



PLAN COMMISSION

March 10, 2020

6:00 P.M.

Common Council Chambers

8040 S. 6TH 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.

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 – February 25, 2020
4. Significant Common Council Actions
5. Old Business
 - a. MASTER LANDSCAPE PLAN REVIEW – Review a Master Landscape Plan submitted by Kevin Kennedy, Walden OC, LLC, for the Creekside Crossing Marketplace on the properties at 1920, 1900, 1850, 1848, 1816, 1800, 1750, 1700 W. Drexel Ave. and 7700 S. Ikea Way (Tax Key No. 784-9029-000).
ZoningHub: <https://s.zoninghub.com/NZGXC59K33>; Twitter @OakCreekPC#OCPCreekside
 - b. LANDSCAPE PLAN REVIEW – Review landscape plans submitted by Pete Helland, Stand Rock Hospitality, for a hotel with attached conference center on a portion of the property at 7700 S. Ikea Way (Tax Key No. 784-9029-000).
ZoningHub: <https://s.zoninghub.com/JKOU91AUS3>; Twitter @OakCreekPC#OCPCHomewood
6. New Business
 - a. PLAN REVIEW – Review site and building plans submitted by Mike King, Microbial Discovery Group, for an addition to the existing multitenant industrial building at 7420 S. Howell Ave. (Tax Key No. 766-9029-000).
ZoningHub: <https://s.zoninghub.com/DUBJT8MND6>; Twitter @OakCreekPC#OCPCMDG
 - b. CONDITIONAL USE PERMIT – Review a request submitted by Lauren Lucia (Rehorst), Live Oak Health, LLC, for a Conditional Use Permit for a licensed massage therapy and acupuncture clinic within a portion of the existing multitenant commercial building on the property located at 9555 S. Howell Ave. (Tax Key No. 906-9011-000).
ZoningHub: <https://s.zoninghub.com/RJU9XMILES>; Twitter @OakCreekPC#OCPCLiveOakCUP

Adjournment.

Dated this 5th day of April, 2020

Posted 3/5/2020 dj

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. 6th 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, February 25, 2020**

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, Alderman Loreck, Mayor Bukiewicz, Alderman Guzikowski, Commissioner Oldani, and Commissioner Siefert. Commissioner Chandler was excused. Also present: Kari Papelbon, Planner; Laurie Miller, Zoning Administrator; and Doug Seymour, Director of Community Development.

Minutes of the February 11, 2020 meeting

Alderman Guzikowski moved to approve the minutes of the February 11, 2020 meeting. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

CERTIFIED SURVEY MAP

WALDEN OC, LLC

**1920, 1900, 1850, 1848, 1816, 1800, 1750, 1700 W. DREXEL AVE. AND 7700 S. IKEA WAY
TAX KEY NOS. 784-9012-000, 784-9013-000, 784-9014-000, 784-9016-000, 784-9994-001,
784-9008-000, 784-9009-001, 784-9010-001 AND 784-9024-000**

Planner Papelbon provided an overview of the request to divide and reconfigure the properties at 1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. & 7700 S. Ikea Way into four (4) development lots (see staff report for details).

Alderman Loreck asked whether the first condition regarding incorporating any cross-access easements, refers to connections between the lots within the development.

Planner Papelbon stated that is one of the proposed changes to the conditions being recommended. Staff is trying to incorporate a recognition that all of the lots within the Planned Unit Development (PUD) would have access within the PUD itself to the different lots and also some parking arrangements. Staff have suggested a condition that the Certified Survey Map (CSM) is revised to include a reference to generalize cross-access on all lots within the development prior to recording

Alderman Loreck asked about access for any future lots since the Plan Commission does not want any more entrances off Drexel.

Planner Papelbon replied that any future development or redevelopment of the parcels not currently included in the PUD would be addressed at that time.

Commissioner Siefert asked for an idea of where the temporary cul-de-sac would be located.

Planner Papelbon explained that what is shown on the CSM is the public portion of the development road. Creekside Crossing Circle comes in off Ikea Way, goes east and then south down to Drexel. The turn to go south is where the right-of-entry and the snow storage agreement would occur on Lot 3.

Commissioner Sullivan reiterated that one of the main concerns of the Engineering Department was the ability for vehicles to turn around, particularly snow plows and errant vehicles from Ikea Way. City staff has discussed this with the developer

Michael DeMichele, 2639 North Downer Avenue, approached the podium on behalf of the applicant. He stated that he met with Matthew (Sullivan) and Michael Simmons that afternoon. Mr. DeMichele explained that they had not yet figured out the engineering specifics of the intersection. Although the applicants have no problem providing snow storage, they would like to remain flexible while they determine how other buildings and users will affect the configuration of the cul-de-sac placement. The applicant would prefer to leave the CSM as-is, and establish internal agreements with the City for future changes. Mr. DeMichele stated Walden (Applicant) will be doing a declaration of access, easements, covenants, stormwater, and restrictions to be recorded before any closings or transfer of land. That will cover all of the lots in the development and provide cross-access to said lots. The developers believe this is better than creating outlots and putting them on the CSM.

Commissioner Hanna asked for clarification that the snow would be stored at Lot 3.

Mr. DeMichele responded that they will allow the City to push the snow on to Lot 3.

Commissioner Hanna asked how the drainage would happen at the wetlands to the north.

Mr. DeMichele answered that Lot 3 drains to both the north and south.

Commissioner Hanna expressed her concern for the protection of the wetland to the north.

Mr. DeMichele replied that there is a large stormwater retention facility just north of the wetland so the water will go around it.

Commissioner Hanna asked where that water will out-fall.

Mr. DeMichele stated the out-fall is to the right-of-way at the freeway.

Commissioner Siefert's comments were inaudible.

Alderman Guzikowski asked if there were any concerns for the Fire or Police Departments.

Mayor Bukiewicz repeated Assistant Chief Mike Havey's statement from the audience that Fire does not have a concern with the cul-de-sac and moving their equipment.

Mayor Bukiewicz reiterated that snow removal is an issue, and it would be prudent for the applicants to plan for it. He stated that he would defer to Engineering for their expertise on it and would follow their advice.

Mayor Bukiewicz asked the Planning Department where they were at with the cross-access situation.

Director Seymour offered clarification that what staff and development partners are looking for is the ability for anyone within Creekside Crossing to legally cross between lots. Proscribed cross-access easements would be a way to accomplish this; however, the applicant has some reservations about doing this. Staff would like a note placed on the CSM that clearly illustrates

there will be access for all lots within the development, without proscribing through a legal description what those easements are. Hopefully all will agree that the coordinated nature of this development demands that people be able to freely move between lots. This note is just a way of acknowledging this issue on the face of the CSM without having a proscribed cross-access.

Mayor Bukiewicz stated the staff recommendation probably gives us the most flexibility.

Director Seymour replied that it acknowledges staff expectations with respect to access without pinning the applicant down to a geographic location.

Mr. DeMichele wondered whether the note on the CSM would reference the declaration they were going to write up, and if so, that would be fine.

Mayor Bukiewicz asked Planner Papelbon to clarify the conditions of approval.

Planner Papelbon provided clarification of the conditions of approval as follows:

1. That the CSM is revised to include a reference to generalized cross-access or the declaration for such on all lots within the development prior to recording.
2. That a revised plan for the terminus of Creekside Crossing Circle and right of entry with snow storage agreement are provided to the Engineering Department.
3. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

Commissioner Siefert moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Kevin Kennedy, Walden OC, LLC, for the properties at 1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. & 7700 S. Ikea Way be approved with the conditions as stated by Planner Papelbon. Commissioner Oldani seconded. On roll call: all voted aye. Motion carried.

LANDSCAPE PLAN REVIEW

WALDEN OC, LLC

**1920, 1900, 1850, 1848, 1816, 1800, 1750, 1700 W. DREXEL AVE. AND 7700 S. IKEA WAY
TAX KEY NOS. 784-9012-000, 784-9013-000, 784-9014-000, 784-9016-000, 784-9994-001,
784-9008-000, 784-9009-001, 784-9010-001 AND 784-9024-000**

Planner Papelbon provided an overview of the landscape plan review for the common areas of the Creekside Crossing Marketplace development (see staff report for details). Staff recommended that the Plan Commission hold decision on the item until the March 10 meeting to allow for required revisions.

Mayor Bukiewicz stated that the plans came in a little late, but that the Plan Commission would get a sneak peek.

Commissioner Siefert's question was inaudible.

Mayor Bukiewicz asked staff if this will hold anything up.

Director Seymour confirmed it will not. Director Seymour continued by stating there had been good discussions with all the parties involved in this partnership. He expressed the benefits of

providing landscape guidance, and how well-thought-out plans can affect a development in a positive manner. He cited Drexel Town Square and the Highgate development as examples of how this approach creates cohesive, positive results. The PUD required this Master Landscaping Plan be submitted prior to approval of individual site plans. Staff is asking for more time to review the Master Landscape Plan while proceeding with a discussion of the plans for Stand Rock, which staff feels can be viewed and even approved. Director Seymour recognized that if there are major changes to the Master Landscape Plan, the individual plan may have to come back to Plan Commission.

Mayor Bukiewicz stressed the importance of reviewing everything to spec as this development serves as a gateway to the City of Oak Creek.

Commissioner Hanna asked about long-term maintenance of trees at the entrance.

Mayor Bukiewicz agreed it was an issue to be addressed.

Planner Papelbon read the suggested motion that the Plan Commission HOLDS action on the proposed Master Landscape Plan submitted by Walden OC, LLC, for the properties at 1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. & 7700 S. Ikea Way until the March 10 Plan Commission meeting.

Commissioner Siepert moved as stated by Planner Papelbon. Commissioner Oldani seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
STAND ROCK HOSPITALITY
7700 S. IKEA WAY
TAX KEY NO. 784-9024-000**

Planner Papelbon provided an overview of the proposed site, building, landscaping, and related plan review for a proposed hotel with conference center. (see staff report for details). Staff recommended that the Plan Commission hold decision on the landscape plan until the March 10 meeting to allow for required revisions.

Commissioner Hanna asked how the traffic flow would be controlled at the intersection of Ikea Way and the proposed public road.

Planner Papelbon replied that will be controlled by a signal light at the main entrance of Creekside Crossing Circle.

Commissioner Sullivan reiterated point number eight on the list of conditions. There are differences between the Storm Water Management Plan and the recorded documents that need to be addressed prior to moving forward.

Commissioner Loreck noted that the entrance from South Ikea Way was directly across from the entrance to the school.

Planner Papelbon confirmed that the secondary access north of Creekside Crossing Circle is across from the school. The median opening that is across from the driveway is a standard requirement of the Engineering Department for developments.

Commissioner Loreck replied that the grading plan showed the entrance farther north.

Planner Papelbon stated revisions reflected on the screen may not be shown in the plans in the packets.

Mayor Bukiewicz indicated that the landscaping would come back before the Plan Commission on March 10 and expressed his excitement about the development.

Commissioner Oldani moved that the Plan Commission approve the site and building plans submitted by Pete Helland, Stand Rock Hospitality, for a portion of the property at 7700 S. Ikea Way (Lot 2 of CSM to be recorded) with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That a Certified Survey Map approved by the Common Council creating the subject parcel shall be submitted for recording prior to the submission of building permit applications.
3. That the exterior stone veneer meets the minimum requirement per the PUD.
4. That the landscape plan is revised as necessary for compliance with Code and PUD requirements, and submitted for review before the Plan Commission at the March 10, 2020 meeting. Any amendments to the site plan that may be required as a result of amended landscape plans may also require additional review and approval by the Plan Commission.
5. That the plans are revised to include locations and screening for all mechanical equipment, transformers, and utilities (conference center, ground, building, etc.).
6. That detailed plans for signage are reviewed and approved by the Plan Commission prior to submission of sign permit applications.
7. That required revisions to the stormwater plans are submitted for review and approval by the Engineering Department prior to submission of building permit applications.
8. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

Mayor Bukiewicz encouraged the applicant to work with staff on correcting the wooden doors for the trash enclosure.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**CONDITIONS AND RESTRICTIONS
OAK CREEK HOTEL ASSOCIATES, LLC
9315 S. 13TH ST.
TAX KEY NO. 877-9995-005**

Planner Papelbon provided a review of the draft Conditions and Restrictions for a Conditional Use Permit for a hotel on the property at 9315 S. 13th St. (see staff report for details).

Mayor Bukiewicz asked if everyone was clear on what was meant by the cross-easement description in condition "E" in the event of future development to the east.

Commissioner Hanna pointed out that on page 3, item 4 B, parking access is owned by Milwaukee County and should be reflected as such.

Alderman Guzikowski voiced his prior concern over the wording for extended stay, and asked where he would find it in the Conditions and Restrictions.

Planner Papelbon explained that they were trying to manage that concern in a more indirect fashion by allowing one hotel that is very specific. By creating a requirement incorporating operational features for the hotel, such as limiting what would be allowed as part of the unit provision (no in-unit kitchens or self-service guest laundry facilities), and trying to get at what staff would want to see on the property, staff hope to address such concerns.

Alderman Guzikowski stated he could live with that.

Mayor Bukiewicz inquired about the landscape plan.

Planner Papelbon responded it is part of the site plan review.

Commissioner Siepert moved that the Plan Commission recommend that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit for a hotel on the property at 9315 S. 13th St., after a public hearing. Commissioner Hanna seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
DUFFEK CONSTRUCTION
7340 S. HOWELL AVE.
TAX KEY NO. 766-9019-000**

Zoning Administrator Miller provided an overview of the site, building, and related plan review for a proposed addition to the existing building (see staff report for details).

Alderman Guzikowski wondered if it was premature to start the review process because of the items that were missing.

Zoning Administrator Miller indicated some items, specifically mechanical units, will be addressed in the conditions and will be specific to the individual tenants.

Mayor Bukiewicz asked who owned the sewer line under the parking lot and whether there was an easement.

Commissioner Sullivan answered it is beneath a public utility easement owned by the City. Engineering is requesting to verify the structural value providing protection for the City and the owner.

Mayor Bukiewicz asked if this was the standard way to do this.

Commissioner Sullivan replied that yes it was and that they will send a camera up.

Mayor Bukiewicz confirmed with Commissioner Sullivan that the City will be able to get to the line if necessary.

Mayor Bukiewicz questioned the installation of roof-top mechanicals for tenants and how it would be handled structurally.

Mike Duffek, addressed the Commission. He explained that the original plans were submitted with a tenant in mind. The original tenant package had an office on the first floor then a mezzanine and offices on the second floor. Since that is no longer the case, the amount of space a tenant occupies will dictate the size of the roof-top unit needed. Curbs will probably be set and roofed in now and the owner understands that more roof work will need to be done as tenants come in.

Mayor Bukiewicz asked how this building is connected to the original structure and how it will be sprinkled.

Mr. Duffek answered that the water pressure in the original pump room is not adequate to support the new section. There will be a new hydrant which will support a new riser in the addition. The addition will be connected by the continuation of the front façade from the existing building. The north side of the building is now metal. The pre-cast along the north side will continue all the way to the rear of the lot, although it will not be exposed aggregate but an easier to maintain painted panel.

Mayor Bukiewicz wanted to make clear that this was going to be a completely separate sprinkler system.

Mr. Duffek replied that he would work with staff on the utility pipeline and all of the mechanicals.

Mayor Bukiewicz asked staff if there was an adequate amount of parking being provided.

Zoning Administrator Miller stated eighteen spots were being added, seven to ten of them for new employees.

Mayor Bukiewicz questioned if there would be any loading docks or trash pickup.

Zoning Administrator Miller confirmed new docks and a new trash bin on the east elevation with adequate room for the trucks to maneuver.

Mayor Bukiewicz asked about mechanical screening.

Zoning Administrator Miller stated she is working through it with the applicant.

Mayor Bukiewicz asked about pole lighting.

Zoning Administrator Miller stated there was none.

Alderman Loreck moved that the Plan Commission approve the site and building plans submitted by Mike Duffek, Duffek Construction, for the property at 7340 S. Howell Avenue with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That a landscaping plan be submitted for review and approval by the Department of Community Development prior to the submission of building permit applications prior to the submission of permit applications.

3. That the plans are revised to include locations for all new and relocated mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
4. That all water and sanitary connection requirements are coordinated with the Oak Creek Water and Sewer Utility prior to submission of permit applications.
5. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review and approval by the Department of Community Development prior to the submission of building permit applications.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
HB INVESTMENTS
7869 S. 13TH STREET
TAX KEY NO. 784-9027-000**

Planner Papelbon provided an overview of the site, building, landscaping, and related plan review for a proposed indoor sports facility with daycare and commercial tenant space (see staff report for details).

Alderman Loreck expressed the positive comments he is hearing about the development. He then questioned why basketball was excluded from the sports that are offered at the facility.

Director Seymour introduced Bill Gust, HB Investments, to the Plan Commission.

Mr. Gust explained that the space on the second floor could be used for either courts or fields, and that he would probably go with courts.

Commissioner Oldani asked about an open area to the north on the second-floor plan.

Mr. Gust answered that half the building is one story and half the building is two stories, and that particular area is over the fields where he needs the height.

Alderman Guzikowski stated that he would like to see a walking track for seniors considered.

Mayor Bukiewicz stressed that this was a unique, regional opportunity for southeastern Wisconsin, and stated how thankful he was that the development was coming to Oak Creek. He also suggested that this may be a site that could kick off Bublr bikes in Oak Creek.

Alderman Loreck asked how many events would be held simultaneously, and what effect that would have on the available parking for spectators.

Mr. Gust directed Commissioners to the hourly parking analysis from his Naperville location.

Commissioner Hanna wanted to know if there was somewhere for the children to purchase snacks.

Mr. Gust replied that there is a concession stand, and that hopefully one of the retail spaces would be a restaurant/bar.

Mayor Bukiewicz again stressed that this was an excellent regional addition.

Alderman Loreck moved that the Plan Commission approve the site and building plans submitted by Bill Gust, HB Investments, for a portion of the property at 7869 S. 13th St. (Lot 1 of CSM approved 2-17-20) with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the Certified Survey Map approved by the Common Council on February 17, 2020 shall be submitted for recording prior to the submission of building permit applications.
3. That a copy of the executed cross-access and shared parking agreement with the parcel to the south shall be provided to the City prior to the submission of building permit applications.
4. That the plans are revised to include locations and screening for all mechanical equipment, transformers, and utilities.
5. That the plans are revised to include details for the proposed trash enclosure.
6. That the landscape plan is revised as necessary for compliance with Code requirements.
7. That all revised plans (site, building, landscaping, etc.) are submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

SIGN PLAN REVIEW

CMA

2603 W. RAWSON AVE.

TAX KEY NO. 762-0016-001

Planner Papelbon provided a review of the proposed Master Sign Plan for the multitenant commercial building located at 2603 W. Rawson Ave. (see staff report for details).

