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Common Council
Chambers
8640 S. Howell Ave.
PO Box 27
Oak Creek, WI 53154
(414) 768-6527

PLAN COMMISSION MEETING AGENDA

TUESDAY, February 25, 2014
AT 6:00 P.M.

-
- 1) ROLL CALL
 - 2) Minutes of the February 11, 2014 meeting
 - 3) Significant Common Council Actions
 - 4) NEW BUSINESS
 - a) SIGN & LIGHT PLAN REVIEW - Review sign and lighting plans submitted by One West Drexel, LLC for Drexel Town Square (Tax Key Nos.: multiple). Follow this item on Twitter **@OakCreekPC#OCPCDTS**.
 - b) PLAN COMMISSION PRESENTATION – Update on the Town Square in Drexel Town Square.
 - c) PLANNED UNIT DEVELOPMENT AMENDMENT - Review an amendment to the location of the build-to-zone in Figures 4a and 4b of the General Development Plan and Regulating Plan for the Drexel Town Square Mixed Use Planned Development District located at 601 W. Drexel Ave., 331 W. Drexel Ave., 7941 S. Howell Ave., 361 W. Town Square Way, 7980 S. Market St., 171 W. Town Square Way, 8031 S. Howell Ave., 8040 S. 6th St., 8041 S. Howell Ave. (Tax Key Nos.: multiple). Follow this item on Twitter **@OakCreekPC#OCPCDTSAmend**.
 - d) SITE PLAN REVIEW – Review site, building, landscaping, lighting, and signage sign plans submitted by Anne Smith, Oak Creek Hotel Group, LLC for a proposed Four Points by Sheraton Hotel located at 7980 S. Market St. in Drexel Town Square (Tax Key No. 813-9033-000). Follow this agenda item on Twitter **@OakCreekPC#OCPCFourPoints**.
 - 5) ADJOURN

PLEASE NOTE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 768-6511, (FAX) 768-9587, (TDD) 768-6513 or by writing to the ADA Coordinator at the Health Department, City Hall, 8640 South Howell Avenue, Oak Creek, Wisconsin 53154. There is the potential that a quorum of the Committee of the Whole will be present at this meeting. Copies of staff reports and other supporting documentation are available for review at the Department of Community Development, City Hall, 8640 South Howell Avenue during operating hours. (8am-5pm weekdays)

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, February 11, 2014

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Johnston, Commissioner Carrillo, Mayor Scaffidi, Commissioner Siefert, Commissioner Correll and Commissioner Chandler. Commissioner Dickmann and Alderman Michalski were excused. Also present were Kari Papelbon, Planner.

Commissioner Correll moved to approve the minutes of the January 28, 2014 regular Plan Commission meeting. Commissioner Johnston seconded. Roll call, all voted aye. Motion carried.

Ms. Papelbon updated the Commission on the significant Common Council actions.

Sign Plan Review
7001 S. Howell Avenue
Tax Key No. 734-9028

The applicant is requesting approval for an amendment to the approved sign plan allowing two wall signs per tenant. The applicant is requesting that the end cap tenants be allowed to have one sign per elevation, maximum of two signs. There are no other issues that staff can see with allowing the end cap tenant to have multiple signs. Ms. Papelbon corrected the staff recommendation.

Bob Hacker, Bauer Sign Company, stated that Great Lakes Dermatology did move to the south end cap. And the request is to have a sign on the south end of the building.

Commissioner Correll asked if there were approvals for signs on the backside (west) of the building.

Ms. Papelbon explained that the original approval was to allow signs on two sides and it was the east or west elevation. Approval of this request would allow two signs on the end cap for the tenant without specifying what side the sign had to be on. No new signs will be added. The signs meet all code requirements.

Alderman Bukiewicz moved that the Plan commission approve the amended sign plan to allow one wall sign per tenant-occupied elevation with a maximum of two total signs per tenant. Commissioner Correll seconded. All voted aye, motion to approve carried.

Minor Land Division
Thomas Kinnard
9859 and 9867 S. Chicago Rd.
Tax Key No. 912-9942 and 912-9943

The applicant is requesting approval to combine the two lots at 9859 and 9867 S. Chicago Road. Both parcels are currently vacant except for the existing billboard on the southwest portion of 9867 S. Chicago Road, which will be removed once the parcel is developed. The combined lot will exceed the minimum lot size and lot width requirements of the B-4, Highway Business district.

Several easements are missing from the certified survey map and must be included as technical corrections prior to recording.

The missing easements are:

1. A 10' x 10' triangle within the right-of-way on the southeast corner
2. A 20 foot water and sewer utility easement along South Chicago Road
3. Access off of Fitzsimmons Road for the existing billboards

Commissioner Johnston stated that it is a 35-foot sewer utility easement along S. Chicago Rd.

Information received from the Wisconsin Department of Transportation also indicates that WIS 32 (S. Chicago Road) will be widened to 4 lanes and they will not allow access off of that road as the parcel will have reasonable alternative access off of Fitzsimmons Road.

Susan Kinnard, 2921 5 Mile Road, Caledonia, stated that they will be building a home with a home based-business for sewing and alterations. Mayor Scaffidi asked if the billboards will be coming down. Ms. Kinnard stated that they will be coming down.

Commissioner Chandler inquired about the Department of Transportation's widening of S. Chicago Road. Mr. Johnston stated that SEWRPC's 2035 plan shows that S. Chicago Road will be a four-lane highway. The right-of-way is needed as the existing pavement encroaches onto the property as it makes a turn onto Fitzsimmons. The Chicago Road easement is a 66' right-of-way, and there is the potential for a 15-foot-wide road expansion.

Arden Degner, 8540 S. Pennsylvania Avenue, asked about the elevation of the property. Commissioner Johnston explained that this item is a certified survey map and elevations are not required.

Commissioner Correll moved that the Plan Commission recommend to the Common Council that the certified survey map submitted by Thomas Kinnard for the properties at 9859 and 9867 S. Chicago Road be approved with the condition that all technical corrections are made prior to recording. Commissioner Siepert seconded. All voted aye, motion carried.

Commissioner Carrillo moved for adjournment at 6:12 p.m. Commissioner Correll seconded. All voted aye, motioned to adjourn carried.

Summary of Significant Common Council Actions
February 17, 2014

1. Approved: Resolution No. 11434-111913 vacating and discontinuing a portion of a public street in the City of Oak Creek (Glen Oaks Dr.)
2. Approved: Ordinance No. 2711 amending Section 17. 0317© and Section 17.1402 of the Municipal Code to allow for indoor commercial recreation facilities as conditional uses in the M-1 District.
3. Approved: Ordinance No. 2710 approving a conditional use permit for a restaurant with drive-through facility at 8750 S. Howell Ave..
4. Approved: Resolution No. 11455-021714 approving a certified survey map for the properties at 9859 and 9867 S. Chicago Road.(Kinnard)



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a

DATE: February 25, 2014

PROJECT: Sign and Light Plan Review – Drexel Town Square

ADDRESS: 601 W. Drexel Ave., 331 W. Drexel Ave., 7941 S. Howell Ave., 361 W. Town Square Way, 7980 S. Market St., 171 W. Town Square Way, 8031 S. Howell Ave., 8040 S. 6th St., 8041 S. Howell Ave.

TAX KEY NOS: 813-9023-002, 813-9031-000, 813-9030-000, 813-9032-000, 813-9033-000, 813-9027-000, 813-9029-000, 813-9034-000, 813-9028-000

STAFF RECOMMENDATION: That the Plan Commission approves the sign and light plan for Drexel Town Square with the condition that guidelines are established for messaging on the LED electronic sign panels.

Ownership: One West Drexel, LLC, 301 W. Wisconsin Ave., Ste. 400, Milwaukee, WI 53203 and City of Oak Creek, 8640 S. Howell Ave., Oak Creek, WI 53154

Size: 85.7344 acres

Existing Zoning: DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

Adjacent Zoning: North – FF, Flood Fringe; M-1, Manufacturing; FW, Floodway; C-1, Shoreland Wetland Conservancy; I-1, Institutional; B-2 (CCU), Community Business
East – B-2 (CU), Community Business; B-2, Community Business; B-4 (CU), Highway Business; Rs-3, Single Family Residential
South – B-4 (CU), Highway Business; M-1, Manufacturing
West – Rs-3, Single Family Residential, Rm-1 (PUD), Multifamily Residential; FF, Flood Fringe

Comprehensive Plan: Planned Mixed Use.

Wetlands: Yes, per CSM 8542.

Floodplain: Along the northwest corner on Drexel Ave.

Official Map: Yes, officially mapped streets affect the parcel (6th Street extension).

Commentary: One West Drexel, LLC and the City of Oak Creek are requesting approval of the sign and light plans for Drexel Town Square. There will be a total of eleven (11) development and wayfinding signs throughout the site:

Gateway

At the entrance to Drexel Town Square on Main Street there will be a 25' (h) x ~57.5' (l) gateway sign. Comprised of two brick/stone columns with decorative steel embellishments and internally-illuminated channel letters on curved perforated metal panels, this sign will be the primary welcome for visitors to Drexel Town Square. The sign also incorporates the logo for the development.

Monument Sign "A"

This 9' 6" (l) x ~20' development monument sign will alert visitors to retailers that are within Drexel Town Square. It will be located on Drexel Avenue just west of the Main Street entrance, and double-sided for eastbound and westbound traffic view. A combination of a backlit Drexel Town Square logo sign, an LED panel, and individual retailer signs will be displayed on the wood panel and metal screen materials. A 7' (w) x 3' (h) landscaped brick base will anchor the full sign. Staff would like to consider relocating the main retailer sign from the top to below the message board to keep the Drexel Town Square logo as the most prominent feature of the sign. Staff would like to see a messaging plan developed for the LED electronic sign panel(s). Ideally, the electronic sign panels should only be used to display messages relevant to the entire Drexel Town Square (grand openings, events at the town square, civic messaging) rather than messages or promotions specific to any one retailer.

Monument Signs “B” and “C”

Both of these development monument signs will look similar to and serve similar purposes as Monument Sign “A,” but will display fewer retailers. One sign is proposed on Drexel Avenue just east of the Delco Drive entrance, while the other is proposed at the Town Square Way entrance off of Howell Avenue. Staff would like to consider relocating the main retailer sign from the top to below the message board to keep the Drexel Town Square logo as the most prominent feature of the sign.

Wayfinding

Seven (7) wayfinding signs are proposed to assist visitors with locating specific points of interest within Drexel Town Square. While some of them will contain area maps (Town Square and Main Street), all will have the same dimensions - 2' 6" (w) x 7' 6" (h) - and will be comprised of the same materials – routed aluminum panels, laminated wood panels to match the development monument signs, and screenprinted aluminum panels. Each sign will incorporate edge and backlighting. The proposed locations are: two (2) on Main Street, three (3) at the Town Square, one (1) on 6th Street, and one (1) by the outlots.

Individual Monument Signage

The monument signage guidelines for individual lots have been updated and are included in your packets. These guidelines incorporate appropriate placement for addressing as well as dimensions.

Lighting

Details for public street lighting are contained in your packets. There are two types of lighting fixtures proposed for different locations within Drexel Town Square: round cast aluminum with clear acrylic (Cyclone) and Gardco PureForm. Posts for the Cyclone fixtures are proposed to be 12' or 14' tall, depending on the location, with 2' light fixtures. The Gardco PureForm posts will be 25' tall. All light fixtures and poles will be painted black and will contain 4000K LED lamps.

Summary

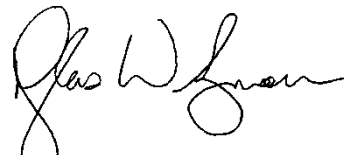
The proposed sign and light plans appear consistent with the requirements of the DTSMUPDD. Therefore, staff recommends approval with the condition as stated above.

Prepared by:



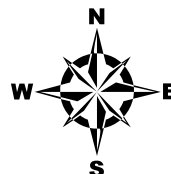
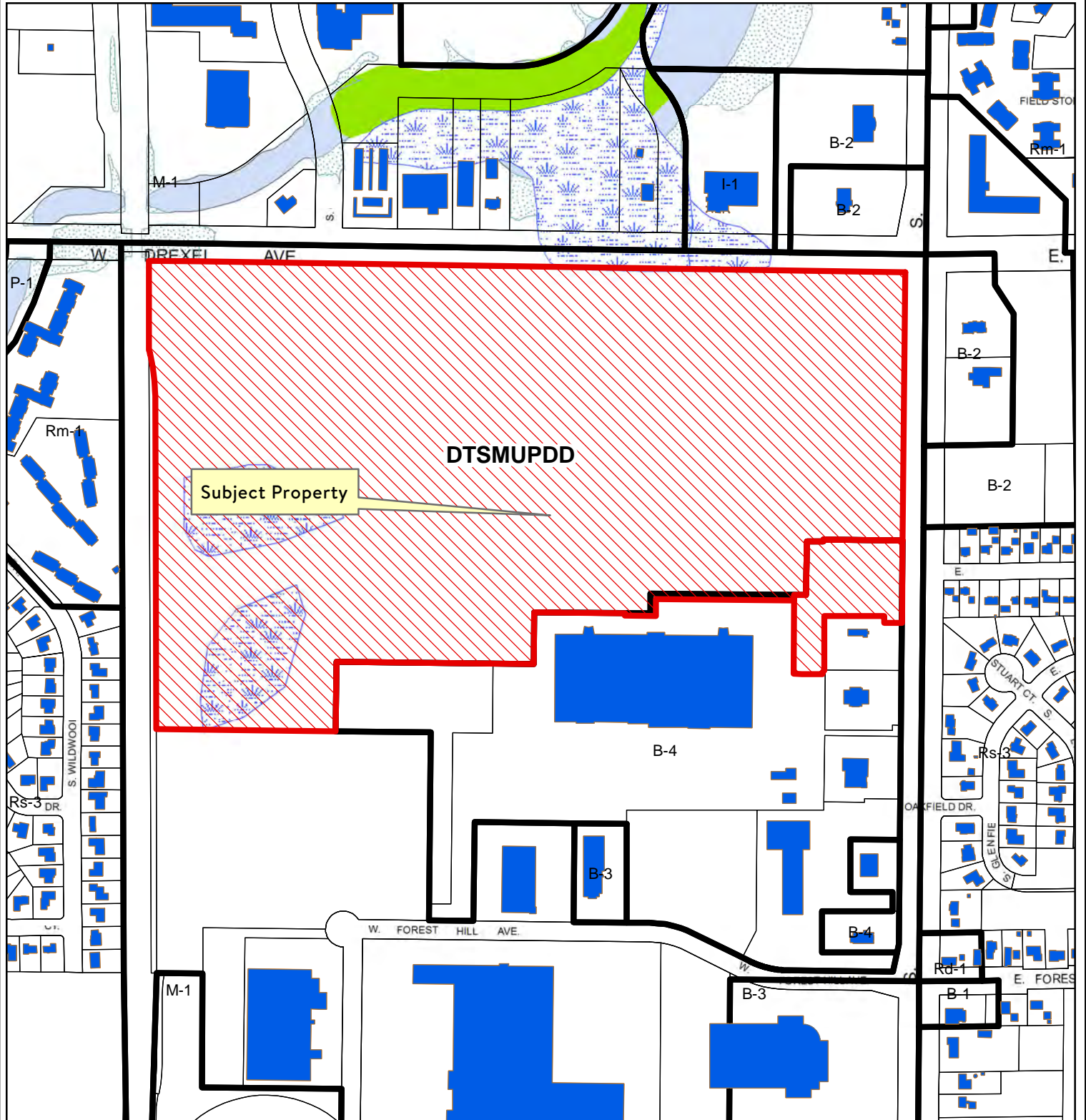
Kari Papelbon, CFM, AICP
Planner








Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map Drexel Town Square



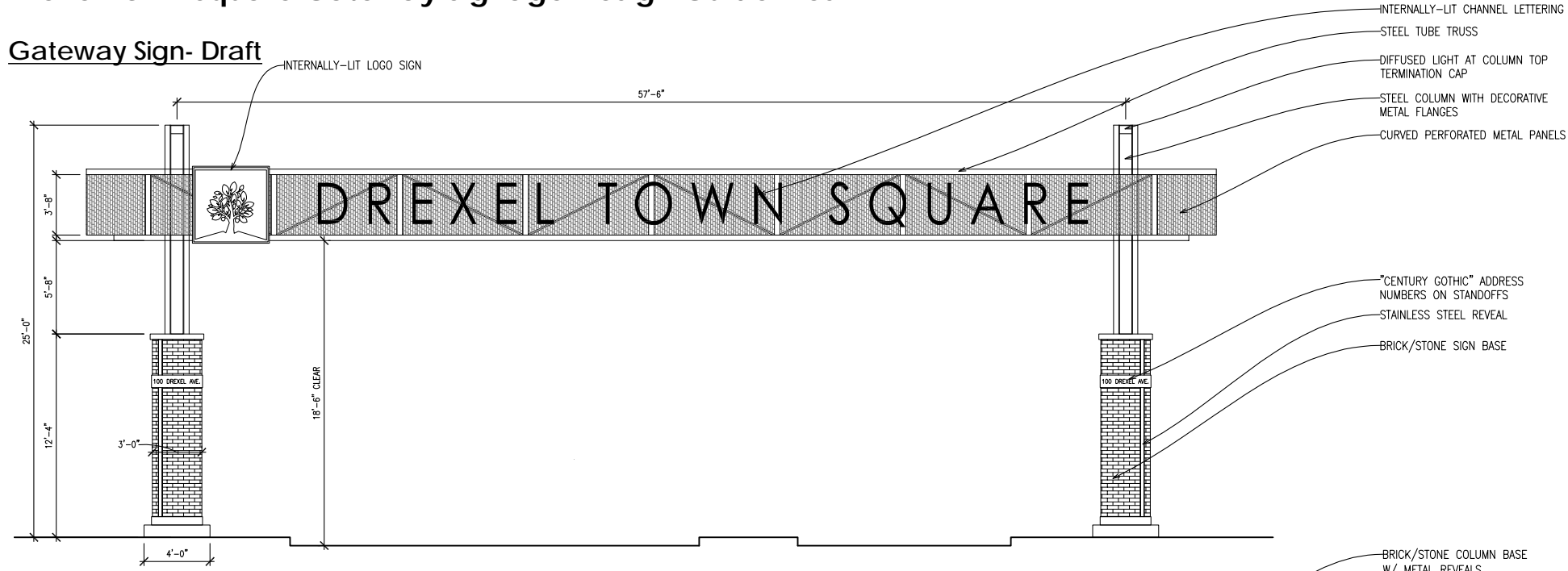
Legend	
	Drexel Town Square
	Wetland
	Floodway
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)



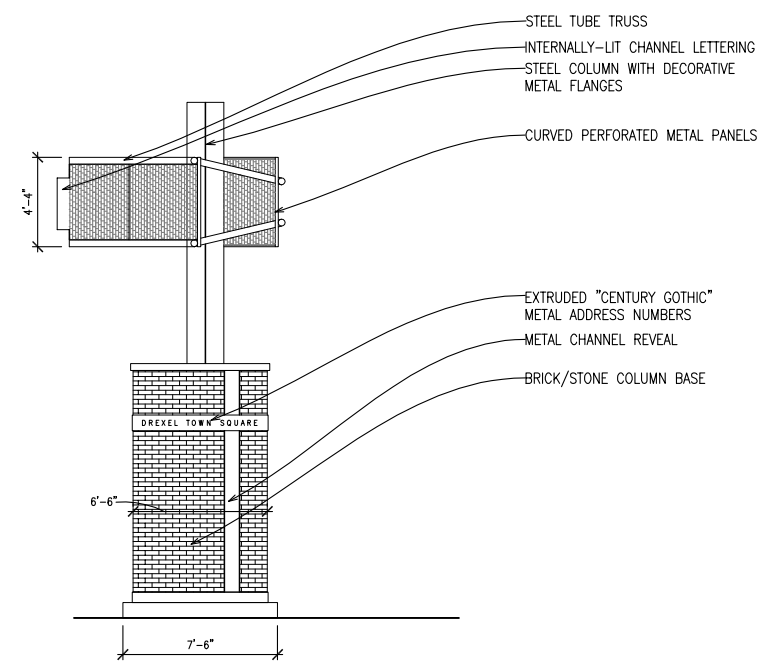
- SIGNAGE MAP KEY**
- A** LOCATION MONUMENT SIGN "A"
 - B** LOCATION MONUMENT SIGN "B"
 - C** LOCATION MONUMENT SIGN "C"
 - G** LOCATION OF GATEWAY SIGN
 - W** LOCATION OF WAYFINDING SIGNAGE

