on the property. Other uses permitted by the zoning district, in accordance with other applicable Sections of the City of Oak Creek Municipal Code and these Conditions and Restrictions, are also allowed on the property.
- B. Outdoor storage of materials, vehicles, and equipment shall be located within the designated fenced and gated area as shown in Exhibit A.
- C. Outdoor storage of materials, vehicles, and equipment shall be limited to those tent products, event rental equipment, propane and portable diesel fuel tanks, portable generators, forklifts (heavy equipment), shipping containers, trailers, and similar items directly related to the operation of the business. Items including, but not limited to, boats, personal vehicles, and recreational vehicles are prohibited from storage onsite.
- D. Storage of fuel tanks (e.g., propane, diesel, etc.) shall not exceed 5,000 gallons unless and until an amendment to these Conditions and Restrictions is approved. All materials shall be stored in accordance with all Fire Department regulations, Codes, and approvals.
- E. Shipping containers stored within the designated fenced and gated area in Exhibit A shall not be stacked.
- F. Hours of operation shall be between 7:00 AM and 9:00 PM five (5) days per week.
- G. Solid waste collection and recycling shall be the responsibility of the owner.
- H. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the landowner(s).

### 4. PARKING AND ACCESS

- A. Parking for this development shall be provided in accordance with Sections 17.0403 & 17.0404 of the Municipal Code (as amended).
- B. Access to Howell Avenue (STH 38) in accordance with executed agreements and access management plans is subject to the review and approval of the Wisconsin Department of Transportation. Such approval shall be provided to the City prior to the issuance of any building permits.

5. LIGHTING

All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector in accordance with Section 17.0808 of the Municipal Code (as amended).

6. SETBACKS\*

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure	40 ft	20 ft	20 ft
Accessory Structure**	40 ft	5 ft	5 ft
Parking	30 ft	5 ft	5 ft

*\*\* This property is located within OakView Business Park. See Ord. 2708.*

*\*\*No accessory structures shall be permitted in the front yard or in required buffer yards.*

7. TIME OF COMPLIANCE

The operator of the Conditional Use shall commence work in accordance with these conditions and restrictions for the Conditional Use within twelve (12) months from the date of adoption of the ordinance authorizing the issuance of a Conditional Use Permit. This Conditional Use approval shall expire within twelve (12) months after the date of adoption of the ordinance if a building permit has not been issued for this use. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

Compliance with all other applicable City, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

9. VIOLATIONS & PENALTIES

Any violations of the terms of this Conditional Use Permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances (as amended). If the owner, applicant or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the City shall have the right to revoke this Conditional Use Permit, subject to the provisions of paragraph 9 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Conditional Use Permit or to seek an injunction regarding any violation of this Conditional Use Permit or any other city ordinances.

10. REVOCAION

Should an applicant, their heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in Section 17.1007 of the Municipal Code (as amended).

11. ACKNOWLEDGEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms

and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

\_\_\_\_\_  
Owner / Authorized Representative Signature


\_\_\_\_\_  
Date

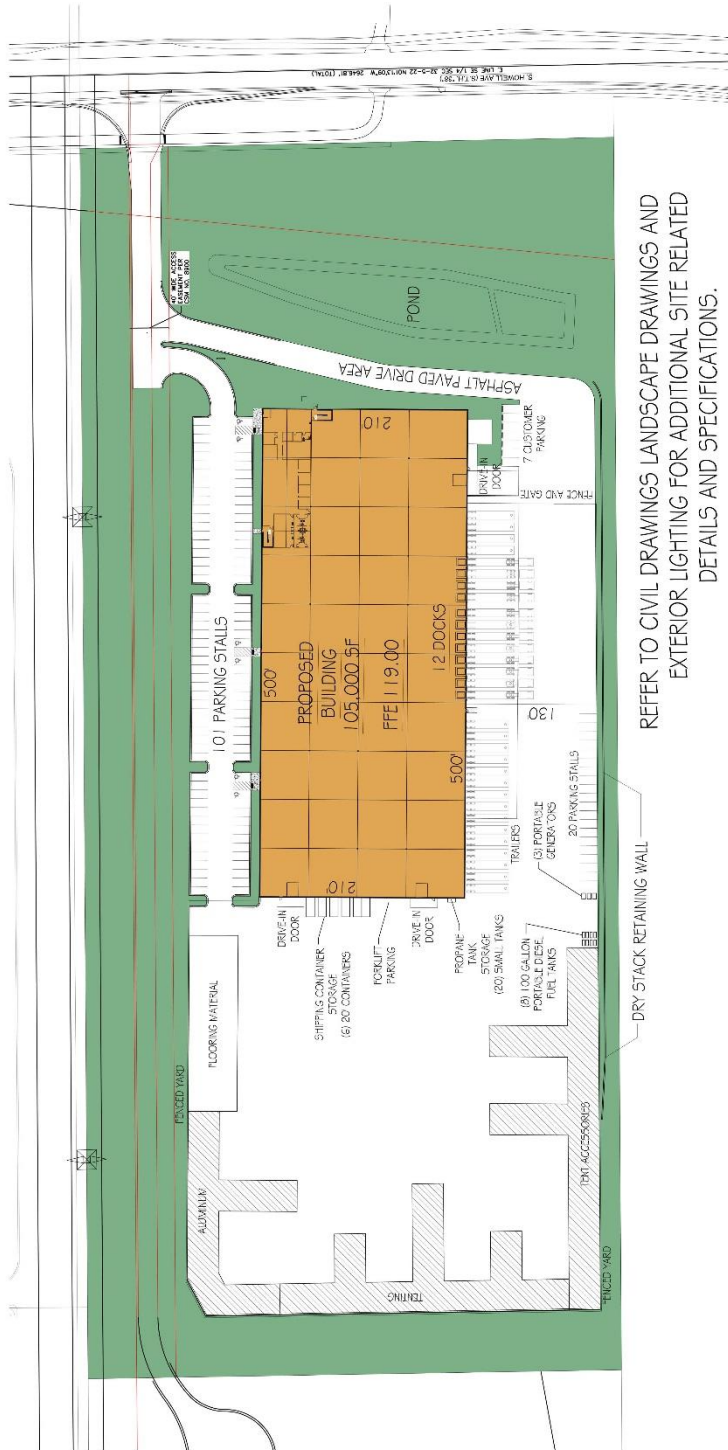
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(please print name)

DRAFT

# EXHIBIT A: OUTDOOR STORAGE SITE PLAN

(For illustrative purposes only. See plans approved 3-27-18.)

