



Common Council Chambers

8040 S. 6th St.
Oak Creek, WI 53154
(414) 766-7000

Daniel Bukiewicz - Chair
Dawn Carrillo
Chaucey Chandler
Donald Oldani
Chris Guzikowski
Ashley Kiepczynski
Gregory Loreck
Fred Siepert
Christine Hanna
Matt Sullivan – ex-officio
Kari Papelbon – ex-officio

PLAN COMMISSION AGENDA - ADDENDUM

**June 28, 2022
6:00 P.M.**

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).

8. Old Business

- a. **PLAN REVIEW** – Review site, building, landscaping, and related plans submitted by Matt Kohls, Global Schoolwear, for a single-tenant office and warehouse building at 200 W. Oakview Pkwy. (Tax Key No. 955-1045-000; 5th Aldermanic District).
ZoningHub: <https://s.zoninghub.com/5L74U8HL46>; Twitter @OakCreekPC#OCPCGlobal

Announcements & Adjournment.

Dated this 27th day of June, 2022
Posted 6/27/2022 ad

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.



PLAN COMMISSION REPORT

Proposal:	Plan Review – Single-Tenant Industrial Building (Warehouse and Offices)
Description:	Site, building, and related plan review for a proposed single-tenant warehouse facility with associated offices.
Applicant(s):	Matt Kohls, Global Schoolwear
Address(es):	200 W. Oakview Parkway (5 th Aldermanic District)
Suggested Motion:	Staff have concerns regarding the request as stated in the report below. Please refer to the report for decision options when considering the following motion.

That the Plan Commission approves the site and building plans submitted by Matt Kohls, Global Schoolwear, for the property at 200 W. Oakview Parkway with the following conditions:

1. That all relevant Code requirements remain in effect.
 2. That all approvals and/or permits from the Wisconsin Department of Natural Resources (DNR) and Army Corps of Engineers are submitted to the Engineering Department and Department of Community Development prior to submission of permit applications.
 3. That all grading, drainage, utility, and stormwater management plans are approved prior to submission of permit applications.
 4. That plans are revised to increase the height of the loading dock screen wall to a minimum height of 13 feet as measured from grade.
 5. That the plans are revised to include detailed elevations for the trash enclosure (dimensions and materials).
 6. That the landscape plans are revised in conformance with Plan Commission and staff comments and Code requirements.
 7. That the plans are revised to include locations for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
 8. That all light sources are shielded and directed downward, and that the color temperature of the fixtures are limited to a maximum of 5,000 Kelvins.
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- 9. That the building elevations are revised to incorporate roofline variations and building materials and articulation in conformance with Code.
- 10. That all detailed, revised plans are submitted in digital format to the Department of Community Development prior to submission of permit applications.

Owner(s): WISPARK LLC, A WI LLC

Tax Key(s): 955-1045-000

Lot Size(s): 8.210 ac

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

Overlay District(s): PUD

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Plan: Business Park

Background:

At the June 14, 2022 meeting, the Plan Commission held action on the proposal as comments received Wisconsin Department of Natural Resources (DNR) by email dated June 8, 2022 indicated that there were questions and additional information required regarding the permit request. At the time, staff were unable to determine whether the information provided would lead to a fill permit for the project. Other areas of concern raised by staff in the June 14 report include stormwater management requirements, building material and design requirements, landscaping and screening requirements, and missing information for the proposed trash enclosure.

The Applicant has requested that the Plan Commission review the proposal at this meeting. As of writing this report, no new information from the DNR has been received; however, it was clarified with the Applicant that the required 15-foot wetland setback (5-foot undisturbed) was to buildings. The north wetland will not need to be filled at this time if the grading for the proposed driveway remains outside of the boundary. The wetland on the south and on the west will be impacted by fill and grading, so DNR approvals/permits for those impacts are still required. Erosion control measures must also be placed outside of wetland boundaries unless otherwise approved by the DNR. A request for 3:1 slopes was submitted with a revised floor plan, elevations, and a rendering on June 27. Exhibits related to the loading dock screen wall and RTU screening are forthcoming.

Staff have not had sufficient time to evaluate the revised elevations or grading request (revised civil plans are also forthcoming); therefore, staff's evaluation and recommendations remain unchanged. However, should a detailed modification request be submitted, and should the Plan Commission choose to consider a modification request as part of an approval, a $\frac{3}{4}$ majority vote will be required and modifications may only be granted if "supplemental design elements or improvements are incorporated into the project which compensate for the modifications of the particular standard" per Sec. 17.0804(g)(4).

May 10, 2022

The Applicant is requesting site, building, and related plan approval for a proposed 75,000 square-foot single-tenant industrial building on the property located at 200 W. Oakview Pkwy. This property is located within OakView Business Park. A revision to the OakView Business Park PUD General Development Plan (attached) was approved by the Common Council on June 7 with the following conditions:

1. It is the responsibility of the property owner to secure any permits or approvals for impacts to on-site wetlands or isolated natural resource areas prior to the commencement of any site disturbing activities in those areas; and
2. That any changes to approved grading, drainage, utility or stormwater management plans be approved by the City Engineer prior to the issuance of any building permits or site disturbance.

The above conditions have taken on new meaning following the comments received from the Wisconsin Department of Natural Resources (DNR) on June 8. Typically, when a development is proposed that will include impacts to wetlands, staff have presented the proposal to the Plan Commission conditioned upon receiving all required DNR approvals and/or permits prior to submission of building permits. Staff only provide this condition when there is a reasonable level of confidence that the DNR will provide approvals/permits. In this case, however, the DNR has provided comments to suggest that they will either not approve of the request or require significant amendments to the proposed plans prior to issuing their approvals. Additionally, it appears that the Army Corps of Engineers may have jurisdiction to review and issue their decision on the proposal to fill the wetlands on the parcel. As of writing this report, comments from the Army Corps of Engineers are yet to be received.

The response from the DNR is unusual, and staff have no other choice but to present the following staff report with this information in mind. The Suggested Motion is that the Plan Commission hold their decision until such time as a determination from the DNR and Army Corps of Engineers has been received; however, if the Plan Commission wishes to approve the plans subject to conditions, that alternative has been provided.

Staff Evaluation

Global Schoolwear, a national school uniform distributor, is proposing to relocate and consolidate their warehouse and office functions at the site. Per the submitted narrative, hours of operation will change based on peak versus non-peak months.

	October – May (non-peak)	June – September (peak)
Monday – Friday		
First Shift	8:00 AM – 4:30 PM	6:00 AM – 3:30 PM
Second Shift	N/A	3:30 PM – 12:30 AM

It is anticipated that up to 25 employees would be onsite during non-peak working hours, approximately 60 employees during first shift hours during peak months, and up to 30 employees during second shift hours during peak months. Deliveries by semi-truck are anticipated up to three (3) times per week during peak months. Hours of operation and employee numbers will likely change based on future operational needs.

Minimum parking requirements for warehousing operations are calculated at one (1) stall for every 1,500 square feet of gross floor area. Office uses require one (1) stall for every 300 gross square feet. Based on square footage provided in the floor plan, approximately 47 parking stalls would be required for the warehouse and approximately 11 stalls would be required for the offices (up to 60 required). Plans provide 76 total parking stalls, with areas for future parking expansion shown on the northeast, in conformance with setback requirements per the OakView Business Park PUD. Outdoor storage would be limited to parking of trucks and trailers in the docks on the west. Although the plans show an 8' 0" (h) x 48' 0" (l) painted screen wall connected to the building on the south elevation, it does not appear that this will be sufficient for screening the loading docks. It also appears that since there is a second screen wall this is for the trash enclosure area. Clarification and details for the trash enclosure (specific elevations with materials and dimensions) will be required. Staff recommends that the wall be revised to a minimum height of 13 feet similar to existing loading dock screen walls within OakView Business Park.

Landscaping for the proposal is subject to the requirements of the old Zoning Code per the decision by the Common Council as part of the PUD Amendment approved on June 7. However, due to the concerns and requirements for preserving existing viable trees to the greatest practical extent possible, as well as for conformance with other Code and PUD requirements, staff is recommending that the landscape plans be revised:

1. To identify areas for enhancing or preserving trees either on this parcel or elsewhere within OakView Business Park following a discussion with the Plan Commission and staff;
2. To clearly identify and label the existing trees to remain;
3. To include all details and labels for the proposed landscape elements, including the heights of all vegetation at installation and maturity;
4. To incorporate the required vegetative screening per Code (e.g., parking areas, loading docks, trash enclosures, mechanicals/transformers/utilities).

Specification sheets for the proposed outdoor lights (site and building) have been submitted with the photometric plans, and are included with this report. All light sources must be shielded and directed downward, and the color temperature of the fixtures is limited to a maximum of 5,000 Kelvins.

While the proposed building meets setbacks to property lines, the setbacks to the existing wetlands are not met without the DNR and Army Corps of Engineers approvals for the proposed fills. Should the wetland fill requests be denied, the building and impervious surfaces must meet the required wetland setbacks and buffers per Code.

Primary exterior building materials for the building are proposed to be painted, insulated, precast concrete wall panels (white and graphite accent on the east and south) for the warehouse, and Nichiha panels (graphite and cedar vintage wood) for the office portion. Windows are proposed on all but the west elevation, with a majority of the glazing elements on the southeast corner entries. While the office portion on the southeast corner of the building includes variations in the roof height and projections of the wall elements, the remaining building has a single roofline and no recesses or projections along the lengths of the warehouse walls. Per Code,

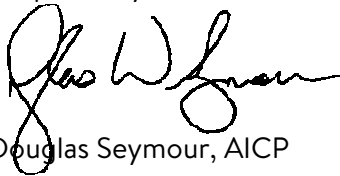
- Textured concrete is allowed at any percentage of any elevation; non-textured concrete is allowed up to a maximum of 50% of each elevation (Table 17.0511(a)(1)).
- A flat roof appearance is not permitted in mixed -use or non- residential zoning districts. Parapets, overhanging eaves, sloped roofs, or other roof form shall be incorporated into the design of the building (Sec. 17.0511(a)(5)).
- For facades and elevations facing or visible from a right-of-way and/or at least 100 feet in length
 - The frontage of the building shall be divided into architecturally distinct sections or bays with each section taller than it is wide.
 - Sections or bays shall be visually established by architectural features such as columns, ribs, pilasters, piers, recesses, projections, windows, awnings, arcades, or an equivalent element that visually subdivides the wall with a roof or cap features that provides a rational terminus and integrates with the overall design of the facade. Windows, awnings, and arcades must be an integral part of the facade abutting a public street.
 - The required dividing elements shall have a minimum width of one (1) foot and minimum projection to width ratio of 1:4.
 - Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters (Sec. 17.0511(b)(2)).

Staff have included a recommended condition of approval for the elevations to incorporate the requirements of Code above. Signs shown on the building are placeholders and not part of this review.

With the above in mind, and recognizing that City staff will continue to work with the Applicant and all involved parties on outstanding issues, staff has provided a suggested motion for approval with conditions above for Plan Commission consideration.

Options/Alternatives: The Plan Commission has the discretion to place the item on hold, 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
Senior Planner

Attachments:

Location Map

Ord. 3044

DNR Email (5 pages)

Narrative (2 pages)

Plans

SP1.00 (1 page)

C1.00 – C5.01 (10 pages)

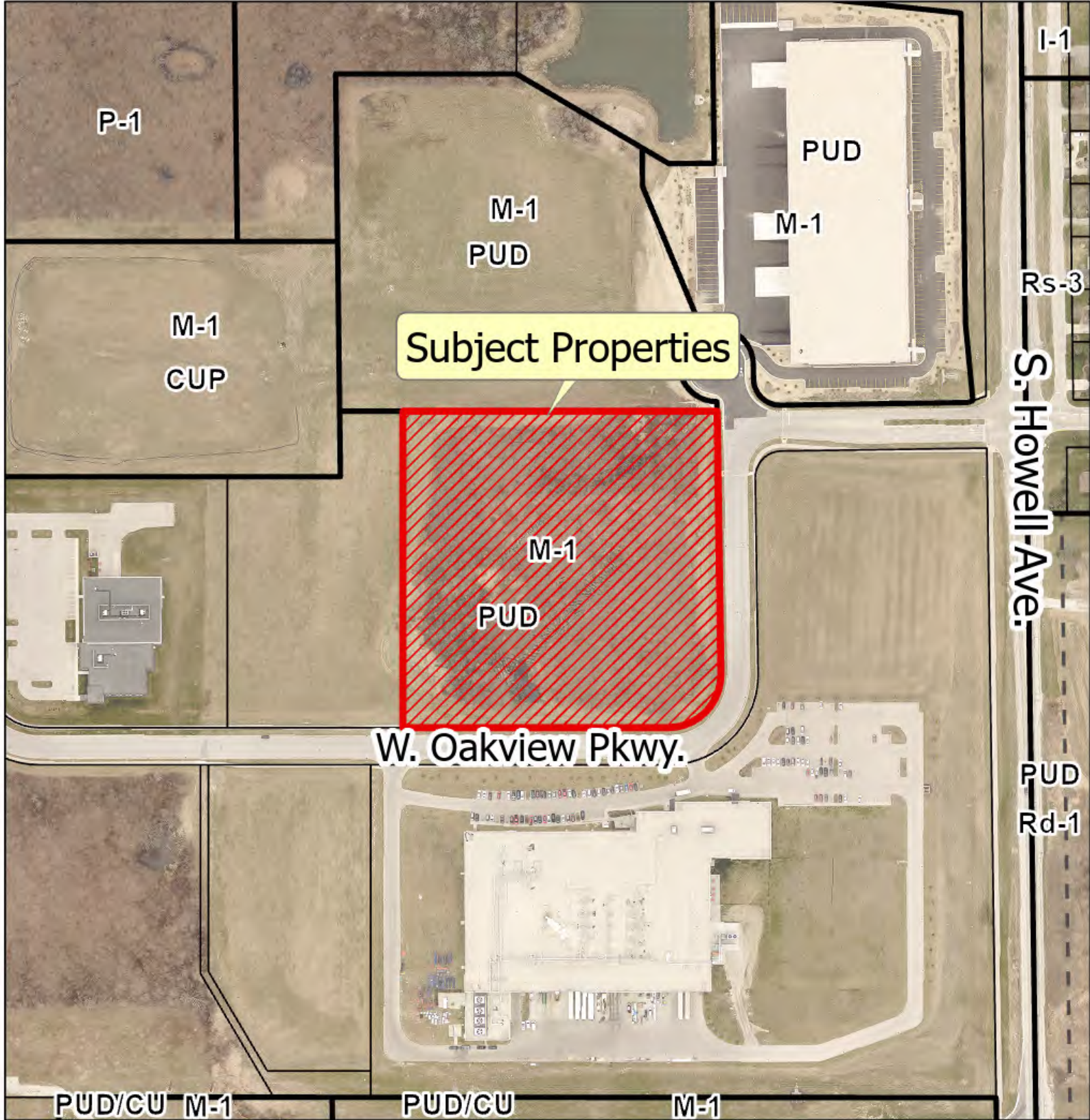
L1.00 – L2.00 (2 pages)

A1.00 – A4.00 (4 pages)

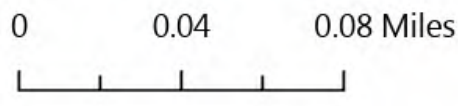
Rendering (1 page)

Location Map

200 W. Oakview Pkwy.



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



Legend

- Zoning
- Official Street Map
- Floodway
- Flood Fringe
- Parcels
- 200 W. Oakview Pkwy.

ORDINANCE NO. 3044

By: Ald. Kurkowski

AN ORDINANCE TO AMEND THE CONDITIONS AND RESTRICTIONS
IN ORDINANCE NO 2708 FOR THE PLANNED UNIT DEVELOPMENT (PUD)
FOR OAKVIEW BUSINESS PARK (WISPARK, LLC)

(5th Aldermanic District)

WHEREAS, on May 7, 2013 the Oak Creek Common Council adopted Ordinance No. 2676, approving the rezone of properties located at 10303 & 10711 S. Howell Avenue and 405 & 641 W. Oakwood Road from Rs-1, Single Family Residential, ER, Equestrian Residential, I-1, Institutional to M-1 (PUD), Manufacturing Planned Unit Development; and

WHEREAS, on March 4, 2014 the Oak Creek Common Council adopted Ordinance No. 2708, approving an amendment to the conditions and restrictions in Ordinance 2676 for the Planned Unit Development for the Oakview Business Park.; and

WHEREAS, that ordinance affected the following legally described property;

Part of the Northeast ¼ and Southeast ¼ of Section 32, Town 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin described as follows:

Lots 1, 2, and 3 of Certified Survey Map 8154 recorded as Document Number 09747350 in the Registrar's Office, Milwaukee County, Wisconsin on June 3, 2009; the right of way of Glen Oaks Drive as recorded on said Certified Survey Map; the right of way of ABC Street as shown said Certified Survey Map; and parts of the Exception (as noted on the Certified Survey Map) – Unplatted Land (Mardeand Park).

Containing 223.18 acres, more or less all being in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

WHEREAS, the owner, WisPark, LLC is now requesting an amendment to the general development plan governing the M-1, PUD for the Oakview Business Park that would (a) remove the woodland designation from the property at 200 W. Oakview Parkway as depicted on the amended general development plan, and (b) amend the conditions and restrictions relating to open space, landscaping, landscape area and parking lot screening, such that Municipal Code Section 17.0505 shall not apply and that the landscaping standards in effect prior to March 15, 2022 shall apply to all parcels within the planned unit development.; and

WHEREAS, the Plan Commission reviewed the application and recommended that the requested amendment be approved subject the following conditions

1. It is the responsibility of the property owner to secure any permits or approvals for impacts to on-site wetlands or isolated natural resource areas prior to the commencement of any site disturbing activities in those areas.
2. That any changes to approved grading, drainage, utility or stormwater management plans be approved by the City Engineer prior to the issuance of any building permits or site disturbance.; and

WHEREAS, the Common Council held a public hearing on said application on June 7, 2022, at which time all interested parties appeared and were heard; and

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Oak Creek does hereby ordain as follows:

SECTION 1: To promote the general welfare, public safety and general planning within the City of Oak Creek, the general development plan and conditions and restrictions for the Oakview Business Park affecting the lands herein described, be amended as follows:

1. That the general development plan be amended to remove the woodland designation from the property at 200 W. Oakview Parkway as illustrated in Exhibit "A".
2. That the standards related to open space, landscaping, landscape area and parking lot screening, be applied based on the requirements in effect prior to March 15, 2022 for all parcels within the planned unit development.

SECTION 2: It is the responsibility of the property owner to secure any permits or approvals for impacts to on-site wetlands or isolated natural resource areas prior to the commencement of any site disturbing activities in those areas.

SECTION 3: Any changes to approved grading, drainage, utility or stormwater management plans must be approved by the City Engineer prior to the issuance of any building permits or site disturbance for Lot 20.

SECTION 4: The several sections of this ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of other provisions of this ordinance.

SECTION 5: All ordinances or parts of ordinances contravening the provisions of this ordinance are hereby repealed.

SECTION 6: This ordinance shall take place contemporaneously with the enactment of this ordinance and shall take effect immediately upon its passage and publication.

Passed and adopted this 7th day of June, 2022.

President, Common Council

Approved this 7th day of June, 2022.

Mayor

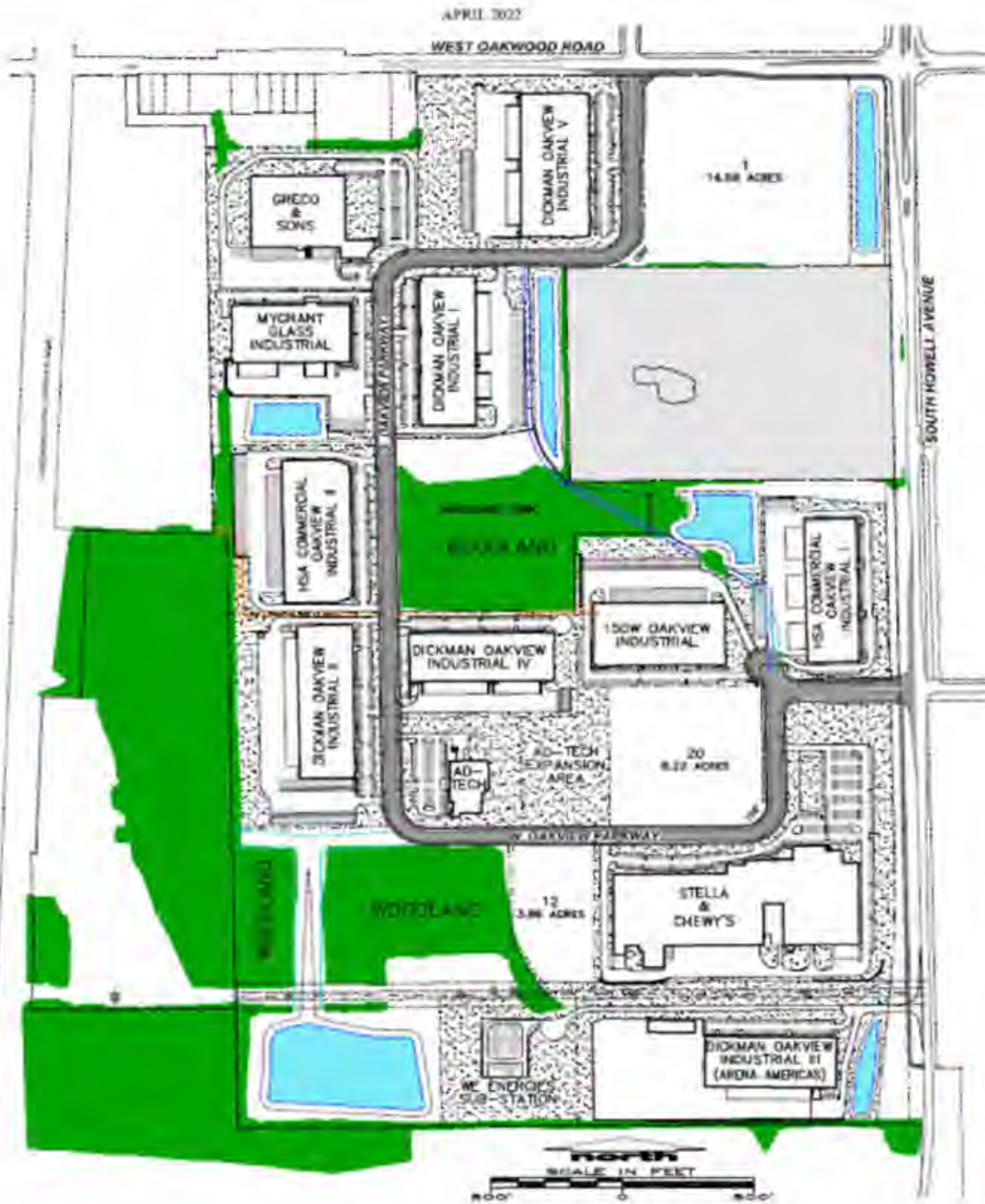
ATTEST:

City Clerk

VOTE: Ayes 5 Noes 0
** Ald. Gehl was excused.

EXHIBIT A

Amended General Development Plan (dated March 15, 2022)



Kari Papelbon

From: Susan A. Winnen
Sent: Wednesday, June 8, 2022 1:50 PM
To: Kari Papelbon
Subject: FW: [EXTERNAL] GSW Warehouse LLC Wetland General Permit-HOLD_Request for additional info_Oak Creek_Milwaukee

Follow Up Flag: Follow up
Flag Status: Flagged

FYI below.

Susan A. Winnen, PE • Environmental Engineer
City of Oak Creek • Engineering

8040 South 6th Street • Oak Creek, WI 53154
Direct: 414-766-7034
Email: Swinnen@oakcreekwi.gov

From: Pappas, Ryan J - DNR <Ryan.Pappas@wisconsin.gov>
Sent: Wednesday, June 8, 2022 1:49 PM
To: riz@jsdinc.com; rupesh@amla.io; Kitchen, Anthony J (A.J.) CIV USARMY CEMVP (USA) <Anthony.J.Kitchen@usace.army.mil>; Susan A. Winnen <swinnen@oakcreekwi.gov>
Subject: [EXTERNAL] GSW Warehouse LLC Wetland General Permit-HOLD_Request for additional info_Oak Creek_Milwaukee

Good Afternoon Rupesh and Rizal:

Thank you for continuing to work with the Department of Natural Resources (DNR) on your proposed project. This letter contains important information regarding your DNR general permit application for wetland fill or disturbance in the NE ¼ of the SE ¼ Section 32, Township 05 North, Range 22 East, City of Oak Creek, Milwaukee County, Docket: GP-SE-2022-41-01807.

We have reviewed your application materials and are writing to notify you that **we need additional information to complete your application** and determine if your proposed project will meet applicable legal standards. It is important that we receive clear detailed information about your project requirements and constraints, so the permit application file adequately explains your project and allows the DNR to issue a decision that is supported by the file information. Your application will be on hold until we receive clear and detailed responses or plan detail as requested below. This email will serve as a notice of incompleteness of your wetland permit application. **Specifically, we need the following information:**

Wetland permits require that you demonstrate you have avoided wetland impact where possible, and that you minimized wetland impact to the greatest practicable extent for the purpose and need of your proposed project. This means that you must show that you have used and considered all practicable alternatives where possible that can completely avoid or minimize wetland fill for your proposed project.

1). Offsite alternative sites. Please explain if you reviewed any other available lots within this business park. Based on a review of aerial photos, it appears that there are multiple vacant lots within this same business park that may be available for purchase and development. Please explain if you reviewed these other sites within the business park, if they are available for sale, and if so- why are these other sites not practicable alternatives for impacting wetlands. These other vacant business park lots appear to be of a similar size, and have fewer wetlands/no wetlands. Please explain in detail.

2). Typical Cross section detail. Please provide a typical cross section detail for each proposed wetland facing impact area that shows all of the following: Please provide all of the following where applicable: Road width, shoulder, wetland (to be impacted), wetland (to remain), culvert(s), height of driveway above existing ground surface, edge of building, side slopes (example: x' horizontal : x' vertical), parking space/lots, and erosion control measures (i.e. silt fence). Can the side slopes be steepened to minimize overall wetland disturbance? Please explain if the side slopes have been steepened to the greatest practicable extent (to minimize wetland impacts) and can still meet the purpose and need of the proposed project. You are required to submit quantitative and reliable supporting documentation to verify the reasons outlined for why an alternative is or is not feasible. (i.e. Safety, local zoning/emergency management requirements, logistical reasoning, engineering reasoning, etc.). In my experience reviewing similar projects, side slopes can usually be steepened to 3' horizontal : 1' vertical or even steeper in wetland facing areas in order to minimize wetland disturbance to the greatest practicable extent.

