



## PLAN COMMISSION

September 10, 2019

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  
Donald Oldani  
Chris Guzikowski  
Matt Sullivan  
Gregory Loreck  
Fred Siepert  
Christine Hanna  
Vacant - 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.*

**NEW!** Find more information on agenda items at [oakcreek.zoninghub.com](https://www.oakcreekwi.org/zoninghub.com).

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – August 27, 2019
4. Significant Common Council Actions
5. New Business
  - a. PLAN REVIEW & MODIFICATION REQUEST - Review plans and a modification request submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, to eliminate the requirement to screen rooftop mechanical units for Edgewood Elementary School at 8545 S. Shepard Ave. (Tax Key No. 827-9028-000).  
ZoningHub: <https://s.zoninghub.com/GJ375QRECS>; Twitter @OakCreekPC#OCPCEdgewood
  - b. PLAN REVIEW & MODIFICATION REQUEST - Review plans and modification requests submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, to eliminate the requirement to screen rooftop mechanical units and to eliminate parking landscape islands for Meadowview Elementary School at 10420 S. McGraw Dr. (Tax Key No. 957-9996-000).  
ZoningHub: <https://s.zoninghub.com/52TJ8OIQUY>; Twitter @OakCreekPC#OCPCMeadowview
  - c. TEMPORARY USE PERMIT - Review a request for a temporary use permit submitted by Justin Kratochvil, Ozinga Ready Mix Concrete, for a temporary portable ready mix concrete plant and temporary crushing operation on the property at 841 W. Rawson Ave. (Tax Key No. 764-9051-000).  
ZoningHub: <https://s.zoninghub.com/PSQ6424PG4>; Twitter @OakCreekPC#OCPCOzinga
  - d. CONDITIONAL USE PERMIT - Review a request submitted by Linda Niemela, PT, NDT, Medical Support Services, Inc., for a Conditional Use Permit for a physical and occupational therapy clinic within the multitenant building on the property at 140 E. Rawson Ave. (Tax Key No. 733-9991-001).  
ZoningHub: <https://s.zoninghub.com/WB3CIZ1LO1>; Twitter @OakCreekPC#OCPCMedSupport

Adjournment.

Dated this 5<sup>th</sup> day of September, 2019  
Posted 9/5/19 BH

**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

**MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, AUGUST 27, 2019**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Hanna, Commissioner Sullivan, Commissioner Carrillo, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Siepert, and Commissioner Chandler. Alderman Loreck and Commissioner Oldani were excused. Also present: Kari Papelbon, Planner.

**Minutes of the August 13, 2019 meeting**

Commissioner Siepert moved to approve the minutes of the August 13, 2019 meeting. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

**PUBLIC HEARING  
SIGN APPEAL  
MCDONALDS  
8800 S. HOWELL AVE.  
TAX KEY NO. 860-9018-000**

Planner Papelbon read the public notice into the record.

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

**PUBLIC HEARING  
SIGN APPEAL  
MCDONALDS  
9471 S. 13<sup>TH</sup> ST.  
TAX KEY NO. 877-9002-001**

Planner Papelbon read the public notice into the record.

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

**SIGN APPEAL  
MCDONALDS  
8800 S. HOWELL AVE.  
TAX KEY NO. 860-9018-000**

Planner Papelbon provided an overview of the sign appeal. (See staff report for details.)

Commissioner Chandler asked for more information on why there is a need for double screens and two signs. Michelle Freeman, Kaiser Industries, 9015 S. Kedzie, Evergreen Park, IL, responded that McDonalds gave the following background:

Corporate McDonalds has this experience of the future, and has switched to digital menu boards. They even have self-service kiosks. If a full complete remodel is being done, they will have all of the signage inside and then it continues into the driveway-through. The drive-

throughs have the digital menu boards as well. Existing signage (with the manual changeable copy) has four panels and are 47 square feet. The new digital menu boards have two panels, which are about 19.97 square feet. The single unit is what they are calling a “pre-browse,” and that is a single panel at about 10 square feet. In most cases, if there is a dual lane drive-through, they have two manual changeable copies (84 square feet.) If they were to have two new digital signs and the pre-browse sign, it would actually be going down to about 60 square feet. This particular part of the project is called ODMB (outdoor digital menu board), and McDonalds stated that they are moving to the digital signage. This allows for owner/operators to have consistency with all of their pricing from inside the restaurant to outside drive-throughs. They do not have to go outside to manually change the pricing, and that is a safety/security feature. There will be less paper waste because right now at the top of the menu boards, they have extra point of purchase (POP) materials, and also staked flag items. Those will be eliminated with the digital signage. The lighting has auto sensors so it automatically adjusts to the natural ambient lighting. The point of the pre-browse is to help people make selections before they get to the ordering window.

Commissioner Chandler asked what the purpose of the pre-browse menu board is. Ms. Freeman explained that the second car waiting in line views a menu board that is set to change screen, just like the manual changeable copies are now. They can then reprogram the menu boards dependent on how many requests they are getting. The only time it would change is if they developed a late-night menu. The pre-browse signs are set to change every 7 seconds, but can also be adjusted after installation. It does not have video or animation. In the case of the Oak Creek locations, this is a corporate demand and that is one of the variance requirements. Also, the manual changeable copy boards are no longer being manufactured.

Commissioner Siefert asked if this is going to be standard throughout the whole US. Ms. Freeman responded yes, they are being done across the nation. Some are being done in conjunction with a full remodel and some are being done with just the outdoor digital board.

Discussion ensued about the maintenance of the signs should there be a glitch and that each store is required to have a plan in place in the event something happens.

Mayor Bukiewicz stated he likes this idea. It takes up less space and gets McDonalds into the modern age, while using less energy. He thinks it is the way to go.

Alderman Guzikowski moved that the Plan Commission approves a sign variance allowing the installation of two (2) 5' 11 5/8" x 4' 10" double-screen (screen dimension: 10 square feet each) digital menu boards in the drive-through area of the McDonald's restaurant located at 8800 S. Howell Avenue. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried.

**SIGN APPEAL  
MCDONALDS  
9471 S. 13<sup>TH</sup> ST.  
TAX KEY NO. 877-9002-001**

Planner Papelbon provided an overview of the sign appeal request. (See staff report for details.)

Planner Papelbon noted that the only difference between this location and Howell Avenue is that this location will have the pre-browse menu boards. They will be the same size for the double menu boards, and then they will have single-pane menu boards, and the locations are in

the drive-through. The drive-through goes along the back side of the building. The pre-browse menu boards are in the islands along with the menu boards themselves.

Planner Papelbon mentioned that there is a typo in the suggested motion in the staff report, and the address should read 9471 S. 13<sup>th</sup> St.

Alderman Guzikowski moved that the Plan Commission approves a sign variance allowing the installation of two (2) 5' 11 5/8" x 4' 10" double-screen (screen dimensions: 10 square feet each) digital menu boards and two (2) 5' 11 1/2" x 2' 5 1/8" single-screen (screen dimension: 10 square feet each) pre-browse digital menu boards in the drive-through area of the McDonald's restaurant located at 9471 S. 13<sup>th</sup> St. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:39 p.m.

ATTEST:

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

9-5-19  
\_\_\_\_\_  
Date

## Summary of Significant Common Council Actions

September 3, 2019

- **APPROVED** Ordinance No. 2949, to rezone the properties at 1001, 1199 and 1203 W. Ryan Road and 9600 S. 13th Street, north of The Creek from A-1, Limited Agricultural; B-4, Highway Business; M-1, Manufacturing to B-4, Highway Business (No change to FW, Floodway or FF, Flood Fringe districts) (5th District).
- **APPROVED** Resolution No. 12091-090319, expressing support for maintenance of Milwaukee County Transit Service to Oak Creek.



Kari Papelbon, CFM, AICP  
Planner



## PLAN COMMISSION REPORT

**Proposal:** Plan Review – Screening Modifications for Edgewood Elementary School

**Description:** Building plan review for proposed modifications to screening requirements for the building’s rooftop mechanical units (RTUs).

**Applicant(s):** Andrew Chromy, Oak Creek-Franklin Joint School District

**Address(es):** 8545 S. Shepard Ave.

**Suggested Motion:** Staff does not support approval as stated in the report below. Please see the staff report below for decision procedure when considering the following motion.

That the Plan Commission approves the amendment to the building plans submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, for the property at 8545 S. Shepard Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all conditions of approval from March 12, 2019 remain in effect except as specifically amended herein.
3. That the proposed rooftop mechanical units are not required to be screened at this time; however, any changes to the rooftop mechanical units will require screening at the time of installation.
4. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

---

**Owner(s):** Oak Creek-Franklin Joint School District

**Tax Key(s):** 827-9028-000

**Lot Size(s):** 58.454 ac

**Current Zoning District(s):** I-1, Institutional

**Overlay District(s):** N/A

Wetlands:  Yes  No

Floodplain:  Yes  No

Comprehensive Plan:  Planned Institutional

**Background:**

At the March 12, 2019 meeting, the Plan Commission approved site plans for modifications to the existing parking areas and internal drives, new parking areas, and an addition for a new gymnasium for Edgewood Elementary School at 8545 S. Shepard Ave. Plan Commissioners may recall that existing rooftop mechanical units (RTUs), which are not currently screened, were to be replaced with larger RTUs. Per Section 17.1010(g) of the Municipal Code, “roof mounted mechanical equipment shall be screened from casual view.” The Applicant is requesting a modification to remove this requirement from the plans.

While staff can appreciate that the existing RTUs have not historically been screened, any change to the existing conditions requires conformance with Code. This is true for any site or building modification within the City. Staff disagrees with the assessment in the submitted narrative that screening will make the RTUs more visible from the road, and that screening will be less aesthetically pleasing than exposed RTUs. Rather, screening as included in the submitted examples and throughout the City generally have the effect of blending with the architecture of the building. Those structures that do not incorporate RTU screening are more visible from the road, and are the examples of why the Code requires screening. Staff have consistently included in Conditions of Approval for Plan Commission consideration that all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) are screened from view per Code requirements, including in this case.

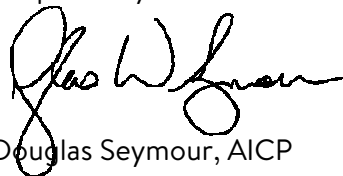
Below are two options for Plan Commission consideration:

- Concurrence with Staff - Should the Plan Commission concur with staff and not support the proposal, the suggested motion should be made in the affirmative, with dissenting votes and specific Code Sections upon which the disapproval was based.
- Recommendation of Approval - Should the Plan Commission determine that the proposed modification request is acceptable, the suggested motion would proceed as with other recommendations for approval. Conditions have been provided in the motion for Plan Commission consideration.

**Options/Alternatives:** See above. 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

---

Attachments:

Location Map

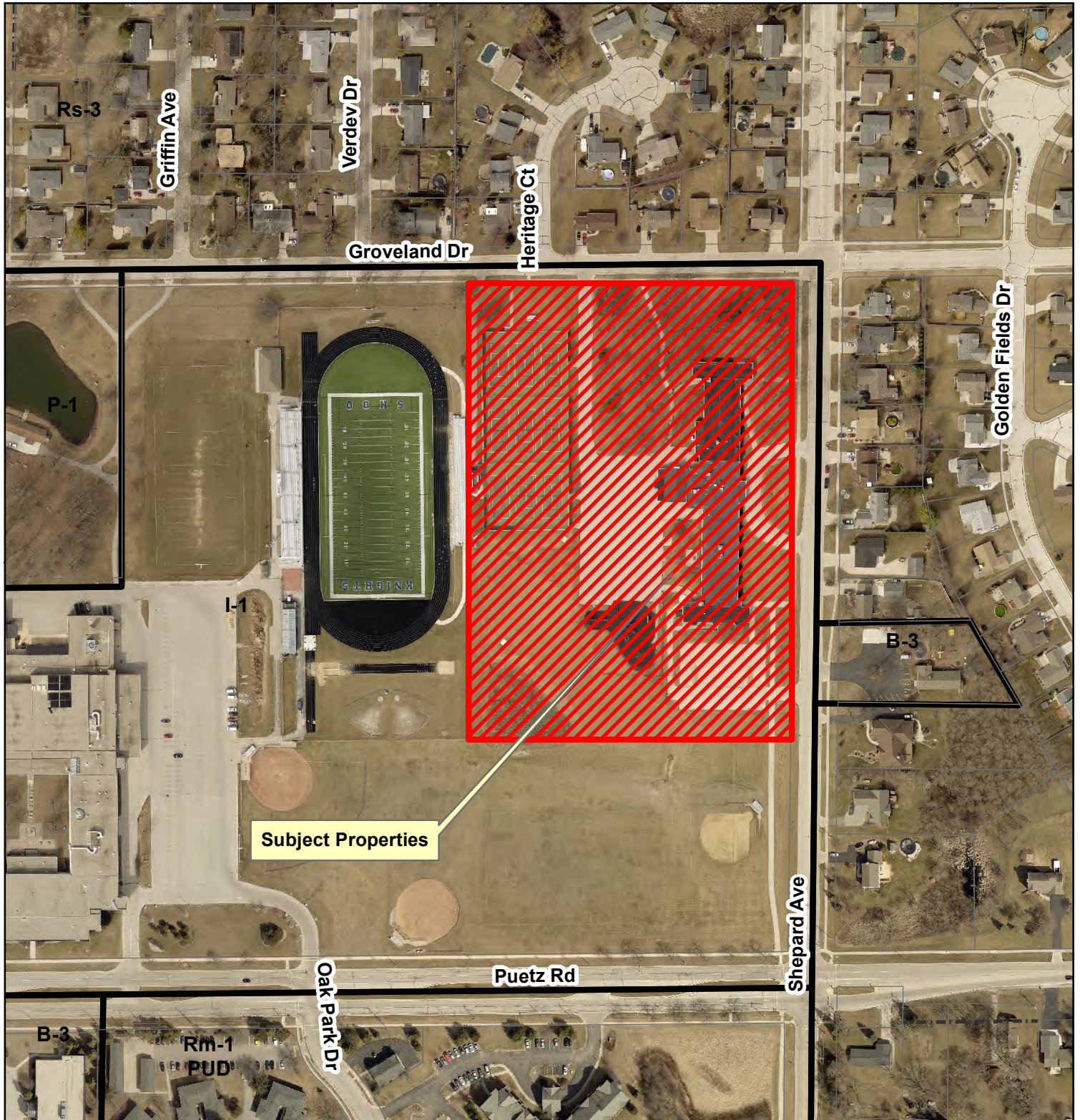
Narrative dated August 13, 2019 (4 pages)

Plans (4 pages)

---

# Location Map

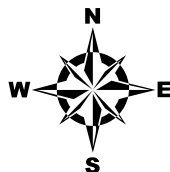
## 8545 S. Shepard Ave.



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



Department of Community Development



### Legend



8545 S. Shepard Ave.



August 13, 2019

RE: Oak Creek Franklin Joint School District  
Edgewood Elementary School  
Request for Relief/Variance

Dear Sir/ Madam-

This letter is to request a relief/variance from Municipal Code SEC. 17.1010 LANDSCAPING (g) Screening of Roof Mounted Mechanical Equipment. Roof mounted mechanical equipment shall be screened from casual view.

- For the projects occurring this summer at both Edgewood Elementary School, we respectfully request to not include the screening of replaced mechanical roof top units (RTU's. We recognize the City of Oak Creek wants to maintain screening of these units for better aesthetics to the public. While we agree that the ability to hide equipment is important; our concern in this specific instance, is that the screens will emphasize the replacement mechanical equipment rather than help them blend into the background. Currently the mechanical equipment is set back from the road and not very noticeable from the street by an average citizen. With the installation of the screens, the equipment will be much more visible from the street. Also the screens need to be installed at a higher mounting height as to not impact snow loading of the existing roof.
- In November of 2018, voters of Oak Creek – Franklin communities passed a \$60.9 million referendum put forth by the Oak Creek – Franklin Joint School district to address needs identified in the District's 10-year Facility Study. This work does have a financial impact on the project, potentially taking away from educational enhancements to the students in the district.
- Previously submitted were elevations of the screened and unscreened roof top units.

Existing conditions are shown below:

## Edgewood Elementary School

There are currently 10 roof top units at Edgewood serving the building. The picture below show the existing view from the street:



## Roof top unit discussion:

Using Meadowview RERVU-2 as an example for a one-to-one replacement of constant RTU to energy recovery RTU:

- Existing RTU being replaced was: 58" w x 88" l x 50" h on top of ~12" curb.
- New RERVU is: 95" w x 128" l x 50" h on top of 14" curb. The unit is longer due to energy recovery and wider due to DX cooling module.
- With the RERVU having a housing dimension of 58" w x 128" l x 50" h (not including DX module and outdoor hood), adding screening results in: 154" w x 224" l x 50" h. Therefore the screening will add 59" of obstructed view at this unit.
- Other locations we're combining existing RTU to single RERVU or moving existing roof edge located RTU away from edge
- Adding screening to RTU's on this building will add a total of 8' of obstructed view to the roof of the building.

# NEXUS

SOLUTIONS®

- Here is an example of replaced RTU's with screening



- Here is an example of replaced RTU with out screening



# NEXUS

SOLUTIONS®

- Here is a sample image of an elevated screen:



The screen color is currently gray.

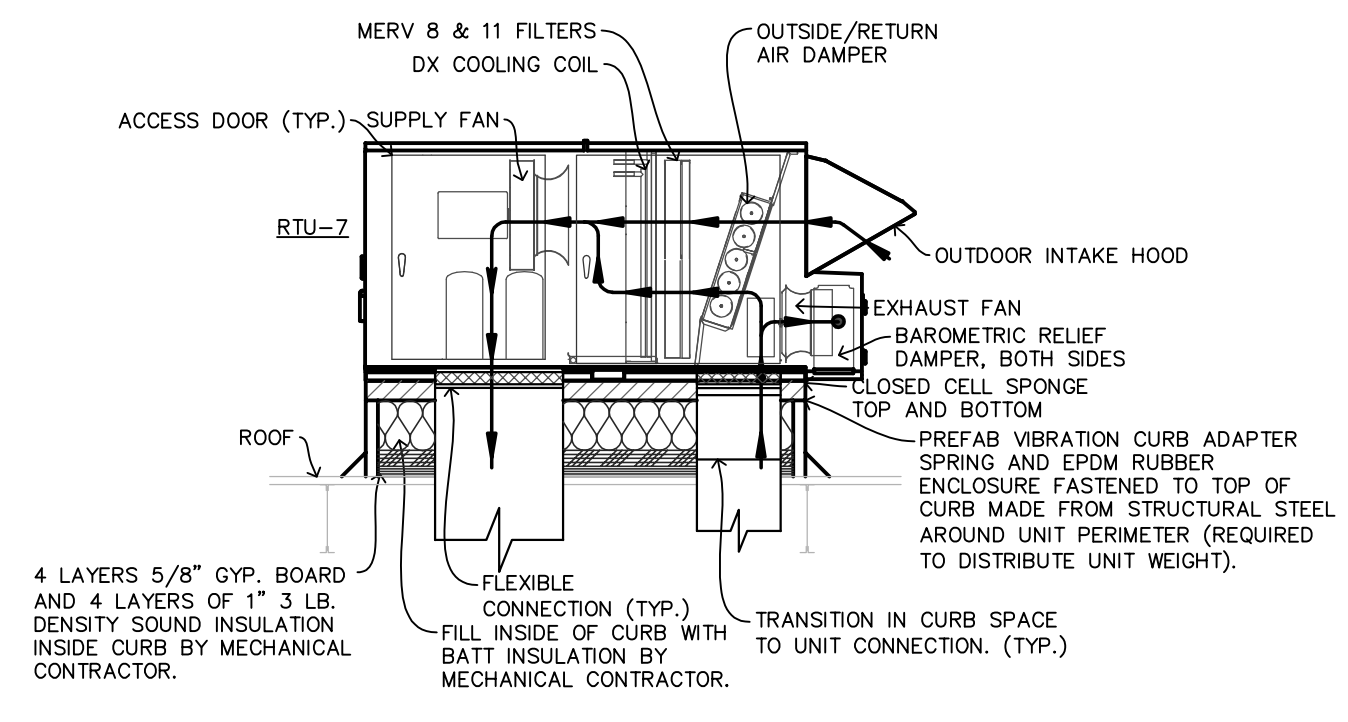
In conclusion we believe that the replaced roof top mechanical equipment will be less noticeable, and the overall appearance of these buildings will be more aesthetically pleasing without the installation of the equipment screening.

Thank you in advance for your consideration on this matter and if any further information is needed please contact me.

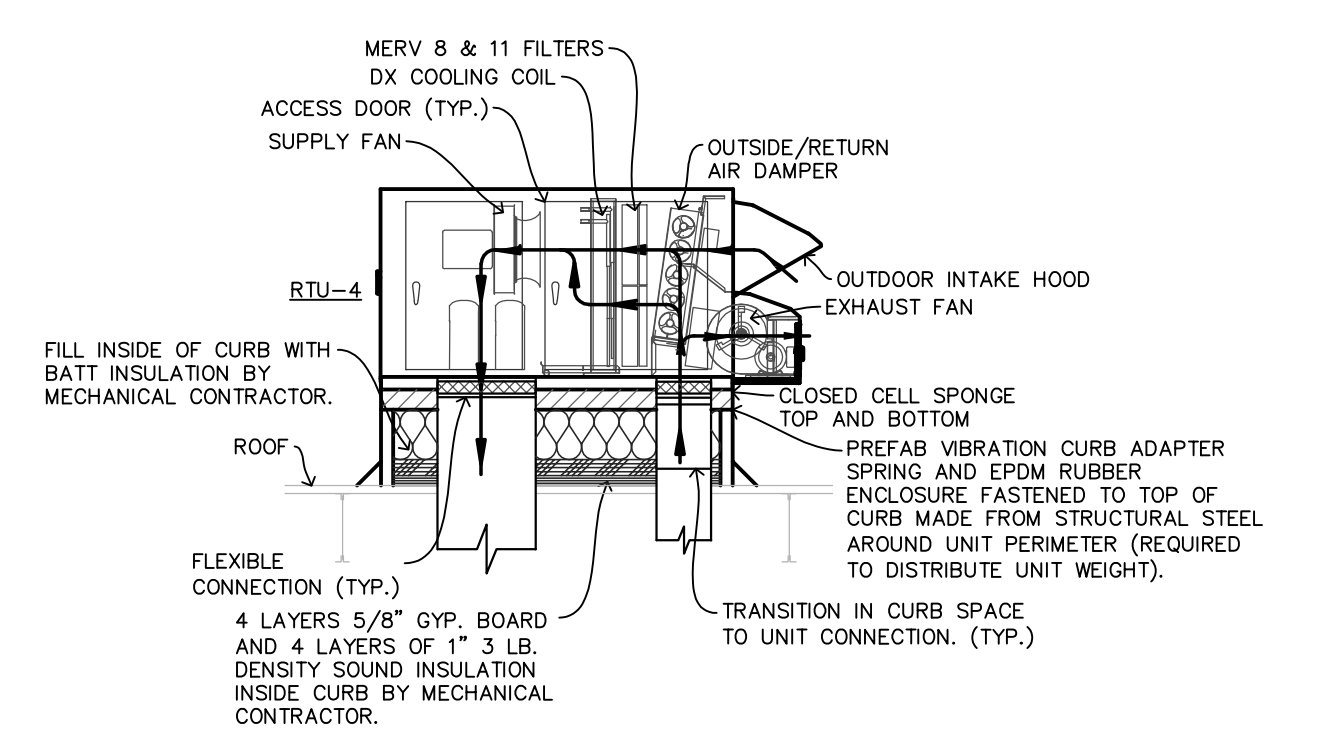
Sincerely,

Brent Warren  
Project Manager  
Nexus Solutions, LLC  
262-208-8448  
[bwarren@nexussolutions.com](mailto:bwarren@nexussolutions.com)

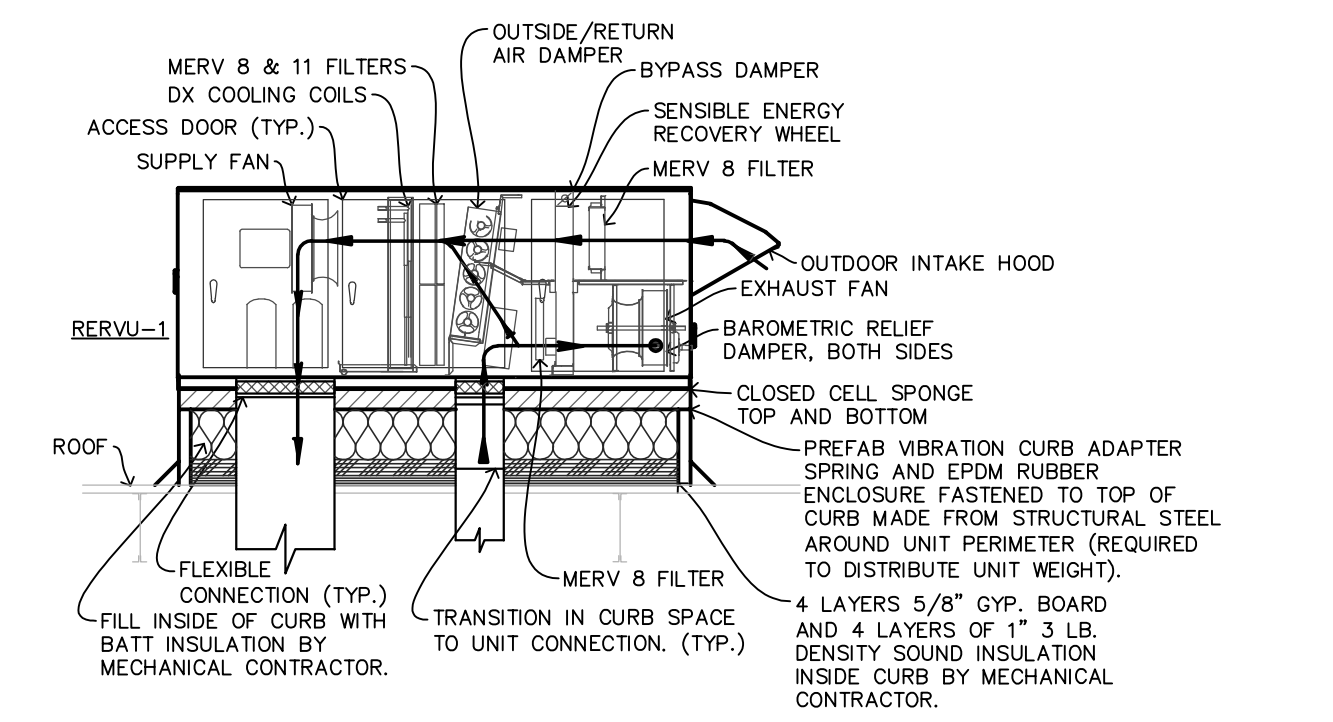
- GENERAL NOTES**
1. THE EXISTING CONDITIONS INDICATED ON THE PLANS ARE BASED ON PREVIOUS CONSTRUCTION DOCUMENTS AND FIELD OBSERVATIONS. ACTUAL LOCATIONS, SIZES, EQUIPMENT AND CONDITIONS MAY DIFFER FROM WHAT IS SHOWN ON THE PLANS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION.
  2. ALL CUTTING, CORING, FIRE-STOPPING, CURBS FOR MECHANICAL WORK BY MECHANICAL CONTRACTOR. REPAIR DAMAGE TO EXISTING SYSTEMS WHERE NEW CONNECTIONS ARE MADE, ALL TO MATCH EXISTING. ALL ROOF PATCHING BY ROOFING CONTRACTOR.
  3. COORDINATE DUCT ROUTING WITH EXISTING CONDITIONS AND OTHER TRADES PRIOR TO INSTALLATION. COORDINATE DUCT ROUTING WITH ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH ELECTRICAL EQUIPMENT.
  4. TRANSITION DUCTWORK AS NECESSARY.
  5. SEAL ALL EXTERIOR PENETRATIONS WATER-TIGHT. ROOF PENETRATIONS SHALL BE SEALED AND FLASHED BY ROOFING CONTRACTOR.



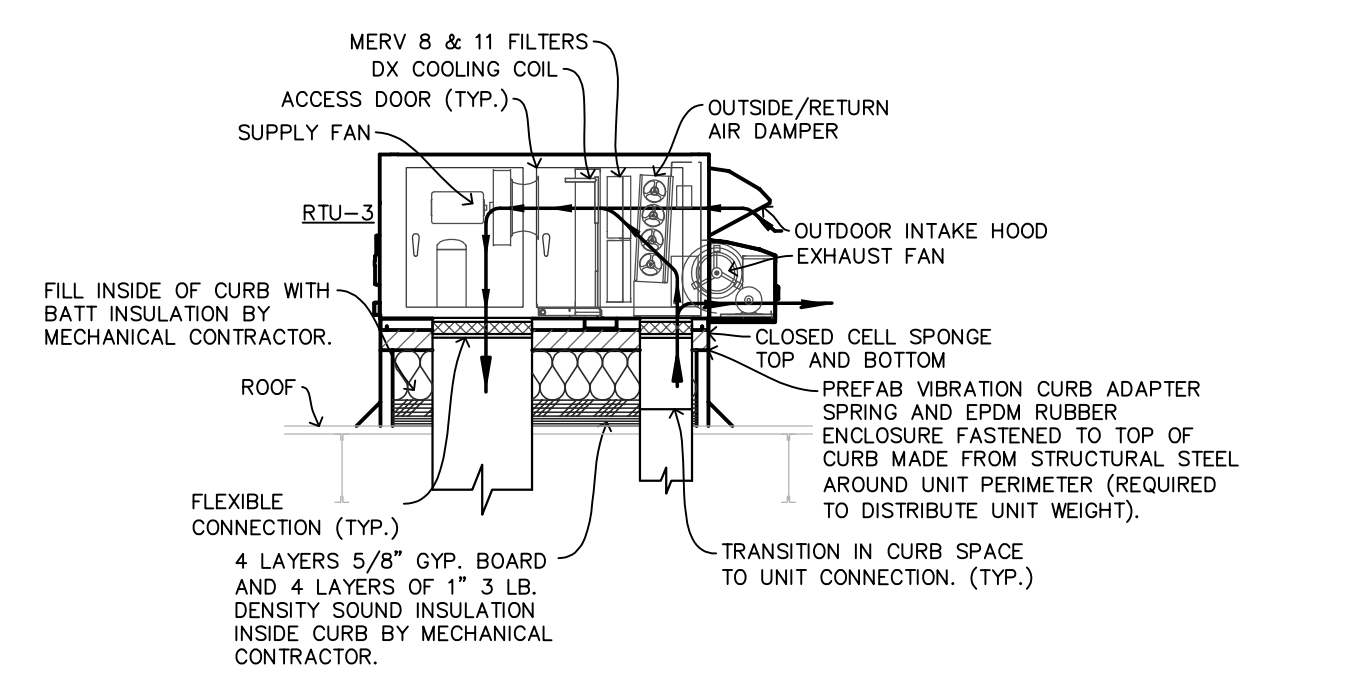
**7 SECTION OF RTU-8**  
SCALE: 1/4" = 1'-0"



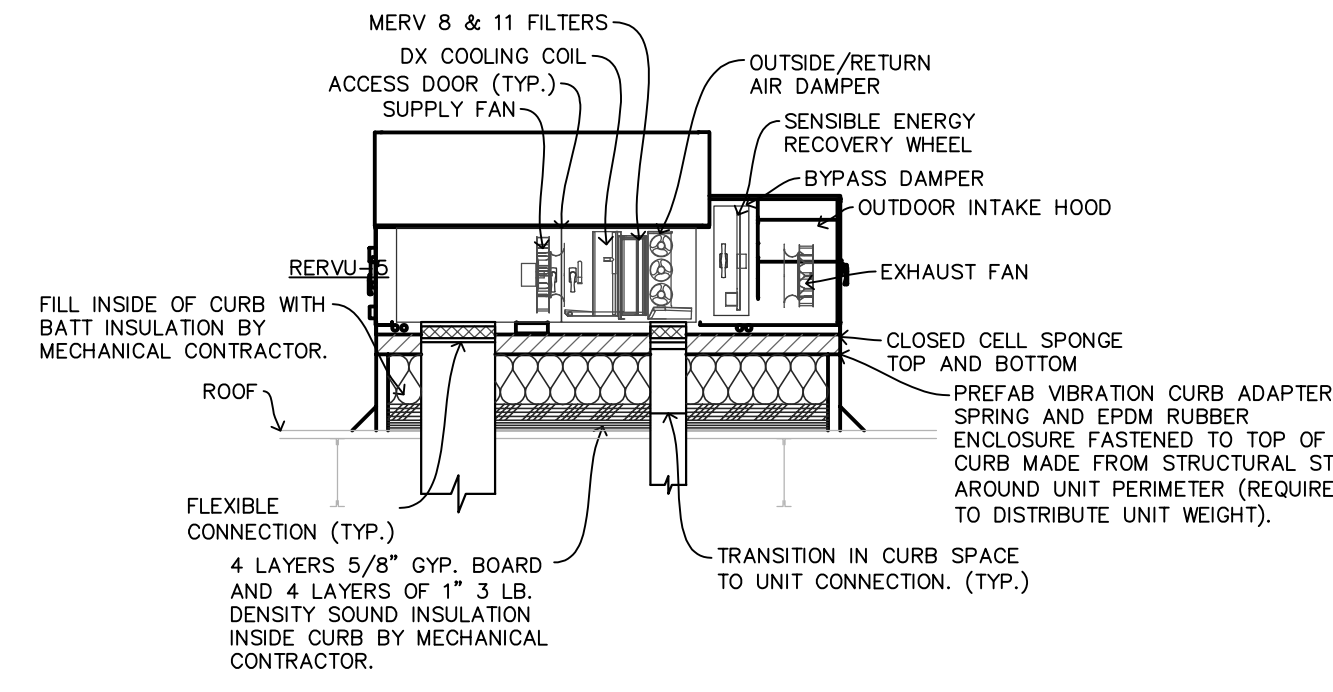
**5 SECTION OF RTU-4**  
SCALE: 1/4" = 1'-0"