Alderman Guzikowski asked the maximum number of tenants.

Planner Papelbon stated that seventeen (17) was probably the maximum.

Alderman Guzikowski commended the improvements that have already been completed.

Commissioner Hanna questioned the type of tenant that would occupy the spaces.

Planner Papelbon answered there were several medical offices currently located in the development, but as a commercial space, they could put in anything that is allowed by the district.

Commissioner Hanna asked whether there was enough parking.

Planner Papelbon stated yes, that this was an existing building.

Commissioner Carillo asked about signage above doors to the outside.

Planner Papelbon stated the only signage would be what is shown in the Master Sign Plan, so doors for tenant spaces would need to be placed with respect to that plan. The banded area is

the only place where signage will be allowed. The windows have awnings over the top which will prevent signage from moving higher.

Mayor Bukiewicz added praise for the updates to the building and signage.

Commissioner Oldani moved that the Plan Commission approve the Master Sign Plan submitted by Aaron Stanton/Steve Mills, CMA, for the multitenant commercial building on the property at 2603 W. Rawson Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That individual tenant signs shall be permitted only when an exterior individual tenant entrance is provided (one sign per entrance).
3. That all revised plans are submitted in digital format for review and approval by the Department of Community Development prior to the submission of permit applications.

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

Mayor Bukiewicz commended the Plan Commission and staff for the evening's accomplishments.

Commissioner Carrillo moved to adjourn the meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:17 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

3-4-20

Date



Significant Common Council Actions

ITEM: 4

DATE: March 10, 2020

Summary of Significant Common Council Actions

March 3, 2020

- **APPROVED** Ordinance No. 2963, an Ordinance to amend Chapter 19 of the Municipal Code, and to adopt the Comprehensive Plan of the City of Oak Creek.
- **APPROVED** Resolution No. 12144-030320, approving a Certified Survey Map submitted by Walden OC, LLC, for the properties at 1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave., and 7700 S. Ikea Way.

A handwritten signature in cursive script that reads "Kari Papelbon".

Kari Papelbon, CFM, AICP
Planner



PLAN COMMISSION REPORT

Proposal: Master Landscape Plan Review – Creekside Crossing Marketplace

Description: Landscape Design Guidelines and Master Landscape Plan for the Creekside Crossing Marketplace development.

Applicant(s): Walden OC, LLC

Address(es): 1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. & 7700 S. Ikea Way

Suggested Motion: That the Plan Commission approves the proposed Creekside Crossing Marketplace Landscape Design Guidelines and Master Landscape Plan submitted by Walden OC, LLC, for the properties at 1920, 1900, 1850, 1848, 1816, 1800, 1750, and 1700 W. Drexel Ave. & 7700 S. Ikea Way.

Owner(s): Walden OC, LLC

Tax Key(s): 784-9012-000, 784-9013-000, 784-9014-000, 784-9016-000, 784-9994-001, 784-9008-000, 784-9009-001, 7849010-001, 784-9024-000

Lot Size(s): See attached CSM

Current Zoning District(s): B-6, Interchange Regional Retail

Overlay District(s): PUD

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Planned Mixed Use

Background:

This item was held at the February 25, 2020 meeting to allow for required revisions. The Applicant is requesting approval of Landscape Design Guidelines and a Master Landscape Plan for the Creekside Crossing Marketplace Planned Unit Development (PUD) approved by the Common Council February 17, 2020. Within the Conditions and Restrictions for the PUD was the requirement for the submission of detailed landscaping plans for all stages of development to be reviewed by the Plan Commission prior to the approval of any building permit within the development.

Included with this report are the proposed Landscape Design Guidelines and Master Landscape Plans. Staff has reviewed the Landscape Design Guidelines and Master Landscape Plan and is recommending approval of the document.

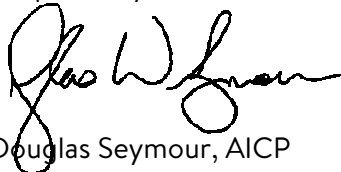
February 25, 2020

The Applicant is requesting approval of a Master Landscaping Plan for the common areas of the Creekside Crossing Marketplace Planned Unit Development (PUD) approved by the Common Council February 17, 2020. Within the Conditions and Restrictions for the PUD was the requirement for the submission of detailed landscaping plans for all stages of development to be reviewed by the Plan Commission prior to the approval of any building permit within the development.

Included with this report are the proposed Master Landscape Plans. Substantive revisions are required for compliance with Code and PUD requirements. Therefore, staff are recommending that the Plan Commission hold their decision and require the revised plans to be brought back for final review and approval at the March 10 meeting.

Options/Alternatives: The Plan Commission may approve or not approve of the proposed Master Landscape Plan. Disapproval will affect the timeline on the anticipated sale and development of the lots.

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



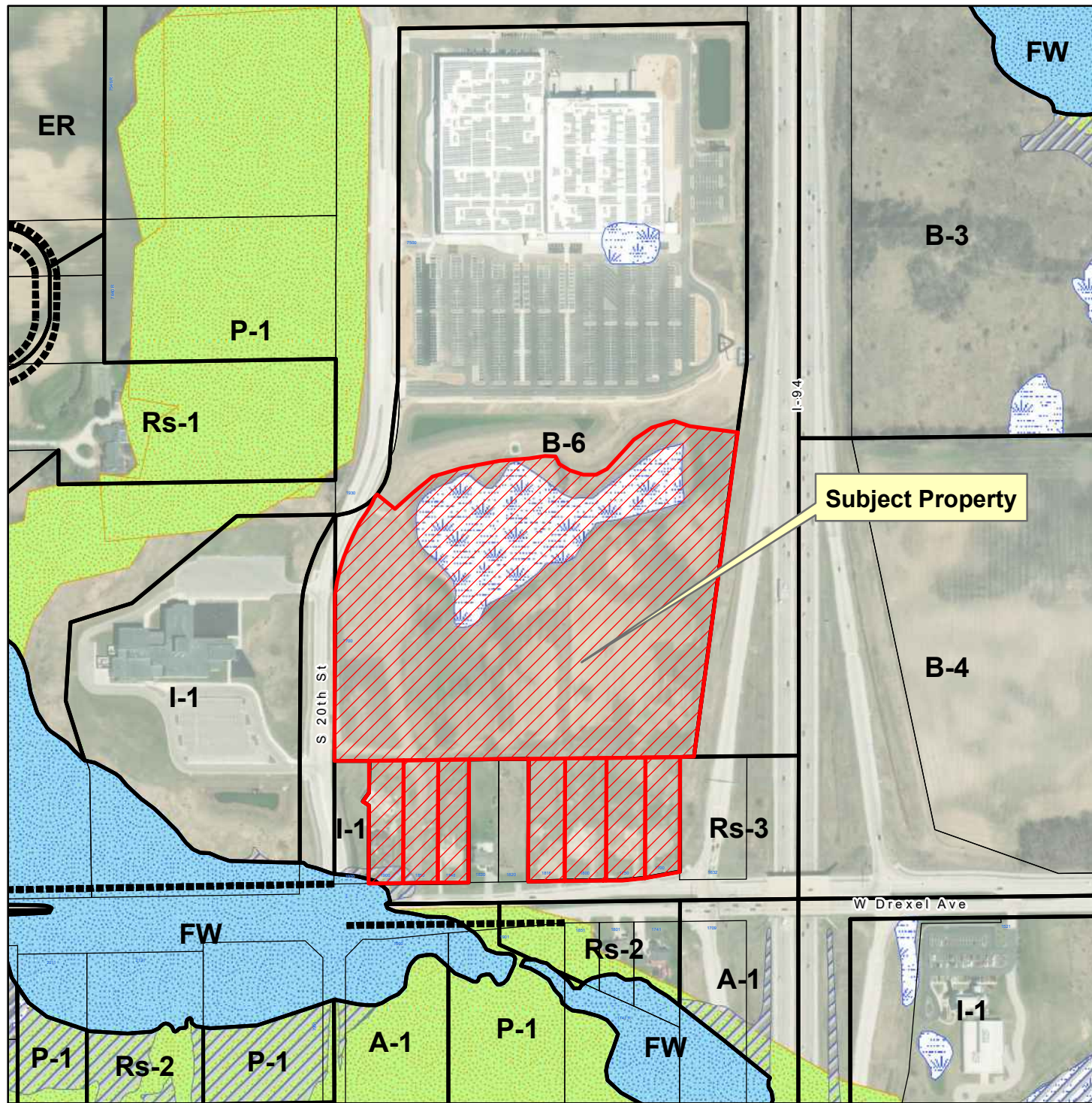
Kari Papelbon, CFM, AICP
Planner

Attachments:

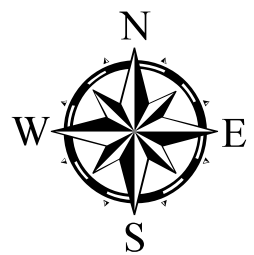
Location Map

Creekside Crossing Marketplace Landscape Design Guidelines and Master Landscape Plan (13 pages)







Location Map
 7700 S Ikea Way,
 1900, 1850, 1848, 1800, 1750, 1816 W Drexel Ave



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



Legend

-  Parcel selection
-  Officially Mapped Streets
-  Floodway (2008)
-  Flood Plain (2008)
-  Environmental Corridor
-  DNR Wetlands Inventory

Creekside Crossing Marketplace

Landcape Design Guidelines and Master Landscape Plan

W. Drexel Avenue and S. IKEA Way
City of Oak Creek, Wisconsin

March 4, 2020



 **Northwestern Mutual**[®]

prepared by:

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COMMERCIAL
REAL ESTATE SERVICES

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I. INTRODUCTION

Purpose and Intent

These Landscaping Design Guidelines have been created to ensure that the Creekside Crossing Marketplace development and its individual private parcels maintain a cohesive and unified overall level of landscape quality. Building off the requirements identified in the Planned Unit Development (PUD) as approved by the City of Oak Creek Plan Commission on 1/14/20 and Common Council on 2/17/20, the following guidelines further clarify the minimum desired design treatment for all landscaping and streetscaping within the Development.

Unless otherwise indicated, any PUD design requirements not specifically listed in the following Guidelines shall be included by reference.

Approval Procedure

The City of Oak Creek Plan Commission is charged with interpreting and assuring compliance with these Landscape Design Guidelines as described in the approved Creekside Crossing Marketplace PUD.

Prior to submission of any materials to the Plan Commission, all individual parcels must coordinate with and receive written approval for all landscape plans from WALDEN OC (Developer) to ensure that the desired Prairie Style landscape thematic and following Design Guidelines are being acceptably met.

Plans and specifications for site landscaping within the development shall be subject to approval by the Plan Commission and should be consistent with the standards established by Section 17.1010 of the Municipal Code. The Commission has the discretion to delegate this review to the Director of Community Development who, upon conferral with the City Forester, may approve those plans.

The Director of Community Development, in consultation with the City Forester, has the authority to modify the requirements of Section 17.1010 for the development provided the modifications are consistent with the standards of this PUD and any deed restrictions or protective covenants.

Overall Project Landscape and Streetscape Design Theme

All landscape and streetscape design elements within the development shall be provided to reflect a naturalistic “Prairie Style” design theme. This shall be accomplished by incorporating materials, patterns, design details and native plant materials which reflect the Prairie Style landscape design approach as fathered by Landscape Architect Jens Jensen and embraced by other regionally-sensitive architects such as Frank Lloyd Wright.

The following criteria and elements shall be incorporated into all future Creekside Crossing Marketplace development, where possible, or as directed by Developer:

1. Prairie Style definition: According to the Cultural Landscape Foundation, the Prairie Style approach to landscape design developed in the late 19th and early 20th century and celebrates the open character, horizontal expanse, and native vegetation of the Midwest.
2. Utilize Wisconsin native landscape plant material for all open space areas and as much as feasible for site landscaping. Refer to Figure 4 Recommended Plant List. Other urban-tolerant cultivars or improvements to straight-native species may be utilized to satisfy the parking lot landscaping requirements (for screening or interior areas) with prior approval from Developer.
3. Incorporate horizontally-branched tree species within open space areas as accents and to symbolize and emphasize the interaction of sky and landscape.
4. Large open areas should use masses of plantings to shape usable spaces and frame or emphasize key views. Where possible, outdoor rooms should be organized as a sequence or variety of outdoor rooms with sequential views and differing experiences.
5. Incorporate naturally-themed water features (fountains, waterfalls, ponds, or stormwater basins) that emulate the character of similar naturally-occurring features constructed using locally-sourced stone (i.e. include layered limestone or natural rock outcroppings without finished exterior surfaces etc).

- 6. Reinforce the play of light and shadow through use of repetition and horizontally-layered landscape or site elements.
- 7. Individual parcels shall include specialty design elements such as: seat/retaining walls, council rings, natural stone pavements, decorative fencing, and scenic overlooks designed to reflect the spirit of the Prairie Style theme.

“Prairie Style” Landscape Imagery



Naturalized plantings soften parking lots.



Crabapple fruits frame views toward native prairie openings.



Bright natives enliven site development edges and parking lots.



Layers of limestone rock combine with native plantings to accentuate this prairie style gazebo.



Native trees in full fall color punctuate and add interest to pedestrian walkways.



Cockspear Hawthorn branches reach outward toward the horizon.



Groupings of native Serviceberry help shape spaces and burst with spring blooms.

Site Utility Easements

In any case where the landscape restrictions for a particular utility easement do not allow the recommended landscaping to be placed within the Street Yard or buffer area, that landscaping shall be provided within the individual parcel as close to the easement as possible.



Pagoda Dogwood with layers of fall color.

II. LANDSCAPE DESIGN GUIDELINES

1. General Landscape Design

In addition to the specific requirements identified later in this document, landscape improvements for the individual parcel developments should meet, at a minimum, the following design requirements:

- a. The landscaping requirements identified in the Creekside Crossing Marketplace Planned Development District General Development Plan (PUD).
- b. Unless otherwise indicated elsewhere in these guidelines, provide the following minimum plant sizes at time of planting:
 - i. 2 ½" caliper for single-stem shade trees, except for oak species which shall have a minimum size of 2" caliper
 - ii. 9' ht. for clump-form ornamental trees
 - iii. 2" caliper for single-stem ornamental trees
 - iv. 6' ht. for evergreen trees
- c. When calculating required tree and shrub rates using total linear footage of the parcel or a percentage of the area, always round up to the next whole number.
- d. All plant bed areas should be covered with a minimum 3" thick layer of either shredded hardwood bark mulch (with no artificial coloration added) or decorative stone mulch in a color that is complimentary to that of the adjacent architecture.
- e. Vehicle Use Areas (VUA's) are defined as parking lot areas or internal parcel roadways such as access drives or drive-thru lanes.
- f. Plant materials should be selected from the Recommended Plant List provided in the appendix (see Figure 4). Other proposed plants not on the list may be approved for use by Developer, but should first be proven to thrive in the urban conditions and local climate at the project site.
- g. In an effort to maintain a high level of plant performance and to maintain optimal growing conditions, it is recommended that private development landscaping incorporate a water-wise irrigation system to supplement natural rainfall.

2. Parking Lot Landscaping (for all parking areas for five (5) or more vehicles if adjoining a public R.O.W.)

- a. Parking Lot Screening along public R.O.W. – (See Figure 1). For all private parcel edges where there is a parking lot along the public R.O.W. provide visual screening from casual view in the form of an earth berm, a solid wall, fence, evergreen planting of equivalent visual density, or other means as approved by Developer as follows:
 - i. Minimum average height of screening to be 3' between the parking and the public R.O.W. and shall run the entire length of the parking lot edge along R.O.W.
 - ii. Minimum average setback width to be 5'.
 - iii. At least 50% of the total green space area should be landscaped utilizing plant materials, other than manicured turf, which contribute to ground coverage. Setback to also include:
 1. Shade or ornamental trees at a minimum rate of 1 per 80 L.F.
 2. Shrub plantings at minimum rate of 5 per 35 L.F (minimum 25% to be evergreen)
 3. Inclusion of ornamental grasses and/or perennials in addition to the required shrub plantings is encouraged.
 - ii. Where space allows, provide a minimum 30-inch clear area for vehicle overhang and snow storage.
 - iii. In cases where Developer approves a parking lot that directly abuts a public right of way, there should be a minimum average 5-foot average setback area with continuous landscaping running the entire linear width between the public right of way and the parking lot.
 - iv. This setback area should be exclusive of any public or private easements that might restrict or prohibit landscaping within them. In some cases where a 5-foot average landscape area is not possible there may be provisions made for decorative fencing to accomplish required screening with prior approval from Developer, or approved landscaping that provides screening.