3). Wetland Impact proposed to meet local zoning setbacks from wetlands. As part of your application you state that wetlands would need to be filled in order to meet a wetland setback administered by the local zoning authority. You state in page 5 of the provided alternative analysis that the... *“Majority of the wetland impacts are not actually wetland disturbance. Rather the wetlands need to be filled to accommodate the City of Oak Creek’s grading and pavement setbacks from wetlands.”*

Local zoning wetland setbacks are typically in place to be extra protective of wetlands or wetland functions and values, and it wouldn’t make much sense to fill wetlands in order to provide a protective setback to wetlands. Filling the wetland would result in a greater impact to wetland functions and values. Can you remove wetland impact associated this requirement in order to minimize wetland disturbances to the greatest practicable extent? Please explain if you have requested a variance or exception from the local zoning authority to avoid wetland impact associated with this stated setback requirement. Please explain the outcome of this variance/exception request. If successful, please alter plan detail to minimize wetland disturbance associated with this requirement, and make sure to point out any differences from the original preferred site plan. If the local zoning authority has questions regarding this wetland fill/wetland setback component, please have them contact me to discuss. If a variance/exception is not possible, please provide a written statement from the local zoning authority explaining that fact, or meeting minutes showing that your request was denied.

4). Clarify narrative statement: On page 1 of the submitted narrative, you state that *“There are also wetlands on the property and as part of the first phase of development they will not be disturbed.”*. Please clarify this statement, as elsewhere in the application you state that 3,522 square feet of wetland disturbance is required for the preferred alternative.

5). Future addition/expansion: A future expansion is shown in plan detail, which appears to be impacting wetlands as shown. Please provide additional information regarding this future expansion. DNR must review wetland permits as a single and complete project. When is it expected that this addition/expansion would occur? Would this occur soon after initial development-near future (such as an example within the next year – 5 years?) or is this more of a long term plan, which would occur further out into the future (such as a potential example of expanding 10-20 years from now when business growth required). If this addition project is being planned very soon after the initial development, we may need to review these other wetland impacts as a single and complete project.

6). Alternative Analysis details, and suggested alternatives for minimizing wetland impacts.

Additional information is needed in support of the alternative analysis provided. DNR also will propose a few suggested alternatives for minimizing wetland impacts that should be considered. If the suggested alternatives to minimize wetland impacts are not practicable, please explain in detail why this cannot be done, using specific logistical, technical, economic, safety, local ordinance, turning radius of typical equipment, traffic study, or other data to support how the preferred alternative is the only practicable alternative that has minimized wetland impacts to the greatest practicable extent. You are required to submit quantitative and reliable supporting documentation to verify the reasons outlined for why an alternative is or is not feasible.

Suggested alternatives to consider

- a) **Offsite alternative sites for sale within the existing business park.** As explained above.
- b) **Alternative 1.** More information is needed in support of your alternative 1 of your practicable alternative analysis. Alternative 1 as described would avoid wetland disturbance. It is stated that this is not feasible due to local zoning wetland setbacks, and that retaining walls/directional boring utilities is not economically feasible. In my experience reviewing projects like yours, the addition of small retaining walls (limited just to the wetland-facing development areas) and directional boring of utilities are common, and are usually considered as practicable development methods that can be used to avoid/minimize wetland disturbance to the greatest practicable extent. While these development methods do require some additional cost, they are often not significantly more expensive when considering the overall cost of the proposed development. The scope of the retaining walls/boring would only need to be limited to the wetland facing areas of the development, and could resume normal side slopes/utility installation operations once outside of wetland areas. Please provide an economic analysis that compares these methods (retaining walls, utility boring), and includes all applicable components of the economic reasoning section below. Please describe the cost of these development methods that could be used to avoid wetlands (retaining walls, directional boring of utility lines) when considering the total development cost of the project (property purchase, construction, engineering, consulting fees, etc.). Please understand that you are required to submit quantitative and reliable supporting documentation to verify the reasons outlined for why an alternative is or is not feasible.
- c) **Removing wetland impacts associated with wetland setback requirements.** As described above, please provide information regarding local requirements, and explain if you have requested a variance/exception to these wetland setback rules. If a variance or exception is not possible, please provide written correspondence from the local zoning authority regarding that determination (email, letter from zoning administrator, or meeting minutes showing denial, etc.).
- d) **Steepening side slopes** Please explain if you can steepen the side slopes around the development in wetland-facing impact areas.

Regarding the list of suggested alternatives above, please consider all of the following components and provide all applicable details and information regarding the following suggested alternatives where applicable:

- Logistical reasons that alternatives are not practicable**
 - Description of the logistical difficulty(s)
 - Number and characterization of affected individuals or groups (e.g., occupant, employees)
 - Frequency of effect
 - Quantify how the degree of difficulty varies with each alternative analyzed
 - Assessment of alternative methods of overcoming logistical difficulties
- Engineering or technical reasons that alternatives are not practicable**
 - Identification of the source of methods or standards used (citations to literature or professional publications)
 - Calculations relevant to the application of the method or standard to the project
 - References to the methods or technical standards used in federal, state or local regulations (where they occur)
- Safety data or reasons that alternatives are not practicable**
 - A copy of an official written determination by a municipal governing body or the state transportation agency that a discharge into a wetland is necessary for public safety, including the basis for the determination (fire department, emergency management, local zoning official, etc.)
 - Description of safety hazard
 - Number and characterization of affected individuals or groups (e.g, school children, employees)
 - Nature of effect (e.g., death, injury, property damage)
 - Frequency of effect
 - Quantify how the degree of hazard varies with each alternative analyzed

- ❑ Assessment of other methods of hazard reduction that could be used.
- ❑ **Economic reasons that alternatives are not practicable** (If economic reasons are used to explain why alternatives are not practicable in your alternative analysis, please supply all data listed in this section) *Data must include all phases of a project or all adjacent land in common ownership. Copies of source documents or supporting reference information must be provided.*
 - ❑ Total acreage of project
 - ❑ Month and year that project planning began
 - ❑ Property purchase date(s)
 - ❑ Property purchase price(s)
 - ❑ Zoning classification(s)
 - ❑ Description, dates and cost of infrastructure or improvements to the property
 - ❑ Total number of lots or parcels that have been or will be divided for commercial or residential uses
 - ❑ Number, size, sale date and price of any parcels previously sold or leased
 - ❑ Other indicators of financial return to date
 - ❑ Description of alternative development scenarios
 - ❑ Indicators of property value, including copies of offers to purchase, appraisal report (including scope and assumptions of appraisal, source and certification of appraiser), assessor's estimated market value, or price and property description for comparable real estate sales
 - ❑ Real estate tax data
 - ❑ Market studies (current market conditions and trends)
 - ❑ Construction cost estimates
 - ❑ Financing cost estimates
 - ❑ Comparable sales, leasing rates (for ultimate uses)
 - ❑ Calculation of projected amount or rate of return
- ❑ **Local/State requirement or ordinance reasons that alternatives are not practicable**
 - ❑ Please provide any specific local/state requirements/ordinance (where applicable) that determines elements of project design that require wetland impacts
 - ❑ If local/state requirements determine project design elements that require impacting wetlands, please explain whether you have sought variance from these requirements, and what the outcomes were if applicable.

Please submit the requested information to me as soon as possible so we can determine your application to be complete and continue to the next step in the process. **If plan alterations are made, please be sure to point out any additions or alterations to the project that are different from the original permit application materials.** This is also an opportunity for you to explain how your project will avoid or minimize impacts to wetlands and public waters. The application will remain on hold until we receive clear and detailed responses or plan detail as requested above.

If we do not receive the requested information or hear from you in response to this letter within 30 calendar days from the date of this letter, we may dismiss your application.

If you have any questions about the information requested, please contact me at (715) 492-0200 or email Ryan.Pappas@wisconsin.gov.

Ryan Pappas

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Ryan Pappas

Water Management Specialist-Waterways and Wetlands

Wisconsin Department of Natural Resources
1155 Pilgrim Road
Plymouth, WI 53073
Phone: (715) 492-0200
Ryan.Pappas@wisconsin.gov



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Planning Commission
City of Oak Creek
8040 S. 6th Street
Oak Creek, Wisconsin 53154

May 17, 2022

Re: Project Narrative for Global Schoolwear www.globalschoolwear.com

Introduction:

The proposed development is a relocation/consolidation of Global Schoolwear (GSW) facilities currently located in the Northwest Chicago Suburbs. The new development will include a new free-standing 75,000 square foot building and the requisite site development needed to support the new building. GSW will be the owner/occupant of this building, which will house their business offices, and warehouse facility.

Existing Site:

The existing CSM for this site, Lot 3 on CSM #9044, is 8.2197 acres and is currently vacant. The site is bordered by W Oakview Parkway to the south and to the east. 150W Oakview, an industrial building, is located north of the site, Ad-Tech is located to the west, and Stella & Chewy's is located South of the property across W Oakview Parkway.

The base zoning of the site is designated "PUD" and the proposed use is permitted per the Zoning Ordinance. There are wetlands on the property and as part of the first phase of development all three wetlands will be impacted under a WIDNR General Fill permit. The north and south wetlands will be partially filled to accommodate phase 1 development including Oak Creek wetland setbacks and buffers. The west wetlands will be filled completely.

Plan of Operation:

GSW is a school uniform distributor who provides apparel products to students at over 600 schools in all 50 states. They provide tailoring, embroidery and heat press options to customize each order that they receive.

The hours of operation during non-peak months (roughly October through May) are 8am-4:30pm, Monday-Friday. During peak months (roughly mid June through September) two shifts are typical with first shift hours of 6am-3:30pm and second shift hours of 3:30pm-12:30am.

At this facility, GSW employs 20-25 people during non-peak times (roughly October through May). During peak times (roughly mid June through September) 60 people are on first shift and 25-30 are on the second shift. GSW employs 20-25 full-time/year-round staff, at this facility. Hours of operation and number of employees could change with the new facility and automating processes.



N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

Deliveries to and from the building will consist of 1 to 3 semi trucks per week, 3 is typical only during GSW's busier season. UPS will pick up at a dock 1 time per day during non-peak months and during peak months they will pick up 2 times per day.

Proposed Building/Site:

The proposed building is approximately 75,000 square feet and 38 feet high. The site design provides 76 total parking spaces (including 4 accessible spaces). The current design includes impervious surface totaling 41.6% of the total site (8.22 acres). As the need arises there is the potential to add up to 59 additional parking spaces and approximately 60KSF of building expansion and remain under the required 70% impervious area.

The site plan provides for a 60,000 SF expansion of the building to the north. This addition would impact the north wetlands and the current stormwater management plan. As part of any future expansion both the wetlands and the existing stormwater management plan would need to be examined, mitigated, or revised as necessary.

The building will be constructed using a combination of precast concrete wall panels with accent paint, reveals and aluminum storefront windows. The office area will be constructed using cold form structural metal studs and fiberglass reinforced cement panel systems (Nichiha Illumination Sieres and Timberwood series), prefinished metal reveals and trim, painted structure steel canopy element, aluminum storefront glazing systems and entrances.

Landscaping for the site will follow the design standards of the PUD and the OakView Business Park. An existing tree survey is part of the submittal package.

Site lighting design and point by point calculation data is part of the submission package.

We believe the Global Schoolwear development will be a positive impact to the surrounding developments and businesses. The business is complimentary to the other users in Oakview Business Park.



Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens	Light Loss Factor	Wattage
QA	1	Arco Lighting	RSX1 LED P4 400-83	RSX1 Area Flood Light - P4 Luminaire Package - 400W CCT Type D3 CUSHAW	1	18300	1	133.14
WA	1	Arco Lighting	RSX1 LED P4 400-83	RSX1 Area Flood Light - P4 Luminaire Package - 400W CCT Type D3 CUSHAW	1	18300	1	133.14
WB	1	Arco Lighting	RSX1 LED P4 400-83	RSX1 Area Flood Light - P4 Luminaire Package - 400W CCT Type D3 CUSHAW	1	18300	1	133.14

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.1 fc	12.3 fc	0.1 fc	123.0:1	21.0:1

RSX1 LED Area Luminaire
GA POLE MTD

Specifications:
 Height: 65' @ 0.001
 Lumens: 18300
 Power: 400 W
 Beam Angle: 120°

Introduction:
 The RSX1 LED Area luminaire is designed to provide uniform lighting over a large area. It is suitable for use in parking lots, industrial areas, and other large open spaces. The RSX1 LED Area luminaire is available in a variety of mounting heights and beam angles to meet your specific lighting needs.

Example: RSX1 LED P4 400-83 MOUNTED ON GA POLE

RSX1 LED Area Luminaire
WA WALL MTD

Specifications:
 Height: 65' @ 0.001
 Lumens: 18300
 Power: 400 W
 Beam Angle: 120°

Introduction:
 The RSX1 LED Area luminaire is designed to provide uniform lighting over a large area. It is suitable for use in parking lots, industrial areas, and other large open spaces. The RSX1 LED Area luminaire is available in a variety of mounting heights and beam angles to meet your specific lighting needs.

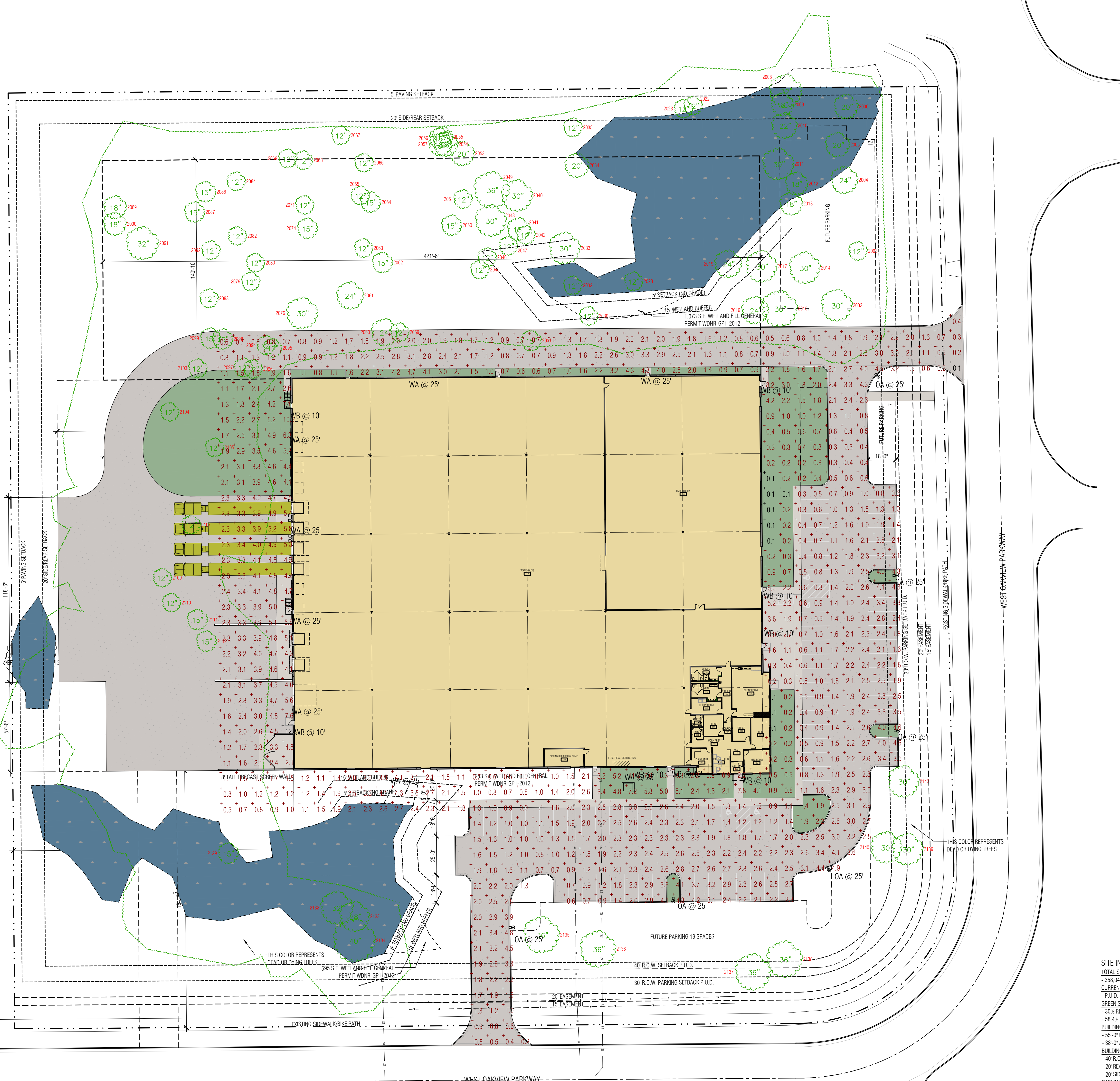
Example: RSX1 LED P4 400-83 MOUNTED ON WA WALL

WEDGE1 LED Architectural Wall Science
WB WALL MTD

Specifications:
 Height: 65' @ 0.001
 Lumens: 18300
 Power: 400 W
 Beam Angle: 120°

Introduction:
 The WEDGE1 LED luminaire is designed to provide uniform lighting over a large area. It is suitable for use in parking lots, industrial areas, and other large open spaces. The WEDGE1 LED luminaire is available in a variety of mounting heights and beam angles to meet your specific lighting needs.

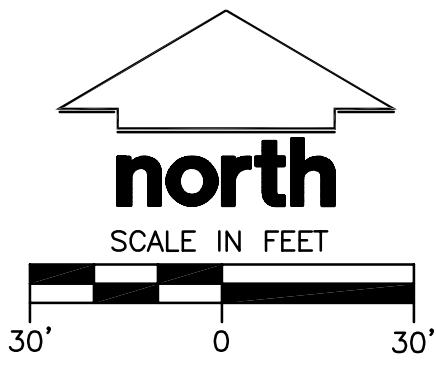
Example: WEDGE1 LED P4 400-83 MOUNTED ON WB WALL



- SITE INFORMATION**
- TOTAL SITE AREA: 358,049 S.F. (8.22 ACRES MOL)
 - CURRENT ZONING: P.U.D. CITY OF OAK CREEK
 - GREEN SPACE: 15' BUFFER
 - IMPERVIOUS AREAS: 38,474 S.F. H.D. PAVING; 29,795 S.F. I.D. PAVING; 5,079 S.F. CONC. PAVING & WALKS; 75,512 S.F. BUILDING; 148,850 S.F. TOTAL IMPERVIOUS; 70% IMPERVIOUS (IMPLIED P.U.D.); 41.8% ACTUAL IMPERVIOUS
 - FUTURE AREAS: 59,133 S.F. BLDG EXPANSION; 59 PARKING SPACES
 - WETLAND SETBACKS: - OAK CREEK ZONING REGULATIONS; - 5' NO DISTURBANCE; - 15' BUFFER
 - WETLAND FILLS: GENERAL PERMIT W04R-GP1-2012; WEST WETLAND FILL 1,500 S.F.; SOUTH WETLAND FILL 838 S.F.; NORTH WETLAND FILL 1,073 S.F.

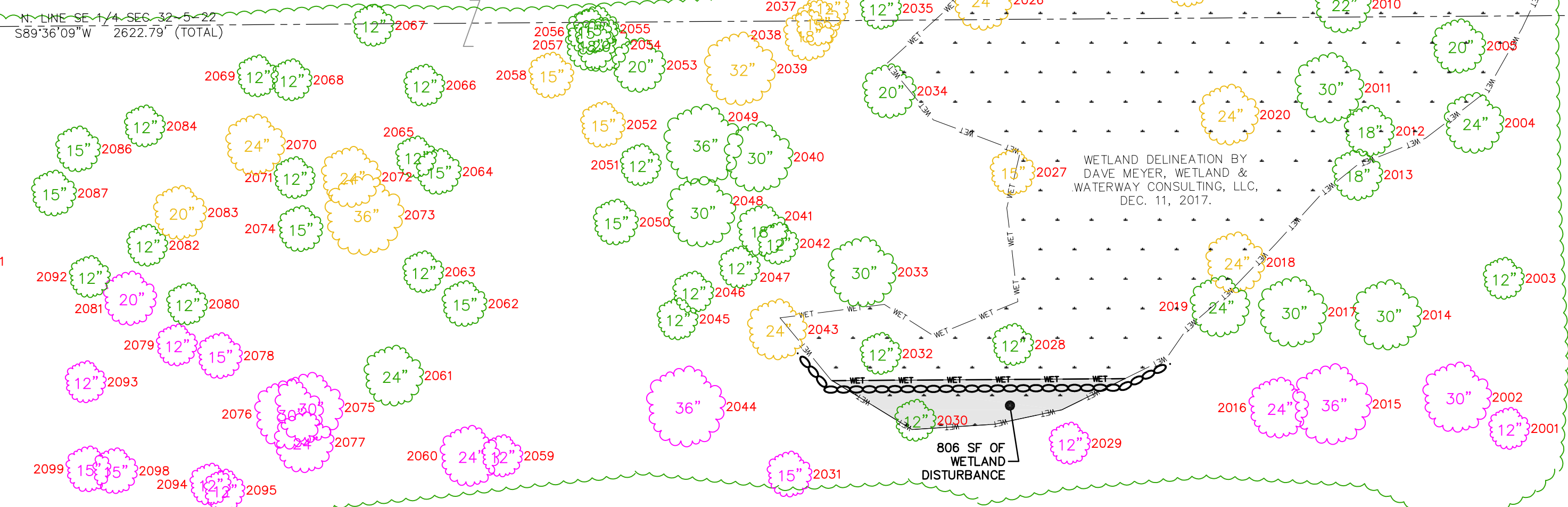
**NOTE: REFER TO CIVIL DWGS FOR ALL DIMENSIONS AND SITE DETAILS. ARCHITECTURAL FIN FLS ELEV 100' 0" = CIVIL DATUM XXXXX.





LOT 2
CSM NO. 9044
OWNER: 150 W OAKVIEW INDUSTRIAL, LLC
TAX KEY: 955-1041-000

89°36'09"E 596.07'



SAWCUT AND REMOVE ASPHALT PATH
SAWCUT AND REMOVE CURB AND GUTTER TO NEAREST JOINT

SAWCUT AND REMOVE ASPHALT PAVEMENT, REMOVE CONCRETE CURBS AND GUTTER TO NEAREST JOINT

SAWCUT AND REMOVE ASPHALT PATH

SAWCUT AND REMOVE ASPHALT PATH

SAWCUT AND REMOVE ASPHALT PATH

SAWCUT AND REMOVE CURB AND GUTTER TO NEAREST JOINT

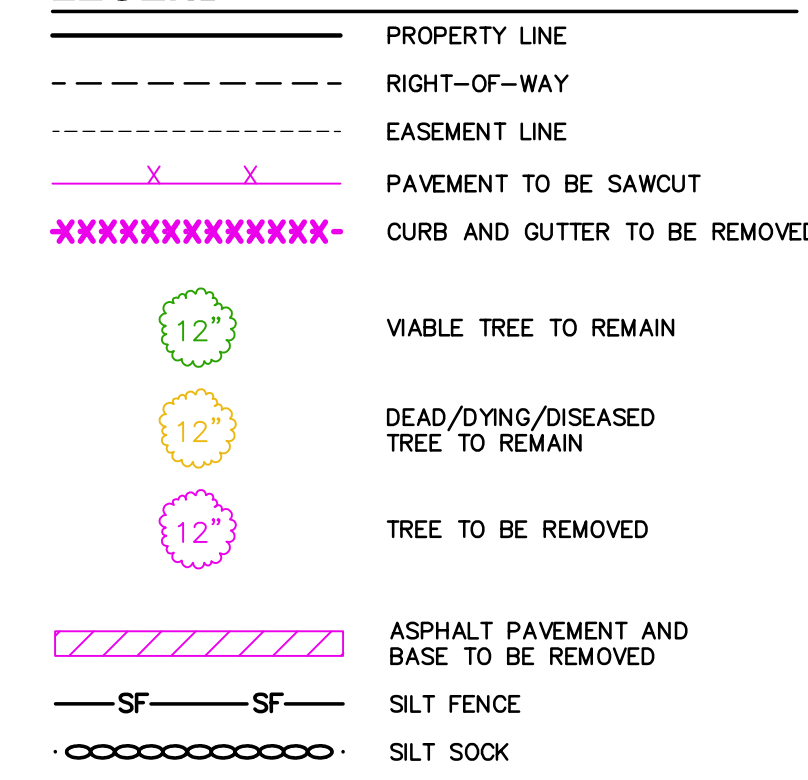
SITE BM#10 CHISLED + ON CURB ELV=134.04

TREE IDENTIFICATION TABLE

Pt. #	Code	DBH (in.)	Type	Condition
2001	TRD	12	Ash	Dead, dying, or diseased
2002	TRD	30	Oak	Viable
2003	TRD	12	Shagbark Hickory	Viable
2004	TRD	24	Shagbark Hickory	Viable
2005	TRD	20	Shagbark Hickory	Viable
2006	TRD	20	Shagbark Hickory	Viable
2007	TRD	15	Linden	Dead, dying, or diseased
2008	TRD	32	Oak	Viable
2009	TRD	18	Oak	Viable
2010	TRD	22	Oak	Viable
2011	TRD	30	Shagbark Hickory	Viable
2012	TRD	18	Shagbark Hickory	Viable
2013	TRD	18	Shagbark Hickory	Viable
2014	TRD	30	Oak	Viable
2015	TRD	36	Oak	Viable
2016	TRD	24	Oak	Viable
2017	TRD	30	Oak	Viable
2018	TRD	24	Oak	Dead, dying, or diseased
2019	TRD	24	Oak	Viable
2020	TRD	24	Ash	Dead, dying, or diseased
2021	TRD	18	Linden	Dead, dying, or diseased
2022	TRD	12	Shagbark Hickory	Viable
2023	TRD	12	Shagbark Hickory	Viable
2024	TRD	12	Oak	Dead, dying, or diseased
2025	TRD	15	Linden	Dead, dying, or diseased
2026	TRD	24	Beech	Dead, dying, or diseased
2027	TRD	15	Linden	Dead, dying, or diseased
2028	TRD	12	Shagbark Hickory	Viable
2029	TRD	12	Oak	Dead, dying, or diseased
2030	TRD	12	Oak	Viable
2031	TRD	15	Linden	Viable
2032	TRD	12	Shagbark Hickory	Viable
2033	TRD	30	Oak	Viable
2034	TRD	20	Shagbark Hickory	Viable
2035	TRD	12	Linden	Viable
2036	TRD	12	Shagbark Hickory	Dead, dying, or diseased
2037	TRD	15	Shagbark Hickory	Dead, dying, or diseased
2038	TRD	18	Shagbark Hickory	Dead, dying, or diseased
2039	TRD	32	Beech	Dead, dying, or diseased
2040	TRD	30	Oak	Viable
2041	TRD	18	Shagbark Hickory	Viable
2042	TRD	12	Linden	Viable
2043	TRD	24	Oak	Dead, dying, or diseased
2044	TRD	36	Ash	Dead, dying, or diseased
2045	TRD	12	Linden	Viable
2046	TRD	12	Linden	Viable
2047	TRD	12	Linden	Viable
2048	TRD	30	Oak	Viable
2049	TRD	36	Oak	Viable
2050	TRD	15	Linden	Viable
2051	TRD	12	Linden	Viable
2052	TRD	15	Oak	Dead, dying, or diseased
2053	TRD	20	Shagbark Hickory	Viable
2054	TRD	20	Linden	Viable
2055	TRD	15	Linden	Viable
2056	TRD	15	Linden	Viable
2057	TRD	18	Linden	Viable
2058	TRD	15	Oak	Dead, dying, or diseased
2059	TRD	12	Oak	Viable
2060	TRD	24	Shagbark Hickory	Viable
2061	TRD	24	Shagbark Hickory	Viable
2062	TRD	15	Shagbark Hickory	Viable
2063	TRD	12	Linden	Viable
2064	TRD	15	Linden	Viable
2065	TRD	12	Linden	Viable
2066	TRD	12	Linden	Viable
2067	TRD	12	Linden	Viable
2068	TRD	12	Linden	Viable
2069	TRD	12	Linden	Viable
2070	TRD	24	Oak	Dead, dying, or diseased
2071	TRD	12	Ash	Viable