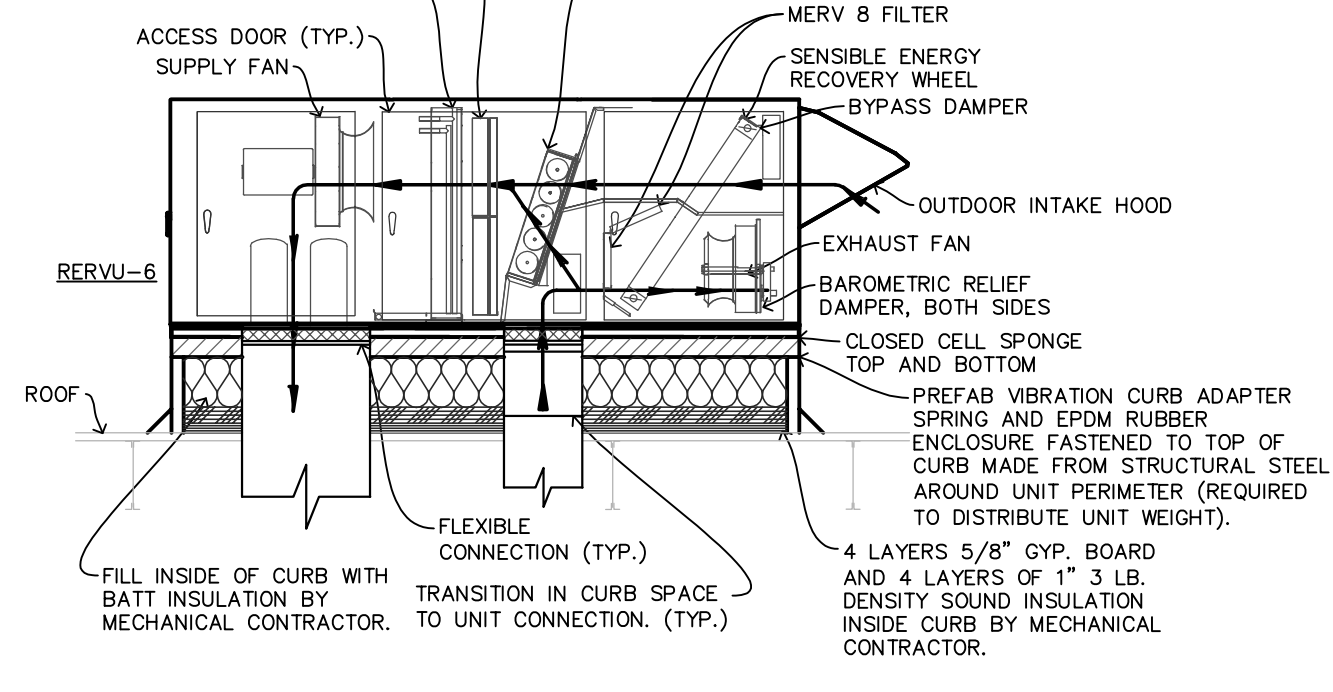
**3 SECTION OF RERVU-1, RERVU-7**  
SCALE: 1/4" = 1'-0"



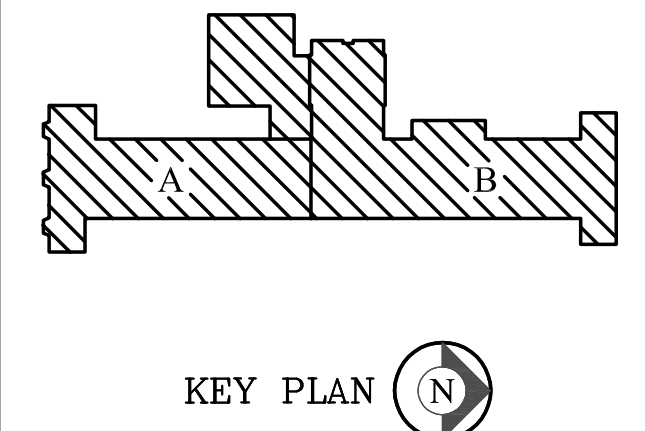
**6 SECTION OF RTU-3**  
SCALE: 1/4" = 1'-0"



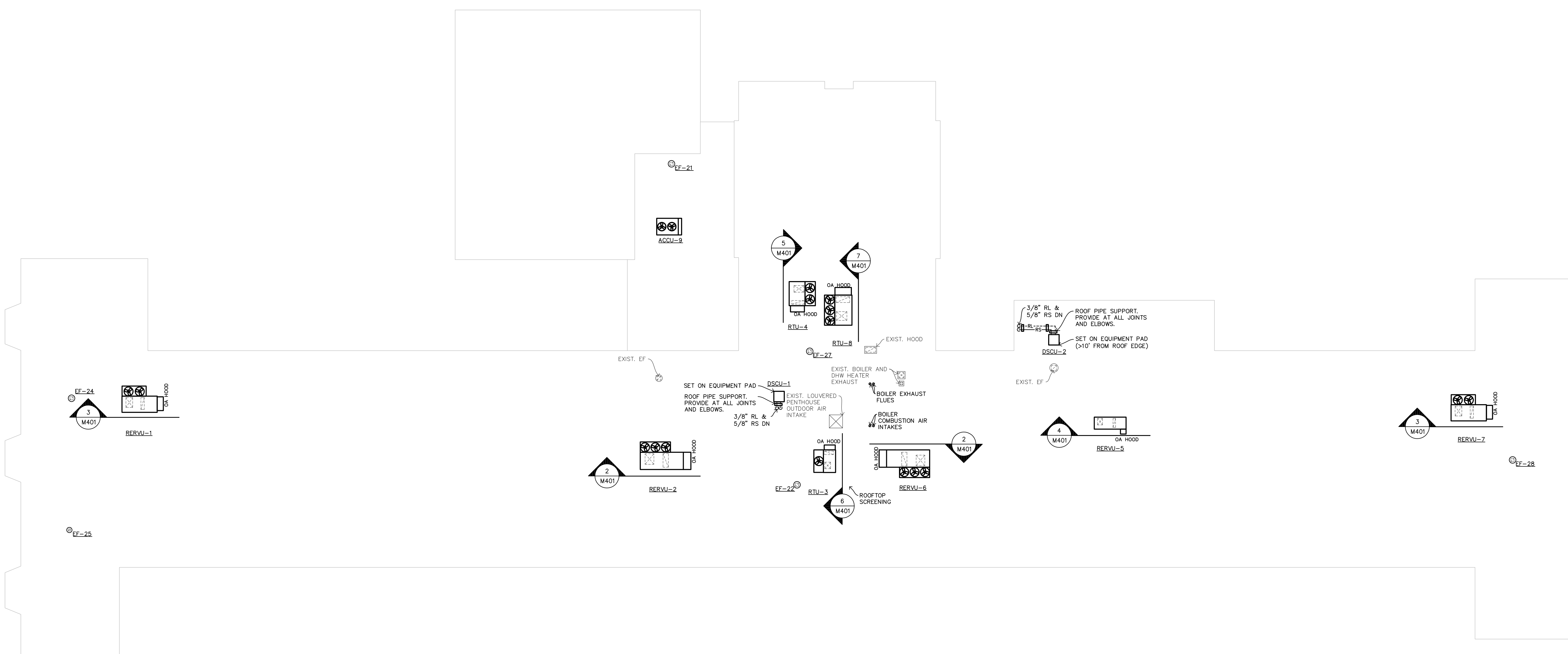
**4 SECTION OF RERVU-5**  
SCALE: 1/4" = 1'-0"



**2 SECTION OF RERVU-2, RERVU-6**  
SCALE: 1/4" = 1'-0"



KEY PLAN



**1 ROOF MECHANICAL PLAN**  
SCALE: 1/16" = 1'-0"

**OAK CREEK - FRANKLIN  
JOINT SCHOOL DISTRICT  
EDGEWOOD ELEMENTARY SCHOOL  
BUILDING ADDITIONS AND RENOVATIONS**

**BID PACKAGE 8**  
8545 S SHEPARD AVE  
OAK CREEK, WI 53154

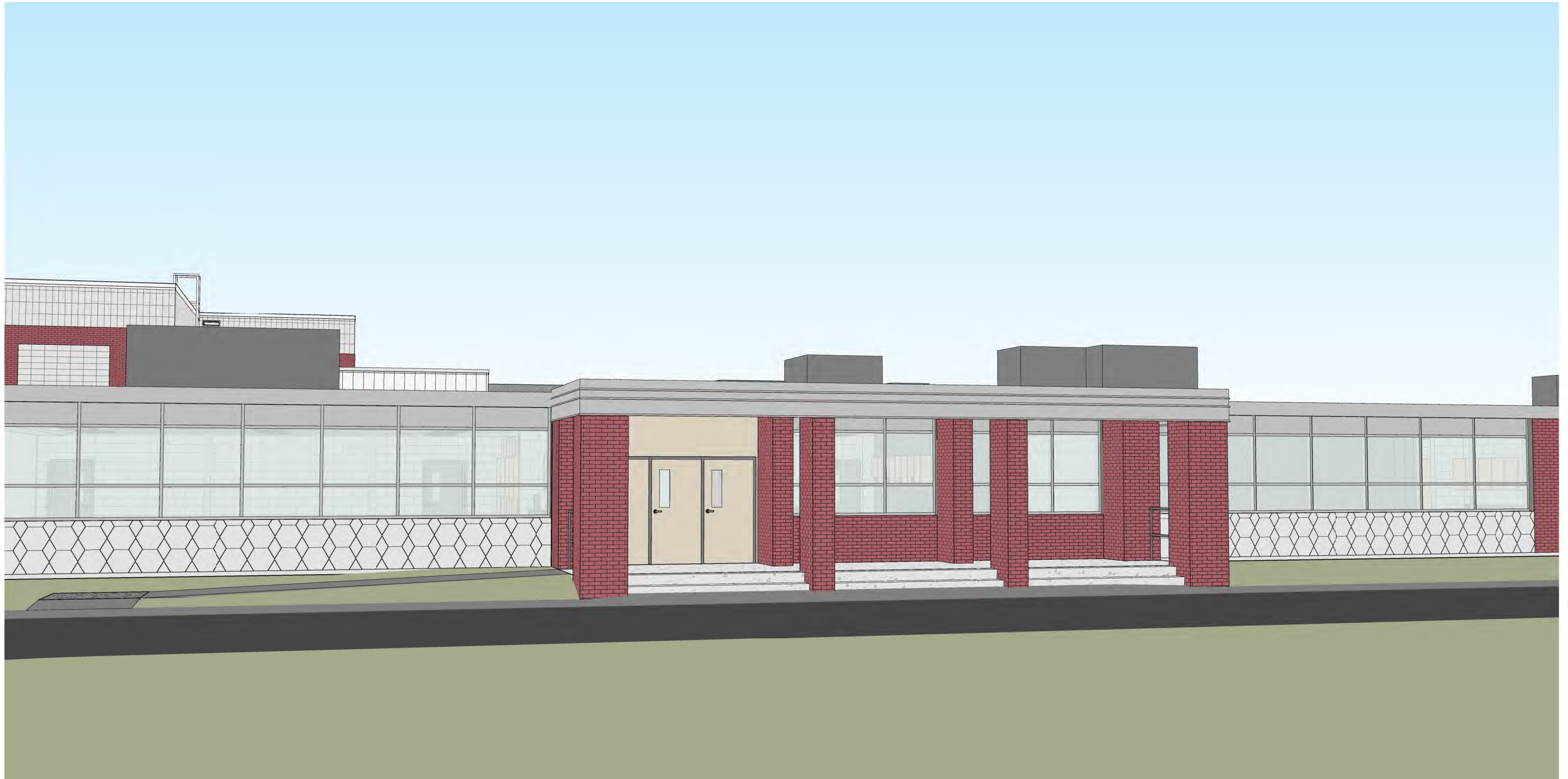
Date	Revision Description

**CONSTRUCTION DOCUMENTS**

DATE	03-29-2019	PROJECT #	W52-PM3
DRAWN BY	RRM	CHECKED BY	CDM/RDS

DRAWING TITLE  
**ROOF MECHANICAL PLAN**

DRAWING NUMBER  
**M401**  
EES  
Nexus Solutions, LLC

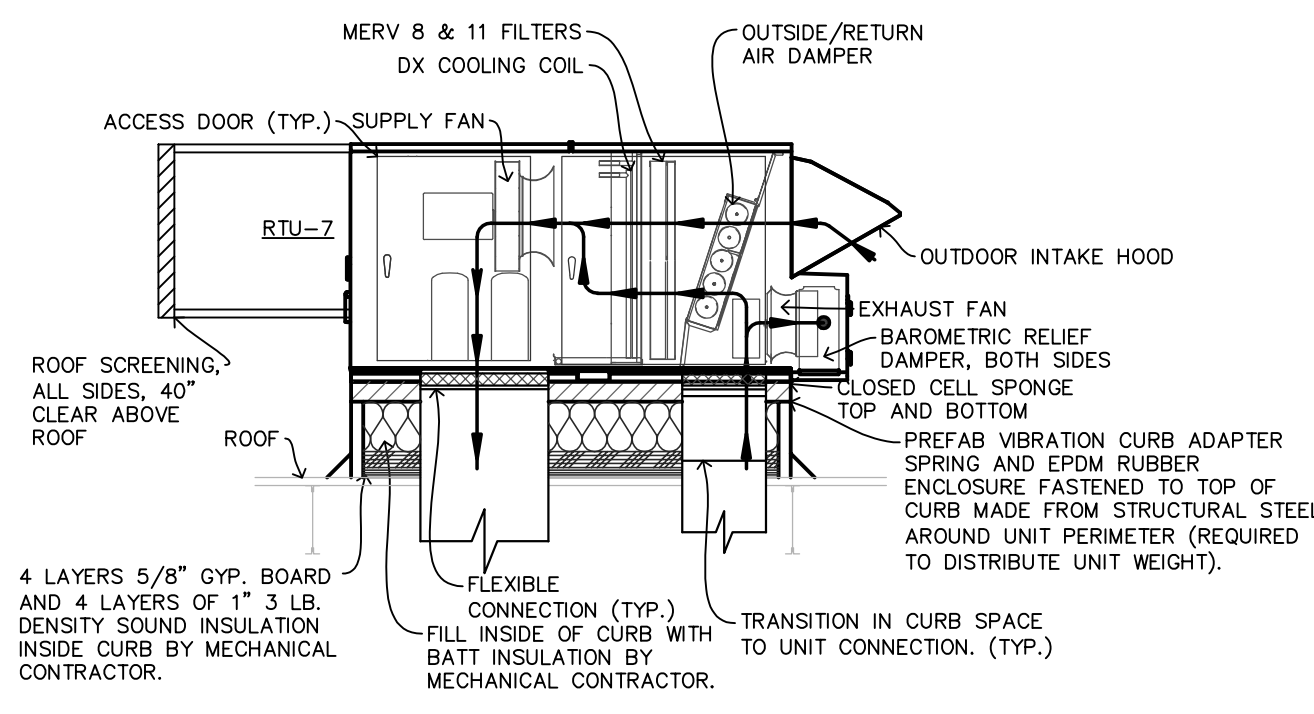


© 2019 Plunkett Raysich Architects, LLP - 03-29-2019 - #180325-01

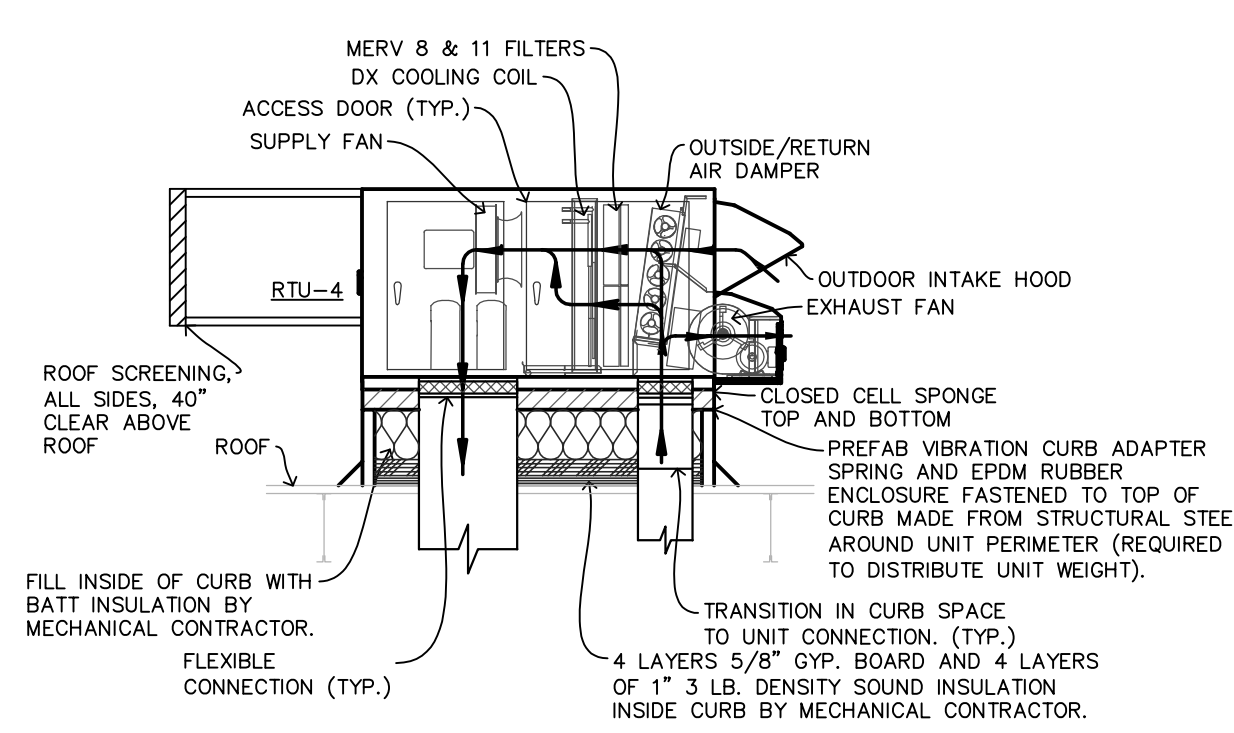


GENERAL NOTES

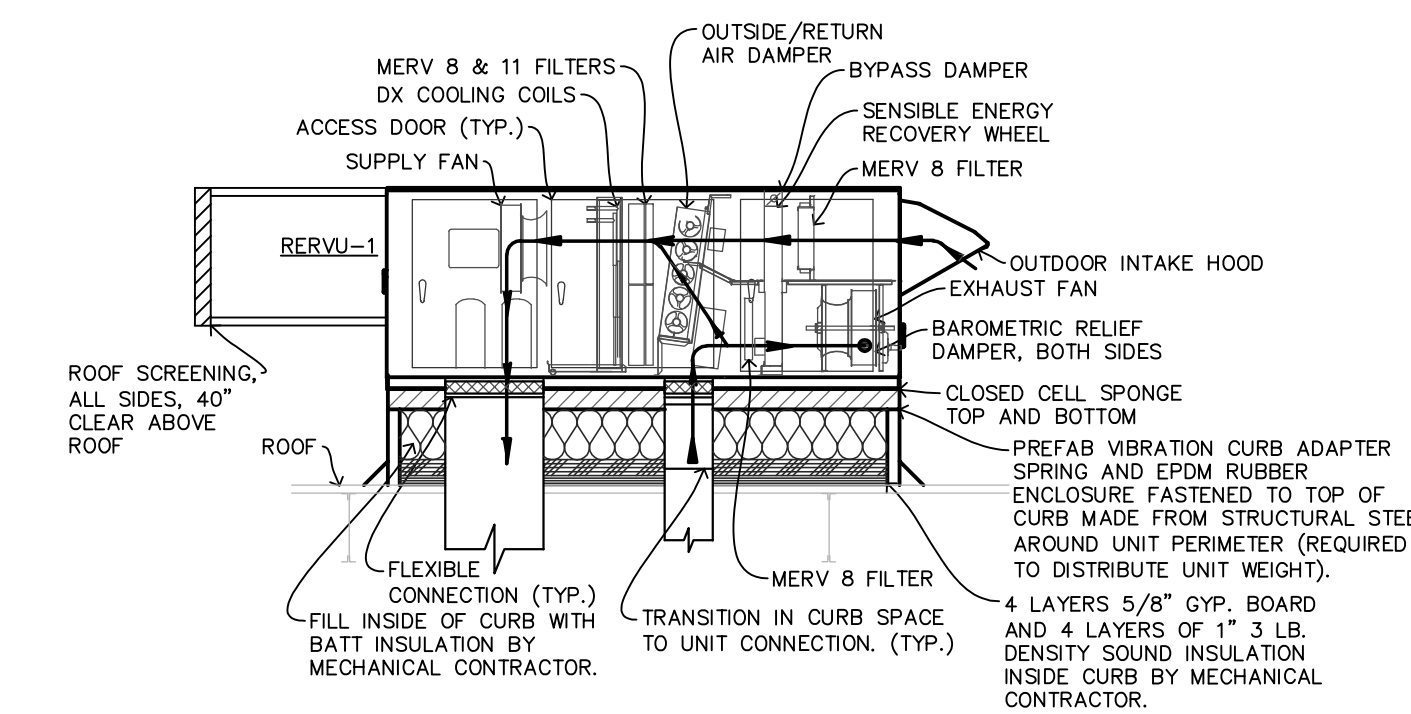
1. THE EXISTING CONDITIONS INDICATED ON THE PLANS ARE BASED ON PREVIOUS CONSTRUCTION DOCUMENTS AND FIELD OBSERVATIONS. ACTUAL LOCATIONS, SIZES, EQUIPMENT AND CONDITIONS MAY DIFFER FROM WHAT IS SHOWN ON THE PLANS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION.
2. ALL CUTTING, CORING, FIRE-STOPPING CURBS FOR MECHANICAL WORK BY MECHANICAL CONTRACTOR. REPAIR DAMAGE TO EXISTING SYSTEMS WHERE NEW CONNECTIONS ARE MADE, ALL TO MATCH EXISTING. ALL ROOF PATCHING BY ROOFING CONTRACTOR.
3. COORDINATE DUCT ROUTING WITH EXISTING CONDITIONS AND OTHER TRADES PRIOR TO INSTALLATION. COORDINATE DUCT ROUTING WITH ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH ELECTRICAL EQUIPMENT.
4. TRANSITION DUCTWORK AS NECESSARY.
5. SEAL ALL EXTERIOR PENETRATIONS WATER-TIGHT. ROOF PENETRATIONS SHALL BE SEALED AND FLASHED BY ROOFING CONTRACTOR.



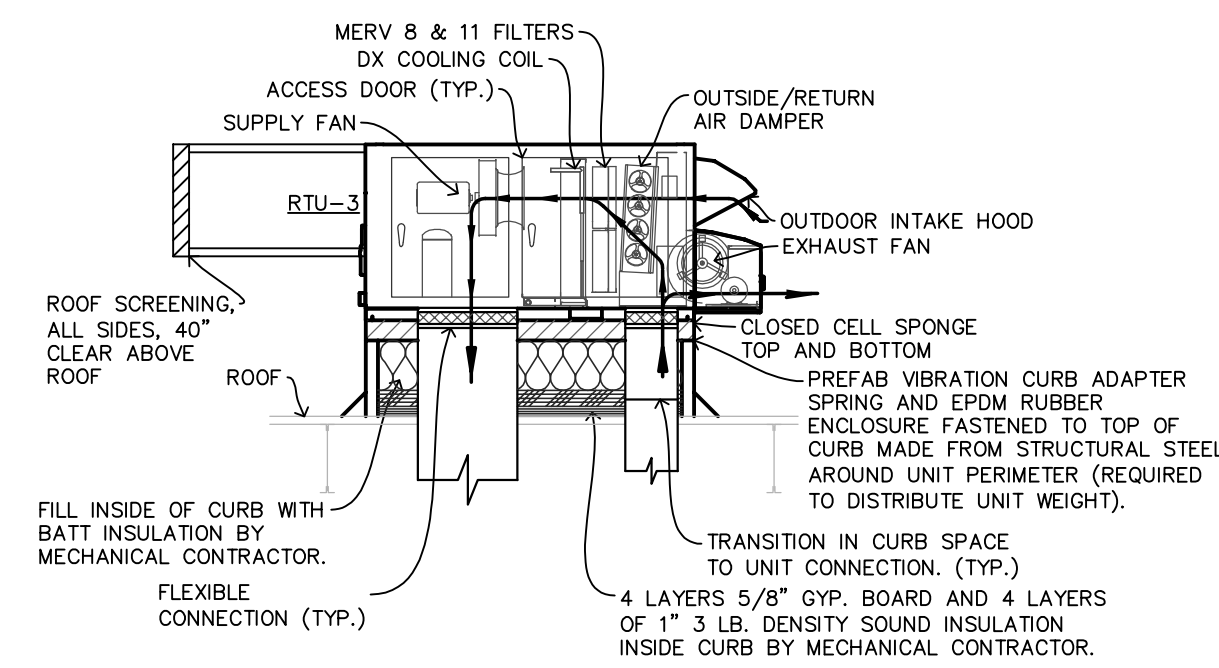
7 SECTION OF RTU-8  
M401 SCALE: 1/4" = 1'-0"



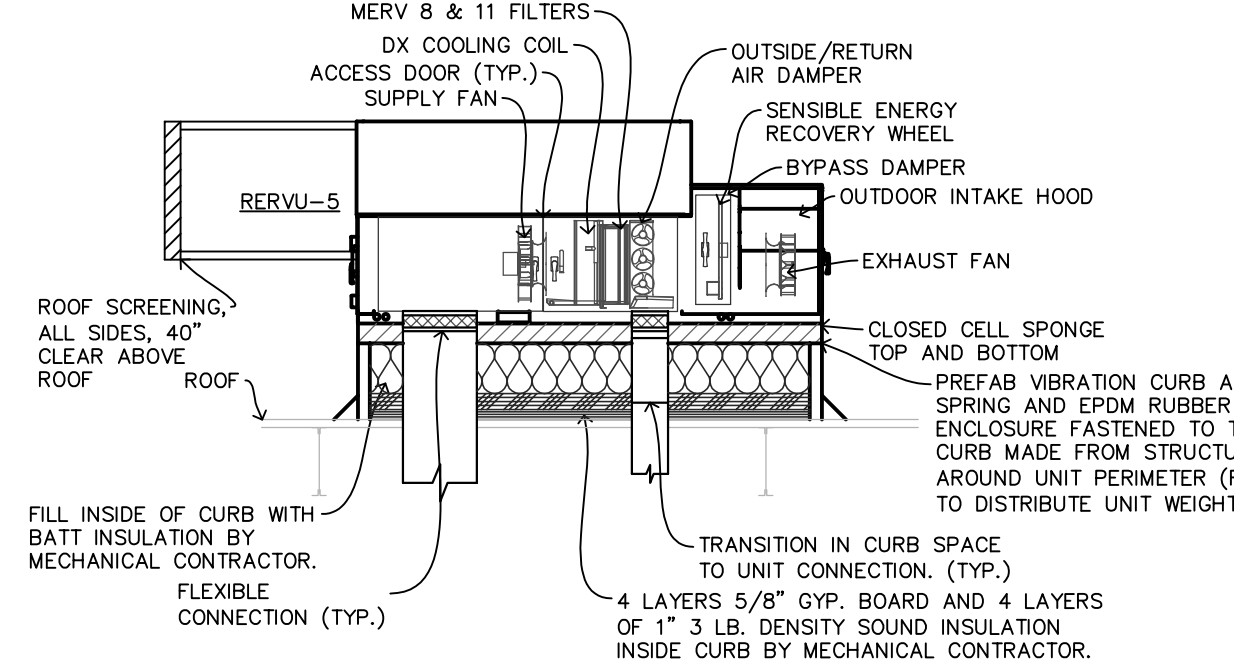
5 SECTION OF RTU-4  
M401 SCALE: 1/4" = 1'-0"



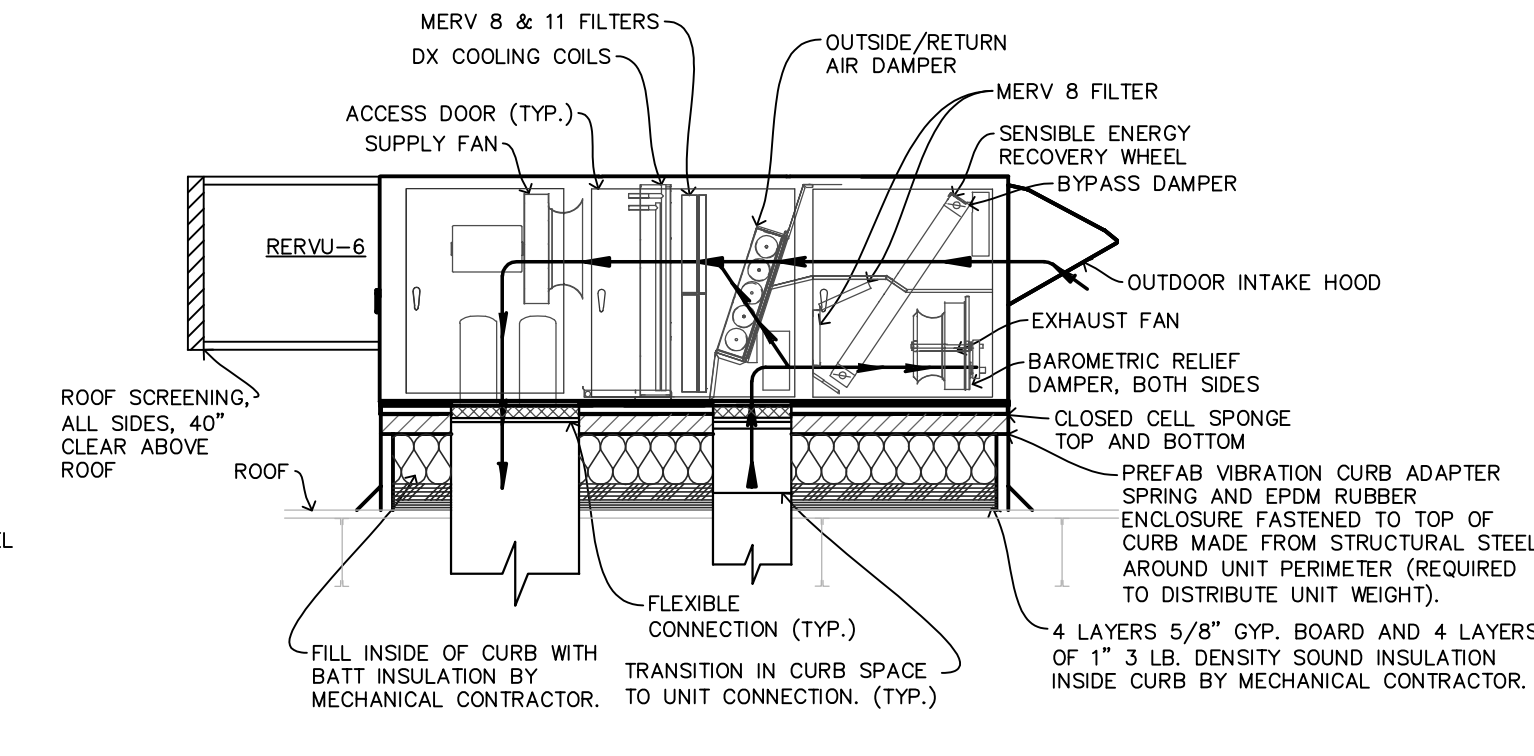
3 SECTION OF RERVU-1, RERVU-7  
M401 SCALE: 1/4" = 1'-0"



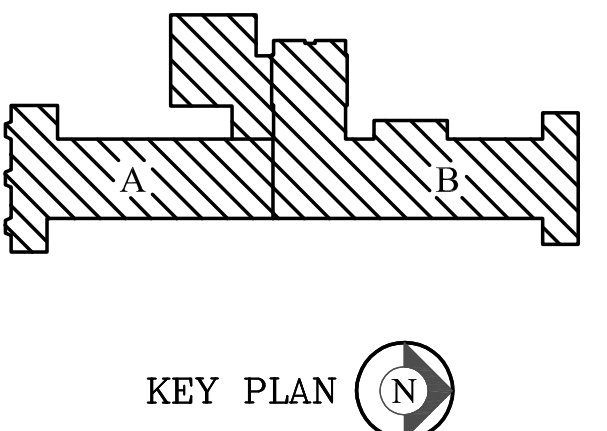
6 SECTION OF RTU-3  
M401 SCALE: 1/4" = 1'-0"