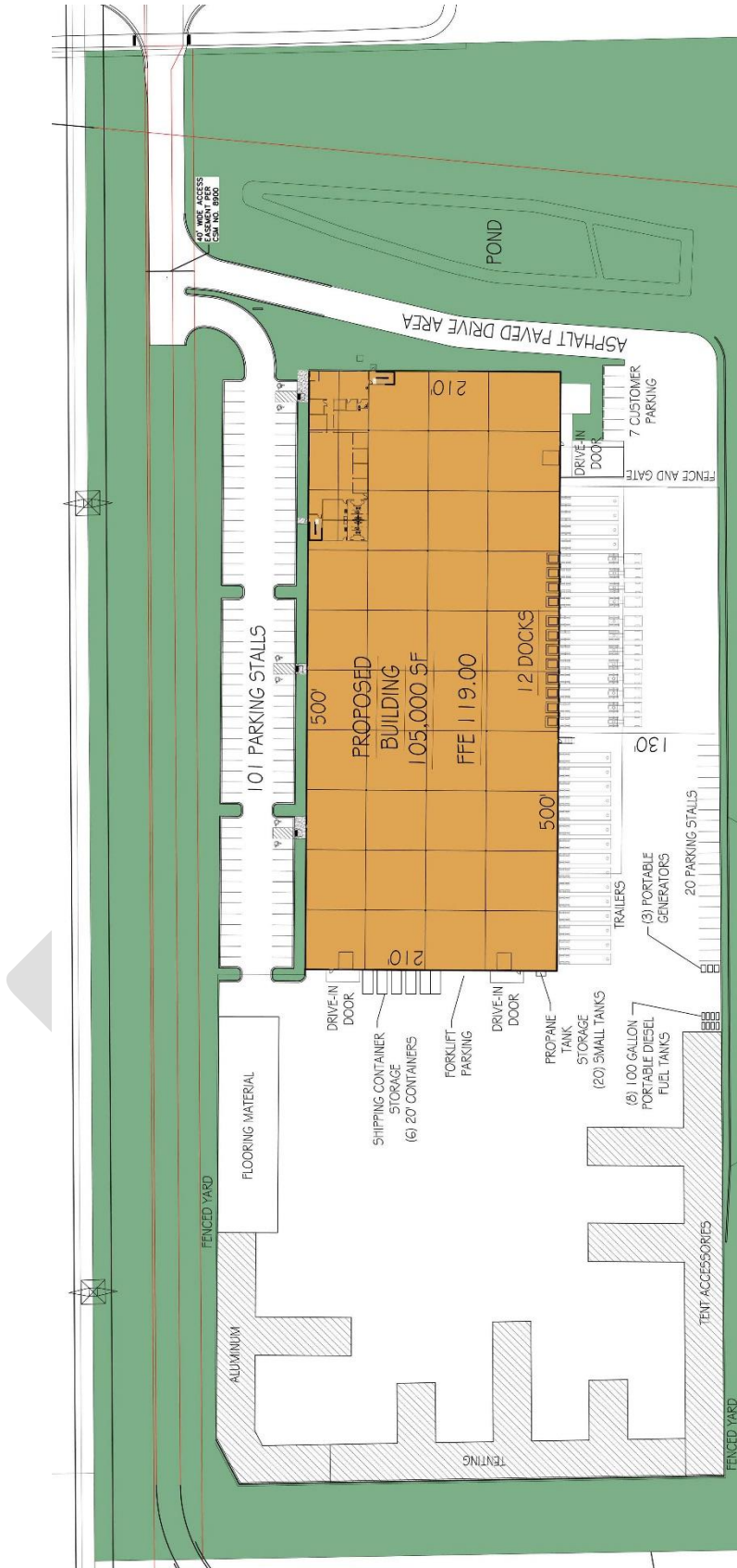
 <b>BRIOHN</b> DESIGN GROUP <small>ARCHITECTS &amp; ENGINEERS</small> <small>10000 W. 10TH AVENUE, SUITE 100</small> <small>DENVER, CO 80202</small>	<b>OUTDOOR STORAGE PLAN</b> <small>DATE: 11/15/18</small>	PROJECT: NEW SHELL BUILDING FOR: OAK CREEK, MI	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"> <b>A0.2</b>  <small>DATE: 11/15/18</small>  <small>SCALE: AS SHOWN</small>  <small>SHEET</small> </td> <td style="width: 50%;"></td> </tr> </table>	<b>A0.2</b> <small>DATE: 11/15/18</small> <small>SCALE: AS SHOWN</small> <small>SHEET</small>	
<b>A0.2</b> <small>DATE: 11/15/18</small> <small>SCALE: AS SHOWN</small> <small>SHEET</small>					



REFER TO CIVIL DRAWINGS LANDSCAPE DRAWINGS AND EXTERIOR LIGHTING FOR ADDITIONAL SITE RELATED DETAILS AND SPECIFICATIONS.

- General Site Notes:**
1. All Mechanical equipment will be mounted either inside of building or rooftop. We do not plan for any ground mounted mechanical equipment and roof top units will be screened from view by means of raised parapets.
  2. Ground mounted transformers and utilities to be screened per city of Oak Creek requirements upon receiving location from We Energies.
  3. We do not anticipate any outside trash receptacles at this time.
  4. Retaining wall shall be designed by a structural engineer and shall be submitted prior to building permit submittal.
  5. Outdoor secure storage will have 6 foot high black vinyl coated chain link fence and electric gate at entrance to storage area.

**EXHIBIT A: OUTDOOR STORAGE SITE PLAN (ENLARGED)**



REFER TO CIVIL DRAWINGS LANDSCAPE DRAWINGS AND EXTERIOR LIGHTING FOR ADDITIONAL SITE RELATED DETAILS AND SPECIFICATIONS.





## PLAN COMMISSION REPORT

Proposal: Conditional Use Permit – Trans-shipment Depot Facility and Truck Engine Repair

Description: Review a request for a Conditional Use Permit for a trans-shipment depot facility and truck engine repair.

Applicant(s): Pedrag Maric, Maric Investments, Inc.

Address(es): 9880 S. Ridgeview Dr.

**Suggested Motion:** That the Plan Commission recommends that the Common Council approves a Conditional Use Permit for a trans-shipment depot facility and truck engine repair on the property at 9880 S. Ridgeview Dr., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Commission’s review at the next meeting (April 24, 2018).

Owner(s): INCO HOLDINGS, LLC

Tax Key(s): 903-0012-000

Lot Size(s): 1.329 ac

Current Zoning District(s): M-1, Manufacturing

Overlay District(s): PUD

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Planned Industrial

### Background:

The Applicant is requesting recommendation of Conditional Use approval for a trans-shipment depot facility and truck engine repair on the property at 9880 S. Ridgeview Dr. Freight yards, freight terminals, trans-shipment depots, and automobile and truck engine and body repair are Conditional Uses in the M-1, Manufacturing district. This property is currently developed with an industrial building with loading dock and parking lot in the Southbranch Industrial Park.



Per the submitted narrative, the existing building will be used for offices and a light duty repair shop for the company's trucks. Minor updates to the exterior of the building may require future Plan Commission review. A total of twelve (12) employees – safety, accounting, dispatchers, and drivers – will be onsite during business hours, proposed to be between 8:00 AM and 5:00 PM. Parking would be reconfigured for 25 regular stalls and 4 semi-truck stalls north of the building. This will require the removal of a small amount of green space; however, more than the minimum required 30% open/green space will be retained.

No outdoor storage of materials, other than the proposed semi-truck parking and a trash enclosure, is proposed or allowed. Truck engine repair will be limited to work on the business' trucks (no contracted or advertised truck repair).

Should the Plan Commission determine that the site is appropriate for a trans-shipment depot facility and truck engine repair, staff will prepare Conditions and Restrictions that for review at the April 24th Plan Commission meeting.

**Options/Alternatives:** The Plan Commission has the discretion to recommend or not recommend Common Council approval of the Conditional Use Permit request. Should the request not be recommended for Council approval, Plan Commissioners must provide the Code Sections upon which the denial is based, and the Applicant may choose to request Council approval without recommendation. In that case, the Council would have the authority to approve the request, and remand the proposal back to the Plan Commission for Conditions and Restrictions. However, disapproval would likely result in the existing vacant condition of the property to remain.