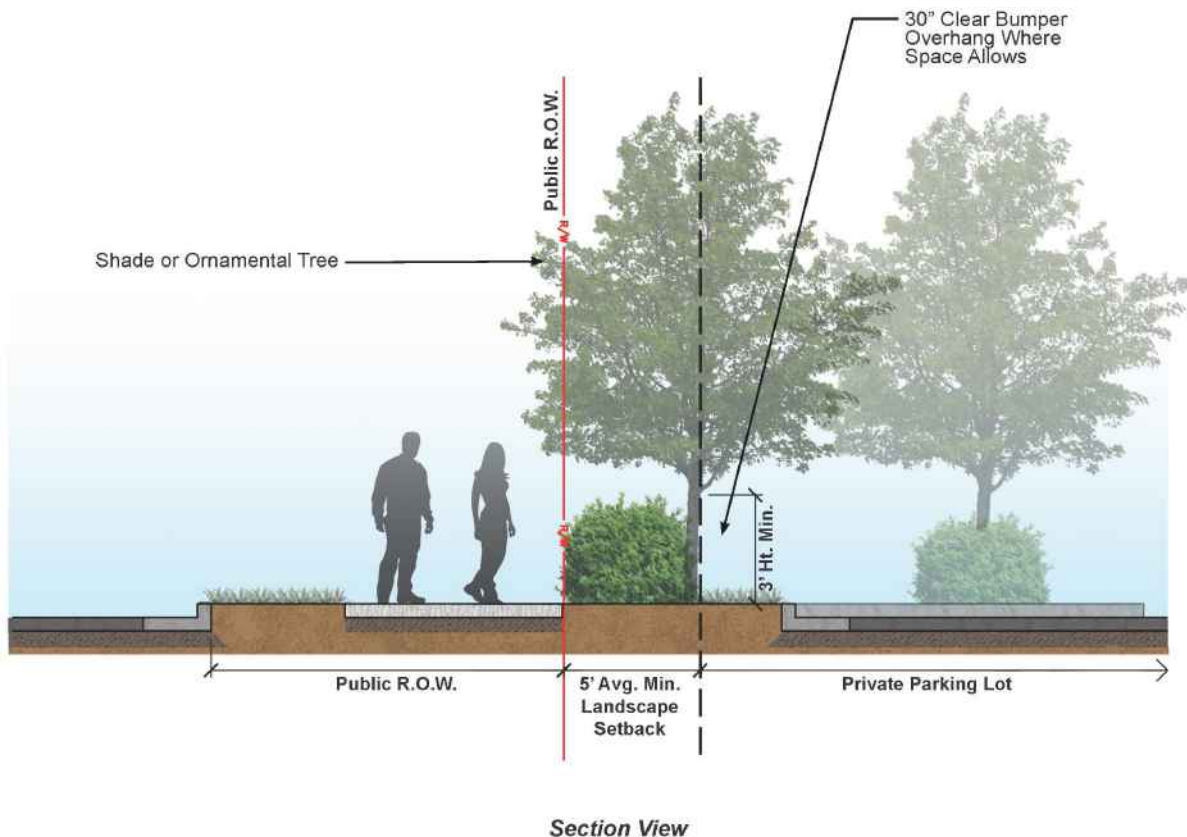
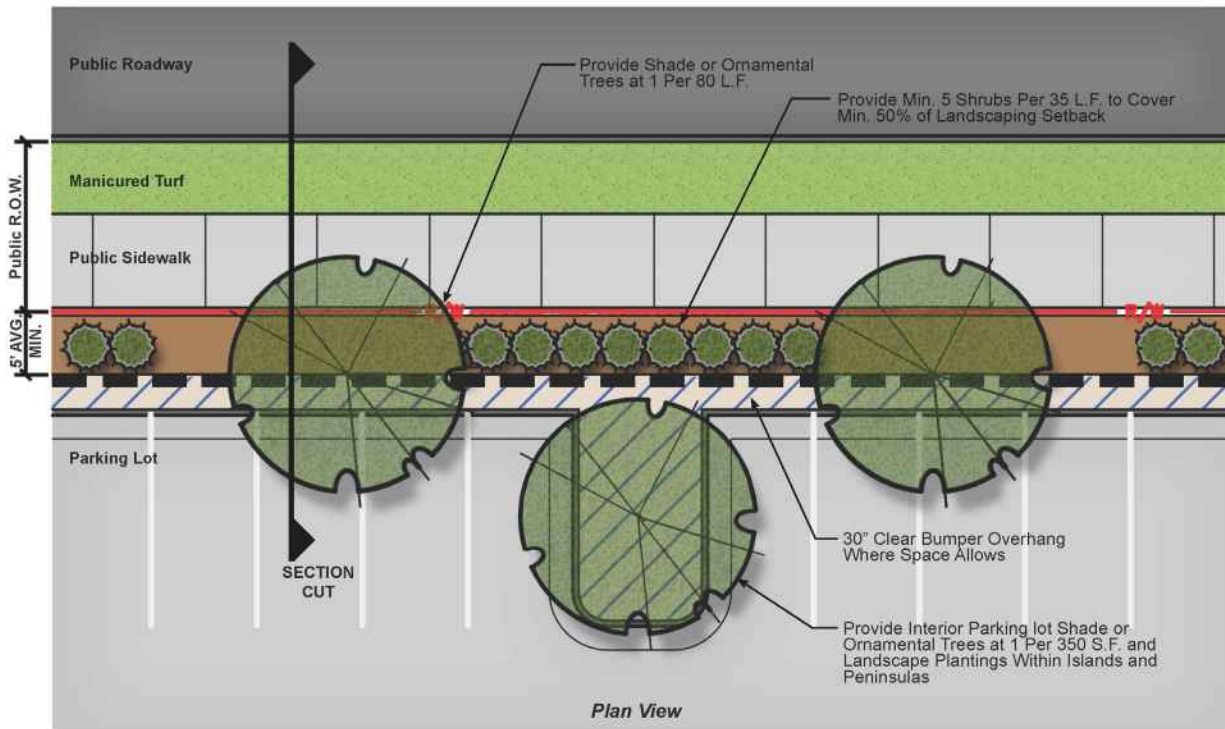
b. Interior Parking Lot Landscaping – (See Figure 1)
Provide:

i. Provide interior landscape islands or peninsulas totaling not less than five (5) percent of the surfaced area.

ii. Landscape islands or peninsulas should include trees at minimum a rate of 1/350 s.f. of interior parking lot open space and landscape plantings other than manicured turf or as approved by developer.

iii. Landscape islands should provide a minimum 30-inch clear area for vehicle overhang and snow storage.

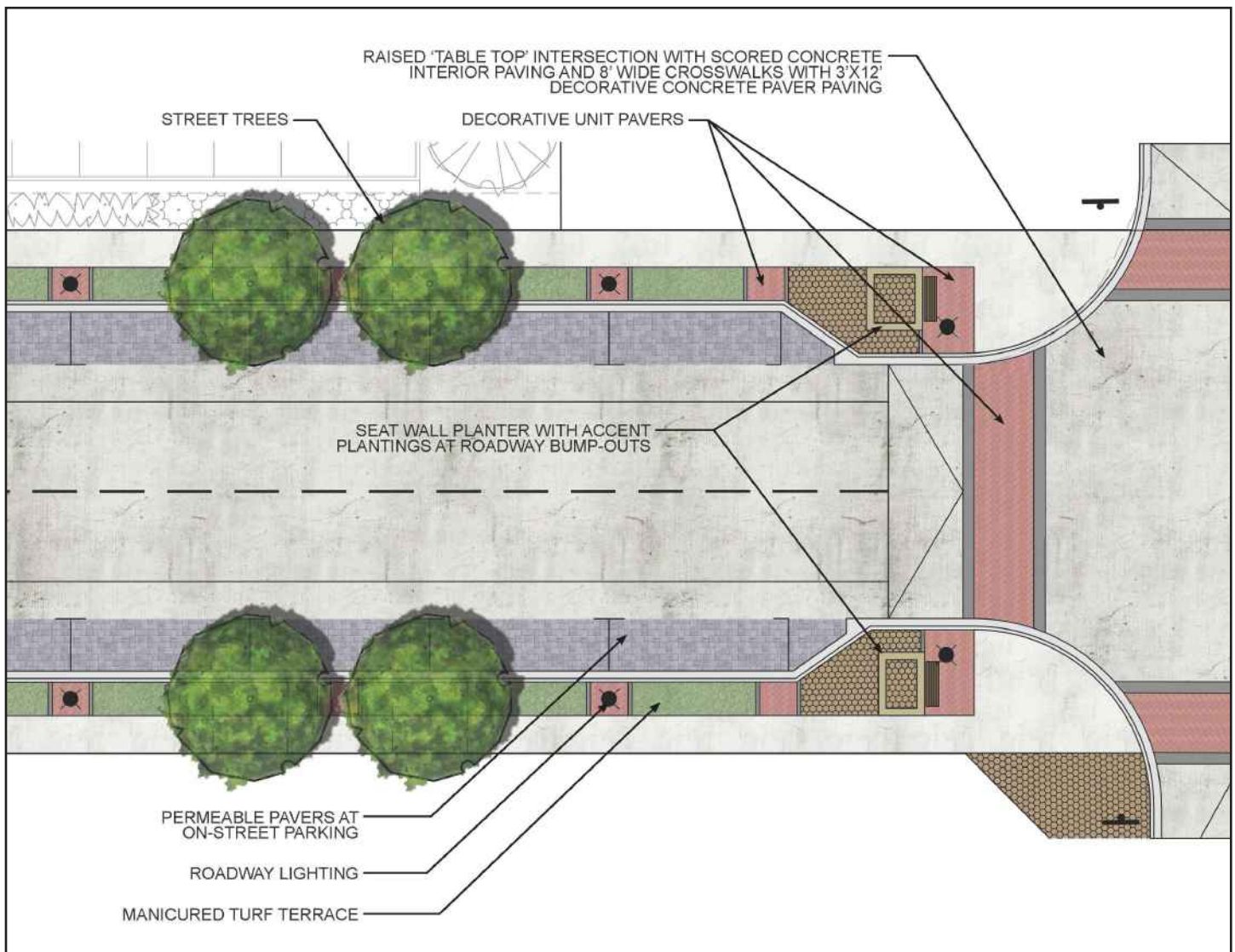
Figure 1: Typical Parking Lot Landscaping Plan and Cross-Section



3. **Interstate 41/94 Landscape Buffer** – Provide minimum 15' wide landscape buffer along entire interstate R.O.W. to include the following landscaping, tree types (arranged to reflect the Prairie Style theme), and rates:
 - i. Shade trees at a rate of 1/80 LF of R.O.W. frontage.
 - ii. Ornamental trees at a rate of 1/50 LF of R.O.W. frontage.
 - iii. Evergreen trees at a rate of 1/50 LF of R.O.W. frontage.
 - iv. Entire buffer to be planted with a Developer-approved native seed mix.

4. **Interior Roadway Streetscaping and Landscaping** – Provide landscape and streetscape improvements along the interior roadways to include: Decorative unit pavers at key intersection corners and roadway crosswalks, street trees, raised seat wall planters at roadway bump-outs and accent plantings (shrubs, ornamental grasses, & perennials) at key project entries and within the roadway terrace areas. Vertical hardscape improvements should be designed using forms and materials that reflect the Prairie Style theme as approved by Developer. (See Figure 2.)

Figure 2: Typical Streetscape Enlargement



Prairie Style Interior Site Improvement Imagery



Naturally themed site elements.



Layers of limestone at natural waterfall feature.



Council ring site feature encourages group interaction and activity.



Natural stone and organic forms used at key site elements.



Example of prairie style character incorporated at thematic site entrance.

5. Site Open Space

a. Private Parcel Open Space

- i. A minimum of 30% site open space, including wetlands, shall be maintained on a district-wide basis through the entire Creekside Crossing Marketplace development.
- ii. The majority of the open space should be planted with native prairie plantings to reflect the Prairie Style theme.
- iii. Manicured turf areas will be allowed in and around buildings and parking lots as approved by Developer. Where used, manicured turf should incorporate smoothly undulating edges.
- iv. Open spaces should include a mix of shade, ornamental, and evergreen trees naturally arranged to reinforce the Prairie Style theme.

b. Building Foundation Plantings – All building facades located within 25' of the public R.O.W. should have a minimum 6' wide foundation landscape area planted with a mix of ornamental trees, shrubs, ornamental grasses, and perennials to include:

- i. Minimum 50% of the landscape area should be planted with a mix of shrubs, ornamental grasses, or perennials; the remaining area should be covered with 3" thick shredded bark mulch or decorative stone mulch. Of the total number of shrubs, a minimum of 25% and a maximum of 70% should be evergreen.
- ii. Ornamental trees should be provided at a minimum rate of 1/60 l.f. of building frontage, in clustered groupings where possible, or located where the architectural footprint allows, such as recessed portions of the façade, adjacent to main building entrances or at building corners.
- iii. All exterior appurtenances (such as HVAC units, utility boxes, standpipes and other above grade utility features) should be 100% screened from public Right-of-Way view using either a decorative screen fence, which aesthetically relates to the building architecture, or evergreen/native plantings that exceeds the height of the appurtenances, as approved by the Developer. The height of the screen material shall be at least 18-inches taller than the particular item being screened.

6. Stormwater Basin and Pond Edge Landscaping – Provide the following landscaping improvements:

- a. Provide native prairie plantings to cover the entire basin or pond perimeter down to normal water level.
- b. Provide a combination of native shade, ornamental, and evergreen trees around each stormwater basin or pond in a naturally-arranged layout to re-inforce the Prairie Style theme as approved by Developer.



Pond edge character.



Stormwater infiltration basin character.

Figure 3: Master Landscape Plan

LANDSCAPING BUFFERS AND STREET YARD LEGEND

- INTERSTATE 41/94 LANDSCAPE BUFFER (15' WIDE)
- PARKING LOT SCREENING ABUTTING PUBLIC R.O.W. (MIN. AVERAGE 5' WIDE)
- INTERIOR ROADWAY STREETScape AND LANDSCAPE IMPROVEMENTS (PUBLIC R.O.W.)
- SITE OPEN SPACE



BOTANICAL NAME	COMMON NAME
SHADE TREES	
Acer miyabei 'Morton'	State Street Miyabei Maple
Acer saccharum	Sugar Maple & cultivars
Acer truncatum x A. platanoides 'Keithsform'	Norwegian Sunset Shantung Hybrid Maple
Acer x freemanii 'Sienna'	Sienna Glenn Maple
Aesculus glabra	Ohio Buckeye & cultiars
Aesculus hippocastanum	Horsechestnut & cultivars
Betula nigra 'Dura Heat'	Dura Heat River Birch
Betula populifolia 'Whitespire Sr'	Whitespire Birch
Catalpa speciosa	Northern Catalpa
Celtis occidentalis	Hackberry & cultivars
Corylus colurna	Turkish Filbert
Ginkgo biloba	Autumn Gold Ginkgo (male seedless cultivars only)
Gleditsia triacanthos inermis	Thornless Honeylocust & cultivars
Gymnocladus dioicus	Kentucky Coffeetree & cultivars
Platanus x acerfolia 'Morton Circle'	Exclamation London Planetree
Populus species	Quaking Aspen, Big Tooth Aspen & Balm Poplar
Quercus species	Swamp White Oak, Bur Oak & Northern Red Oak
Taxodium distichum	Baldcypress
Ulmus americana	American Elm (Dutch Elm Reistant cultivars)
Ulmus species	Elm Hybrids
EVERGREEN TREES	
Abies concolor	White Fir
Larix laricina	American Larch or Tamarack
Picea abies	Norway Spruce
Picea glauca	White Spruce
Picea glauca var. densata	Black Hills Spruce
Pinus strobus	White Pine
Pseudotsuga menziesii	Douglas Fir
Tsuga canadensis	Canadian Hemlock
ORNAMENTAL TREES	
Acer tataricum 'GarAnn' PP15,023	Hotwings Tatarian Maple
Amelanchier species	Serviceberry & cultivars
Amur maackia 'Starburst'	Starburst Amur Maackia
Carpinus caroliniana	American Hornbeam (Musclewood) & cultivars
Cercis canadensis 'Columbus'	Eastern Redbud
Cornus alternifolia	Pagoda Dogwood
Cornus mas	Corneliacherry Dogwood
Crataegus species	Hawthorn
Malus species	Crabapple (cultivars resistant to scab & rust)
Ostrya virginiana	Eastern Hop Hornbeam (Ironwood)
Pyrus fauriei 'Westwood'	Korean Sun Pear
Syringa pekinensis 'Morton'	China Snow Peking Lilac
Syringa reticulata	Japanese Tree Lilac & cultivars
DECIDUOUS SHRUBS	
Amelanchier species	Serviceberry & cultivars
Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
Aronia melanocarpa	Black Chokeberry & cultivars
Cephalanthus occidentalis	Buttonbush & cultivars
Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet
Clethra alnifolia	Summer Sweet & cultivars
Cornus species	Dogwood & cultivars
Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood
Corylus americana	American Filbert
Diervilla lonicera	Dwarf Bush Honeysuckle
Forsythia species	Forsythia & cultivars
Fothergilla gardenii	Fothergilla & cultivars
Hamamelis virginiana	Common Witchhazel
Hamamelis vernalis	Vernal Witchhazel
Hydrangea species	Hydrangea & cultivars
Hypericum kalmianum	St. John's Wort
Ilex verticillata	Winter Red Holly & cultivars
Physocarpus opulifolius	Common Ninebark
Rhus aromatica	Fragrant Sumac & cultivars
Rhus glabra	Smooth Sumac
Rhus typhina	Staghorn Sumac
Rosa rugosa	Rugosa Rose & cultivars
Sambucus canadensis	American Elderberry
Syringa species	Lilac & cultivars
Viburnum species	Viburnum & cultivars
EVERGREEN SHRUBS	
Euonymus fortunei	Wintercreeper Euonymus & cultivars
Juniperus chinensis 'Blaauw'	Blaauw's Juniper
Juniperus species	Juniper & cultivars
Microbiota Decussata	Russian Cypress
Pinus mugo	Mugo Pine
Taxus specie	Yew & cultivars
Thuja species	Arborvitae & cultivars
Thuja occidentalis 'Degroot's Spire'	Degroot's Spire Arborvitae

Figure 4:
Recommended
Plant List



PLAN COMMISSION REPORT

Proposal: Landscape Plan Review – Stand Rock Hospitality

Description: Landscape review for a proposed hotel with conference center.

Applicant(s): Pete Helland, Stand Rock Hospitality

Address(es): Portion of 7700 S. Ikea Way (Lot 2 of CSM to be recorded)

Suggested Motion: That the Plan Commission approves the landscape plans submitted by Pete Helland, Stand Rock Hospitality, for a portion of the property at 7700 S. Ikea Way (Lot 2 of CSM to be recorded) with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That all conditions of approval from the February 25, 2020 Plan Commission review are in effect.
3. That a revised landscape plan incorporating staff comments is submitted in digital format for review by the Department of Community Development prior to the submission of building permit applications.

Owner(s): Walden OC, LLC

Tax Key(s): 784-9029-000 (new)

Lot Size(s): 3.8991 ac

Current Zoning District(s): B-6, Interchange Regional Retail

Overlay District(s): PUD

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Planned Mixed Use

Background:

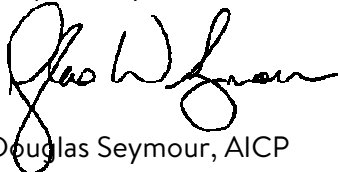
At the February 25, 2020 meeting, the Plan Commission reviewed and approved site and building plans for the proposed hotel and conference center on a portion of the property at 7700 S. Ikea Way. During the

review of the proposal, and within the staff report, it was stated that parking areas per the approved PUD are required to be a minimum of 5 feet from all public rights-of-way, and front and rear lot lines. The plans showed two (2) parking stalls encroaching into the public right-of-way/front setback requirement. Modifications to any parking setback may be granted by a $\frac{3}{4}$ majority approval of the Plan Commissioners present at the meeting, “but only if deemed consistent with an approved Master Landscaping Plan.” Likewise, the minimum 5-foot-wide perimeter landscaping requirement may be modified by a $\frac{3}{4}$ majority of Plan Commissioners present at a meeting, “but only if deemed consistent with an approved Master Landscaping Plan.” Said Master Landscaping Plan was presented for Plan Commission review in the previous agenda item.