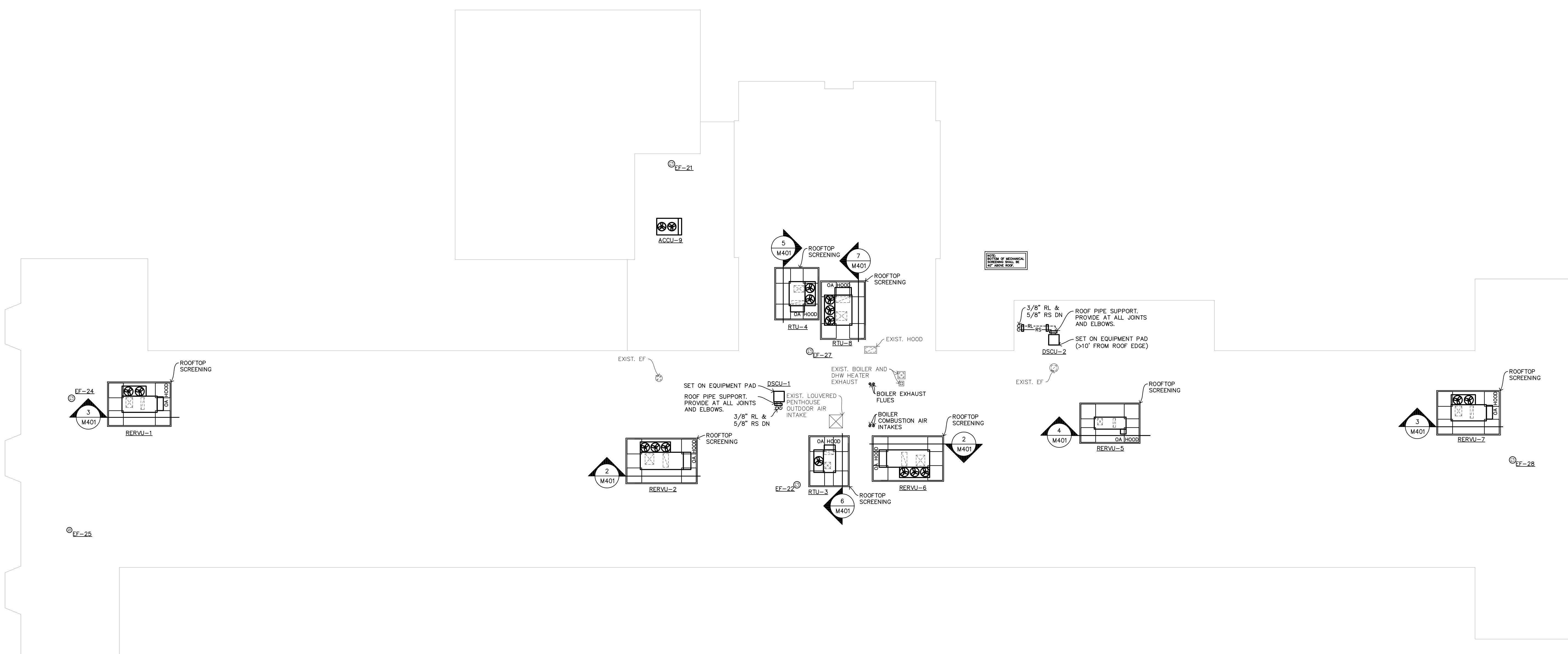
4 SECTION OF RERVU-5  
M401 SCALE: 1/4" = 1'-0"



2 SECTION OF RERVU-2, RERVU-6  
M401 SCALE: 1/4" = 1'-0"



KEY PLAN



1 ROOF MECHANICAL PLAN  
M401 SCALE: 1/16" = 1'-0"

OAK CREEK-FRANKLIN  
JOINT SCHOOL DISTRICT  
EDGEWOOD ELEMENTARY SCHOOL  
BUILDING ADDITIONS AND RENOVATIONS  
BID PACKAGE 8  
8545 S SHEPARD AVE  
OAK CREEK, WI 53154

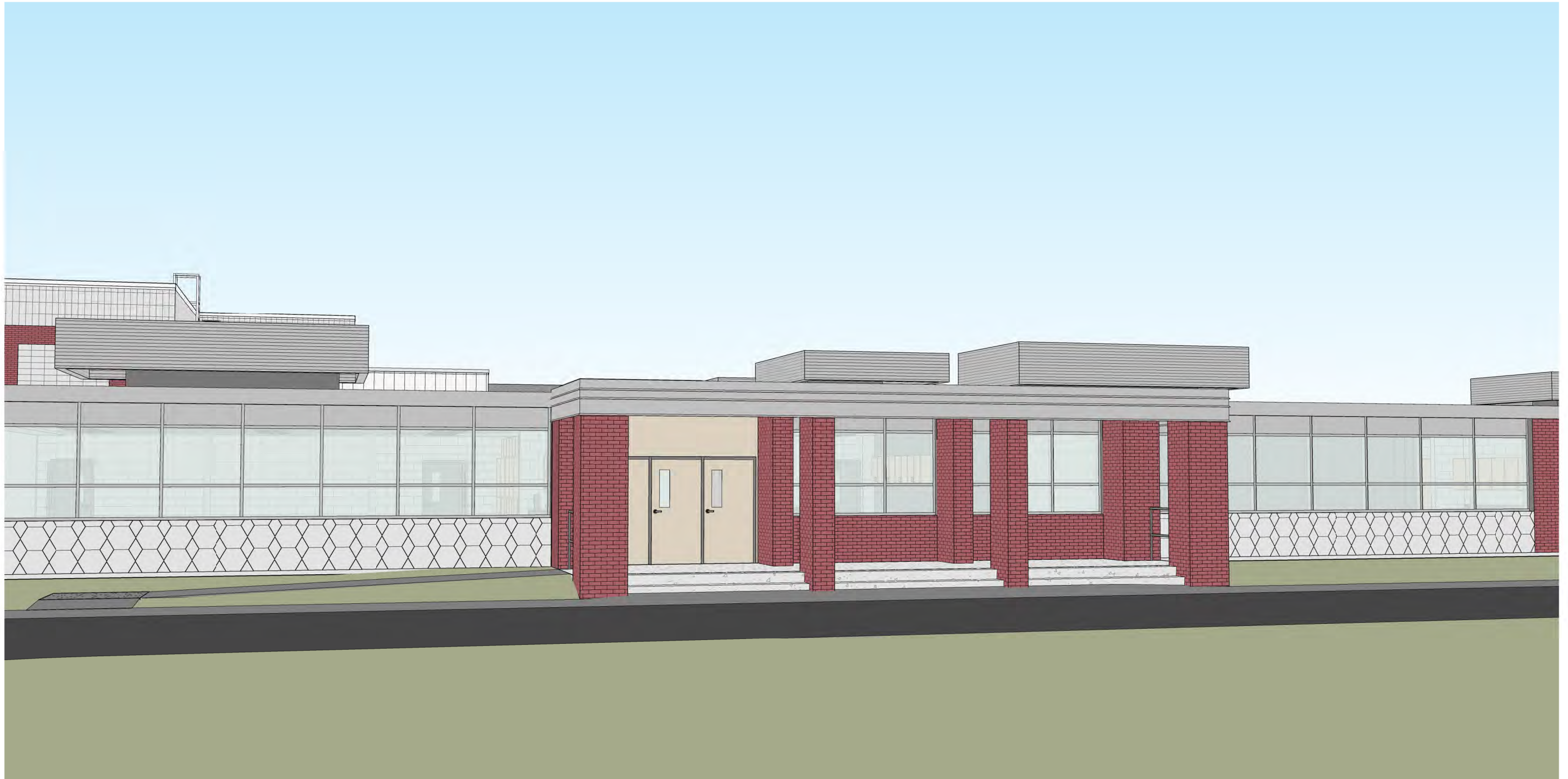
Date	Revision Description

PRELIMINARY DOCUMENTS

DATE	03-29-2019	PROJECT #	WS2-PM3
DRAWN BY	RRM	CHECKED BY	CDM/RDS

DRAWING TITLE  
**ROOF MECHANICAL PLAN WITH SCREENING**

DRAWING NUMBER  
**M401**  
EES  
© Nexus Solutions, LLC



© 2019 Plunkett Raysich Architects, LLP - 03-29-2019 - #180325-01



## PLAN COMMISSION REPORT

**Proposal:** Plan Review – Site, Landscaping, and Screening Modifications for Meadowview Elementary School

**Description:** Site, landscaping, and building plan review for proposed modifications to landscaping and screening requirements for the building’s rooftop mechanical units (RTUs).

**Applicant(s):** Andrew Chromy, Oak Creek-Franklin Joint School District

**Address(es):** 10420 S. McGraw Dr.

**Suggested Motion:** Staff does not support approval as stated in the report below. Please see the staff report below for decision procedure when considering the following motion.

That the Plan Commission approves the amendment to the site, landscaping, and building plans submitted by Andrew Chromy, Oak Creek-Franklin Joint School District, for the property at 10420 S. McGraw Dr. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all conditions of approval from March 12, 2019 remain in effect except as specifically amended herein.
3. That the proposed rooftop mechanical units are not required to be screened at this time; however, any changes to the rooftop mechanical units will require screening at the time of installation.
4. That the three (3) landscape islands in the south parking lot are not required to be installed at this time; however, any change(s) to the parking area will require landscaping in conformance with Code requirements in effect at the time of the change(s).
5. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

**Owner(s):** Oak Creek-Franklin Joint School District

**Tax Key(s):** 957-9996-000

**Lot Size(s):** 10.0 ac

I-1, Institutional

Current Zoning

District(s):

Overlay District(s): N/A

Wetlands:  Yes  No

Floodplain:  Yes  No

Comprehensive Plan:  Planned Institutional

**Background:**

At the March 12, 2019 meeting, the Plan Commission approved site plans for modifications to the parking lot, a new access drive and parking lot, an elevator addition, and an addition for a new gymnasium for Meadowview Elementary School at 10420 S. McGraw Dr. Plan Commissioners may recall that existing rooftop mechanical units (RTUs), which are not currently screened, were to be replaced with larger RTUs. Per Section 17.1010(g) of the Municipal Code, “roof mounted mechanical equipment shall be screened from casual view.” Additionally, landscape islands within the parking lots per Sections 17.0403(g) and 17.1010(b) were required. The Applicant is requesting a modification to remove these requirements from the plans.

As mentioned in the previous staff report for Edgewood Elementary School, while staff can appreciate that the existing RTUs have not historically been screened, any change to the existing conditions requires conformance with Code. This is true for any site or building modification within the City. Staff disagrees with the assessment in the submitted narrative that screening will make the RTUs more visible from the road, and that screening will be less aesthetically pleasing than exposed RTUs. Rather, screening as included in the submitted examples and throughout the City generally have the effect of blending with the architecture of the building. Those structures that do not incorporate RTU screening are more visible from the road, and are the examples of why the Code requires screening. Staff have consistently included in Conditions of Approval for Plan Commission consideration that all mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) are screened from view per Code requirements, including in this case.

Parking lots are required to incorporate landscaping whether new or expanded. Specifically, for any public offstreet parking area serving at least 25 vehicles, “at least one-half of the minimum five (5) percent landscaped area shall be within the parking lot.” While the landscape plan submitted for Plan Commission review at the March 12 meeting did not incorporate landscape islands, the approval was conditioned “That all relevant Code requirements remain in effect.” There was no modification request for landscaping submitted at the time of review. Further, the plans show that the proposed improvements are very close to the maximum impervious surface percentage allowed by Code. Staff have consistently included in Conditions of Approval for Plan Commission consideration that landscaping is installed per Code requirements, including in this case.

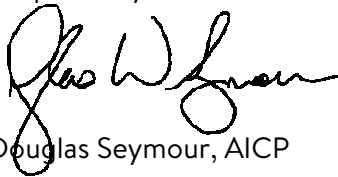
Below are two options for Plan Commission consideration:

- Concurrence with Staff - Should the Plan Commission concur with staff and not support the proposal, the suggested motion should be made in the affirmative, with dissenting votes and specific Code Sections upon which the disapproval was based.
- Recommendation of Approval - Should the Plan Commission determine that the proposed modification requests are acceptable, the suggested motion would proceed as with other recommendations for approval. Conditions have been provided in the motion for Plan Commission consideration.

**Options/Alternatives:** See above. 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).

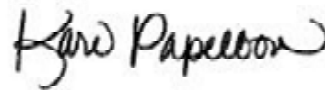
---

Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Planner

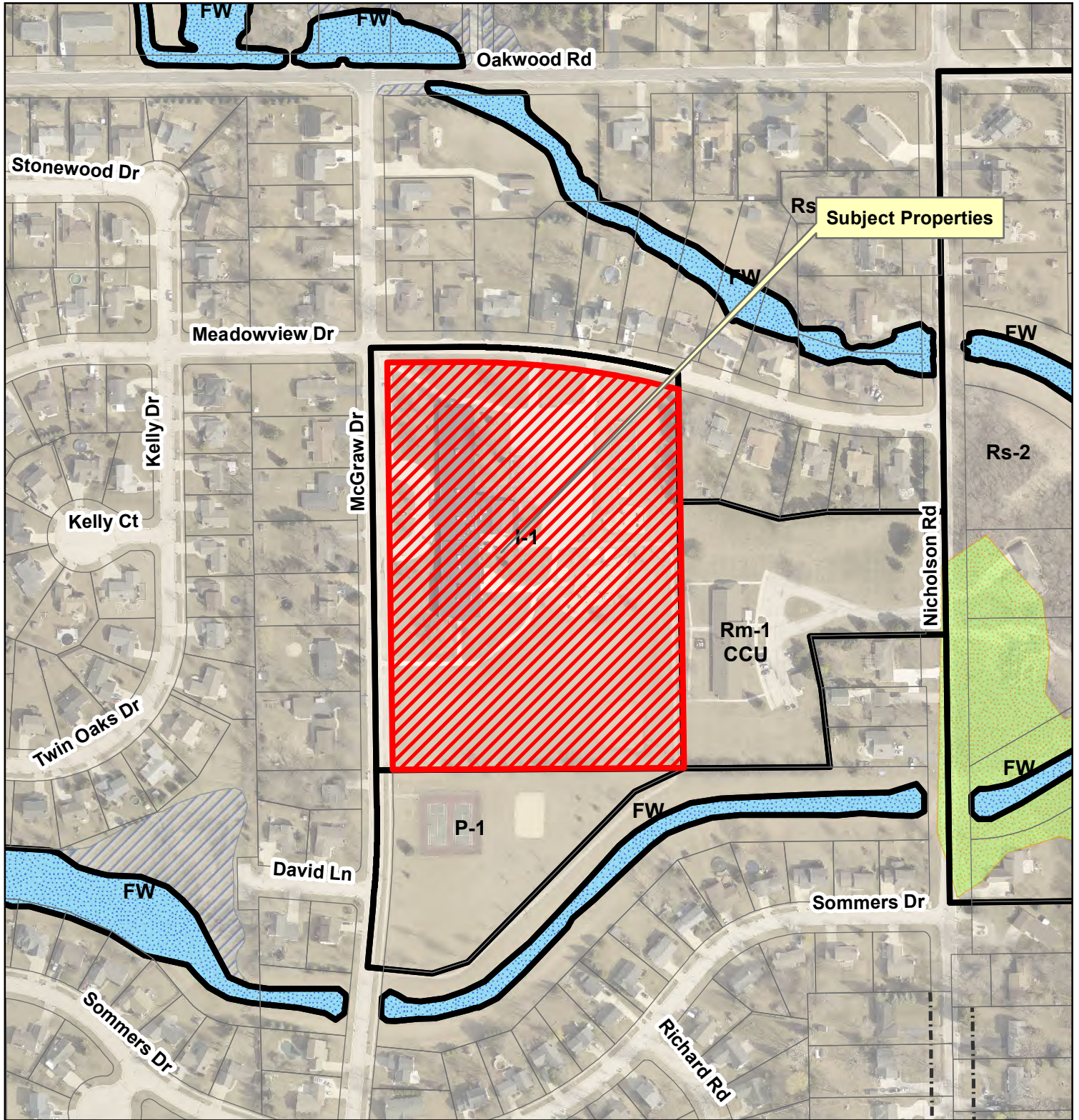
---

Attachments:

- Location Map
  - Narrative dated August 13, 2019 (5 pages)
  - Mechanical Screen Plans (4 pages)
  - Approved Landscape Plan (1 page)
  - Proposed Landscape Plan (1 page)
-

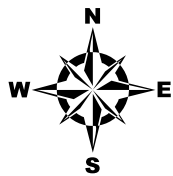
# Location Map





## 10420 S. McGraw Dr.



Subject Properties

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



Legend	
	10420 S. McGraw Dr.
	Floodplain (2008)
	Floodway (2008)
	Environmental Corridor



August 13, 2019

RE: Oak Creek Franklin Joint School District  
Meadowview Elementary School  
Request for Variance

Dear Sir/ Madam-

This letter is to request a relief/variance from Municipal Code SEC. 17.1010 LANDSCAPING (g) Screening of Roof Mounted Mechanical Equipment. Roof mounted mechanical equipment shall be screened from casual view.

In addition, we would like to request a relief/variance from Municipal Code SEC. 17.0403 PARKING REQUIREMENTS (g) Landscape Area.

**Municipal Code SEC. 17.1010 LANDSCAPING (g) Screening of Roof Mounted Mechanical Equipment.**

- For the projects occurring this summer at Meadowview Elementary School, we respectfully request to not include the screening of replaced mechanical roof top units (RTU's). We recognize the City of Oak Creek wants to maintain screening of these units for better aesthetics to the public. While we agree that the ability to hide equipment is important; our concern in this specific instance, is that the screens will emphasize the replacement mechanical equipment rather than help them blend into the background. Currently the mechanical equipment is set back from the road and not very noticeable from the street by an average citizen. With the installation of the screens, the equipment will be much more visible from the street. Also, the screens need to be installed at a higher mounting height as to not impact snow loading of the existing roof.
- In November of 2018, voters of Oak Creek – Franklin communities passed a \$60.9 million referendum put forth by the Oak Creek – Franklin Joint School district to address needs identified in the District's 10-year Facility Study. This work does have a financial impact on the project, potentially taking away from educational enhancements to the students in the district.
- Previously submitted were elevations of the screened and unscreened roof top units.

Existing conditions are shown below:

## **Meadowview Elementary School**

There are currently 9 roof top units at Meadowview serving the building.  
The pictures below show the existing view from the street for each school:



## **Roof top unit discussion:**

Using Meadowview RERVU-2 as an example for a one-to-one replacement of constant RTU to energy recovery RTU:

- Existing RTU being replaced was: 58" w x 88" l x 50" h on top of ~12" curb.
- New RERVU is: 95" w x 128" l x 50" h on top of 14" curb. The unit is longer due to energy recovery and wider due to DX cooling module.
- With the RERVU having a housing dimension of 58" w x 128" l x 50" h (not including DX module and outdoor hood), adding screening results in: 154" w x 224" l x 50" h. Therefore the screening with add 59" of obstructed view at this unit.
- Other locations we're combining existing RTU to single RERVU or moving existing roof edge located RTU away from edge
- Adding screening to RTU's on this building will add a total of 8' of obstructed view to the roof of the building.



# NEXUS

SOLUTIONS®

- Here is an example of replaced RTU's with screening



- Here is an example of replaced RTU with out screening



- Here is a sample image of an elevated screen:



The screen color is currently gray.

In conclusion we believe that the replaced roof top mechanical equipment will be less noticeable, and the overall appearance of these buildings will be more aesthetically pleasing without the installation of the equipment screening.

**Municipal Code SEC. 17.0403 PARKING REQUIREMENTS (g) Landscape Area**

For the projects occurring this summer at Meadowview Elementary School, we respectfully request relief/variance for the islands in the new staff parking lot (South of the building). This lot was proposed without landscape islands to ease the snow plowing effort and minimize maintenance costs. The Site Plan did not include landscape islands when the Plan Commission approved the Site Plan at the March 12, 2019 Plan Commission meeting. The landscape islands were added to the Site Plan after City staff identified a code compliance issue during the Building Permit approval process.

Included with this submittal is the Landscaping Plan (dated 6-25-2019) which was approved City staff and the Landscaping Plan (dated 8-6-2019) which has been adjusted to match the site plan as approved by the Plan Commission. The amount of landscaping will not be reduced as part of this Site Plan adjustment as the proposed trees within the landscape islands would be relocated along the South side of the parking lot.

The Oak Creek Franklin Joint School District is requesting that the Plan Commission approve the elimination of the landscape islands within the new staff parking lot.

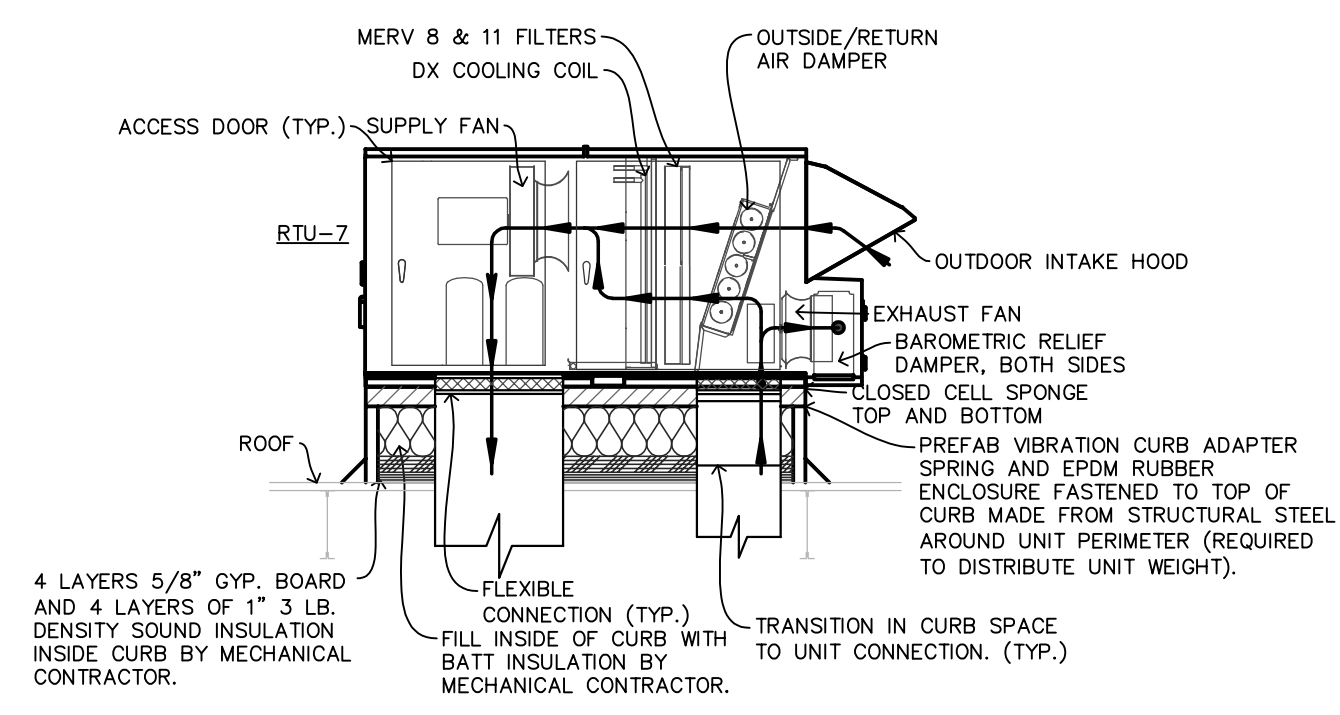


Thank you in advance for your consideration on these matters and if any further information is needed please contact me.

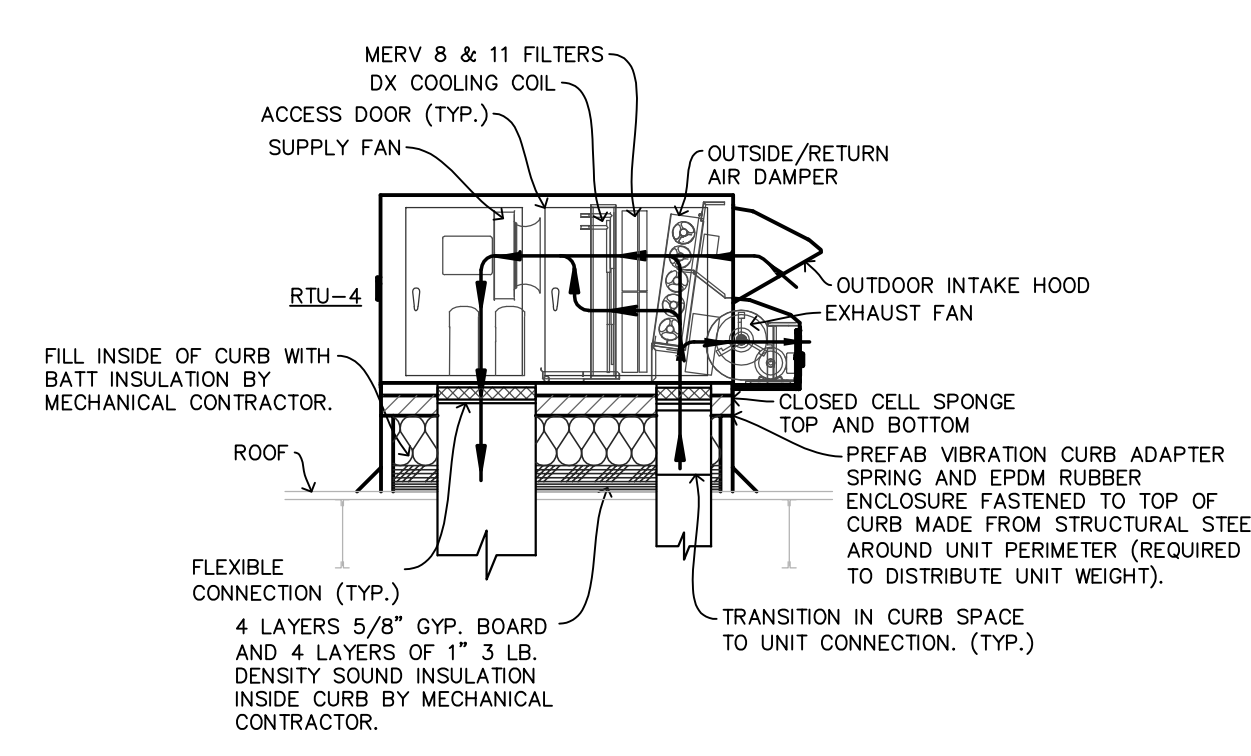
Sincerely,

Brent Warren  
Project Manager  
Nexus Solutions, LLC  
262-208-8448  
[bwarren@nexussolutions.com](mailto:bwarren@nexussolutions.com)

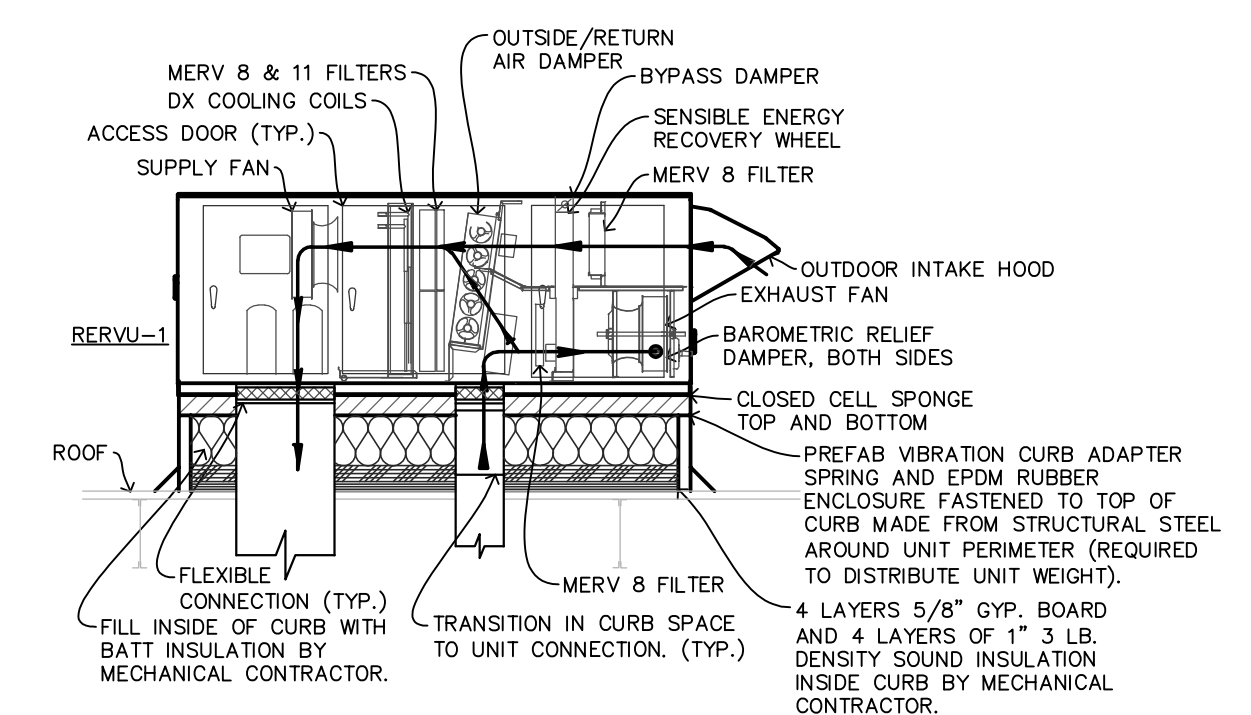
- GENERAL NOTES**
1. THE EXISTING CONDITIONS INDICATED ON THE PLANS ARE BASED ON PREVIOUS CONSTRUCTION DOCUMENTS AND FIELD OBSERVATIONS. ACTUAL LOCATIONS, SIZES, EQUIPMENT AND CONDITIONS MAY DIFFER FROM WHAT IS SHOWN ON THE PLANS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION.
  2. ALL CUTTING, CORING, FIRE-STOPPING, CURBS FOR MECHANICAL WORK BY MECHANICAL CONTRACTOR. REPAIR DAMAGE TO EXISTING SYSTEMS WHERE NEW CONNECTIONS ARE MADE, ALL TO MATCH EXISTING. ALL ROOF PATCHING BY ROOFING CONTRACTOR.
  3. COORDINATE DUCT ROUTING WITH EXISTING CONDITIONS AND OTHER TRADES PRIOR TO INSTALLATION. COORDINATE DUCT ROUTING WITH ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH ELECTRICAL EQUIPMENT.
  4. TRANSITION DUCTWORK AS NECESSARY.
  5. SEAL ALL EXTERIOR PENETRATIONS WATER-TIGHT. ROOF PENETRATIONS SHALL BE SEALED AND FLASHED BY ROOFING CONTRACTOR.