---

Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Planner

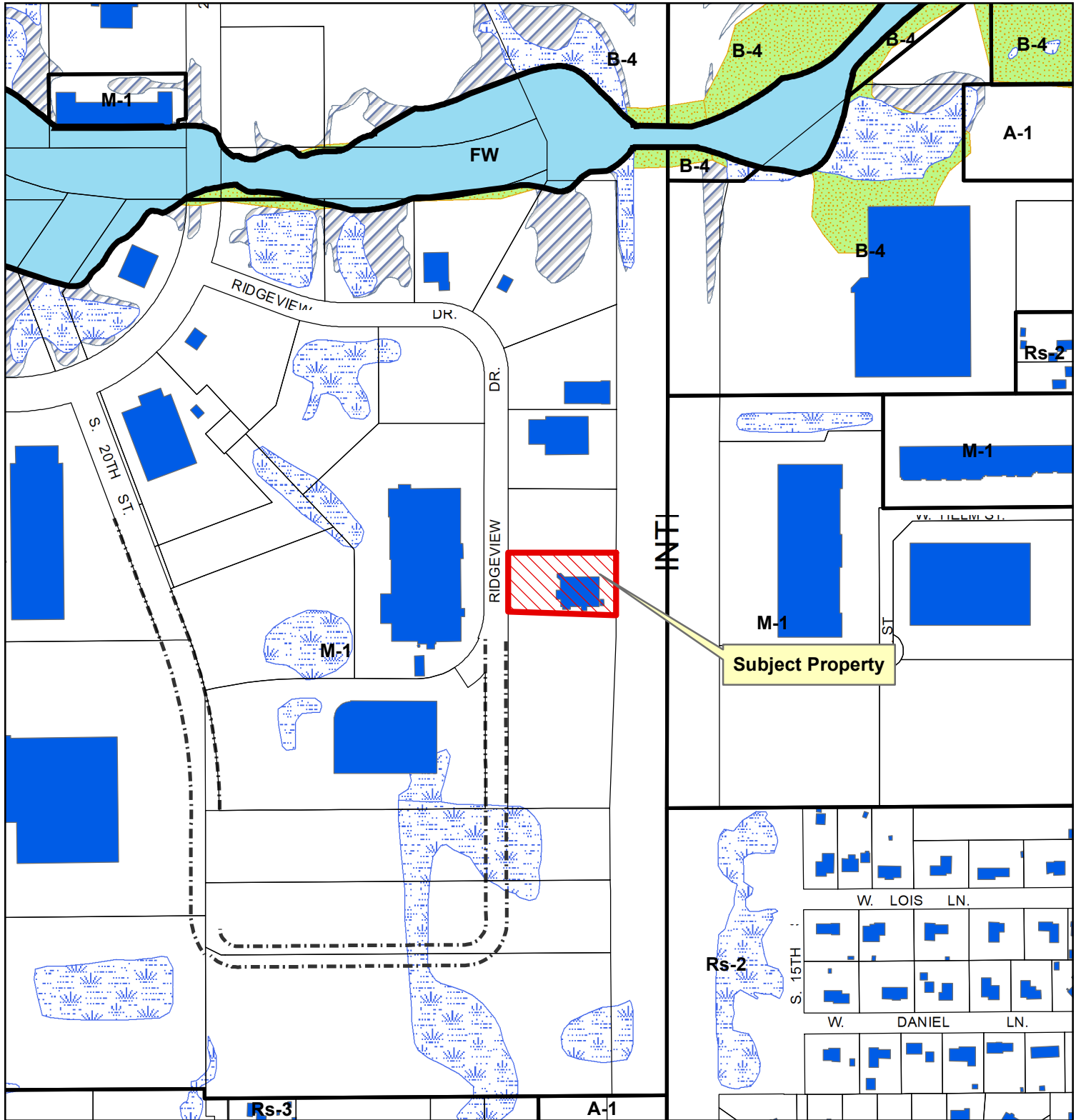
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**Attachments:**

- Location Map
- Narrative
- Current Plan
- Future Property Plan

# Location Map

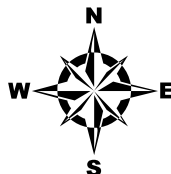
## 9880 S. Ridgeview Dr.














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



Department of Community Development



### Legend

- |                                                                                       |                        |                                                                                       |                           |
|---------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------------------------|---------------------------|
|  | 9880 S. Ridgeview Dr.  |  | <b>Zoning Overlays</b>    |
|  | Official Map Roads     |  | C-1-Shoreland Wetland     |
|  | DNR Wetland Inventory  |  | FF-Flood Fringe           |
|  | Environmental Corridor |  | Lakefront Overlay         |
|                                                                                       |                        |  | NO-Mixed Use Neighborhood |
|                                                                                       |                        |  | OO-Mixed Use Office       |
|                                                                                       |                        |  | RR-Regional Retail        |

My name is Predrag Maric.

I am the owner of Maric Transportation Inc.

We are currently renting space in Oak Creek, where our offices are located.

Our business hours are 0800 – 1700.

This is a family business and we have 12 employees. The employees are a safety person, an accounting person, 2 dispatchers, and 8 drivers.

I would like to buy this place where we can move the company to.

We have 8 brand new trucks and 8 brand new trailers. We are an over road company and our drivers travel all over USA.

My plan is that I want to update the space for offices to be more of a modern look and repair shop. I also want to update the siding. The offices will be used by the employees in the company and the repair shop would be a light duty shop for our trucks that we own.

The whole property is 1.32 acers. After the updates I would like to do the green space area will be 0.41 acers.

I would like to update and fix the parking area. I want to put concrete down and create 25 parking space for employees and visitors and 4 parking spaces for my semi-trucks. The 4 trucks spaces would be used only when the drivers stop by the office to drop off paperwork.

All 4 spaces would never be used at the same time. Most likely they will only be used very little of time. I would just like to have the parking space available to when my trucks and drivers come by the office they can stop there and drop off paper work stop by the office and get the trucks fixed or checked while here in the office. This would be the reason why we are asking for the 4 parking spaces to be allowed.

I am pleading with you to approve our request if possible and promise that these 4 spaces would not be used for any kind of outside storage but more for temporary space for trucks to stop by while stopping by the office for paperwork or light duty work at the shop.

Thank You



Predrag Maric

March 12, 2018

CITY OF OAK CREEK

MAR 13 2018

RECEIVED

9880 S Ridgeview DR. Oak Creek, WI 53154

Current Plan



**9880S Ridgeview Dr. Oak Creek, WI 53154**

Future Property Plan (with parking spaces and trucks)



## PLAN COMMISSION REPORT

Proposal: Landscape Plan Review

Description: Landscape plan review for a previously-approved new single-tenant industrial building.

Applicant(s): Samuel Dickman, The Dickman Co., Inc.

Address(es): 10861 S. Howell Ave.

**Suggested Motion:** That the Plan Commission approves the landscape plans submitted by Sam Dickman, Jr., The Dickman Company, for the property at 10861 S. Oakview Parkway with the condition that all conditions of Plan Commission approval from March 27, 2018 remain in effect.

---

Owner(s): Wispark, LLC

Tax Key(s): 955-1001-000

Lot Size(s): 15.8082 ac

Current Zoning District(s): M-1, Manufacturing

Overlay District(s): PUD

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Planned Industrial

---

### Background:

Site, building, landscaping, and lighting plans for the proposed 105,000 square-foot industrial building with office space on the property at 10861 S. Howell Ave. were reviewed at the March 27, 2018 meeting. Concerns were raised during that meeting for the lack of vegetation between Howell Avenue and the proposed building, on the north side of the parking lot, near the customer parking on the southeast portion of the building, and for screening purposes. Due to these concerns, the Plan Commission required the revised landscape plans to be brought back for review and approval. The Applicant has provided revised plans for Plan Commission review as part of this agenda item. A copy of the previously-submitted landscape plan is included with this report for reference and comparison. Staff notes the following changes:

- Landscape features in three (3) drifts are proposed along the length of the north parking lot.
- Additional plants were added along the east side of the building, wrapping around the southeast corner.
- Shrubs and trees were added around the stormwater pond, particularly on the southwest and east sides. Additional landscaping between the pond and Howell Avenue may not be allowed as this is a WisDOT future road reservation area.
- The single transformer pad on the northeast portion of the building shows landscaping to screen. The Applicant is aware that any future mechanicals, transformers, or utility boxes must be screened.

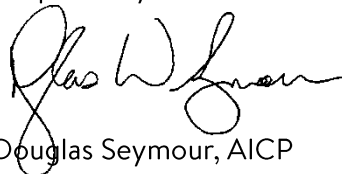
Additionally, the Applicant’s consultants have provided details for the proposed chain-link fence around the perimeter of the outdoor storage area (8-foot-tall, black vinyl-coated), and the decorative block retaining wall along a portion of the south property line (8 feet in height at the tallest point). Security cameras and a monitoring system for exterior and interior areas will be used.

With the above in mind, and recognizing that City staff will continue to work with the Applicant should additional revisions be necessary, staff has provided a suggested motion for approval above.