Drexel Town Square Gateway Signage Design Guidelines

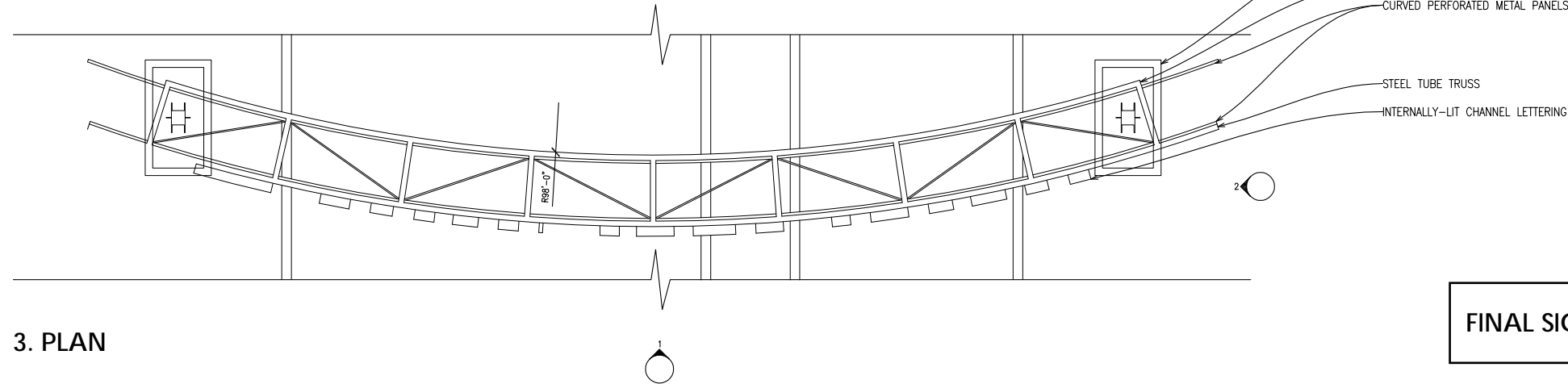
Gateway Sign- Draft



1. FRONT ELEVATION



2. SIDE ELEVATION



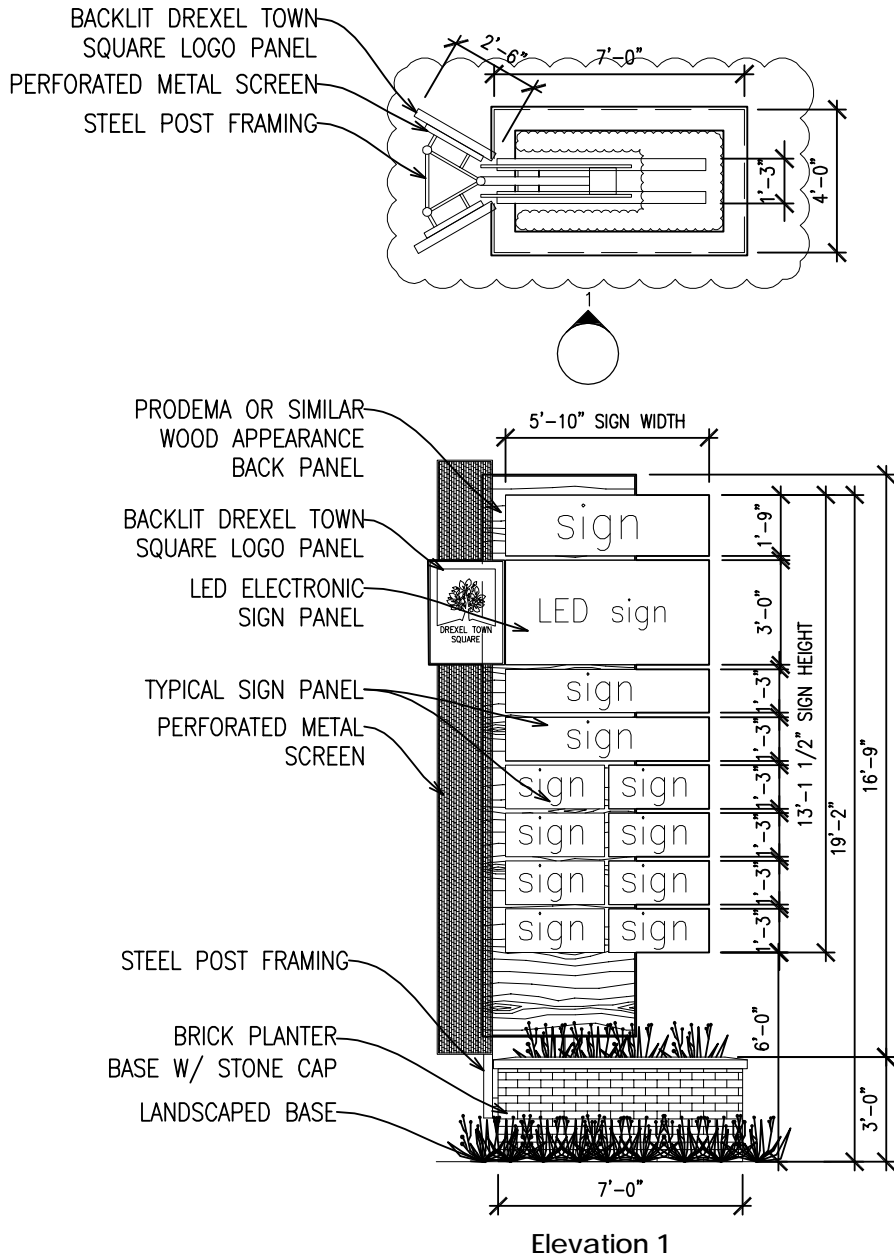
3. PLAN

FINAL SIGN DETAILS, LIGHTING, AND SPECIFICATIONS BY SELECTED SIGN VENDOR (TBD).



Drexel Town Square Monument Signage Design Guidelines

Development Monument Sign A Location- Draft

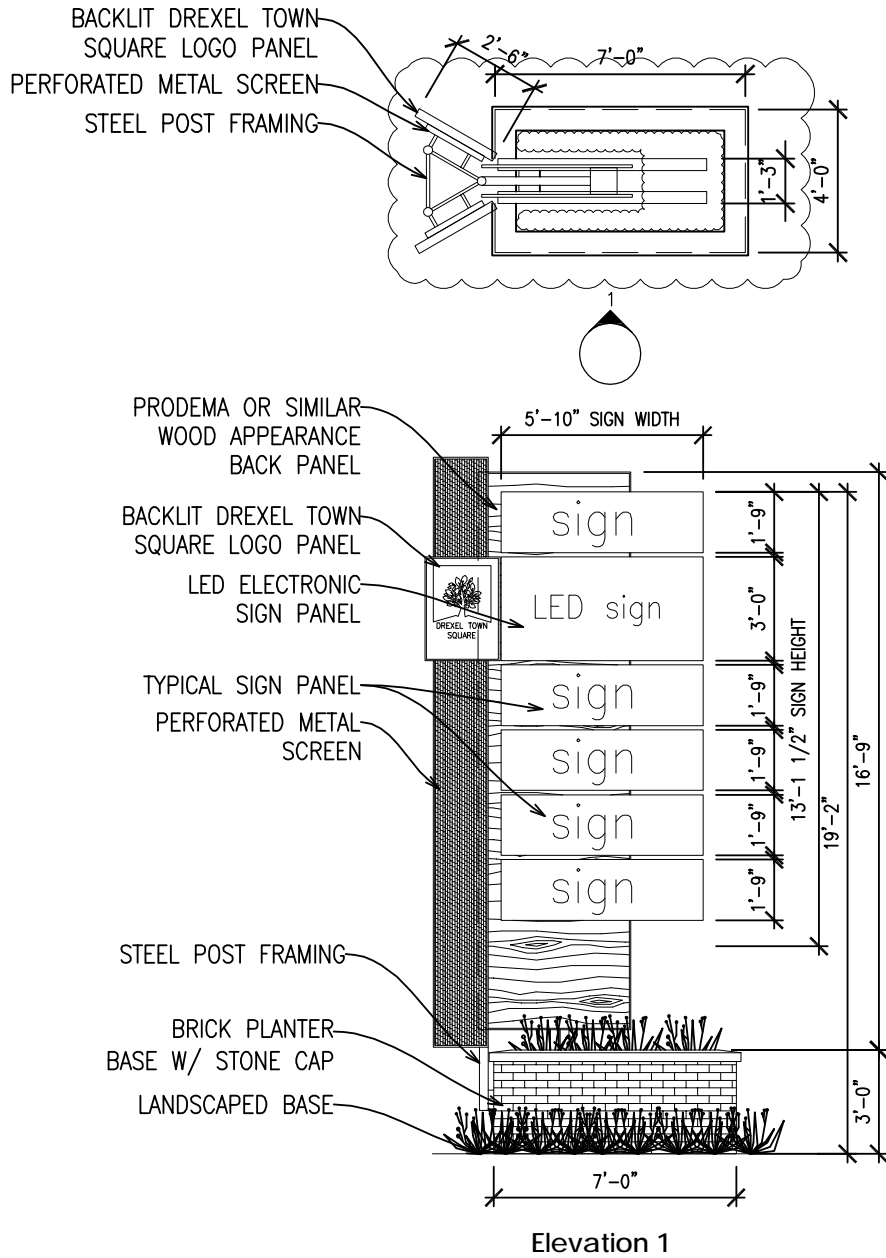


FINAL SIGN DETAILS, LIGHTING, AND SPECIFICATIONS BY SELECTED SIGN VENDOR (TBD).

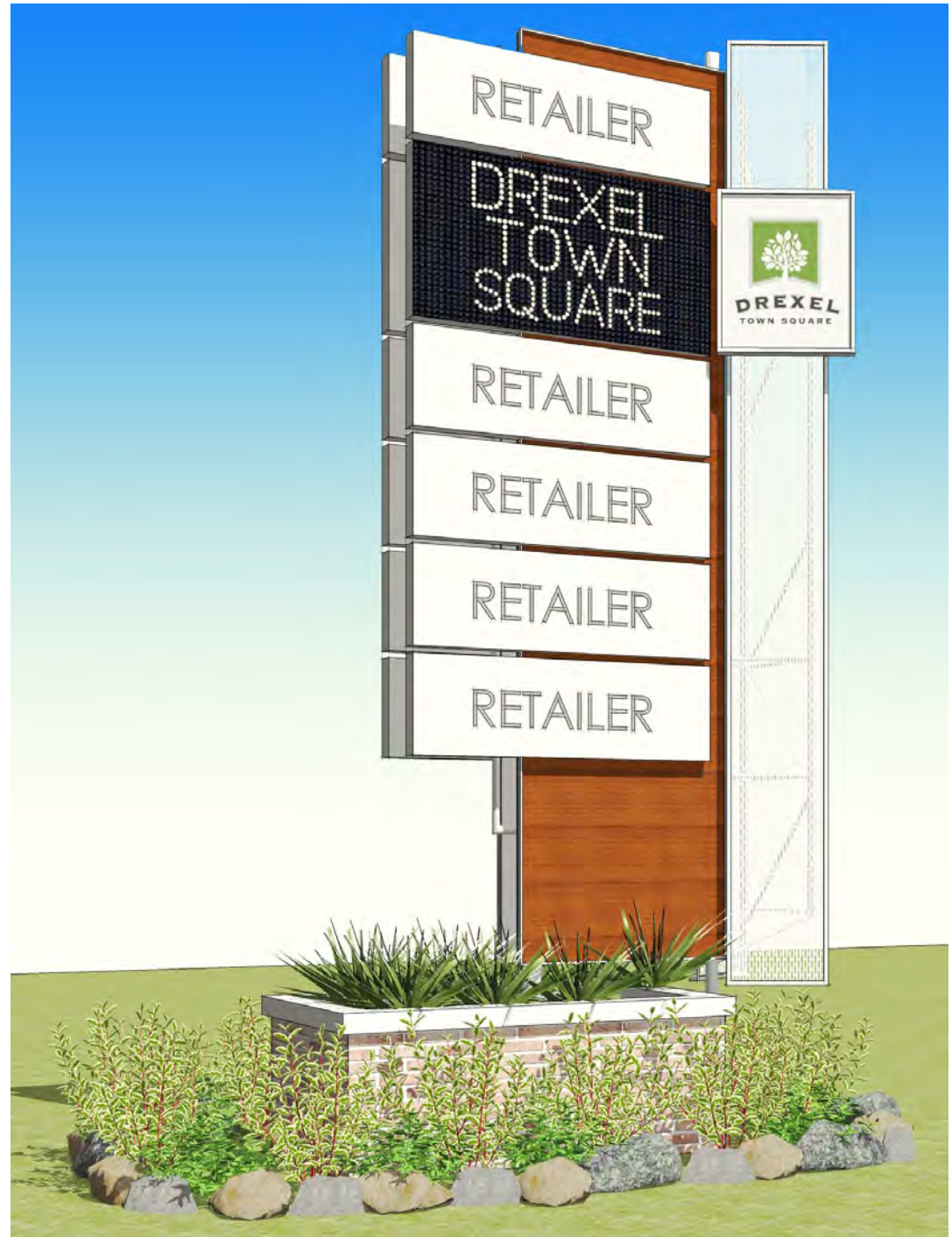


Drexel Town Square Monument Signage Design Guidelines

Development Monument Sign B and C Location- Draft

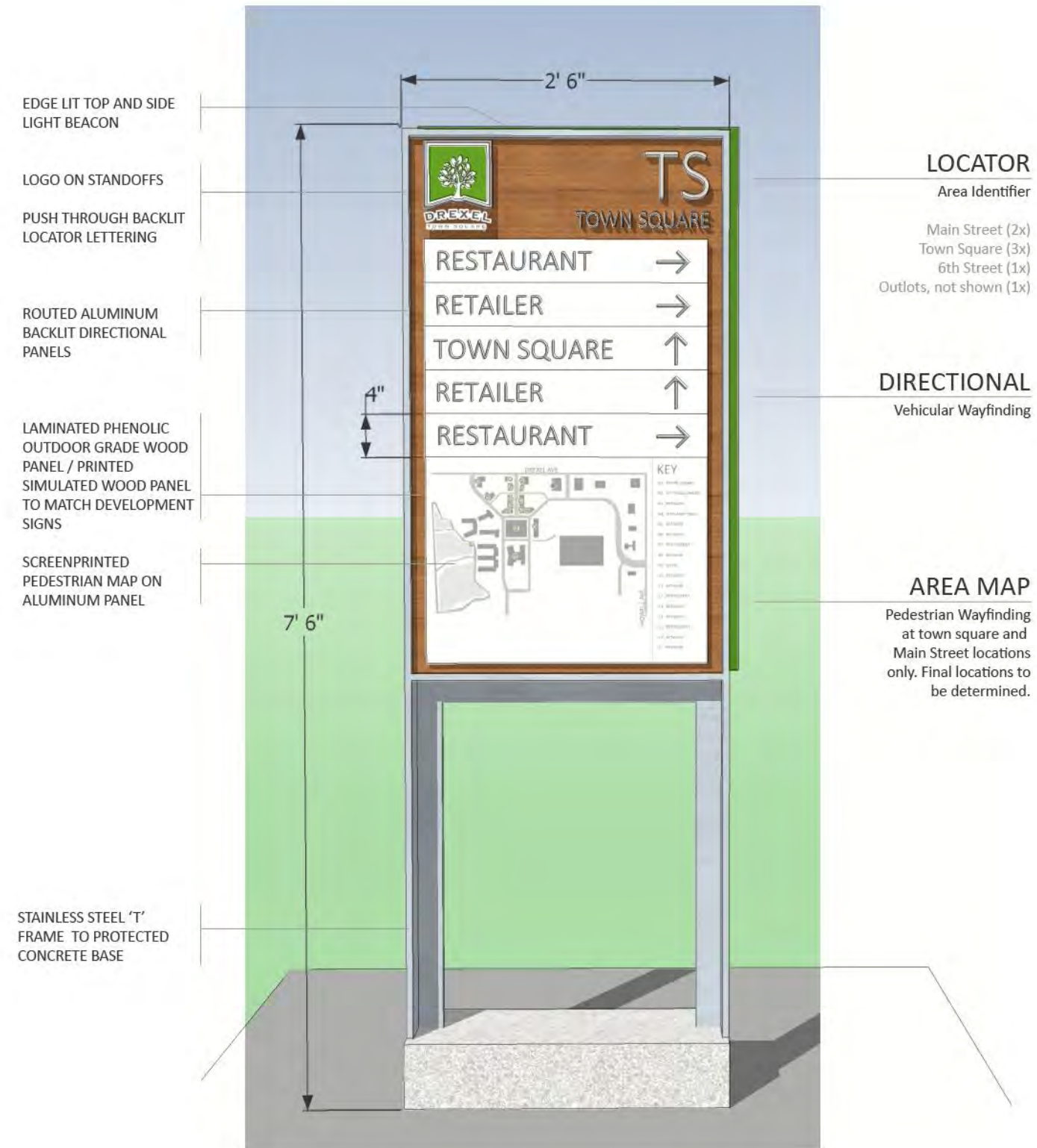


FINAL SIGN DETAILS, LIGHTING, AND SPECIFICATIONS BY SELECTED SIGN VENDOR (TBD).



Drexel Town Square Monument Signage Design Guidelines

Wayfinding Sign- Draft

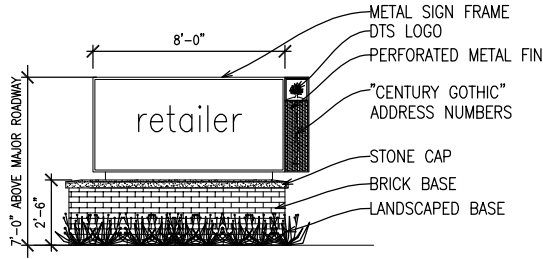
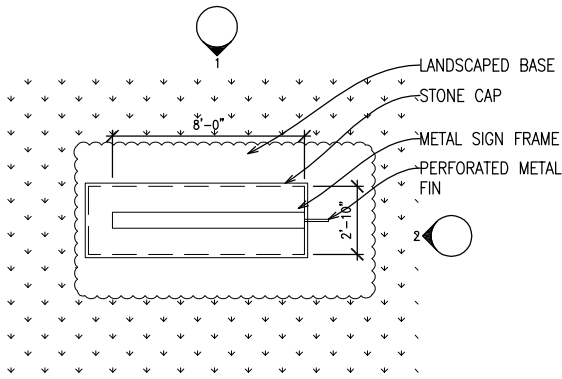


FINAL SIGN DETAILS, LIGHTING, AND SPECIFICATIONS BY SELECTED SIGN VENDOR (TBD).