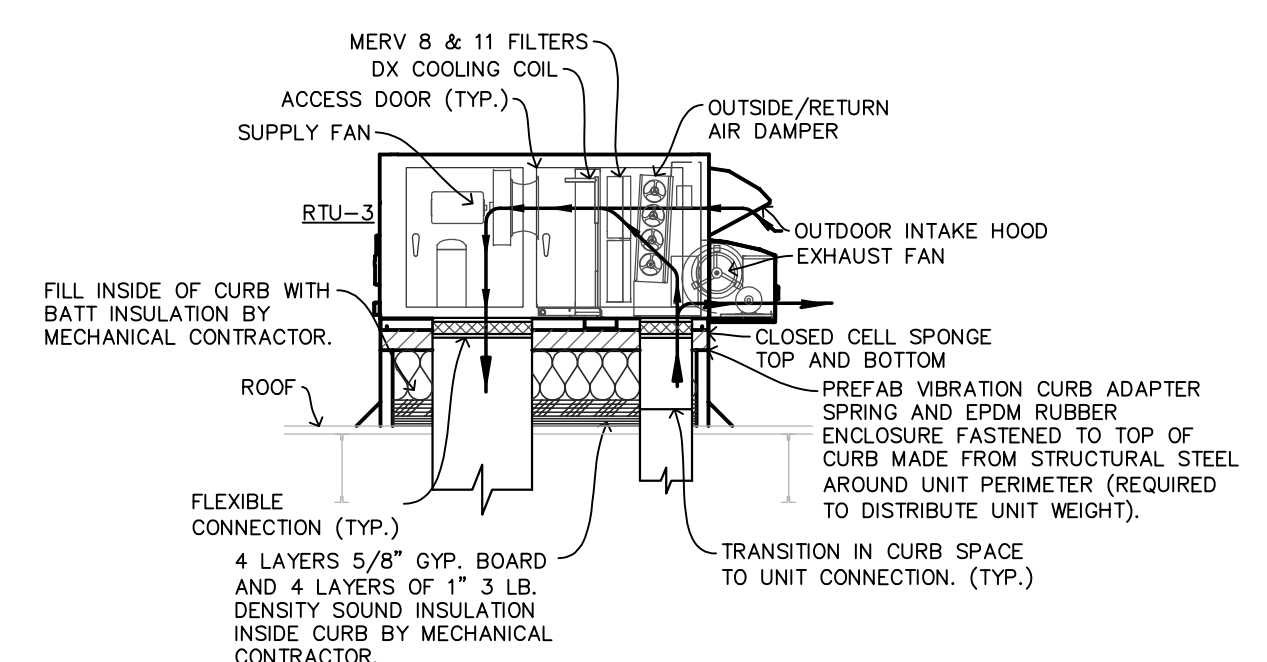
**7 SECTION OF RTU-8**  
SCALE: 1/4" = 1'-0"



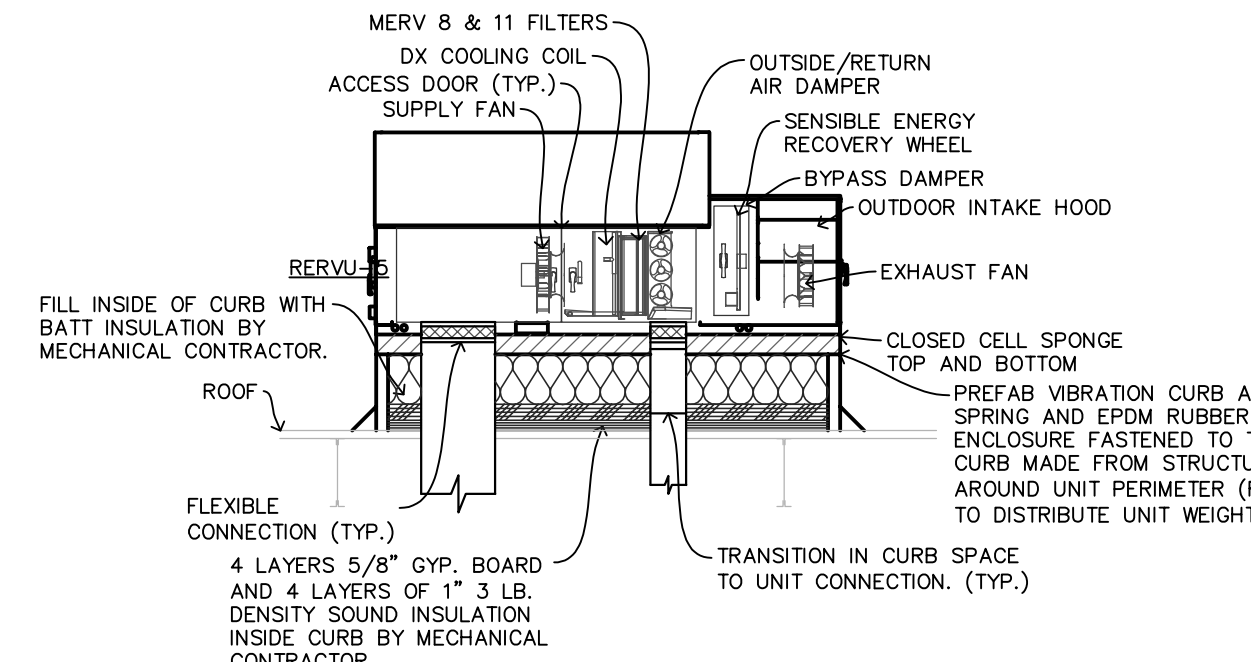
**5 SECTION OF RTU-4**  
SCALE: 1/4" = 1'-0"



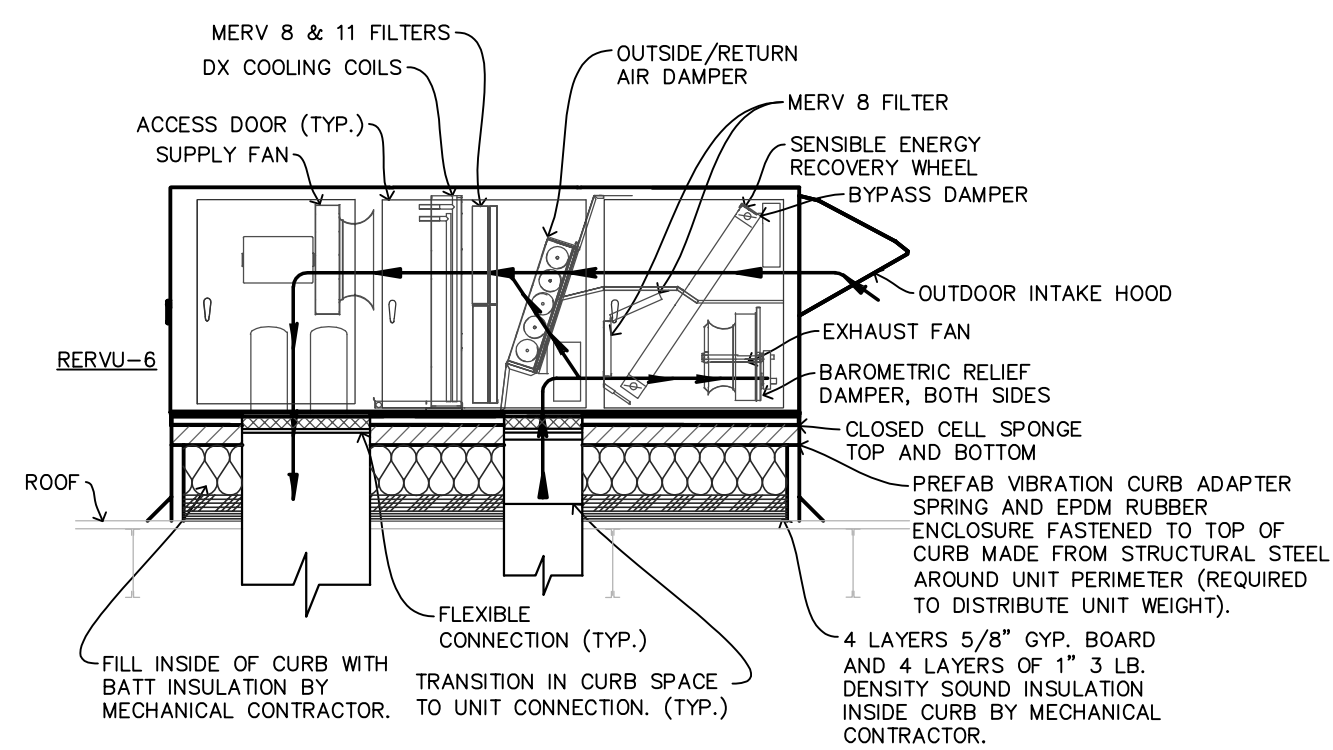
**3 SECTION OF RERVU-1, RERVU-7**  
SCALE: 1/4" = 1'-0"



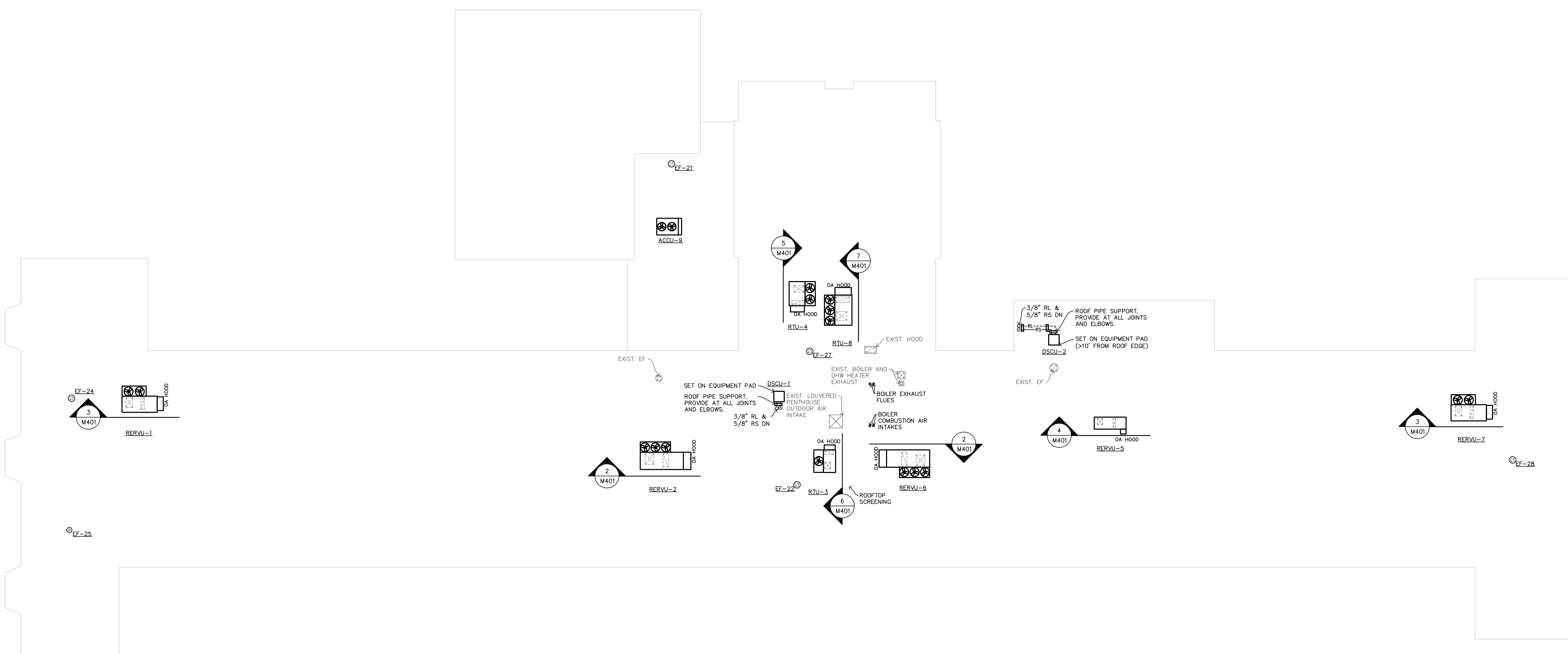
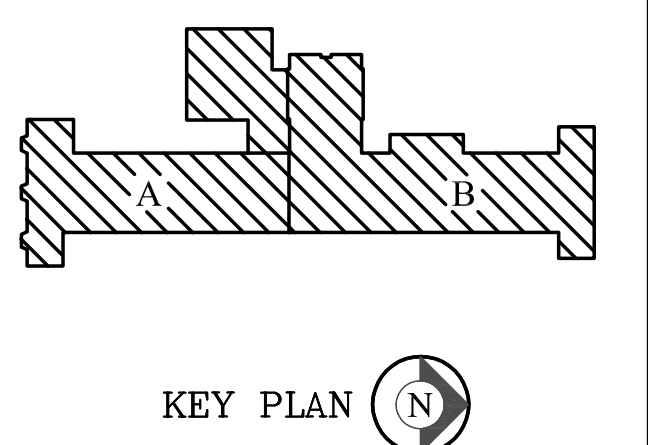
**6 SECTION OF RTU-3**  
SCALE: 1/4" = 1'-0"



**4 SECTION OF RERVU-5**  
SCALE: 1/4" = 1'-0"



**2 SECTION OF RERVU-2, RERVU-6**  
SCALE: 1/4" = 1'-0"



**1 ROOF MECHANICAL PLAN**  
SCALE: 1/16" = 1'-0"

**OAK CREEK - FRANKLIN  
JOINT SCHOOL DISTRICT  
EDGEWOOD ELEMENTARY SCHOOL  
BUILDING ADDITIONS AND RENOVATIONS**

**BID PACKAGE 8**  
8545 S SHEPARD AVE  
OAK CREEK, WI 53154

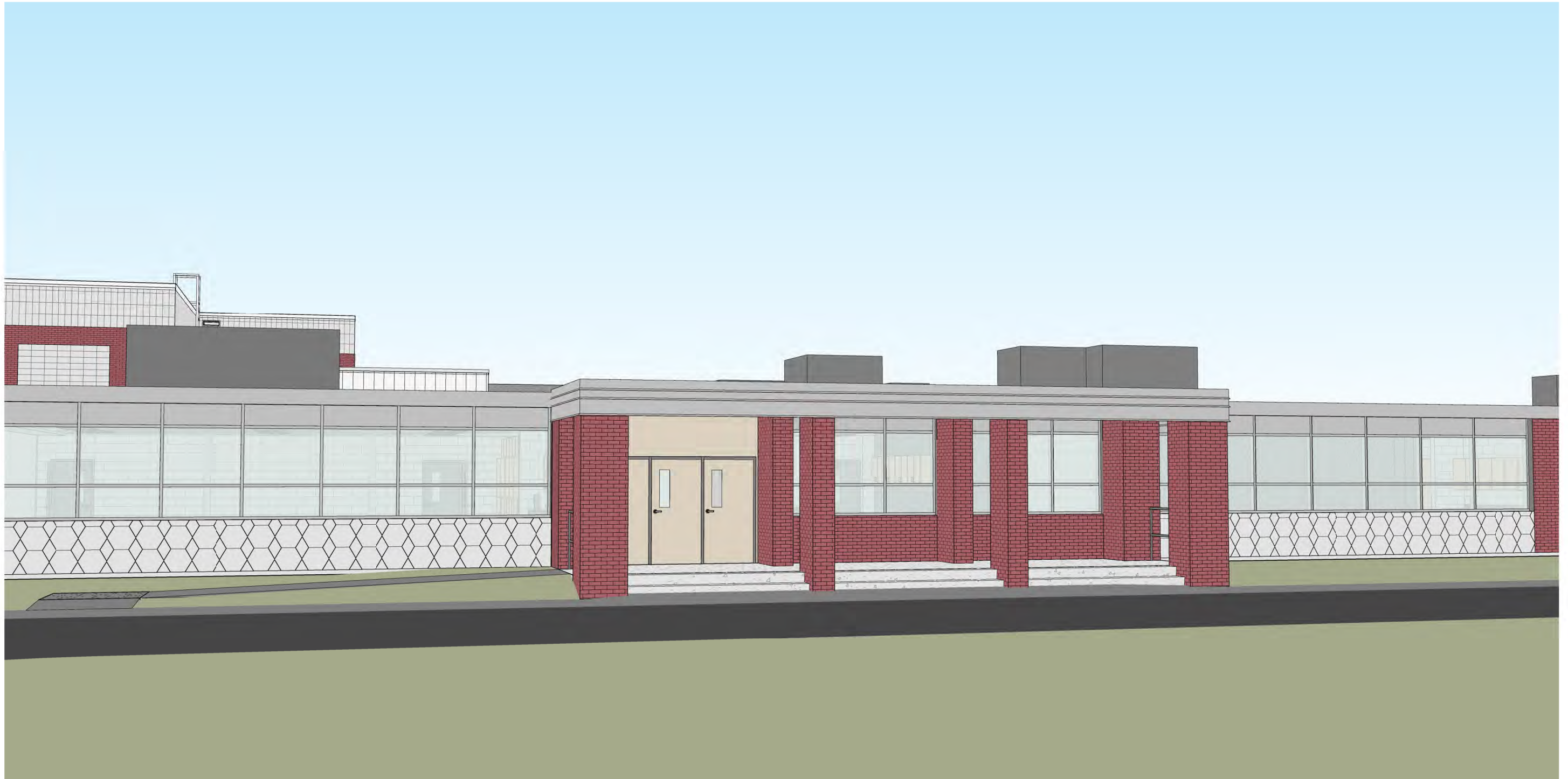
Date	Revision Description

**CONSTRUCTION DOCUMENTS**

DATE	03-29-2019	PROJECT #	W52-PM3
DRAWN BY	RRM	CHECKED BY	CDM/RDS

DRAWING TITLE  
**ROOF MECHANICAL PLAN**

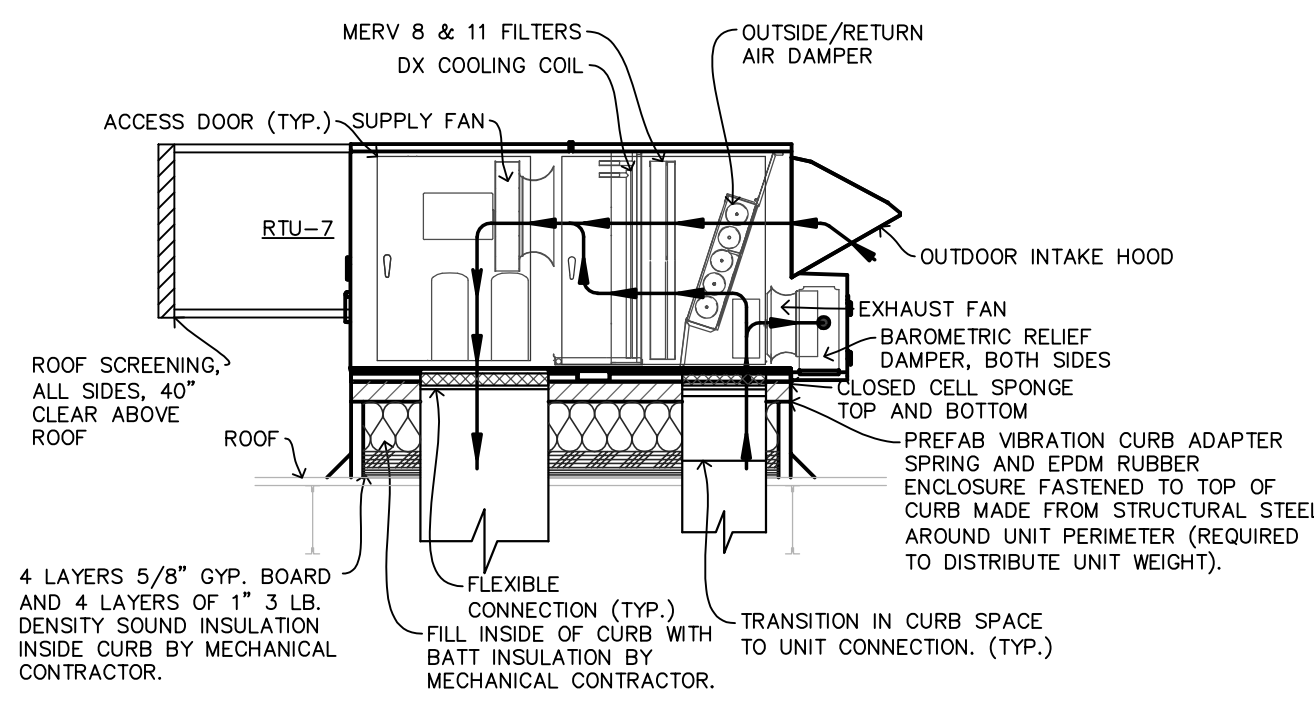
DRAWING NUMBER  
**M401**  
EES  
Nexus Solutions, LLC



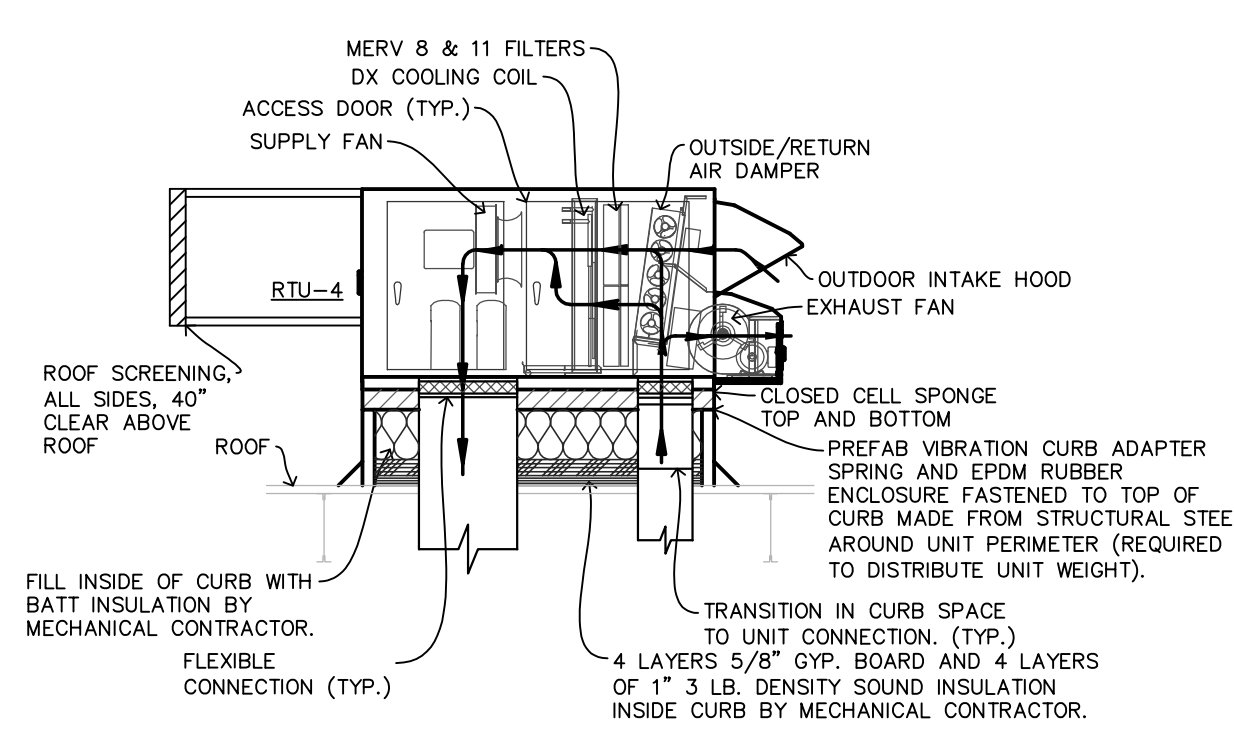
© 2019 Plunkett Raysich Architects, LLP - 03-29-2019 - #180325-01

GENERAL NOTES

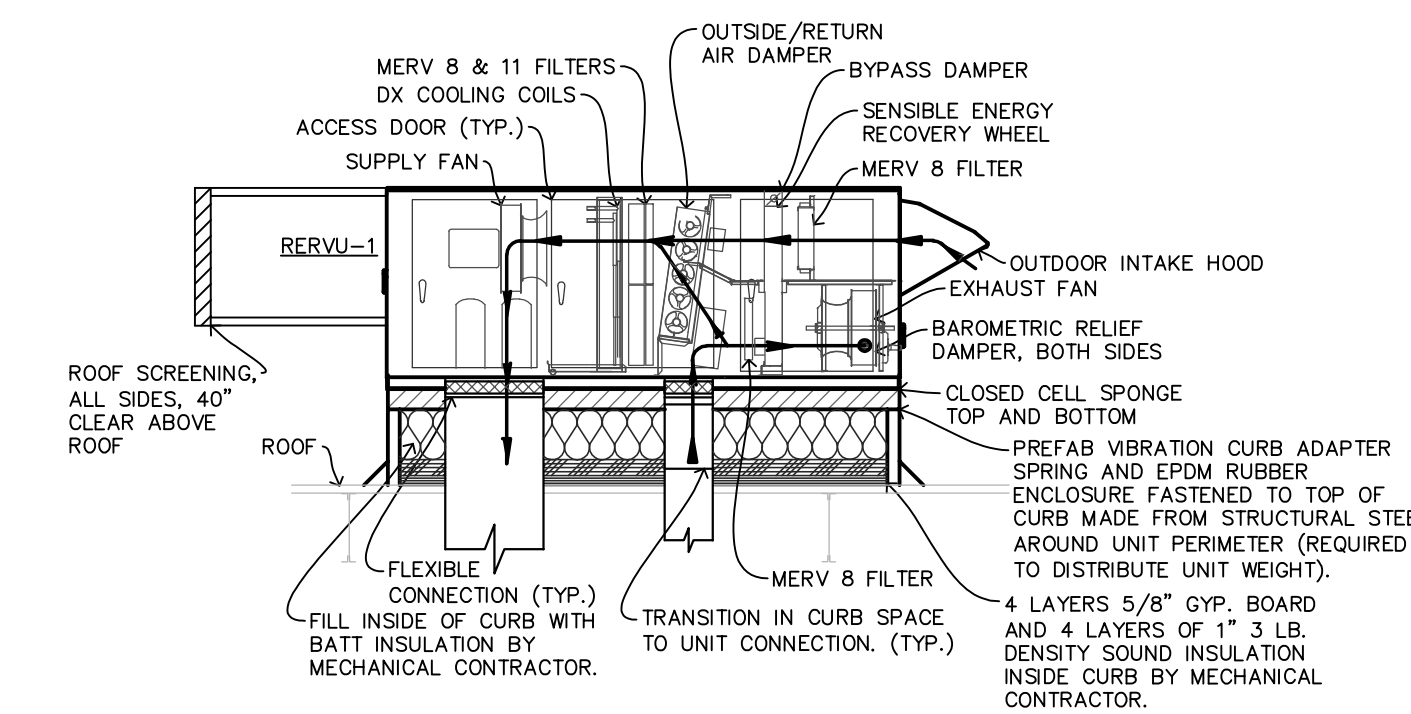
1. THE EXISTING CONDITIONS INDICATED ON THE PLANS ARE BASED ON PREVIOUS CONSTRUCTION DOCUMENTS AND FIELD OBSERVATIONS. ACTUAL LOCATIONS, SIZES, EQUIPMENT AND CONDITIONS MAY DIFFER FROM WHAT IS SHOWN ON THE PLANS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION.
2. ALL CUTTING, CORING, FIRE-STOPPING CURBS FOR MECHANICAL WORK BY MECHANICAL CONTRACTOR. REPAIR DAMAGE TO EXISTING SYSTEMS WHERE NEW CONNECTIONS ARE MADE, ALL TO MATCH EXISTING. ALL ROOF PATCHING BY ROOFING CONTRACTOR.
3. COORDINATE DUCT ROUTING WITH EXISTING CONDITIONS AND OTHER TRADES PRIOR TO INSTALLATION. COORDINATE DUCT ROUTING WITH ELECTRICAL CONTRACTOR PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH ELECTRICAL EQUIPMENT.
4. TRANSITION DUCTWORK AS NECESSARY.
5. SEAL ALL EXTERIOR PENETRATIONS WATER-TIGHT. ROOF PENETRATIONS SHALL BE SEALED AND FLASHED BY ROOFING CONTRACTOR.



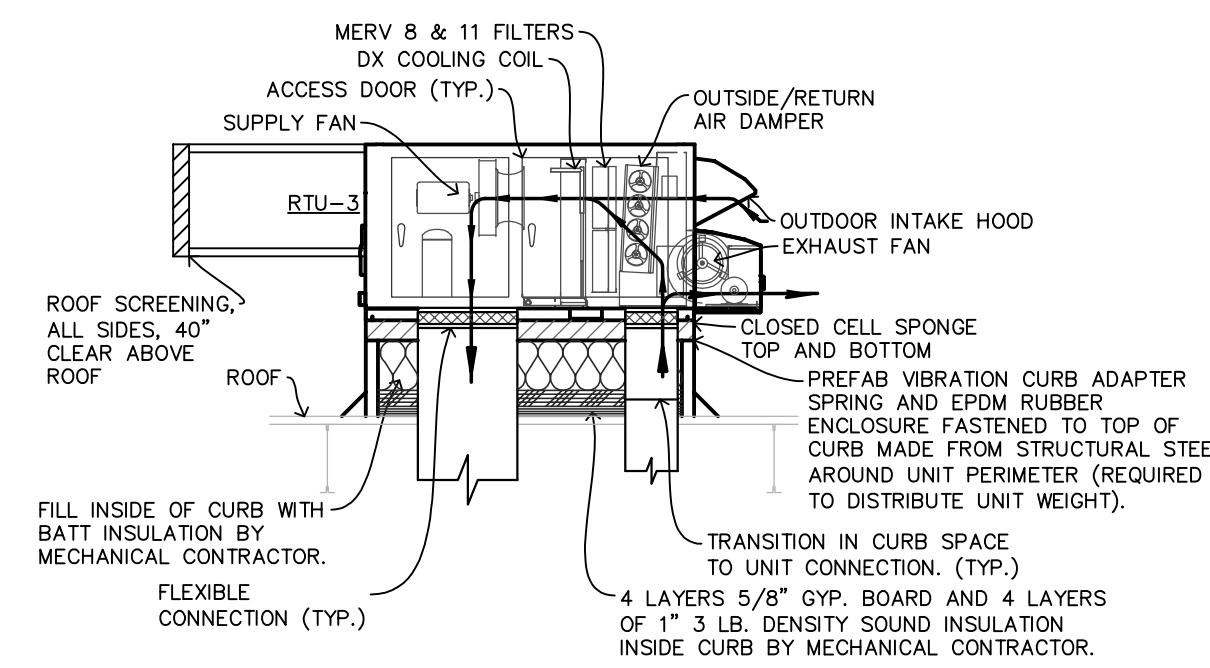
7 SECTION OF RTU-8  
M401 SCALE: 1/4" = 1'-0"



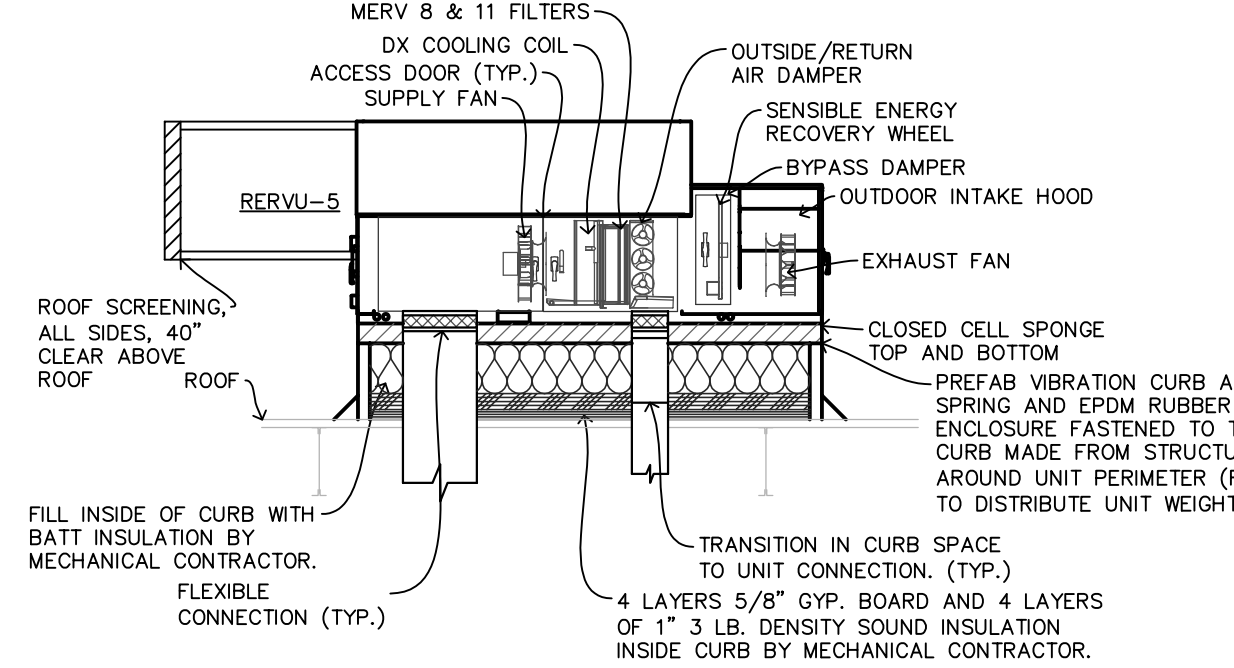
5 SECTION OF RTU-4  
M401 SCALE: 1/4" = 1'-0"



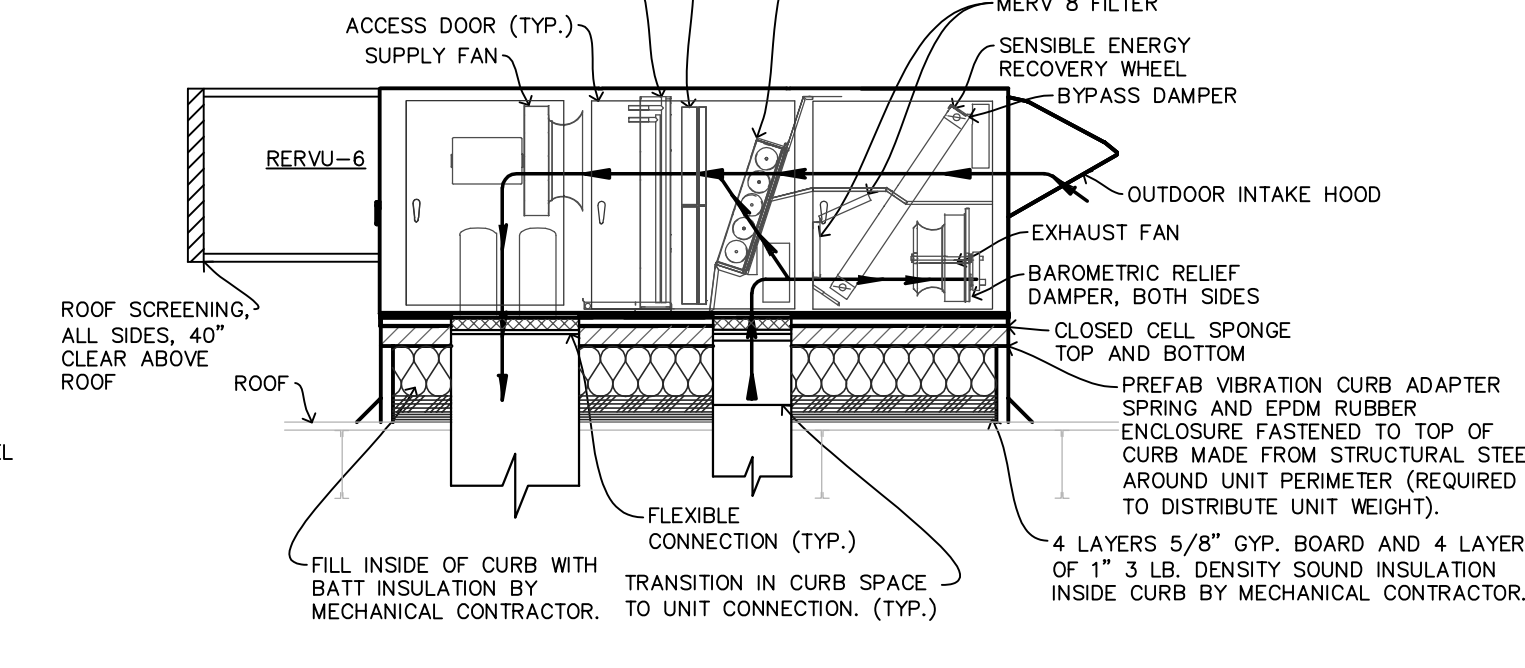
3 SECTION OF RERVU-1, RERVU-7  
M401 SCALE: 1/4" = 1'-0"