**Options/Alternatives:** The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, 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:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Planner

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**Attachments:**

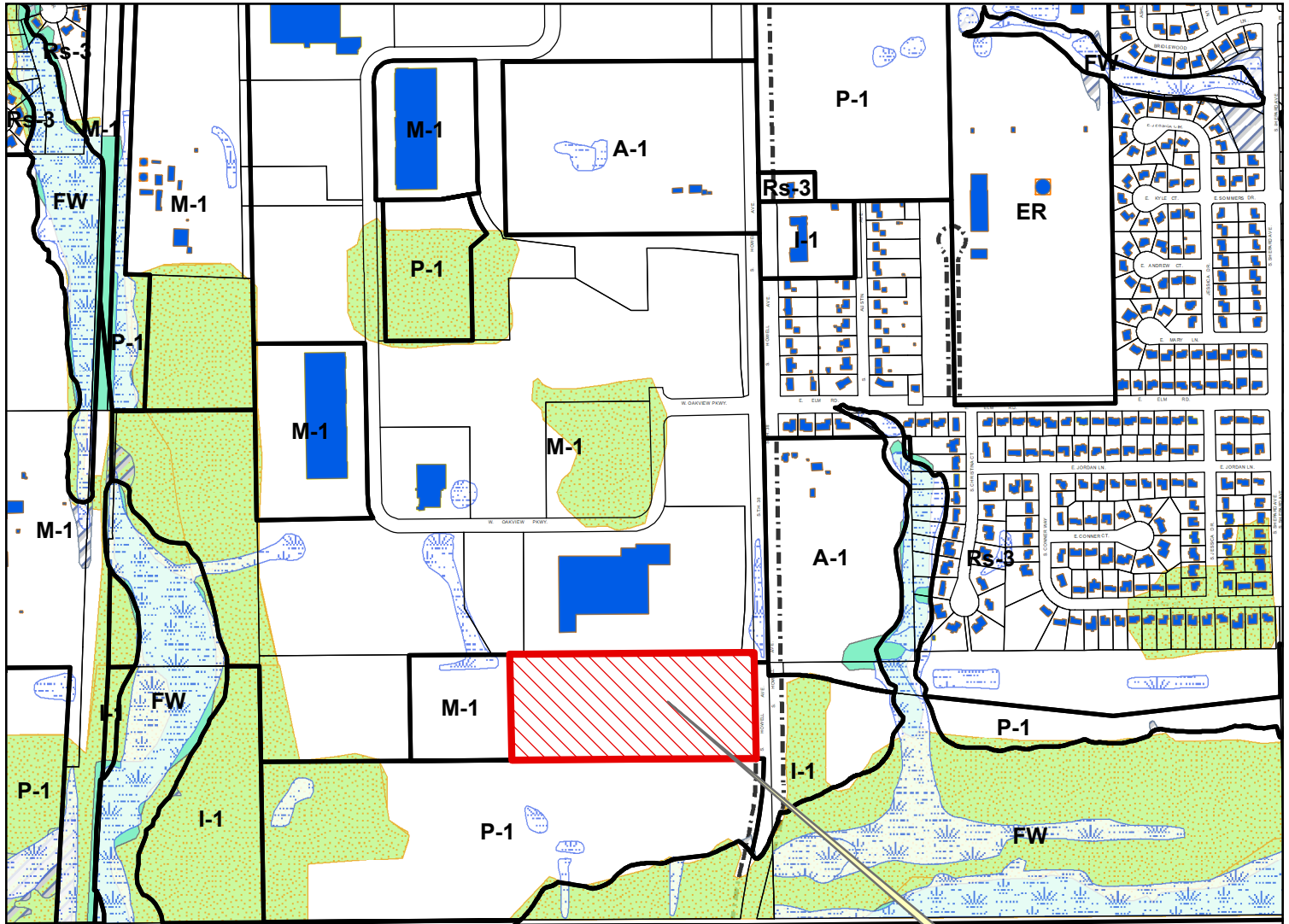
Location Map

L1.0-L2.0 dated 1/25/18 (2 pages)

L1.0-L2.0 Revision #4 dated 4/5/18 (2 pages)

# Location Map

## 10861 S. Howell Ave.













Caledonia

Subject Property

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



**Legend**

- |                                                                                      |                        |                                                                                                                 |
|--------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------|
|  | 10861 S. Howell Ave.   | <b>Zoning Overlays</b>                                                                                          |
|  | DNR Wetlands Inventory |  C-1-Shoreland Wetland     |
|  | Environmental Corridor |  FF-Flood Fringe           |
|  | Official Map Roads     |  Lakefront Overlay         |
|                                                                                      |                        |  NO-Mixed Use Neighborhood |
|                                                                                      |                        |  OO-Mixed Use Office       |
|                                                                                      |                        |  RR-Regional Retail        |



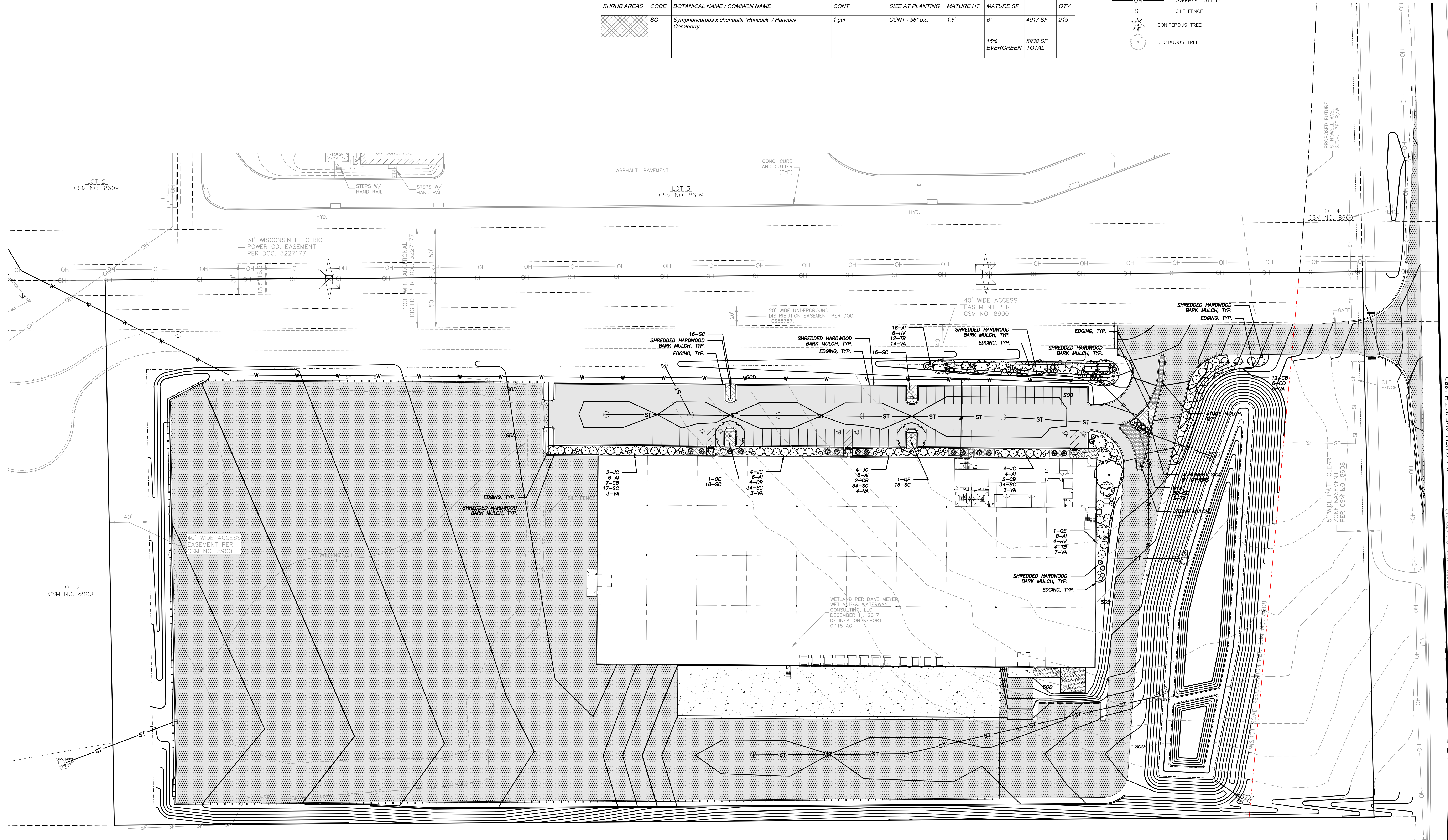
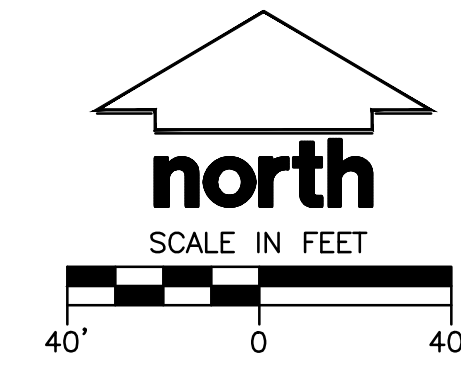
# INFORMATION ONLY

REVIEWED AT 3-27-28 MEETING.