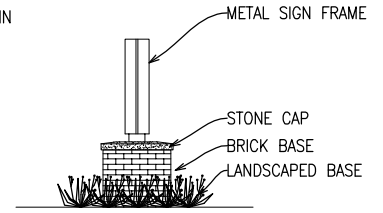
Drexel Town Square Monument Signage Design Guidelines

Individual Monument Sign- Primary- Draft

Preferred dimensions:



Elevation 1

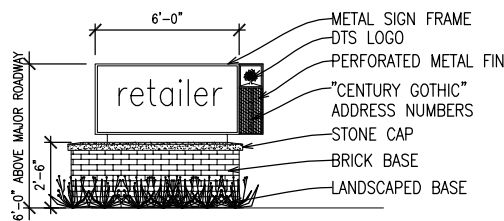
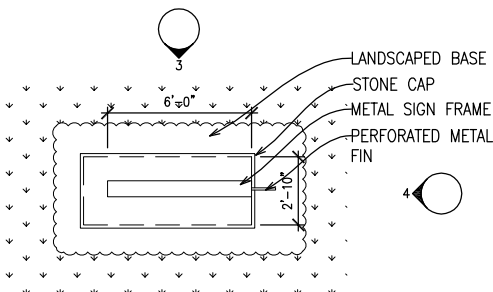


Elevation 2

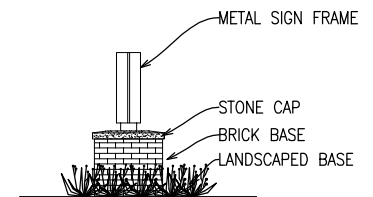


Individual Monument Sign- Secondary

Preferred dimensions:

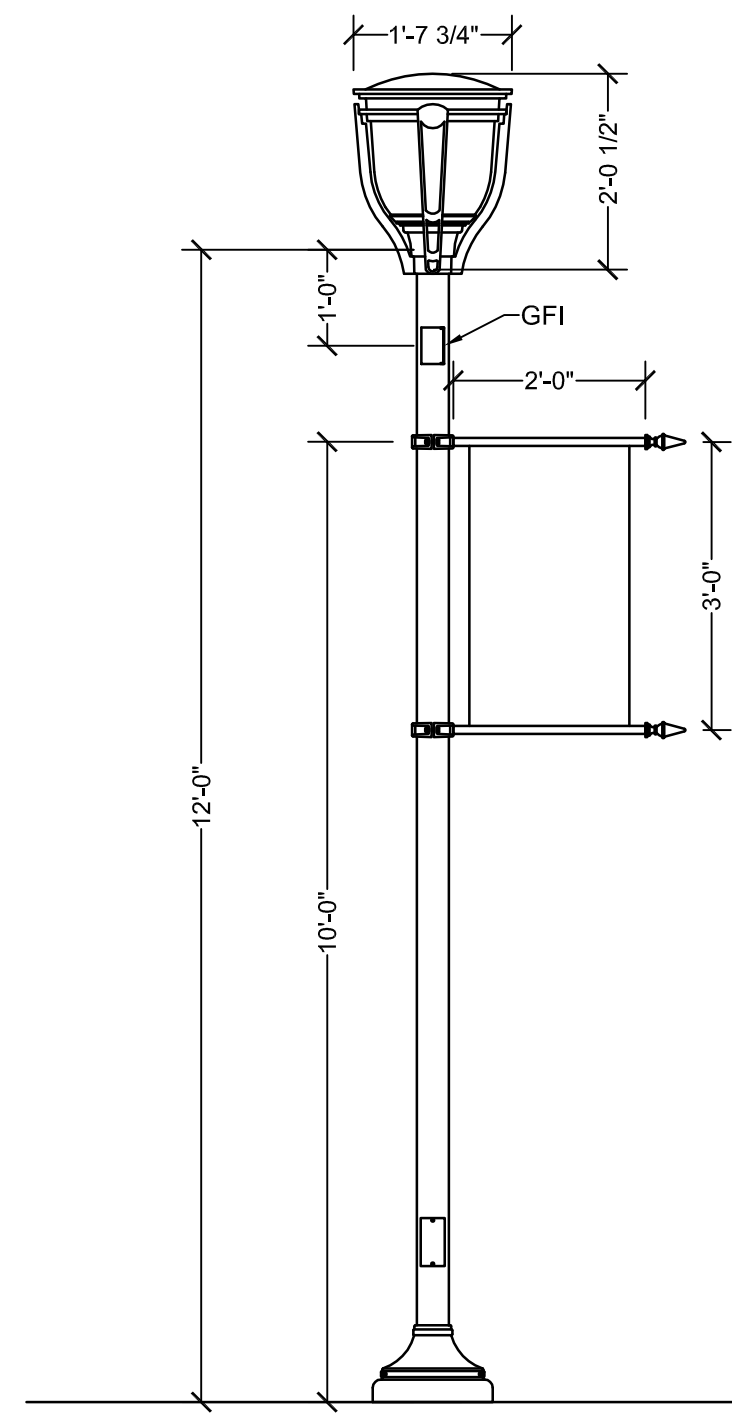


Elevation 3



Elevation 4

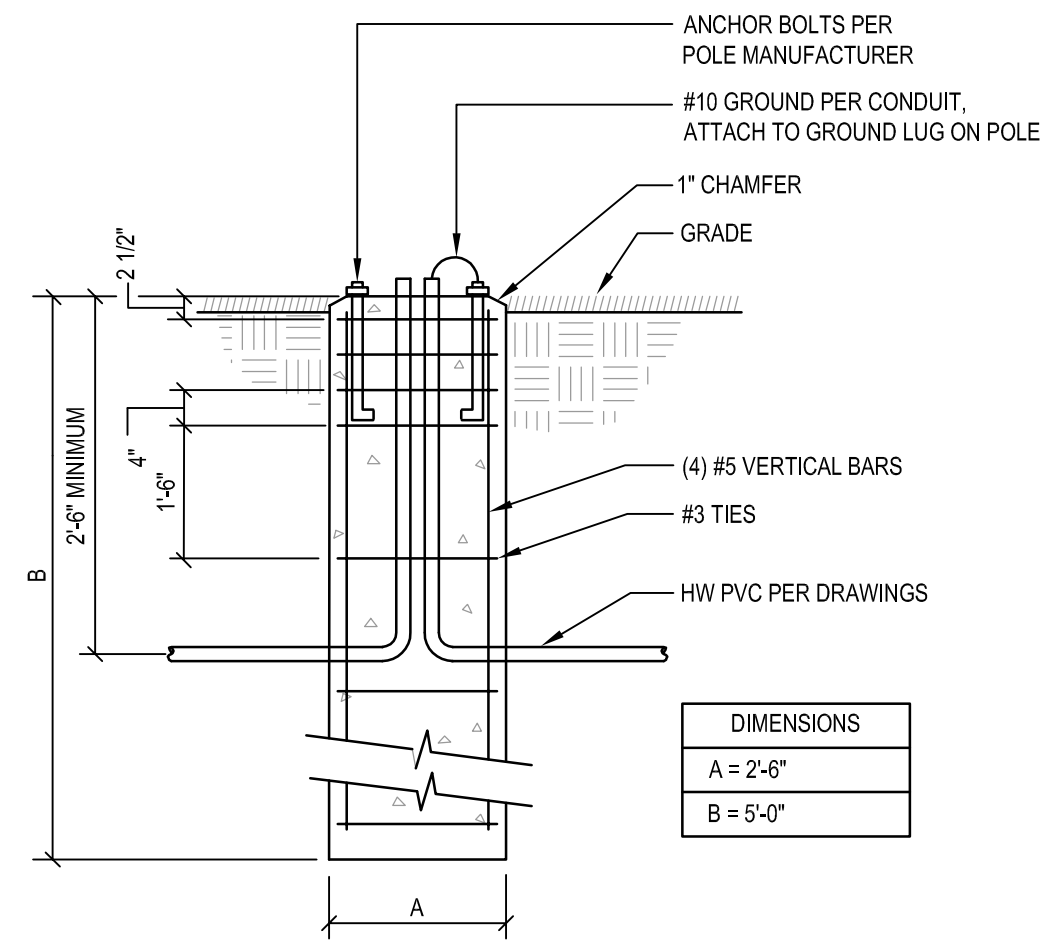
FINAL SIGN DETAILS, LIGHTING, AND SPECIFICATIONS BY SELECTED SIGN VENDOR (TBD).



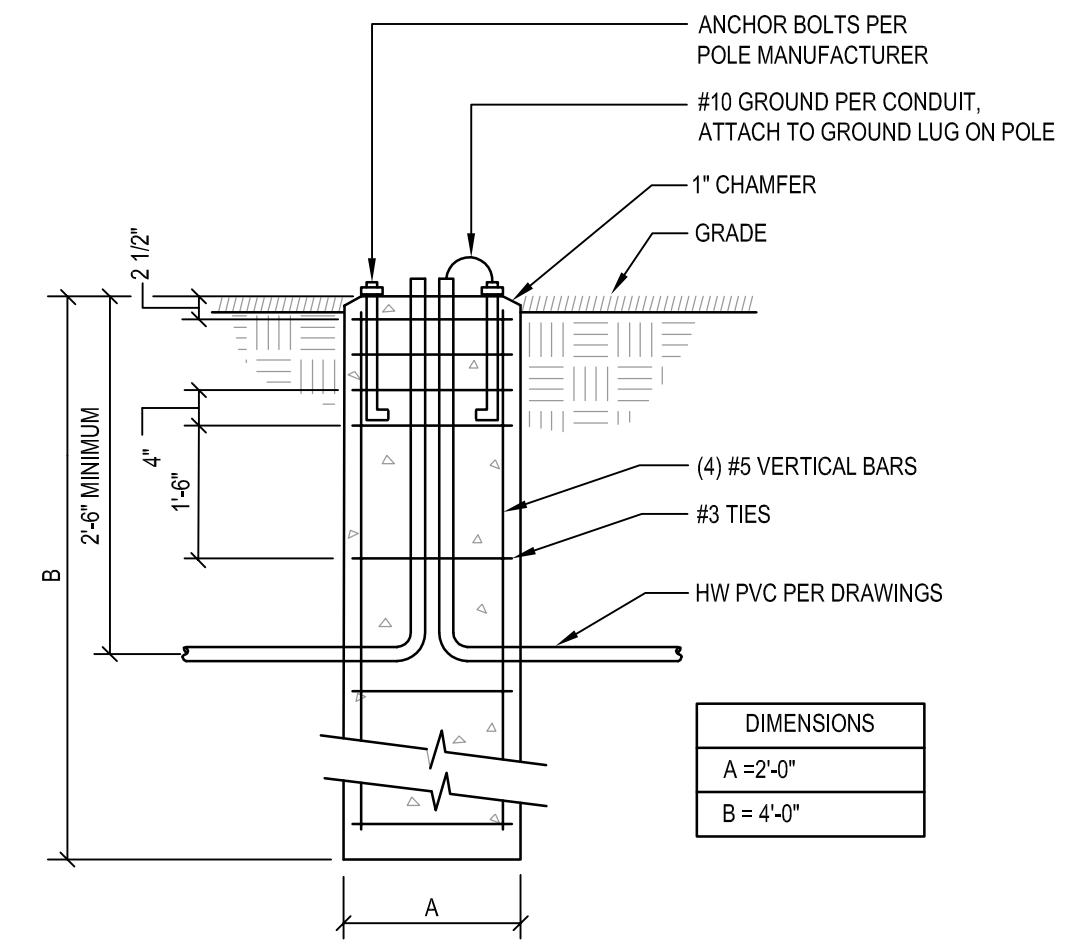
LIGHTING PLAN LEGEND

- POST TOP MOUNTED
 - LIGHT FIXTURE DESIGNATION
- (A) INDICATES FIXTURE TYPE
(SEE SCHEDULE)
 - LIGHTING CONTROL CABINET
- STATION OFFSET
 STA. 82+00, 43' RT
 A-A-1.3-3
 POLE NUMBER
 LUMINAIRE CIRCUIT
 CONTROL CABINET
 LIGHT FIXTURE TYPE
 (SEE SCHEDULE)

1 FIXTURE TYPE A DETAIL
EXXX NOT TO SCALE



3 FIXTURE TYPE D
POLE BASE DETAIL
EXXX NOT TO SCALE



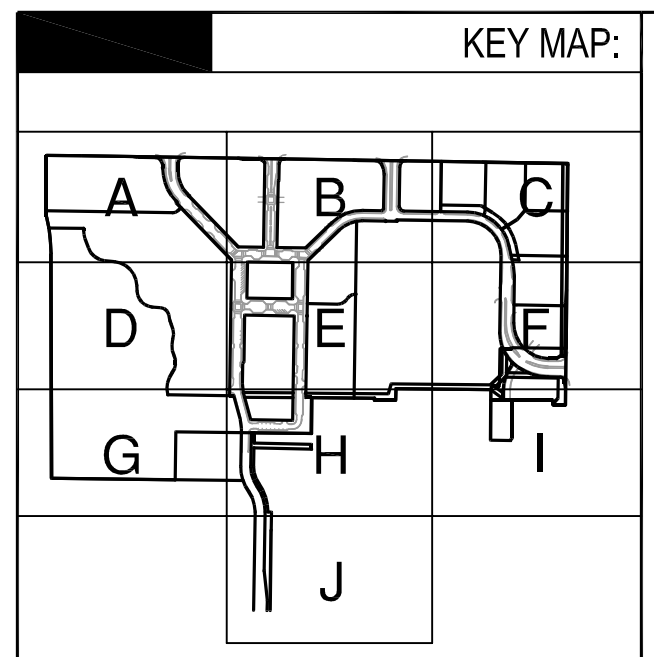
2 FIXTURE TYPE A, B, & C
POLE BASE DETAIL
EXXX NOT TO SCALE

LIGHTING FIXTURE SCHEDULE												
NOTE: SEE SPECIFICATIONS SECTIONS FOR ADDITIONAL INFORMATION REGARDING LIGHTING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS/ACCESSORIES". MANUFACTURERS LISTED AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.												
ABBREVIATIONS: DW = DRY WALL, ES = EXPOSED STRUCTURE, LG = LAY-IN GRID, P = PENDANT, PL = PLASTER, PO = POLE, R = RECESS, S = SURFACE, W = WALL MOUNTED, V = VARIES												
DES #	LAMP DATA		DESCRIPTION	LIGHTING FIXTURE		VOLT	MOUNT	CEILING TYPE	FIXTURE DEPTH	OPTIONS/ ACCESSORIES	ACCEPTABLE MANUFACTURERS	SEE NOTE
	#	TYPE		MANUFACTURER	CATALOG SERIES							
A	-	LED	AREA LIGHT - TYPE 3	CYCLONE LIGHTING	CY2702-LAPR-3L-67W-4K	-	P	-	-	FIXTURE COLOR SHALL BE BLACK	-	1
B	-	LED	AREA LIGHT - TYPE 3	CYCLONE LIGHTING	CY2702-LAPR-3L-88W-4K	-	P	-	-	FIXTURE COLOR SHALL BE BLACK	-	2
C	-	LED	AREA LIGHT - TYPE 3	CYCLONE LIGHTING	CY2702-LAPR-3L-88W-4K	-	P	-	-	FIXTURE COLOR SHALL BE BLACK	-	1
D	-	LED	AREA LIGHT - TYPE 3	GARDCO	P21-3-70LA-NW	-	P	-	-	FIXTURE COLOR SHALL BE BLACK	-	3

- LIGHT FIXTURE SCHEDULE NOTES:**
- PROVIDE 12 FOOT ROUND NON-TAPERED POLE UNLESS OTHERWISE NOTED. POLE/FIXTURE ASSEMBLY SHALL BE RATED FOR 90 MPH WINDS WITH 1.3 GUST FACTOR. POLE COLOR SHALL MATCH LIGHT FIXTURE.
 - PROVIDE 14 FOOT ROUND NON-TAPERED POLE UNLESS OTHERWISE NOTED. POLE/FIXTURE ASSEMBLY SHALL BE RATED FOR 90 MPH WINDS WITH 1.3 GUST FACTOR. POLE COLOR SHALL MATCH LIGHT FIXTURE.
 - PROVIDE 25 FOOT ROUND NON-TAPERED POLE UNLESS OTHERWISE NOTED. POLE/FIXTURE ASSEMBLY SHALL BE RATED FOR 90 MPH WINDS WITH 1.3 GUST FACTOR. POLE COLOR SHALL MATCH LIGHT FIXTURE.

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



GRAEF
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SA.
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REVISION BY
DATE

CITY OF OAK CREEK – ENGINEERING DEPARTMENT

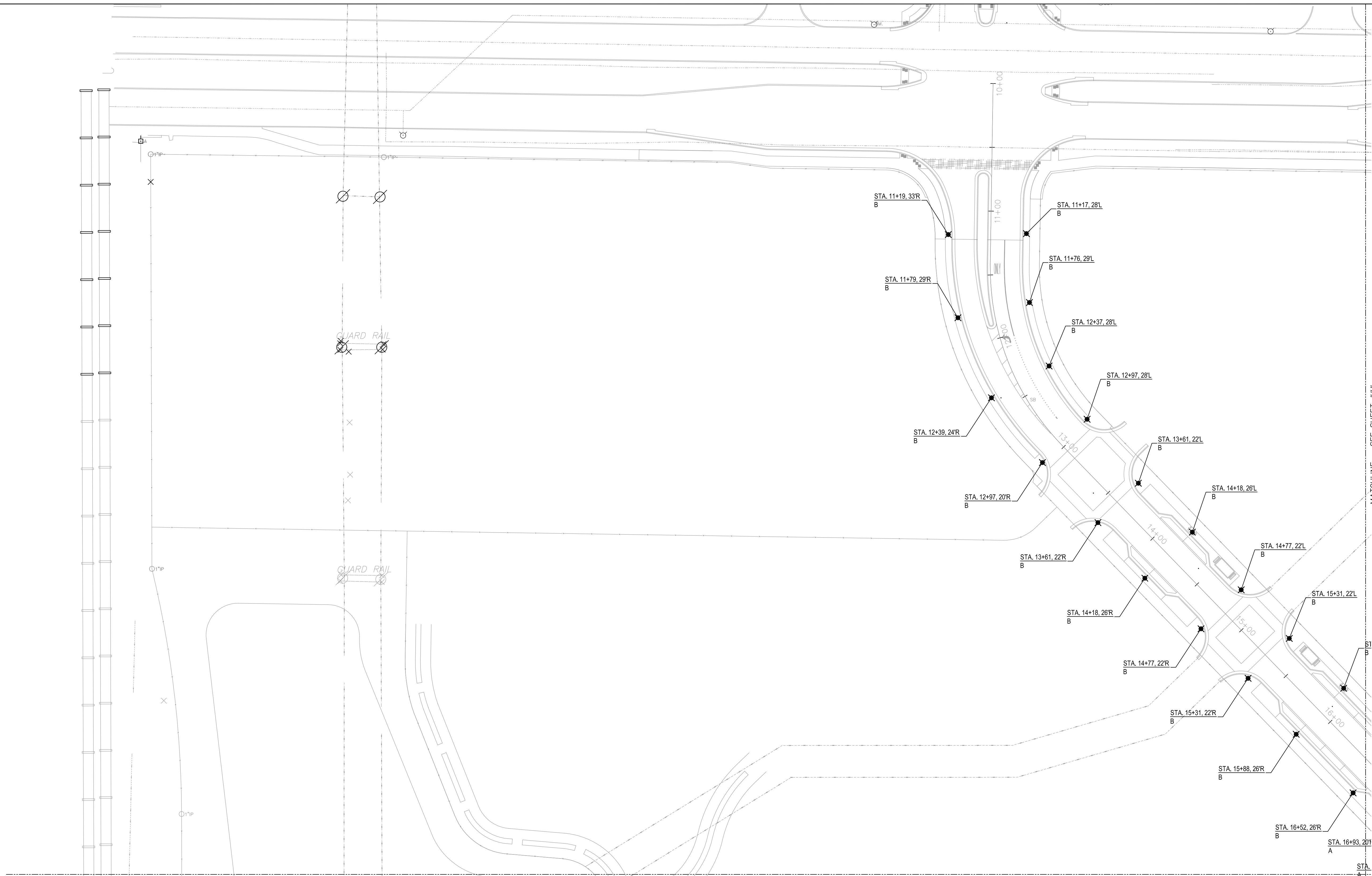
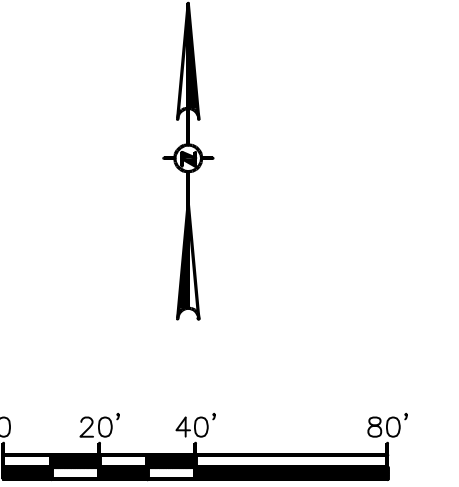
DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE	APPROVED BY
HMS	01/13/14	HMS	01/13/14	ATW	01/13/14	