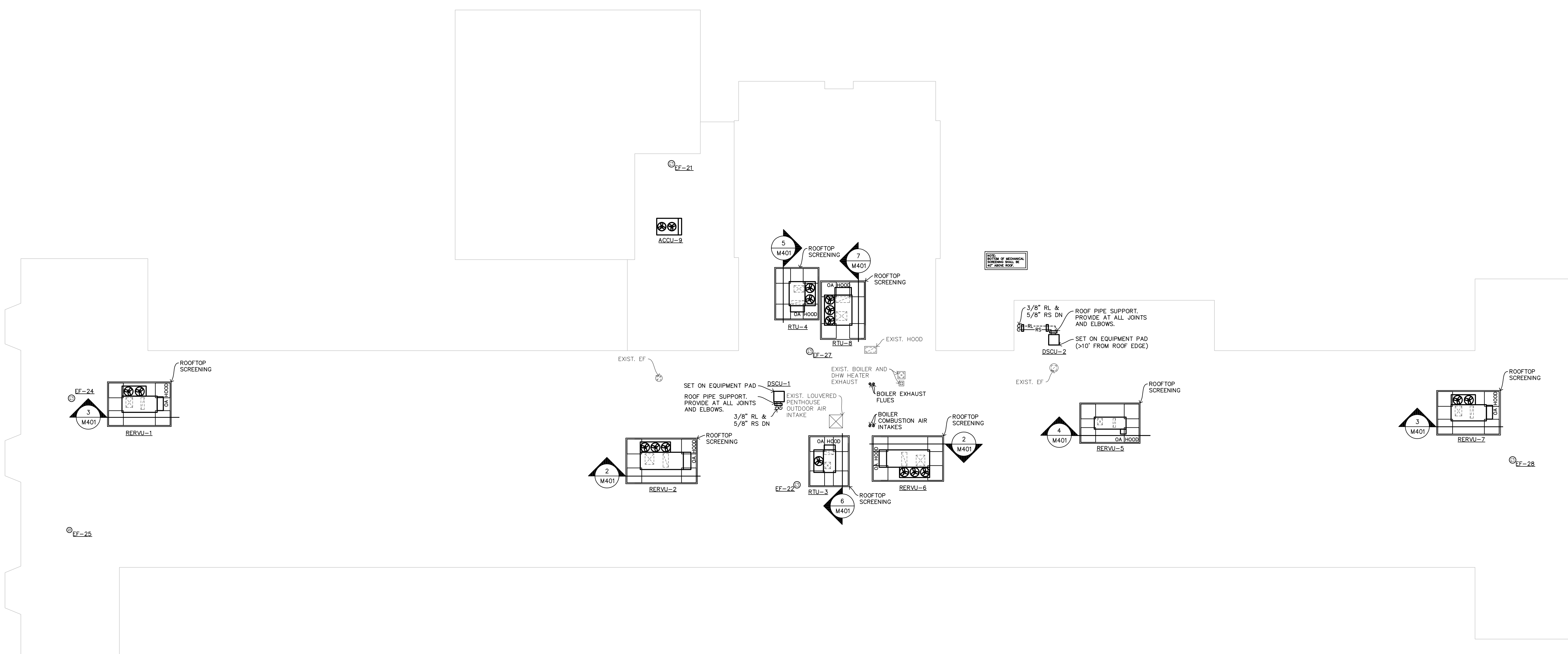
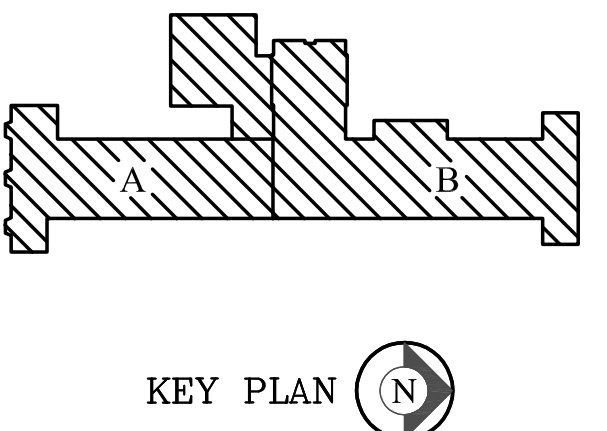
6 SECTION OF RTU-3  
M401 SCALE: 1/4" = 1'-0"



4 SECTION OF RERVU-5  
M401 SCALE: 1/4" = 1'-0"



2 SECTION OF RERVU-2, RERVU-6  
M401 SCALE: 1/4" = 1'-0"



1 ROOF MECHANICAL PLAN  
M401 SCALE: 1/16" = 1'-0"

OAK CREEK-FRANKLIN  
JOINT SCHOOL DISTRICT  
EDGEWOOD ELEMENTARY SCHOOL  
BUILDING ADDITIONS AND RENOVATIONS  
BID PACKAGE 8  
8545 S SHEPARD AVE  
OAK CREEK, WI 53154

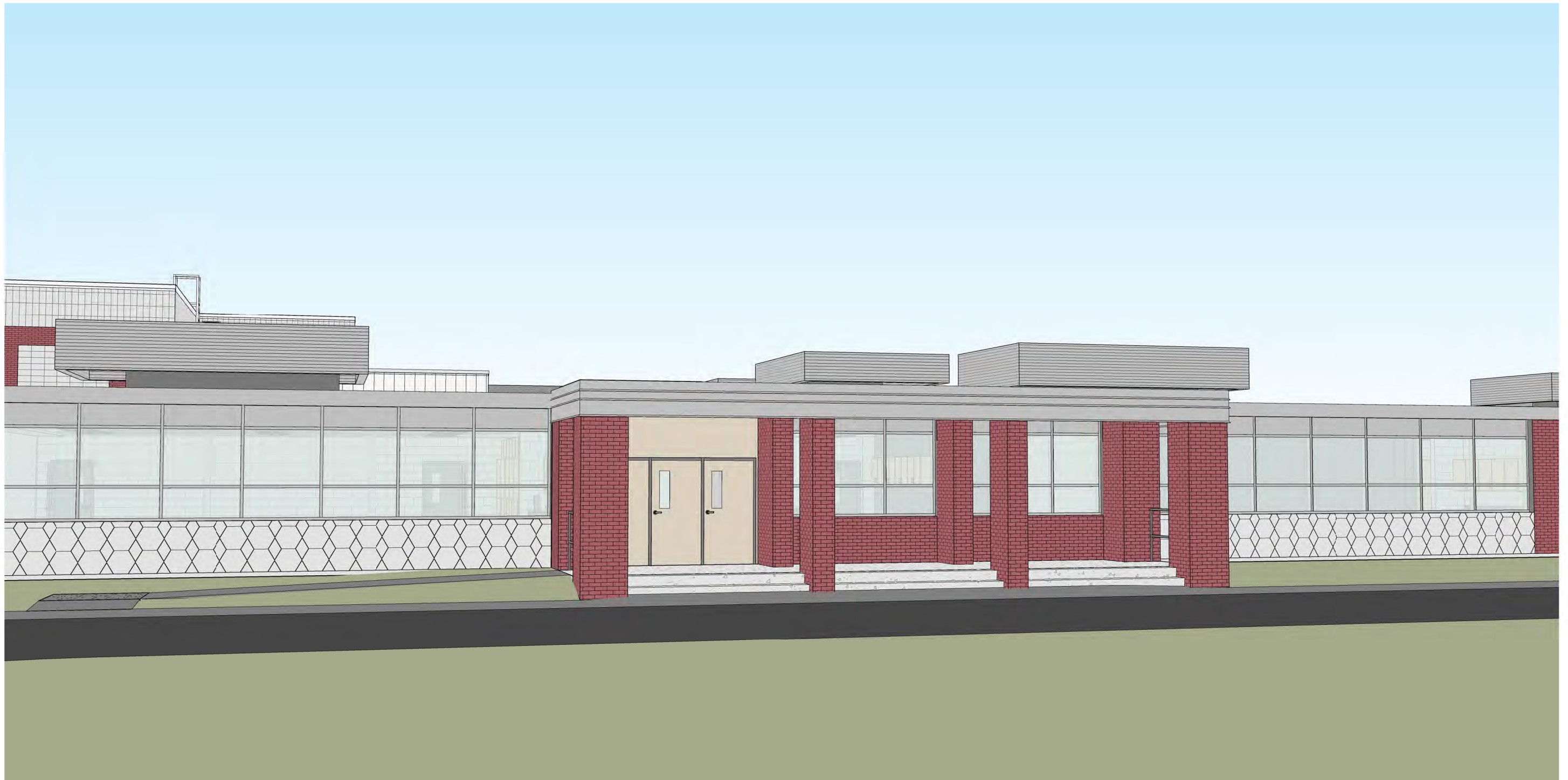
Date	Revision Description

PRELIMINARY DOCUMENTS

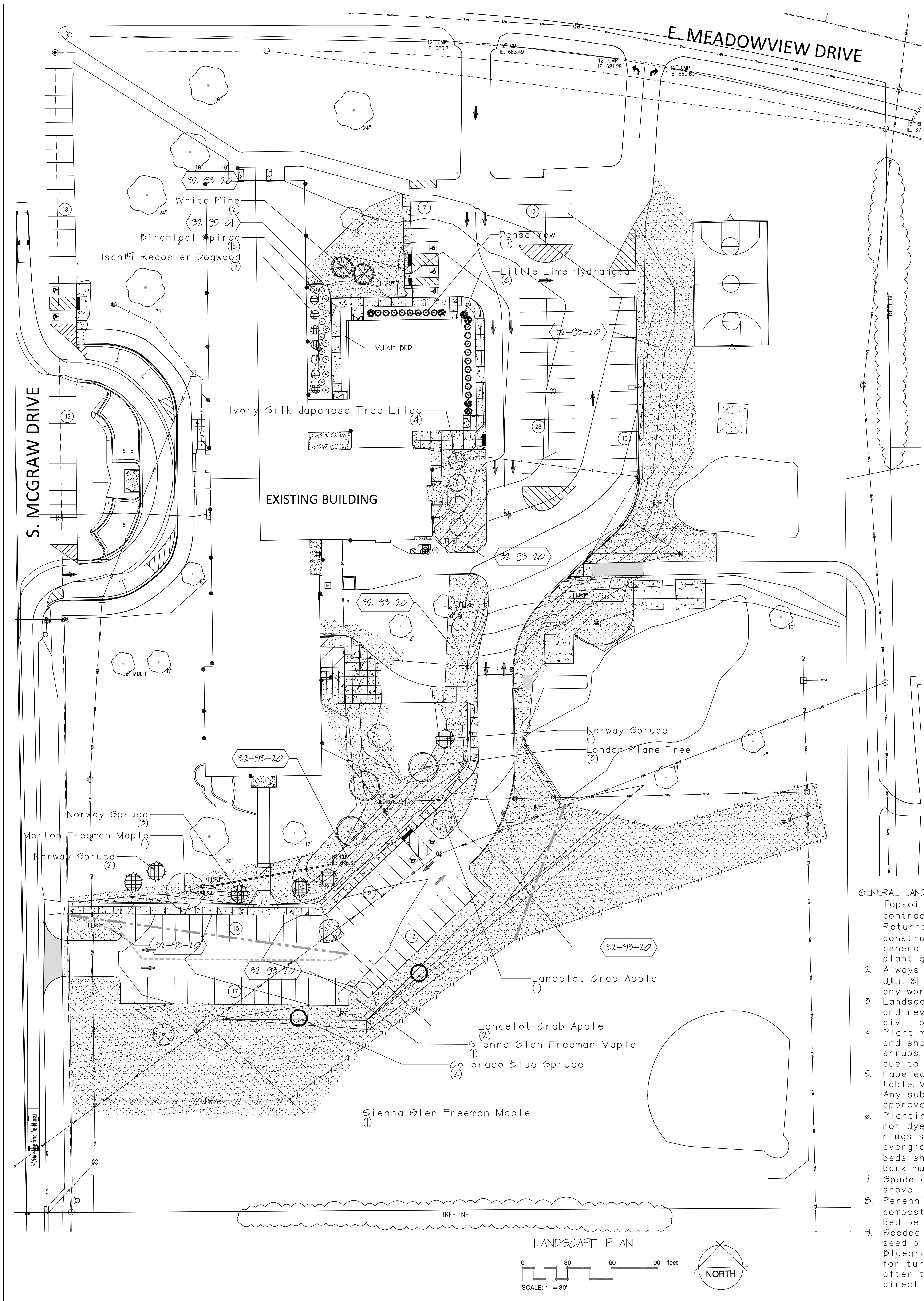
DATE	03-29-2019	PROJECT #	WS2-PM3
DRAWN BY	RRM	CHECKED BY	CDM/RDS

DRAWING TITLE  
**ROOF MECHANICAL PLAN WITH SCREENING**

DRAWING NUMBER  
**M401**  
EES  
Nexus Solutions, LLC



© 2019 Plunkett Raysich Architects, LLP - 03-29-2019 - #180325-01



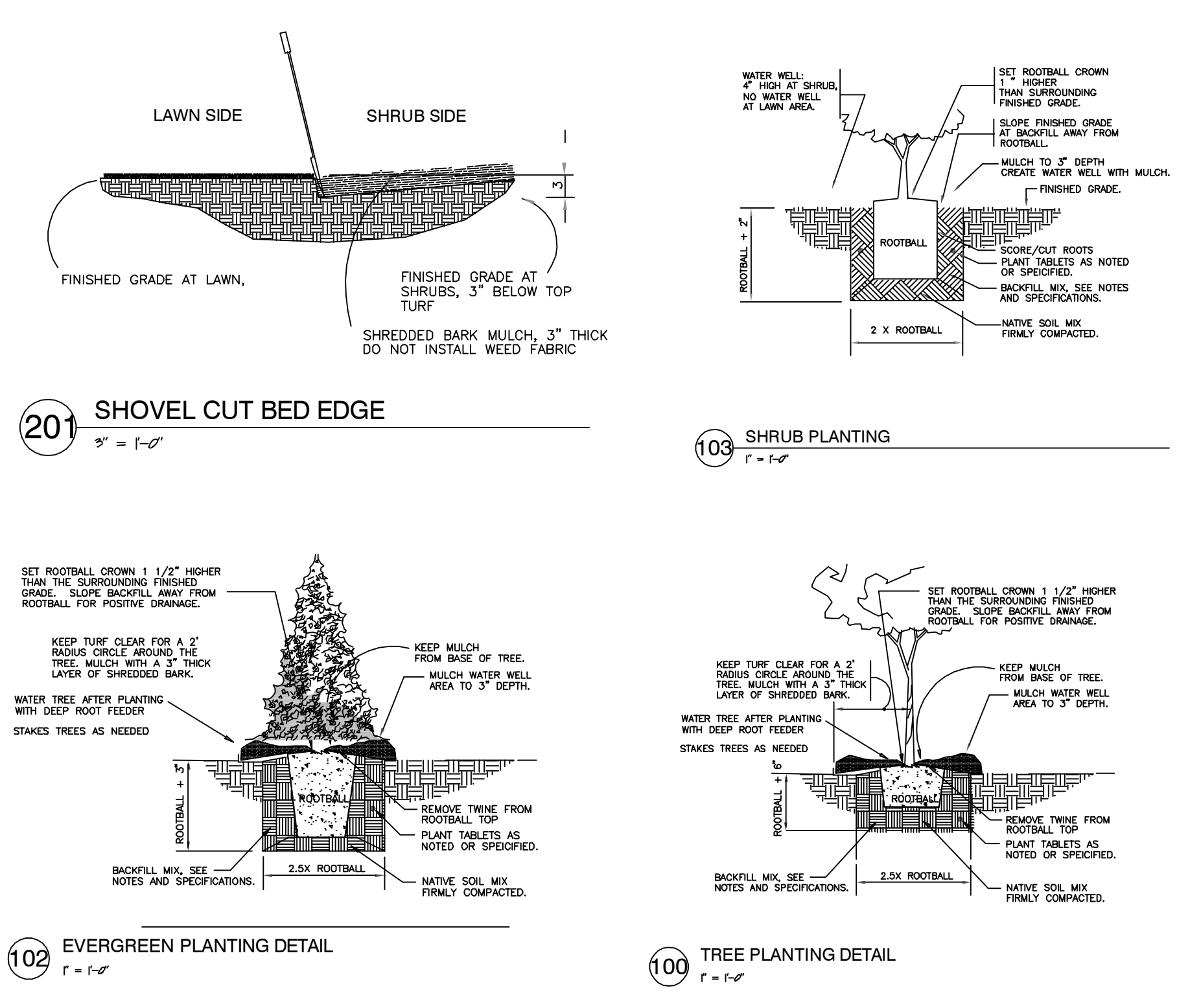
**PLANT SCHEDULE**

TREES	COMMON NAME	SIZE	CALIPERS	QTY	REMARKS	NATIVE HEIGHT
Acer freemanii 'Morton'	Morton Freeman Maple	D & D	2.5" cal	1		50'
Acer freemanii 'Sienna Glen'	Sienna Glen Freeman Maple	D & D	2.5" cal	2		50'
Malus x Lancelot'	Lancelot Crab Apple	6"		3		25'
Platanus x acerifolia	London Plane Tree	D & D	2.5" cal	3		45'
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	6"		4		15-18'
EVERGREEN TREES	COMMON NAME	SIZE	QTY	REMARKS		
Picea abies	Norway Spruce	6"	6			40'
Picea pungens glauca	Colorado Blue Spruce	6"	2			40'
Pinus strobus	White Pine	7-8"	2			50'
SHRUBS	COMMON NAME	SIZE	QTY	REMARKS		
Cornus sericea 'Isanti'	Isanti Redosier Dogwood	3"	7			7 HT X 6" WIDE
Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	3 gal	6			6" HT X 5" WIDE
Spiraea betulifolia 'Tor'	Birchleaf Spirea	5 gal	15			4" HT X 5" WIDE
SHRUB EVERGREENS	COMMON NAME	SIZE	QTY	REMARKS		
Taxus x media 'Densiformis'	Dense Yew	24"	17			36" HT X 48" WIDE

**REFERENCE NOTES SCHEDULE**

SYMBOL	PLANTING DESCRIPTION	QTY
32-99-20	TURF, SEED AND PN EROSION BLANKET, USE BIODEGRADABLE STAPLES ONLY	7,000 sq
SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY
32-99-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	30 LF
	SHREDDED BARK MULCH	30 CY VERIFY
	PULVERIZED TOPSOIL	75 CY VERIFY

NOTE: PLANT SCHEDULES ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. VERIFY ALL QUANTITIES BEFORE SUBMITTING A PROPOSAL TO THE GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR MUST REVIEW CIVIL PLANS BEFORE STARTING WORK.



**GENERAL LANDSCAPE NOTES:**

- Topsoil return to depth of 4" minimum is by excavating contractor. Berms (if applicable) are by others. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
- Always contact Diggers Hotline (800-242-8511) or JILLIE Bill (or 1-800-891-0123) before proceeding with any work.
- Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.
- Plant material to be of the highest quality available and should not include #2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities due to changes in the overall phase 1 landscape plan.
- Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester.
- Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3" diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 1-2" layer of shredded bark mulch.
- Spade cut plant beds and tree rings with a 4" deep shovel cut.
- Perennial and annual beds to have a 2" layer of compost mulch incorporated 6" deep into the planting bed before installation of plants.
- Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
- Sodded turf (if applicable) to be installed in staggered fashion with tight joints. Sod to be rolled and watered to a depth of 3-4" immediately upon laying of the turf. Stake sod on slopes of less than 3% grade. Peat sod is not acceptable.
- Erosion blanket shall be installed on seeded slopes with a grade of 3% or less. 30 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Only USE BIODEGRADABLE STAPLES. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.
- Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site, and other activities to ensure proper growth of the landscape.
- If an irrigation system is not installed a temporary irrigation system shall be set up for a period of 30 days to water lawn areas. Install drip irrigation for plant beds. Install timers that will enable the new turf areas to receive enough water to properly germinate seed. Owner to provide access to water from outside of building to facilitate proper watering. Seed areas may require additional time for proper establishment.
- Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.



MADISON, WI  
MILWAUKEE, WI  
MAPLE GROVE, WI

THIS DRAWING IS PROPERTY OF NEXUS SOLUTIONS, LLC. USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.



Call 811 or (800) 242-8511  
www.DiggersHotline.com



4111 Taft Road  
Kenosha, WI 53142  
tom@ni-llc.com



Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd, Suite 200, Racine, WI 53406  
Tele: (262)634-5588 Website: www.nmbcs.net

OAK CREEK FRANKLIN  
JOINT SCHOOL DISTRICT  
MEADOWVIEW ELEMENTARY SCHOOL  
BUILDING ADDITIONS AND RENOVATIONS  
BID PACKAGE 8  
10420 S MCGRAW DR  
OAK CREEK, WI 53154

Date	Revision Description
6-21-19	PER OAK CREEK LETTER
6-25-19	PARKING CHANGES

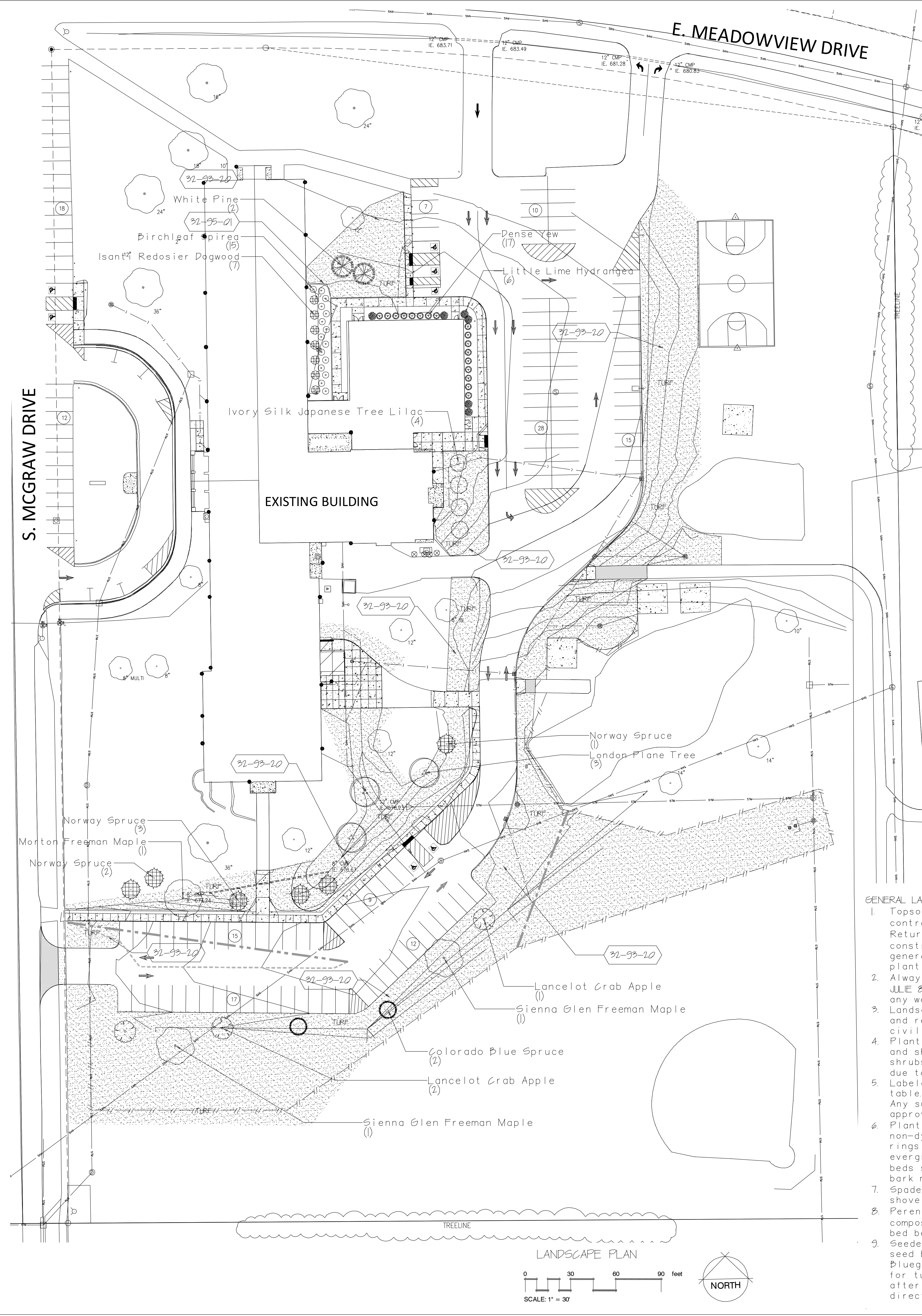
**CONSTRUCTION DOCUMENTS**

DATE	PROJECT #	WS2-PM3
03-29-2019		
DRAWN BY	THIN	CHECKED BY

DRAWING TITLE  
**LANDSCAPING PLAN**

DRAWING NUMBER  
**L100**  
© Nexus Solutions, LLC





**PLANT SCHEDULE**

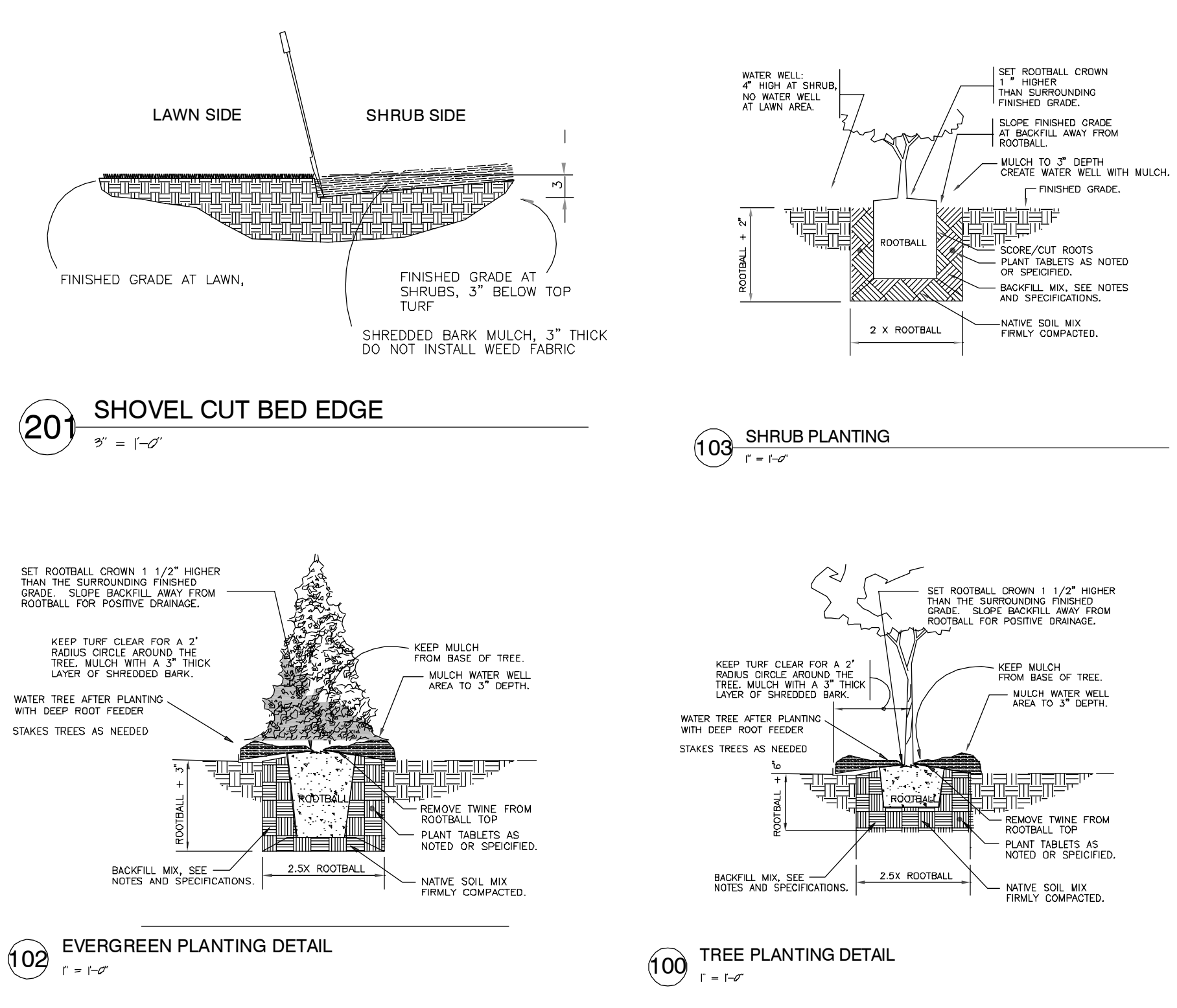
TREES	COMMON NAME	SIZE	CALIPER	QTY	REMARKS	MATURE HEIGHT
Acer freemanii 'Morton TM'	Morton Freeman Maple	D & D	2 5/8" cal	1		50'
Acer freemanii 'Sienna Glen'	Sienna Glen Freeman Maple	D & D	2 5/8" cal	2		50'
Malus x 'Lancelot' TM	Lancelot Crab Apple	6"		3		25'
Platanus x acerifolia	London Plane Tree	D & D	2 5/8" cal	3		45'
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	6"		4		15-18'
EVERGREEN TREES	COMMON NAME	SIZE	QTY	REMARKS		
Picea abies	Norway Spruce	6"	8			40'
Picea pungens glauca	Colorado Blue Spruce	6"	2			40'
Pinus strobus	White Pine	7-8"	2			50'
SHRUBS	COMMON NAME	SIZE	QTY	REMARKS		
Cornus sericea 'Isanti'	Isanti Redosier Dogwood	3"	7			7 HT X 6 WIDE
Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	3 gal	6			6 HT X 5 WIDE
Spiraea betulifolia 'Tor'	Birchleaf Spirea	5 gal	15			4 HT X 5 WIDE
SHRUB EVERGREENS	COMMON NAME	SIZE	QTY	REMARKS		
Taxus x media 'Densiformis'	Dense Yew	24"	17			36" HT X 48" WIDE

**PROPOSED**

**REFERENCE NOTES SCHEDULE**

SYMBOL	PLANTING DESCRIPTION	QTY
32-93-20	TURF-SEED AND ON EROSION BLANKET, USE BIODEGRADABLE STAPLES ONLY	6,300 sq
SYMBOL	PLANTING ACCESSORIES DESCRIPTION	QTY
32-95-01	EDGE, SHOVEL CUT BED EDGE, 4" DEPTH-SEE DETAIL	30 LI
	SHREDDED BARK MULCH	30 CY VERIFY
	PULVERIZED TOPSOIL	75 CY VERIFY

NOTE: PLANT SCHEDULES ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. VERIFY ALL QUANTITIES BEFORE SUBMITTING A PROPOSAL TO THE GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR MUST REVIEW CIVIL PLANS BEFORE STARTING WORK.



**GENERAL LANDSCAPE NOTES:**

- Topsoil return to depth of 4" minimum is by excavating contractor. Berms (if applicable) are by others. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
- Always contact Diggers Hotline (800-242-8511) or JULIE @ (or 1-800-891-0123) before proceeding with any work.
- Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.
- Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities due to changes in the overall phase I landscape plan.
- Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester.
- Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3" diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 1-2" layer of shredded bark mulch.
- Spade cut plant beds and tree rings with a 4" deep shovel cut.
- Perennial and annual beds to have a 2" layer of compost mulch incorporated 6" deep into the planting bed before installation of plants.
- Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
- Sodded turf (if applicable) to be installed in staggered fashion with tight joints. Sod to be rolled and watered to a depth of 3-4" immediately upon laying of the turf. Stake sod on slopes of less than 3% grade. Peat sod is not acceptable.
- Erosion blanket shall be installed on seeded slopes with a grade of 3% or less. 30 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Only USE BIODEGRADABLE STAPLES. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.
- Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.
- If an irrigation system is not installed a temporary irrigation system shall be set up for a period of 30 days to water lawn areas. Install drip irrigation for plant beds. Install timers that will enable the new turf areas to receive enough water to properly germinate seed. Owner to provide access to water from outside of building to facilitate proper watering. Seed areas may require additional time for proper establishment.
- Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.