Pt. #	Code	DBH (in.)	Type	Condition
2072	TRD	24	Oak	Dead, dying, or diseased
2073	TRD	36	Oak	Dead, dying, or diseased
2074	TRD	15	Oak	Viable
2075	TRD	30	Oak	Dead, dying, or diseased
2076	TRD	30	Oak	Viable
2077	TRD	24	Oak	Dead, dying, or diseased
2078	TRD	15	Oak	Dead, dying, or diseased
2079	TRD	12	Oak	Viable
2080	TRD	12	Ash	Viable
2081	TRD	20	Oak	Dead, dying, or diseased
2082	TRD	12	Linden	Viable
2083	TRD	20	Oak	Dead, dying, or diseased
2084	TRD	12	Oak	Viable
2085	TRD	24	Elm	Dead, dying, or diseased
2086	TRD	15	Linden	Viable
2087	TRD	15	Linden	Viable
2088	TRD	18	Oak	Dead, dying, or diseased
2089	TRD	18	Oak	Viable
2090	TRD	18	Oak	Viable
2091	TRD	32	Oak	Viable
2092	TRD	12	Linden	Viable
2093	TRD	12	Oak	Viable
2094	TRD	12	Oak	Viable
2095	TRD	12	Oak	Viable
2096	TRD	12	Oak	Viable
2097	TRD	12	Oak	Viable
2098	TRD	15	Shagbark Hickory	Viable
2099	TRD	15	Shagbark Hickory	Viable
2100	TRD	15	Oak	Dead, dying, or diseased
2101	TRD	24	Oak	Dead, dying, or diseased
2102	TRD	24	Oak	Dead, dying, or diseased
2103	TRD	12	Oak	Viable
2104	TRD	12	Oak	Viable
2105	TRD	12	Oak	Viable
2106	TRD	20	Shagbark Hickory	Dead, dying, or diseased
2107	TRD	12	Black Walnut	Viable
2108	TRD	12	Black Walnut	Dead, dying, or diseased
2109	TRD	12	Black Walnut	Viable
2110	TRD	12	Black Walnut	Viable
2111	TRD	15	Black Walnut	Viable
2112	TRD	15	Black Walnut	Viable
2113	TRD	12	Ash	Dead, dying, or diseased
2114	TRD	18	Box Elder	Dead, dying, or diseased
2115	TRD	18	Box Elder	Dead, dying, or diseased
2116	TRD	12	Box Elder	Dead, dying, or diseased
2117	TRD	15	Box Elder	Dead, dying, or diseased
2118	TRD	12	Ash	Dead, dying, or diseased
2119	TRD	12	Ash	Dead, dying, or diseased
2120	TRD	12	Black Walnut	Dead, dying, or diseased
2121	TRD	15	Ash	Dead, dying, or diseased
2122	TRD	12	Box Elder	Dead, dying, or diseased
2123	TRD	12	Box Elder	Dead, dying, or diseased
2124	TRD	15	Ash	Dead, dying, or diseased
2125	TRD	15	Ash	Dead, dying, or diseased
2126	TRD	12	Ash	Dead, dying, or diseased
2127	TRD	15	Black Walnut	Dead, dying, or diseased
2128	TRD	15	Black Walnut	Dead, dying, or diseased
2129	TRD	15	Black Locust	Viable
2130	TRD	15	Elm	Dead, dying, or diseased
2131	TRD	12	Elm	Dead, dying, or diseased
2132	TRD	32	Oak	Viable - Review in Spring
2133	TRD	28	Oak	Viable - Review in Spring
2134	TRD	40	Oak	Viable - Review in Spring
2135	TRD	36	Oak	Viable
2136	TRD	36	Oak	Viable
2137	TRD	36	Oak	Viable - Review in Spring
2138	TRD	36	Oak	Viable
2139	TRD	30	Oak	Viable
2140	TRD	30	Oak	Viable
2141	TRD	24	Oak	Dead, dying, or diseased
2142	TRD	30	Oak	Viable

LEGEND



SHEET INDEX

C1.00	DEMOLITION PLAN
C2.00	SITE PAVEMENT ID AND DIMENSION PLAN
C2.01	FIRE DEPARTMENT REACH PLAN
C3.00	SITE GRADING & EROSION CONTROL PLAN
C3.01	SEDIMENT TRAP SIZING EXHIBIT
C4.00	SITE UTILITY PLAN
C5.00	NOTES & DETAILS
C5.01	NOTES & DETAILS

CONSORTIUM ae
an architectural engineering partnership

the Consortium ae LLC
Oconomowoc | Wisconsin | 53086 | Gregg Prossen, Principal
TELEPHONE 414.406.7625
www.consortiumae.com

Project:
GLOBAL SCHOOLWEAR

LOT 20 OAKVIEW
BUSINESS PARK
Location:
OAK CREEK WI 53154



Sheet:
DEMOLITION PLAN

Date:
2022-05-17 CDS

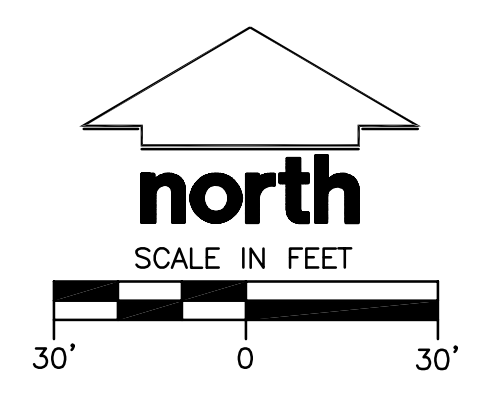
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0022-14

Sheet No.:

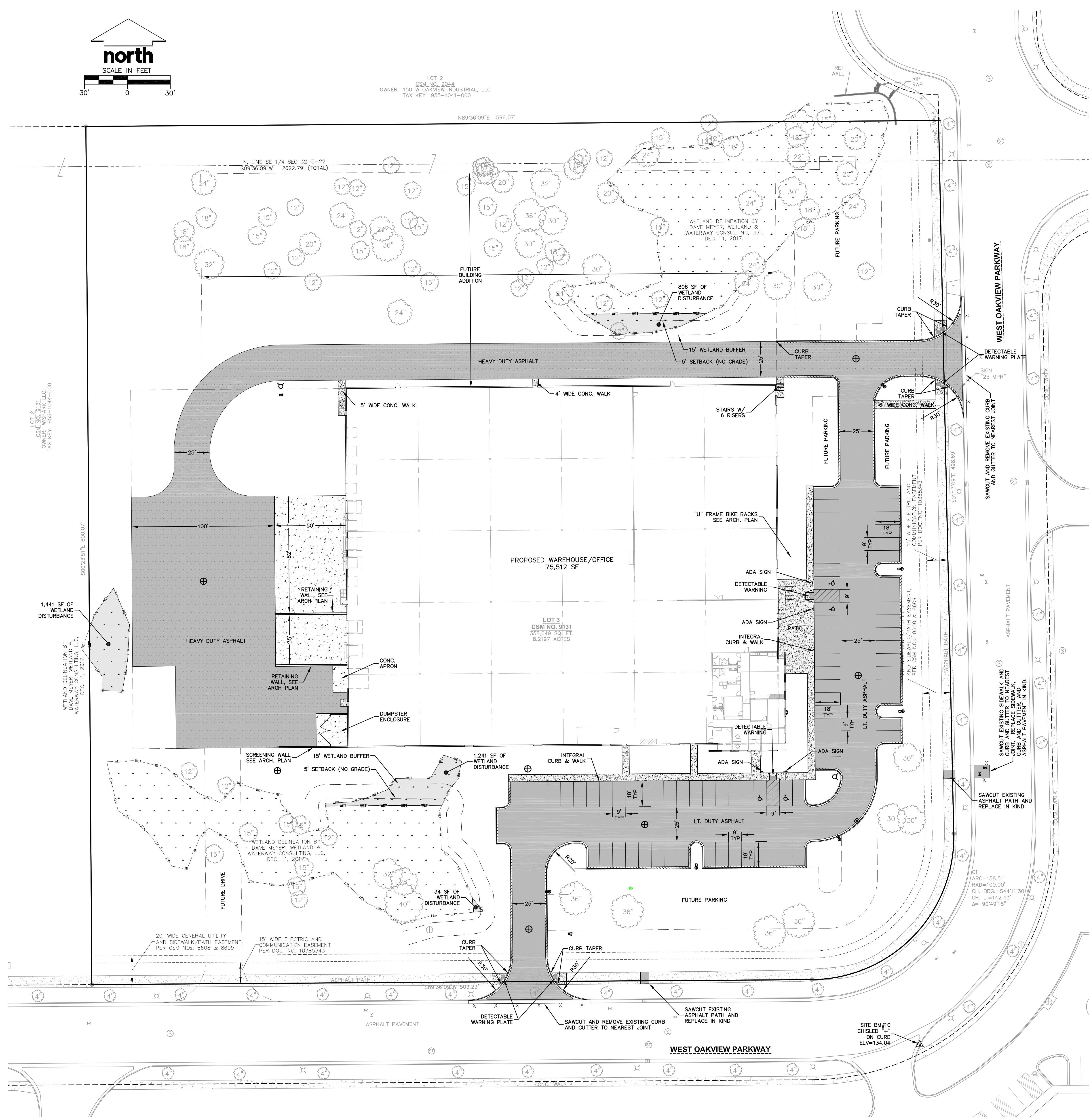
C1.00

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JSD
MILWAUKEE REGIONAL OFFICE
2238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. MGR.: RWI



LOT 3
CSM NO. 9044
OWNER: 150 W OAKVIEW INDUSTRIAL, LLC
TAX KEY: 955-1041-000



LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING OUTLINE
---	FUTURE BUILDING
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	RETAINING WALL
---	ADA PARKING SIGN
---	SAWCUT EXISTING PAVEMENT

Project:
GLOBAL SCHOOLWEAR

LOT 20 OAKVIEW
BUSINESS PARK
Location:
OAK CREEK WI 53154



Sheet:
SITE PAVEMENT ID AND
DIMENSION PLAN

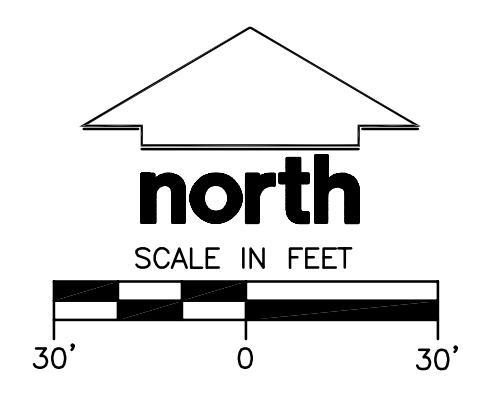
Date:	Issue Set:

Date:
2022-05-17 CDS
Project No.:
0022-14
Sheet No.:

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Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
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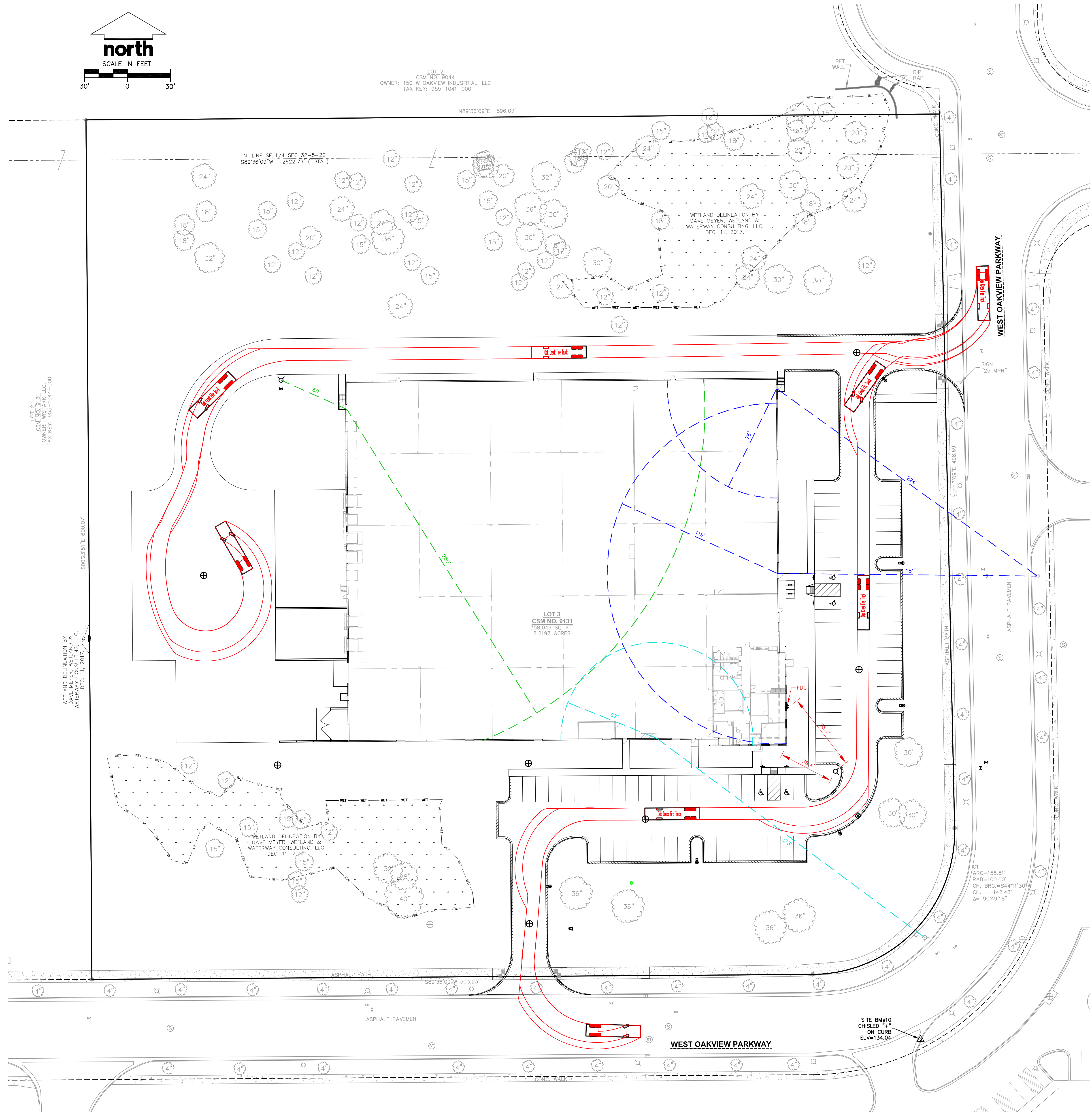
JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 22-11308
JSD PROJ. MGR.: RWI

C2.00



LOT 2
CSM NO. 9044
OWNER: 150 W OAKVIEW INDUSTRIAL, LLC
TAX KEY: 955-1041-000

LOT 3
CSM NO. 9131
358,049 SQ. FT.
8.2197 ACRES



Oak Creek Fire Truck	
Overall Width	38.122ft
Overall Body Height	8.350ft
Min Body Ground Clearance	10.830ft
Track Width	4.350ft
Lock-to-lock time	8.330ft
Curb to curb turning Radius	4.00ft
	38.700ft

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	FUTURE BUILDING
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	RETAINING WALL
	ADA PARKING SIGN
	SAWCUT EXISTING PAVEMENT

Project:
GLOBAL SCHOOLWEAR

LOT 20 OAKVIEW
BUSINESS PARK
Location:
OAK CREEK WI 53154



Sheet:
FIRE DEPARTMENT
REACH PLAN

Date	Issue Set

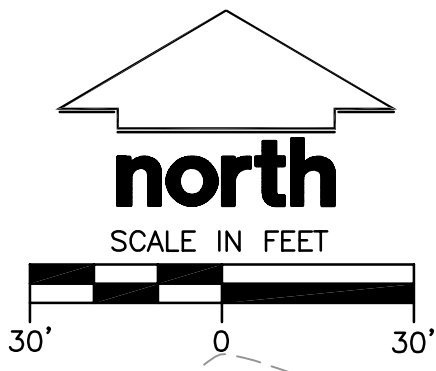
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2022-05-17 CDS

Project No.:
0022-14

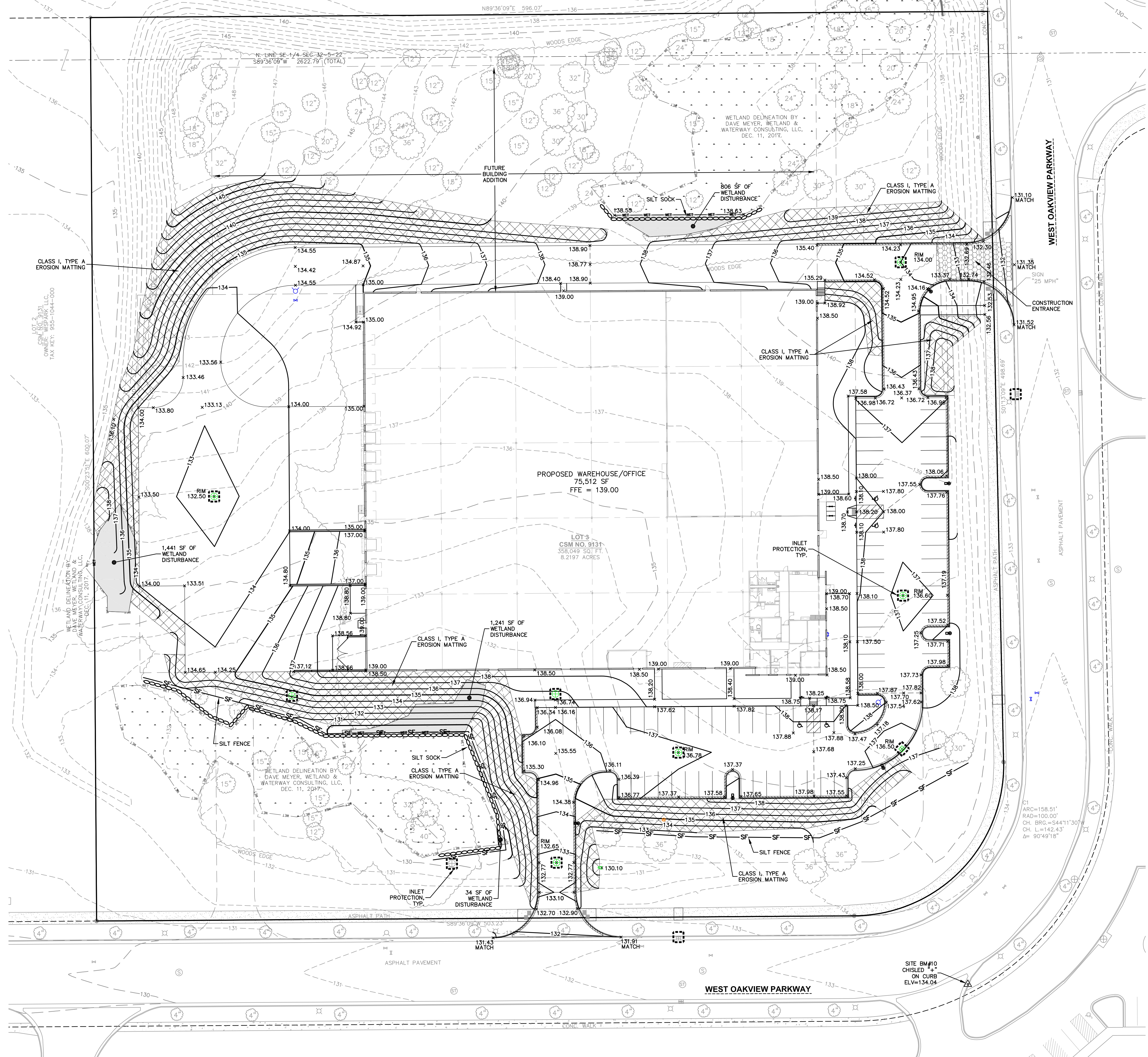
Sheet No.:

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JSD
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W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 22-11308
JSD PROJ. MGR: RWI



LOT 2
CSM NO. 9044
OWNER: 150 W OAKVIEW INDUSTRIAL, LLC
TAX KEY: 955-1041-000



WETLAND NOTE
TOTAL WETLAND DISTURBANCE = 3,522 S.F.

LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
---	BUILDING OUTLINE
---	FUTURE BUILDING
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
-134	PROPOSED 1 FOOT CONTOUR
-135	PROPOSED 5 FOOT CONTOUR
-134	EXISTING 1 FOOT CONTOUR
-135	EXISTING 5 FOOT CONTOUR
---	GRADE BREAK
---	RETAINING WALL
---	ADA PARKING SIGN
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	SILT FENCE
---	SILT SOCK
---	CONSTRUCTION ENTRANCE
x 135.50	EROSION MATTING
+	SPOT ELEVATION
+	INLET PROTECTION

Project:
GLOBAL SCHOOLWEAR

LOT 20 OAKVIEW BUSINESS PARK
Location:
OAK CREEK WI 53154



Sheet:
SITE GRADING & EROSION CONTROL PLAN

Date:	Issue Set:

Date:
2022-05-17 CDS

Project No.:
0022-14

Sheet No.:

C3.00

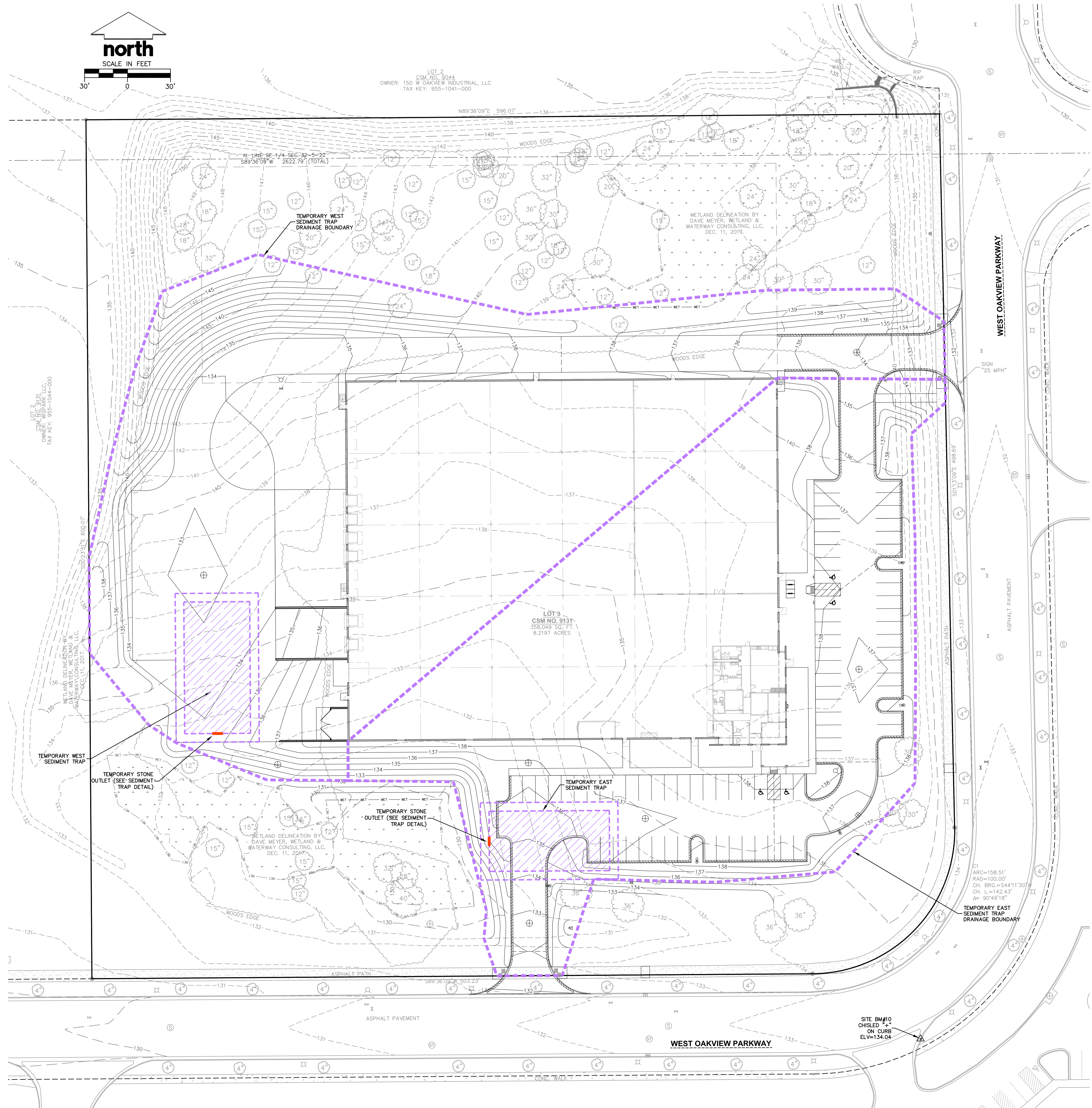


LOT 2
CSM NO. 9044
OWNER: 150 W OAKVIEW INDUSTRIAL, LLC
TAX KEY: 955-1041-000

N. LINE SE 1/4 SEC 32-5-22
S89°36'09" W 2622.79' (TOTAL)

LOT 3
CSM NO. 9131
358,049 SQ. FT.
8.2197 ACRES

WETLAND DELINEATION BY
DAVE MEYER, WETLAND &
WATERWAY CONSULTING, LLC,
DEC. 11, 2019.