Updates to the plans incorporate the revision to the secondary access on Ikea Way, repositioned landscape islands, landscaping along the public rights-of-way, and for screening those parking stalls adjacent to public rights-of-way. However, where plants are being used for screening purposes, the heights of plants must be installed and maintained at a minimum of 3 feet. This must also appear on the landscape plans in addition to the minor revisions required for compliance with the Creekside Crossing Marketplace Landscape Design Guidelines and Master Landscape Plan as identified in the staff comments attached to this report.

Options/Alternatives: The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



Kari Papelbon, CFM, AICP
Planner

Attachments:

Location Map

Landscape Plan dated 1/24/2020 (1 page)

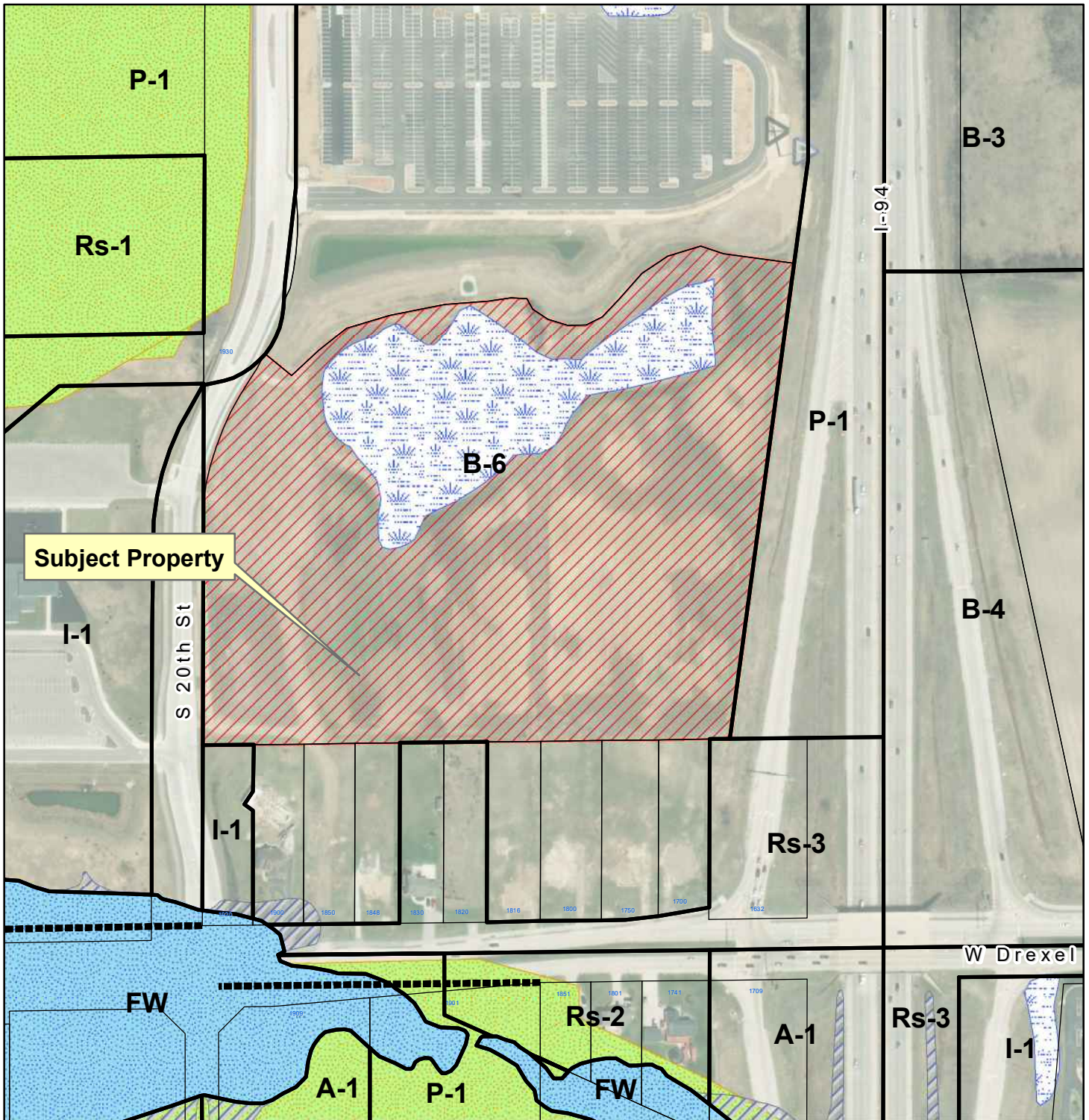
Landscape Plan dated 2/14/2020 (1 page)

Narrative (2 pages)

Interior Parking Lot & Greenspace Calculations, EX-1 (1 page)

Staff Comments (2 pages)

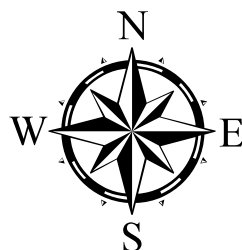
Location Map 7700 S Ikea Way



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

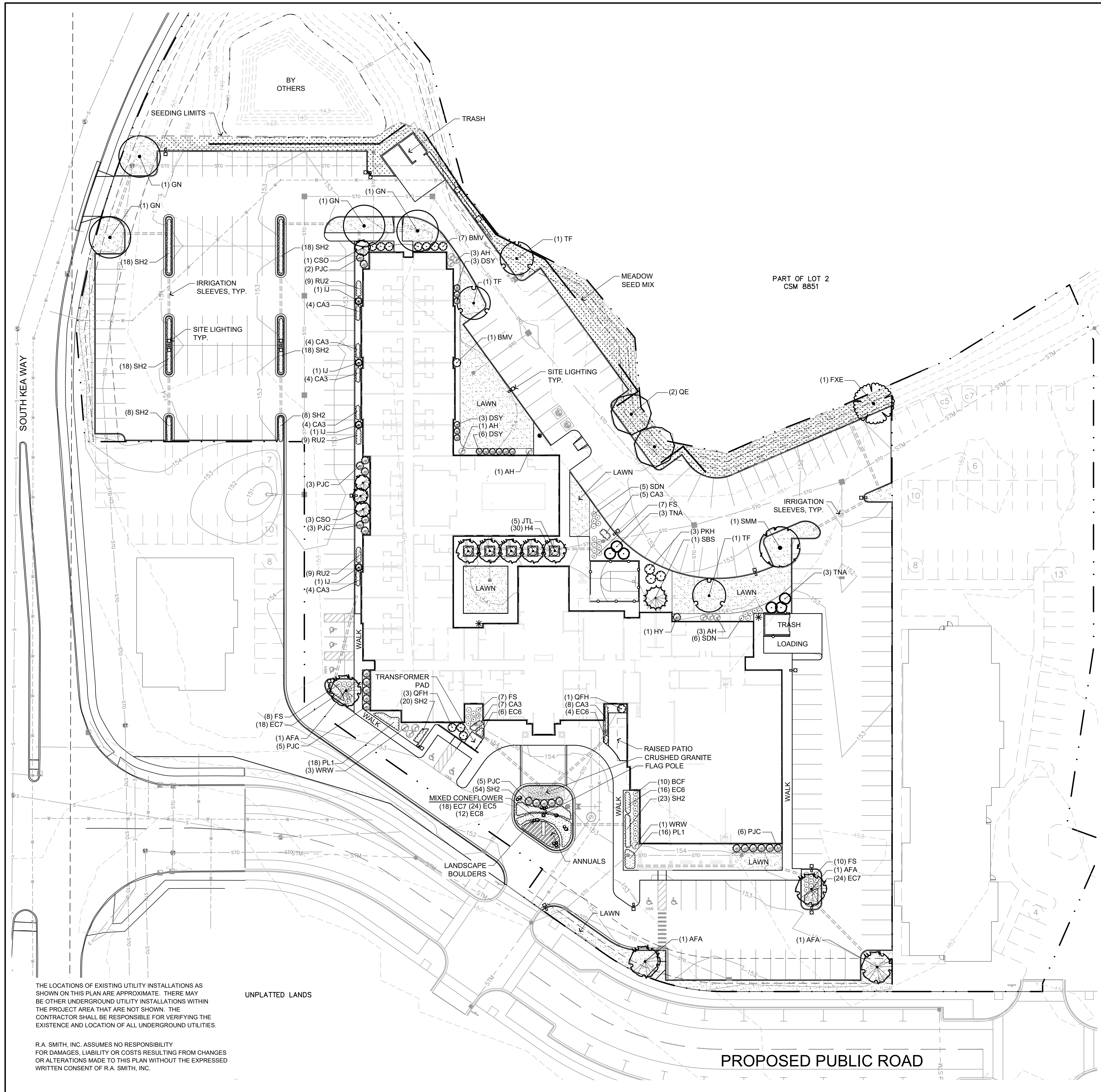


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Legend

-  7700 S Ikea Way
-  Officially Mapped Streets
-  Floodway (2008)
-  Flood Plain (2008)
-  Environmental Corridor
-  DNR Wetlands Inventory



PLANT SCHEDULE SITE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AFA	4	Armstrong Maple	Acer freemanii 'Armstrong'	3' CAL	B&B	Full and evenly branched
SMM	1	State Street Miyabei Maple	Acer miyabei 'Morton' TM	3' CAL	B&B	Full and evenly branched
TF	3	Turkish Fibert	Corylus colurna	3' CAL	B&B	Full and evenly branched
GN	4	Northern Acclaim Honey Locust	Gleditsia inaequalis 'Northern Acclaim'	3' CAL	B&B	Full, matching heads
QE	2	Hill's Oak	Quercus ellipsoidalis	3' CAL	B&B	Full, matching heads
CSO	4	Crimson Spire Oak	Quercus 'Crimschmidt'	3' CAL	B&B	Full, matching heads
JTL	5	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2' CAL	B&B	Full, matching heads
FXE	1	Frontier Elm	Ulmus x 'Frontier'	3' CAL	B&B	Full and evenly branched

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
IJ	4	low Juniper	Juniperus chinensis 'lowa'	6' HT	B&B	Fully branched to the ground
SBS	1	Serbian Spruce	Picea omonika	7' HT	B&B	Fully branched to the ground
TNA	6	Technito Arborvitae	Thuja occidentalis 'BallJohn'	7' HT	B&B	Fully branched to the ground

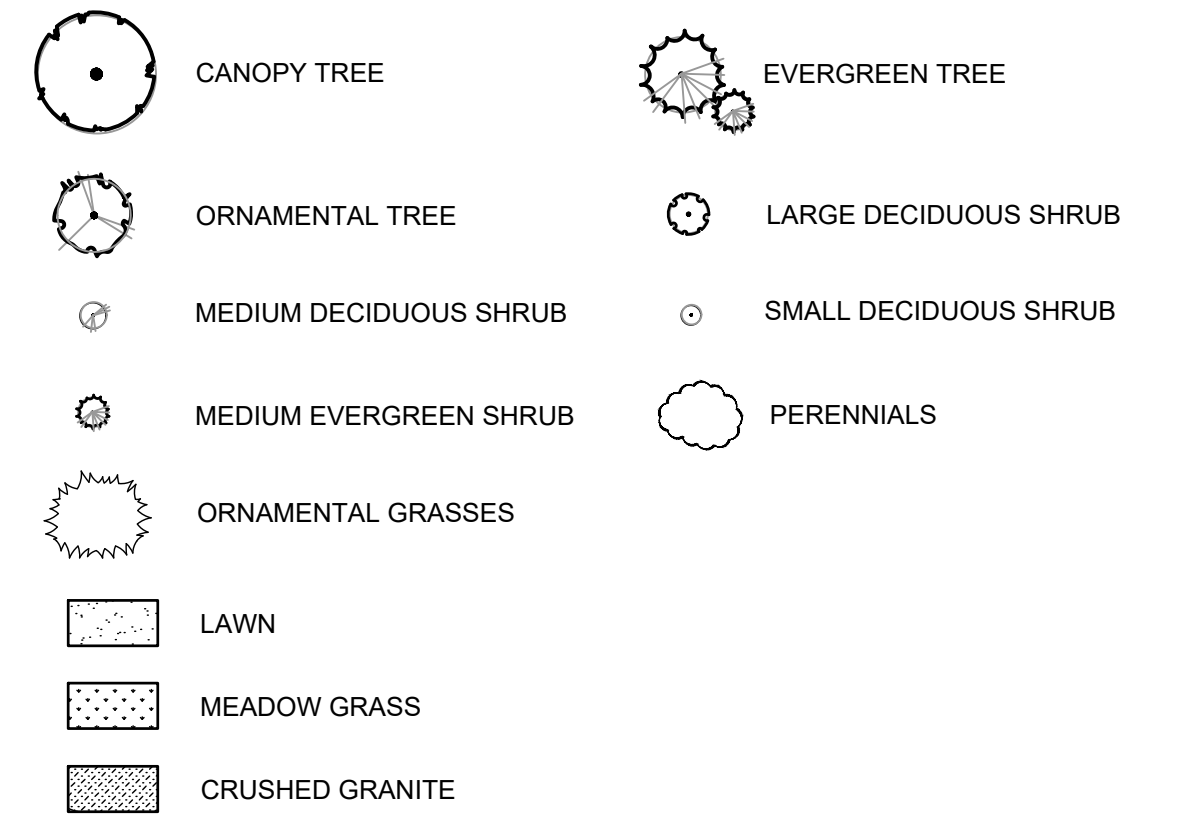
DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SDN	11	Nikko Slender Deutzia	Deutzia gracilis 'Nikko'	15' HT	CONT.	
BCF	10	Beaver Creek Dwarf Fothergilla	Fothergilla gardenii 'Beaver Creek'	15' HT	CONT.	
AH	8	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	24' HT	CONT.	
PKH	3	Pinky Winky Panicle Hydrangea	Hydrangea paniculata 'Pinky Winky'	24' HT	CONT.	
QFH	4	Quick Fire Hydrangea	Hydrangea paniculata 'Quick Fire'	24' HT	CONT.	
FS	32	Firebush Spirea	Spiraea x bumalda 'Firebush'	15' HT	CONT.	
BMW	8	Blue Muffin Arrowwood	Viburnum dentatum 'Blue Muffin'	36' HT	B&B	
WRW	4	Wine and Roses Weigela	Weigela florida 'Alexandra' TM	24' HT	CONT.	

EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PJC	24	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	18"SPD	CONT.	
DSY	12	Dense Yew	Taxus x media 'Densiformis'	18"SPD	CONT.	
HY	1	Hicks Yew	Taxus x media 'Hicksii'	36"HT	CONT.	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA3	40	Overdam Feather Reed Grass	Calamagrostis x acutiflora 'Overdam'	1 GAL	POT	24" Spacing
SH2	185	Tara Prairie Dropseed	Sporobolus heterolepis 'Tara'	1 GAL	POT	18" Spacing

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC5	24	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High' TM	4 1/2"	POT	18" Spacing
EC6	26	Magnus Purple Coneflower	Echinacea purpurea 'Magnus'	4 1/2"	POT	18" Spacing
EC7	60	Wild Berry Coneflower	Echinacea purpurea 'Wild Berry'	4 1/2"	POT	18" Spacing
EC8	12	Hot Coral Coneflower	Echinacea x Balsomcor	4 1/2"	POT	24" Spacing
H4	30	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	24" Spacing
PL1	34	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	24" Spacing
RU2	27	Showy Coneflower	Rudbeckia fulgida speciosa	4 1/2"	POT	18" Spacing

LANDSCAPE KEY



GENERAL LANDSCAPE NOTES

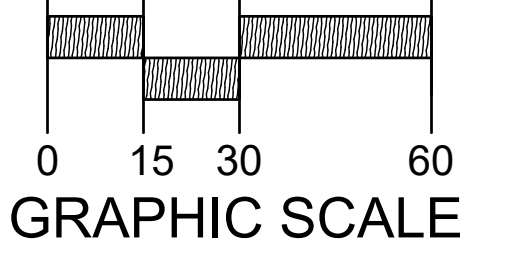
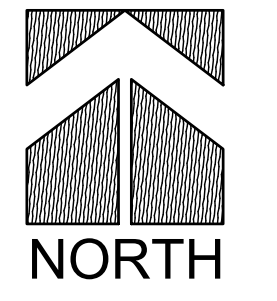
- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK -ANSI Z60.1 (LATEST VERSION)
- ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF DECORATIVE LANDSCAPE STONE.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND .

IRRIGATION PERFORMANCE SPECIFICATION

THE LANDSCAPE CONTRACTOR SHALL PROVIDE A DESIGN / BUILD IRRIGATION CONSTRUCTION PLAN TO THE OWNER AND MUNICIPALITY (IF REQUIRED) THAT COMPLIES WITH STATE AND LOCAL CODE REQUIREMENTS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THE IRRIGATION DESIGNER SHALL BE CERTIFIED BY THE IRRIGATION ASSOCIATION AS A COMMERCIAL IRRIGATION DESIGNER AND HAVE AT LEAST 5 YEARS' EXPERIENCE DESIGNING IRRIGATION SYSTEMS OF SIMILAR SIZE AND SCOPE. THE IRRIGATION SYSTEM SHALL BE METERED TO MEET THE REQUIREMENTS OF THE STATE AND LOCAL CODES; BE FULLY AUTOMATIC UTILIZING A WEATHER BASED CONTROLLER WITH RAIN/MOISTURE SENSORS; ZONED TO WATER THE TURF AND SHRUBS SEPARATELY WITH MINIMUM OVER THROW ON HARDSCAPES, BUILDINGS AND OTHER STRUCTURES; COVERAGE OF ALL PLANT / TURF AREAS WITH HEAD TO HEAD WATERING AND BE OPERATIONAL FROM A DOMESTIC WATER SOURCE PROVIDED BY THE OWNER. TURF AREAS SHALL BE IRRIGATED WITH POP-UP ROTARY HEADS AND ALL SHRUB / PERENNIAL BEDS SHALL BE IRRIGATED WITH A DRIP SYSTEM. CONTRACTOR MAY USE THE FOLLOWING APPROVED MANUFACTURERS HUNTER, RAINBIRD OR TORO. PROVIDE FIRST YEAR WINTERIZATION AND FOLLOWING SPRING STARTUP. LANDSCAPE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF "AS-BUILT" PLANS OF THE INSTALLED IRRIGATION SYSTEM TO THE OWNER.