**NEXUS SOLUTIONS®**

MADISON, WI  
MILWAUKEE, WI  
MAPLE GROVE, WI

THIS DRAWING IS PROPERTY OF NEXUS SOLUTIONS, LLC. USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.

**DIGGERS HOTLINE**

Call (800) or (800) 242-8511  
www.DiggersHotline.com

**TNA**  
Landscape Architecture & Project Management  
4111 Taft Road  
Kenosha, WI 53142  
tom@ni-llc.com

**mb**  
Nielsen Madsen & Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI 53406  
Tel: (262)634-5588 Website: www.nmbc.net

OAK CREEK FRANKLIN  
JOINT SCHOOL DISTRICT  
MEADOWVIEW ELEMENTARY SCHOOL  
BUILDING ADDITIONS AND RENOVATIONS

BID PACKAGE 8  
10420 S MCGRAW DR  
OAK CREEK, WI 53154

Date	Revision Description
6-21-19	PER OAK CREEK LETTER
6-25-19	PARKING CHANGES
8-6-19	REMOVE PARKING ISLANDS

**CONSTRUCTION DOCUMENTS**

DATE	PROJECT #	WSP/MS
03-29-2019		
DRAWN BY	THN	CHECKED BY
		THN

DRAWING TITLE  
**LANDSCAPING PLAN**

DRAWING NUMBER  
**L100**

© Nexus Solutions, LLC



## PLAN COMMISSION REPORT

Proposal: Temporary Use Permit

Description: Request approval to operate a temporary concrete crushing process located at 841 W. Rawson Avenue.

Applicant(s): Justin Kratochvil, Ozinga Ready Mix Concrete Inc.

Address(es): 841 W. Rawson Avenue

**Suggested Motion:** That the Plan Commission approves the Temporary Use permit for a temporary crushing operation at 841 W. Rawson Avenue with the following conditions:

1. That all applicable building and fire codes are in effect.
2. That the hours of operation for crushing be limited to Monday through Friday between 7:00 AM and 4:00 PM.
3. That the temporary use shall expire on December 31, 2019.
4. That crushing is limited to Ozinga concrete. No materials from other properties or work sites shall be brought to the site for crushing.
5. That onsite air-born dust and debris control measures (e.g., water application) are utilized throughout the operation.
6. That the stockpiles are restricted to the locations as shown on the approved site plan, and may not exceed 30 feet in height.
7. That any truck traffic associated with the temporary use is restricted to State and County highways.
8. That a street-sweeper is utilized minimum of once per day.
9. That the property is returned to its original condition – all temporary equipment and stockpiles removed - within 14 calendar days following the expiration of the Temporary Use Permit.

Owner(s): Ozinga Ready Mix Concrete Inc.

Tax Key(s): 764-9051-000

Lot Size(s): 14.066 acres

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

Overlay District(s): N/A

Wetlands:  Yes  No

Floodplain:  Yes  No

Comprehensive Plan:  Planned Industrial

**Background:** Ozinga Ready Mix Concrete Inc. is requesting a temporary use permit that would allow for a concrete crushing operation on their property located at 841 W. Rawson Avenue until December of 2019. Plan Commissioners may recall that a similar request for temporary crushing at this property was reviewed and approved with conditions March 13, 2018. The purpose of the current request would allow Ozinga to have temporary on-site recycling capabilities of their returned concrete. This request will also allow the applicant and city staff the ability to avoid the need for short-term extensions on 14-day temporary use permits due to weather delays.

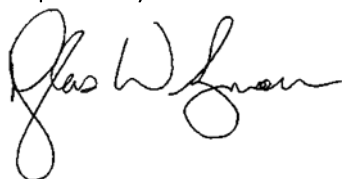
The recycling process consists of a company mobile crushing crew, where product is run through one of two portable crushers and stockpiled up to a 30' stockpile height by a stacking conveyor for consumption as needed for future use such as road base and fill. The proposed location for the operation and stockpiles is in the center of the property, which is more than 600 feet from Rawson Ave. All surrounding properties are zoned M-1, Manufacturing.

Days of operation for crushing is proposed to be Monday – Friday between the hours of 7:00 am and 4:00 pm when crushing is necessary. Due to the infrequent need to crush returned product, Ozinga proposes no more than 30 crushing days for the remainder of 2019. The operation will comply with noise standards set forth under the Municipal Code. Included with this report are graphics illustrating where on the parcel the stockpiles would be located. Dust and debris control measures must be maintained onsite throughout the operation. The Applicant should coordinate with the Water and Sewer Utility for hydrant or other water needs.

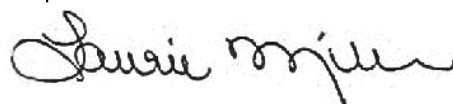
Staff believes that this request is reasonable since Ozinga has been previously approved for three 14-day temporary use permits for crushing activities this year and have run into inclement weather preventing the full use of the allotted time period.

**Options/Alternatives:** The Plan Commission has the authority to deny the request for this type of use as it temporarily increases the size of a non-conforming use. If denied, the applicant will need to determine a location where this type of operation would be allowed elsewhere in the city or outside city limits.

Respectfully submitted:



Prepared:



Douglas Seymour, AICP  
Director of Community Development

Laurie Miller  
Zoning Administrator/Planner

---

Attachments:

Location Map

Crushing Activities Pictures and Map

Narrative

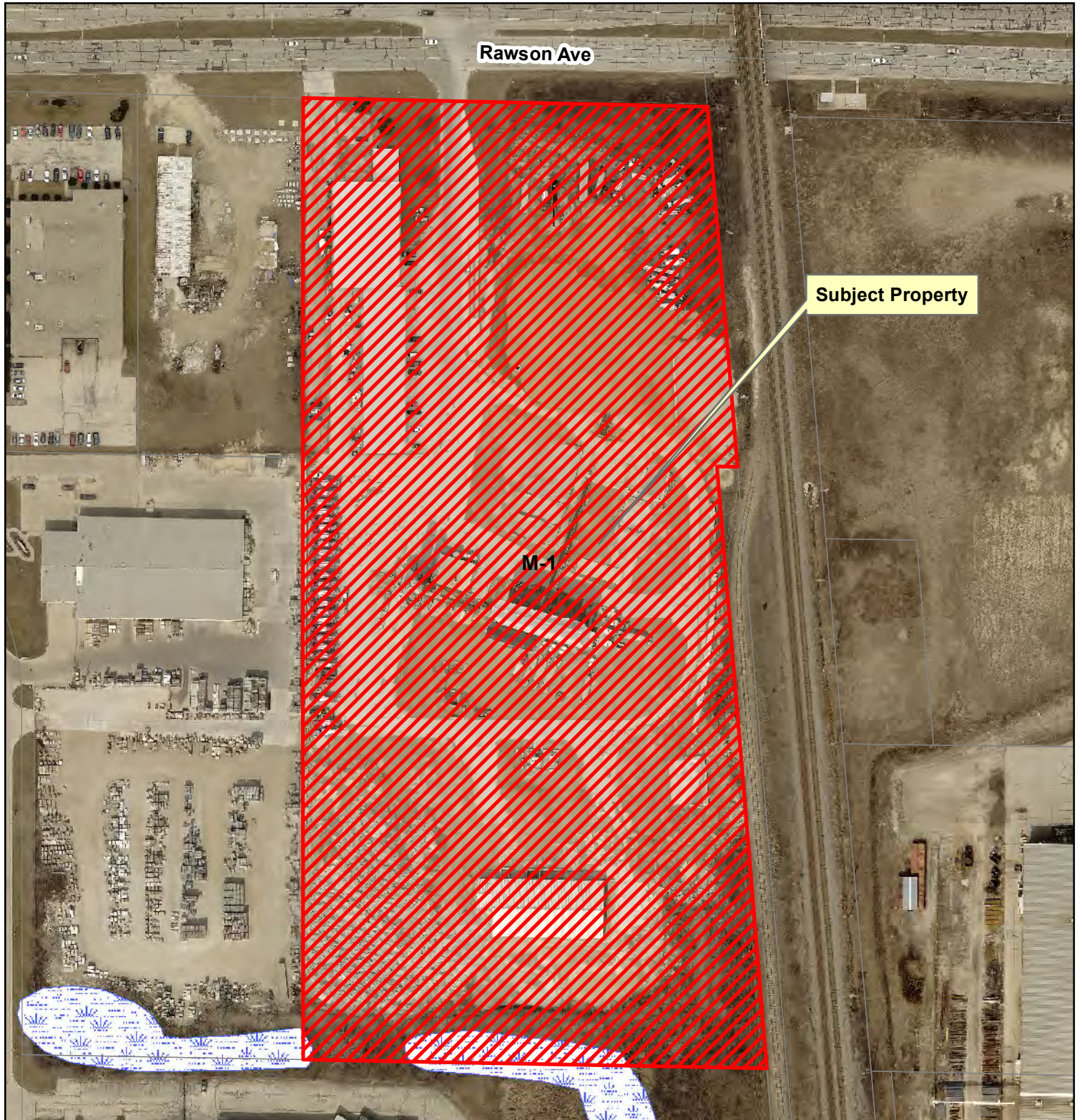
Proposal

Operational Plan

Site Perimeter Views

Title Survey

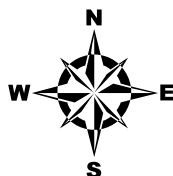
# Notification Map 841 W. Rawson Ave.






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



Department of Community Development



## Legend

-  Parcels selection
-  Officially Mapped Streets
-  DNR Wetlands Inventory



OZINGA READY MIX CONCRETE, INC.  
OAK CREEK READY MIX PLANT 717  
841 W. RAWSON AVE.  
OAK CREEK, WI 53154

CRUSHING ACTIVITIES  
(PICTURES AND STOCKPILE LOCATION)

PROPOSAL FOR TEMPORARY USE PERMIT  
INTERMITTANT CRUSHING OPERATIONS

**OZINGA<sup>®</sup>**

Mobile Crushing

Oak Creek, WI

CITY OF OAK CREEK

AUG 12 2019

RECEIVED



Ozinga Ready Mix Concrete, Inc.  
841 W. Rawson Ave.  
Oak Creek, WI 53154

© 2016 Google  
© 2015 Europa Technologies

Google Earth

CITY OF OAK CREEK  
AUG 2 2019  
RECEIVED





CITY OF COLUMBIA  
AUG 12 2019  
RECEIVED

## Crushing Plant

## Stockpiles



**OZINGA**

CITY OF CAK CREEK  
AUG 12 2019  
RECEIVED

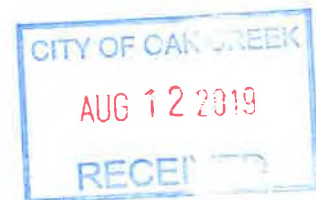
## Equipment



## Stockpiles and Access



**OZINGA**



Ozinga Ready Mix Concrete, Inc.  
9000 West Chester Street, Suite 350, Milwaukee, WI 53214  
414.258.7800



August 12, 2019

City of Oak Creek  
Attn: Plan Commission  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154

RE: Temporary Use Permit Application  
Ozinga Ready Mix concrete, Inc. – Oak Creek Plant

Ozinga Ready Mix Concrete, Inc. owns and operates a Ready-Mix Concrete Plant located at 841 W. Rawson Ave. in Oak Creek, WI. The site manufactures Ready Mix Concrete, a perishable product that is delivered by truck based on customer's demand to local jobsites.

Part of the Ready-Mix process includes the occasional return of ready-mix concrete to the plant. This concrete is ribboned out in a designated area on the plant site, hardened and then stockpiled. Once enough stockpile has accumulated, a recycling process is then initiated to crush the hardened concrete. The recycling process consists of a company mobile crushing crew, where product is run through a track mounted crusher and stockpiled by stacking conveyor for consumption as needed, utilized in several ways, including road base, and fill.

Ozinga Ready Mix Concrete, Inc. politely requests the approval of a Temporary Use Permit for the remainder of 2019 to crush only the returned concrete to the plant as part of the Ready-Mix Concrete process (no greater than 30 crushing days for the remainder of 2019). As the returned concrete is 100% returned Ozinga Concrete, there will be no acceptance of material from any other sources other than that of Ozinga Ready Mix Concrete.

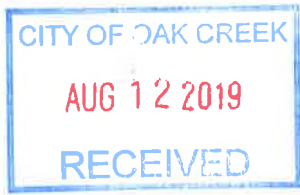
Please refer to information herein that outlines a detailed site and business plan.

If you have any questions, please feel free to contact me directly at 414-788-6753.

Respectfully,  
Ozinga Ready Mix Concrete, Inc.

A handwritten signature in black ink, appearing to read "Justin J. Kratochvil".

Justin J. Kratochvil  
Regional Manager  
Safety / Environmental & Human Resources



OZINGA READY MIX CONCRETE, INC.  
OAK CREEK READY MIX PLANT 717  
841 W. RAWSON AVE.  
OAK CREEK, WI 53154

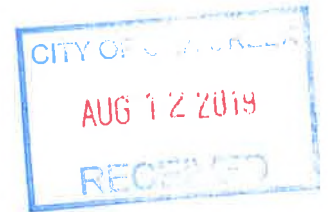
SITE DETAIL

PROPOSAL FOR TEMPORARY USE PERMIT  
INTERMITTANT CRUSHING OPERATIONS

---

**SITE DETAIL**

Ozinga Ready Mix Concrete, Inc.  
Oak Creep Plant #717  
841 W. Rawson Ave.  
Oak Creek, WI 53154



Current Zoning: M-1  
Tax Key Number: 764-9051

Part of the Northwest Quarter of Section 8, Township 5 North, Range 22 East, in the City of Oak Creek (Milwaukee County), Wisconsin

**Current Property Use:**

Industrial activities at the facility include concrete batching and loading of ready-mix trucks. Trucks are parked along the west perimeter of the site. Spare trucks are parked on the southeast portion of the site. Production (use) aggregate stockpiles are stored to the north of the plant in designated bins and areas on site. Recycled material is stockpiled in locations east of the plant. The site has a private drive for access and is comprised of (approximately) 14 acres and is estimated at 60% paved surface (concrete). There are two fuel tanks located on site, immediately south of the primary batch-plant. One 10,000 gallon on road diesel tank and a 500 gallon off road diesel tank. All fuel is utilized by Ozinga Ready Mix concrete operations and the site is not a retail fuel facility. All tanks have been appropriately permitted and installed by a (WI) licensed vendor. A Spill Prevention Control and Countermeasure Plan has been developed for the site.

A second Ready Mix (portable) Plant is on site located just north of the primary plant. This plant is currently permitted (Temporary Use) by the City of Oak Creek.

The site operates based on the demands of our customer base. Hours of operation run typically from 5:30 am to 7:00 pm Monday through Friday with occasional Saturday work. The site has 26 full time employees consisting of 20 ready mix truck drivers, 2 batchmen, 2 mechanics, one end loader / plant operator and a quality control representative. Other management access the site as needed for business demands. Employee parking is available in designated areas to the immediate east and west of the garage and in the front office parking area.

The property has a locked gate (private drive access off of Rawson Ave.) and is surrounded by a 8 foot chain link fence along the West, East and south property lines.

The site utilizes a City Water source and is on a sanitary system. There is a City of Oak Creek hydrant located immediately south of the primary batch-plant that is used (permit issued) for the use of water source to the portable RMX plant. There are no delineated wetlands on the site, but there is a man-made water retention area located just south of the reclaimer building on the south property area. (Rain) Water and production related washdown water is diverted by site gradation and impervious surface to this area and utilized (recycled into the process) for truck washdown needs. In addition, a former "French drain" was installed in 2002 by previous owner (Meyer Material / Aggregate Industries) in the southwest portion of the yard to prevent runoff to the adjacent property owner.

There are eight (8) Storm Sewers located on site. The site has two general permits issued by the Department of Natural Resources – Concrete Product Operations and Storm Water. Both permits require best management practices and guidelines which are carried through, including wet and dry weather monitoring, water sampling, site inspections and annual reporting to the State of Wisconsin Department of Natural Resources. There have been zero concerns with the operations of Ozinga Ready Mix Concrete by the State of WI DNR.



OZINGA READY MIX CONCRETE, INC.  
OAK CREEK READY MIX PLANT 717  
841 W. RAWSON AVE.  
OAK CREEK, WI 53154

OPERATIONAL (CRUSHING) PLAN

PROPOSAL FOR TEMPORARY USE PERMIT  
INTERMITTANT CRUSHING OPERATIONS



OPERATIONAL PLAN – CRUSHING OPERATIONS

**Overview**

In December 2016, Ozinga Ready Mix Concrete, Inc. prepared an operational plan for the crushing of returned concrete and applied for a Conditional Use Permit. This plan was submitted to the City of Oak Creek for review and discussion of the Plan Commission. However, due to reasons out of the control of Ozinga Ready Mix Concrete, the request was removed from the Plan Commission docket. In conversations with Pete Wagner of the City of Oak Creek, there was apparent legislation that was the cause for removal. Mr. Pete Wagner informed Ozinga Ready Mix Concrete, Inc. personnel that we could apply for independent 14-day temporary requests for the ability to crush returned concrete on site. From 2017 through present, Ozinga Ready Mix Concrete, Inc. has applied for and been granted such requests and has completed operations without concern or complaints by neighbors or the City of Oak Creek.

During July 2019, Ozinga Ready Mix Concrete, Inc. personnel met with City of Oak Creek (staff) officials to review the status of activities on site including crushing operations. It was recommended by City of Oak Creek (staff) officials to apply for a temporary use permit for the remainder of 2019. Previously in 2019, Ozinga has applied for four (4) temporary requests (2/4 – 2/21, 3/4 – 3/21, 6/17 – 7/8 & 7/25 – 8/13) including one four-day extension (7/9 – 7/12) due to inclement weather. In all previous approvals, please note that Ozinga Ready Mix Concrete, Inc. has not performed crushing activities outside of the permit timeframes.

**Activity**

It is the intent of Ozinga Ready Mix Concrete to crush returned concrete at the Oak Creek facility. Crushing is performed by a portable crusher. Ozinga has two portable units for recycling of returned concrete. Either unit has the capability to satisfy the demand based on the plants demand, and only one portable crushing unit will be used on site. If only one specific unit can be utilized by the temporary use permit guidelines, Ozinga will only utilize Unit 2 listed below.

- |   |   |
|---|---|
| Unit 1: 2006 Kolberg Pioneer (KPI-JCI) HIS FT4250CC<br>Track Mounted Crusher – Serial Number 406446 | Unit 2: 2011 Kolberg Pioneer (KPI-JCI) FT4250CC<br>Track Mounted Crusher – Serial Number 411417 |
|---|---|

**Stockpile**

Stockpile of material is conducted by a 40’ stacking conveyor – stockpile height of 30’. Ozinga proposes stockpile of recycled material not to exceed local limits proposed by the Plan Commission. Where deemed appropriate, a wetting operation will be utilized to prevent dust from being blown off the property, and in conjunction with the existing Ozinga fugitive dust control plan in place at the plant. Stockpiling is allocated for two areas on site – a primary location and secondary location. It is intended to use only the primary location, based on current business needs.

**Hours of Operation**

Days of operation for crushing is proposed to be Monday – Friday with NO Saturday or Sunday crushing with hours of crushing to be conducted between 7:00 am and 4:00 pm when crushing is necessary. Due to the infrequent need to crush returned product, Ozinga proposes no more than 30 crushing days for the remainder of 2019.

**Production Log**

All crushing production will be detailed through a log that identifies the specific days and hours during which materials were crushed and will make this information available to the City of Oak Creek in a timeframe specified by the City, if so requested.

**Noise**

The operation will comply with noise standards set forth under the Municipal Code.





OZINGA READY MIX CONCRETE, INC.

OAK CREEK READY MIX PLANT 717

841 W. RAWSON AVE.

OAK CREEK, WI 53154

SITE PERIMETER VIEWS

PROPOSAL FOR TEMPORARY USE PERMIT

INTERMITTANT CRUSHING OPERATIONS



**OZINGA**



AUG 12 2019

RECEIVED



**OZINGA**



CITY OF GAR CREEK

AUG 12 2019

RECEIVED



OZINGA

CITY OF CAR CREEK

AUG 12 2019

RECEIVED



**OZINGA**



**AUG 12 2019**  
**RECEIVED**



OZINGA



AUG 12 2019

RECEIVED



**OZINGA**

AUG 12 2019

RECEIVED



**OZINGA**

CITY OF OZINGA

AUG 12 2019

RECEIVED





OZINGA

CITY OF SAUK CREEK

AUG 12 2019

RECEIVED



AUG 12 2019

CITY OF OAK CREEK

AUG 12 2019

RECEIVED

OZINGA READY MIX CONCRETE, INC.

OAK CREEK READY MIX PLANT 717

841 W. RAWSON AVE.

OAK CREEK, WI 53154

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

Revision Date: 1/30/2015 (by previous owner Aggregate Industries)

Revision Date: August 12, 2019 for Scale (Fischer – Fischer – Theis, Inc.)

PROPOSAL FOR TEMPORARY USE PERMIT

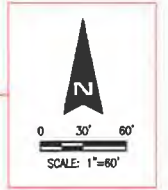
INTERMITTANT CRUSHING OPERATIONS

# A.L.T.A./A.C.S.M. LAND TITLE SURVEY

841 RAWSON AVENUE  
 OAK CREEK, WI 53154  
 TAX ID NO. 764-9051  
 DOCUMENT NO. 8311204

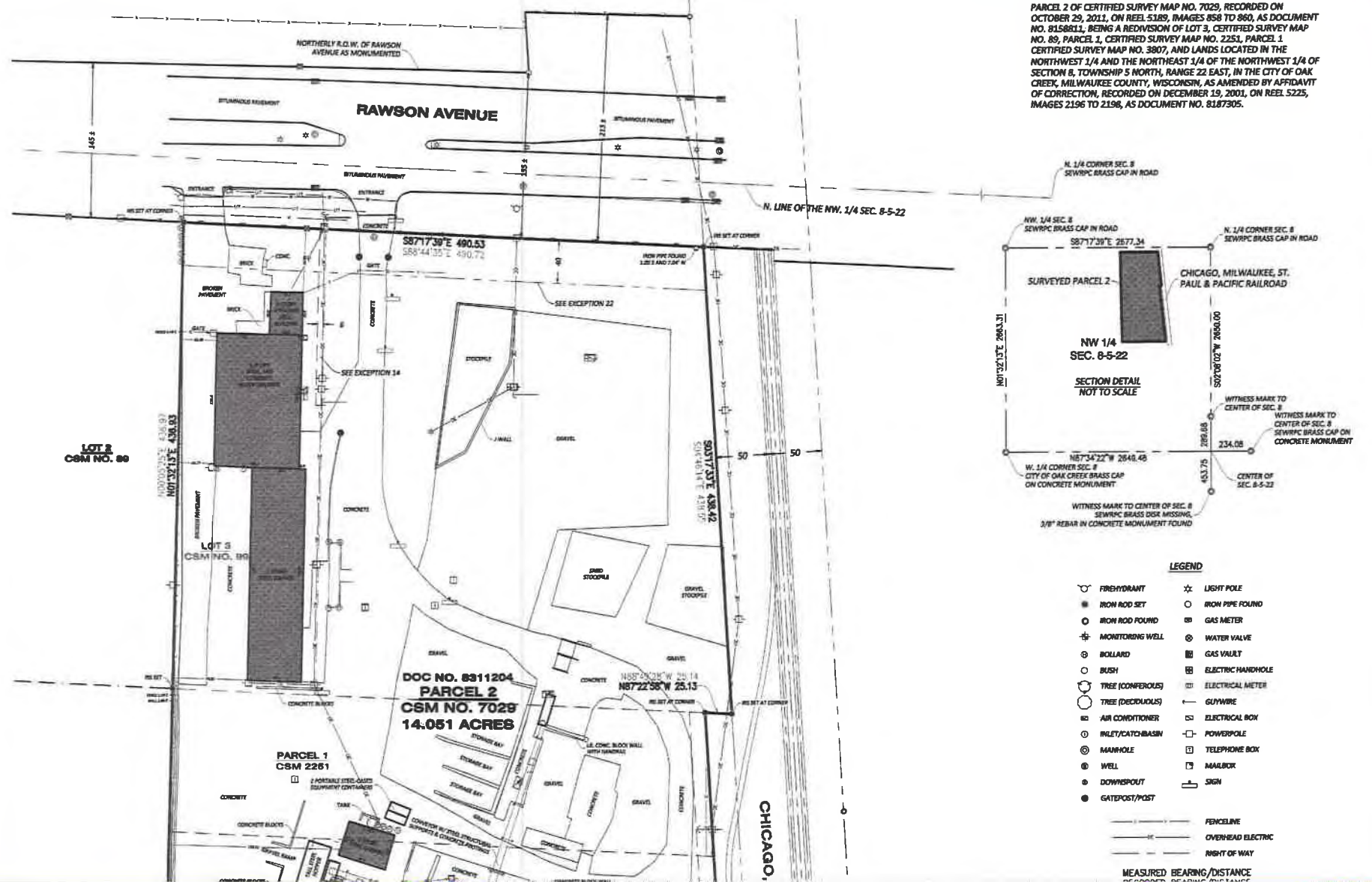
PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH,  
 RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

THE SIZE OF THIS DRAWING HAS BEEN REDUCED. IT IS NO LONGER AT A SCALE OF 1" = 60'-0". USE THIS GRAPHIC SCALE.



### LEGAL DESCRIPTION:

PARCEL 2 OF CERTIFIED SURVEY MAP NO. 7029, RECORDED ON OCTOBER 29, 2011, ON REEL 5389, IMAGES 858 TO 860, AS DOCUMENT NO. 8158811, BEING A REDIVISION OF LOT 3, CERTIFIED SURVEY MAP NO. 89, PARCEL 1, CERTIFIED SURVEY MAP NO. 2251, PARCEL 1 CERTIFIED SURVEY MAP NO. 3807, AND LANDS LOCATED IN THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN, AS AMENDED BY AFFIDAVIT OF CORRECTION, RECORDED ON DECEMBER 19, 2001, ON REEL 5225, IMAGES 2196 TO 2198, AS DOCUMENT NO. 8187905.



### LEGEND

- |                     |                     |
|---------------------|---------------------|
| ○ FIREHYDRANT       | ☆ LIGHT POLE        |
| ● IRON ROD SET      | ○ IRON PIPE FOUND   |
| ⊕ IRON ROD FOUND    | ⊗ GAS METER         |
| ⊕ MONITORING WELL   | ⊗ WATER VALVE       |
| ⊕ BOLLARD           | ⊗ GAS VAULT         |
| ○ BUSH              | ⊗ ELECTRIC HANDHOLE |
| ○ TREE (CONIFEROUS) | ⊗ ELECTRICAL METER  |
| ○ TREE (DECIDUOUS)  | — GUYWIRE           |
| ⊗ AIR CONDITIONER   | ⊗ ELECTRICAL BOX    |
| ⊗ INLET/CATCH-BASIN | ⊗ POWERPOLE         |
| ⊗ MANHOLE           | ⊗ TELEPHONE BOX     |
| ⊗ WELL              | ⊗ MAILBOX           |
| ⊗ DOWNSPOUT         | ⊗ SIGN              |
| ⊗ GATEPOST/POST     |                     |

- FENCELINE
- OVERHEAD ELECTRIC
- RIGHT OF WAY

MEASURED BEARING/DISTANCE



## PLAN COMMISSION REPORT

Proposal: Conditional Use Permit – Clinic

Description: Conditional Use Permit review for a proposed clinic in a portion of the multitenant building (C) on the property at 140 E. Rawson Ave.

Applicant(s): Linda Niemela, Medical Support Services, Inc.

Address(es): 140 E. Rawson Ave.

**Suggested Motion:** That the Plan Commission recommends that the Common Council approves a Conditional Use Permit for a clinic within the multitenant building on the property at 140 E. Rawson Ave., after a public hearing and subject to Conditions and Restrictions that will be prepared for the Plan Commission’s review at the next meeting (September 24, 2019).

Owner(s): EAST RAWSON AVE LLC

Tax Key(s): 733-9991-001

Lot Size(s): 13.496 ac

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

Overlay District(s): N/A

Wetlands:  Yes  No      Floodplain:  Yes  No

Comprehensive Plan: Planned Industrial

### Background:

The Applicants are requesting recommendation of Conditional Use approval for a proposed physical, occupational, and speech language therapy clinic within a portion of the multitenant building (C) on the property at 140 E. Rawson Ave. Clinics are Conditional Uses in the M-1, Manufacturing district.

As proposed, the cline would occupy approximately 8,517 gross square-feet in two (2) suites of Building C, currently under construction. Hours of operation would be as follows:

Monday through Friday	7:30 AM – 6:30 PM
Saturday	8:00 AM – 12:00 PM or by appointment
Sunday	Closed

It is anticipated that 20-50 clients per day would visit the facility, and that 15-20 employees would be at the facility during business hours.

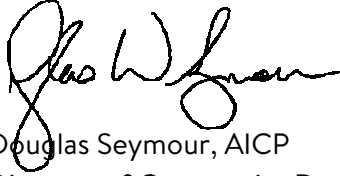
Access to the site will be via the shared drive off of E. Rawson Ave. During review of the site and building plans in 2016, the Applicant indicated that the 278 parking stalls provided for the three (3) multitenant buildings was adequate based on similar buildings and tenant needs. Information provided by the landowner states that the development has 284 parking stalls, 95 of which serve Building C. Some of the 95 parking stalls between Buildings B and C could be shared as well. Minimum parking requirements for medical, dental, and similar professional health service offices are calculated at five (5) patient stalls for every doctor, plus one (1) stall per employee at peak shift. Information provided does not distinguish therapists from support staff, nor does the submission estimate the maximum number of clients anticipated onsite at any given time. If all 20 employees were therapists that could treat clients simultaneously, a total of 100 parking stalls would be required based on the medical office requirement. Staff recognize that the clinic is client-based, and not likely that all employees provide therapeutic services. Realistically, one (1) stall per therapist plus one (1) stall per employee is likely sufficient for the proposed clinic. Staff have no immediate concerns for the provided parking.

No site or exterior building modifications, with the exception of anticipated future wall signs, are proposed. Plan Commissioners should be aware that this property is currently under construction. Should the Conditional Use Permit be recommended for approval, the Time of Compliance section of the Conditions and Restrictions will need to take construction timetables into consideration.

With the above in mind, Planning Staff have no objections to the proposed Conditional Use Permit request. Should the Plan Commission agree, staff will prepare Conditions and Restrictions that for review at the September 24th Plan Commission meeting.

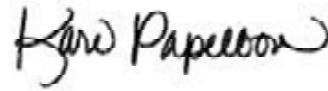
**Options/Alternatives:** The Plan Commission has the discretion to recommend or not recommend Common Council approval of the Conditional Use Permit request. Should the request not be recommended for Council approval, Plan Commissioners must provide the Code Sections upon which the denial is based, and 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.

Respectfully submitted:



Douglas Seymour, AICP  
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP  
Planner

---

Attachments:

Location Map

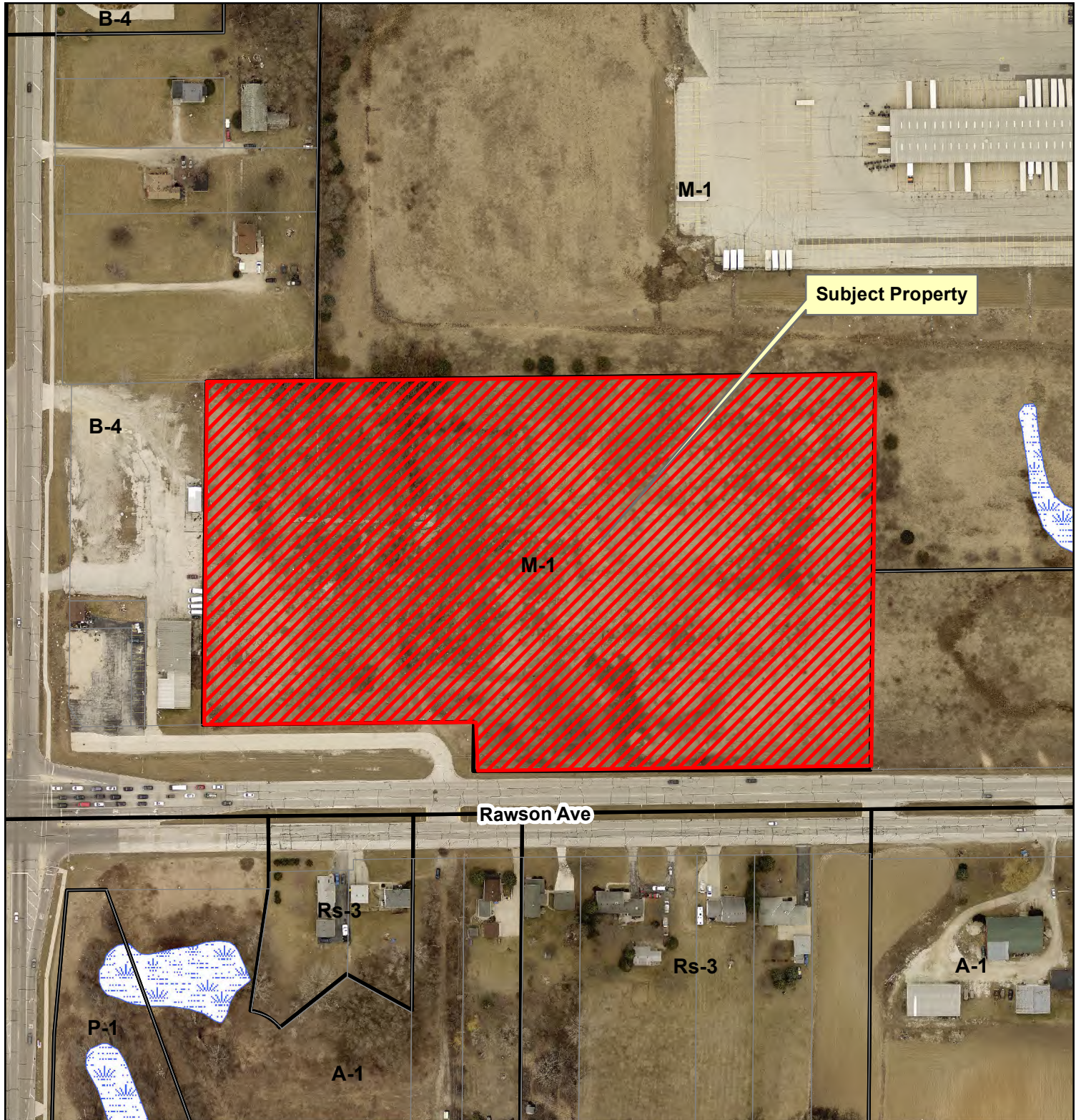
Letter of Transmittal (1 page)

Plan of Operation (3 pages)

Tenant Buildout Plans (3 pages)

---

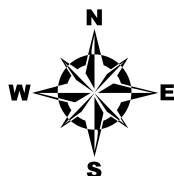
# Notification Map 140 E. Rawson Ave.