WETLAND NOTE
TOTAL WETLAND DISTURBANCE = 3,522 S.F.

LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY
---	BUILDING OUTLINE
---	FUTURE BUILDING
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	GRADE BREAK
---	RETAINING WALL
---	ADA PARKING SIGN
---	SANITARY SEWER
---	WATERMAIN
---	STORM SEWER
---	SILT FENCE
---	SILT SOCK
---	CONSTRUCTION ENTRANCE
---	EROSION MATTING
---	SPOT ELEVATION
---	INLET PROTECTION

WEST SEDIMENT TRAP

DISTURBED CONTRIBUTORY AREA (ACRES)	2.69
MULTIPLIER FOR COARSE TEXTURED SOILS (SILT LOAM)	1560
REQUIRED SURFACE AREA (SQUARE FEET)	4,190
OUTLET WEIR LENGTH	7.5'

EAST SEDIMENT TRAP

DISTURBED CONTRIBUTORY AREA (ACRES)	2.24
MULTIPLIER FOR COARSE TEXTURED SOILS (SILT LOAM)	1560
REQUIRED SURFACE AREA (SQUARE FEET)	3,500
OUTLET WEIR LENGTH	6.5'

NOTES:
1. CONSTRUCT SEDIMENT TRAP IN ACCORDANCE WITH DWRN TECHNICAL STANDARD 1063.

Project:
GLOBAL SCHOOLWEAR

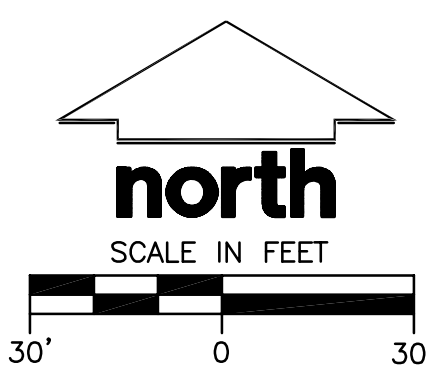
LOT 20 OAKVIEW
BUSINESS PARK
Location:
OAK CREEK WI 53154



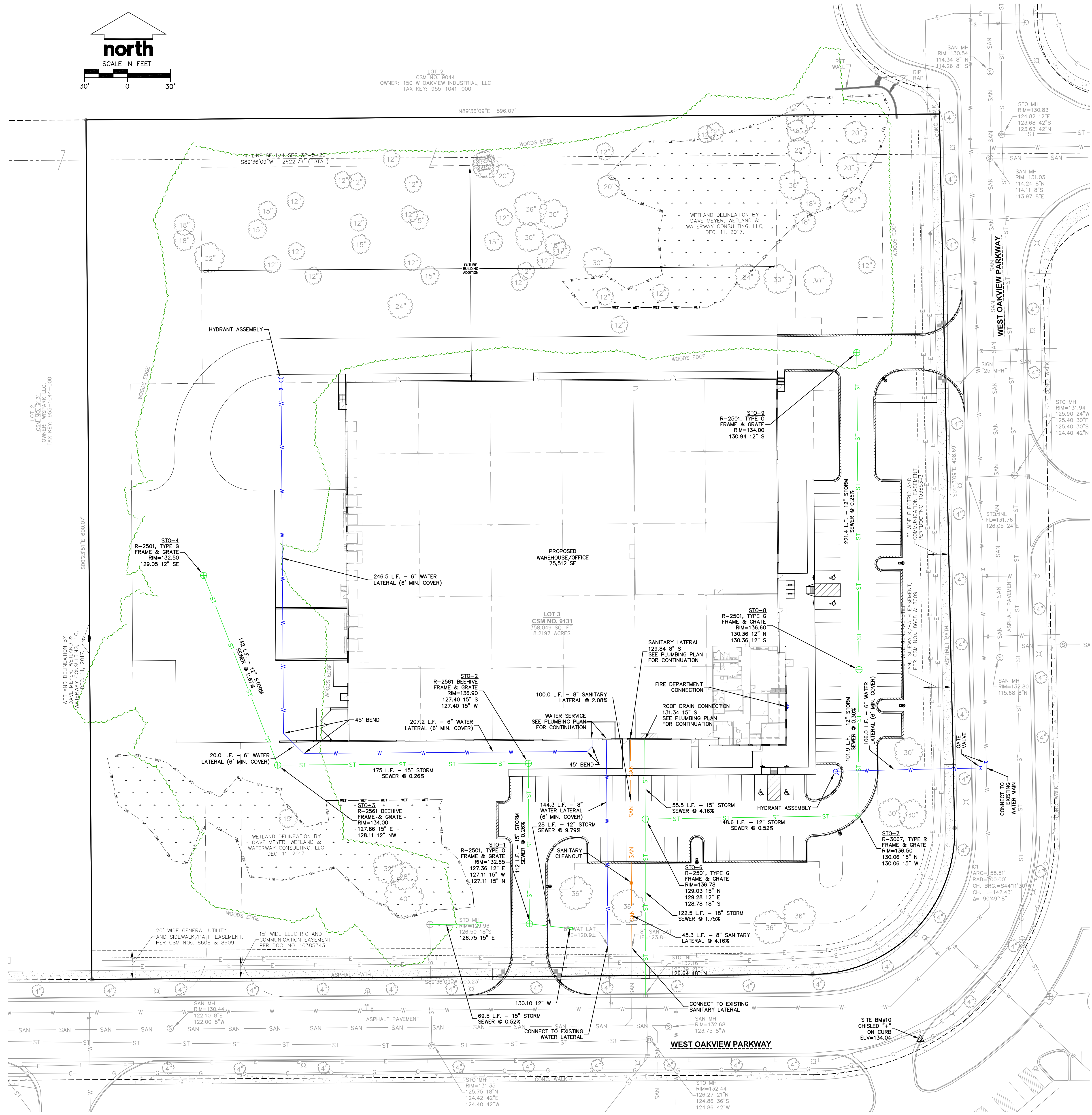
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Date:	Issue Set:

Date:
2022-05-17 CDS
Project No.:
0022-14
Sheet No.:



LOT 3
CSM NO. 9044
OWNER: 150 W OAKVIEW INDUSTRIAL, LLC
TAX KEY: 955-1041-000



LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- - - BUILDING OUTLINE
- - - FUTURE BUILDING
- - - EDGE OF PAVEMENT
- - - STANDARD CURB AND GUTTER
- - - RECTANG CURB AND GUTTER
- - - RETAINING WALL
- - - ADA PARKING SIGN
- - - SANITARY SEWER
- - - WATERMAIN
- - - STORM SEWER