PLANT_SCHEDULE								
TREES	CODE	BOTANICAL NAME / COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	MATURE HT	MATURE SP	SF COVER	QTY
	JC	<i>Juniperus virginiana</i> / Cupressifolia / Hillspire Juniper	B & B	6 ft tall min.	12'	6'	1050 SF	14
	QE	<i>Quercus ellipsoidalis</i> / Northern Pine Oak	B & B	2.5" cal	55'	40'	--	3
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	MATURE HT	MATURE SP	SF COVER	QTY
	AI	<i>Aronia melanocarpa</i> 'Troquois Beauty' TM / Black Chokeberry	3 gal	24" tall min.	3'	4'	560 SF	57
	CO	<i>Cephalanthus occidentalis</i> / Buttonbush	4.5"	24" tall min.	10'	8'	228 SF	6
	CB	<i>Cornus sericea</i> 'Bailey' / Red Twig Dogwood	3 gal	24" tall min.	10'	8'	950 SF	27
	HV	<i>Hamamelis virginiana</i> / Common Witch Hazel	5 gal	48" tall min.	15'	15'	380 SF	10
	TB	<i>Tsuga canadensis</i> 'Bennett' / Dwarf Canadian Hemlock	5 gal	24" tall min.	5'	5'	320 SF	19
	VA	<i>Viburnum trilobum</i> / American Cranberrybush	3 gal	24" tall min.	10'	8'	1710 SF	43
SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZE AT PLANTING	MATURE HT	MATURE SP	SF COVER	QTY
	SC	<i>Symphoricarpos x chenaultii</i> 'Hancock' / Hancock Coralberry	1 gal	CON'T - 36" o.c.	1.5'	6'	4017 SF	219
						15% EVERGREEN	8938 SF TOTAL	

## LEGEND

- SANITARY SEWER MANHOLE
- STORM MANHOLE
- CATCH BASIN ROUND
- CATCH BASIN SQUARE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRICAL MANHOLE
- SIGN
- POWER POLE
- GUY WIRE
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- ROOF DRAIN
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTICS
- OVERHEAD UTILITY
- SILT FENCE
- CONIFEROUS TREE
- DECIDUOUS TREE



**BRIORN**

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3800 N. BROOKFIELD ROAD, SUITE 200  
 BROOKFIELD, WISCONSIN 53005-1990  
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**LANDSCAPE PLAN**