DREXEL TOWN SQUARE
PUBLIC INFRASTRUCTURE
ELECTRICAL DETAILS

CITY ENGINEER	DATE
SCALE	SHEET
PLAN HOR. NTS	###
PROFILE HOR. N/A	OF
VER. N/A	282

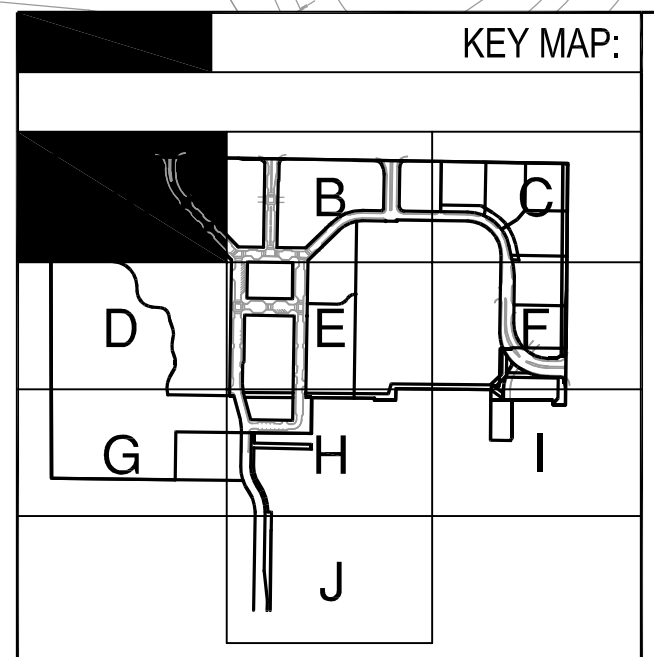
APPROVED BY COUNCIL RESOLUTION NO. _____

FILE NO: 2012-1500



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 In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

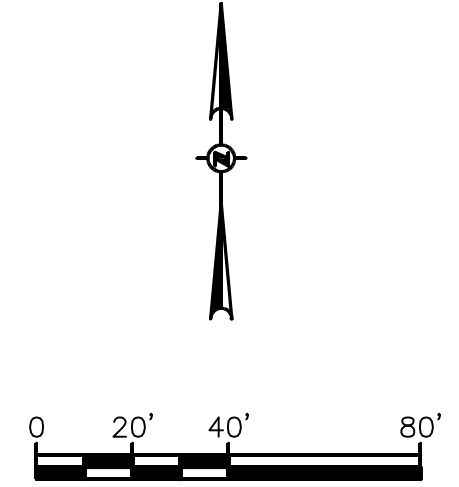
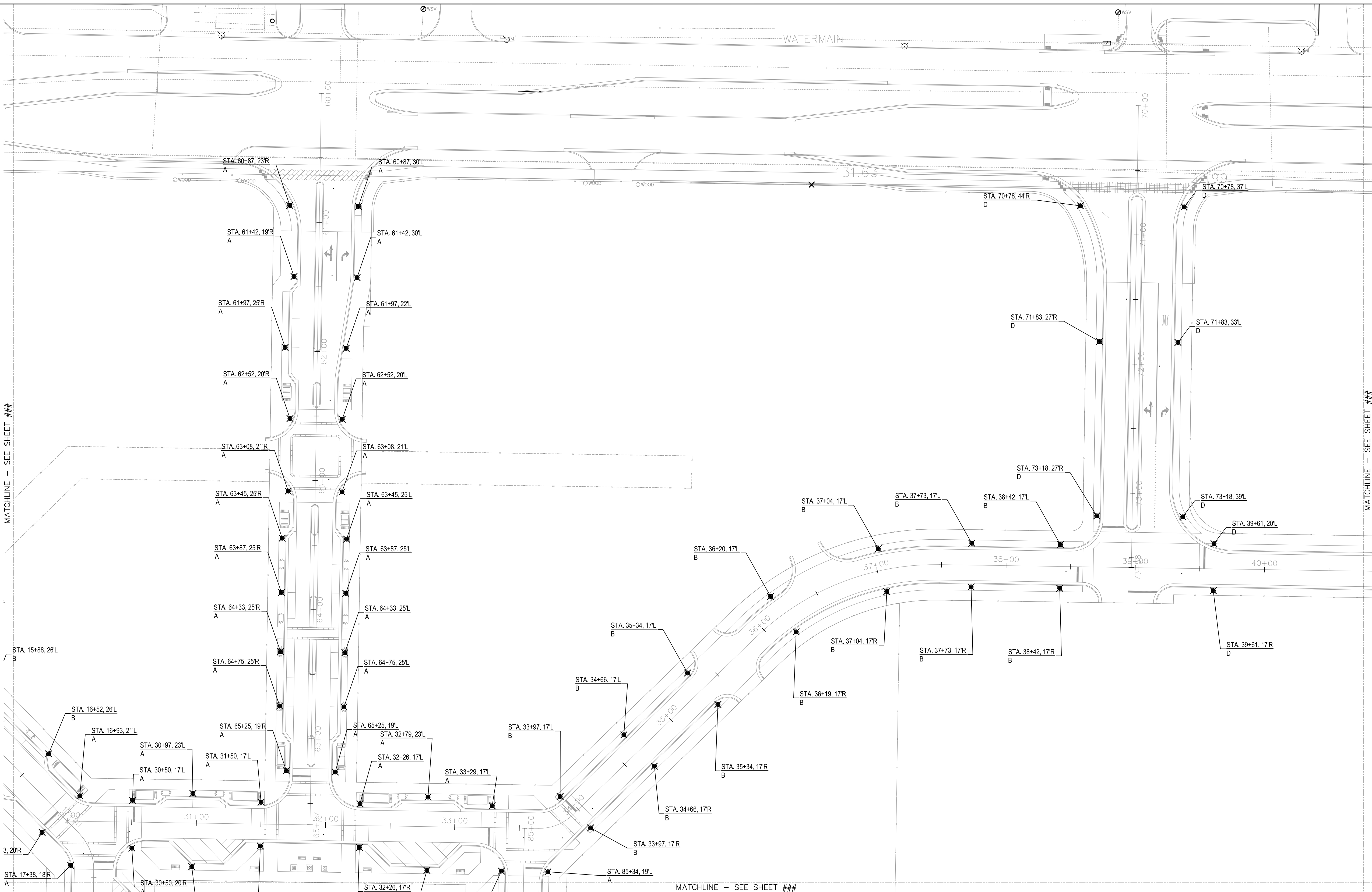
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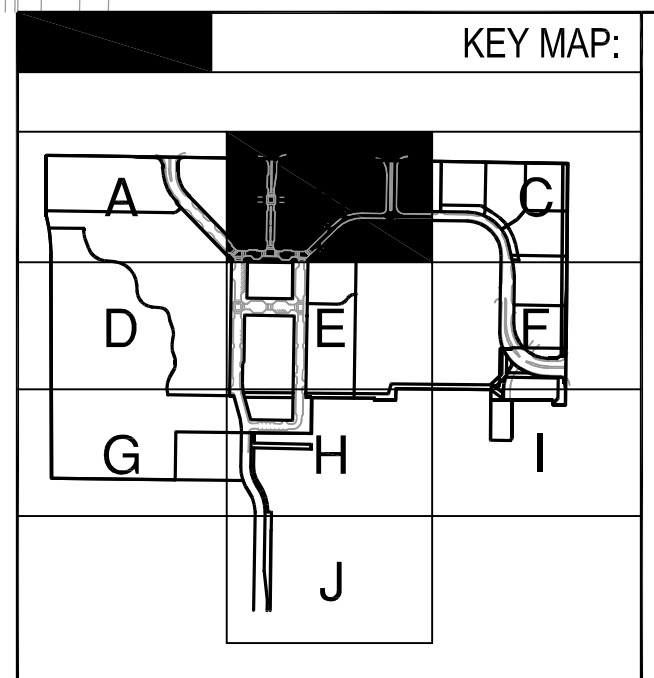
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REVISION BY	DATE

CITY OF OAK CREEK – ENGINEERING DEPARTMENT					
DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
HMS	01/13/14	HMS	01/13/14	ATW	01/13/14
DREXEL TOWN SQUARE				APPROVED BY	
PUBLIC INFRASTRUCTURE LIGHTING PLAN – AREA A				CITY ENGINEER	DATE
APPROVED BY COUNCIL RESOLUTION NO.				SCALE	SHEET
FILE NO: 2012-1500				PLAN HOR. 1" = 40'	###
				PROFILE HOR. N/A	OF
				VER. N/A	282



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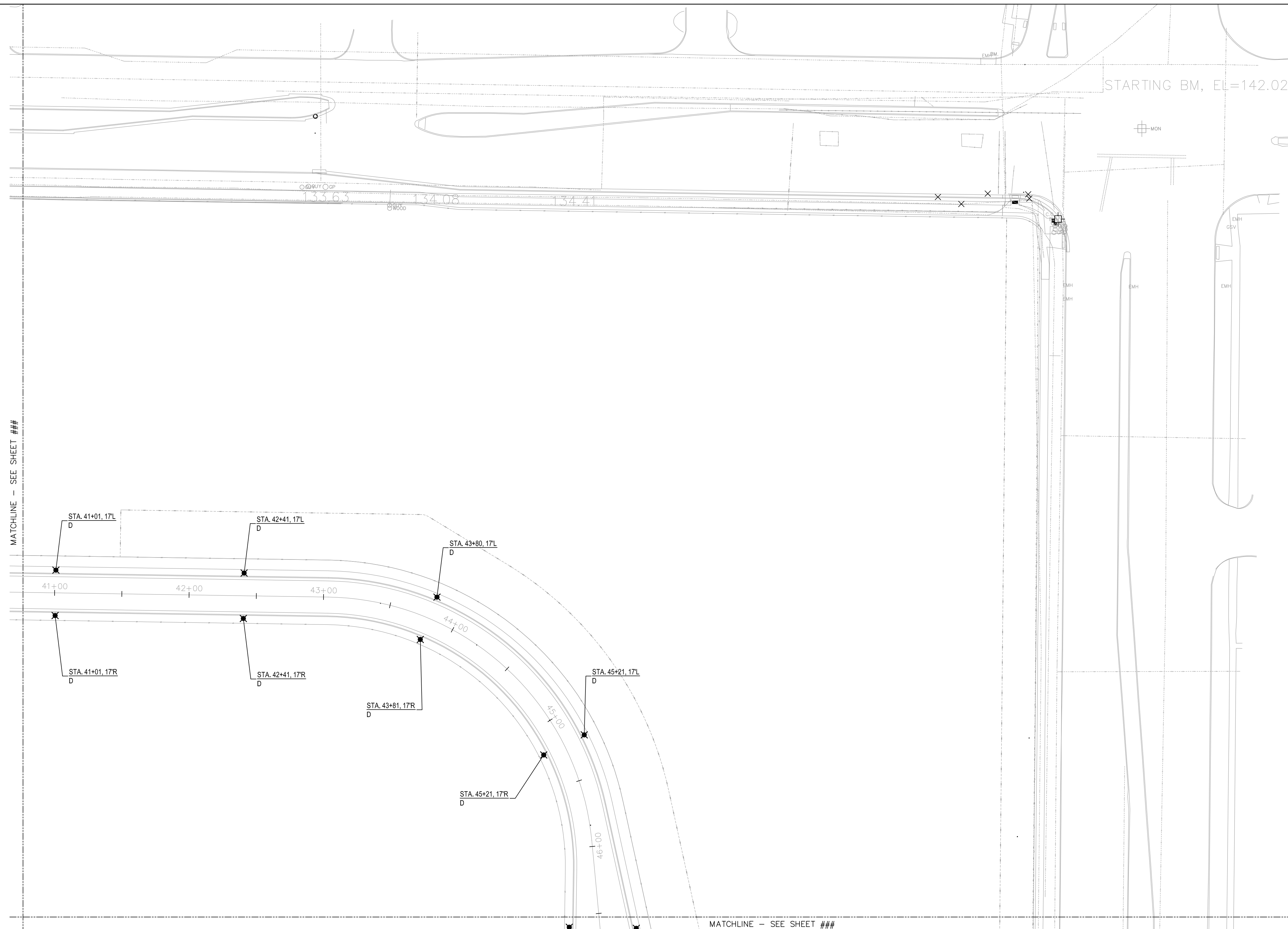
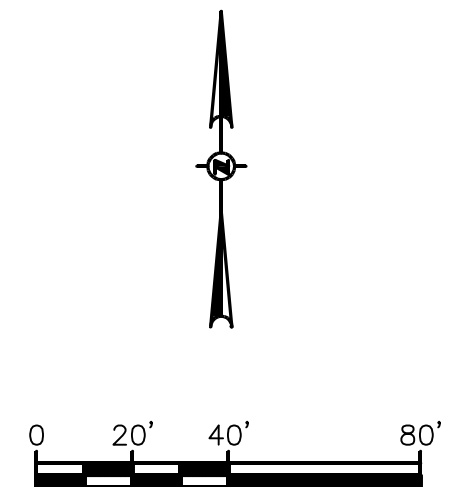
DISCLAIMER:
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



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REVISION BY	DATE

CITY OF OAK CREEK – ENGINEERING DEPARTMENT					
DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
HMS	01/13/14	HMS	01/13/14	ATW	01/13/14
DREXEL TOWN SQUARE				APPROVED BY	
				CITY ENGINEER	DATE
PUBLIC INFRASTRUCTURE LIGHTING PLAN – AREA B				SCALE	SHEET
				PLAN HOR. 1" = 40'	###
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				VER. N/A	282
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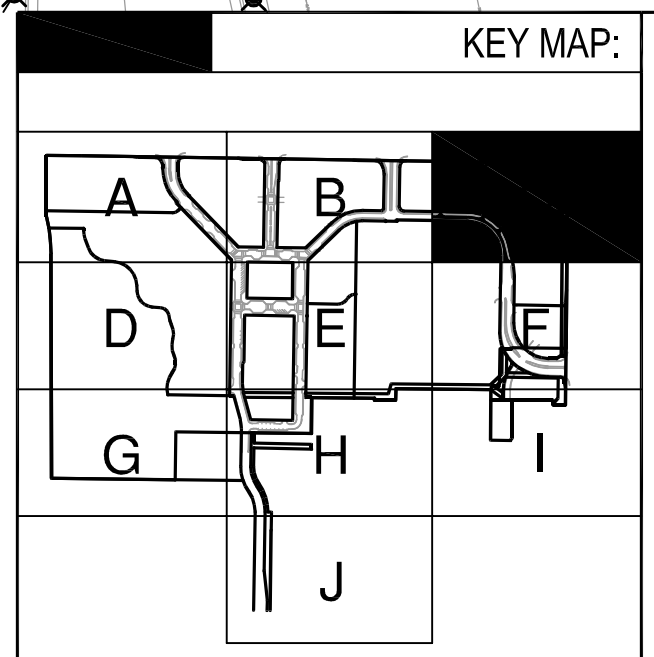


MATCHLINE - SEE SHEET ###

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NOTICE:
 In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
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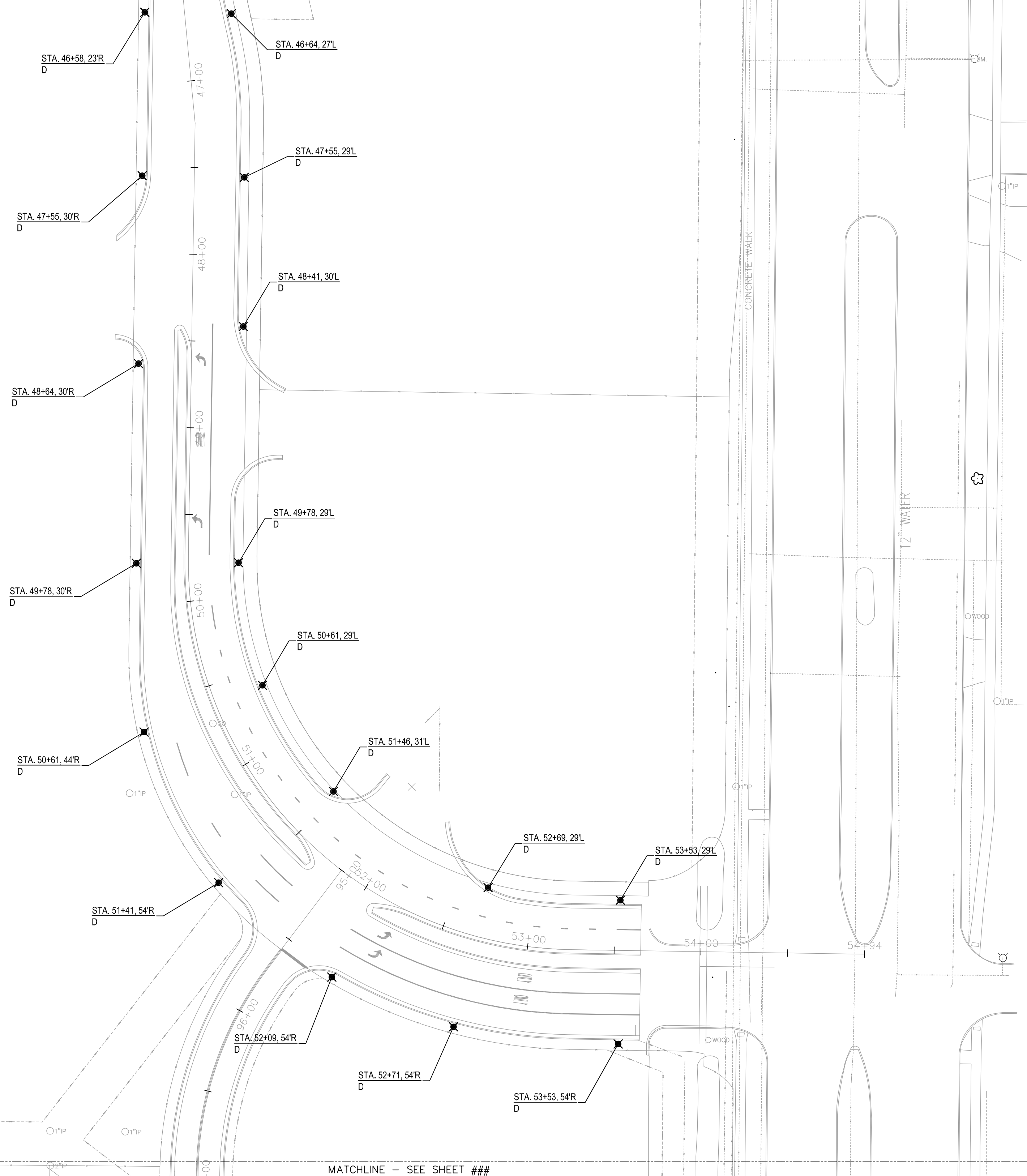
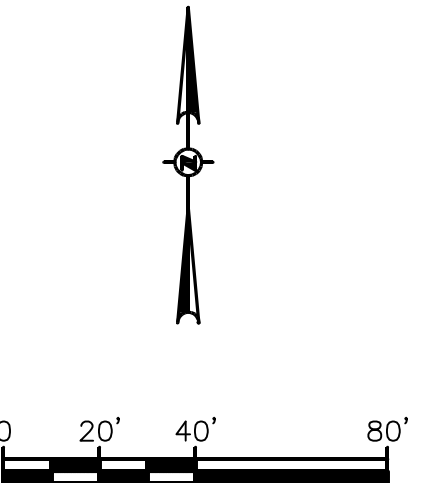


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				CITY ENGINEER	DATE
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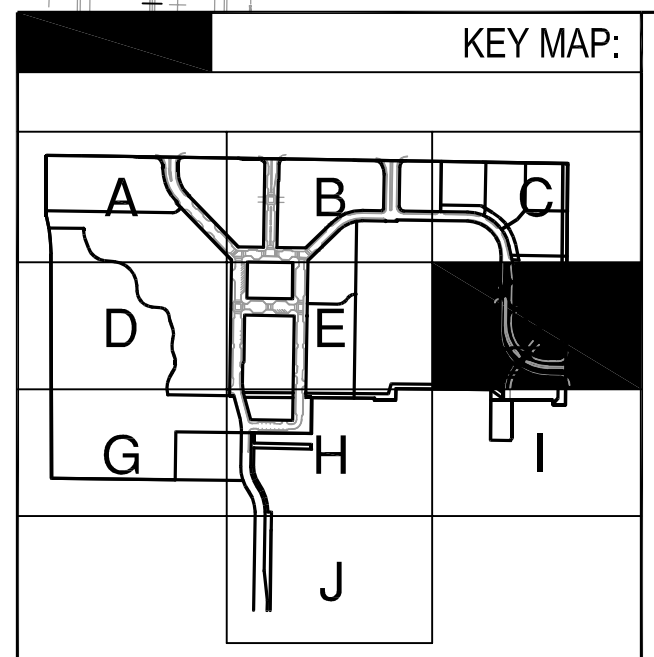


MATCHLINE - SEE SHEET ###

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				CITY ENGINEER	DATE
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				PROFILE	282
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APPROVED BY COUNCIL RESOLUTION NO.					