Project:
GLOBAL SCHOOLWEAR

LOT 20 OAKVIEW
BUSINESS PARK
Location:
OAK CREEK WI 53154



Sheet:
SITE UTILITY PLAN

Date	Issue Set

Date:
2022-05-17 CDS

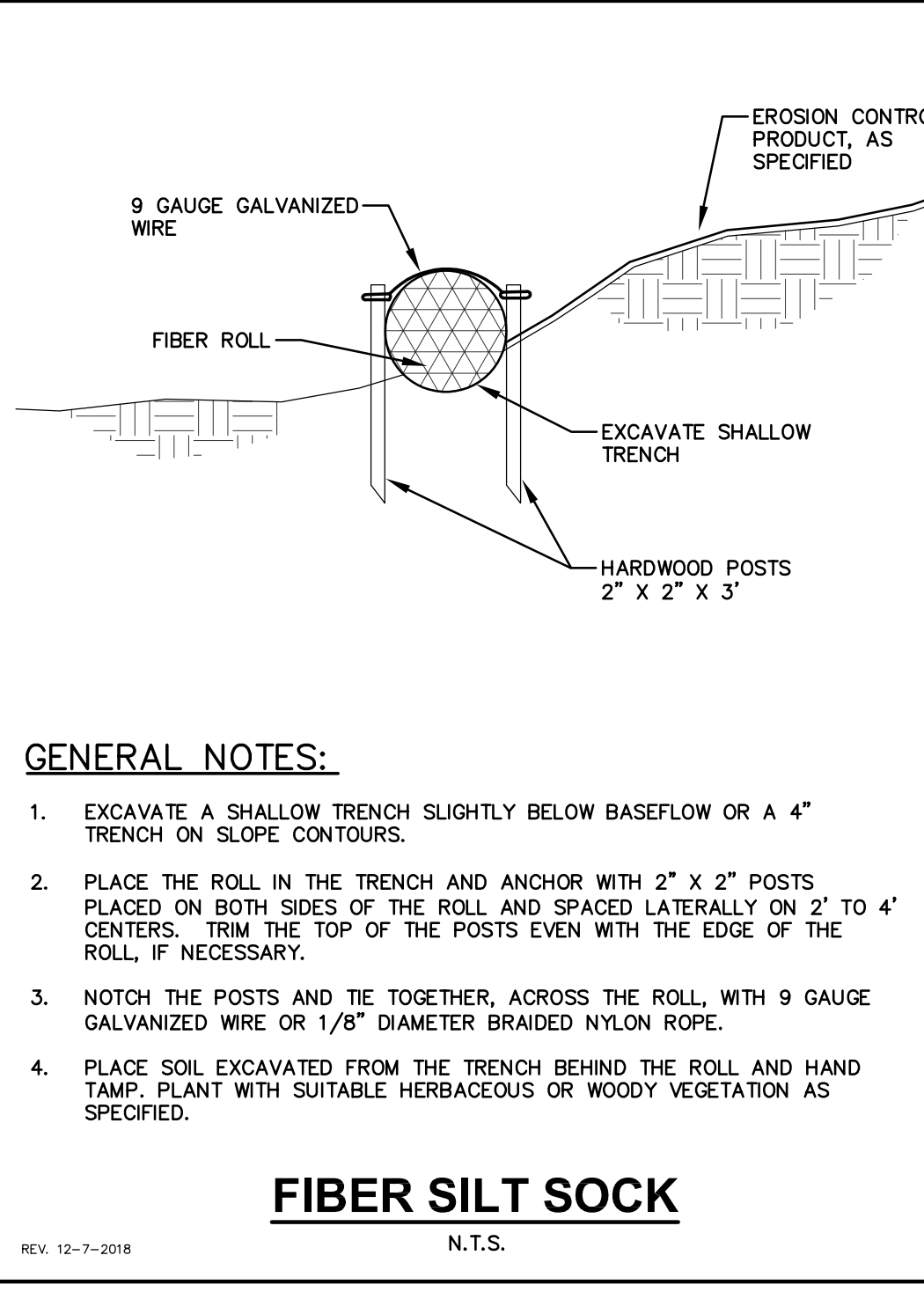
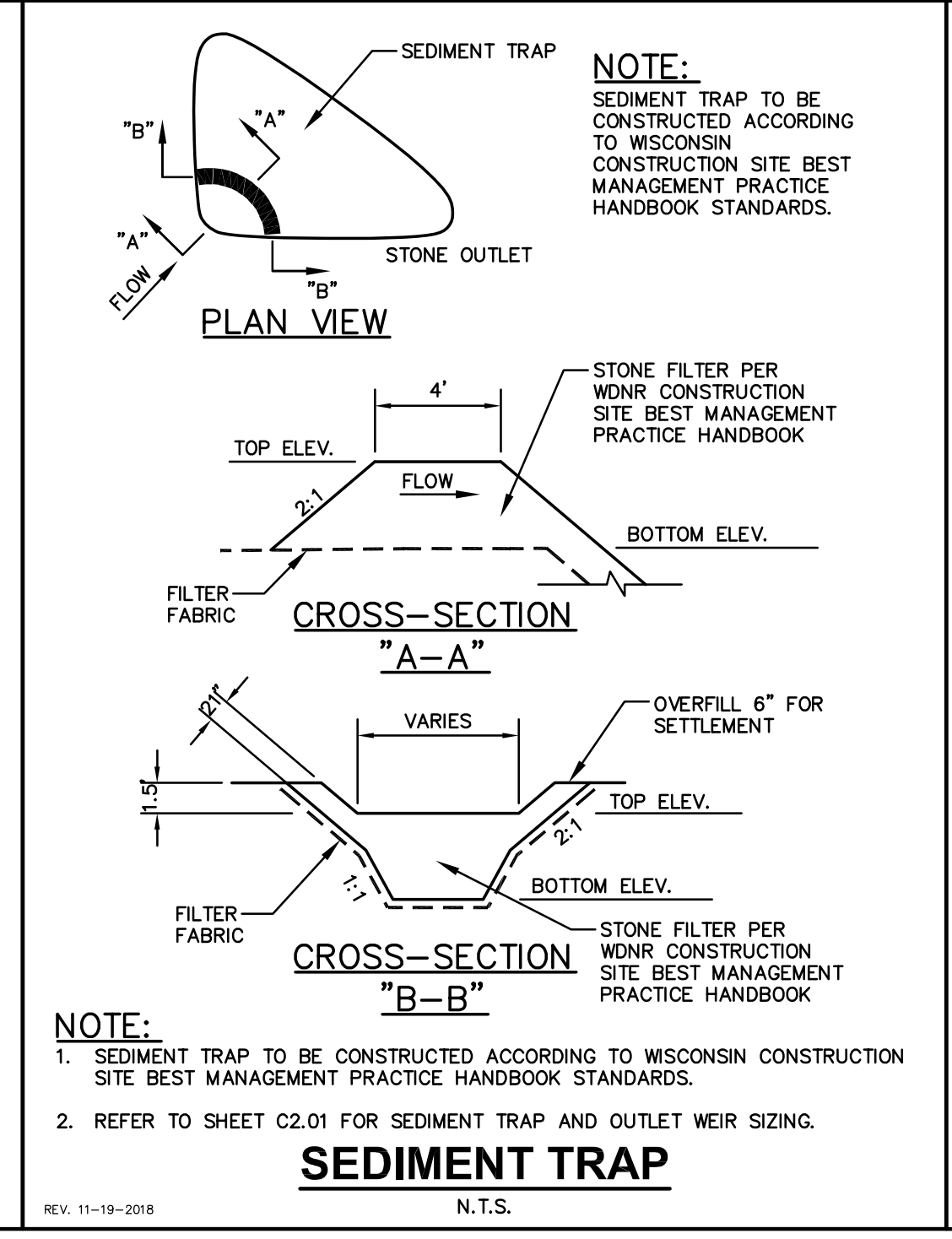
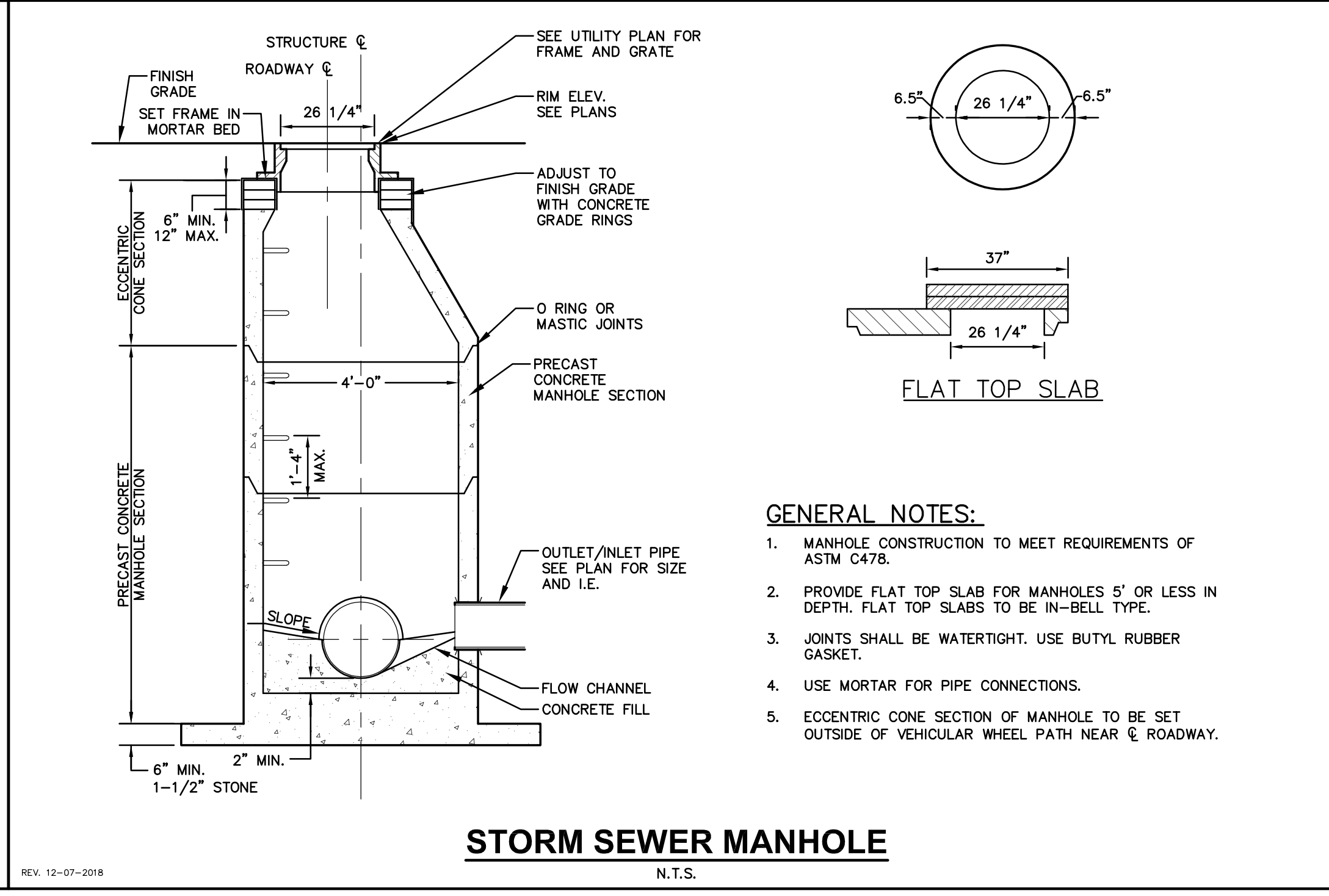
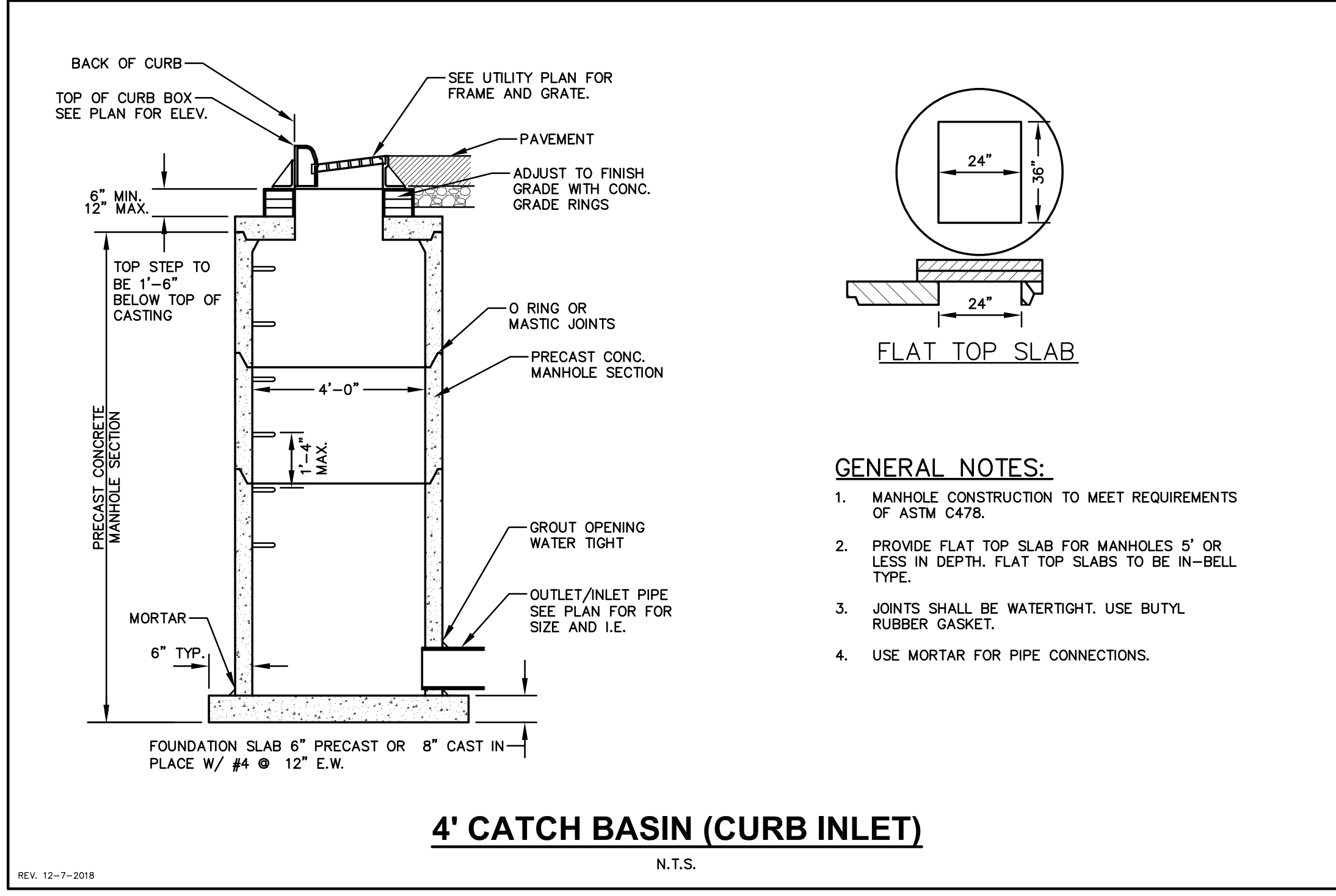
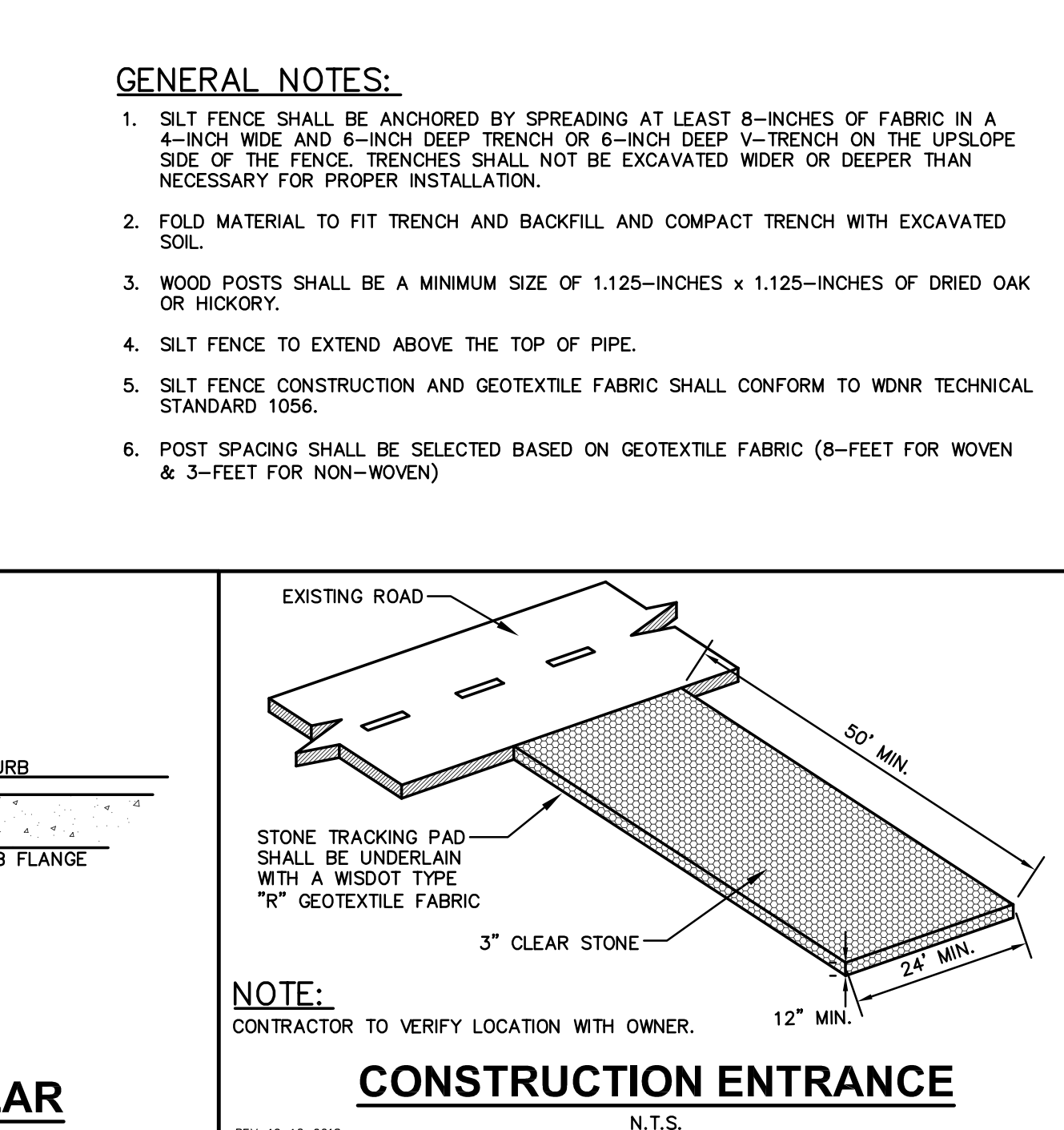
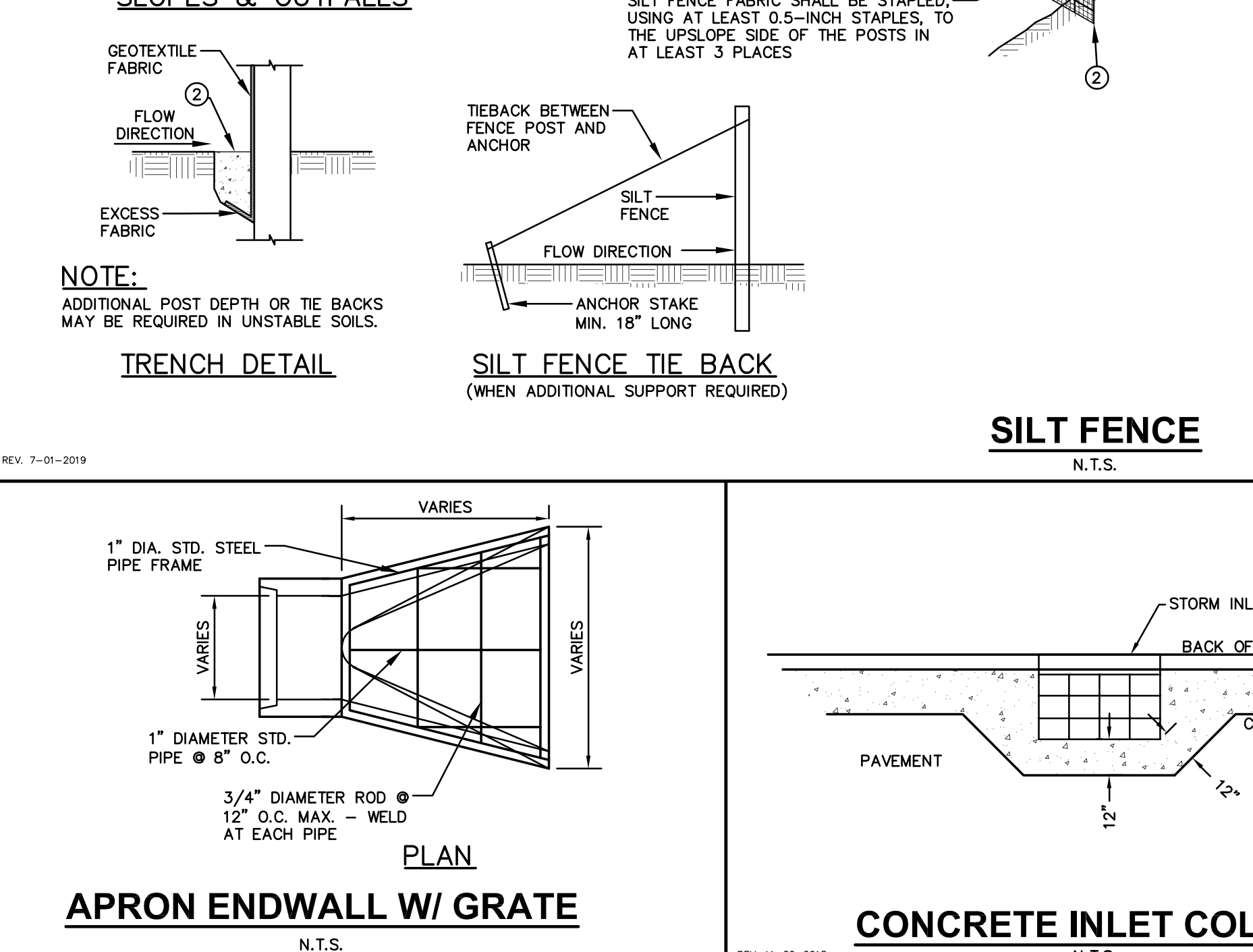
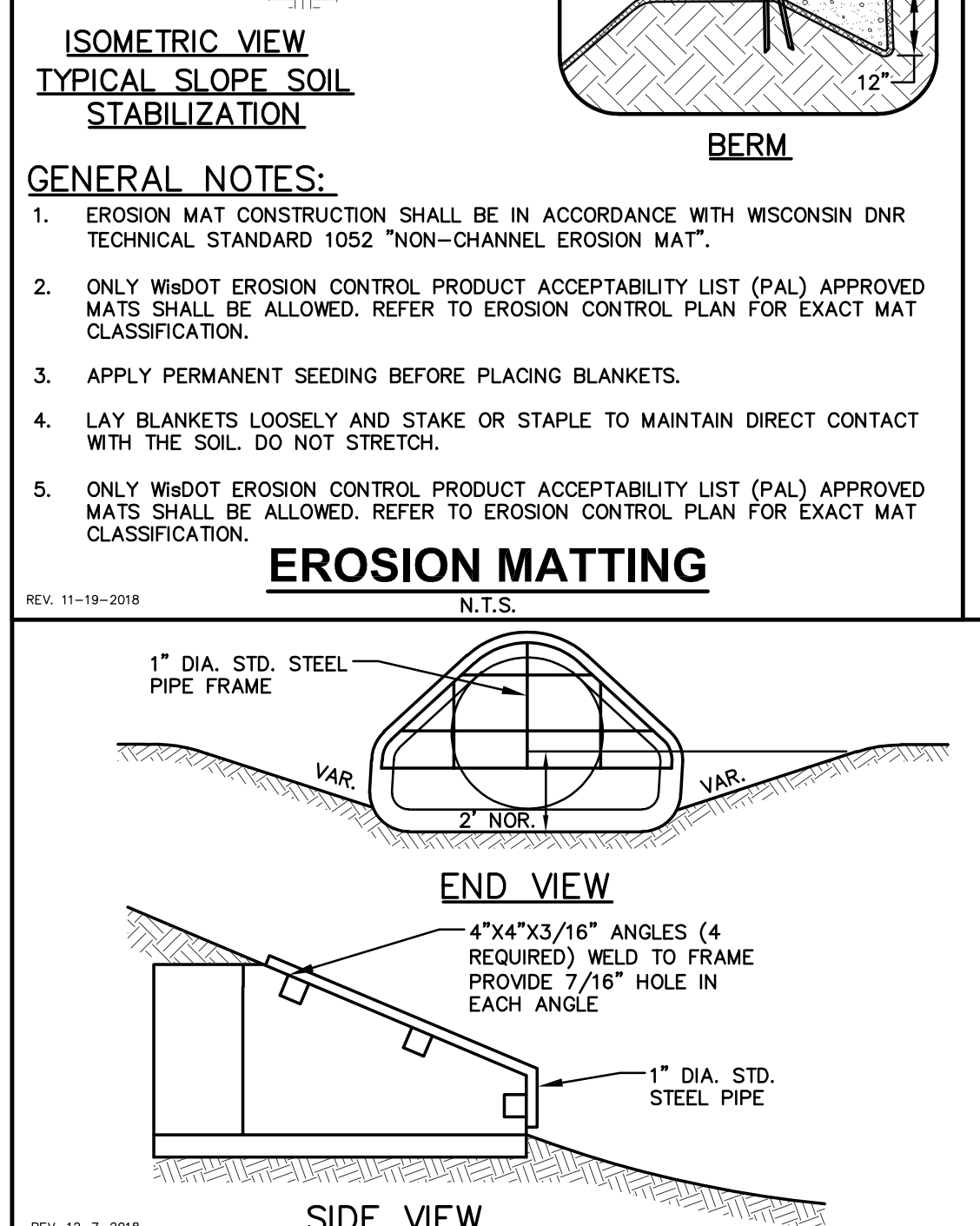
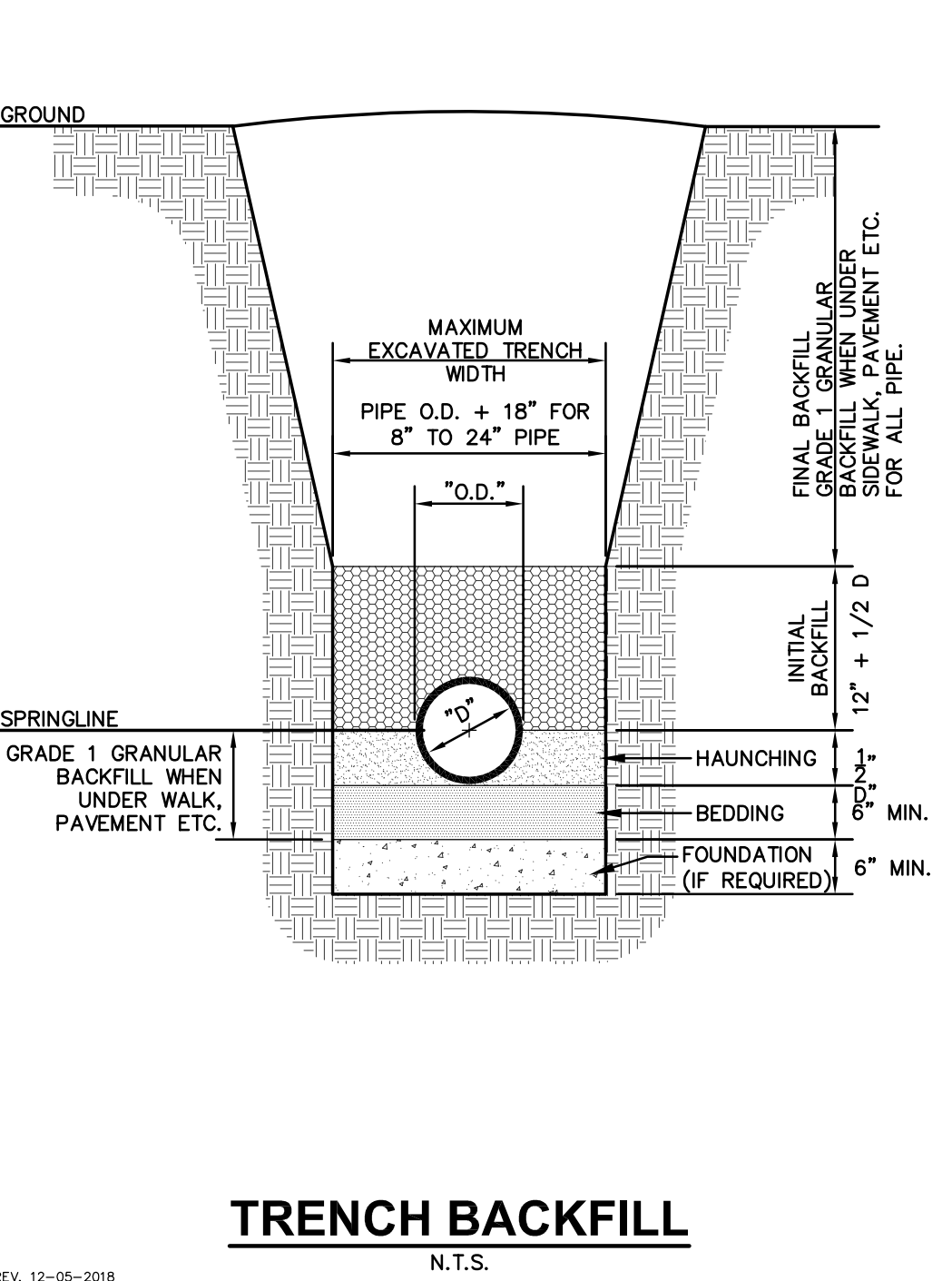
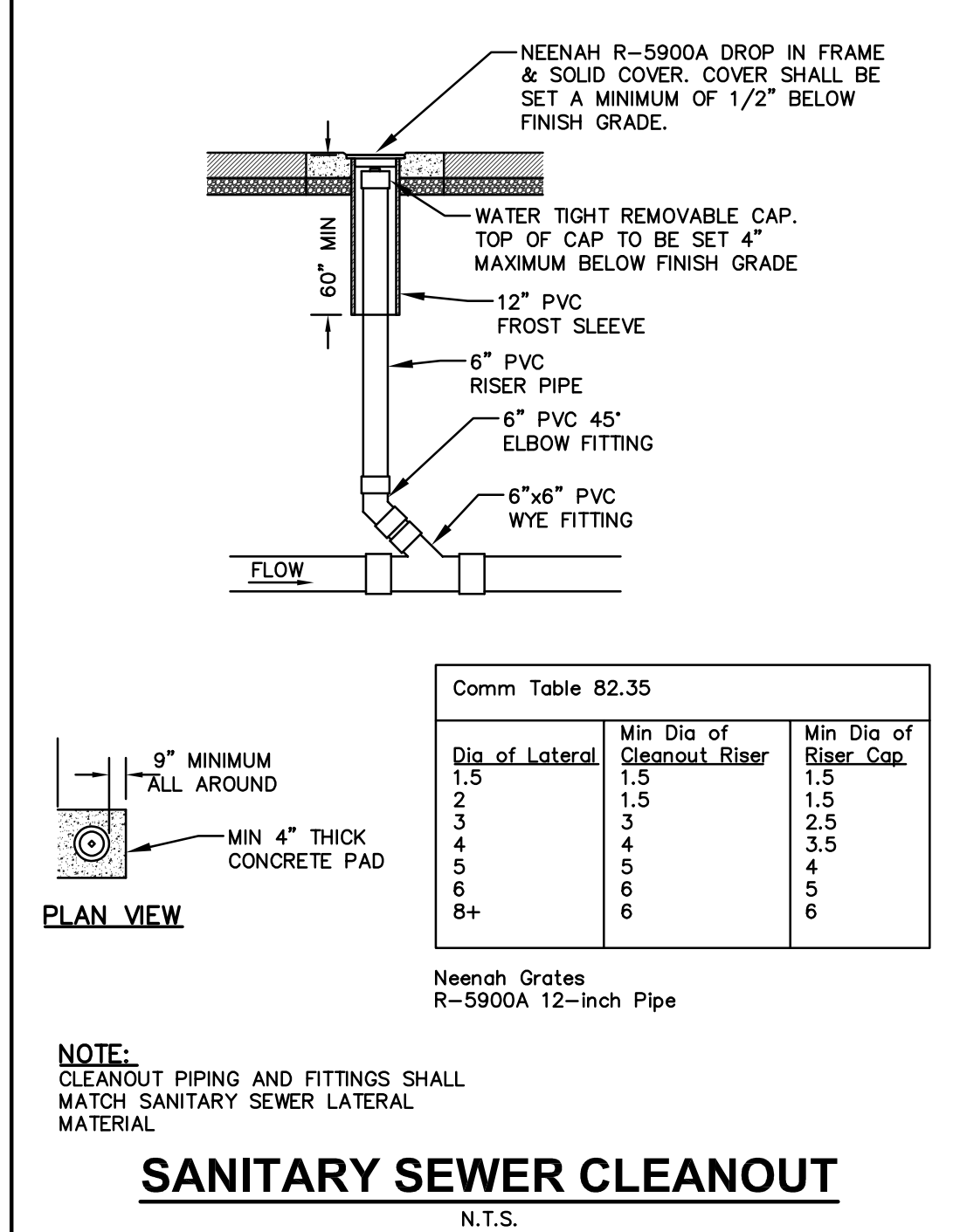
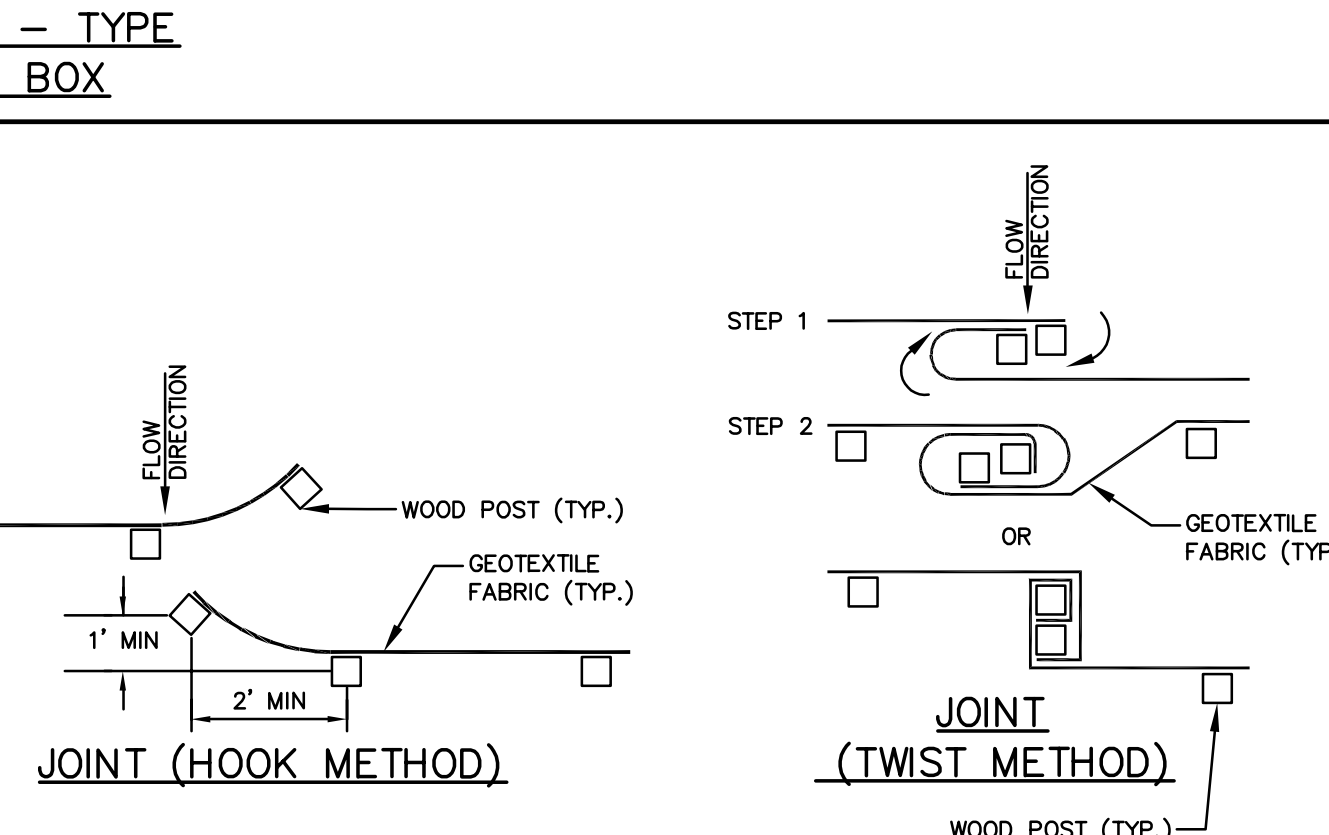
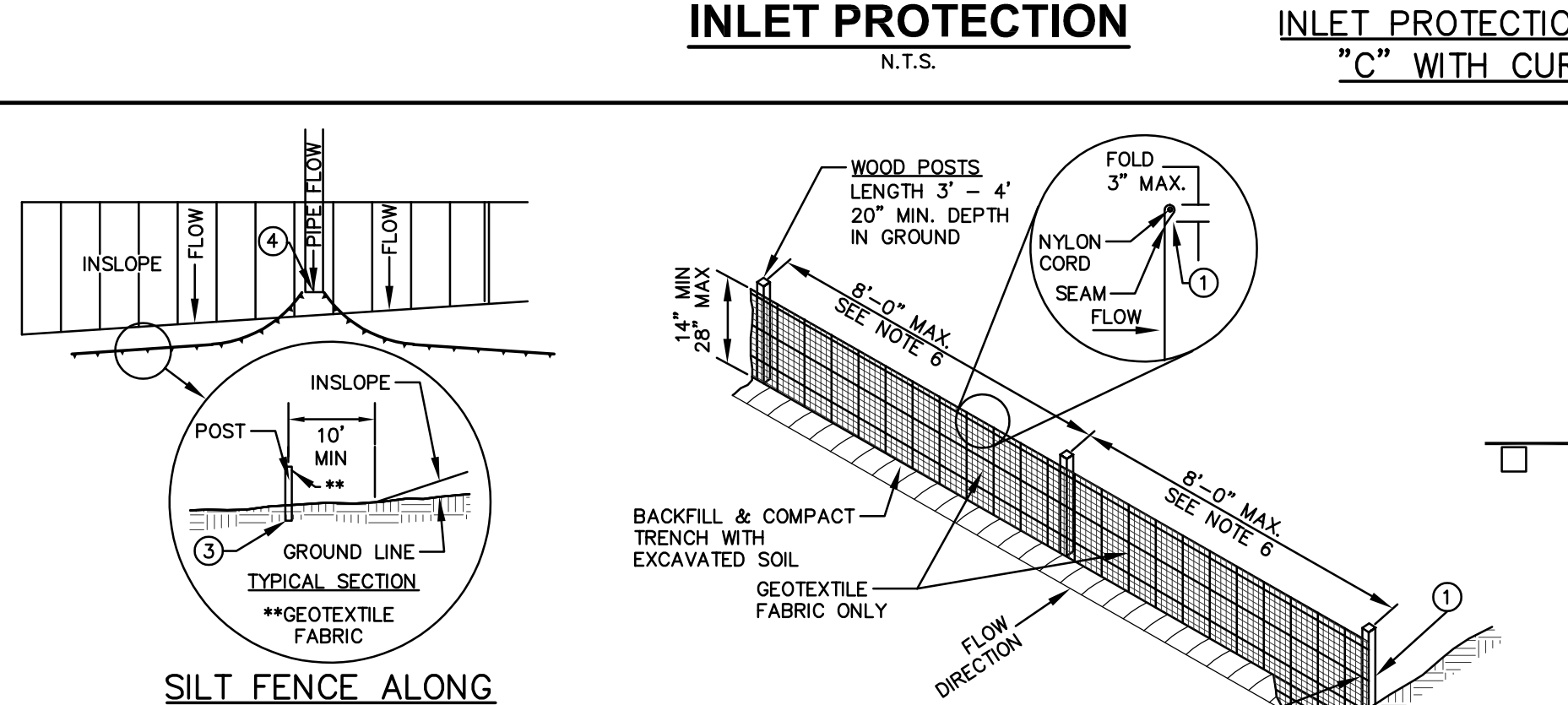
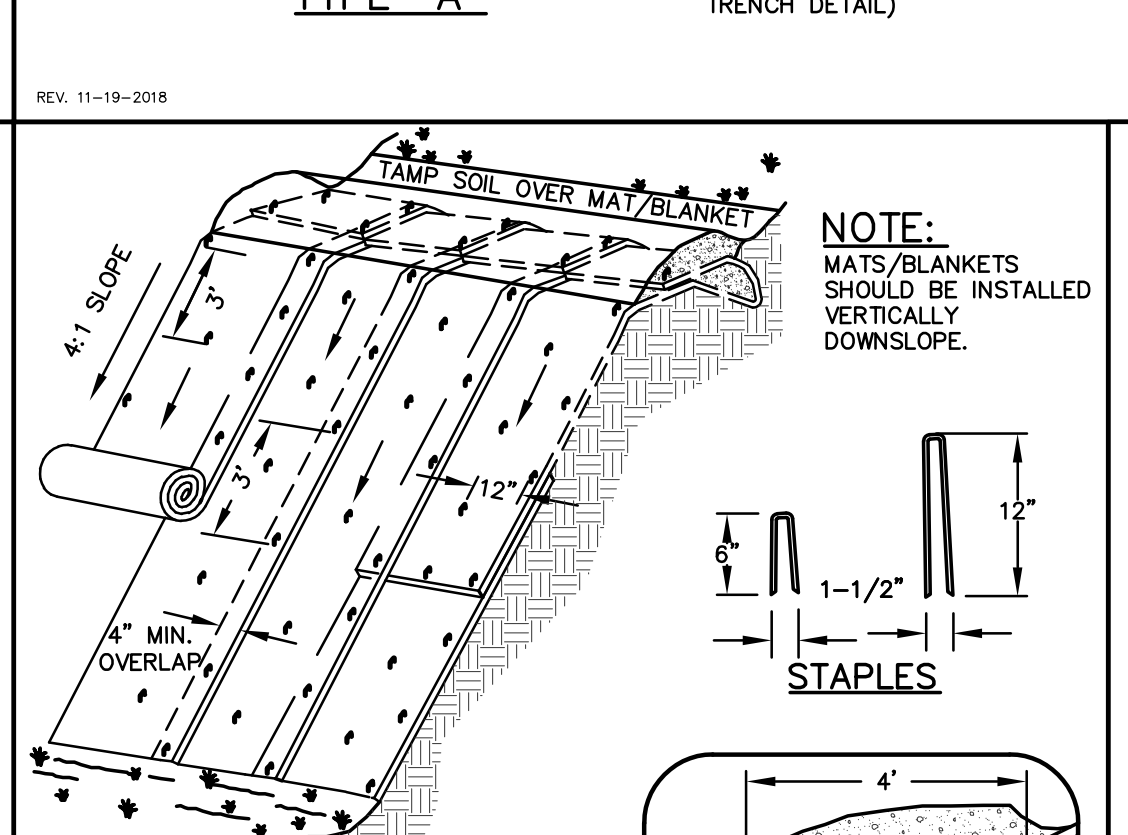
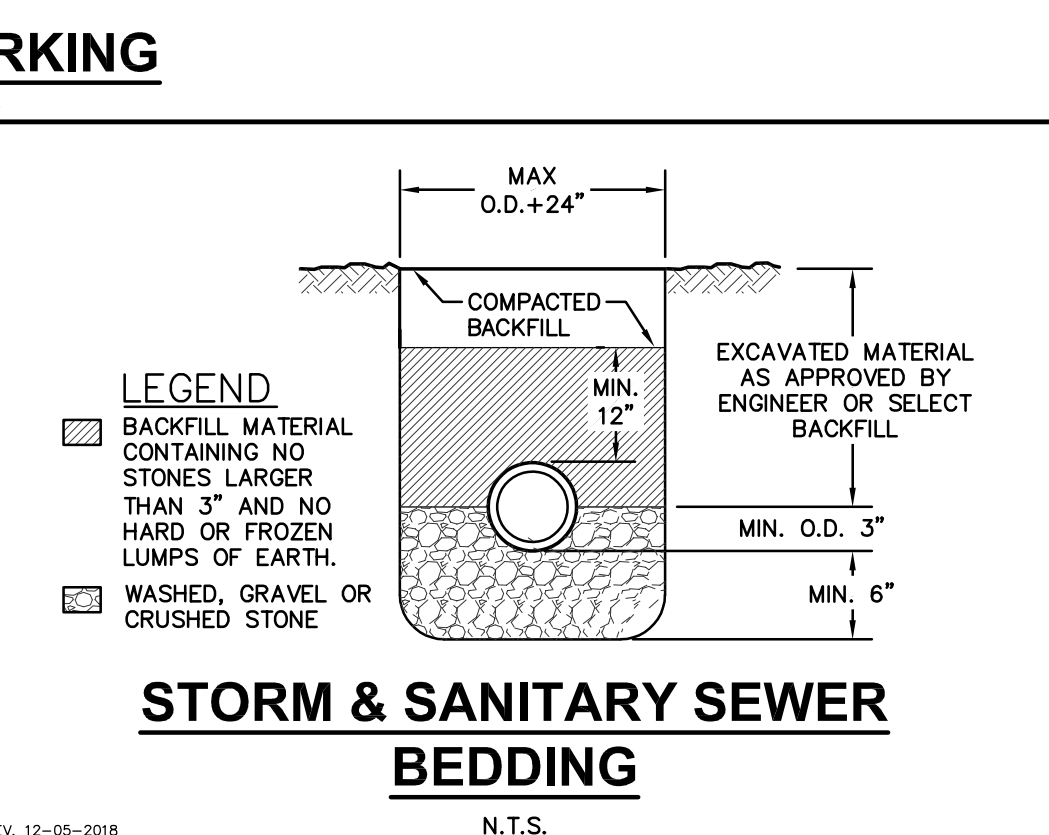
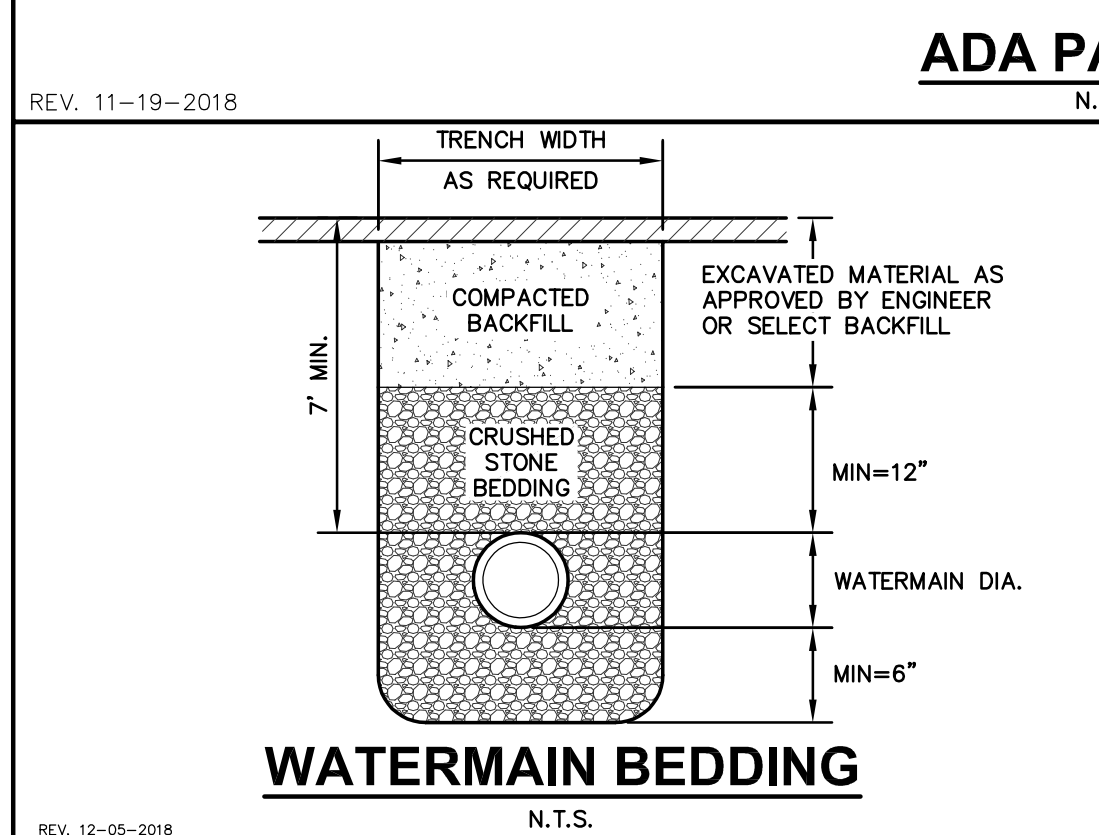
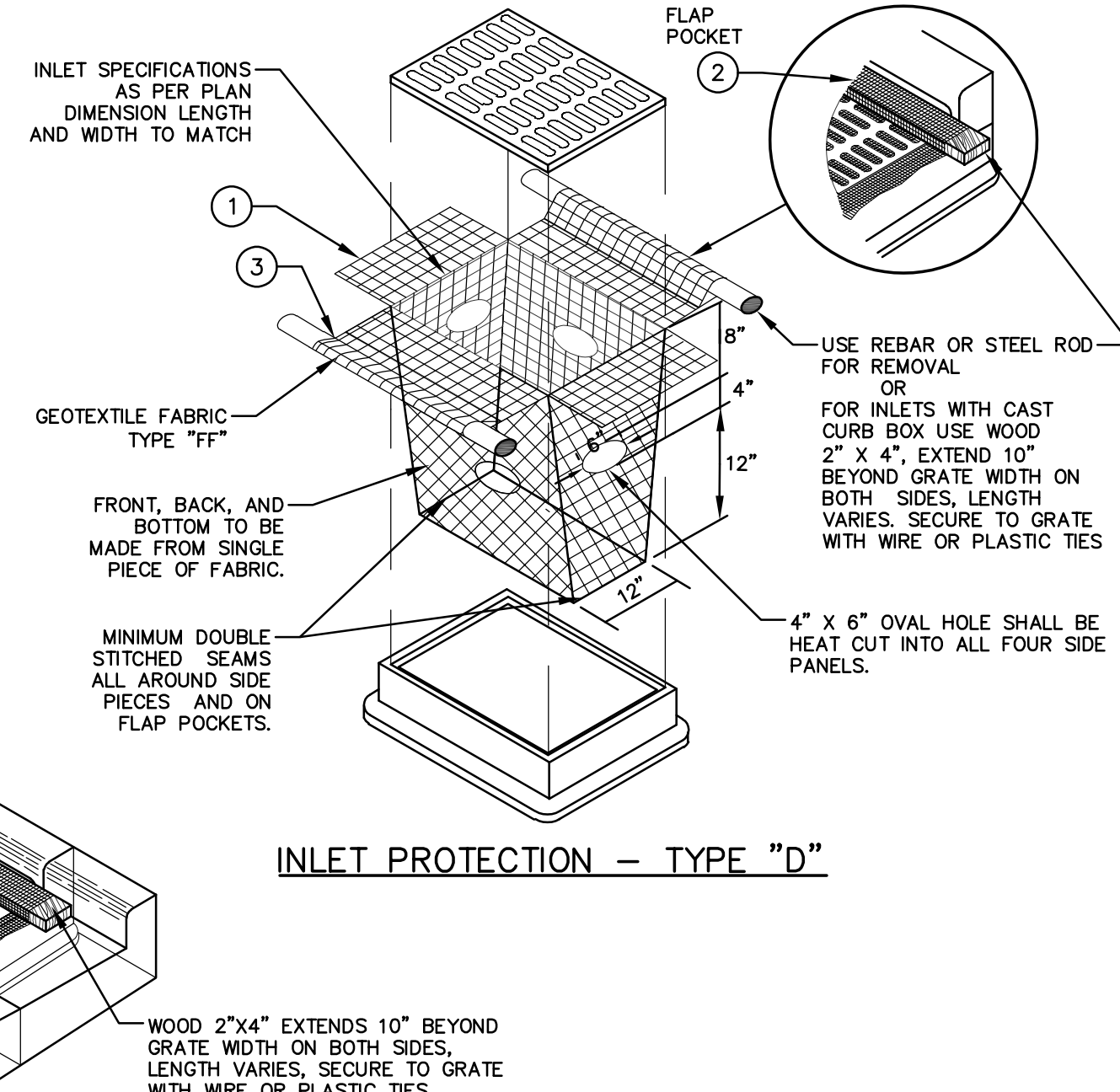
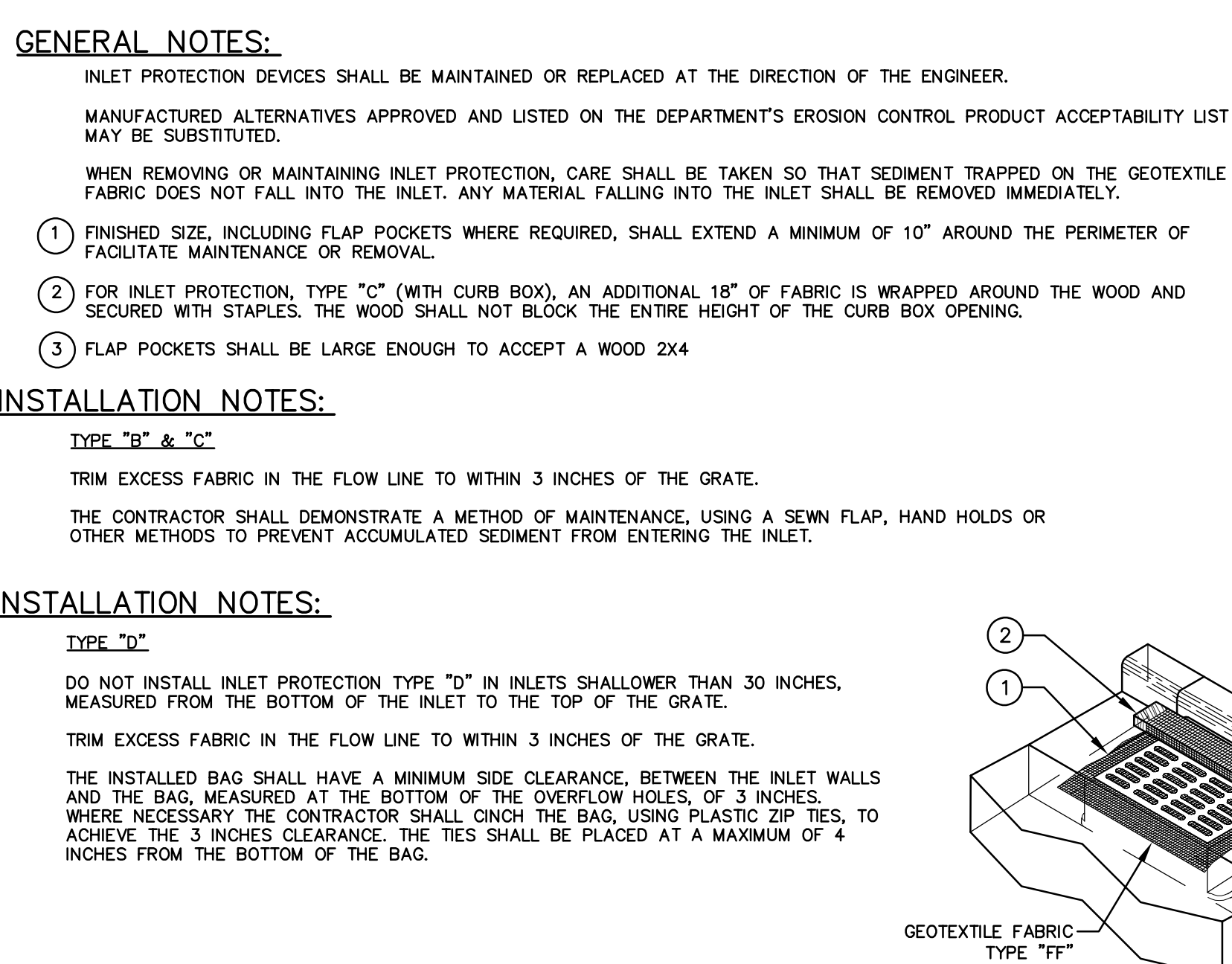
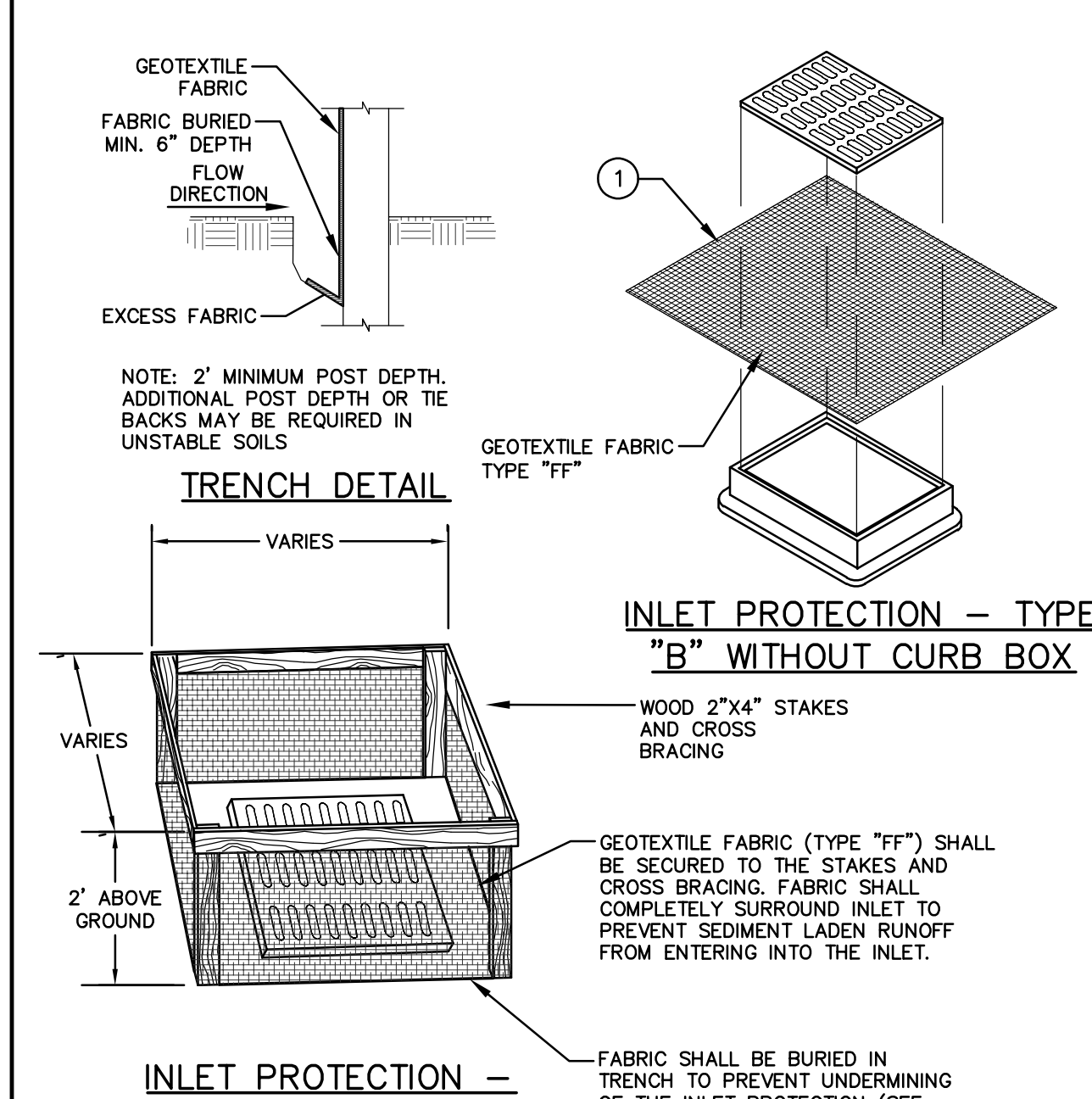
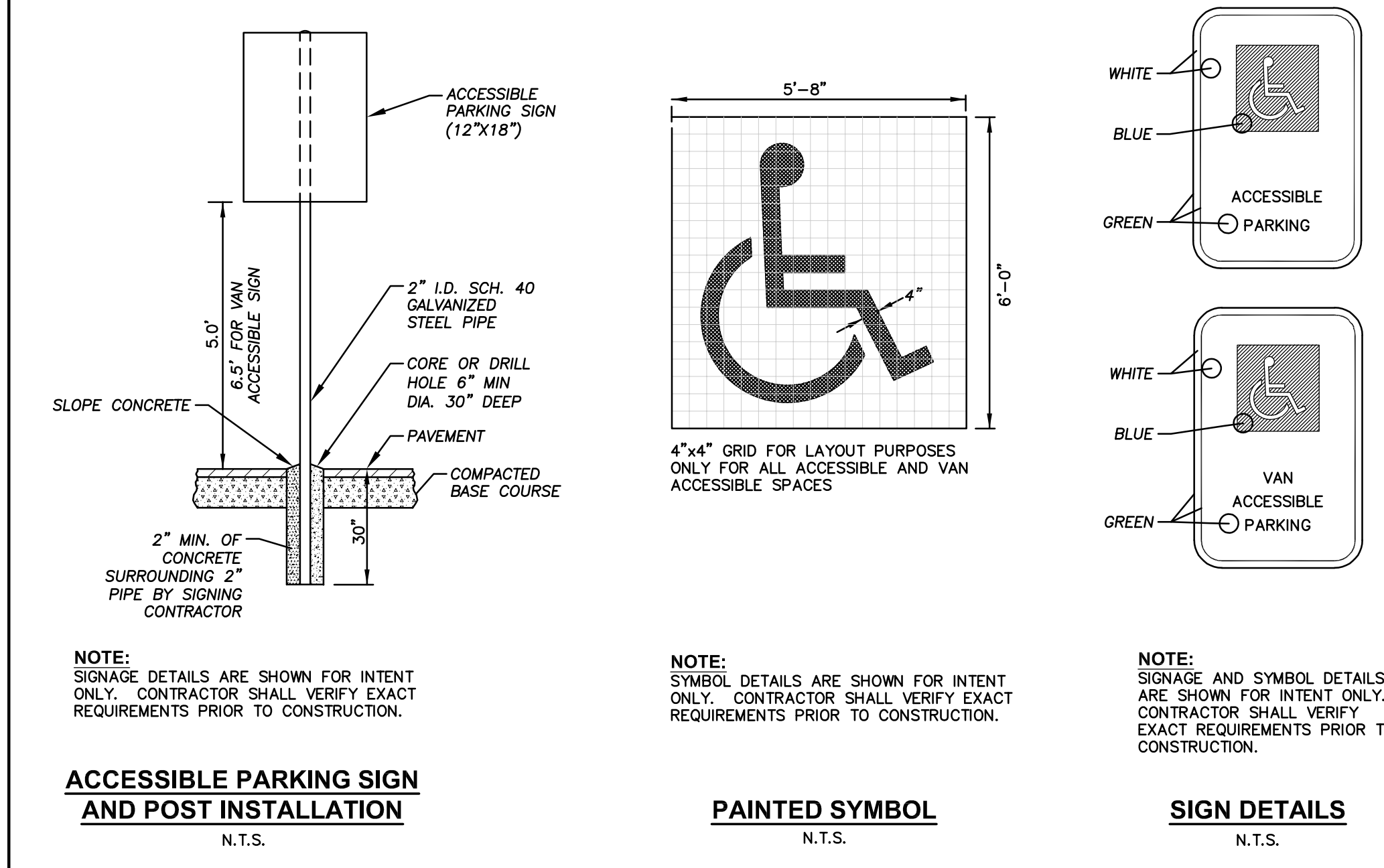
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0022-14