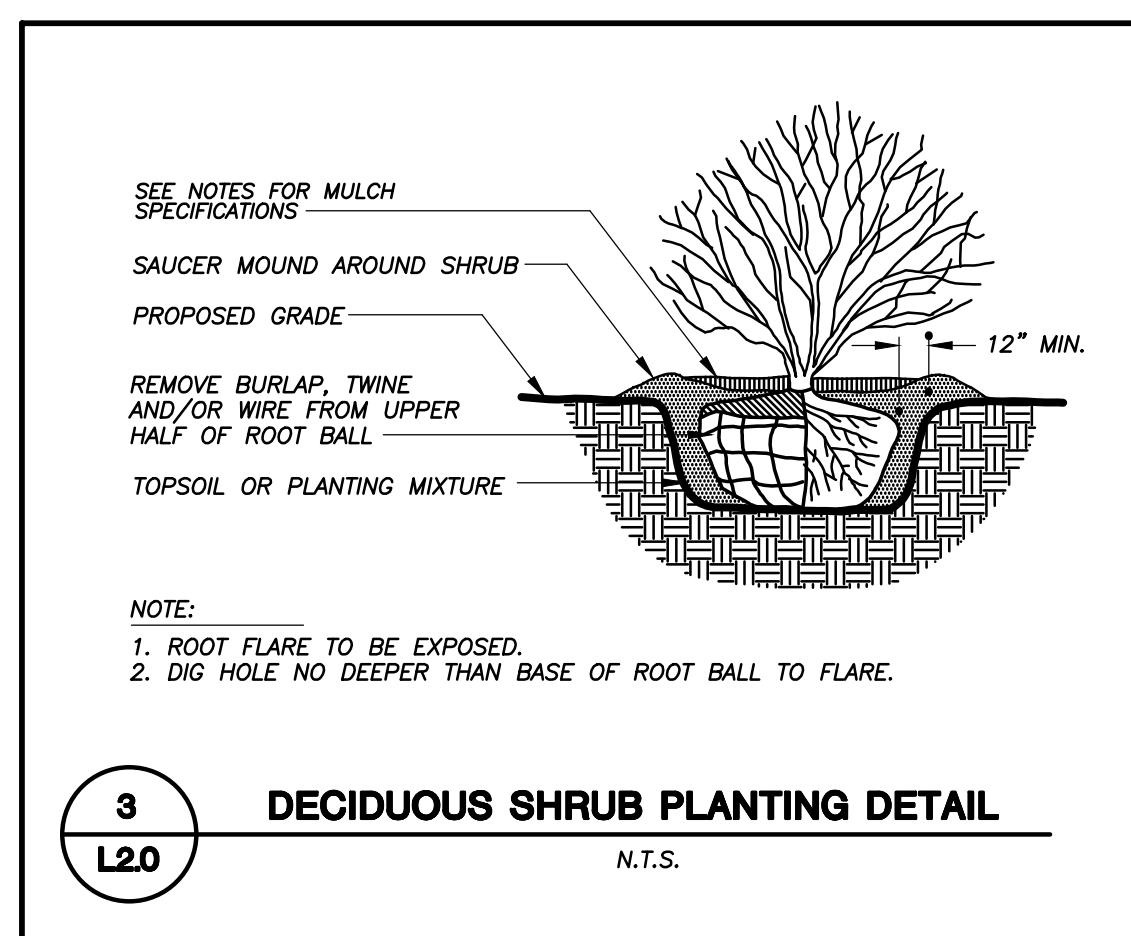
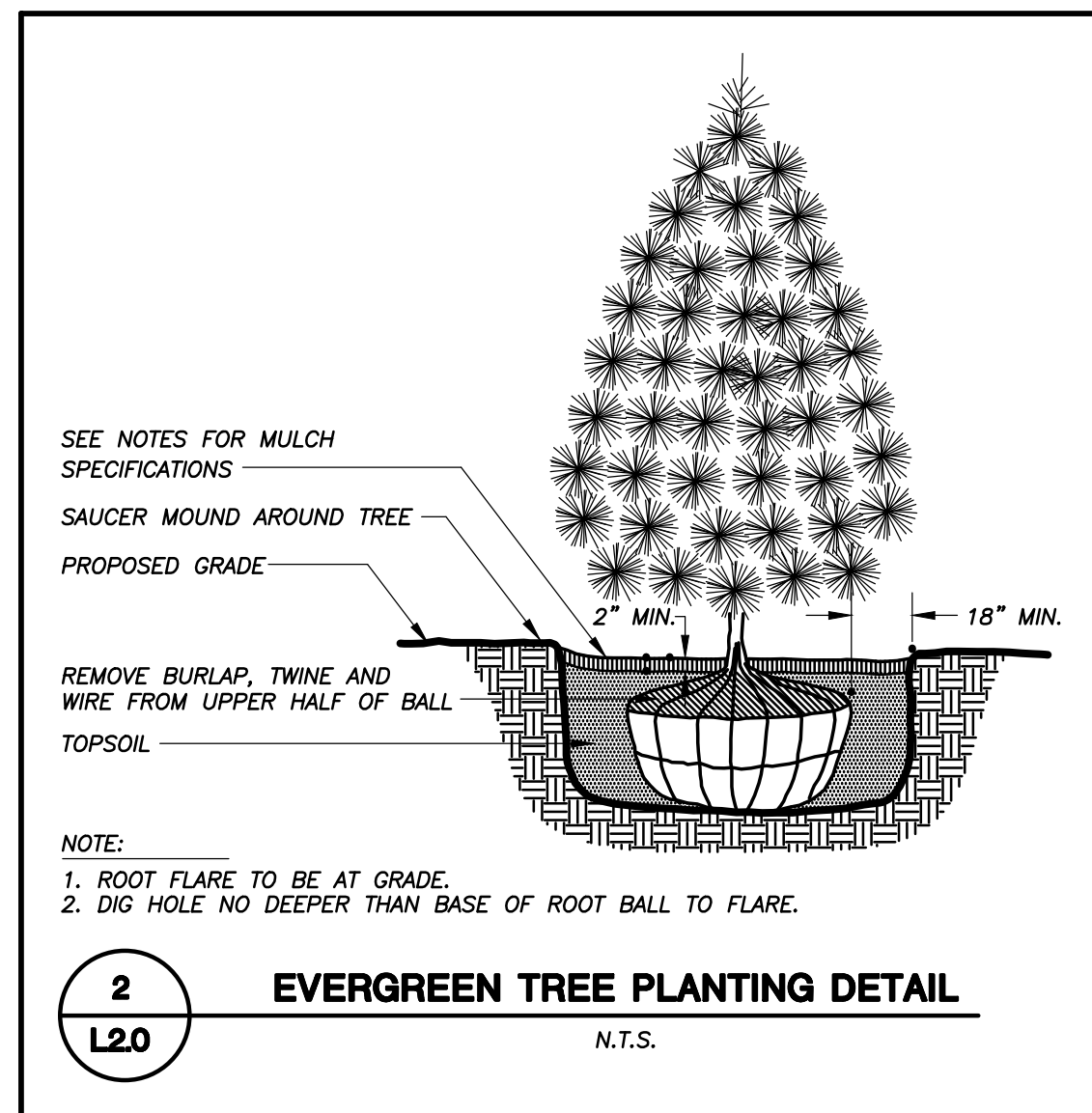
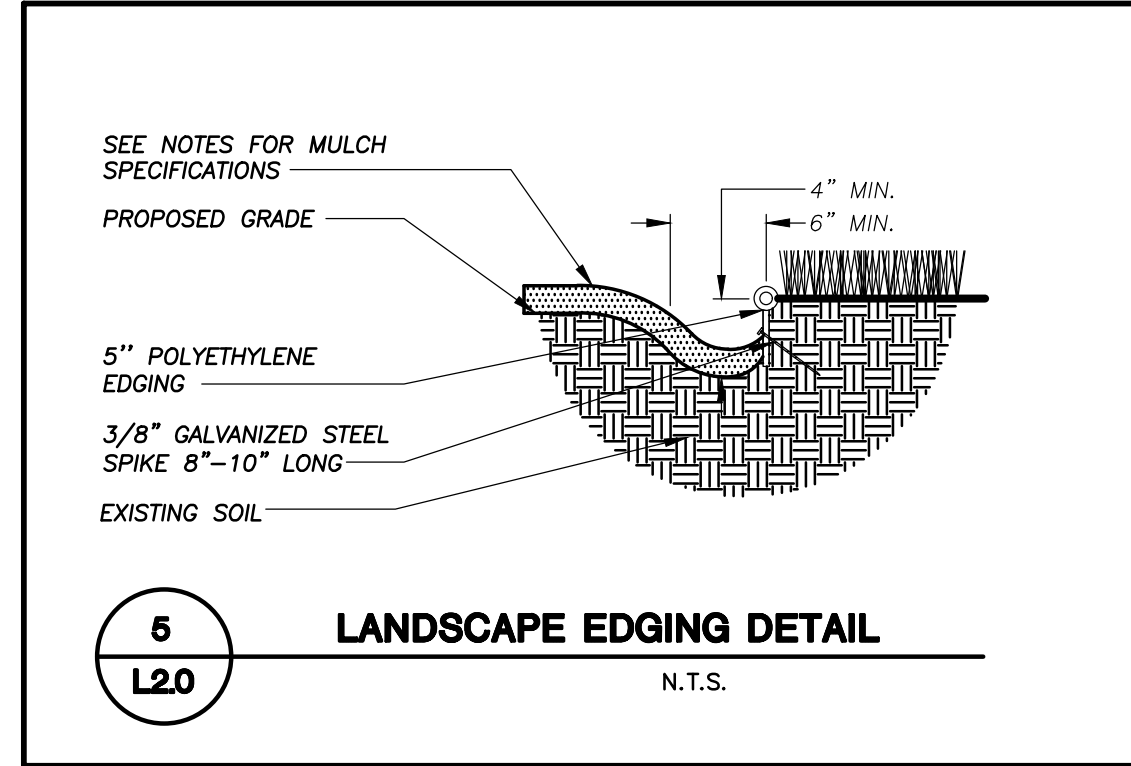
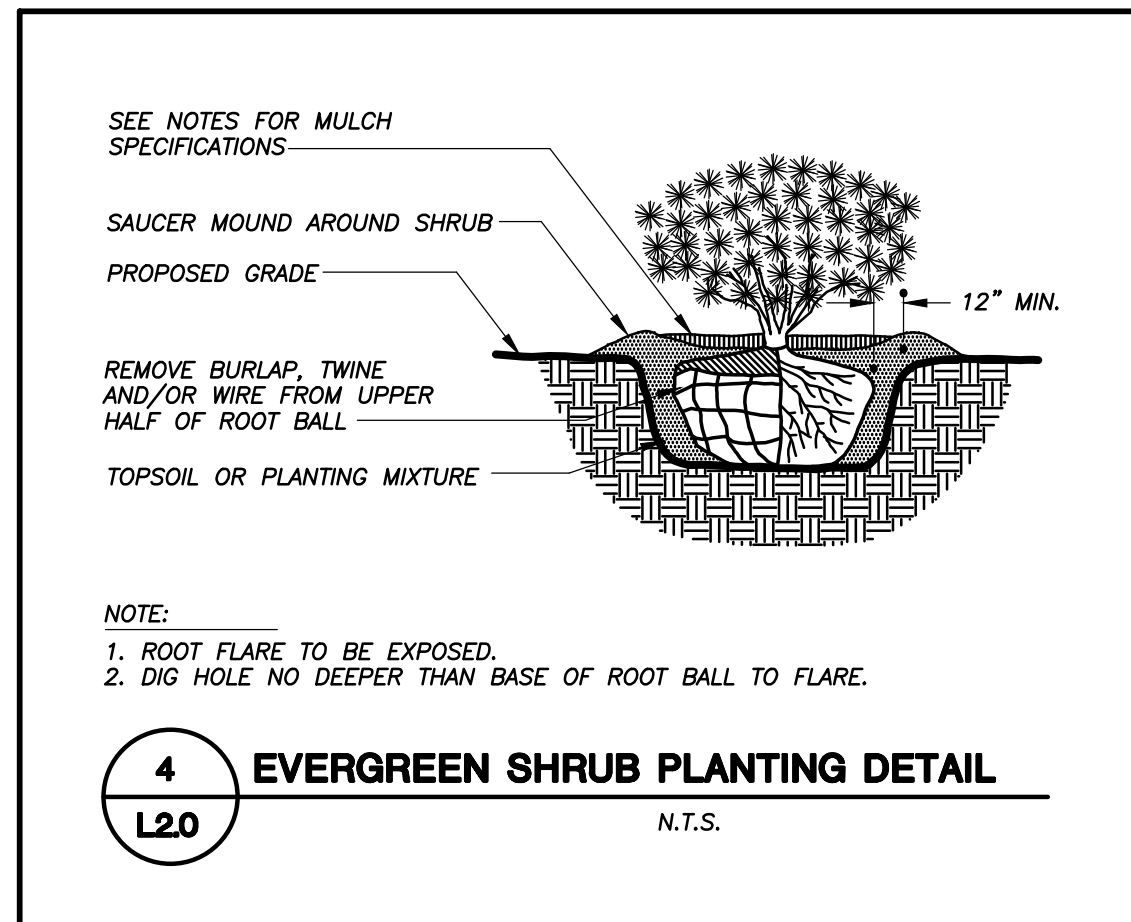
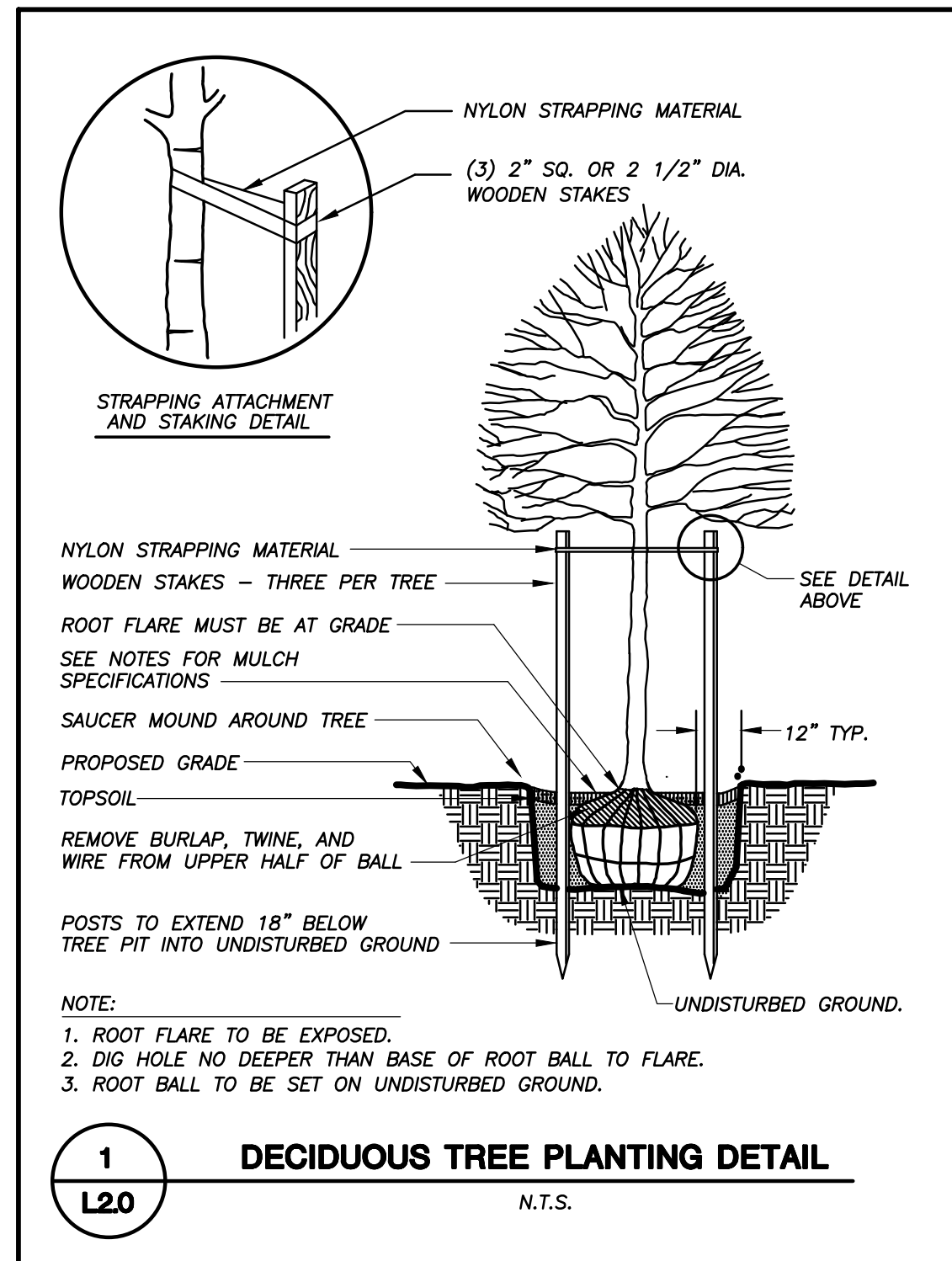
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 CHECKED: RWI  
 DATE: 1/25/18  
 SHEET:

**L1.0**



**GENERAL NOTES**

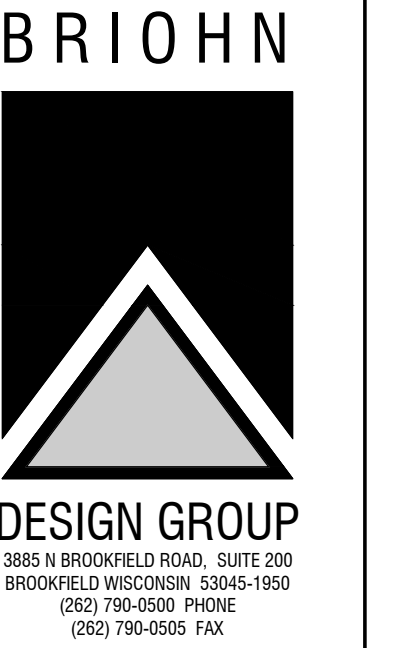
- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK. OTHER TRADES CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIA. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

**LANDSCAPE MATERIAL NOTES**

- MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
  - PLANTING AREAS = 24"
  - TREE PITS = SEE DETAILS
- PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT/DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH OVER ALL PLANTING AREAS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4 INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL, AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC: ALL DECORATIVE STONE MULCH PLANTING AREAS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - SOD: ALL AREAS SPECIFIED ON PLAN PER THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF 60 INCH, PLUS OR MINUS .25 INCH AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

**CONTRACTOR AND OWNER RESPONSIBILITY NOTES**

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



LANDSCAPE DETAILS,  
NOTES, & SPECIFICATIONS

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www.jsdinc.com  
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www.dispatch.com

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OAKVIEW BUSINESS PARK  
LOT 1 OF CSM NO. 8900  
CITY OF OAK CREEK, WI