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



Department of Community Development



## Legend

-  Subject Property
-  Officially Mapped Streets
-  DNR Wetlands Inventory





St John Properties, Inc.  
1020 James Dr., Suite G  
Hartland, WI 53029

Dustin Atkielski  
262-370-6855 ©  
262-369-0100 Office  
262-369-9075 FAX  
Email: datkielski@sjpi.com

## MEMO

**To:** City of Oak Creek  
Planning/Zoning Department  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154  
ATTN: Kari Papelbon

**From:** Dustin Atkielski

**Date:** August 13<sup>th</sup>, 2019

**Re:** APPLICATION FOR CONDITIONAL USE PERMIT  
Medical Support Services, Inc. and Tender Touch Therapy, LLC  
140 East Rawson Ave.  
Oak Creek, WI 53154

We are submitting plans, specifications and application to Plan Commission for a Condition Use Permit per Section 17.03171(c)(9) for a clinic in the M-1 zoning district for Medical Support Services, Inc. and Tender Touch Therapy, LLC. The following documents are included;

1. Detailed Plan of Operation
2. Site Plan
3. Floor Plan

**Detailed Plan of Operation:** Please see attached document

**Site Plan:** The site plan shows the location of the proposed space within the building footprint as well as the parking lot and sidewalk areas. This page also includes data for the specific space as well as building data. The development has a total of 284 parking space in which 95 serve directly to building C with and additional 95 that can be also utilized from Building B due to the shared lot.

**Floor Plan:** The front portion of the space will support a client waiting area, offices, clinician work area, evaluation rooms, break room, restrooms, and will feature a full mockup apartment that will be used to train clients on day to day tacks/activities. The rear portion of the space will utilize our taller deck height for a gym space for specific devices/equipment like therapy swings, larger equipment similar to playground equipment, and group work areas.

## Detailed Plan of Operation

### Tender Touch Therapy, LLC

#### **Hours of Operation:**

-Monday through Friday 7:30 AM to 6:30 PM

-Saturday 8:00 AM to 12:00 PM or by appointment

**Number of Employees:** 15 to 20

**Number of Clients Per Day:** Estimated 20 to 50 per day

#### **Background**

Founded in 1999, Tender Touch Therapy started with a few therapists providing in home Physical & Occupational therapy to children following discharge from Birth to 3 services. On April 4th, 2006 we opened the doors to our Kenosha Clinic. Since then we have grown to providing services to over 400 pediatric and young adult patients in Southeastern Wisconsin. Our therapists work with clients and their families to provide individualized, or group, therapeutic programming which will enhance, challenge, and encourage patients to increase their independence, enhance their health, and improve their lifelong wellness.

#### **Mission Statement**

Tender Touch Therapy provides high quality pediatric physical, occupational, and speech language therapy services. As a comprehensive team, we implement creative and effective treatment strategies in order to maximize functional independence and achieve patient-specific goals. We will advocate on behalf of each child and their family to enhance well-being and improve lifelong wellness.

#### **Values**

**Advocacy:** We will create and maintain support for children, young adults, and their family in the therapeutic setting as well as their everyday life. We strive to seek what is best in treatment for happiness, and function to carry over into the home and community. We will act and speak in advocacy through medical and community relationships as we expressly share in each family's and child's dreams and goals.

**Creativity:** We will utilize boundless creativity throughout our pursuit of excellence and best practice as we strive to advance each child and young adult in their areas of strength and propel them forward into opportunity and successful accomplishments.

**Well-Being:** We strive to support wellness and balance for our families and kids while encouraging development into healthy young adults. We will model well-being as clinicians through our demeanor and as a company through our promotion.

**Teamwork:** We will cooperate in the spirit of teamwork both internally and externally as we coordinate with other health care providers, parents, co-workers, and the community we live in. We will employ the practices of collaboration and enhanced communication to expand the traditional roles of healthcare, and to make decisions as a motivated team that works toward a common goal.

## **Services**

### **Physical Therapy**

Physical Therapists provide skilled evaluation, consultation, and therapeutic intervention to children across the lifespan in order to improve movement, function, and promote overall health & fitness. Our physical therapists provide individualized treatment to each child in order to appropriately challenge the child, and to help him/her reach their full potential.

### **Our Pediatric Physical Therapists treat all of the following, but not limited to:**

- Cerebral Palsy
- Down Syndrome
- Spina Bifida
- Torticollis
- Plagiocephaly
- Development Delay
- Hemiplegia
- Traumatic Brain Injury
- Muscular Dystrophy
- Toe-Walking
- Walking Difficulties
- Orthopedic Injuries
- Pain
- Arthritis
- Vestibular Disorders
- Coordination Disorders
- Genetic Syndromes

### **Occupational Therapy**

Occupational Therapy is a blend of art and science concerned with the "occupations" of daily living. Occupational therapy includes sensory and neuromotor activities along with play activities to optimize a child's capacity to function independently at home, in school, and in the community. Our Occupational Therapists provide creative solutions and resources for success in daily activities of self-help, play, and schoolwork.

**Our Occupational Therapists treat children and infants with the following but not limited to:**

- Brachial Plexus Injury
- Autism Spectrum Disorders
- Sensory Processing Disorders
- Attention Deficit Disorder/ Attention Deficit Hyperactivity Disorders
- Fine Motor Delay
- Cerebral Palsy
- Down Syndrome
- Genetic Disorders

**Speech Therapy**

Speech-Language Pathologists (SLPs) are specially trained in evaluating and treating communication and feeding/swallowing disorders across the lifespan. Communication and feeding/swallowing abilities may be impacted by disorders such as autism, cerebral palsy, down syndrome, or development delay. SLP's at Tender Touch Therapy provide services in a variety of areas in order to maximize opportunities for growth by providing a unique therapy program to meet the needs of the child.

**The most common areas that our SLPs provide evaluation, consultation, and intervention include:**

- Speech Sound Disorders (Articulation, Phonology)
- Motor Speech Disorders (Apraxia, Dysarthria)
- Stuttering
- Voice Disorders
- Language Delays
- Expressive and Receptive Communication
- Augmentative and Alternative Communication
- Social Communication
- Linguistic Processing
- Cognitive Aspects of Communication
- Executive Function Skills
- Sensory Feeding
- Swallowing



1020 JAMES DRIVE SUITE G  
HARTLAND, WISCONSIN 53029  
262.524.0100

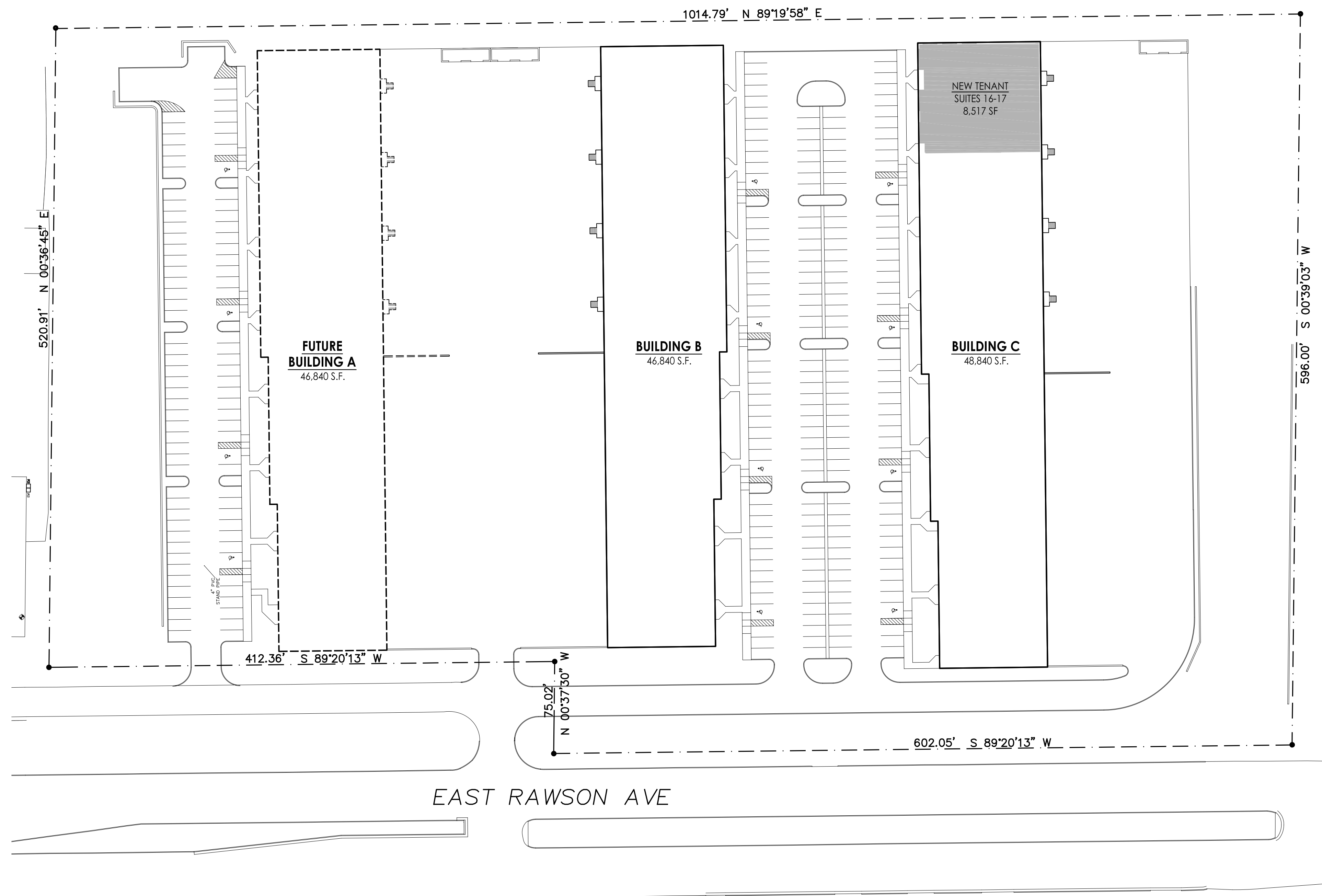
TENANT BUILD OUT FOR:  
**TENDER TOUCH THERAPY**  
140 EAST RAWSON AVENUE  
OAK CREEK, WISCONSIN



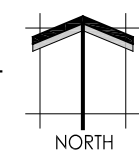
haag müller, inc.  
Architecture • Engineering • Interiors

101 East Grand Avenue, Suite 1  
Port Washington, Wisconsin 53074  
262.268.1200 www.haagmuller.com

© 2019 haag müller, inc.



SITE PLAN (EXISTING CONDITIONS)  
NOT TO SCALE



DRAWING INDEX							
REVISIONS						NO.	SHEET TITLE
XX-XX-XXXX	1	2	3	4	5		
						G-101	COVER SHEET, SHEET INDEX, CODE DATA, & SITE PLAN
						A-101	FLOOR PLAN
						A-102	ENLARGED RESTROOM PLAN & DOOR/FINISH SCHEDULE

PROJECT GENERAL NOTES:

- SUBCONTRACTORS (PLUMBING, ELECTRICAL, HVAC, AND FIRE SPRINKLER) ARE RESPONSIBLE FOR DESIGNING THEIR RESPECTIVE SYSTEMS, AND FOR PREPARING AND SUBMITTING DRAWINGS AND CALCULATIONS (TO THE STATE AND LOCAL MUNICIPALITY) NECESSARY TO OBTAIN PERMITS.
- ALL EXISTING DIMENSIONS, CONSTRUCTION, AND CONDITIONS ARE TO BE FIELD-VERIFIED BY CONTRACTOR PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND DRAWINGS.

CODE DATA FOR TENANT BUILDOUT  
(2015 INTERNATIONAL BUILDING CODE)

	PROJECT PARAMETERS	TOTAL	CODE REFERENCE
USE	BUSINESS	-	S-302
PROJECT AREA	8,517 SF	8,517 SF	
OCCUPANCY RATE	BUSINESS AREAS - 100 S.F. / OCC EXERCISE AREA - POSTED	-	T-1004.1.2
OCCUPANCY LOAD (BY AREA CALC)	BUSINESS AREAS - 4,087 / 100 = 41 EXERCISE AREA - POSTED AT 49	90 OCCUPANTS	PROJECT AREA RATE
CONSTRUCTION TYPE	II B		S-602
SPRINKLED	YES - FULLY		
USE SEPARATIONS	NON-SEPARATED		S-508.3.2
PLUMBING FACILITIES	REQUIRED> MEN: 2-WC, 2-LAV WOMEN: 2-WC, 2-LAV 1-DRINKING FOUNTAIN PROVIDED> MEN: 2-WC, 2-LAV WOMEN: 2-WC, 2-LAV UNISEX (MOCK APARTMENT) 1 WC, 1 LAV DRINKING FOUNTAIN PROVIDED		S-2902.1
PROJECT VOLUME	8,517 SF X 18'-2" = 154,725 CF		

CODE DATA FOR OVERALL BUILDING  
(2009 INTERNATIONAL BUILDING CODE)

		CODE REFERENCE
POSSIBLE USES	B, F-2, S-1 & S-2	S-302
CONSTRUCTION TYPE	II B METAL FRAME UNPROTECTED	S-602, T-601
GROSS AREA	48,840 SF	
FIRE SUPPRESSION	FULLY SPRINKLERED	
ALLOWABLE AREA (S-1 DICTATES)	S-1 WITH AUTOMATIC SPRINKLER SYSTEM = 70,000 S.F.	T-506.2

COVER SHEET, SHEET INDEX, CODE DATA, & SITE PLAN

TENDER TOUCH THERAPY

TENANT BUILD OUT AT RAWSON AVE BUSINESS CENTER  
140 EAST RAWSON AVE - BUILDING C SUITES 15-17  
OAK CREEK, WI

NO.	DATE	DESCRIPTION
1	08/01/2019	ISSUE FOR BID/PLAN REVIEW

DATE: 08-01-2019  
PROJ. NO: 1907122  
DRAWN BY: TDL  
SHEET

**G-101**



**haag müller, inc.**

Architecture • Engineering • Interiors

101 East Grand Avenue, Suite 1  
Port Washington, Wisconsin 53074  
262.268.1200 www.haagmuller.com

© 2019 haag müller, inc.



**FLOOR PLAN**  
**TENDER TOUCH THERAPY**  
TENANT BUILD OUT AT RAWSON AVE BUSINESS CENTER  
140 EAST RAWSON AVE - BUILDING C SUITES 15-17  
OAK CREEK, WI

REVISIONS		DATE	DESCRIPTION
NO.	DATE	DESCRIPTION	ISSUE FOR BID/PLAN REVIEW
1	08/01/2019		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

DATE: 08-01-2019  
PROJ. NO: 1907122  
DRAWN BY: TDL  
SHEET

**A-101**

**FLOOR PLAN KEYED NOTES:**

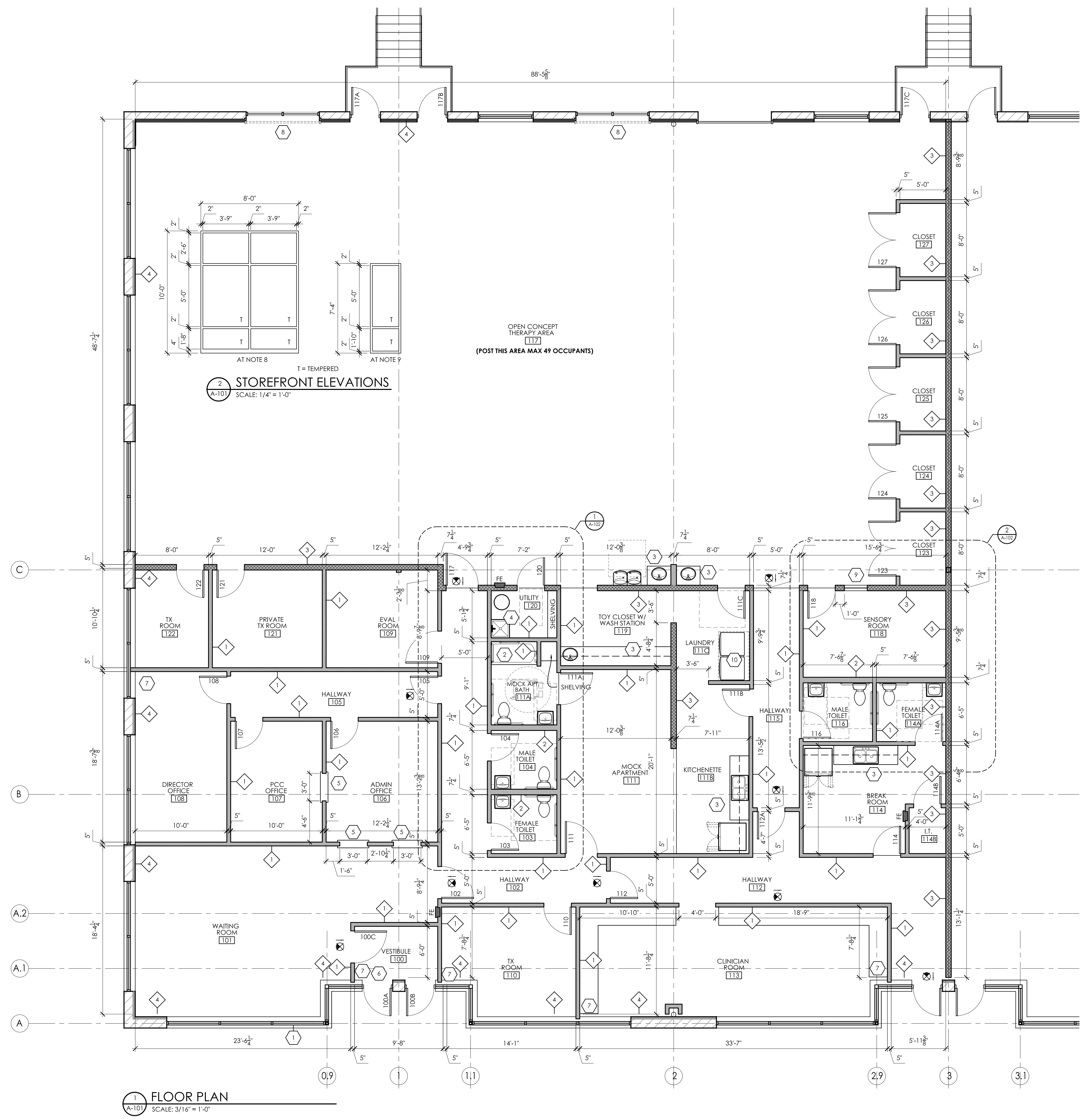
- EXISTING CONSTRUCTION TO REMAIN INDICATED THUS.
- TUB/FIBERGLASS SURROUND SEE A-102 FOR GRAB BAR LOCATIONS
- BASE CABINETS, COUNTERTOP, SINK, AND UPPER CABINETS. SEE CASEWORK DETAILS ON SHEET A-102. DOOR & DRAWER CONFIGURATION, FINISHES, AND HARDWARE TO BE COORDINATED BETWEEN OWNER AND TENANT. FIELD VERIFY ALL FINAL CABINERY DIMENSIONS.
- FLOOR MOUNTED MOP SINK.
- RECEPTIONIST COUNTER @ 34' A.F.F.
- EXTERIOR DOOR TO REMAIN CLOSED & LOCKED.
- SEE 8/A-102 FOR WALL/WINDOW DETAIL
- REMOVE EXISTING OVERHEAD DOOR, TRACK AND EQUIPMENT AND INSTALL NEW STOREFRONT TO MATCH EXISTING. TURN OVER DOOR AND ALL TRACK AND EQUIPMENT TO OWNER. SEE 2/A-101
- INTERIOR ALUMINUM SIDELIGHT, SEE 2/A-101
- WASHER/DRYER BY LESSEE

**WALL TYPES**

- TYPICAL PARTITION WALL:  
3 5/8" 25 GA. METAL STUDS AT 24" O.C. W/ 3 1/2" SOUND BATT INSULATION AND 5/8" GYPSUM WALLBOARD EA. SIDE. EXTEND STUDS AND G.W.B. TO +10'-0" AFF. BRACE TO STRUCTURE ABOVE WITH DIAGONAL FRAMING AS NEEDED FOR LATERAL STABILITY.
- RESTROOM PLUMBING WALL:  
6" 25 GA. METAL STUDS AT 24" O.C. W/ 5 1/2" SOUND BATT INSULATION AND 5/8" MOISTURE-RESISTANT GYPSUM WALLBOARD EA. SIDE. EXTEND STUDS AND G.W.B. TO +10'-0" AFF. BRACE TO STRUCTURE ABOVE WITH DIAGONAL FRAMING AS NEEDED FOR LATERAL STABILITY.
- 6" 20 GA. METAL STUDS AT 24" O.C. W/ 5 1/2" SOUND BATT INSULATION AND 5/8" GYPSUM WALLBOARD EA. SIDE. EXTEND STUDS, G.W.B., AND BATT UP TO ROOF DECK. CONNECT WALL TO BOTTOM OF STRUCTURE ABOVE WITH TOP SLIP TRACK ALLOWING FOR 2" DEFLECTION. WHERE THERE IS NO TENANT ON THE OPPOSITE SIDE OF THE DEMISING WALL, OMIT THE G.W.B. ON THE NON-TENANT SIDE (IT MAY BE DEFERRED UNTIL A TENANT OCCUPIES THAT SPACE).
- 5/8" GYPSUM WALLBOARD OVER EXISTING EXTERIOR WALL CONSTRUCTION ENTIRE SURFACE OF WALL TO 10' A.F.F.

**GENERAL NOTES:**

- ALL WORK IN THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS, REGULATIONS, ETC., REQUIRED, ISSUED, OR OTHERWISE ENFORCED BY ANY AND ALL AUTHORITIES HAVING JURISDICTION.
- ALL SUBCONTRACTORS (PLUMBING, ELECTRICAL, HVAC, AND FIRE SPRINKLER) ARE RESPONSIBLE FOR DESIGNING THEIR RESPECTIVE SYSTEMS, AND FOR PREPARING AND SUBMITTING DRAWINGS AND CALCULATIONS (TO THE STATE AND LOCAL MUNICIPALITY) NECESSARY TO OBTAIN PERMITS.
- ALL EXISTING DIMENSIONS, CONSTRUCTION, AND CONDITIONS ARE TO BE FIELD-VERIFIED BY CONTRACTOR PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND DRAWINGS.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS, UNLESS HEREIN SPECIFIED TO THE CONTRARY.
- ALL WORK BE GUARANTEED AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM OCCUPANCY UNLESS A LONGER PERIOD IS SPECIFIED HEREIN.
- INCLUDE ALL CLEANUP DURING AND AT THE COMPLETION OF THE PROJECT. THE CONSTRUCTION MANAGER WILL DESIGNATE AREAS FOR TEMPORARY STORAGE OF WASTE MATERIALS AND RUBBISH FOR EACH CONTRACTOR. EACH CONTRACTOR IS RESPONSIBLE FOR CLEANING UP HIS OWN MATERIALS AS SOON AS HE HAS COMPLETED A PHASE OF WORK, OR AT LEAST ONCE A WEEK IF HIS WORK IS ONGOING.
- INCLUDE ALL PATCHING AND REPAIR OF FINISHES THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF THE WORK.
- ALL HINGE SIDE DOOR JAMB RETURNS ARE TO BE 4" UNLESS NOTED OTHERWISE.
- OWNER TO COORDINATE ALL FINISH MATERIALS WITH THE TENANT PRIOR TO CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO DETERMINE THE QUANTITY AND LOCATION OF LIGHT FIXTURES, SWITCHES, OUTLETS ETC. IN ACCORDANCE WITH APPLICABLE CODES. COORDINATE QUANTITIES, LOCATIONS AND POWER REQUIREMENTS FOR WAREHOUSE AREA WITH TENANT AND OWNER.
- F.E. (FIRE EXTINGUISHER); MULTIPURPOSE DRY-CHEMICAL TYPE: UL RATED 4-A-B-C, 10 LB. MOUNT PER ADA REQUIREMENTS. VERIFY QUANTITY & LOCATIONS W/ LOCAL FIRE CHIEF.
- PROVIDE SOLID FIRE-RETARDANT 2X BLOCKING IN WALLS (SET FLUSH TO FACE OF STUD) FOR CABINETS, GRAB BARS, SHELVING, ETC.
- ALL EXTERIOR WINDOWS TO HAVE G.W.B. HEAD AND JAMB RETURNS, UNLESS OTHERWISE DIRECTED BY OWNER.
- ALL EXTERIOR WINDOWS SHALL RECEIVE WINDOW STOOLS PER DETAIL 12/A-103.
- REQUIRED EMERGENCY BACK-UP LIGHTING TO BE DESIGN/BUILD.
- CEILING MOUNTED ILLUMINATED EXIT SIGNAGE INDICATED THUS:
- HVAC CONTRACTOR TO VERIFY ACOUSTICAL REQUIREMENTS W/ OWNER TO DETERMINE IF RETURN AIR NOISE SILENCERS ARE REQUIRED IN ANY SPACES.
- INTERIOR PARTITION WALLS THAT APPEAR TO BE CENTERED ON STOREFRONT MULLIONS OR ALIGN WITH WINDOW JAMBS ARE, ADJUST DIMENSIONS ACCORDINGLY.
- ALL DOOR HARDWARE IS TO BE ADA/ACCESSIBILITY COMPLIANT. LOCKSET FUNCTIONS TO BE COORDINATED WITH TENANT.
- FIRE EXTINGUISHERS SHOWN THUS: FE COORDINATE FINAL LOCATIONS WITH LOCAL AUTHORITY HAVING JURISDICTION. SEE NOTE 11.



**1 FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**haag müller, inc.**  
Architecture • Engineering • Interiors

101 East Grand Avenue, Suite 1  
Port Washington, Wisconsin 53074  
262.268.1200 www.haagmuller.com

© 2019 haag müller, inc.

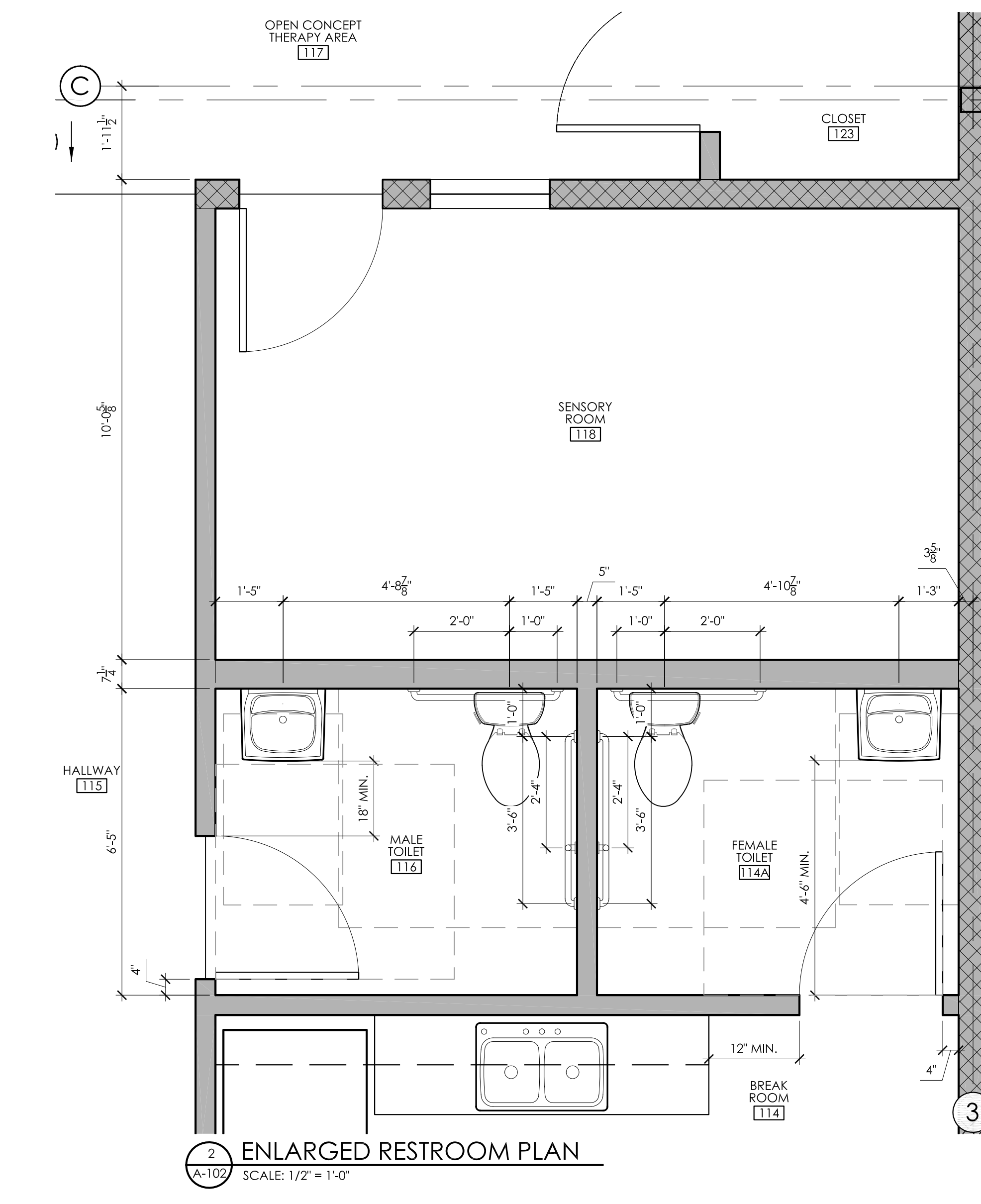


**ENLARGED RESTROOM PLAN & DOOR/FINISH SCHEDULE**  
**TENDER TOUCH THERAPY**  
TENANT BUILD OUT AT RAWSON AVE BUSINESS CENTER  
140 EAST RAWSON AVE - BUILDING C SUITES 15-17  
OAK CREEK, WI