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DESCRIPTION

DATE

221 South 2nd Street
Milwaukee, WI 53204-1412
(262) 781-1000
rasmith.com

raSmith
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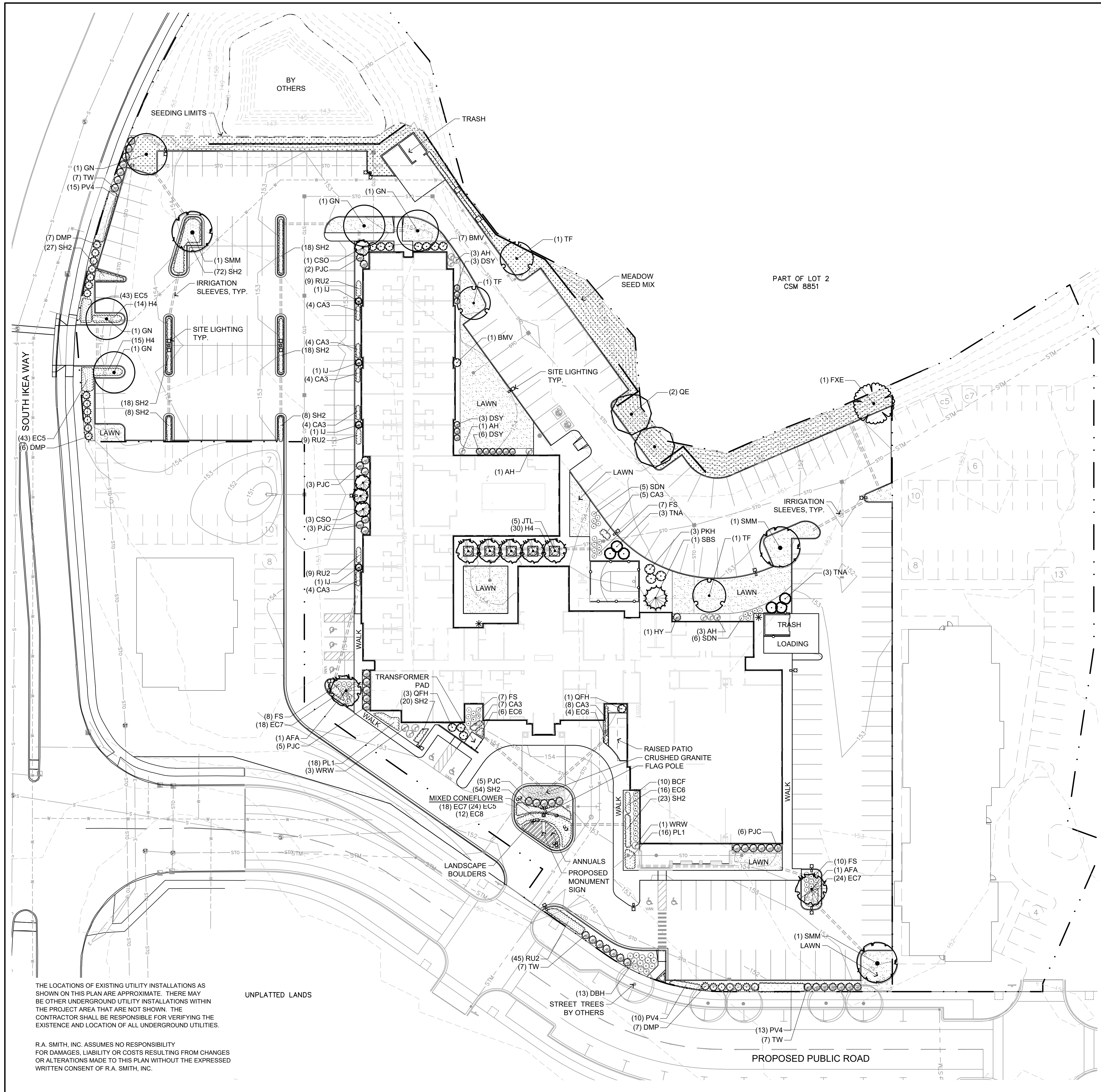
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI | Cedarburg, WI
Mount Pleasant, WI | Naperville, IL | Irvine, CA

HOMESIDE SUITES & CONFERENCE CENTER
OAK CREEK, WISCONSIN

PRELIMINARY
LANDSCAPE PLAN

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R.A. Smith, Inc.
DATE: 01/24/2020
SCALE: 1" = 30'
JOB NO. 3190052
PROJECT MANAGER:
CHRIS HITCH, PE
DESIGNED BY: ALS
CHECKED BY: LJM

SHEET NUMBER
L100



PLANT SCHEDULE SITE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AFA	2	Armstrong Maple	Acer freemanii 'Armstrong'	3" CAL	B&B	Full and evenly branched
SMM	3	State Street Miyabei Maple	Acer miyabei 'Morton' TM	3" CAL	B&B	Full and evenly branched
TF	3	Turkish Filbert	Corylus colurna	3" CAL	B&B	Full and evenly branched
GN	5	Northern Acclaim Honey Locust	Gleditsia inaequalis 'Northern Acclaim'	3" CAL	B&B	Full, matching heads
QE	2	Hill's Oak	Quercus ellipsoidalis	3" CAL	B&B	Full, matching heads
CSO	4	Crimson Spire Oak	Quercus 'Crimschmidt'	3" CAL	B&B	Full, matching heads
JTL	5	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2" CAL	B&B	Full, matching heads
FXE	1	Frontier Elm	Ulmus x 'Frontier'	3" CAL	B&B	Full and evenly branched

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
IJ	4	Iowa Juniper	Juniperus chinensis 'Iowa'	6" HT	B&B	Fully branched to the ground
SBS	1	Serbian Spruce	Picea omorika	7" HT	B&B	Fully branched to the ground
TNA	6	Technitoe Arborvitae	Thuja occidentalis 'BallJohn'	7" HT	B&B	Fully branched to the ground

DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SDN	11	Nikko Slender Deutzia	Deutzia gracilis 'Nikko'	15" HT	CONT.	
BCF	10	Beaver Creek Dwarf Foehgerilla	Foehgerilla gardenii 'Beaver Creek'	15" HT	CONT.	
AH	8	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	24" HT	CONT.	
PKH	3	Pinky Winky Panicle Hydrangea	Hydrangea paniculata 'Pinky Winky'	24" HT	CONT.	
QFH	4	Quick Fire Hydrangea	Hydrangea paniculata 'Quick Fire'	24" HT	CONT.	
FS	32	Freobel Spirea	Spiraea x bumalda 'Freobelii'	15" HT	CONT.	
BMV	8	Blue Muffin Arrowwood	Viburnum dentatum 'Blue Muffin'	36" HT	B&B	
WRW	4	Wine and Roses Weigela	Weigela florida 'Alexandra' TM	24" HT	CONT.	

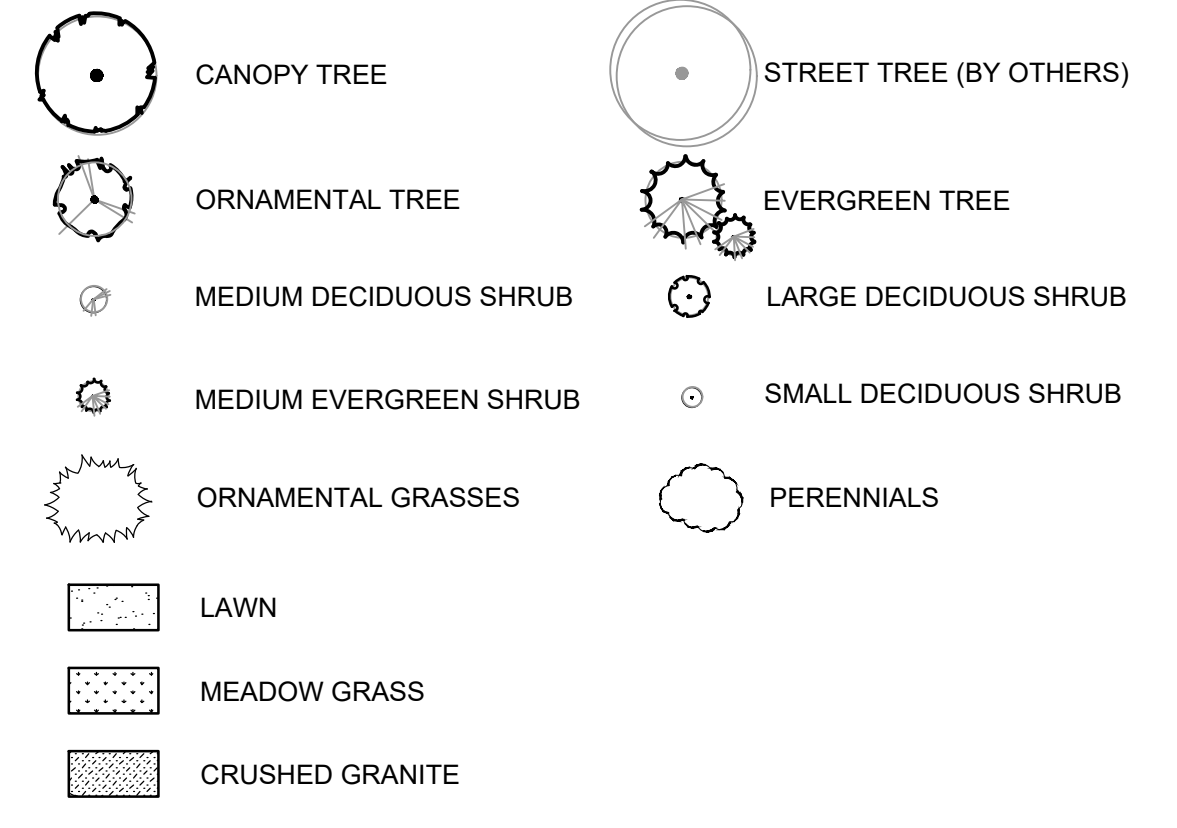
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PJC	24	Kalloy Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	18"SPD	CONT.	
DMP	20	Dwarf Mugo Pine	Pinus mugo 'Compacia'	36"HT	B&B	
DSY	12	Dense Yew	Taxus x media 'Densiformis'	18"SPD	CONT.	
HY	1	Hicks Yew	Taxus x media 'Hicksii'	36"HT	CONT.	
TW	21	Woodward Arborvitae	Thuja occidentalis 'Woodwardii'	36"HT	B&B	

SMALL DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBH	13	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA3	40	Overdam Feather Reed Grass	Calamagrostis x acutiflora 'Overdam'	1 GAL	POT	24" Spacing
PV4	38	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 GAL	POT	30" Spacing
SH2	266	Tara Prairie Dropseed	Sporobolus heterolepis 'Tara'	1 GAL	POT	18" Spacing

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC5	110	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High' TM	4 1/2"	POT	18" Spacing
EC8	26	Magnus Purple Coneflower	Echinacea purpurea 'Magnus'	4 1/2"	POT	18" Spacing
EC7	60	Wild Berry Coneflower	Echinacea purpurea 'Wild Berry'	4 1/2"	POT	18" Spacing
EC8	12	Hot Coral Coneflower	Echinacea x Balsamor	4 1/2"	POT	24" Spacing
H4	59	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	24" Spacing
PL1	34	Little Spire Russian Sage	Petervskia x 'Little Spire'	4 1/2"	POT	24" Spacing
RU2	72	Showy Coneflower	Rudbeckia fulgida speciosa	4 1/2"	POT	18" Spacing

LANDSCAPE KEY



GENERAL LANDSCAPE NOTES

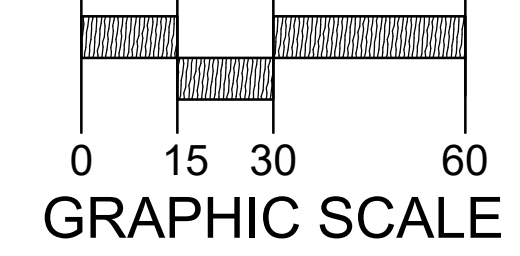
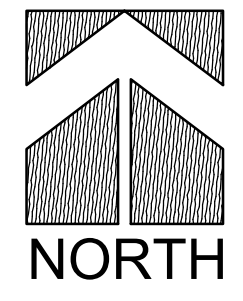
- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - ANSI Z60.1 (LATEST VERSION)
- ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF DECORATIVE LANDSCAPE STONE.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

IRRIGATION PERFORMANCE SPECIFICATION

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Know what's below.
Call before you dig.



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DESCRIPTION
PERIMETER PLANTING REVISIONS

DATE
2/25/2020

221 South 2nd Street
Milwaukee, WI 53204-1412
(262) 781-1000
rasmith.com

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CREATIVITY BEYOND ENGINEERING

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**HOMWOOD SUITES & CONFERENCE CENTER
OAK CREEK, WISCONSIN**

**PRELIMINARY
LANDSCAPE PLAN**

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R.A. Smith, Inc.
DATE: 02/14/2020
SCALE: 1" = 30'
JOB NO. 3190052
PROJECT MANAGER:
CHRIS HITCH, PE
DESIGNED BY: ALS
CHECKED BY: LJM

SHEET NUMBER
L100



CREATIVITY BEYOND ENGINEERING

Homewood Suites & Conference Center – Oak Creek, WI

Landscape Requirements from Creekside Crossing Marketplace PUD Statement

Parking Lot Screening:

- parking areas for five (5) or more vehicles if adjoining a public right-of-way shall be screened from casual view by:
 - an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means.
 - *A majority evergreen planting has been specified*
 - Minimum average setback of 5 feet for landscaping running the entire linear width between public ROW and parking lot, otherwise decorative fencing shall be used to accomplish screening
 - *The average setback is more than 5 feet with the except of one small area where it is only 1.5 feet deep*
 - All screening materials shall be placed and maintained at a minimum height of three (3) feet.
 - *Evergreen shrubs have been specified to be installed at 3' height. They will grow taller than this, so maintenance will be needed to keep them from growing too tall.*
 - Landscaped areas shall include native plantings. At least 50% of the total green space area shall be landscaped utilizing plant materials, other than maintained turf, which contribute to ground coverage
 - *Native plants include Northwind Switch Grass (nativar) and Dwarf Bush Honeysuckle. During the growing season, the switch grass will be over 3' tall but will be cut back to the ground in late winter.*
 - *A majority of the total green space has been planted with shrubs, perennials and ornamental grasses, with only a small area in maintained turf.*

Interior Landscape Area:

- landscape islands or landscape peninsulas totaling not less than five (5) percent of the surfaced area.
 - *82,073 sf of paved area*
 - *5,919 sf of islands and peninsulas provided (7.2%)*
- Shall include trees and other native plantings
 - *Landscape islands and peninsulas include trees and other native plantings such as Tara Prairie Dropseed (nativar) as well as some maintained turf*
- Islands shall provide a minimum 30-inch clear area for vehicle overhang and snow storage.
 - *A clear area has been provided for vehicle overhang and snow storage. We usually use 1.5' in width so there may not be 30 inches everywhere.*

Perimeter Landscape Area:

- perimeter landscape strip (minimum average 5 feet in width) required adjacent to parking lot
 - *The strip is not 5 feet wide everywhere, but on average it exceeds 5 feet in width.*
- A minimum of five native plantings are required for every 35 linear feet and one tree for every 80 linear feet
 - *This requirement has not been met. There is native meadow seeding along the north and east sides of the parking lot, but there are not enough trees and no native plantings other than the native seeding.*

Buffer Yards:

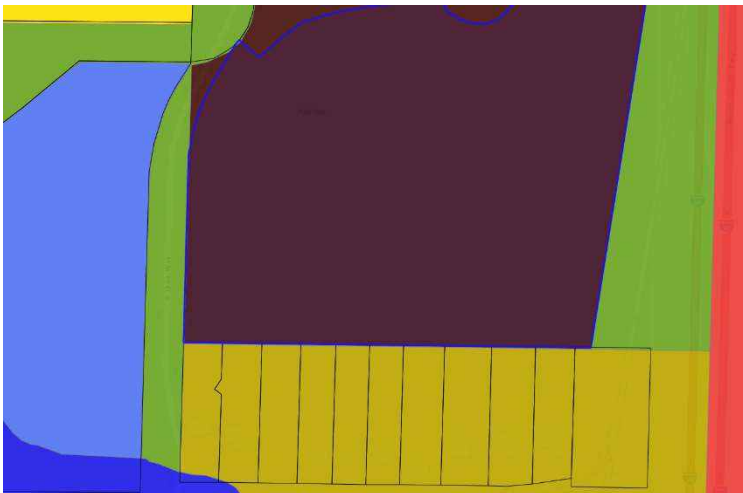
- A buffer yard shall be created and maintained in accordance with Municipal Code Section 17.031(6)(l)(1)(m) where the Creekside Crossing Marketplace PUD abuts park districts. No buffer yard shall be required where the Creekside Crossing Marketplace PUD abuts residential districts.