Sheet No.:

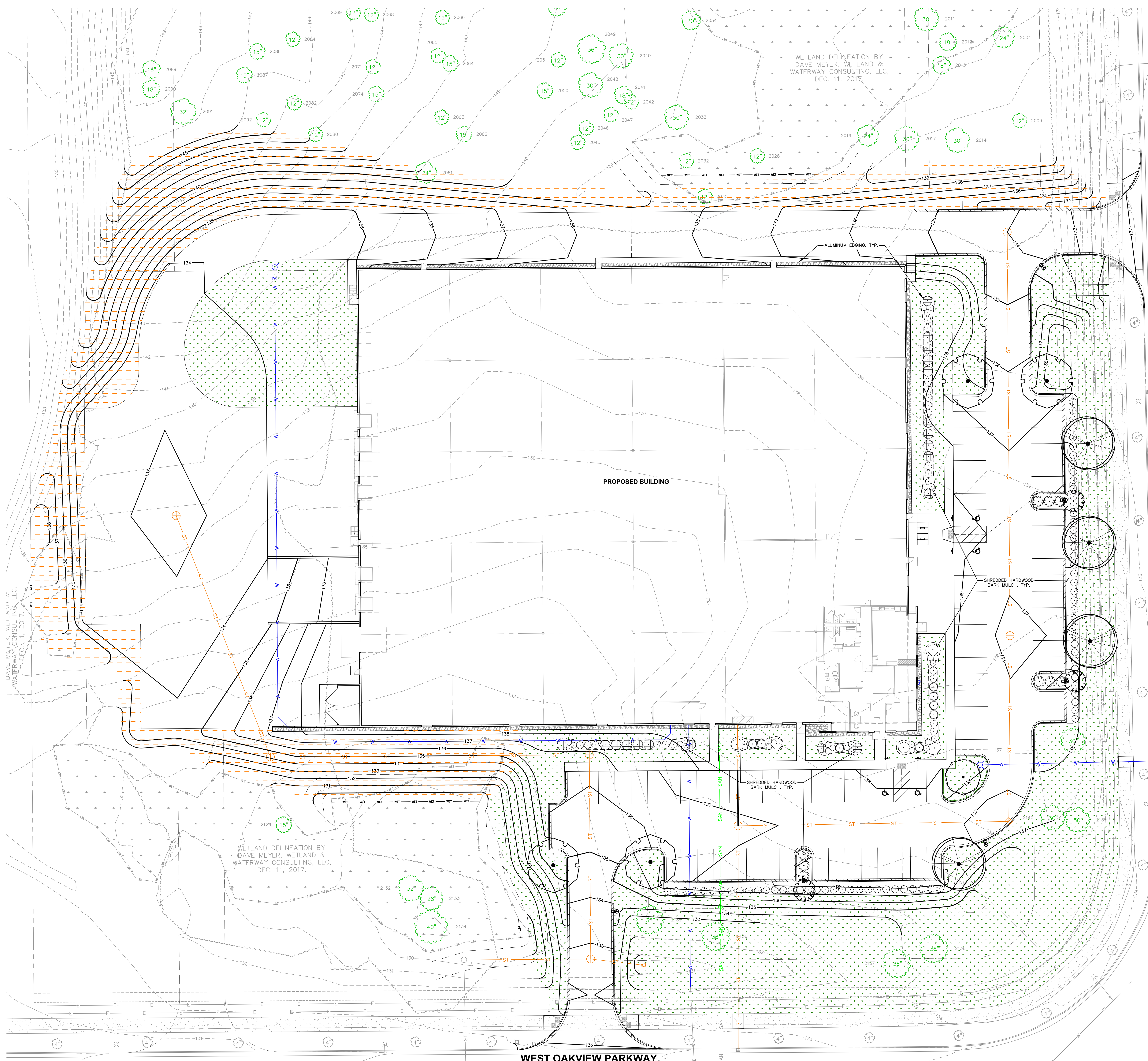
C4.00

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

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 22-11308
JSD PROJ. MGR.: RWI



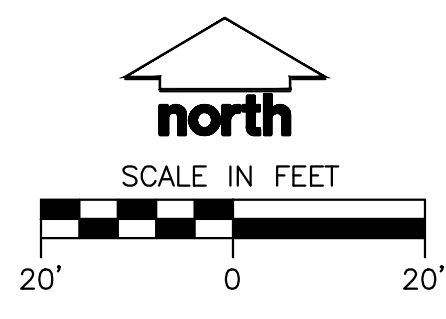
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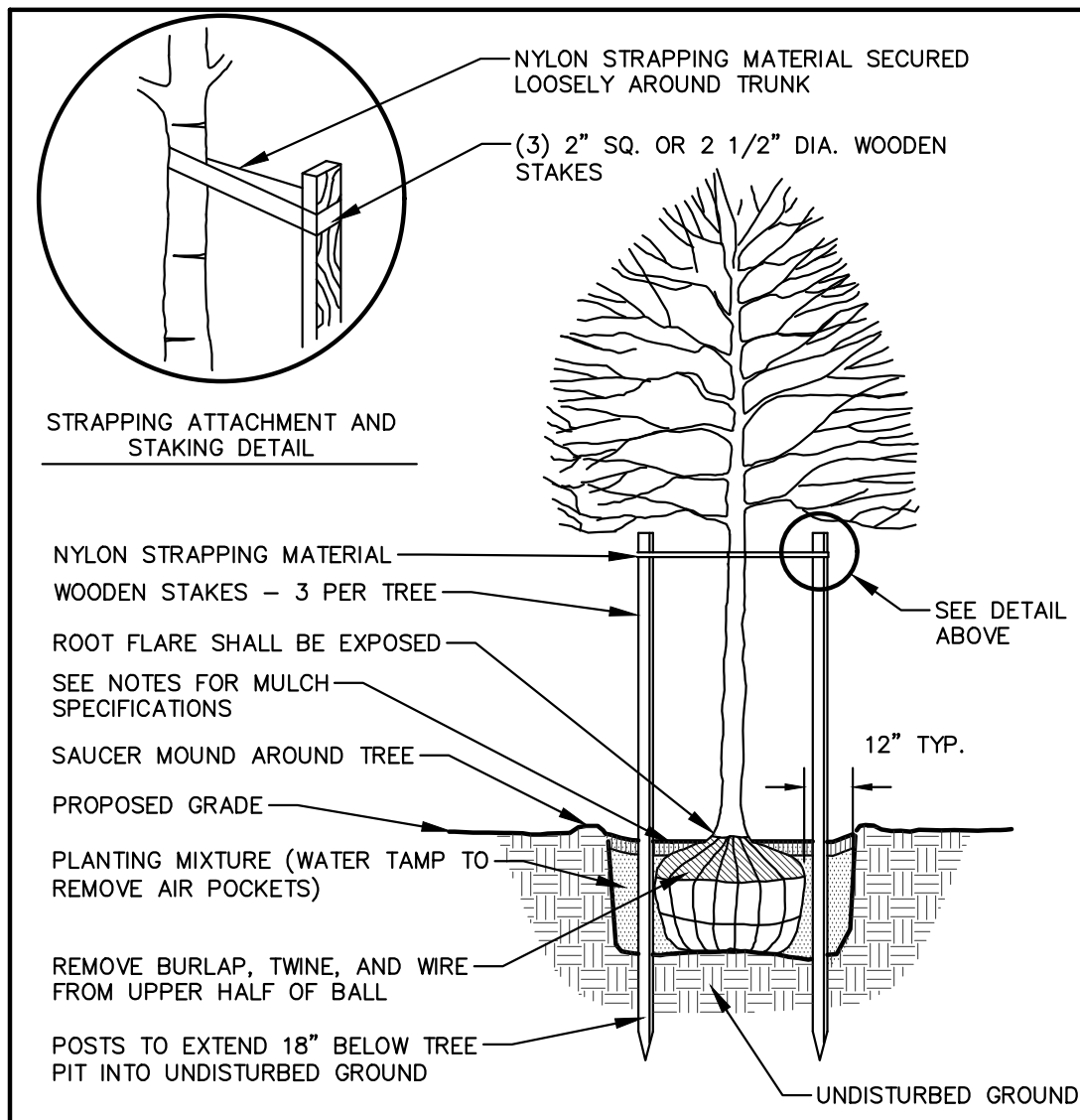
PLANT SCHEDULE SEE SHEET L2.00 FOR COMPREHENSIVE PLANT SCHEDULE		
DECIDUOUS TREES		
	CJ	<i>Carpinus caroliniana</i> 'J.N. Select A' TM Fire King American Hornbeam
	GS	<i>Olethia triacanthos inermis</i> 'Shadmaster' TM Shadmaster Locust
	GD	<i>Gymnocladus dioica</i> 'Espresso' Kentucky Coffeetree
ORNAMENTAL TREES		
	MS	<i>Malus x 'Spring Snow'</i> Spring Snow Crabapple
DECIDUOUS SHRUBS		
	AB	<i>Aronia melanocarpa</i> 'Morton' TM Iraqus Beauty Black Chokeberry
	AM2	<i>Aronia melanocarpa elata</i> Glossy Black Chokeberry
	CH	<i>Clethra alnifolia</i> 'Hummingbird' Hummingbird Summersweet
	CH2	<i>Cornus alba</i> 'Bailhal' TM Ivory Halo Dogwood
	CF	<i>Cornus stolonifera</i> 'Farrow' TM Arctic Fire Red Twig Dogwood
	PD2	<i>Potentilla fruticosa</i> 'Dakota Sunspot' Dakota Sunspot Bush Cinquefoil
	RG	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Fragrant Sumac
EVERGREEN SHRUBS		
	BG	<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood
	JD	<i>Juniperus chinensis</i> 'Daub's Frosted' Daub's Frosted Juniper
	JO	<i>Juniperus virginiana</i> 'Grey Owl' Grey Owl Eastern Redcedar

LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REFLECT CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	STORMWATER MANAGEMENT AREA
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	RETAINING WALL
	RAILING
	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
	ADA PARKING SIGN
	BOLLARD
	ALUMINUM EDGING
	SHOVEL CUT EDGING
	SEED, FERTILIZER AND MULCH
	"X" SEED MIX
	DECORATIVE STONE MULCH

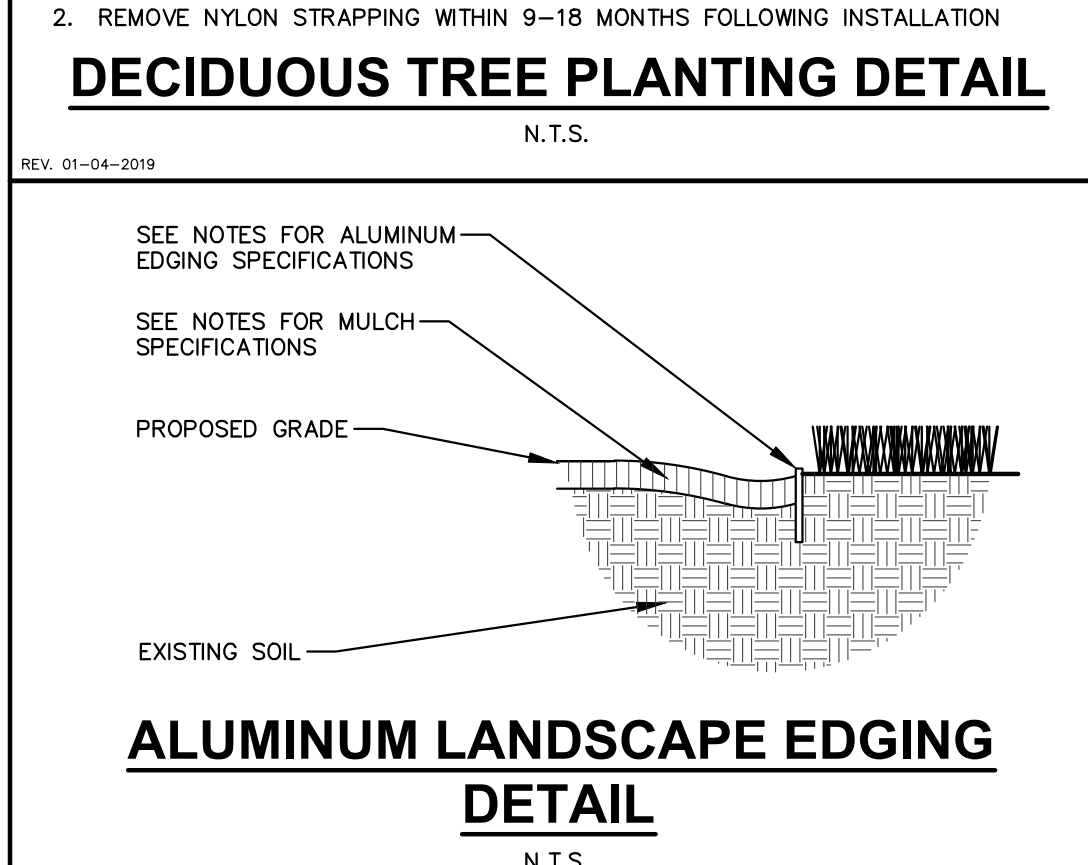
- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.



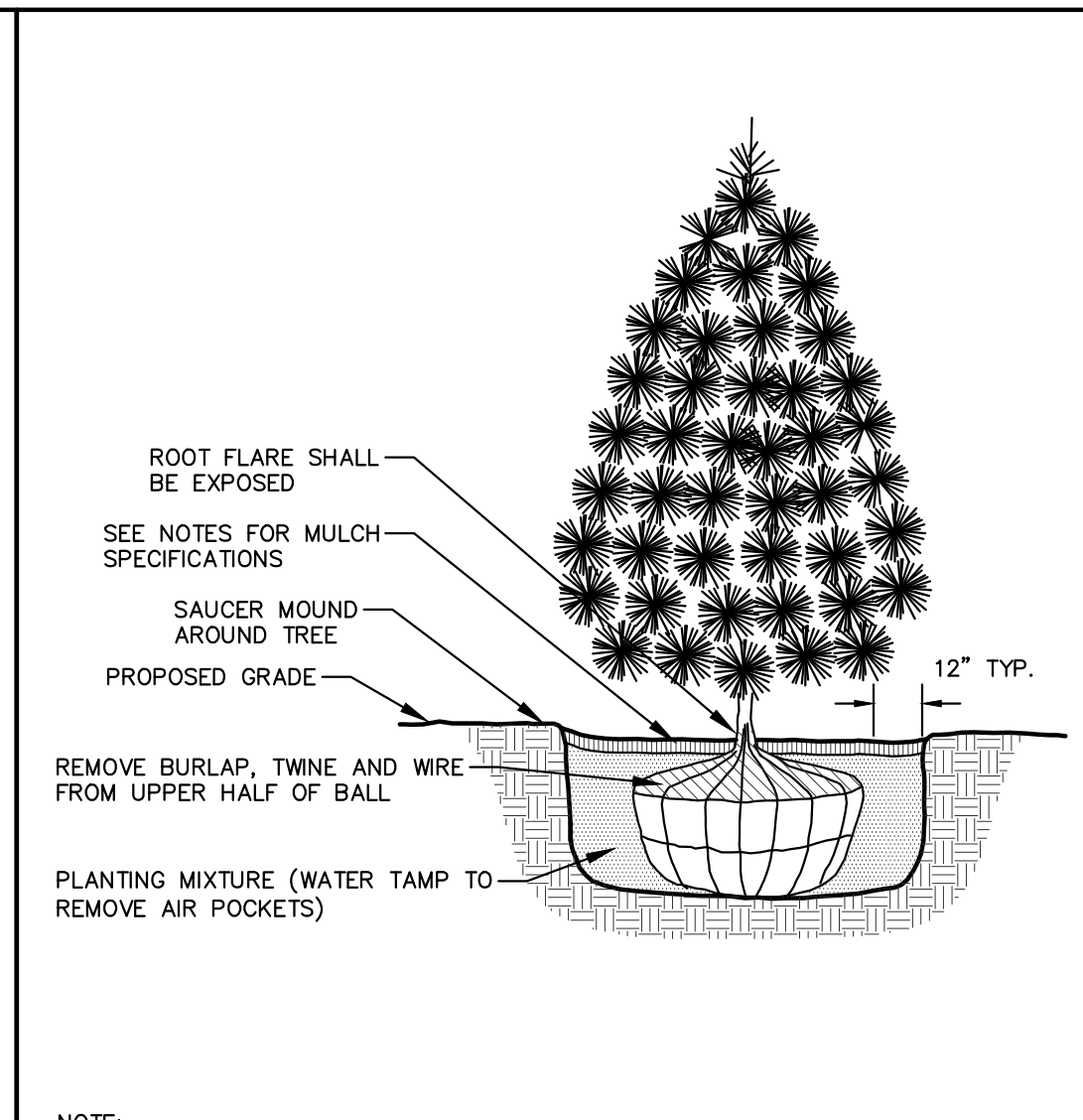
Date:	Issue Set:
Date:	2022-05-17 CDS
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Sheet No.:	



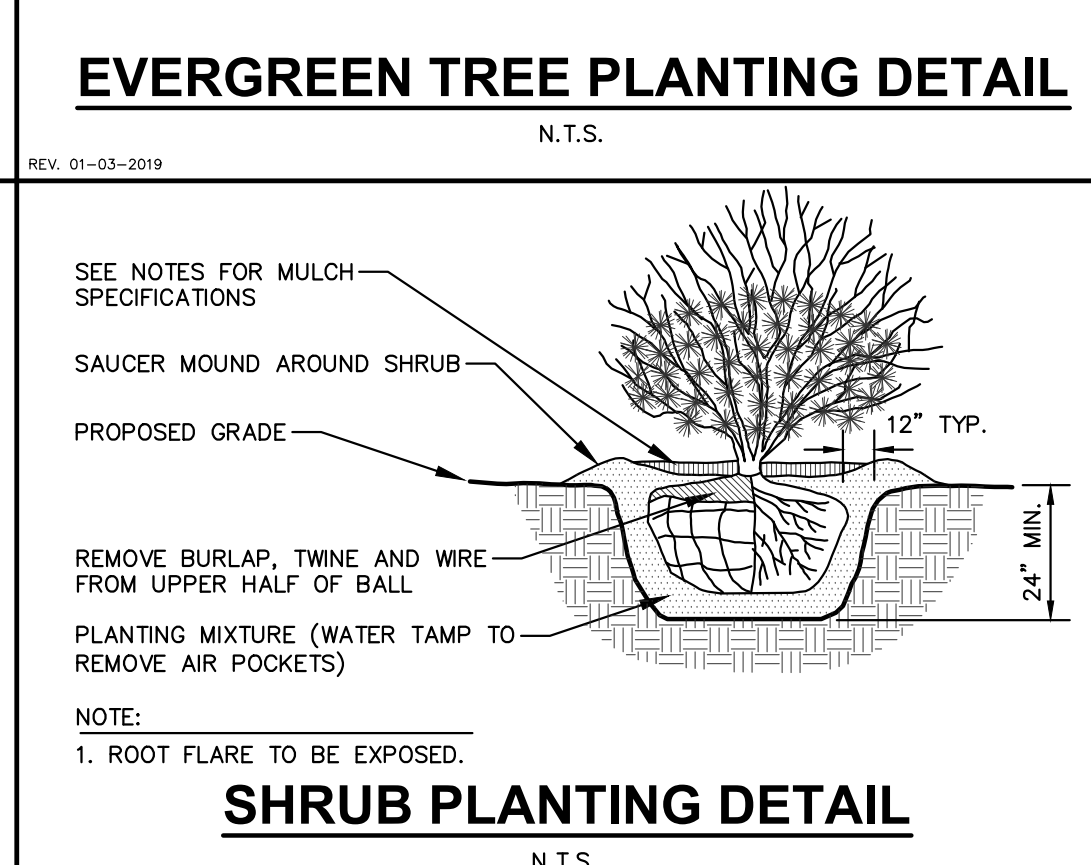
DECIDUOUS TREE PLANTING DETAIL
N.T.S.
REV. 01-03-2019



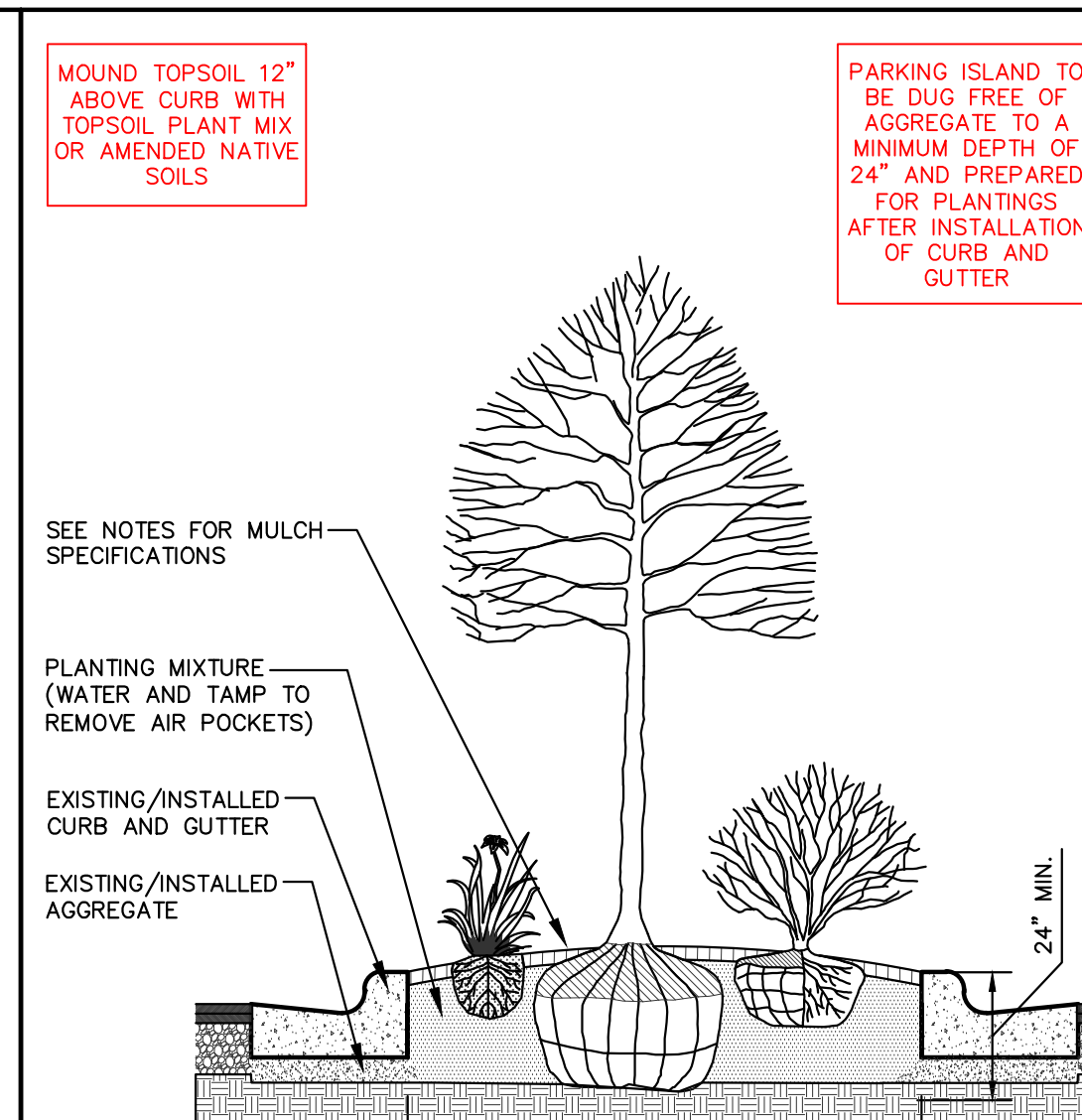
ALUMINUM LANDSCAPE EDGING DETAIL
N.T.S.
REV. 01-03-2019



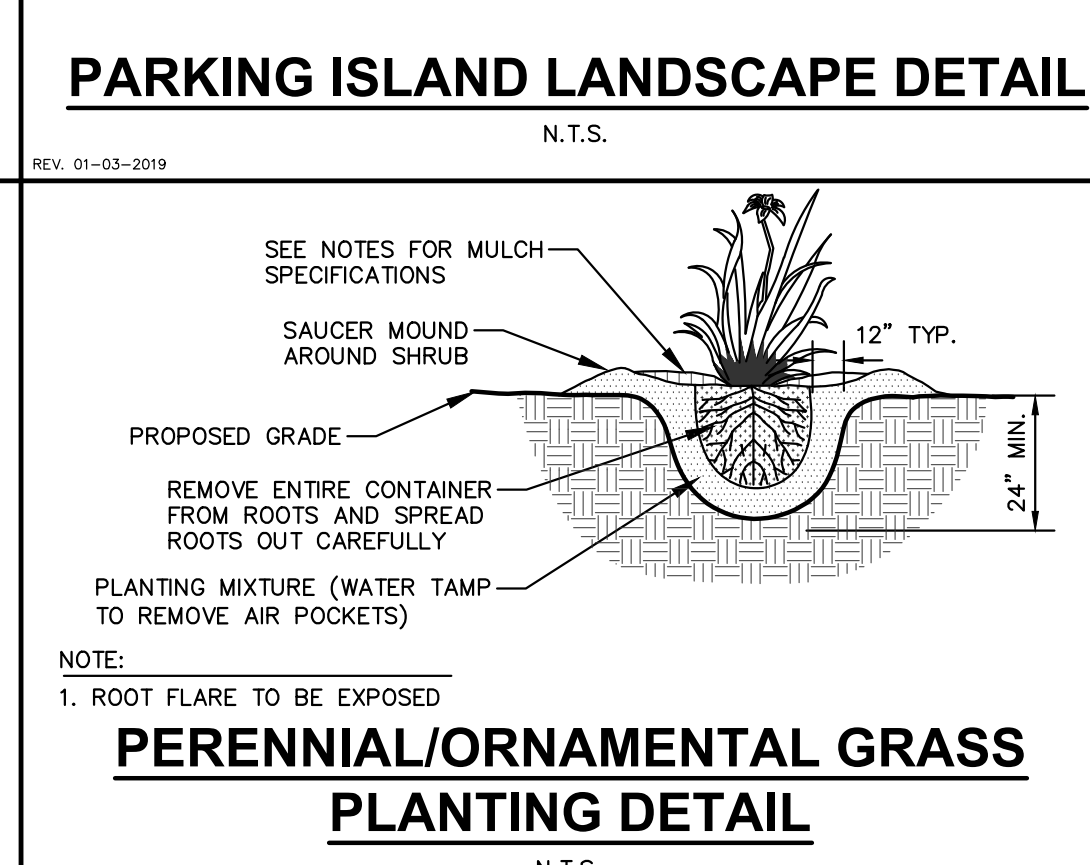
EVERGREEN TREE PLANTING DETAIL
N.T.S.
REV. 01-03-2019



SHRUB PLANTING DETAIL
N.T.S.
REV. 01-03-2019



PARKING ISLAND LANDSCAPE DETAIL
N.T.S.
REV. 01-03-2019



PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL
N.T.S.
REV. 01-03-2019

GENERAL NOTES

- GENERAL: ALL WORK IN THE R-0-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO DIGGING. HAND DIGGING IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. CONTRACTOR SHALL INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR STAKING PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL MULCH, HAY OR OTHER SUITABLE MEDIA. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. PLANTS SHALL BE SOUND, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FACTORS AND THEIR QUALITY, FAVORABLE TREE OR SHRUB FORM. PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND SHRUBS AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEAVES, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHARP WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROPRIATE ALLYLATED LATEX-BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, LIMBS AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED TO BE A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

REQUIREMENT 1: PARKING LOT SCREENING

Requirement: 1 Ornamental Tree per 35 LF & 25% of Total Green Space Area to be Landscaped.
x 5F Green Space x 25% = x SF of Planting Coverage
480 LF parking lot perimeter at right of way / 35 LF = 14 Ornamental Trees

Calculation: 14 Trees, x 5F = 70 SF

Total Units Required: 14 Trees, x 5F

Species: Scientific Name | Species: Common Name | Area of Coverage (SF) | QTY | PROVIDED

LARGE DECIDUOUS SHRUBS		75	0	0
MEDIUM DECIDUOUS SHRUBS		38	0	0
SMALL DECIDUOUS SHRUBS		20	0	0
LARGE EVERGREEN SHRUBS		12	0	0
MEDIUM EVERGREEN SHRUBS		38	0	0
SMALL EVERGREEN SHRUBS		20	0	0
PERENNIALS		12	0	0
NATURAL AREA		6	0	0
		(SF)	0	0
		TOTAL =	0	0

REQUIREMENT 2: INTERIOR LANDSCAPE AREA

Requirement: Minimum 5% Landscaped Area of Surface Parking Area

Calculation: 1 Shade Tree per 300 SF of Interior Landscaping
32,545 SF x 5% = 1,627 SF
1,627 SF / 300 SF = 5 shade trees

Total Units Required: 6 Shade Trees, 1,627 SF

Total Units Provided: 6 Shade Trees, 1,627 SF

REQUIREMENT 3: PERIMETER LANDSCAPE AREA

Requirement: Minimum 1 Tree and 5 Shrubs per 35 Linear Feet of Perimeter Parking Area

Calculation: 480 LF of Perimeter Parking Area
(1 Tree, 5 Shrubs) x 480 LF / 35 LF = 14 trees, 69 shrubs

Total Units Required: 14 Trees, 69 Shrubs

Total Units Provided: 14 Trees, 70 Shrubs

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
●	CJ	<i>Carpinus caroliniana</i> 'J.N. Select A' TM Fire King American Hornbeam	B & B	2.5" Cal	1
●	GS	<i>Gleditsia triacanthos inermis</i> 'Shademaster' TM Shademaster Locust	B & B	2.5" Cal	4
●	GD	<i>Gymnocladia dioica</i> 'Espresso' Kentucky Coffeetree	B & B	2.5" Cal	4
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
●	MS	<i>Malus x 'Spring Snow'</i> Spring Snow Crabapple	B & B	2.5" Cal	3
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
●	AB	<i>Aronia melanocarpa</i> 'Morton' TM Iroquois Beauty Black Chokeberry	#5	Min. 12"-24"	9
●	AM2	<i>Aronia melanocarpa elata</i> Glossy Black Chokeberry	#5	Min. 24"-36"	6
●	CH	<i>Clethra alnifolia</i> 'Hummingbird' Hummingbird Summersweet	#5	Min. 12"-24"	48
●	CH2	<i>Cornus alba</i> 'Boihala' TM Ivory Halo Dogwood	#5	Min. 24"-36"	5
●	CF	<i>Cornus stolonifera</i> 'Farrow' TM Arctic Fire Red Twig Dogwood	#5	Min. 12"-24"	18
●	PD2	<i>Potentilla fruticosa</i> 'Dakota Sunspot' Dakota Sunspot Bush Cinquefoil	#5	Min. 12"-24"	38
●	RG	<i>Rhus aromatica</i> 'Gra-Low' Gra-Low Fragrant Sumac	#5	Min. 24" wide	9
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
●	BG	<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood	#5	Min. 12"-24"	38
●	JD	<i>Juniperus chinensis</i> 'Daub's Frosted' Daub's Frosted Juniper	#5	Min. 24" wide	8
●	JO	<i>Juniperus virginiana</i> 'Grey Owl' Grey Owl Eastern Redcedar	#5	Min. 24"-36"	13

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

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

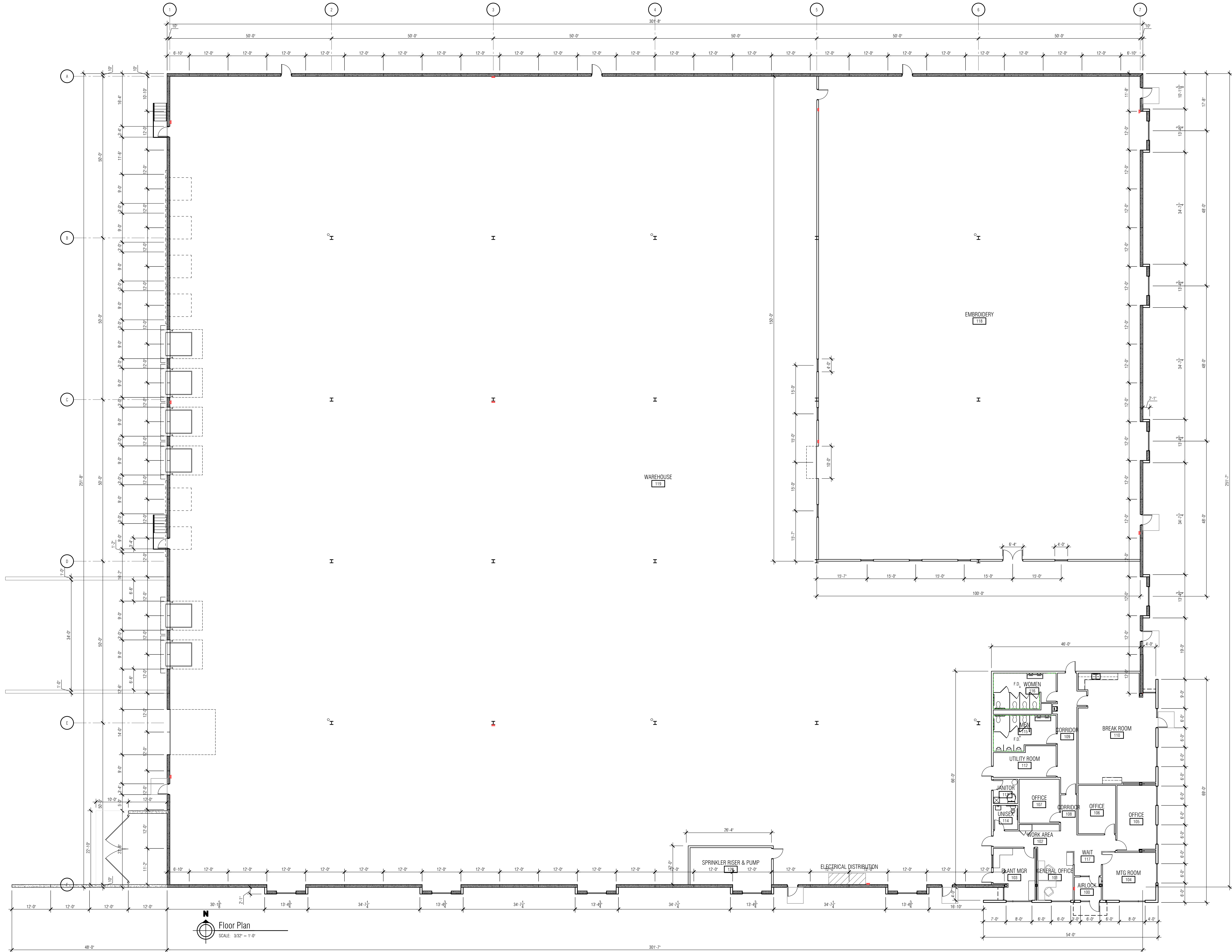
LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRAGILE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE THE RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED SHREDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL COUNTY AND STATE REQUIREMENTS. SHREDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. TREE RINGS SHOULD BE INSTALLED WITH A 4" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TO COMPLETELY TO COMPLETE INSTALLATION OF TREE RING.
- MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4". ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.