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Applications

PureForm is at home in any architectural environment. Whether site specifications require tall poles and wide spacings or are more pedestrian in scale, the refined beauty of the PureForm luminaire complements its surroundings. A choice of two sizes, multiple arm configurations and a wide variety of colors provide further design flexibility, assuring that the PureForm is the right choice in any situation.





Plan Commission Report

ITEM: 4c

DATE: February 25, 2014

PROJECT: Planned Unit Development Amendment – Drexel Town Square

ADDRESS: 601 W. Drexel Ave., 331 W. Drexel Ave., 7941 S. Howell Ave., 361 W. Town Square Way, 7980 S. Market St., 171 W. Town Square Way, 8031 S. Howell Ave., 8040 S. 6th St., 8041 S. Howell Ave.

TAX KEY NOS: 813-9023-002, 813-9031-000, 813-9030-000, 813-9032-000, 813-9033-000, 813-9027-000, 813-9029-000, 813-9034-000, 813-9028-000

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that Figures 4a and 4b in the Drexel Town Square Mixed Use Planned Development District General Development Plan and Regulating Plan be amended to replace the build-to-zone (BTZ) along the east side of Market Street with a mixed building and landscaping zone (MLZ), following a public hearing.

Ownership: One West Drexel, LLC, 301 W. Wisconsin Ave., Ste. 400, Milwaukee, WI 53203 and City of Oak Creek, 8640 S. Howell Ave., Oak Creek, WI 53154

Size: 85.7344 acres

Existing Zoning: DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

Adjacent Zoning: North – FF, Flood Fringe; M-1, Manufacturing; FW, Floodway; C-1, Shoreland Wetland Conservancy; I-1, Institutional; B-2 (CCU), Community Business

East – B-2 (CU), Community Business; B-2, Community Business; B-4 (CU), Highway Business; Rs-3, Single Family Residential

South – B-4 (CU), Highway Business; M-1, Manufacturing

West – Rs-3, Single Family Residential, Rm-1 (PUD), Multifamily Residential; FF, Flood Fringe

Comprehensive Plan: Planned Mixed Use.

Wetlands: Yes, per CSM 8542.

Floodplain: Along the northwest corner on Drexel Ave.

Official Map: Yes, officially mapped streets affect the parcel (6th Street extension).

Commentary: One West Drexel, LLC, the City of Oak Creek, and Four Points by Sheraton are requesting approval of an amendment to the existing Drexel Town Square Mixed Use Planned Development District General Development Plan and Regulating Plan (“the Plan”). The proposed amendment involves the location of the build-to-zone in Figures 4a and 4b of the Plan.

The proposal is to replace the build-to zone (BTZ) along the east side of Market Street with a mixed building and landscaping zone (MLZ). A mixed building and landscaping zone is described in the Plan as an area “in which it is difficult to prescribe the precise locations of buildings on the lot...In such circumstances, the zone along the outer perimeter of the lot, abutting the public right-of-way, should be a combination of a build-to-zone and a landscape zone.” The change will allow flexibility in the development of the hotel property to be consistent with both the hotel’s design requirements and the goals of the DTSMUPDD. No other changes to the Plan are proposed.

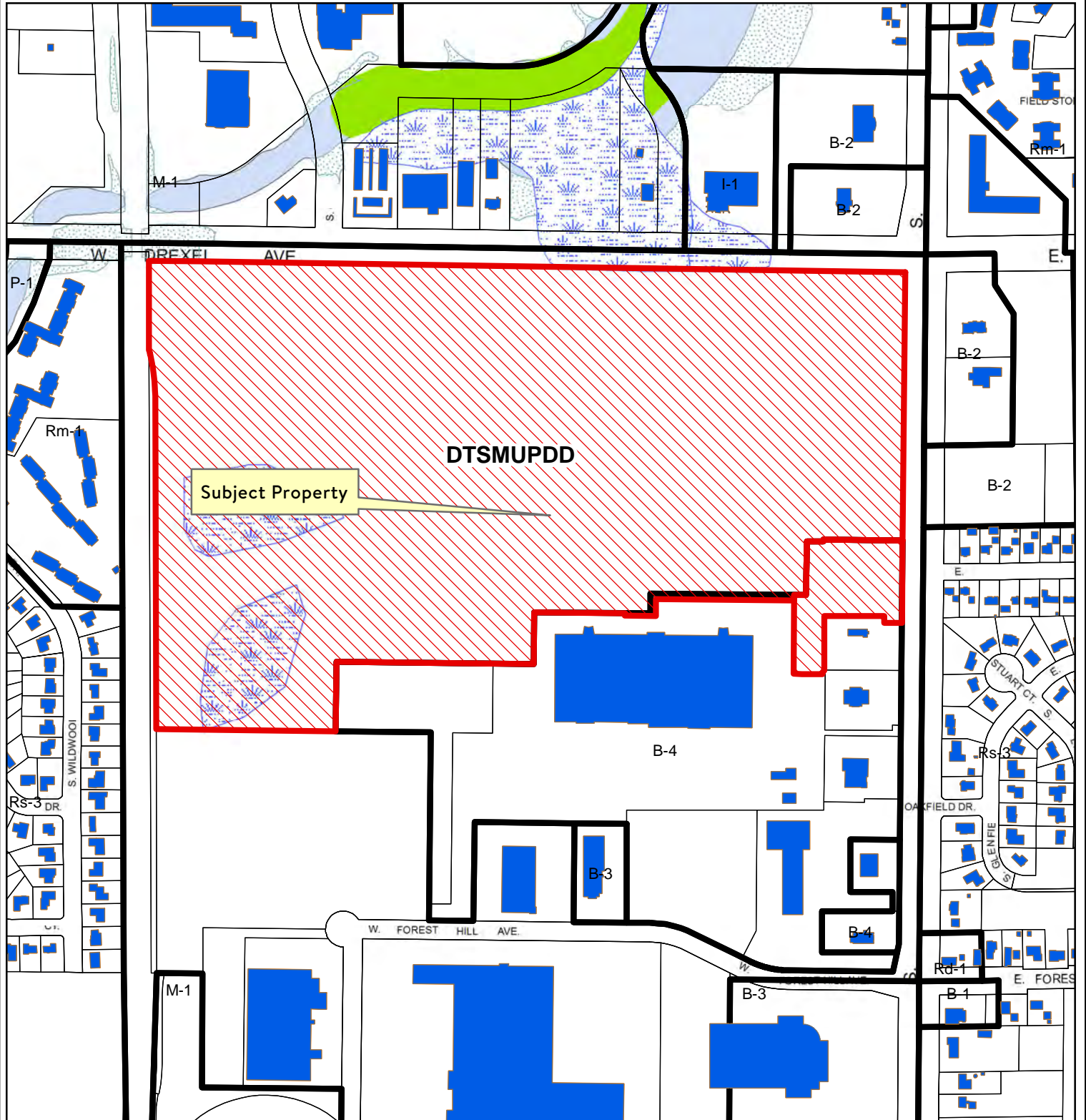
Prepared by:

Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

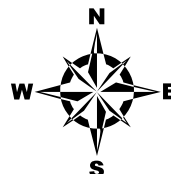
Douglas Seymour, AICP
Director of Community Development

Location Map Drexel Town Square












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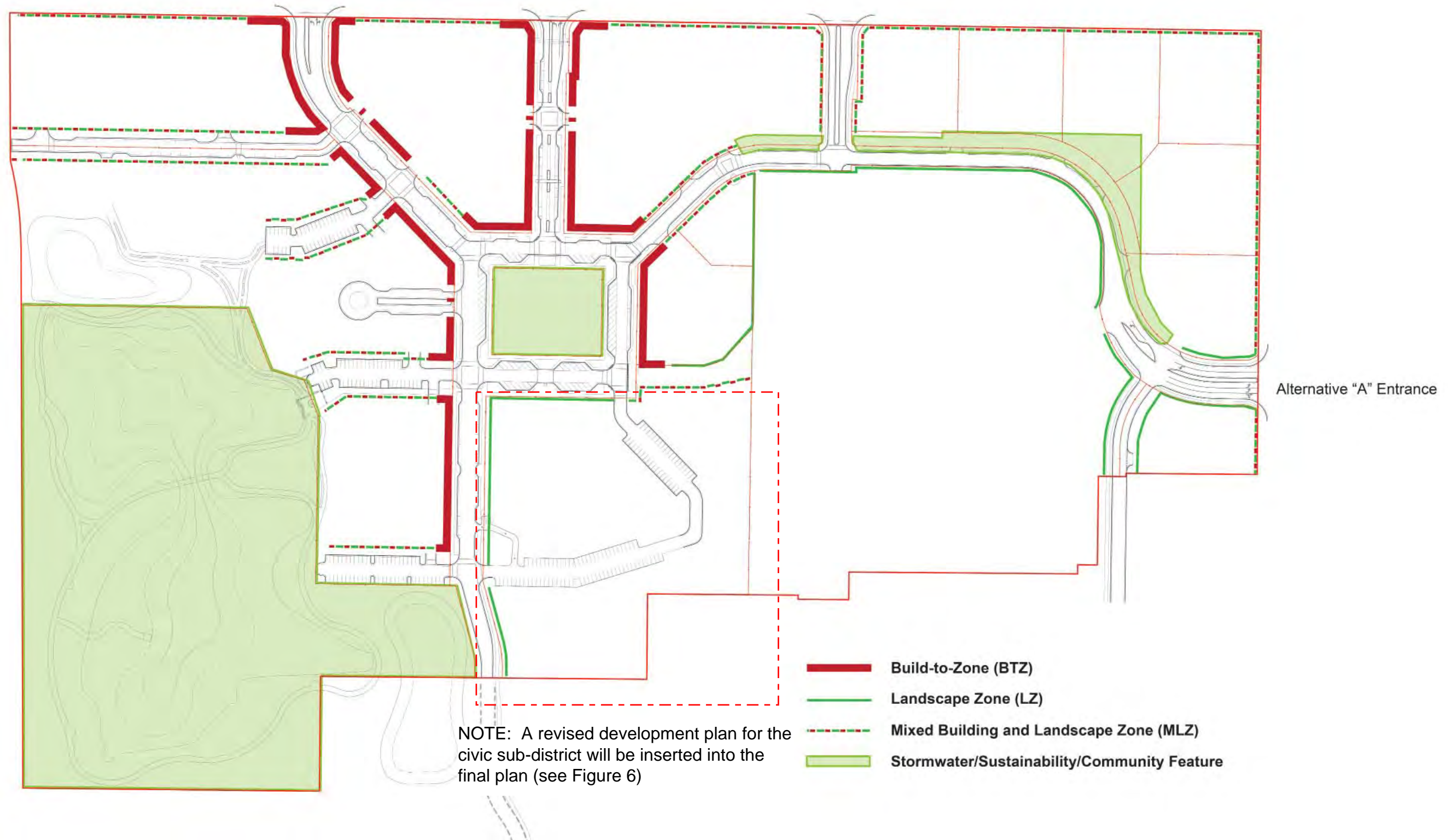


Legend

-  Drexel Town Square
-  Wetland
-  Floodway
-  Flood Fringe (FF)
-  Shoreland Wetland Conservancy (C-1)
-  Lakefront Overlay District (LOD)
-  Mixed Use Neighborhood Overlay (NO)
-  Mixed Use Office Overlay (OO)
-  Regional Retail Overlay District (RR)

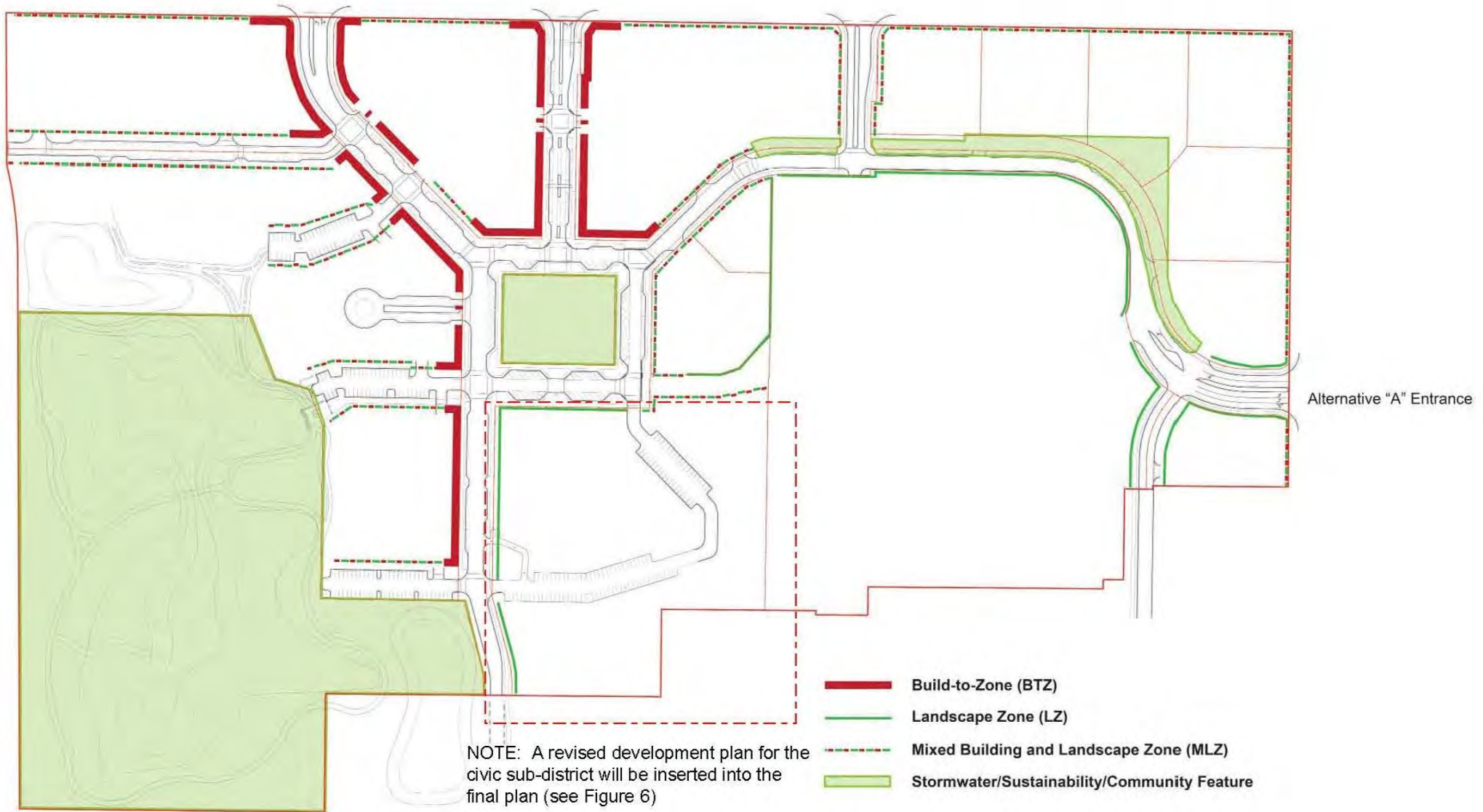
CURRENT

FIGURE 4a. BUILD-TO-ZONE



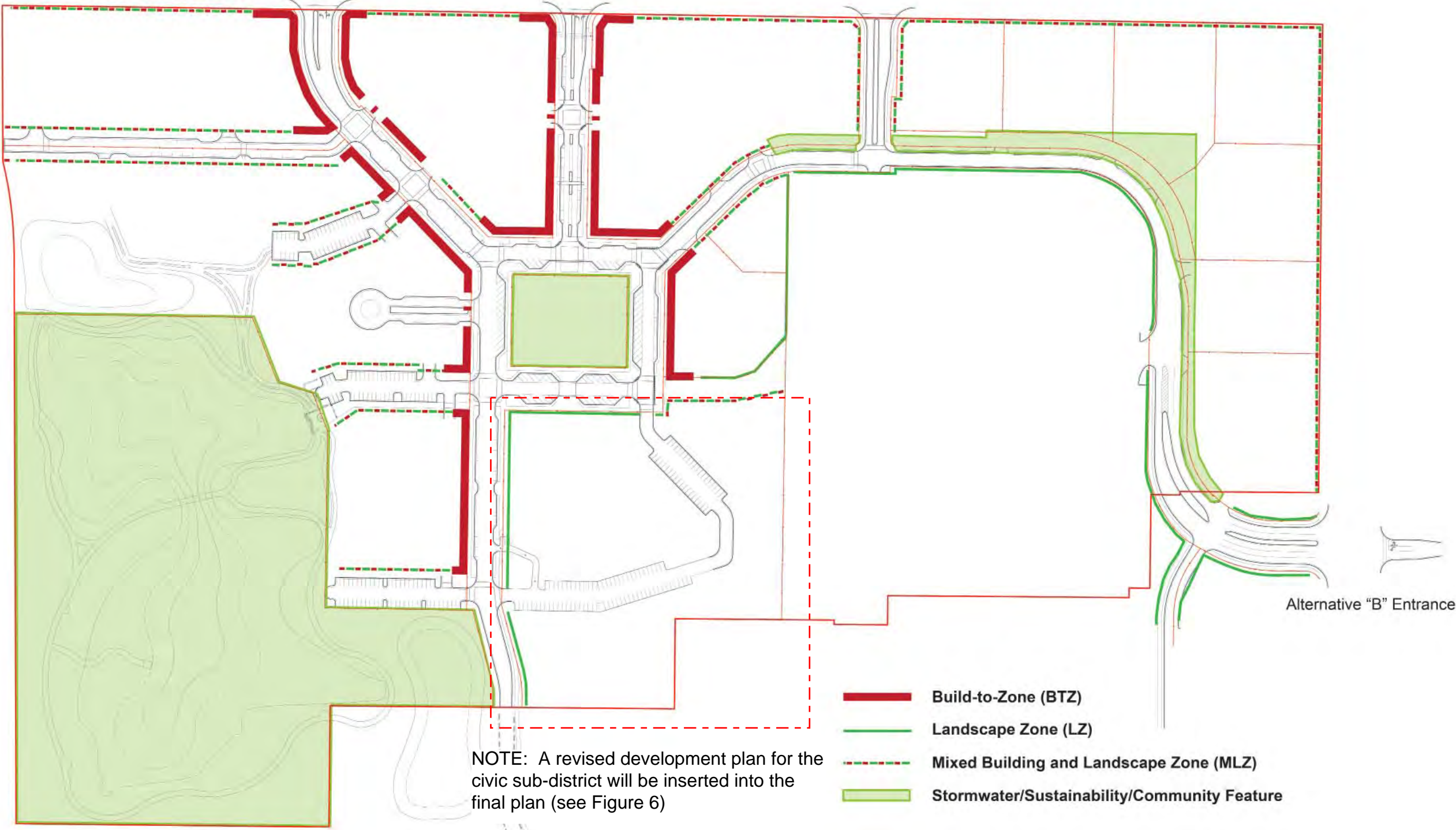
NOTE: Please refer to TABLE 2. REGULATIONS FOR BUILDING TYPES to see specific BTZ distances