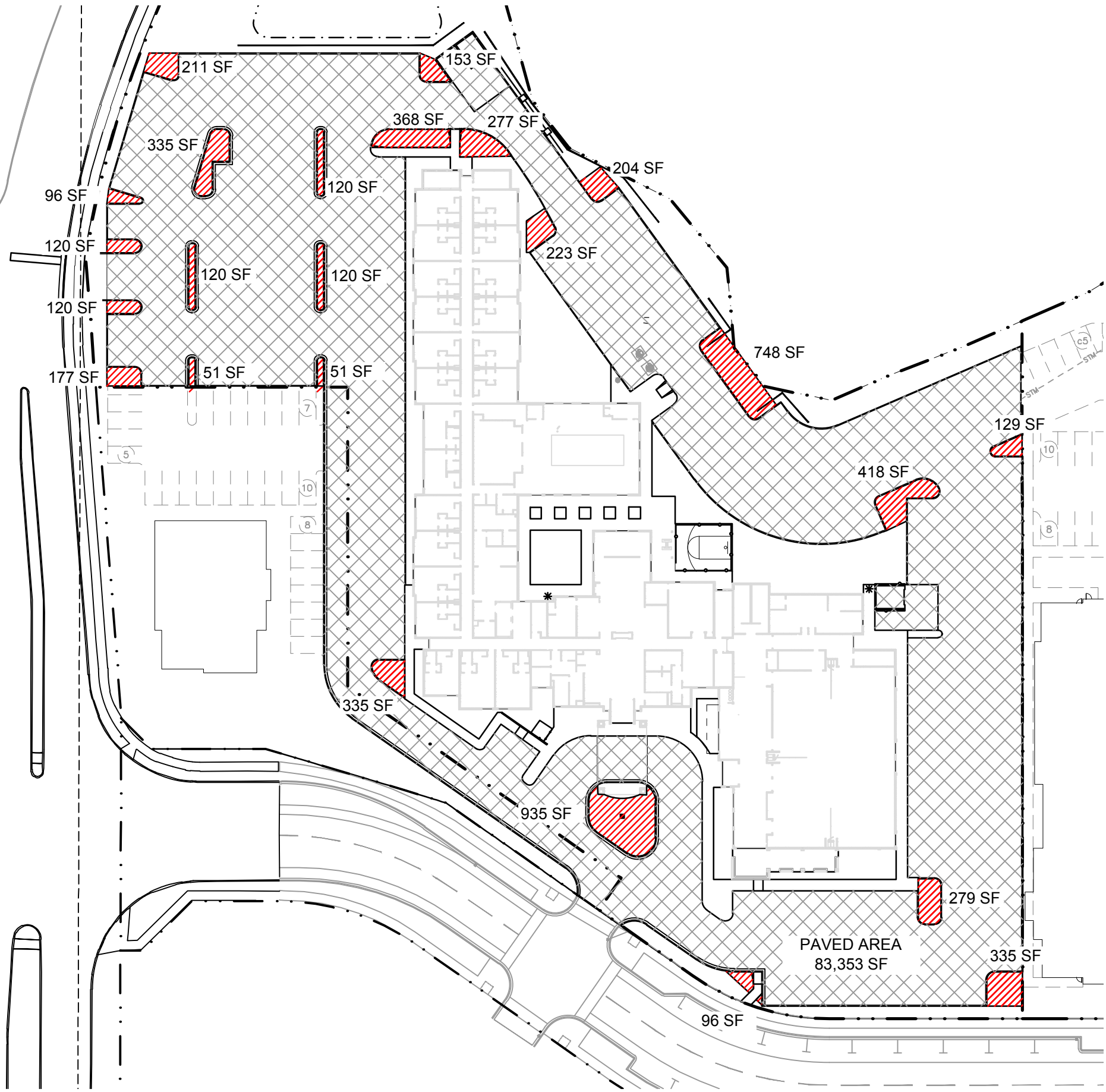
Landscape Requirements from City Zoning Code

17.031(6)(l)(1)(m) Buffer Yards.

A buffer yard shall be created and maintained where the B-6 Interchange Regional Retail District abuts residential or park districts. Buffer yards shall be a minimum of 20 feet in width, shall be in addition to the required street yards, side yards, and rear yards; and shall screen in such a manner that:

- a. If the buffer yard is composed entirely of plant materials, it shall be of sufficient initial depth and height and of such varieties as to provide adequate visual screening within no more than two years and during all seasons of the year.
 - b. Where architectural walls or fences are used, sufficient landscaping shall be used in conjunction with such wall or fence to create an attractive view, and all walls and fences shall be maintained in a structurally sound and attractive condition.
 - c. Where the land adjacent to the buffer yard is a parking lot, the buffer yard shall be sufficiently opaque to prevent the penetration of headlight glare unless the parking lot is more than 40 feet from the residential or park district. Overhead lighting installed in or adjacent to the buffer shall not trespass onto adjacent residential properties. The light source, whether bulb or tube, shall not be visible from adjacent residential properties.
 - d. No signs shall be permitted on or in any part of the buffer yard.
- *Does not apply to this specific development site.*





Interior Landscape Area	Interior Landscape Area
177	177
120	120
120	120
96	96
211	211
335	335
120	120
51	51
120	120
120	120
51	51
368	368
153	153
277	277
204	204
223	223
748	748
418	418
129	129
279	279
335	335
96	96
935	935
335	335
<hr/>	
Total Interior Landscape Area	6021
Total Paved Area	83,353
Interior Landscape Area Provided	7.3%

DESCRIPTION	DATE

221 South 2nd Street
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**HOMEWOOD SUITES HOTEL
OAK CREEK, WI**

**INTERIOR PARKING LOT
GREENSPACE CALCULATIONS**

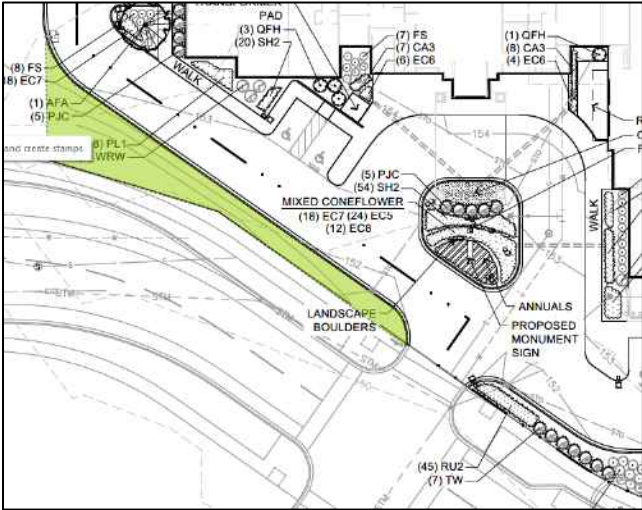


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DATE: 02/28/20
SCALE: 1" = 60' XREF
JOB NO. 3190052
PROJECT MANAGER: CHRIS HITCH, P.E.
DESIGNED BY: ALS
CHECKED BY: CH
SHEET NUMBER EX-1

Comparison of Stand Rock site landscape plan with Creekside Crossing guidelines	
<p>Prior to submission of any materials to the Plan Commission, all individual parcels must coordinate with and receive written approval for all landscape plans from WALDEN OC (Developer) to ensure that the desired Prairie Style landscape thematic and following Design Guidelines are being acceptably met.</p>	<p>Has the site landscaping plan been signed off on by Walden OC?</p>
<p>Plant schedule (for the most part) adheres to recommended plant list. Where there are differences, please consider using species from the recommended plant list.</p>	<p>Consider using species from recommended plant list.</p> <p>Notable differences are:</p> <ul style="list-style-type: none"> • Armstrong Maple • All specified evergreen trees • Nikko Slender Deutzia • Froebel Spirea • Wine and Roses Weigela
<p>Landscape islands or peninsulas should include trees at a minimum rate of 1/350 sf of interior parking lot open space.</p>	<p>Based on the exhibit you provided there is 6021 s.f. of interior landscape areas. That would require 17.2 (18) trees. 14 are shown on the plan (within the interior landscape areas).</p>
<p>2. Parking Lot Landscaping (for all parking areas for five (5) or more vehicles if adjoining a public R.O.W.)</p> <p>a. Parking Lot Screening along public R.O.W. – (See Figure 1). For all private parcel edges where there is a parking lot along the public R.O.W. provide visual screening from casual view in the form of an earth berm, a solid wall, fence, evergreen planting of equivalent visual density, or other means as approved by Developer as follows:</p> <p>i. Minimum average height of screening to be 3’ between the parking and the public R.O.W. and shall run the entire length of the parking lot edge along R.O.W.</p> <p>ii. Minimum average setback width to be 5’.</p> <p>iii. At least 50% of the total green space area should be landscaped utilizing plant materials, other than manicured turf, which contribute to ground coverage. Setback to also include:</p> <p>1. Shade or ornamental trees at a minimum rate of 1 per 80 L.F.</p>	<p><u>Creekside Crossing Circle</u></p> <ul style="list-style-type: none"> • The parking area adjacent to the proposed Creekside Crossing Circle (117 l.f.) doesn’t include any shade or ornamental trees on the private property. Based on the requirement of 1 per 80 l.f. an additional 2 trees would need to be provided. • The ornamental grasses do not provide the required visual screening year-round. You may need to supplement this with additional walls, fences or evergreen plantings as approved by the Developer. • Based on the required 5 shrubs per 35 l.f. an additional 3 shrubs would be required. <p><u>IKEA Way</u></p> <ul style="list-style-type: none"> • The parking area adjacent to the IKEA Way (108 l.f.) doesn’t include any shade or ornamental trees on the private property. Based on the requirement of 1

<p>2. Shrub plantings at minimum rate of 5 per 35 L.F (minimum 25% to be evergreen)</p>	<p>per 80 l.f. an additional 2 trees would need to be provided.</p> <ul style="list-style-type: none"> The ornamental grasses do not provide the required visual screening year-round. You may need to supplement this with additional walls, fences or evergreen plantings as approved by the Developer.
<p>3. Inclusion of ornamental grasses and/or perennials in addition to the required shrub plantings is encouraged.</p>	<p>Ornamental grasses and perennials are <u>in addition</u> to the required shrub plantings; not in place of.</p>

Please work with the Developer to prepare and execute a landscape plan for that portion of Lot 1 adjacent to your property and Creekside Crossing Circle (highlighted in green) to be installed prior to occupancyⁱ.



ⁱ Comments from City of Oak Creek - Doug Seymour on March 5, 2020



PLAN COMMISSION REPORT

Proposal: Plan Review – Addition

Description: Site, building, and related plan review for a proposed addition to the east portion of the existing building for equipment.

Applicant(s): Mike King, Microbial Discovery Group

Address(es): 7420 S. Howell Ave.

Suggested Motion: That the Plan Commission approves the site and building plans submitted by Mike King, Microbial Discovery Group, for the addition to the existing building on the property at 7420 S. Howell Ave. with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include screening details for all new and relocated mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
3. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Owner(s): WPT HOWELL AVENUE, LP

Tax Key(s): 766-9029-000

Lot Size(s): 5.469 ac

Current Zoning District(s): B-4, Highway Business M-1, Manufacturing

Overlay District(s): PUD

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Planned Industrial (2002); Industrial (2020)

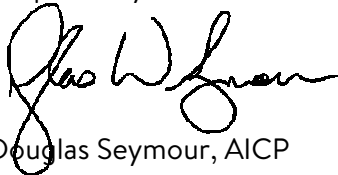
Background:

The Applicant is requesting site, building, and related plan approval for an addition to the east side of the existing industrial building to enclose new equipment located at 7420 S. Howell Ave. Detailed information on the equipment is included with this report for Plan Commission reference. As proposed, the 48' x 48' (2,304 sf) addition will be located in the loading dock area. Setback requirements appear to be met in the plans. No employees are anticipated with the addition; therefore, no additional parking is required.

The addition will be constructed with insulated precast concrete wall panels to match the existing building. Rooftop mechanicals are shown in front of the addition, and must be screened from public rights-of-way. No additional landscaping is required for the addition.

Options/Alternatives: The Plan Commission has the discretion to approve the plans as presented, approve with specified conditions, or disapprove the proposal. Should the request not be approved, Plan Commissioners must provide the Code Sections upon which the denial is based so that the Applicant may revise and resubmit (if necessary).

Respectfully submitted:



Douglas Seymour, AICP
Director of Community Development

Prepared:



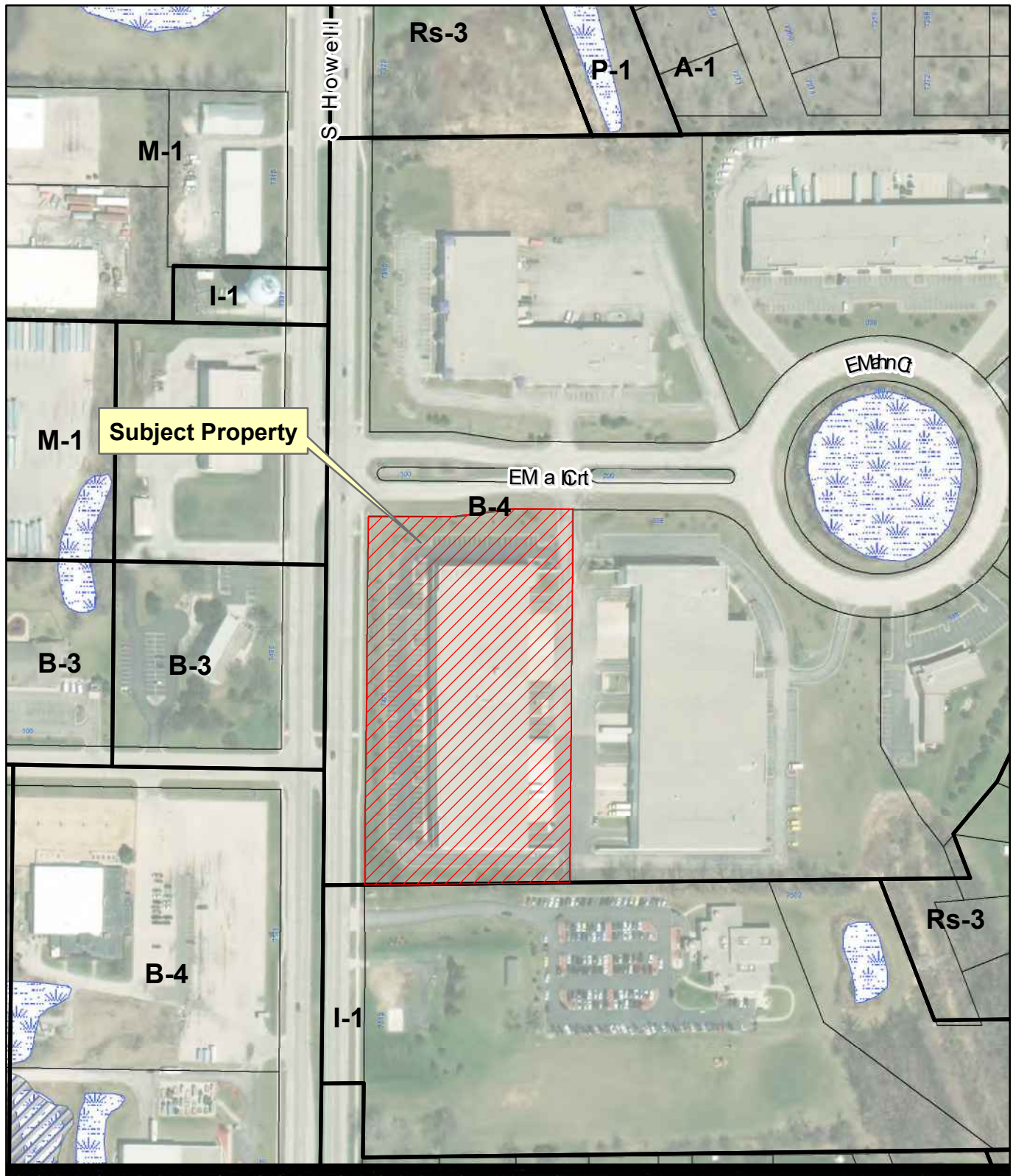
Kari Papelbon, CFM, AICP
Planner

Attachments:

- Location Map
 - Description of Proposal (5 pages)
 - Plans (3 pages)
-

Location Map

7420 S. Howell Ave.

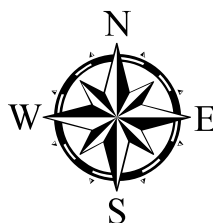


Subject Property




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



Department of Community Development



Legend

-  7420 S. Howell Ave
-  DNR Wetlands Inventory
-  Flood Plain (2008)

To whom it may concern:

Microbial Discovery Group (MDG) has been experiencing significant growth in sales of its microbial products. In order to meet product demand, all manufacturing processes need to be scaled up accordingly, including the ability to dry product through a process called spray drying. Spray drying is a method of producing dry powder from a liquid or slurry by rapidly drying with hot gas. The new spray drying system will supplement existing freeze-drying processing at MDG.

MDG plans to install a P-0.5 Pulse Atomizing Spray Dryer at the facility in Oak Creek, WI. The P-0.5 spray dryer dries liquid feed using a hot, high-velocity gas stream from an electric heater. It has an evaporative capacity of 250 pounds of water per hour. A process blower will supply air to the electric heater that heats it to an operator-set “Contact Temperature” of the dryer. The hot gas stream is then introduced into the top center of a tall-form drying chamber, and the liquid feed delivered to the center of the gas stream at its point of highest velocity. The rapid and complete mixing of hot air with the atomized liquid results in instantaneous drying of the feed material that is then cooled to the dryer exit temperature. The dry powder, process air and water vapor are removed from the drying chamber by an exhaust fan. The powder is separated from the air and water vapor in a cyclone, and fine particles that may escape the cyclone are air-conveyed to a filter baghouse. Air from the filter-baghouse is then passed through a wet scrubber to remove remnant particles.

Two low-pressure fans, one supplying additional air to the drying chamber, and the other exhausting the total airflow of the dryer will be installed. The drying chamber and cyclone will be fitted with custom-designed pressure relief vents in accordance with US NFPA Regulations.

An equipment drawing and floor plan layout of the proposed spray dryer is shown in Figure 1. See Table 1 for the list of main components and dimensions.

The proposed P-0.5 model spray dryer will be constructed by Pulse Combustion Systems (PCS) LLC, a spray drying manufacturer and toll processing company based in Payson, Arizona. PCS will be responsible for overseeing installation of the spray dryer.

MDG plans to construct a room adjacent to the existing industrial building at 7420 South Howell Ave, Oak Creek, WI, to house the new spray dryer equipment. The proposed addition will have concrete walls measuring 48 ft in length, 48 ft in width and 49 ft in height. The floor slab and roof will be reinforced to accommodate weights of the spray dryer equipment. A schematic of the building addition is shown in Figure 2.



MDG has contracted Galbraith Carnahan Architects for architectural services and Bukacek Construction LLC (general contractor) to coordinate construction of the spray dryer room and installation.

MDG anticipates the new spray dryer to be installed and operational by October 2020.

If you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Androga", written over a circular scribble.