SEEDING, SODDING, & POND VEGETATION NOTES

- MATERIALS - "NO-MOW" SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "NO MOW" SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPETS "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEED WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53964. TEL: 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.





Project:
GLOBAL SCHOOLWEAR

200 W OAKVIEW PARKWAY
 LOT 3 CSM 9131
 Location:
 OAK CREEK WI 53154



Sheet:
**OVERALL PLAN STREET
 FACADE OPTION**

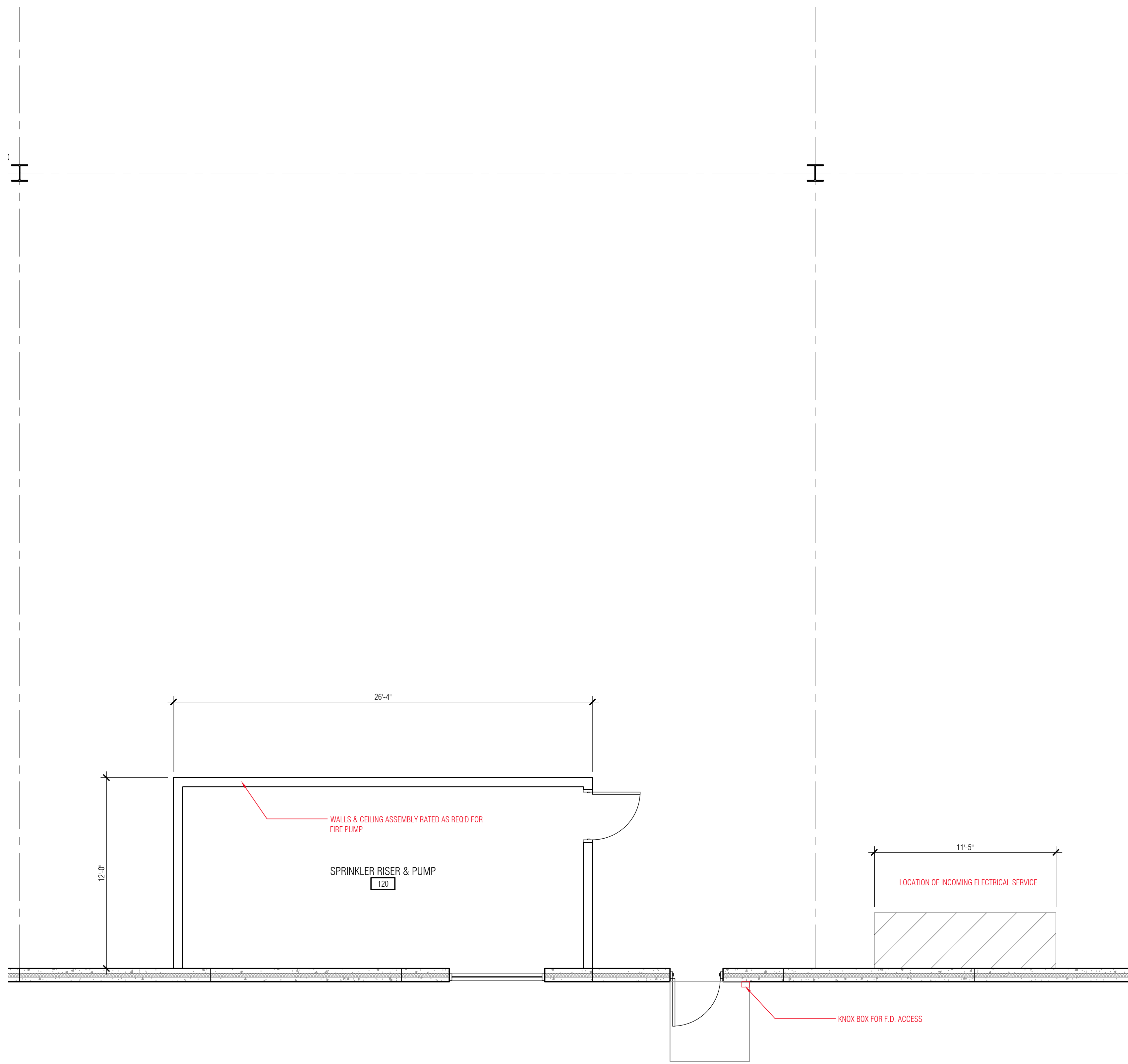
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 2022-05-31 CDS

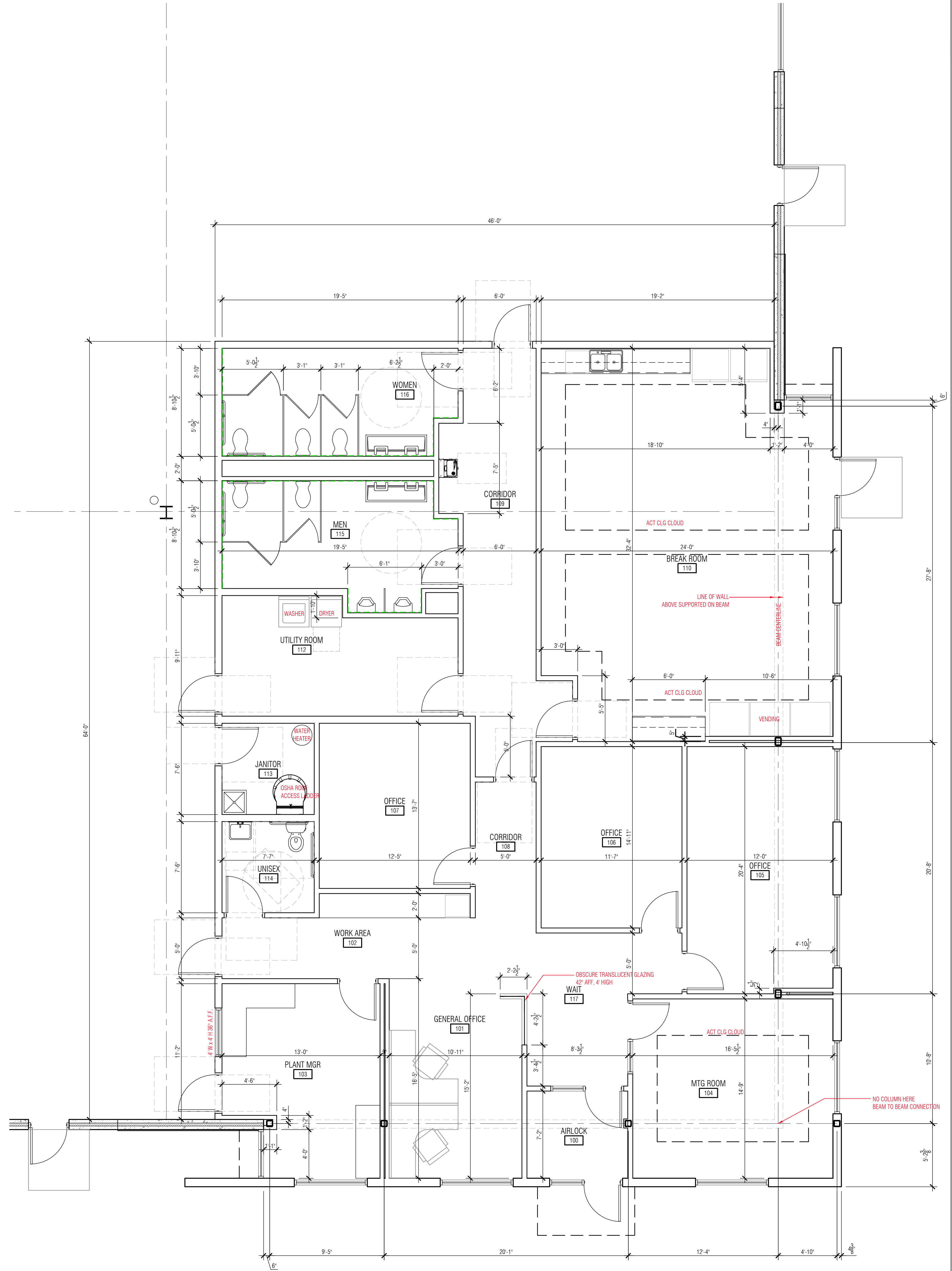
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 0022-14

Sheet No.:

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N
Enlarged Plan
SCALE: 1/4" = 1'-0"



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Enlarged Office Plan
SCALE: 1/4" = 1'-0"

Project:
GLOBAL SCHOOLWEAR

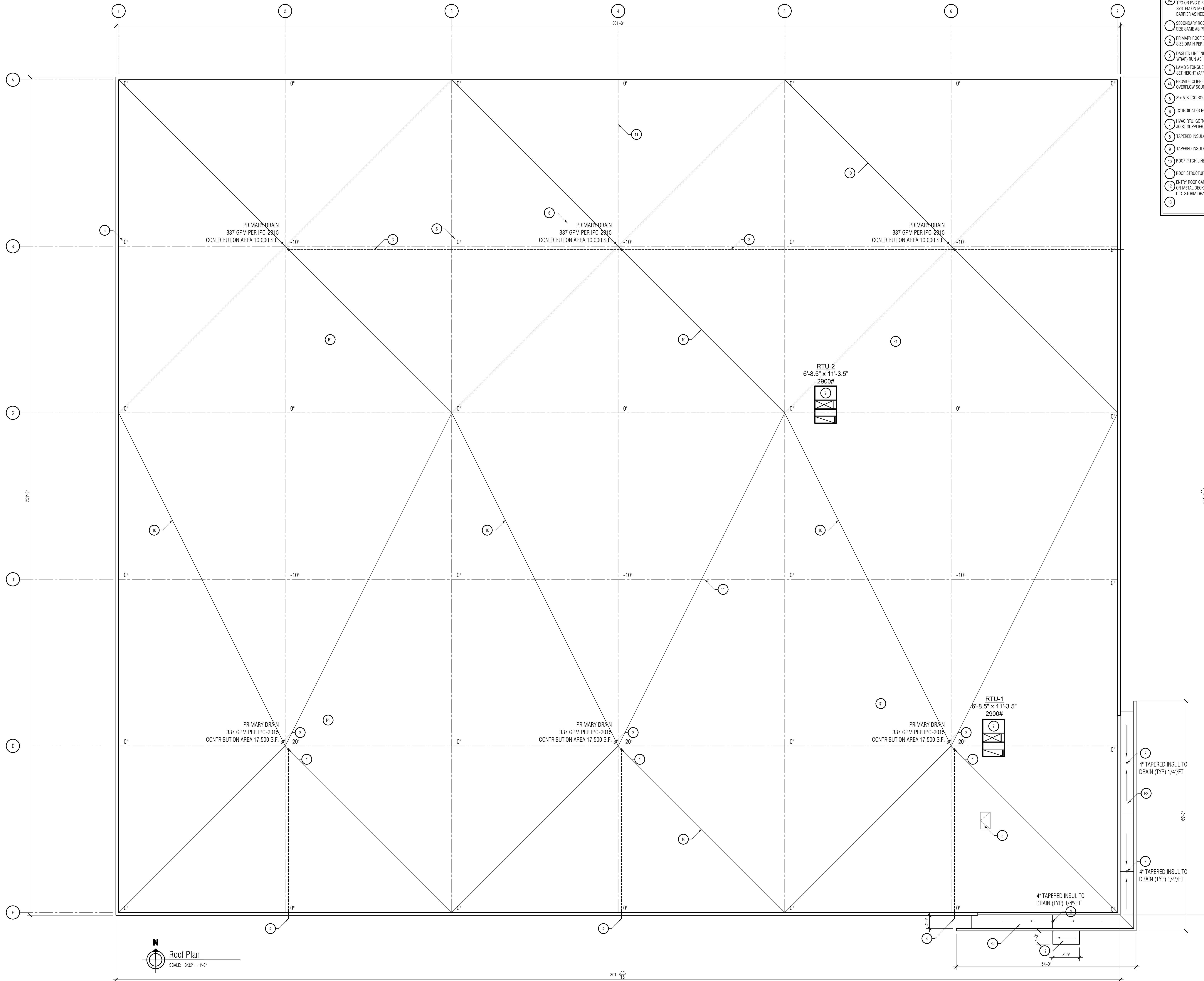
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Sheet:
ENLARGED OFFICE PLAN

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Date:
2022-05-17 CDS
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0022-14
Sheet No.:



- ROOF PLAN KEYNOTES**
- 11 MAIN ROOF SYSTEM
BALLASTED, LOOSE Laid EPDM RUBBER MEMBRANE ON MIN 6" POLY-ISOCYANURATE INSULATION SYSTEM ON METAL DECKING ON STEEL JOIST STRUCTURE. PROVIDE IBC-2015 THERMAL BARRIER AS NECESSARY TO COMPLY WITH IBC-2015.
 - 12 OFFICE LOW ROOF SYSTEM
TPO OR PVC DIRECTLY ADHERED MEMBRANE ON MIN 6" POLY-ISOCYANURATE INSULATION SYSTEM ON METAL DECKING ON COLD FORM STRUCTURE. PROVIDE IBC-2015 THERMAL BARRIER AS NECESSARY TO COMPLY WITH IBC-2015.
 - 1 SECONDARY ROOF DRAIN (PVC) TOP SET 6" ABOVE HGT OF ADJACENT ROOF DRAIN
SIZE SAME AS PRIMARY ROOF DRAIN (ROOF STRUCTURE DESIGNED FOR 10" PONDING)
 - 2 PRIMARY ROOF DRAIN (CONTRIBUTION AREA SHOWN NEXT TO DRAIN LOCATION)
SIZE DRAIN PER IBC-IPC REQTS
 - 3 DASHED LINE INDICATES SECONDARY ROOF DRAIN HORIZONTAL CONDUCTOR (INSULATION WRAP) RUN AS HIGH IN JOIST BAY AS POSSIBLE
 - 4 LAMB'S TONGUE OVERFLOW CONDUCTOR TERMINATION. DESIGN-BUILD PLUMBER TO SET HEIGHT (AFF) FOR CONDUCTOR AT WALL AS HIGH AS POSSIBLE
 - 5 PROVIDE CLIPPED OR FLAT 1" WIDE WALL COPING AT GRID LOCATION FOR EMERGENCY OVERFLOW SCUPPER. PROVIDE 2" EXTENSION OF SCUPPER LIP.
 - 6 3' x 3' BILCO ROOF ACCESS HATCH
 - 7 'X' INDICATES ROOF HEIGHT RELATIVE TO NORMAL AT COLUMN/WALL LOCATIONS
 - 8 HVAC RTU. GC TO COORDINATE FINAL LOCATIONS, UNIT SIZES, WEIGHTS, OPENINGS W/ STEEL JOIST SUPPLIER, ARCH ENG & MECH CONTRACTOR
 - 9 TAPERED INSULATION SADDLE
 - 10 ROOF PITCH LINE
 - 11 ROOF STRUCTURE GRID LINE
 - 12 ENTRY ROOF CANOPY DIRECTLY ADHERED WHITE PVC/TPO MEMBRANE ON ROOF SHEATHING ON METAL DECK. FITTED TO GUTTER AND DOWNSPOUT ON NORTH SIDE. DOWNSPOUT TO U.S. STORM DRAINAGE SYSTEM
 - 13

Roof Plan
SCALE: 3/32" = 1'-0"

Project:
GLOBAL SCHOOLWEAR

200 W OAKVIEW PARKWAY
LOT 3 CSM 9131
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Sheet:
ROOF PLAN

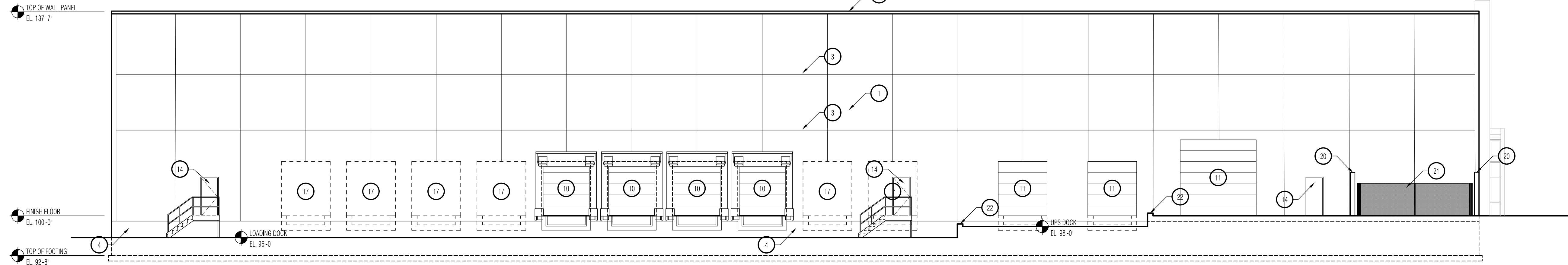
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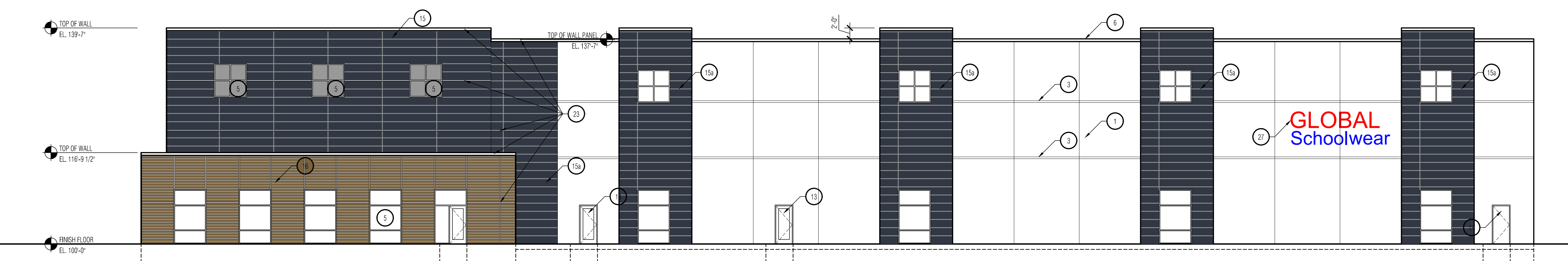
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By krapelbon at 4:00 pm, 6/27/22

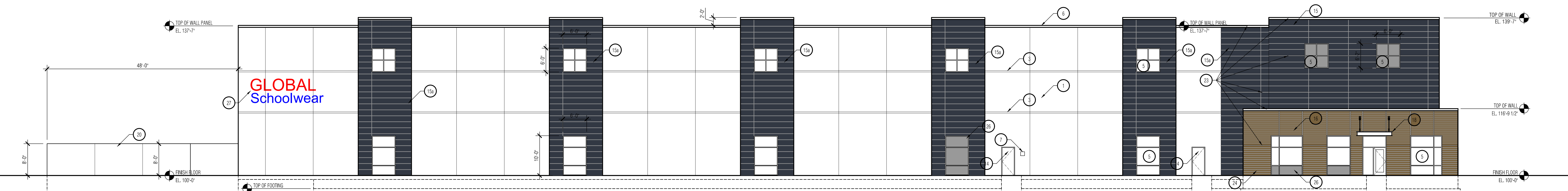


West Elevation
SCALE: 3/32" = 1'-0"



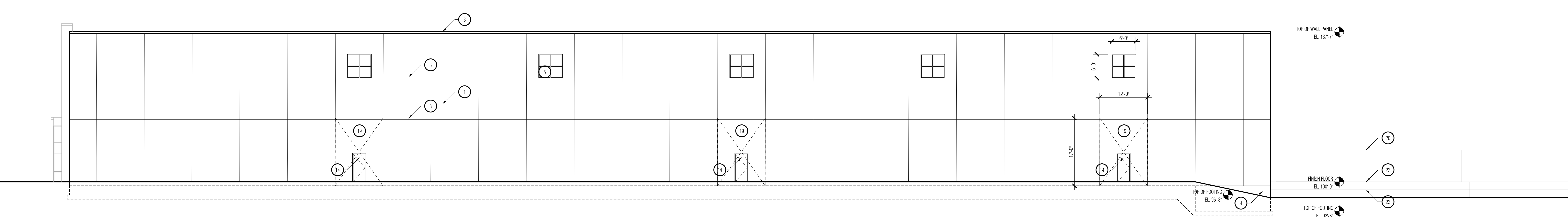
9,795 S.F. TOTAL FACADE AREA
5,041 S.F. NICHHA PANELS & GLASS (52%)
4,754 S.F. PAINTED PRECAST CONCRETE (48%)

East Elevation
SCALE: 3/32" = 1'-0"



11,673 S.F. TOTAL FACADE AREA
4,892 S.F. NICHHA PANELS & GLASS (41%)
6,781 S.F. PAINTED PRECAST CONCRETE (59%)

South Elevation
SCALE: 3/32" = 1'-0"



North Elevation
SCALE: 3/32" = 1'-0"

- ELEVATION KEYNOTES**
- 1 PAINTED WHITE, INSULATED ARCH PRECAST CONC WALL PANEL, 10" THICKNESS R15
 - 2 BRUSHED METAL ACCENT PLATE W/ LUMENPULSE LUMENAREA ELEMENT RGBW COLOR CHANGING ACCENT LIGHT FIXTURE
 - 3 4" x 1/2" DEPTH RUSTICATION ACCENT
 - 4 EXPOSED, PAINTED CAST IN PLACE CONCRETE STEM/FOUNDATION WALL SYSTEM
 - 5 THERMALLY BROKEN, BLACK ANODIZED ALUMINUM STOREFRONT W/ 1" TINTED, LOW-E, INSUL GLASS
 - 6 PREFIN METAL WALL COPING - COLOR TO MATCH PRECAST
 - 7 KNOCK BOX AS REQ'D BY LOCAL FIRE DEPARTMENT
 - 8 6" DIA. STEEL PIPE BOLLARD FILLED W/ CONCRETE, PAINT SAFETY YELLOW.
 - 9 WALL MOUNTED LED AREA LIGHTING FIXTURE
 - 10 SECTIONAL INSULATED O.H. DOOR IN WITH DOCK SHELTER AND DOCK LEVELER
 - 11 INSULATED SECTIONAL O.H. DOOR
 - 12 LAMBS TONGUE ROOF OVERFLOW DRAIN TERMINATION
 - 13 ALUMINUM STOREFRONT EMPLOYEE ENTRY SYSTEM
 - 14 PAINTED INSULATED HOLLOW METAL DOOR AND FRAME
 - 15 WAREHOUSE WALL SYSTEM BEHIND OFFICE, NICHHA ILLUMINATION SERIES GRAPHITE ARCHITECTURAL CEMENT PANEL CLADDING ON INSULATED COLD FORM STRUCTURE STUDS
 - 16 WAREHOUSE WALL SYSTEM ADJACENT TO OFFICE, NICHHA ILLUMINATION SERIES GRAPHITE ARCHITECTURAL CEMENT PANEL CLADDING (10' LONG) ON PRECAST WALL PANEL
 - 17 OFFICE EXTERIOR WALL SYSTEM, PREFINISHED NICHHA CEDAR VINTAGE WOOD SERIES ARCHITECTURAL CEMENT PANEL CLADDING ON INSULATED COLD FORM STRUCTURE STUDS
 - 18 FUTURE OVERHEAD DOOR AND DOCK KNOCKOUT
 - 19 EXTERIOR CABLE SUSPENDED ENTRY CANOPY.
 - 20 KNOCKOUT FOR FUTURE BUILDING EXPANSION
 - 21 8' TALL PAINTED PRECAST SCREEN WALL SYSTEM
 - 22 COATED CHAIN LINK GATE SYSTEM AT RECYCLING/TRASH STORAGE AREA
 - 23 CAST IN PLACE CONCRETE RETAINING WALL
 - 24 PREFINISHED BLACK COPING & REVEAL SYSTEM (2" WIDE REVEALS USE TWO EXTRUDED J TRIM PIECES AND FLAT STOCK).
 - 25 NICHHA CEDAR VINTAGE WOOD SERIES ON PRECAST CONCRETE PANEL.
 - 26 PAINTED ACCENT COLOR ON PRECAST PANEL, TO MATCH NICHHA GRAPHITE COLOR)
 - 27 SOLID HATCH INDICATES SPANDREL GLAZING
 - 28 BACK LIGHT SIGN (488 S.F. ~ 5% OF QUALIFIED WALL FACADE PER ZONING CODE)

CONSORTIUM ae
an architectural engineering partnership
the Consortium ae LLC
Oconomowoc | Wisconsin | 53066 | Gregg Prosser, Principal
TELEPHONE 414.406.7825
www.consortiumae.com

Project: GLOBAL SCHOOLWEAR

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Sheet:
ELEVATIONS STREET
FACADE OPTION

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0022-14
Sheet No.:

A4.00