FIGURE 4a. BUILD-TO-ZONE



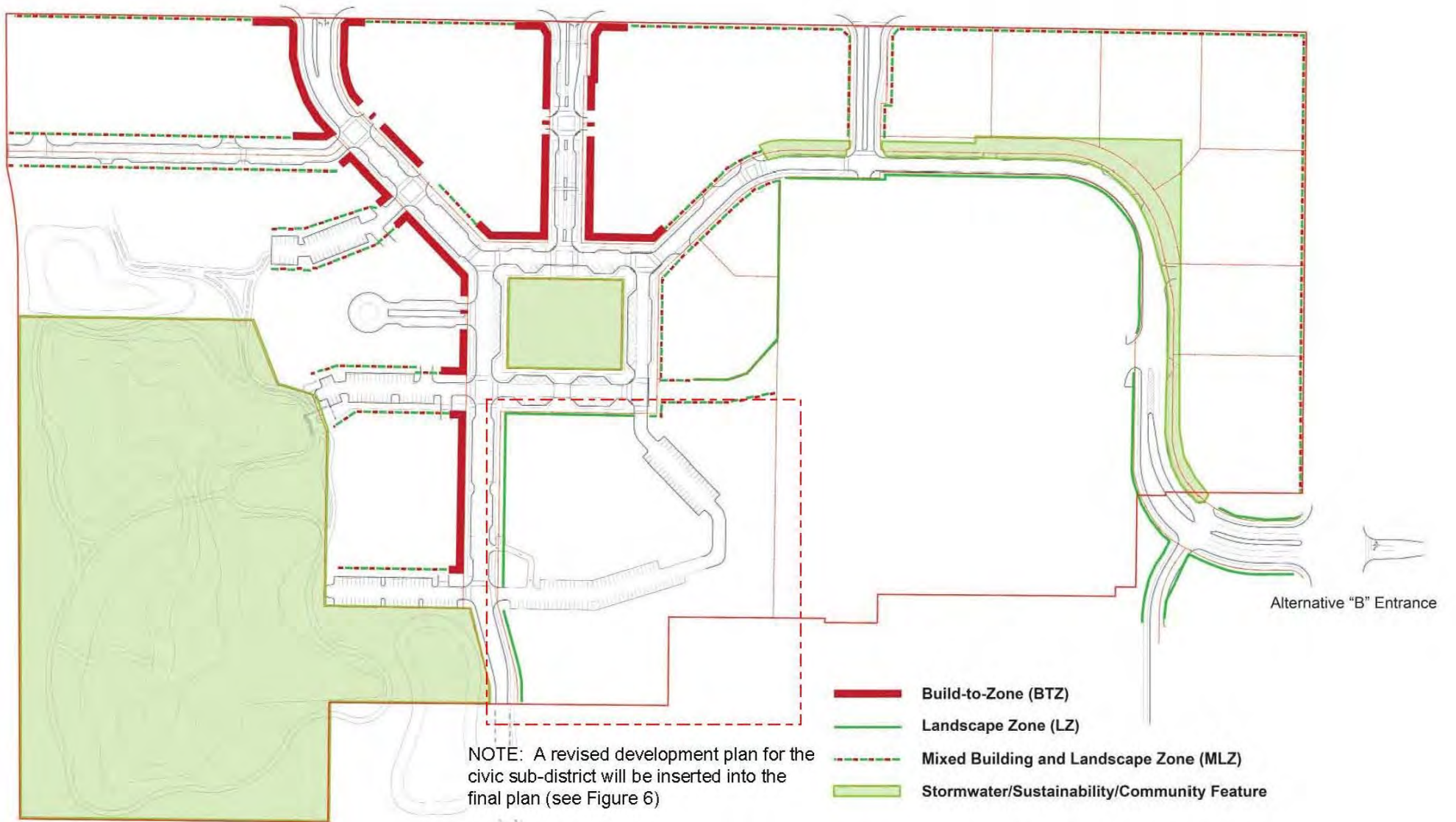
NOTE: Please refer to TABLE 2. REGULATIONS FOR BUILDING TYPES to see specific BTZ distances

CURRENT
FIGURE 4b. BUILD-TO-ZONE



NOTE: Please refer to TABLE 2. REGULATIONS FOR BUILDING TYPES to see specific BTZ distances

FIGURE 4b. BUILD-TO-ZONE



NOTE: A revised development plan for the civic sub-district will be inserted into the final plan (see Figure 6)

- Build-to-Zone (BTZ)
- Landscape Zone (LZ)
- Mixed Building and Landscape Zone (MLZ)
- Stormwater/Sustainability/Community Feature

Alternative "B" Entrance

NOTE: Please refer to TABLE 2. REGULATIONS FOR BUILDING TYPES to see specific BTZ distances



Plan Commission Report

ITEM: 4d

DATE: February 25, 2014

PROJECT: Site Plan Review – Four Points by Sheraton

ADDRESS: 7980 S. Market St.

TAX KEY NO: Part of 813-9033-000

STAFF RECOMMENDATION: That the Plan Commission defer action on the site and building plans for the Four Points by Sheraton hotel at 7980 S. Market St. to until the following:

1. That the plans are revised to remove encroachments into the utility easement.
2. That the plans are revised to include the 5-foot landscape zone along the east property line.
3. That details for the trash and generator enclosure gates are provided for review and approval of the Department of Community Development.
4. That the plans are revised to eliminate the concrete connection from the service drive to the public pedestrian path on the south, and to show a connection to the approved location of the public pedestrian path on the Meijer property to the east.
5. That detailed plans for signage are reviewed approved by the Plan Commission.
6. That updated detailed landscaping plans are prepared to reflect changes to the parking lot landscaping.
7. That detailed lighting plans (including parking lot, building lighting, and pedestrian-level lighting) be approved by the Plan Commission (or Director of Community Development), upon recommendation of the Electrical Inspector, prior to the issuance of building permits.
8. That the plans are revised to incorporate building façade recommendations and to meet the 25% residential glazing requirements.

Ownership: One West Drexel, LLC, 301 W. Wisconsin Ave., Ste. 400, Milwaukee, WI 53203 and
City of Oak Creek, 8640 S. Howell Ave., Oak Creek, WI 53154

Size: 2.3912 acres

Existing Zoning: DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

Adjacent Zoning: North – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: This is a review of site, building, and landscaping plans for the proposed Four Points by Sheraton hotel in the Drexel Town Square Mixed Use Planned Development District. The review of these site, building, and landscaping plans is governed by the General Development Plan and Regulating Plan (“the Plan”) for the Drexel Town Square Mixed Use Planned Development District.

Under the terms of the Plan, the Oak Creek Plan Commission is charged with interpreting and assuring compliance with the DTSMUPDD. Building permits will not be issued without Plan Commission approval. The review process should:

- Allow for the successful implementation of the general urban design patterns as in the DTSMUPDD.
- Allow designers and developers reasonable flexibility in the creation of specific designs to meet current and future market and economic realities.
- Generate and sustain economic and social value as subareas develop and redevelop over time.
- Ensure high quality development that creates a vibrant, diverse, clean, safe, destination.
- Create meaningful community places for current and future users through the integration of buildings, site, and landscape features.
- Ensure that building and site designs create an attractive, interactive environment for pedestrians, cyclists, and motorists.

This proposal is not considered to be a first generation development proposal under the terms of the ordinance, and thus would need to address all of the standards of the ordinance. Remember that first generation development proposals were integrally designed with the general development plan, and were thus presumed to be in compliance with the plan.

The plans, following approval of the amendment to the General Development Plan and Regulating Plan and incorporating the conditions recommended above, generally conform to the DTSMUPDD General Development Plan. Current plans show encroachments into the utility easement on the south; however, changes to this area will be required and are in process to ensure that the easement is clear.

The hotel falls within the mixed use subdistrict of the Plan, described below:

This area is conceived as an urban mixed-use sub-district with a variety of residential, commercial, and mixed-use buildings. The vision for the area is to create a vertically and/or horizontally integrated mixed use concept where the interaction of housing types and commercial uses provide the opportunity for an interesting urban experience and economically viable commercial enterprises. The southern portion of this area is occupied by a town square that will attract pedestrian traffic from all across the site. Hospitality buildings or a larger commercial office building may fit the northwest portion of this area.

In the interest of clarity, this review will be segmented into sections corresponding with the sections of the Plan.

Active Streets and Sustainability/Walkability

According to the Plan, the following are objectives of DTS infrastructure design:

- Establish economically viable sites for retail, residential, office, entertainment, hospitality, and institutional uses.

- Encourage placement of buildings to enclose and activate pedestrian-oriented streets.
- Maximize everyday pedestrian use of streets for customers, residents, and visitors.
- Maximize everyday community use of community places.
- Build a sustainable urban infrastructure (with regard to the environment, economy, and community).

To achieve these objectives, the plan establishes build-to zones (BTZ), landscape zones (LZ), and a mixed building and landscape zone (MLZ). You will notice that the east and south sides of the hotel property have been identified as a landscape zone. Landscape zones are defined in the regulating plan thusly:

“**Landscape zone (LZ)**, in which a strong landscape perimeter is intended to replace the building edge. In order to do this, landscape zones must include multiple layers of continuous elements such as hedges, decorative fences, and closely spaced trees. The goal is to create a strong, rhythmic system of elements that clearly designates the public walkways/easements and acts as an attractive, pedestrian friendly feature. Typical lot edge landscapes with sparsely placed plant materials should not be considered adequate. Longer landscape zones, which extend for more than 100’, should be more elaborate and wider with more layers of elements (e.g., a hedge, decorative fence and double tree line). Other features might be used to create a surrogate building face with free-standing pergolas, arbors, loggias, arcades, and garden walls.”

The plans as submitted do not include the LZ on the east between the hotel property and the Meijer property. This will need to be revised to allow for snow storage on the hotel lot as well as to meet the LZ requirement.

The north and west sides, following the amendment discussed in item 4a, are mixed building and landscape zones (MLZ). **Mixed building and landscape zones (MLZ)** are identified in the Plan in areas “in which it is difficult to prescribe the precise location of building(s) on the lot. In such case(s)...a new building might occupy the edge of the lot along one side or, in some cases, just be located in the middle of the lot. In such circumstances the zone along the outer perimeter of the lot, abutting the public right-of-way should be a combination of a build-to-zone and a landscape zone.”

Portions of the hotel, including the outdoor seating area and bar, will be sited within 5 feet of the property line along Market Street. Additional landscaping features will be provided to meet the requirements of the MLZ. Staff recommends exploring options to further enhance the pedestrian experience through the use of additional seating areas (such as that included on the plans or more informal areas), variation in vegetation, pedestrian-level lighting, window awnings, patio area elements (umbrellas, canopy/pergola, planters, etc.), or similar elements along Market Street. Staff also recommends extending the proposed entrance vestibule on Market Street to the property boundary to be in line with the outdoor seating area and bar.

Landscaping plans have been provided and are included in your packet. Unless the Commission directs otherwise, the final landscape plan will be approved by the Director of Community Development and City Forester prior to the issuance of building permits.

Parking

The Plan identifies an approximate parking demand for hotels of 1.25 – 1.75 spaces per room. Based on the size of the hotel (108 rooms), this would equate to 135-189 spaces. Information from the applicant also indicates that there would be approximately 8-10 employees onsite during the largest shift.

Public parking is anticipated along Market Street and the Town Square, which may supplement the 130-stall onsite hotel parking lot. A pedestrian path through the parking lot via landscaped islands will lead to the main lobby on the east side of the hotel.

According to the Plan, parking configurations should be considered for the overall development within DTS as well as for site-specific needs. Specifically, the Plan states:

While automobile parking is essential to the economic success of any development plan, too much surface parking can have an adverse effect on social and economic conditions. Proper balance between parking and aesthetic concerns is necessary in the creation of an attractive and economically vibrant area. The plan's intention is to create ample parking opportunities with the least visual, environmental, and economic impact on surrounding properties and community spaces.

With this in mind, and considering the applicant has indicated the provided parking will be sufficient for peak-level demand, Staff recommends that the Plan Commission approve the number of parking stalls as presented; however, the parking lot configuration should be revised to ensure that the 5-foot-wide LZ requirement along the east property line as mentioned in the previous section. Staff also recommends strengthening the street edge landscaping "to reinforce the space as well as provide screening from adjacent rights-of-way, community spaces, and residential uses" as described in the Plan.

Service, Maintenance and Operation

Service areas have been located to the south of the building as much as possible. Trash and recycling containers will be located behind an 8-foot-tall brick enclosure integrated into the main building. A generator on the south side of the building is located behind a similar enclosure, which is also integrated into the building. Details for the gates will be provided at a later date; however, Staff recommends that they be constructed of high-quality materials, such as hinged wood panels. These two enclosures will also be screened from public view through the use of vegetation.

As mentioned above, the enclosures encroach into the utility easement as currently depicted. Revisions to the easement or the location of the enclosures will be required.

Access to the service areas will be via a driveway (24.34 feet in width at the mountable curb) that is 18 feet in width. It also includes a concrete connection to the public pedestrian path. This should be eliminated. If a stub is required for a service vehicle turnaround, the pavement should stop with enough distance to the public pedestrian path such that screening can be added. This is for pedestrian safety as well as for aesthetics. The applicant should also ensure that the location of the pedestrian path on the hotel property coincides with the location of the pedestrian path on the adjacent property (Meijer).

Landscape, Streetscape, Community Places, Signage & Lighting

Detailed sign plans will be submitted at a later date. The submitted site and building plans depict potential locations and preliminary sign design only. Final sign plans will need to be reviewed and approved by the Commission prior to the issuance of building permits.

Lighting photometric plans for the parking lot have been submitted and are included in your packets. There will be seven (7) poles within the parking lot, which will be 27 feet tall with LED fixtures that produce 4000K ("neutral white"). Although this plan has received preliminary review, it will need to be approved by the Electrical Inspector prior to the issuance of building permits. Additional lighting details (building, patio, decorative, etc.) will need to be submitted for review and approval by the Plan Commission or designee (Director of Community Development and Electrical Inspector).

Comments on the submitted landscaping plans have been received from the City Forester with regard to species selection and some siting requirements (no vegetation blocking hydrants, etc.). As mentioned

previously, Staff recommends strengthening the landscaping along lot edges, and removing the concrete connection to the public pedestrian walkway on the south. Staff also recommends incorporating permeable pavers wherever possible. The Plan Commission may approve the landscaping plans or delegate final approval to the Director of Community Development and City Forester.

Part of the streetscape also includes public sidewalks and the treatment of stormwater. Although pedestrian infrastructure and stormwater for the entire Drexel Town Square development are being designed as a whole, there remain requirements to address stormwater quality on a site-specific basis. Sidewalks for this site are outside of the project scope for the building and will be included in the street infrastructure design. These plans have not yet been finalized and will be reviewed by the Engineering Department throughout the process.

Building Design Guidelines

The overall design of the 4-story hotel building includes a clay brick masonry material for the ground level, the center of the building on the east elevation, and the integrated outdoor seating area and southern service areas. A majority of the building will be constructed with prefinished fiber cement panels in an architectural block design. Cast stone coping will top the brick on the east side of the building, and will be used as trim along the top of the brick on the ground level. Prefinished metal coping will be used on the roof. Finally, composite metal panels will be used for the canopy, windows, and on the western elevation. These materials meet the requirements in the Plan.

The color scheme for the exterior of the building is Autumn Haze Ironspot Colonial for the brick; graystone for the cast stone trim; grey for the fiber cement panels; and dark graphite for the composite metal panels, canopy, and window frames. Staff recommends mirroring the window treatments from the east elevation on the west, and embellishing the roof cornice to enhance the façade and to make it appear less “flat.” Window awnings lighting fixtures, hanging planters, seating area enhancements (umbrellas, canopy, trellis/ pergola, etc.), and other façade features are highly encouraged. Staff recommends mirroring the north tower windows and window treatments on the south tower and/or incorporating additional enhancements to break up the blank façade on that elevation.

Glazing requirements for hotels include a minimum of 25% of the glazing zone along the street frontage. Clear, non-tinted glazing should be maximized between 2 and 8 feet above grade. There is an option for substitutions to the street level window glazing requirement (up to 50%) in the DTSMUPDD Plan as mentioned above. Current plans indicate that the Market Street frontage glazing is at approximately 15.7%.

Miscellaneous

In addition to the suggestions for façade improvements, Staff also recommends extending the vestibule on the west elevation to be in line with the outdoor seating area and bar. This provides a direct access to/from the interior of the building from the outdoor seating area.

Summary Recommendation

Based on the submitted information, and with modifications and conditions as discussed above, it appears that the submitted site and building plans are, with some modifications, poised to meet the requirements of the DTSMUPDD. This is a significant building site that anchors the east side of the town square. It is especially important that the design of this site and building addresses the key elements of the DTSMUPDD. Staff recognizes and appreciates the often delicate balancing act between a building’s function, its cost and its aesthetic and design impact upon the neighborhood in which it is located. However the design choices made on this building will have impacts beyond its own site. There are other significant investments being

made along Main Street and the town square, as well as the entirety of Drexel Town Square that rely upon their neighbors to uphold the same

If the Plan Commission is comfortable with conditions prepared by Staff, they could approve the site and building plans. However, given the significance of what is likely to be among the first buildings to be constructed in Drexel Town Square a more appropriate action may be to defer action until plan changes are made to address the requirements of the DTSMUPDD and the comments of the Commission.

Prepared by:



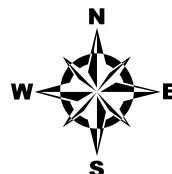
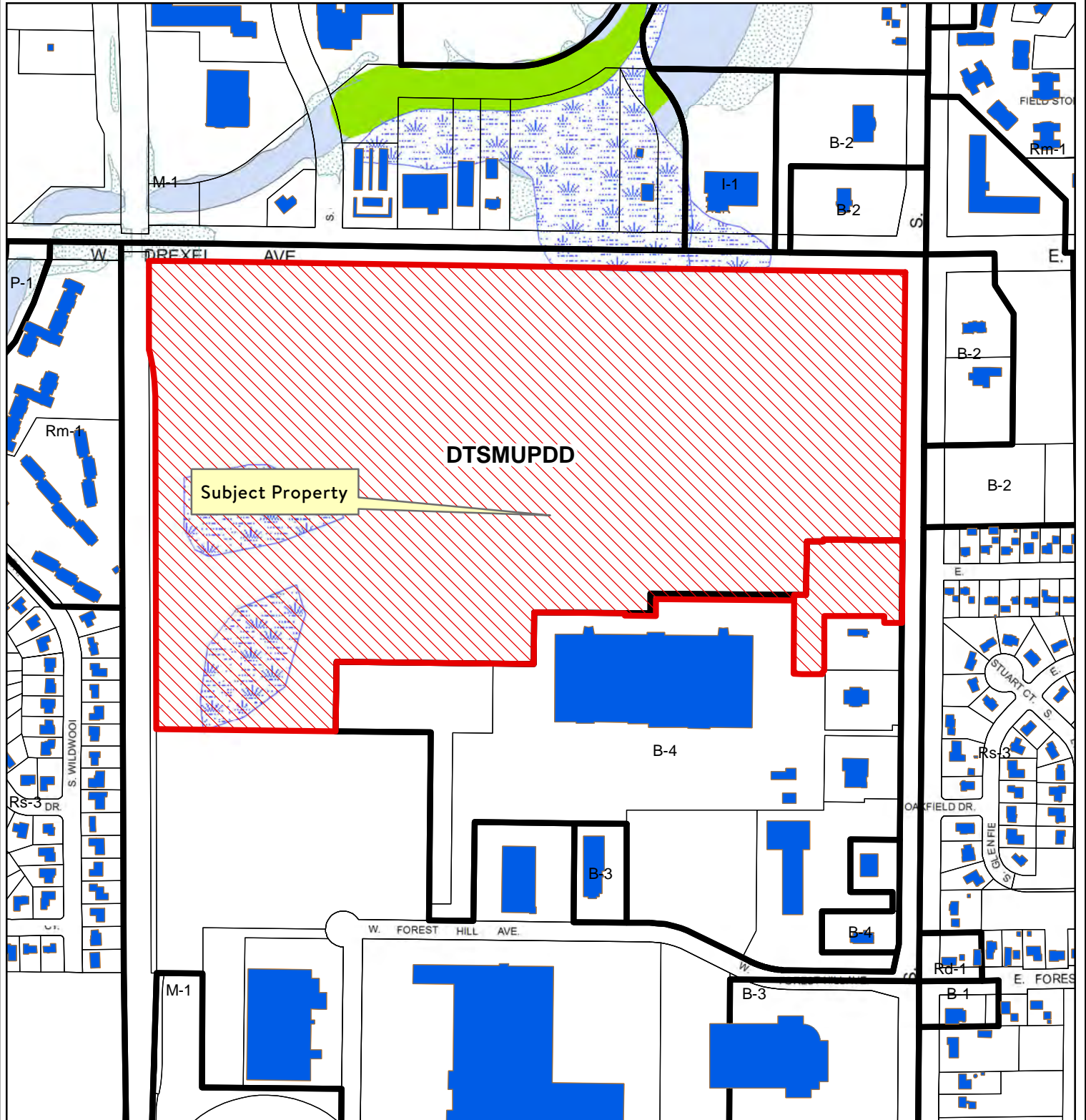
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map Drexel Town Square



Legend	
	Drexel Town Square
	Wetland
	Floodway
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)



CONCEPT RENDERING | NORTHEAST CORNER

02-04-2014 ASK:043



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02-04-2014 ASK:045



PHOTO OF MATERIAL SAMPLES

NICHIHA FIBER CEMENT PANELS; ARCHITECTURAL BLOCK SERIES, COLOR GREY

DARK GRAPHITE PAINTED ALUMINUM (WALL PANELS, CANOPY CLADDING, WINDOW FRAMES, ETC.)