Dominic Androga, PhD

Director of Bioprocess Development

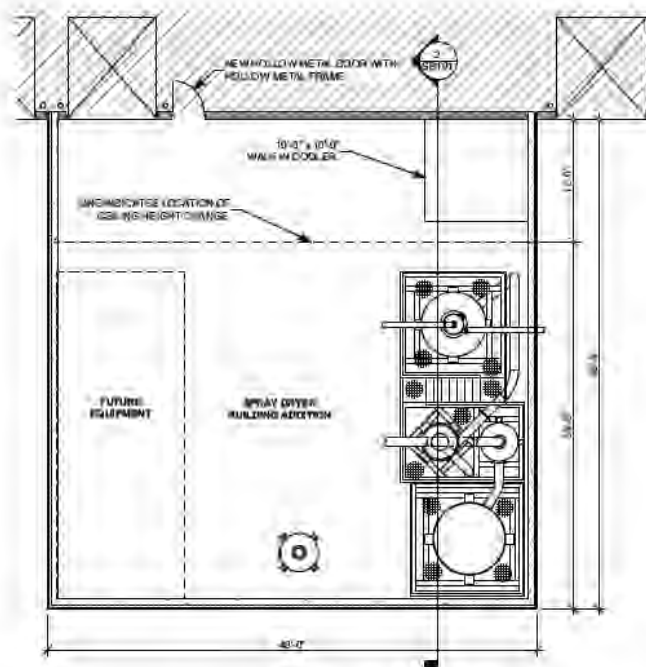
Microbial Discovery Group

5200 W Ashland Way

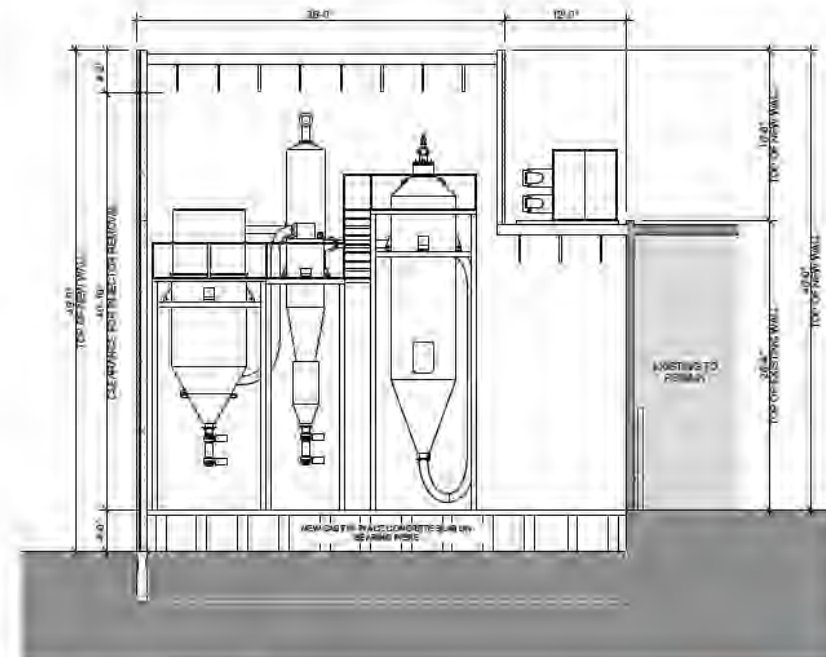
Franklin, WI 53132

Email: dominic.androga@mdgbio.com

Direct: (414) 759-2705



1
SD101
SCHEMATIC FLOOR PLAN
SCALE: 3/32" = 1'-0"



2
SD101
SCHEMATIC SECTION
SCALE: 3/32" = 1'-0"

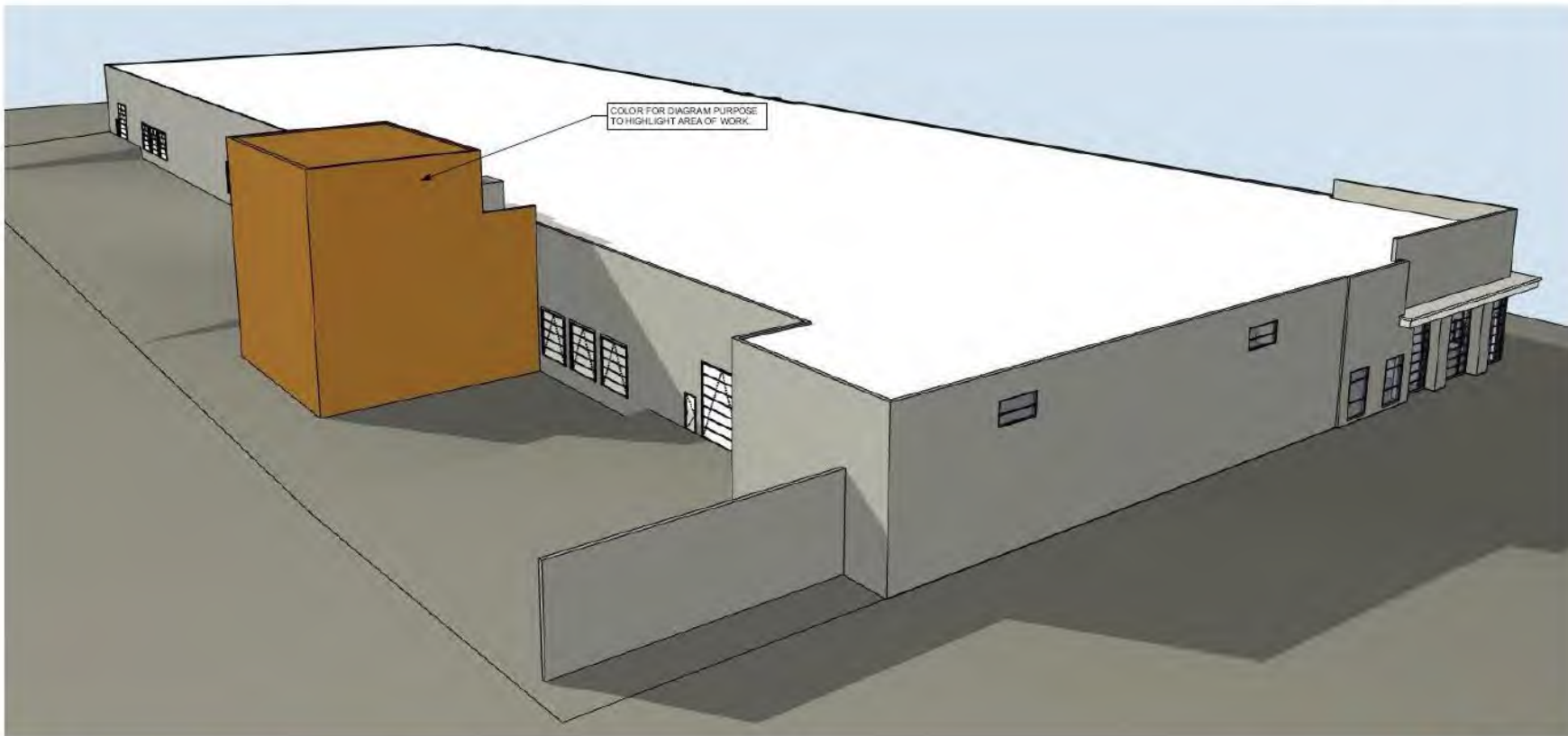


Figure 1 - Schematic floor plan and equipment layout of the proposed MDG P-0.5 Spray Dryer at MDG Oak Creek facility.



Table 1: List of main components and dimensions of the proposed MDG P-0.5 spray dryer.

Description	Equipment Dimensions (L x W x H)	Estimated Weight (lbs)
Spray Drying Chamber	124" x 124" x 440"	11,500
Spray Drying Cyclone	92" x 92" x 345"	4,500
Wet Scrubber	56" x 45" x 160"	6,500
Wet Scrubber Recirculation Pump	24" x 30" x 24"	150
Filter Baghouse	135" x 135" x 355"	8,000
Transportation Air Blower	36" x 28" x 45"	1,500
Transportation Air Filter	48" x 40" x 37"	250
Process Air Heater	120" x 65" x 90"	2,800
Process Air Blower	60" x 40" x 60"	2,000
Process Air Filter	48" x 40" x 37"	250
Exhaust Fan	48" x 37" x 60"	2,200
Product Feed Pump	36" x 24" x 24"	150



1 SCHEMATIC PERSPECTIVE
SD103 NOT TO SCALE



Figure 2 - Schematic perspective of the proposed spray dryer building extension at MDG Oak Creek facility

MDG SPRAY DRYER ADDITION

7420 SOUTH HOWELL AVENUE
OAK CREEK, WI 53154



6404 West North Avenue
Milwaukee, Wisconsin 53213
at 414.291.0772 phone
www.galbraithcarnahan.com

08/23/2019

SHEET INDEX

ID	NAME
S100	COVER SHEET
A000	PLAN + SECTION + ELEVATIONS
A001	EXISTING BUILDING PHOTOS + RENDERINGS

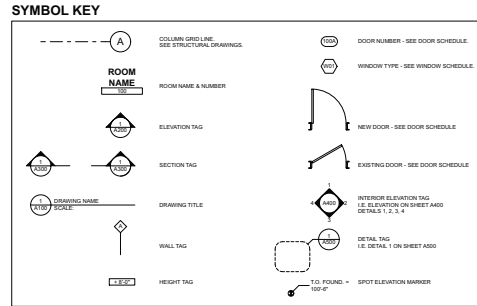
CONTACT INFORMATION

CLIENT:
MICROBIAL DISCOVERY GROUP
5200 W ASHLAND WAY
FRANKLIN, WI 53132

CONTACT:
DOMINIC ANDROGA
Dominic.androga@mdgbio.com
(414.235.3767)

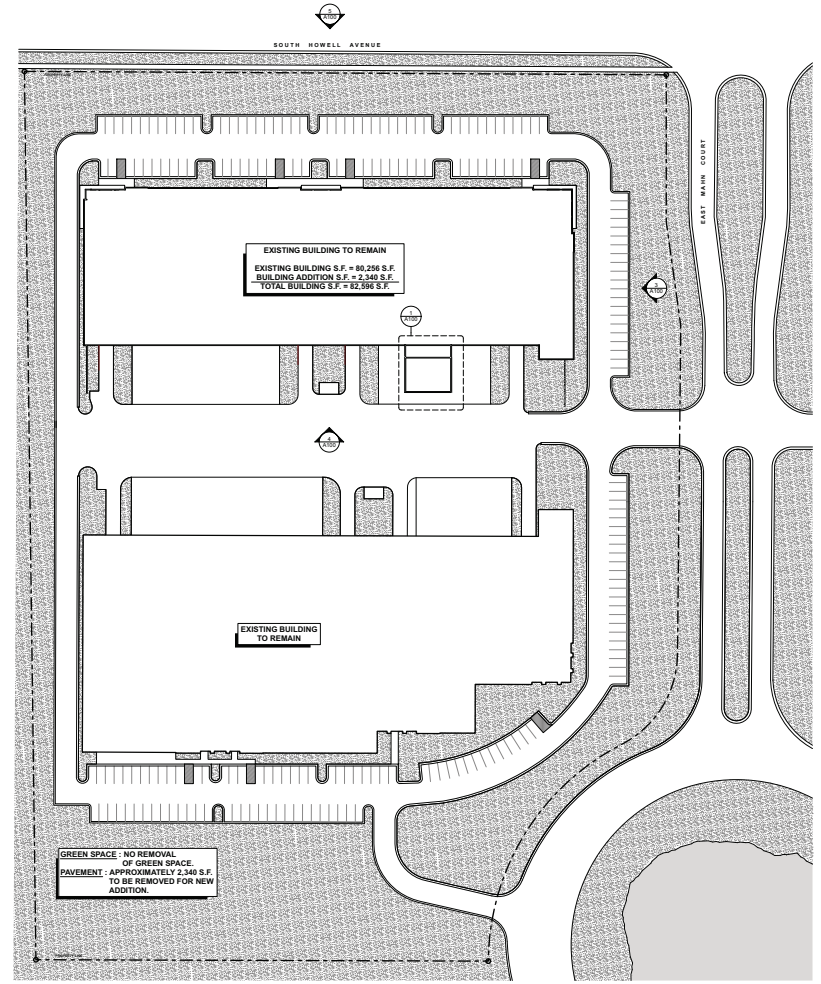
ARCHITECT:
GALBRAITH CARNAHAN ARCHITECTS
6404 WEST NORTH AVENUE
MILWAUKEE, WI 53213
(414) 291-0772

CONTACT:
JOE GALBRAITH
jg@galbraithcarnahan.com



ABBREVIATIONS

A	FOUND OR NUMBER	D	COUBLE	G	GALVE	M	MISCELLANEOUS	S	SHRUBS
AND	AT	DEM	DEMOLISH OR DEMOLITION	GA	GALVANIZED	MSR	MISCELLANEOUS RESISTANT DRY WALL	SP	SPROUTS
AN	ADJUSTING BEARING TILE	DIA	DIAMETER	GL	GYP/PLUM WALL BOARD	MTR	MISCELLANEOUS RESISTANT GYP/PLUM WALL BOARD	SR	SHRUBS
AP	ABOVE FINISHED FLOOR	DR	DRAWER	H	HOLLOW CORE	MTL	METAL	SPR	SPECIFIED OR SPECIFICATION
ASMB	ALUMINUM ANODIZED APPROXIMATELY	DN	DOWN	HDR	HARDWOOD	MOR	MORTAR	SPN	SPRINKLER OR SPRINKLER
AW	AWKWARD	DNDR	DOWN DRAIN	HDF	HOLLOW METAL	MSL	MISCELLANEOUS	ST	STAINLESS STEEL
B	BUILDING	DNDR	DOWN DRAIN	HE	HIGH POINT	N	NOT IN CONTRACT	STR	STRUCTURE OR STRUCTURAL
BS	BLOCKHEAD	DNDR	DOWN DRAIN	HFR	HIGH FINISH	NMB	NUMBER	STRUC	STRUCTURE OR STRUCTURAL
BSS	BREAKDOWN	DNDR	DOWN DRAIN	HFR	HIGH FINISH	O	OPENING	T	TILE
BSMT	BASEMENT	DNDR	DOWN DRAIN	HFR	HIGH FINISH	OC	OPPOSITE HAND	TEL	TELEPHONE
BT	BLOCK TYPING	DNDR	DOWN DRAIN	HT	HEATING, VENTILATING, AND AIR CONDITIONING	OP	OPENING	TET	TILE
BU	BUILDING UNIT	DNDR	DOWN DRAIN	INS	INSULATION	CPG	CONCRETE PAVING	TOT	TOILET
BU	BOTTOM	DNDR	DOWN DRAIN	INT	INTERIOR	CC	CONCRETE	TOTC	TOILET
C	CANISTER	DNDR	DOWN DRAIN	J	JOINT	CC	CONCRETE	TOP	TOP OF CONCRETE
CB	CASE	DNDR	DOWN DRAIN	J	JOINT	FC	FIRE CAST CONCRETE	TPO	TOILET PAPER DISPENSER
CB	CASE IN PLACE	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	TSS	TOILET SEWER
CB	CASE IN PLACE	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	TYP	TYPICAL
CJ	CONTROL JOINT	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	U	UNLESS NOTED OTHERWISE UNLESS
CL	CLUB	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	V	VENT
CL	CLUB	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VCT	VINYL COMPOSITE/TILE
CLR	CLEAR	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VEF	VEGETATION FIELD
CM	CONSTRUCTION MANAGER	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VFP	VINYL FLOOR FINISH
CMU	CONCRETE MASONRY UNIT	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VWC	VINYL WALL COVERING
CMU	CONCRETE MASONRY UNIT	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VWF	VINYL FLOOR FINISH
COMB	COMBUSTIBLE	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VWF	VINYL FLOOR FINISH
CONC	CONCRETE	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VWF	VINYL FLOOR FINISH
CONC	CONCRETE	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VWF	VINYL FLOOR FINISH
CONT	CONTROLLER	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VWF	VINYL FLOOR FINISH
CONTR	CONTRACTOR	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VWF	VINYL FLOOR FINISH
COU	COURT	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VWF	VINYL FLOOR FINISH
CS	CERAMIC TILE	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VWF	VINYL FLOOR FINISH
CT	COURTYARD	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VWF	VINYL FLOOR FINISH
CTB	CERAMIC TILE	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VWF	VINYL FLOOR FINISH
CTO	COURTYARD	DNDR	DOWN DRAIN	J	JOINT	J	JOINT	VWF	VINYL FLOOR FINISH



SITE PLAN
SCALE: 1" = 60'

MDG SPRAY DRYER ADDITION

7420 SOUTH HOWELL AVENUE
OAK CREEK, WI 53154

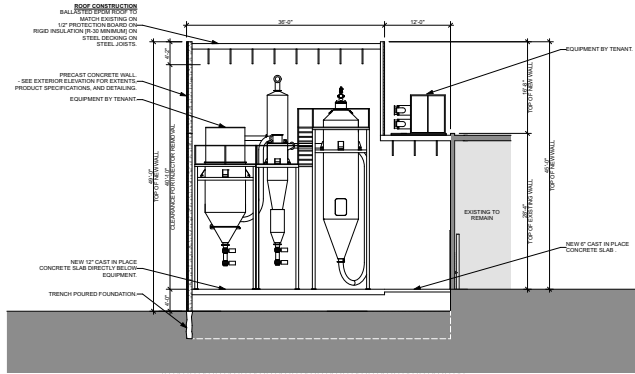
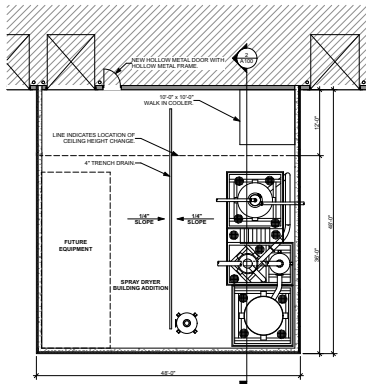
DRAWING ISSUE DATE
PRELIMINARY PRICING 10/11/2019
UPDATED SET 10/24/2019
DRIVER SCHEMATIC SET 10/24/2019
PLAN COMMISSION REVIEW 02/20/2020

PROJECT # 19.38

COVER SHEET

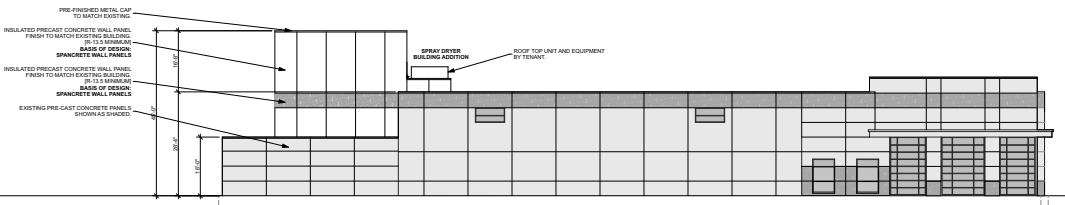
G100

NOT FOR CONSTRUCTION ©2020 GALBRAITH CARNAHAN ARCHITECTS, LLC

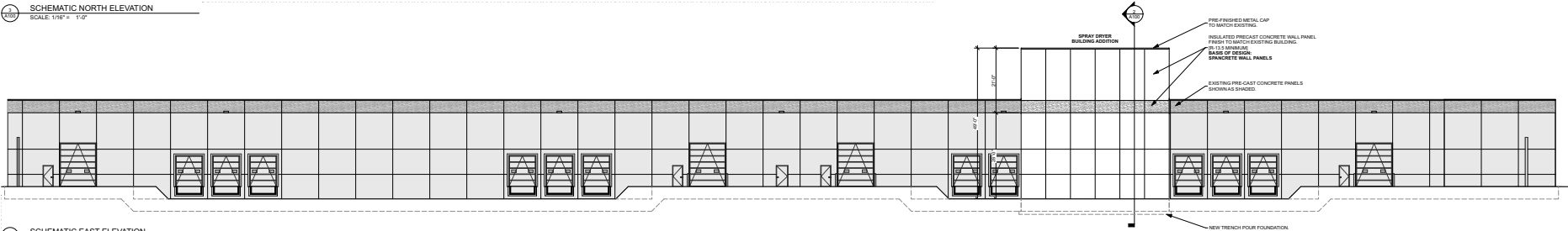


ENLARGED FLOOR PLAN
 SCALE: 3/32" = 1'-0"