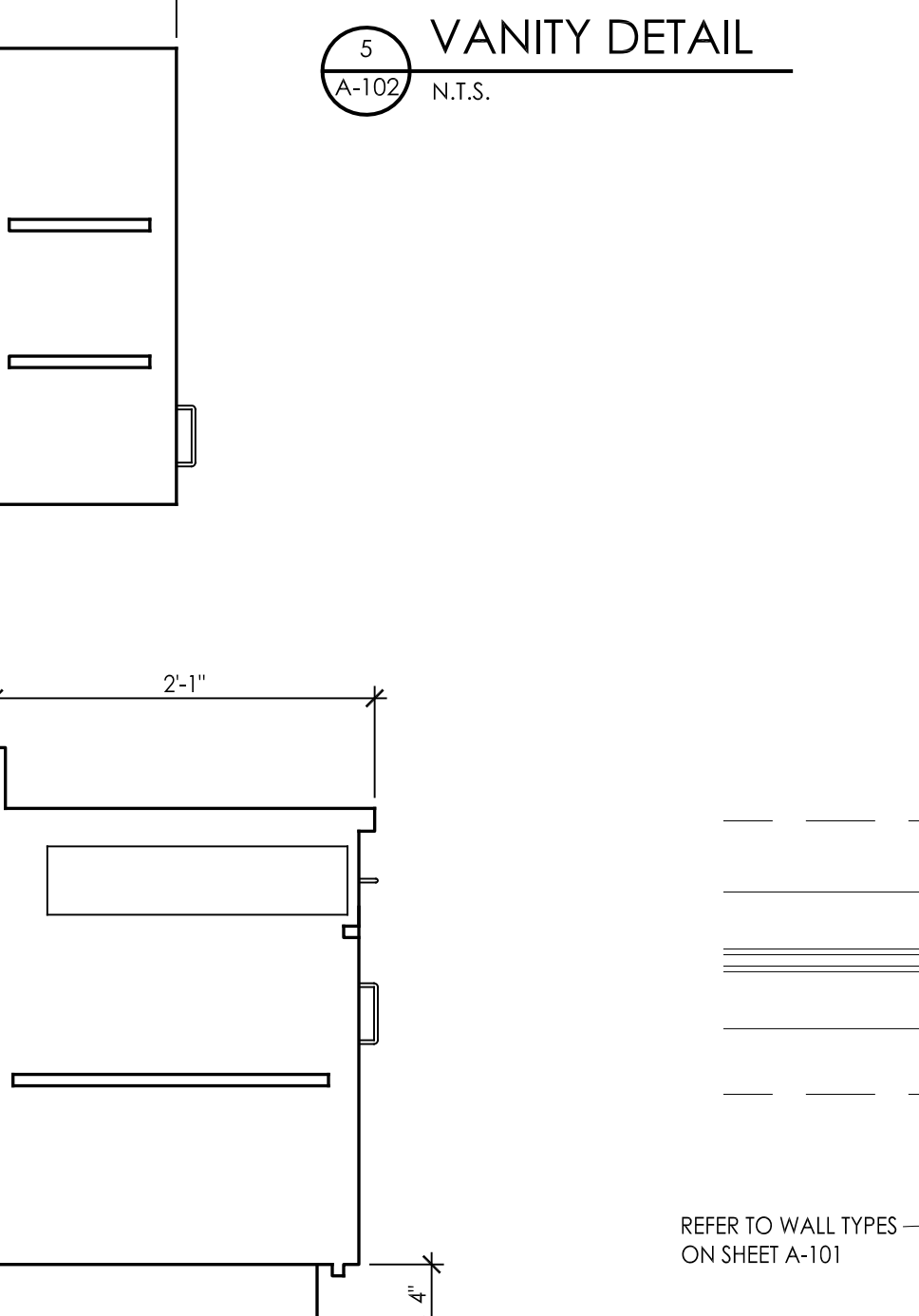
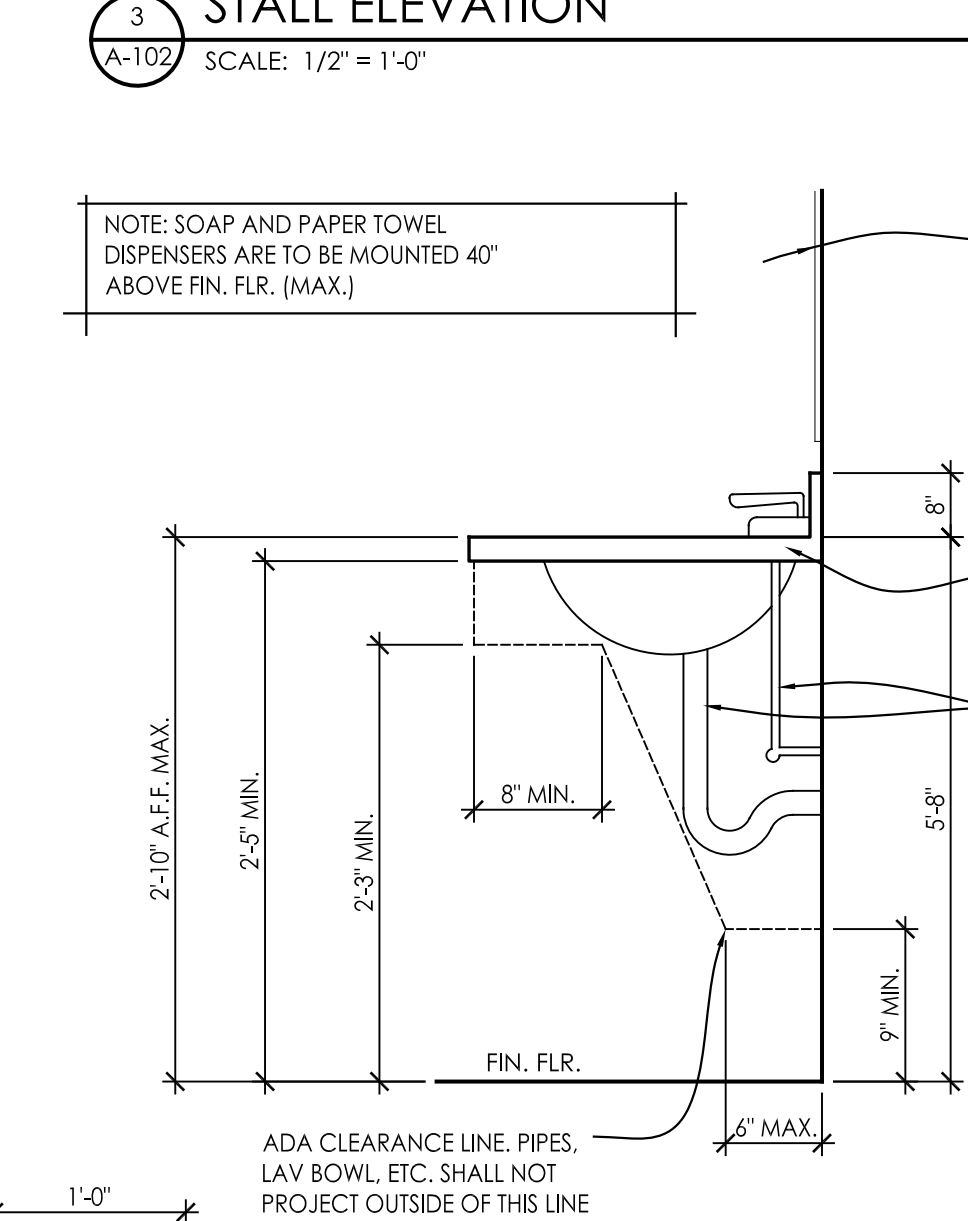
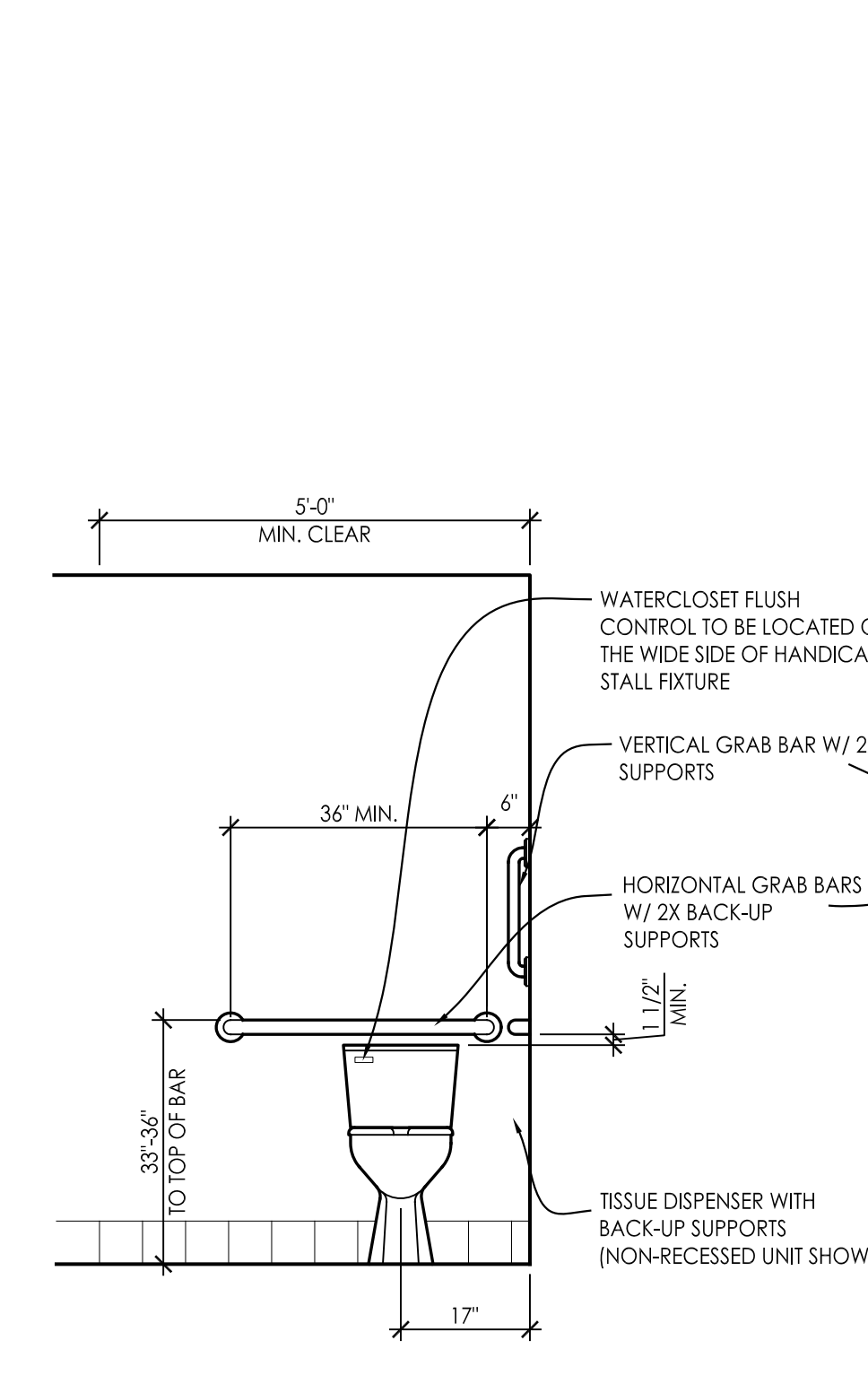
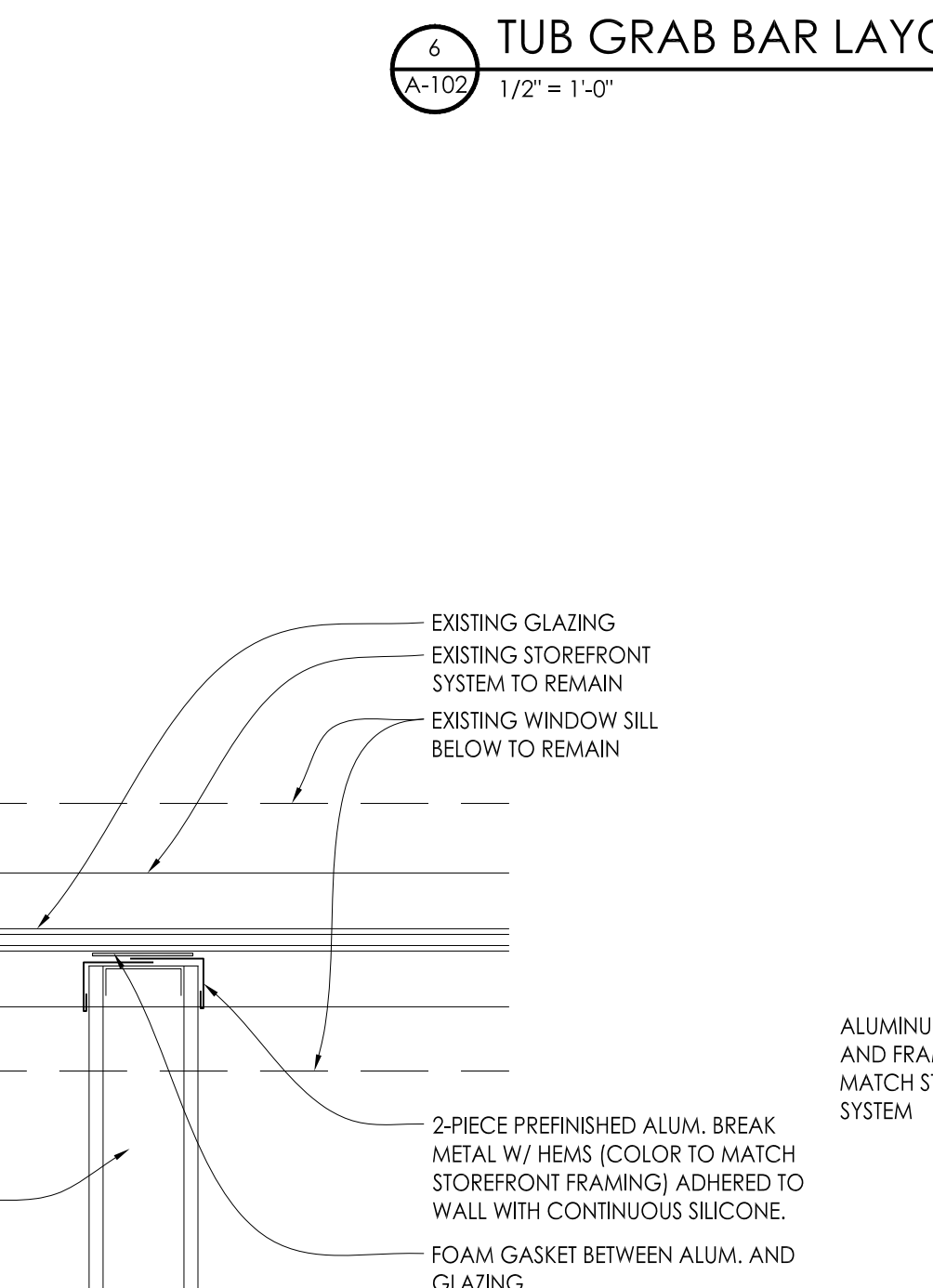
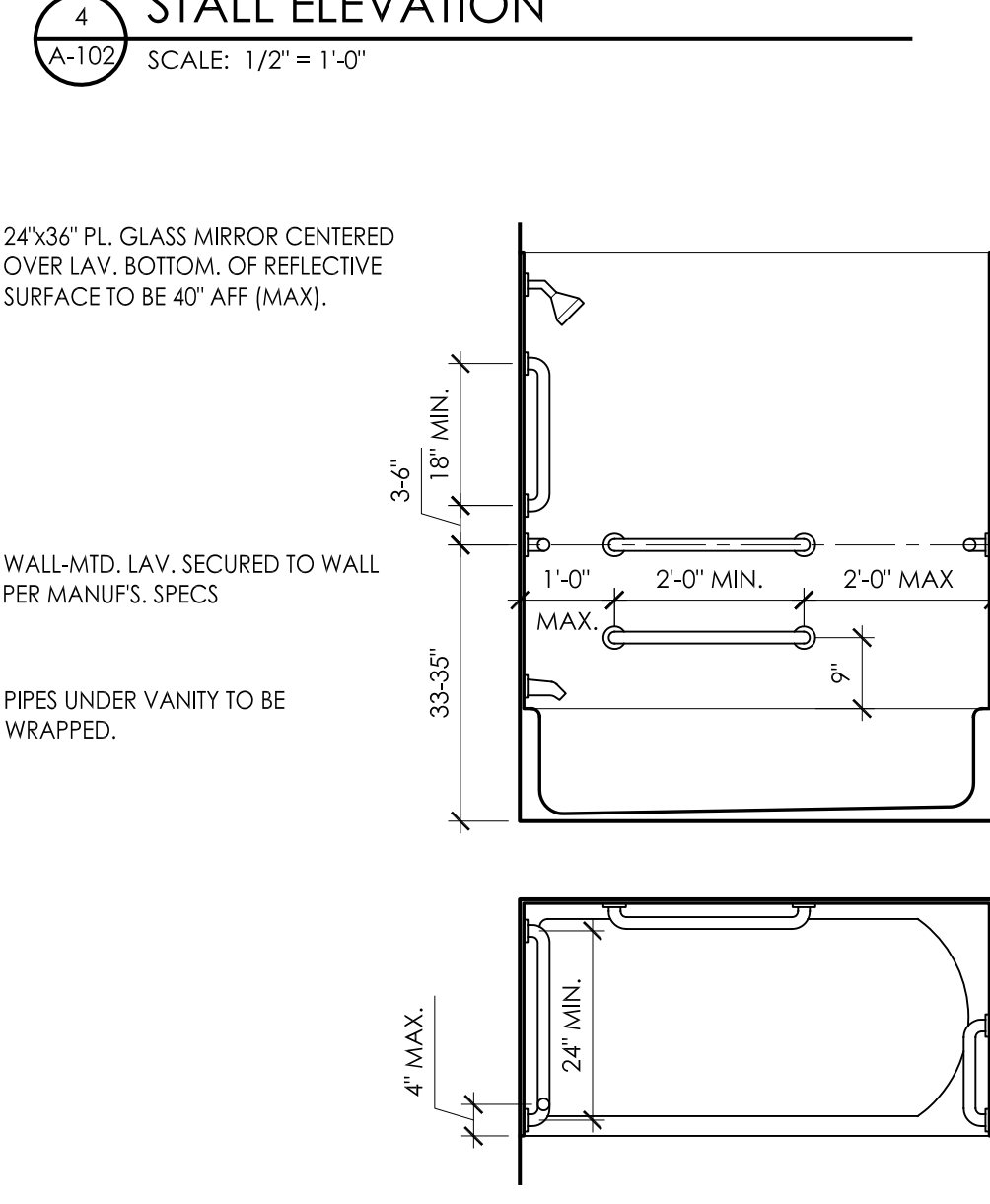
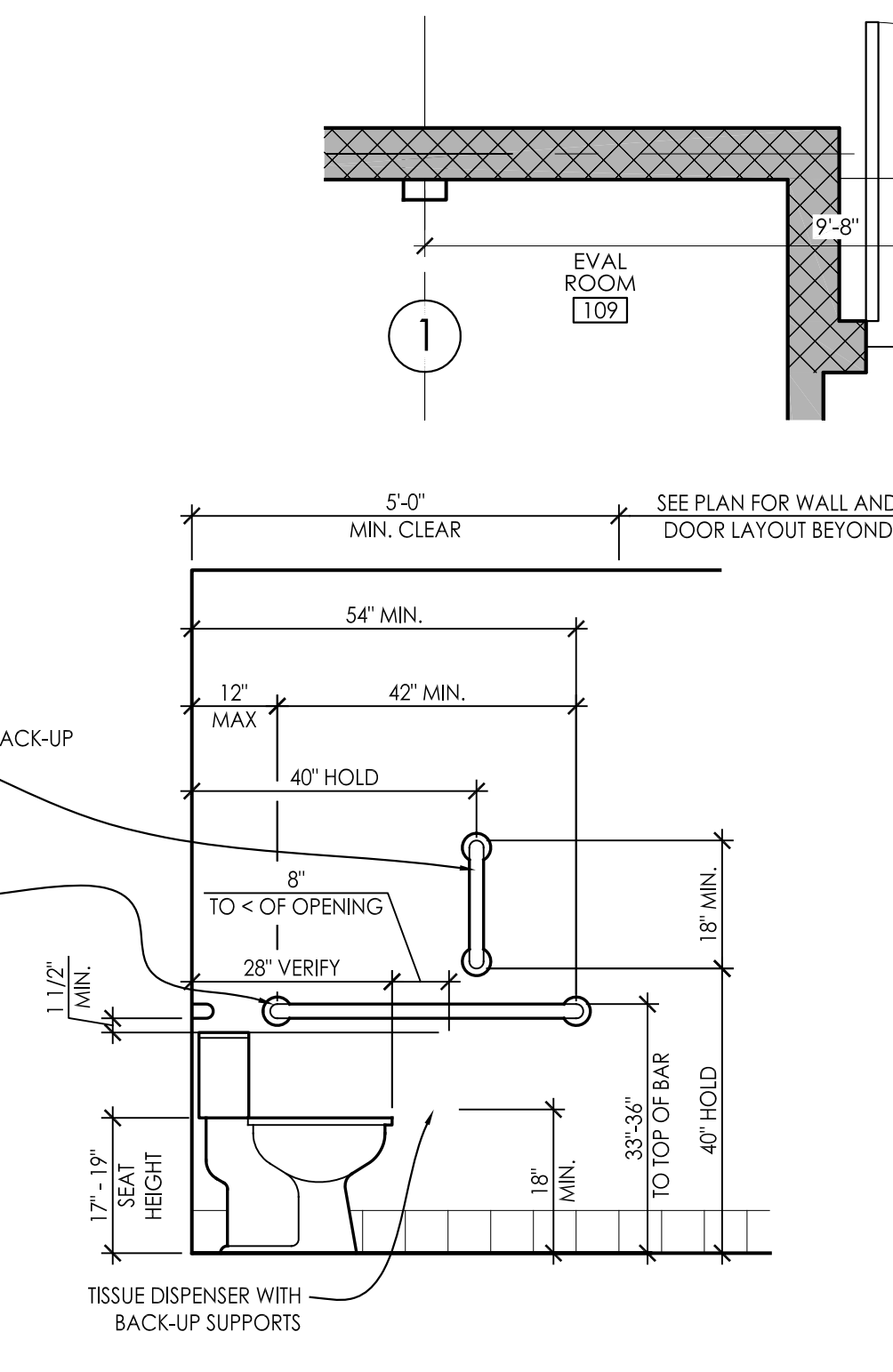
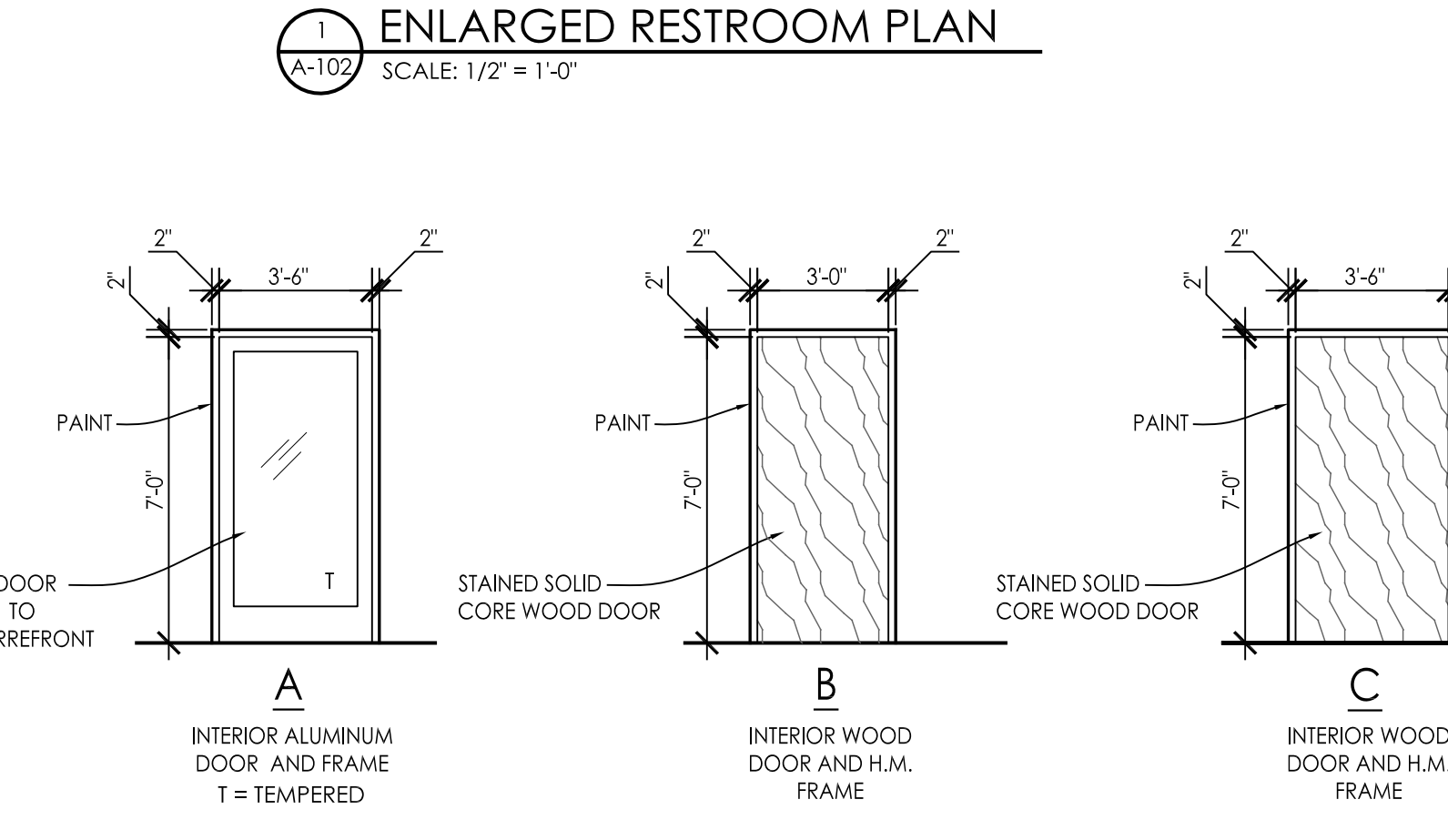
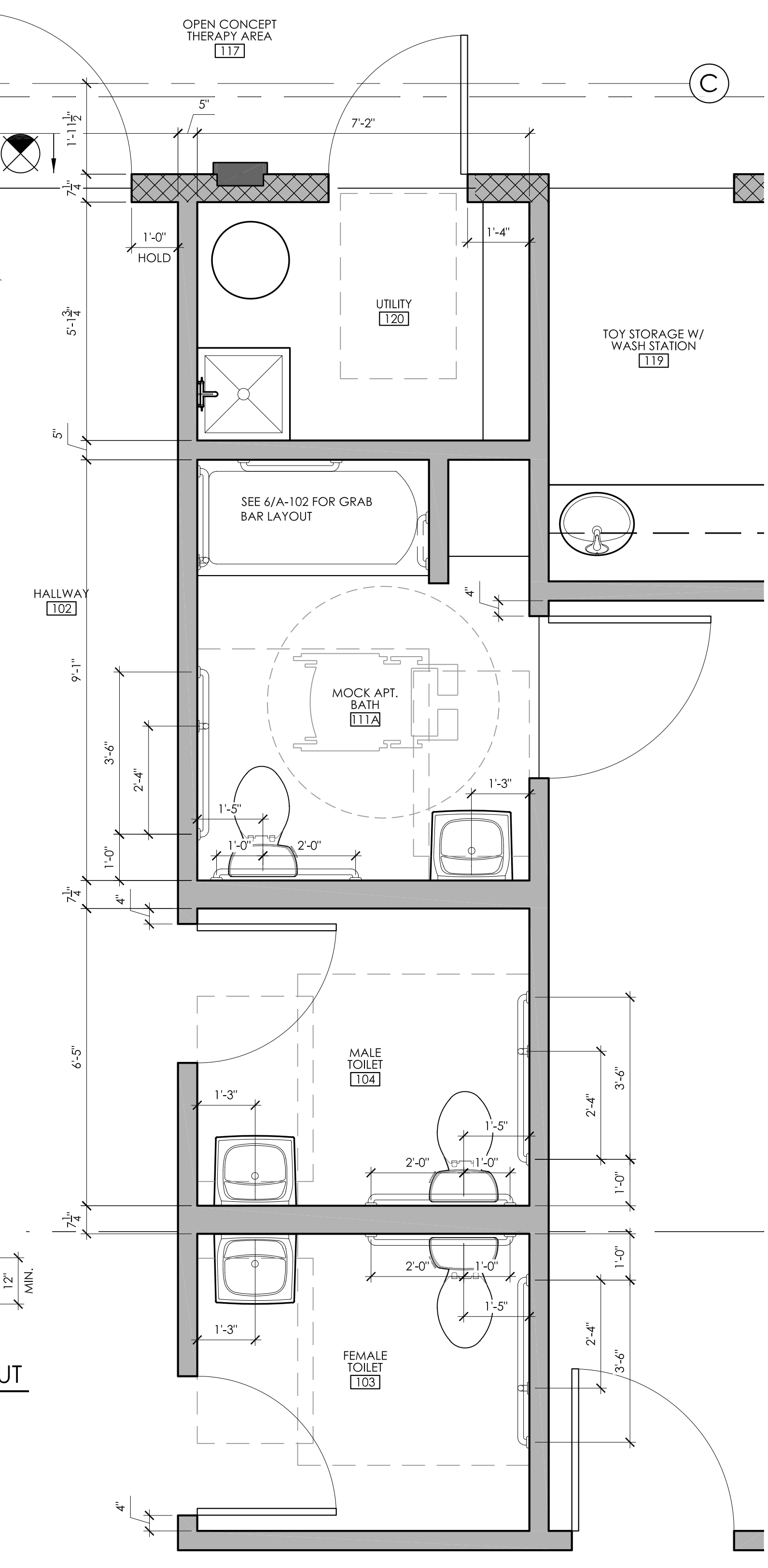
NO.	DATE	DESCRIPTION	ISSUE FOR BID/PLAN REVIEW	REVISIONS	
				NO.	DATE
	08/07/2019				

DATE: 08-01-2019  
PROJ. NO.: 1907122  
DRAWN BY: TDJ  
SHEET

**A-102**



ROOM NAME	ROOM NO.	DOOR/FRAME SCHEDULE		FINISH SCHEDULE			
		DOOR MARK	DOOR/FRAME TYPE	FLOOR	WALL BASE	WALLS	CEILING
VESTIBULE	100	100	A	TILE	VINYL	PAINT	2X2 LAY-IN ACT
-	-	100A	EXISTING	-	-	-	-
-	-	100B	EXISTING	-	-	-	-
WAITING ROOM	101	-	-	CARPET	VINYL	PAINT	2X2 LAY-IN ACT
HALLWAY	102	102	C	CARPET	VINYL	PAINT	2X2 LAY-IN ACT
FEMALE TOILET	103	103	B	VCT	VINYL	PAINT	2X2 LAY-IN ACT
MALE TOILET	104	104	B	VCT	VINYL	PAINT	2X2 LAY-IN VINYL ACT
HALLWAY	105	105	B	CARPET	VINYL	PAINT	2X2 LAY-IN VINYL ACT
ADMIN. OFFICE	106	106	B	CARPET	VINYL	PAINT	2X2 LAY-IN ACT
PCC OFFICE	107	107	B	CARPET	VINYL	PAINT	2X2 LAY-IN ACT
DIRECTOR OFFICE	108	108	B	CARPET	VINYL	PAINT	2X2 LAY-IN ACT
EVAL ROOM	109	109	C	CARPET	VINYL	PAINT	2X2 LAY-IN ACT
TX ROOM	110	110	B	CARPET	VINYL	PAINT	2X2 LAY-IN ACT
MOCK APARTMENT	111	111	C	CARPET	VINYL	PAINT	2X2 LAY-IN ACT
MOCK APT. BATH	111A	111A	C	VCT	VINYL	PAINT	2X2 LAY-IN ACT
KITCHENETTE	111B	111B	B	VCT	VINYL	PAINT	2X2 LAY-IN ACT
LAUNDRY	111C	111C	B	VCT	VINYL	PAINT	2X2 LAY-IN ACT
BREAK ROOM	114	114	B	VCT	VINYL	PAINT	2X2 LAY-IN ACT
FEMALE TOILET	114A	114A	B	VCT	VINYL	PAINT	2X2 LAY-IN VINYL ACT
IT.	114B	114B	B	VCT	VINYL	PAINT	2X2 LAY-IN ACT
HALLWAY	115	115	B	CARPET	VINYL	PAINT	2X2 LAY-IN ACT
MALE TOILET	116	116	B	VCT	VINYL	PAINT	2X2 LAY-IN VINYL ACT
OPEN CONCEPT THERAPY AREA	117	117	C	CARPET	VINYL	PAINT	OPEN TO STRUCTURE
-	-	117A	EXISTING	-	-	-	-
-	-	117B	EXISTING	-	-	-	-
-	-	117C	EXISTING	-	-	-	-
SENSORY ROOM	118	118	B	CARPET	VINYL	PAINT	2X2 LAY-IN ACT
TOY CLOSET W/ WASH STATION	119	119	B	VCT	VINYL	PAINT	2X2 LAY-IN ACT
UTILITY	120	120	B	SEALED CONCRETE	VINYL	PAINT	2X2 LAY-IN ACT
PRIVATE TX ROOM	121	121	B	CARPET	VINYL	PAINT	2X2 LAY-IN ACT
TX ROOM	122	122	B	CARPET	VINYL	PAINT	2X2 LAY-IN ACT
CLOSET	123	123	B	CARPET	VINYL	PAINT	OPEN TO STRUCTURE
CLOSET	124	124	B	CARPET	VINYL	PAINT	OPEN TO STRUCTURE
CLOSET	125	125	B	CARPET	VINYL	PAINT	OPEN TO STRUCTURE
CLOSET	126	126	B	CARPET	VINYL	PAINT	OPEN TO STRUCTURE
CLOSET	127	127	B	CARPET	VINYL	PAINT	OPEN TO STRUCTURE



**7 ACCESSIBLE CABINET DETAIL**  
SCALE: 1 1/2" = 1'-0"

**8 WALL TERMINATION DETAIL**  
SCALE: 1 1/2" = 1'-0"  
(PLAN VIEW)

**3 WALL TERMINATION DETAIL**  
SCALE: 1 1/2" = 1'-0"  
(PLAN VIEW)

**6 TUB GRAB BAR LAYOUT**  
SCALE: 1/2" = 1'-0"

**5 VANITY DETAIL**  
SCALE: 1 1/2" = 1'-0"

**4 STALL ELEVATION**  
SCALE: 1/2" = 1'-0"

**3 STALL ELEVATION**  
SCALE: 1/2" = 1'-0"

**1 ENLARGED RESTROOM PLAN**  
SCALE: 1/2" = 1'-0"

**2 ENLARGED RESTROOM PLAN**  
SCALE: 1/2" = 1'-0"