CAST STONE TRIM & LINTELS; GRAYSTONE BY HERITAGE CAST STONE OR EQUAL

CLAY BRICK MASONRY; GLEN-GERY AUTUMN HAZE IRONSPOT COLONIAL; UTILITY SIZE OR EQUAL



EXTERIOR MATERIALS

02-04-2014 ASK:046



EAST ELEVATION

02-04-2014 ASK:047

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FOUR POINTS BY SHERATON
DREXEL TOWN SQUARE | OAK CREEK, WI

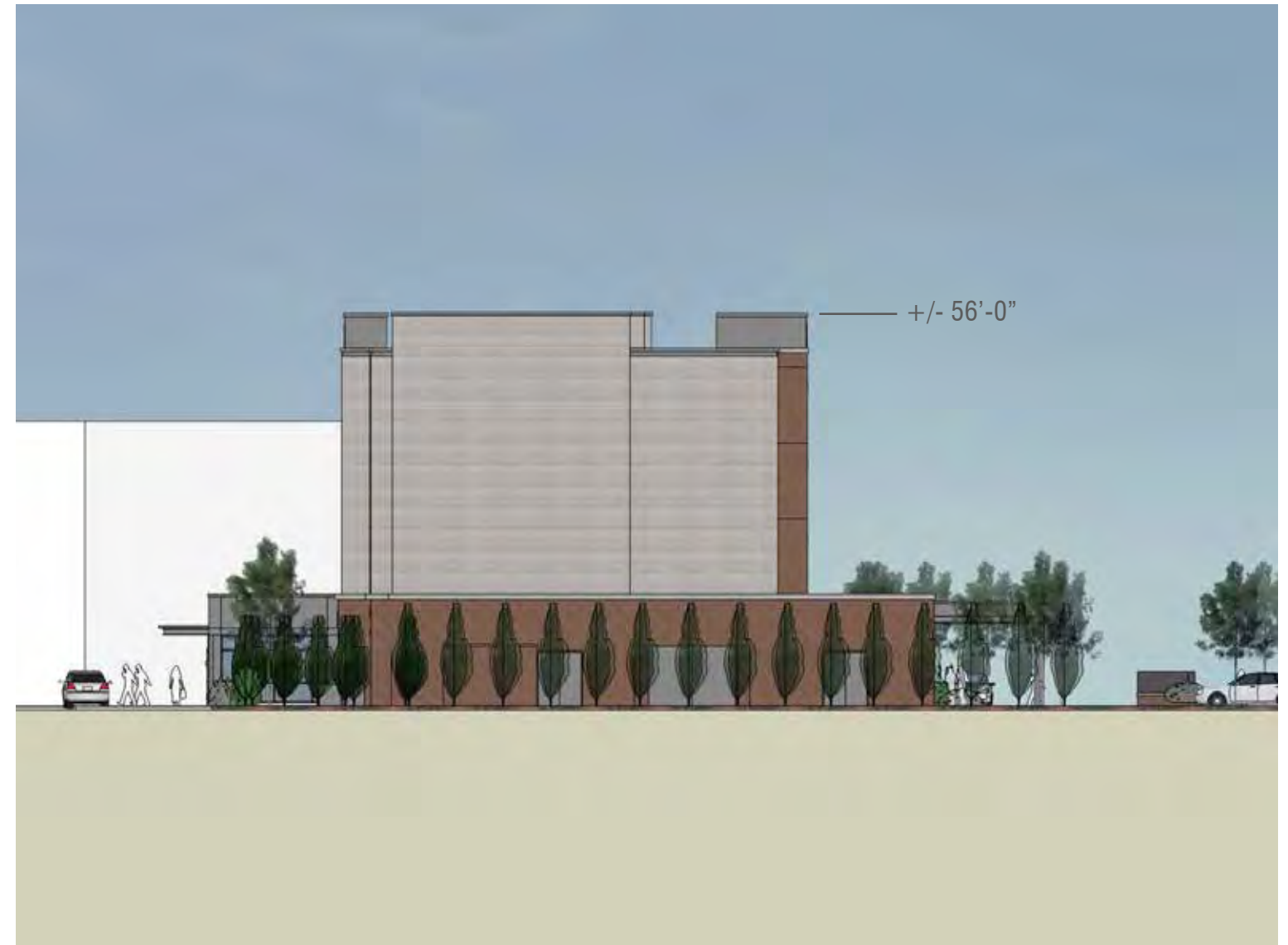
FOUR POINTS
BY SHERATON



WEST ELEVATION

02-04-2014 ASK:048

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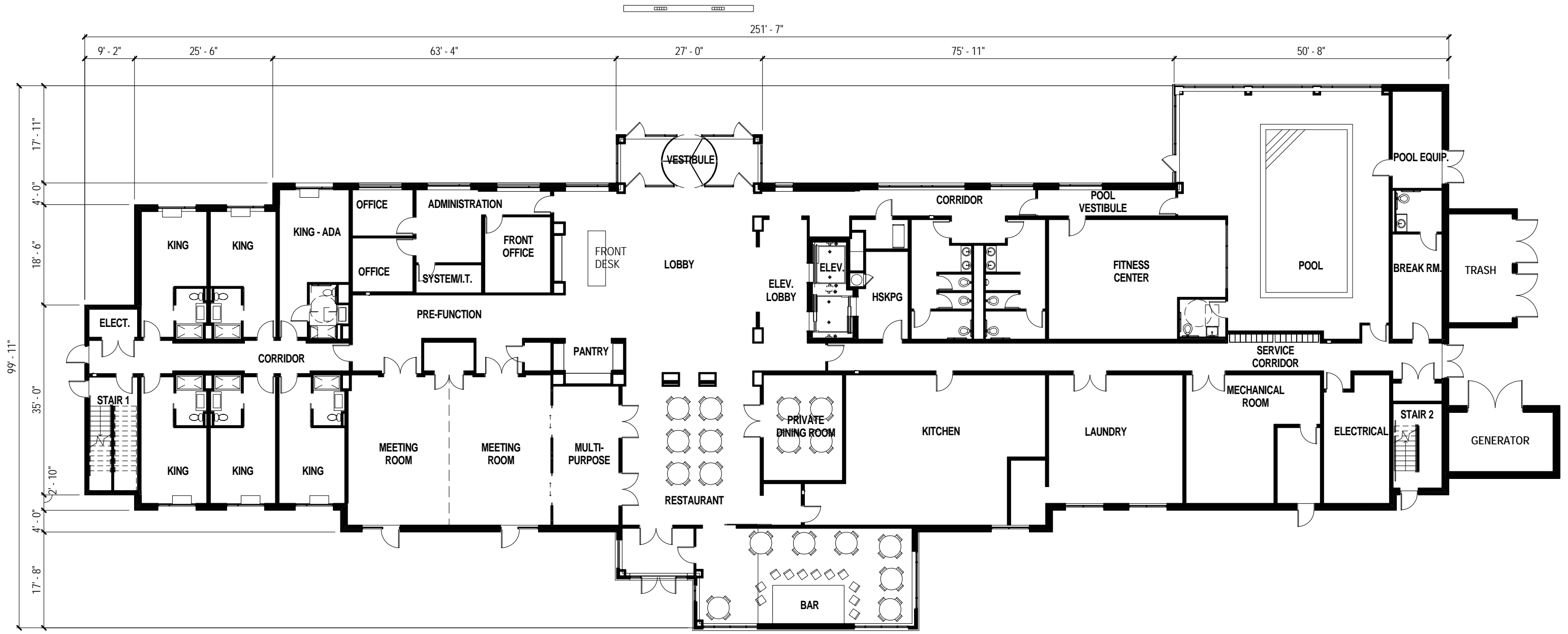


NORTH & SOUTH ELEVATION



MONUMENT SIGN

02-04-2014 ASK:050



FIRST FLOOR PLAN

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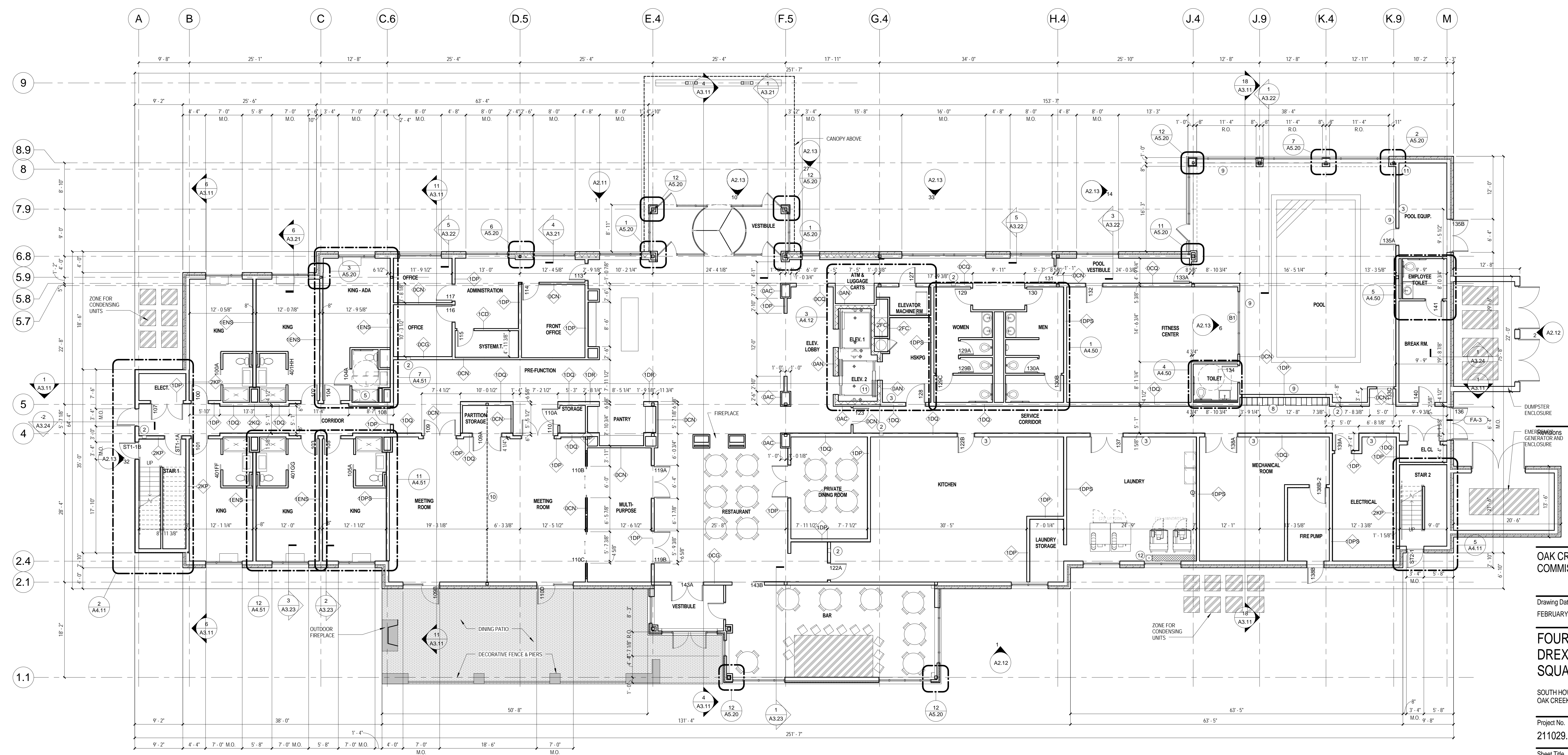
FOUR POINTS BY SHERATON
DREXEL TOWN SQUARE | OAK CREEK, WI

02-04-2014 ASK:051



- KEYED FLOOR PLAN NOTES**
- 1 ALIGN
 - 2 RECESSED FIRE EXTINGUISHER CABINET
 - 3 WALL MOUNTED FIRE EXTINGUISHER
 - 4 FIRE HOSE CABINET
 - 5 RECESSED SLAB
 - 6 AUTOMATIC DOOR ACTUATOR; OWNER TO CONFIRM ACTUAL LOCATIONS
 - 7 DOUBLE PASS DOORS IN OPERABLE PARTITIONS, WITH INTEGRATED EXIT SIGNS IN PANELS ABOVE DOORS
 - 8 LOOKERS
 - 9 INTERIOR FINISH TO BE MOISTURE RESISTANT ARCHITECTURAL FINISH CEMENT BD W/ VAPOR RETARDER
 - 10 FOLDING PARTITION ON SUSPENDED TRACK
 - 11 SLUMP - SEE PLUMBING DRAWINGS
 - 12 TRENCH DRAIN - SEE PLUMBING DRAWINGS

- GENERAL FLOOR PLAN NOTES**
1. UNLESS NOTED OR INDICATED OTHERWISE, TYPICAL INTERIOR PARTITIONS ARE PARTITION TYPE WCN. UNLESS NOTED OR INDICATED OTHERWISE, INTERIOR FURRING IS PARTITION TYPE VAN.
 2. REFER TO LIFE SAFETY CODE FLOOR PLANS FOR LOCATIONS OF FIRE RATED INTERIOR PARTITIONS.
 3. COORDINATE AND PROVIDE CONCRETE EQUIPMENT PADS PER MECHANICAL, ELECTRICAL/TECHNOLOGY AND PLUMBING DRAWINGS.
 4. REFER TO DRAWING SHEET AS.10 FOR TYPICAL BUILDING WALL TYPE ASSEMBLIES AND TYPICAL BUILDING ENCLOSURE ROOF TYPE ASSEMBLY DESCRIPTIONS.
 5. INTERIOR PARTITIONS EXTEND CONTINUOUSLY FROM FLOOR TO UNDERSIDE OF STRUCTURE ABOVE, AND ARE COPED AND ANCHORED SECURELY TO FLOOR AND STRUCTURE ABOVE.
 6. REFER TO SHEET AT.00 AND INTERIOR DRAWINGS FOR TYPICAL MOUNTING HEIGHTS FOR WALL-MOUNTED COMPONENTS.
 7. PROVIDE BLOCKING IN PARTITION WALLS TO SUPPORT ATTACHMENT WALL MOUNTED COMPONENTS AS REQUIRED.
 8. REFER TO FOOD SERVICE PLANS FOR FOOD SERVICE LOCATIONS AND FOOD SERVICE EQUIPMENT INFORMATION.
 9. REFER TO LAUNDRY SERVICE PLANS FOR LOCATIONS AND LAUNDRY EQUIPMENT LOCATION.
 10. REFER TO POOL INSTALLATION PLANS FOR POOL EQUIPMENT AND LOCATIONS.
 11. FOR LOCATIONS WHERE RATED PARTITIONS MEET EXTERIOR WALLS, MAINTAIN RATING CONTINUITY TO BACK SIDE OF EXTERIOR SHEATHING.
 12. ALL PENETRATIONS AT GUESTROOM WALLS TO BE ACOUSTICALLY SEALED IF NOT RATED.
 13. ALL SHOWERS TO HAVE MOISTURE RESISTANT GWB.



1 1ST FLOOR PLAN
1/8" = 1'-0"

**OAK CREEK PLAN
COMMISSION SUBMITTAL**

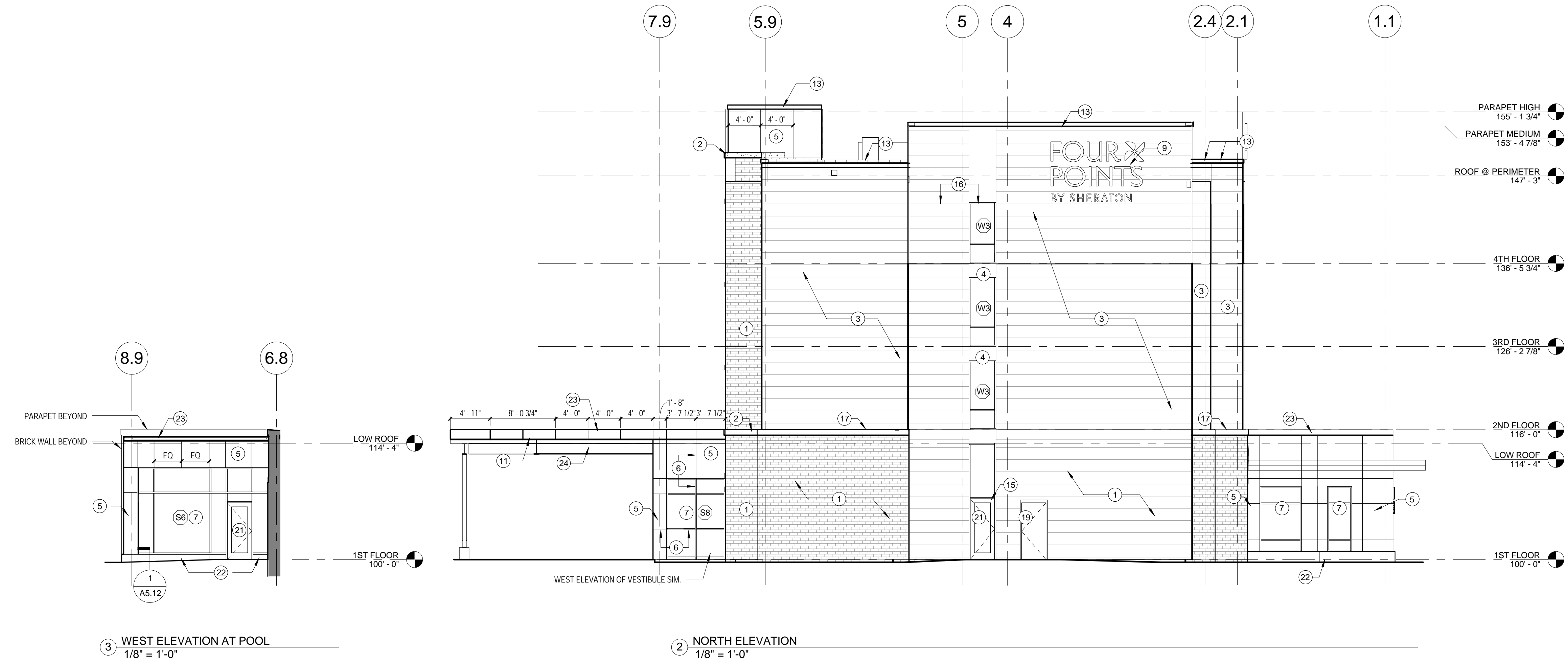
Drawing Date
FEBRUARY 04, 2014

**FOUR POINTS -
DREXEL TOWN
SQUARE**

SOUTH HOWELL AVENUE
OAK CREEK, WISCONSIN

Project No.
211029.00

Sheet Title
1ST FLOOR PLAN

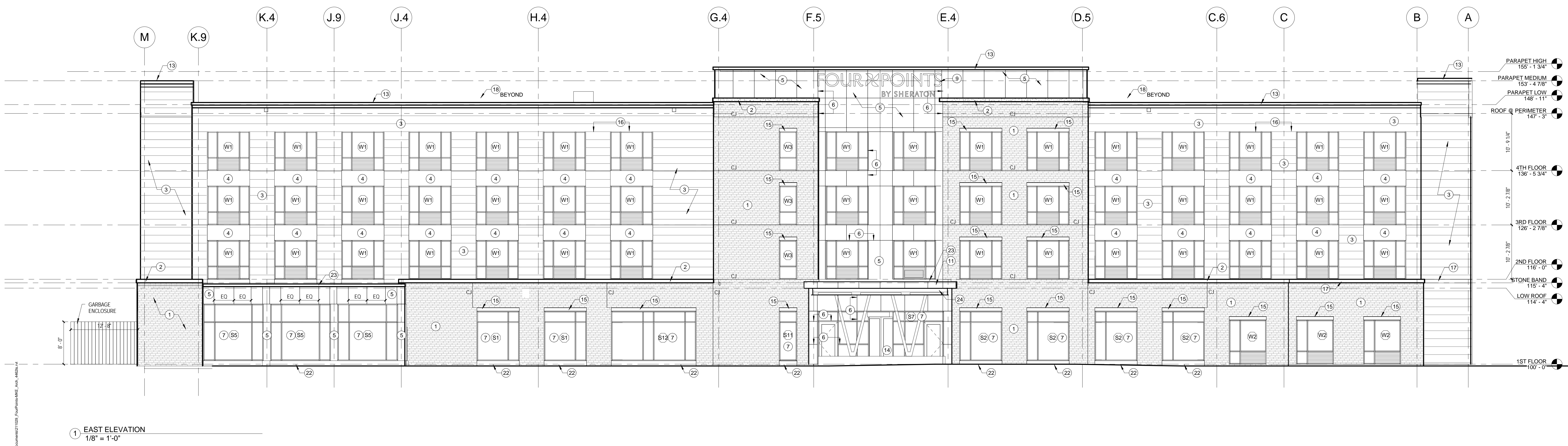


ELEVATION GENERAL NOTES

1. UNLESS NOTED OTHERWISE, METAL PANEL JOINTS TO ALIGN W/ ADJACENT MULLIONS
2. SEE ELECTRICAL DRAWINGS FOR TYPES & LOCATIONS OF EXTERIOR LIGHTS ATTACHED TO BUILDING
3. UNLESS NOTED OTHERWISE, TOP OF LOUVER ROUGH OPENING @ EXTERIOR WALLS TO BE 2" BELOW BOTTOM OF RATED FLOOR / CEILING ASSEMBLY (TYP)