JOB: 3019  
DRAWN: APM  
CHECKED: RWI  
DATE: 1/25/18

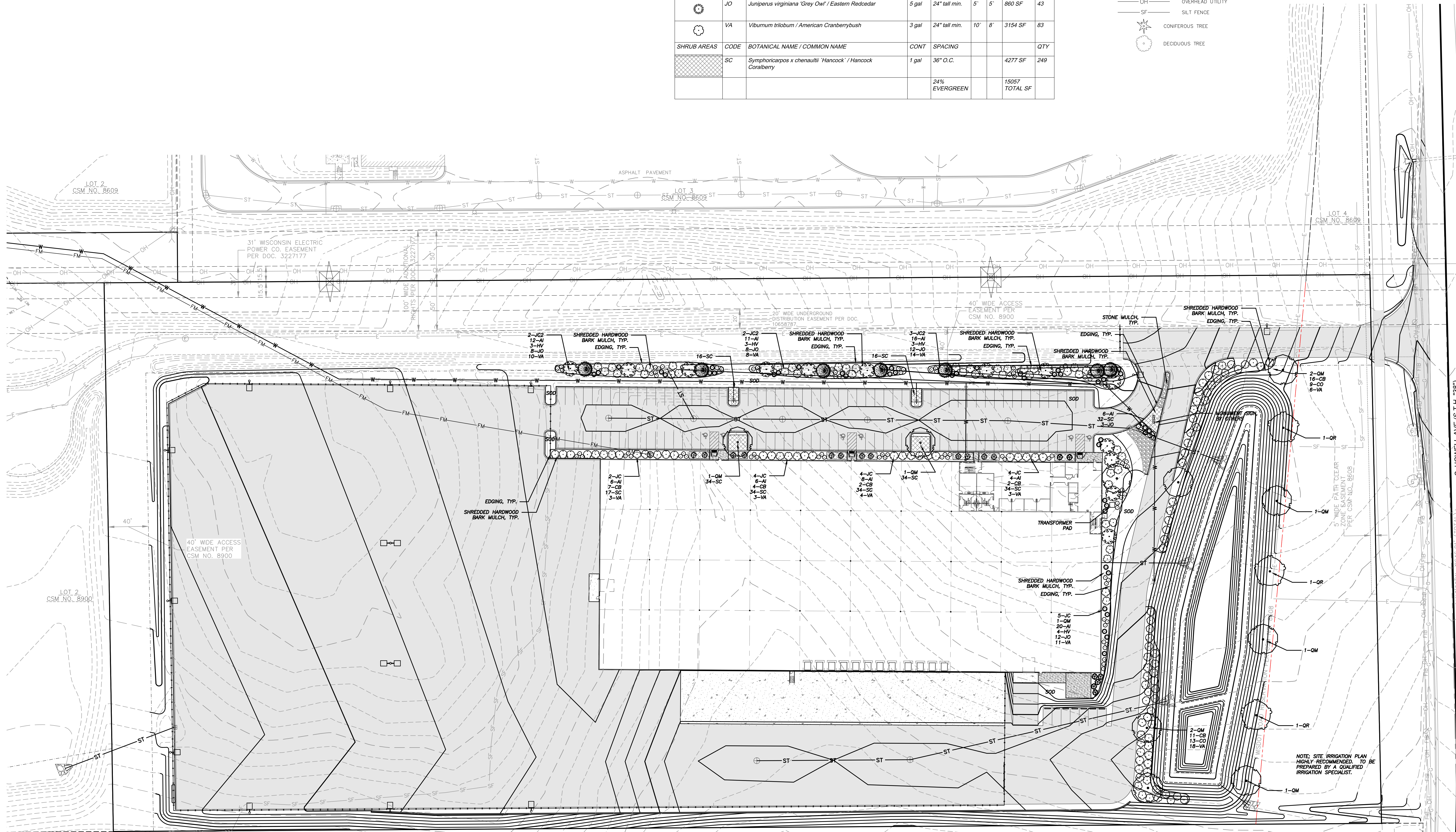
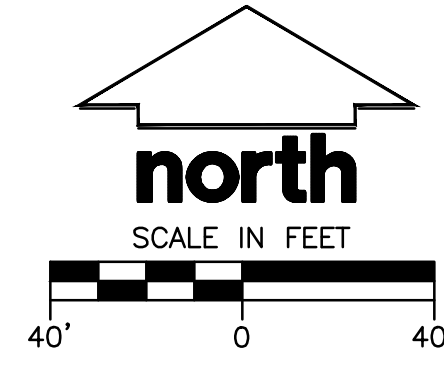
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**L2.0**

FOR COMMENT

PLANT_SCHEDULE							
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HT	SP	QTY
	JC2	<i>Juniperus virginiana</i> 'Canaerti' / Canaerti Juniper	B & B	6 ft tall min.	25'	15'	525 SF
	JC	<i>Juniperus virginiana</i> 'Cupressifolia' / Hillspire Juniper	B & B	6 ft tall min.	12'	6'	1425 SF
	QM	<i>Quercus macrocarpa</i> / Burr Oak	B & B	2.5" Cal	70'	70'	--
	QR	<i>Quercus rubra</i> / Red Oak	B&B	2.5" Cal	70'	70'	--
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	HT	SP	QTY	
	AI	<i>Aronia melanocarpa</i> 'Iroquois Beauty' TM / Black Chokeberry	3 gal	24" tall min.	3'	4'	1840 SF
	CO	<i>Cephalanthus occidentalis</i> / Buttonbush	4.5"	24" tall min.	10'	8'	836 SF
	CB	<i>Cornus sericea</i> 'Bailey' / Red Twig Dogwood	3 gal	24" tall min.	10'	8'	1596 SF
	HV	<i>Hamamelis virginiana</i> / Common Witch Hazel	5 gal	48" tall min.	15'	15'	494 SF
	JO	<i>Juniperus virginiana</i> 'Grey Owl' / Eastern Redcedar	5 gal	24" tall min.	5'	5'	860 SF
	VA	<i>Viburnum trilobum</i> / American Cranberrybush	3 gal	24" tall min.	10'	8'	3154 SF
SHRUB AREAS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY		
	SC	<i>Symphoricarpos x chenaultii</i> 'Hancock' / Hancock Coralberry	1 gal	36" O.C.	4277 SF		
		24% EVERGREEN			15057 TOTAL SF		

LEGEND

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(262) 790-0005 FAX

**LANDSCAPE PLAN**

SHEET TITLE

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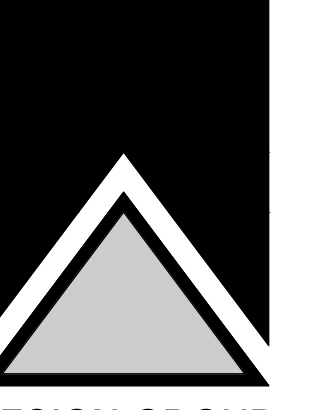
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CITY OF OAK CREEK, WI

REVISION #1: 02/02/18 WOOD COMMENTS  
REVISION #2: 02/02/18 CITY COMMENTS - SANITARY AND WATER SERVICES  
REVISION #3: 04/03/18 CITY COMMENTS - LANDSCAPE  
REVISION #4: 04/05/18 CITY COMMENTS - LANDSCAPE

JOB: 3019  
DRAWN: APH  
CHECKED: RWI  
DATE: 1/25/18  
SHEET:

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LANDSCAPE DETAILS,  
NOTES, & SPECIFICATIONS

SHEET TITLE

JSD Professional Services, Inc.  
• Engineers • Surveyors • Planners

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CALLERS HOTLINE  
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OAKVIEW INDUSTRIAL FACILITY III  
10861 S. HOWELL AVE. (S.T.H. "38")  
OAKVIEW BUSINESS PARK  
LOT 1 OF CSM NO. 8900  
CITY OF OAK CREEK, WI

REVISION #1: 02/02/18 WDOJ COMMENTS  
REVISION #2: 03/20/18 CITY COMMENTS - SANITARY AND WATER SERVICES  
REVISION #3: 04/03/18 CITY COMMENTS - LANDSCAPE  
REVISION #4: 04/05/18 CITY COMMENTS - LANDSCAPE

JOB: 3019  
DRAWN: APM  
CHECKED: RWI  
DATE: 1/25/18

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GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MATERIAL. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 - LATEST EDITION. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY AND WITHIN 60 MILES TO THE NORTH, EAST, OR WEST OR WITHIN 90 MILES TO THE SOUTH OF THE PROJECT FOR AT LEAST 3 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES, LIMITING PRUNING TO ONLY THOSE BRANCHES THAT ARE BROKEN OR DISEASED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

LANDSCAPE MATERIAL NOTES

- MATERIALS - SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
  - PLANTING AREAS = 2"±
  - TREE PITS = SEE DETAILS
- PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH OVER ALL PLANTING AREAS. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A CONSISTENT DEPTH OF THREE INCHES OVER ENTIRE PLANTING AREA. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 5" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 4" INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE. PLANTING, A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO FINISHED INSTALLATION OF TREE RING.
- MATERIALS - WEED BARRIER FABRIC: ALL DECORATIVE STONE MULCH PLANTING AREAS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN, SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - SOD: ALL AREAS SPECIFIED ON PLAN PER THESE NOTES: TURFGRASS SOD: CLASS OF TURFGRASS SOD SHALL BE PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITH A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO .5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