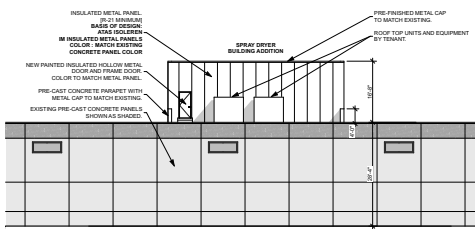
SPRAY DRYER SECTION
 SCALE: 3/32" = 1'-0"



SCHEMATIC NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



SCHEMATIC EAST ELEVATION
 SCALE: 1/16" = 1'-0"



PARTIAL WEST ELEVATION
 SCALE: 1/16" = 1'-0"

WALL TYPE LEGEND

	NEW WALL
	EXISTING WALL TO REMAIN

FLOOR PLAN - GENERAL NOTES

- IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS ARE UNCLEAR, INCOMPLETE IN THEIR DIRECTION OR CONFLICT WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
- NOTIFY ARCHITECT IMMEDIATELY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
- METALS BELONGING IN WALLS, CEILING AND FLOORS ARE REQUIRED FOR THE ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN IN THE CONSTRUCTION DOCUMENTS.
- REFER TO STRUCTURAL PLANS, FOR FRAMING SIZE & ORIENTATION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
- TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF STUDES, UNLESS NOTED OTHERWISE.
- COORDINATE EXACT LOCATION OF LIGHT FIXTURES, ACCESS PANELS, SPEAKERS, HVAC DUCTS, GRILLS, DIFFUSERS AND OTHER CEILING FIXTURES WITH MECHANICAL, ELECTRICAL AND OTHER PERTINENT TRADES. NOTIFY ARCHITECT IF ANY LOCATIONS OR CONDITIONS CONFLICT WITH THE DESIGN INTENT SHOWN IN THESE CONSTRUCTION DOCUMENTS.
- SEE SHEET A100 FOR WALL, FLOOR, AND ROOF ASSEMBLY TYPES.
- SEE SHEET A600 FOR DOOR AND WINDOW TYPES.

DRAWING ISSUE	DATE
PRELIMINARY PRICING 'X'	10.11.2019
UPDATED SET	10.28.2019
DRYER SCHEMATIC SET	10.28.2019
PLAN COMMISSION REVIEW	02.20.2020

PROJECT # 19.36

PLAN + SECTION + ELEVATIONS

A100

NOT FOR CONSTRUCTION



EXISTING WEST ELEVATION
SCALE: 0" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 0" = 1'-0"



EXISTING LOADING DOCK
SCALE: 1:1.97



NORTH ELEVATION RENDERING
SCALE: 0" = 1'-0"



LOADING DOCK RENDERING
SCALE: 1:1.97



PLAN COMMISSION REPORT

Proposal: Conditional Use Permit – Massage Therapy

Description: Conditional Use Permit review for a licensed massage therapy clinic within an existing multitenant commercial building on the property at 9555 S. Howell Ave.

Applicant(s): Lauren Lucia Rehorst, Live Oak Health, LLC

Address(es): 9555 S. Howell Ave.

Suggested Motion: That the Plan Commission recommends that the Common Council approves a Conditional Use Permit for a licensed massage therapy clinic within the existing multitenant commercial building on the property at 9555 S. Howell 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 (March 24, 2020).

Owner(s): GARY F & LORI LEE HINTZ

Tax Key(s): 906-9011-000

Lot Size(s): 3.483 ac

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

Overlay District(s): PUD

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Planned Business (2002); Commercial (2020)

Background:

The Applicant is requesting recommendation of Conditional Use approval for licensed massage therapy as part of an outpatient clinic within the existing multitenant commercial building on the property at 9555 S. Howell Ave. Licensed massage therapy and body work as certified by the State of Wisconsin are Conditional Uses in the B-4, Highway Business zoning district.

Live Oak Health, LLC, provides licensed massage therapy and acupuncture services in an outpatient clinic setting. Approximately 1,500 square feet of the existing building will be leased for the clinic, which will have 5 employees (1 Licensed Acupuncturist and Licensed Massage Therapist, 2 Licensed Massage Therapists, 1 Administrative Assistant, 1 Office Manager/Owner). Up to four (4) clients could be at clinic at a time. Hours of operation for the clinic are in the table below.

Days	Hours
Monday	7:00 AM – 6:00 PM
Tuesday & Thursday	12:00 PM – 8:00 PM
Wednesday	10:00 AM – 8:00 PM
Friday	7:00 AM – 8:00 PM
Saturday	10:00 AM – 5:00 PM
Sunday	CLOSED

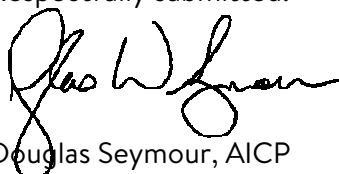
Per information provided by the Applicant, the leased space includes 20 parking stalls. Minimum parking requirements for medical, dental and similar professional health service offices are calculated at five (5) patron spaces per doctor, plus one (1) space per employee at peak shift. Therefore, a minimum of 20 stalls would be required and are provided to meet Code. Management of the existing parking for the remaining tenant spaces will be the responsibility of the property owner.

No site or exterior building modifications are proposed at this time. Signs will be required to obtain approvals and/or permits as necessary. Existing trash receptacles will be utilized.

Should the Plan Commission determine that the request for a licensed massage therapy clinic within the existing multitenant commercial building on the property is appropriate, staff will prepare Conditions and Restrictions that for review at the March 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:

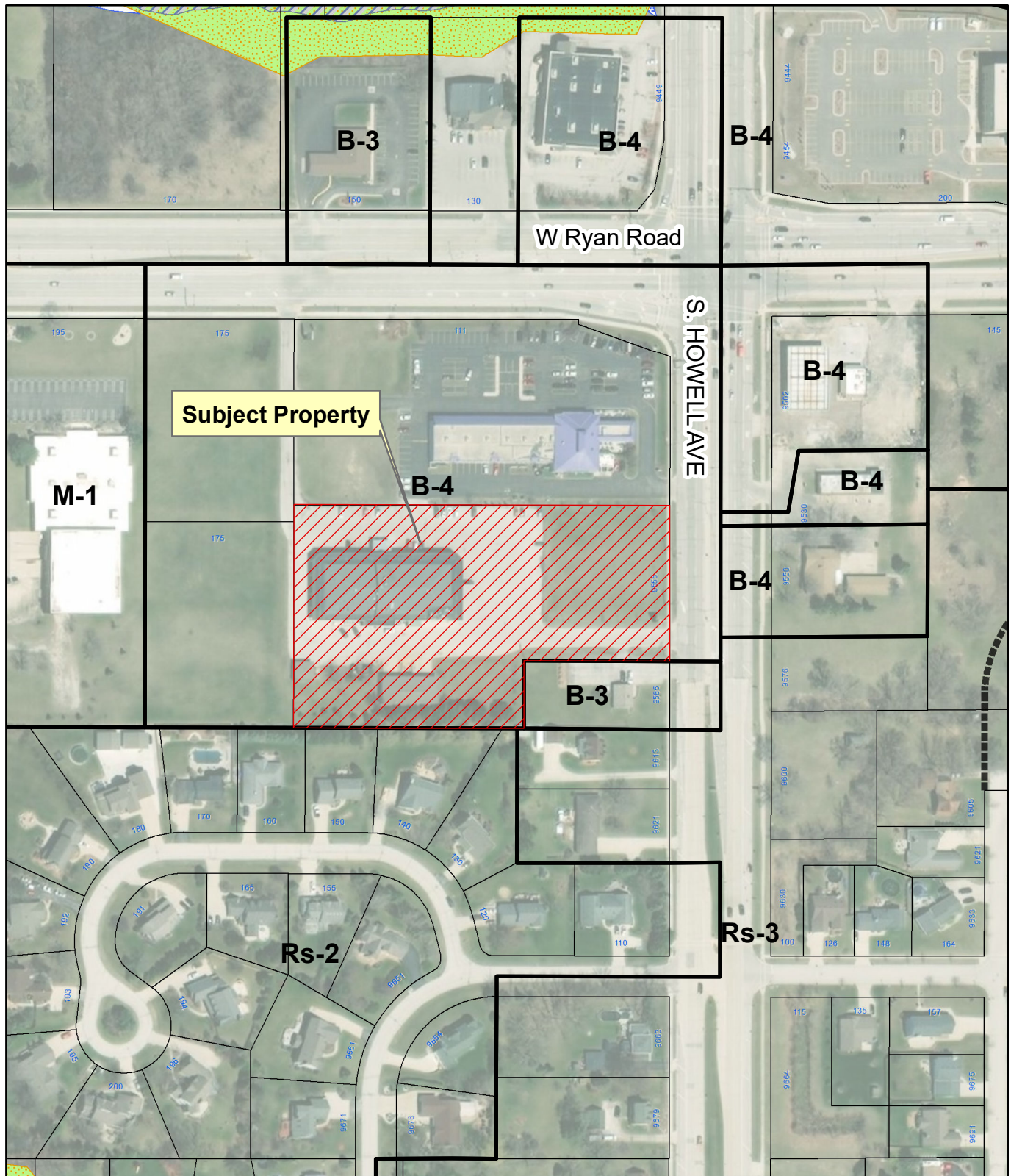
Location Map

Narrative (3 pages)

Floor Plan (1 page)

Location Map

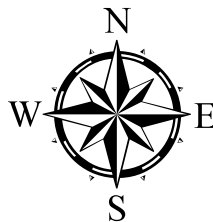
9555 S. Howell Ave.







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



Department of Community Development



Legend

-  9555 S. Howell Ave
-  DNR Wetlands Inventory
-  Flood Plain (2008)
-  Environmental Corridor

Lauren Rehorst
44-975-2730

Narrative for proposal submitted by
Live Oak Health, LLC
2/4/2020



1) **Lauren Lucia Rehorst and Jon Rehorst**, owners of *Live Oak Health, LLC*, propose an outpatient clinic to occupy the existing medical office space, Suites 700 and 710, at the Oak Brook Center located in B-3 Office and Professional Business District at 9555 S Howell Ave. We offer the complimentary medical services of **Acupuncture** (as defined in *Wisconsin Statutes Chapter 451 - attached*) and **Massage Therapy** (as defined in *Wisconsin Statutes Chapter 460 - attached*).

The leasable premise is approximately 1500 ft² and currently pre-approved for licensed massage therapy and bodywork as certified by the State, as outlined in the Oak Creek Municipal code SEC. 17.0314 B-3 OFFICE & PROFESSIONAL BUSINESS DISTRICT (attached). It includes a reception area, 4 treatment rooms, and 2 half bathrooms, 1 of which is fully ADA compliant.

2) The hours of operation are as follows:

- Monday 7am – 6pm
- Tuesday 12pm – 8pm
- Wednesday 10am – 8pm
- Thursday 12pm – 8pm
- Friday 7am – 8pm
- Saturday 10am – 5pm
- Sunday closed

3) We expect deliveries will be made roughly once/week. Deliveries will include treatment supplies, office supplies, and paper products as are appropriate for a small medical facility.

Typical businesses from which we receive deliveries are Amazon and AcuMarket (acupuncture and massage therapy supplier).

4) Current staff of 5

- **Lauren Lucia Rehorst MSOM, LAc, LMT**
 - owner, WI Licensed Acupuncturist, WI Licensed Massage Therapist
 - Licenses and Malpractice Insurances attached
- **Shannon Kamine MS, LMT**
 - independent contractor, WI Licensed Massage Therapist
 - License and Malpractice Insurance attached
- **Mackenzie Mitsche LMT**
 - independent contractor, WI Licensed Massage Therapist
 - License and Malpractice Insurance attached
- **Kristi Hatzinger – employee, Administrative Assistant**
- **Jon Rehorst – owner, Clinic Manager**

The number of staff present per day varies as the schedule of the independent contractor allows. We may have as few as 1 staff member and as many as 5 staff members present



Narrative for proposal submitted by
Live Oak Health, LLC
2/4/2020

on any day. We would have as few as 1 patron and as many as 4 patrons present for each shift.

- 5) No interior, nor exterior, modifications will be made to the property
- 6) *Live Oak Health, LLC* will make use of the existing dumpsters, managed by Gary Hintz, owner of the Oak Brook Center. No other vehicles, storage units, etc will be stored on the property.
- 7) The number of parking stalls available to us is 20.
- 8) The practitioners of *Live Oak Health, LLC* are approved providers for United Healthcare, Optum Physical Health, and UMR. UnitedHealth Group is the largest healthcare company in the world by revenue. I will submit 1099's issued from United Healthcare if required to assure the medical nature of the practice.

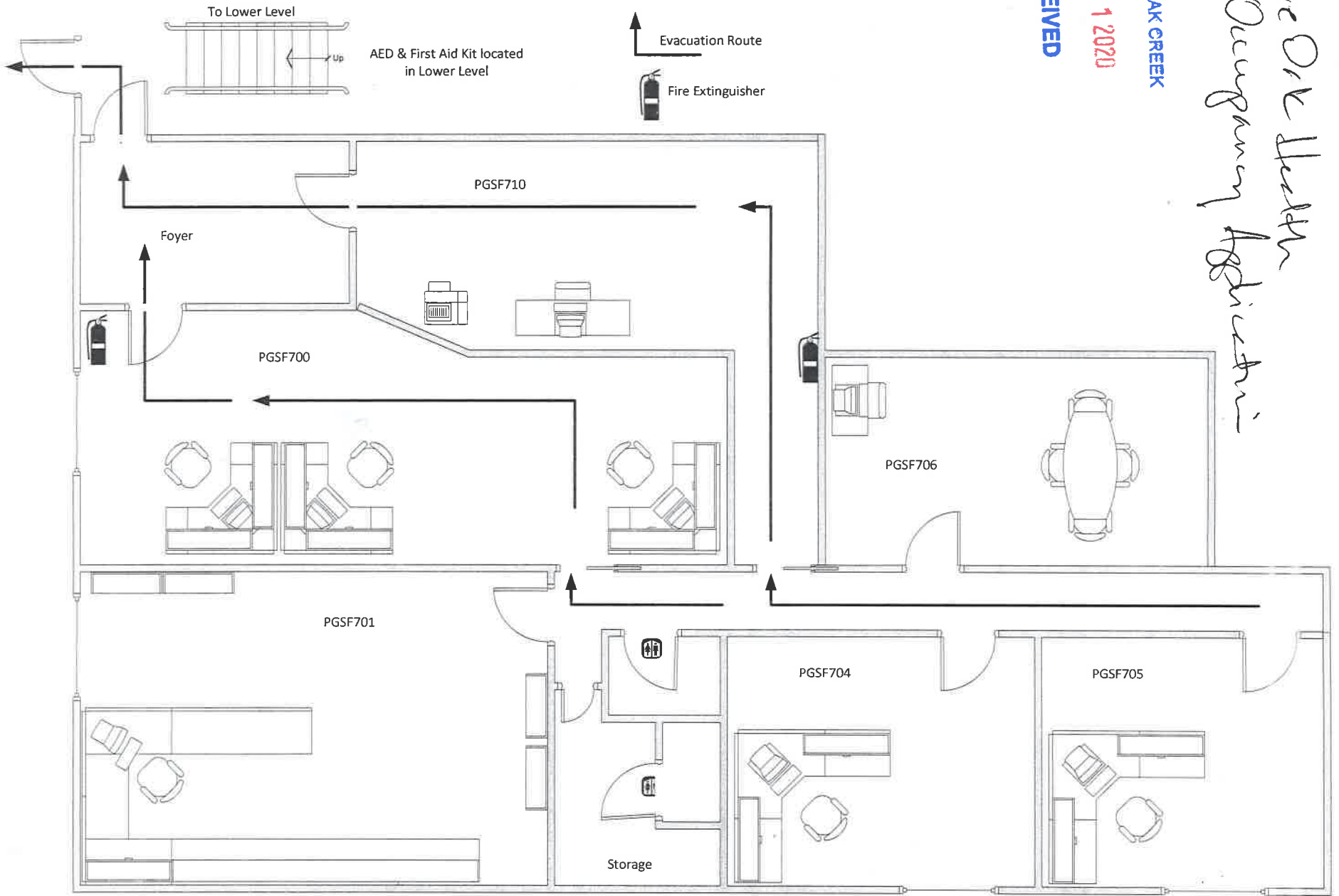
Narrative for proposal submitted by
Live Oak Health, LLC
2/4/2020



ATTACHMENTS

1. Pages 31 and 32 of Oak Creek Municipal Code - Chapter 17 – Zoning Code – Business Districts
2. Floor plan for Suite 700 & 710
3. Wisconsin Statutes Chapter 451 – Acupuncture
4. Wisconsin Statutes Chapter 460 – Massage Therapy
5. Lauren Lucia (Rehorst) – WI Acupuncturist License
6. Lauren Lucia (Rehorst) – Acupuncture Malpractice and General Liability Insurance
7. Lauren Lucia (Rehorst) – WI Massage Therapist and Bodywork Therapist License
8. Lauren Lucia (Rehorst) – Massage Therapy Malpractice and General Liability Insurance
9. Shannon Kamine – WI Massage Therapist and Bodywork Therapist License
10. Shannon Kamine – Massage Therapy Malpractice and General Liability Insurance
11. Mackenzie Mitsche – WI Massage Therapist and Bodywork Therapist License
12. Mackenzie Mitsche – Massage Therapy Malpractice and General Liability Insurance

PGSF Ground Level Evacuation Route



RECEIVED
FEB 11 2020
CITY OF OAK CREEK

*Floor Plan
Live Oak Health
Occupancy Assessment*

*2/11/20
WP*