ELEVATION KEYED NOTES

- 1 BRICK
- 2 CAST STONE COPING
- 3 PREFINISHED FIBER CEMENT STONE PANELS
- 4 PREFINISHED FIBER CEMENT BOARD TRIM
- 5 COMPOSITE METAL PANEL WITH JOINTS AS SHOWN
- 6 ALIGN METAL PANEL JOINT W/ MULLION
- 7 ALUMINUM STOREFRONT / ENTRANCE SYSTEM W/ INSULATED GLAZING
- 8 CANOPY
- 9 BUILDING SIGNAGE
- 10 NOT USED
- 11 COMPOSITE METAL PANEL W/ JOINTS AS SHOWN
- 12 PREFINISHED ALUMINUM ARCHITECTURAL LOUVER
- 13 PREFINISHED METAL COPING
- 14 SLIDING ALUMINUM DOOR SYSTEM
- 15 PROJECTED CAST STONE HEADER
- 16 ALIGN FIBER CEMENT BOARD JOINT W/ 4TH FLOOR WINDOW HEAD
- 17 PROJECTED CAST STONE BAND
- 18 PREFINISHED METAL PANEL ROOF SCREEN WITH PERFORATIONS
- 19 INSULATED HOLLOW METAL DOOR AND FRAME
- 20 ALUMINUM STOREFRONT W/ SPANDREL GLAZING
- 21 ALUMINUM DOOR W/ GLAZING
- 22 CAST STONE SILL W/ JOINTS AS SHOWN
- 23 PREFINISHED METAL GRAVEL STOP
- 24 EXPOSED ARCHITECTURAL STEEL W/ INTRUSIVE PAINT
- 25 CAST STONE VENEER - JOINTS AS SHOWN



Revisions

OAK CREEK PLAN
COMMISSION SUBMITTAL

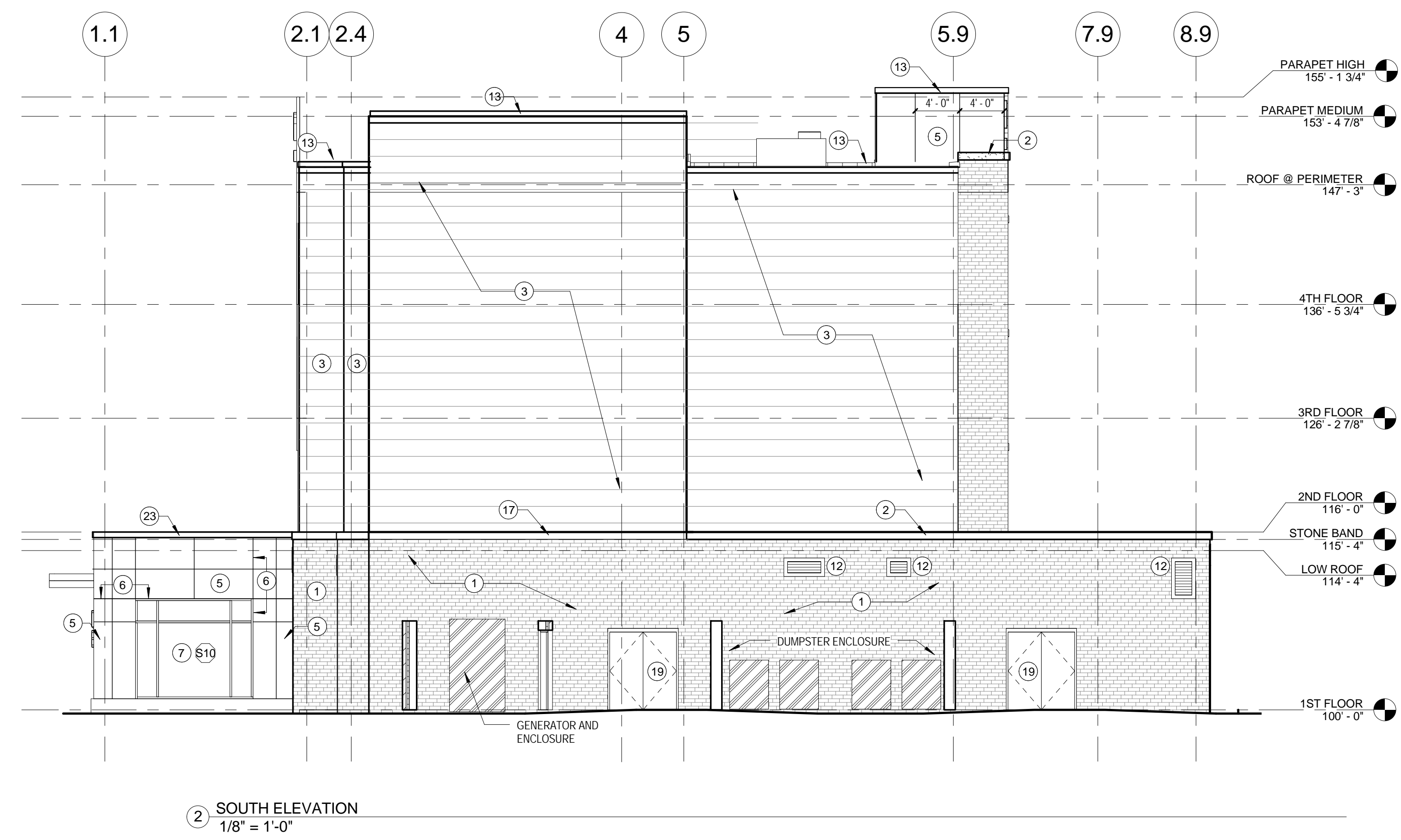
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SQUARE

SOUTH HOWELL AVENUE
OAK CREEK, WISCONSIN

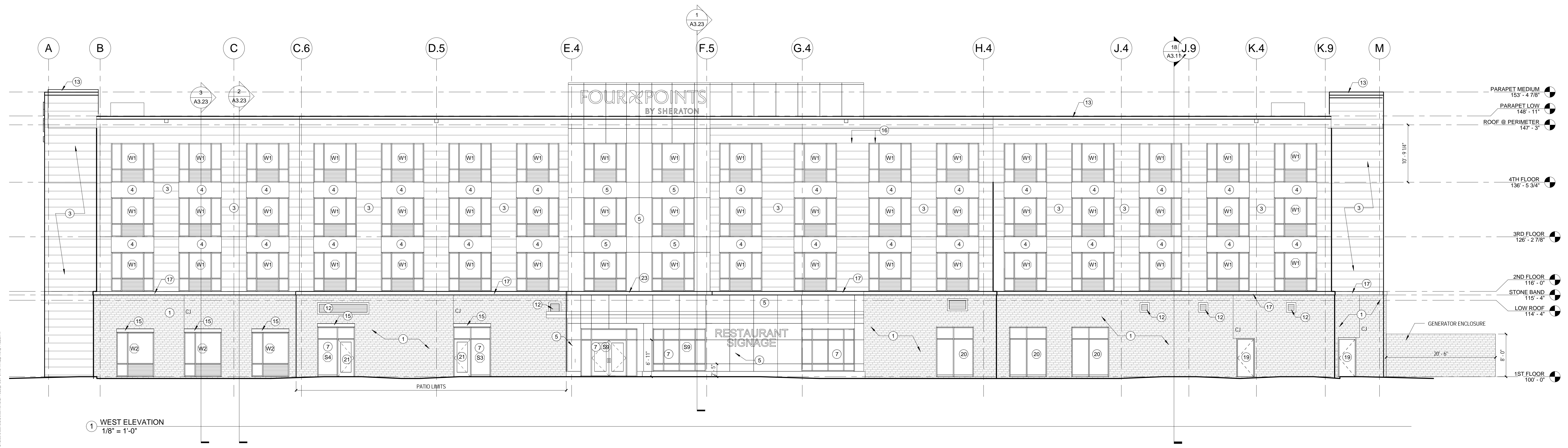
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Sheet Title
EXTERIOR
ELEVATIONS



2 SOUTH ELEVATION
1/8" = 1'-0"

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1 WEST ELEVATION
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Revisions

OAK CREEK PLAN
COMMISSION SUBMITTAL

Drawing Date
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FOUR POINTS -
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SQUARE

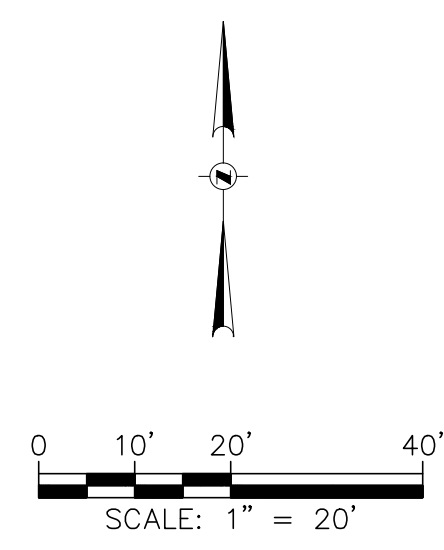
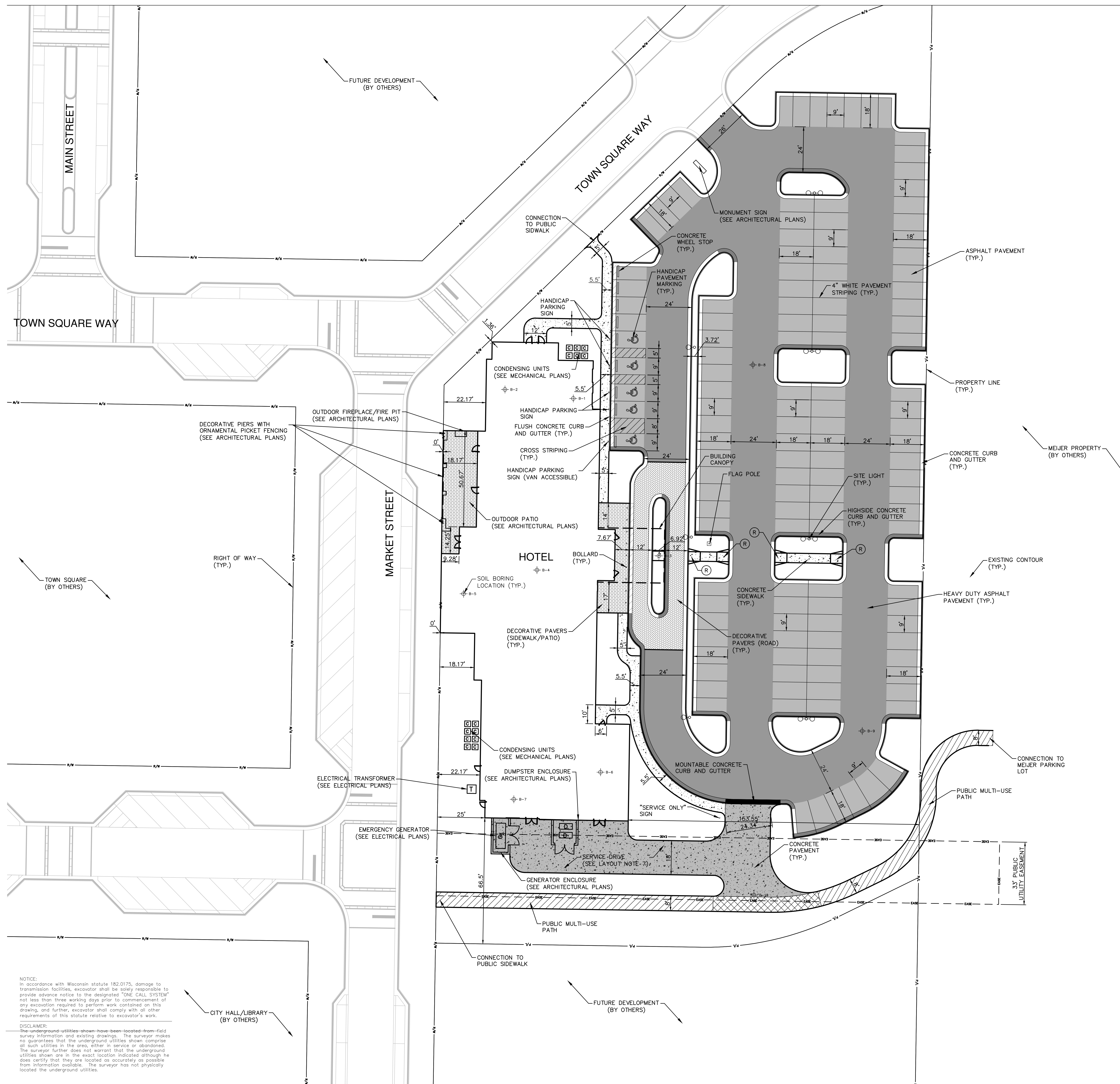
SOUTH HOWELL AVENUE
OAK CREEK, WISCONSIN

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Sheet Title
EXTERIOR
ELEVATIONS

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Sheet No.
A2.12



SITE AREAS

TOTAL SITE AREA = 104,160 S.F. (2.39 AC.)
 TOTAL BUILDING = 60,125 S.F.
 BUILDING FOOTPRINT = 17,330 S.F.
 PARKING LOT PAVEMENT = 50,309 S.F.
 INTERIOR LANDSCAPE = 4,509 S.F.
 OTHER PAVING
 SIDEWALK/SERVICE DRIVE = 9,221 S.F.
 PATIO = 1,053 S.F.
 EQUIPMENT PADS = 544 S.F.
 LANDSCAPE/OPEN AREA
 PERIMETER PARKING LOT LANDSCAPE
 + SITE LANDSCAPE + OPEN AREA = 21,146 S.F.

PARKING COUNT

NUMBER OF EMPLOYEES PER SHIFT = 8-10 EMPLOYEES
 REGULAR STALLS = 125
 HANDICAP STALLS = 5
 TOTAL STALLS 130

GENERAL NOTES

1. THE BASE PLAN SHOWN WAS CREATED FROM THE DREXEL TOWN SQUARE PUBLIC INFRASTRUCTURE DESIGN PLANS. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THEREOF.
2. CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LAYOUT NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CURB AND GUTTER IS SHOWN ON THIS PLAN.
2. BOLLARDS LOCATED AT DROP OFF ZONE SHALL BE SPACED AS SHOWN ON THIS PLAN.
3. THE BUILDING OUTLINE SHOWN IS FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER FOR STAKING OF THE BUILDING.
4. REFER TO UTILITY PLAN FOR LOCATION OF EXISTING AND PROPOSED UTILITIES.
5. ORNAMENTAL PICKET FENCE BETWEEN DECORATIVE PIERS SHALL BE 3'-0" IN HEIGHT.
6. TRASH AND GENERATOR ENCLOSURES SHALL BE CONSTRUCTED OF SIMILAR BUILDING MATERIALS AS THE BUILDING AND BE 7' IN HEIGHT.
7. SERVICE DRIVE SHALL BE USED FOR BOX TRUCK DELIVERY AREA AND GARBAGE COLLECTION LOCATION.

LEGEND

- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- DECORATIVE PAVERS (ROAD)
- DECORATIVE PAVERS (SIDEWALK/PATIO)
- COLORED CONCRETE SIDEWALK
- COLORED CONCRETE PAVEMENT
- CONCRETE CURB AND GUTTER
- HIGHSIDE CONCRETE CURB AND GUTTER
- FLUSH CONCRETE CURB AND GUTTER
- MOUNTABLE CONCRETE CURB AND GUTTER
- ADA RAMP WITH TRUNCATED DOMES

Revisions

OAK CREEK PLAN COMMISSION

Drawing Date
FEBRUARY 4, 2014

FOUR POINTS HOTEL
DREXEL TOWN SQUARE

7980 S. MARKET ST.
OAK CREEK, WI 53154

Project No.
211029.00

Sheet Title
SITE LAYOUT AND MATERIALS PLAN

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Sheet No.
C2.00

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

ELECTRICAL SYMBOLS AND ABBREVIATIONS

LIGHTING FIXTURES

☉ POLE MOUNTED WITH ARM

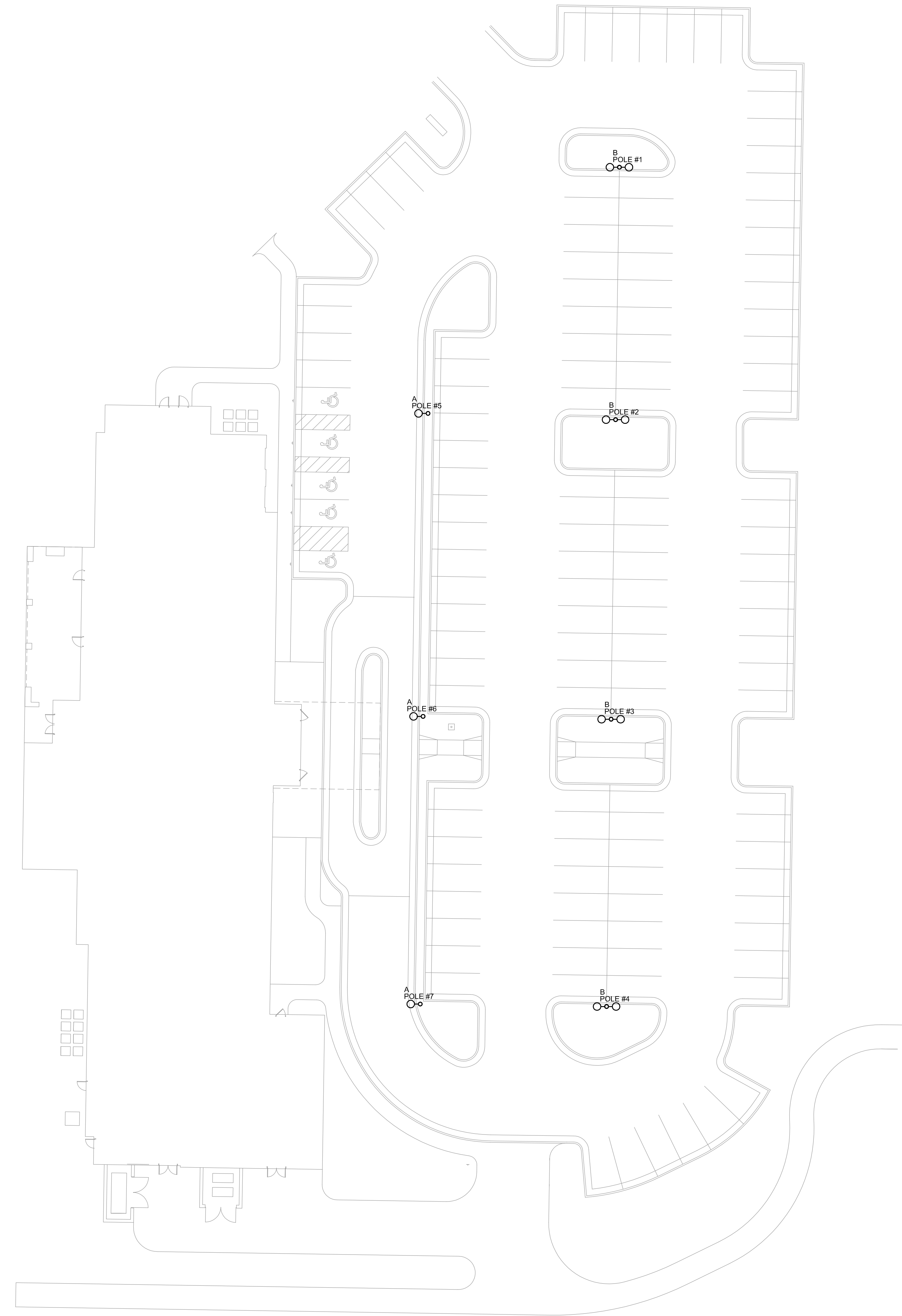
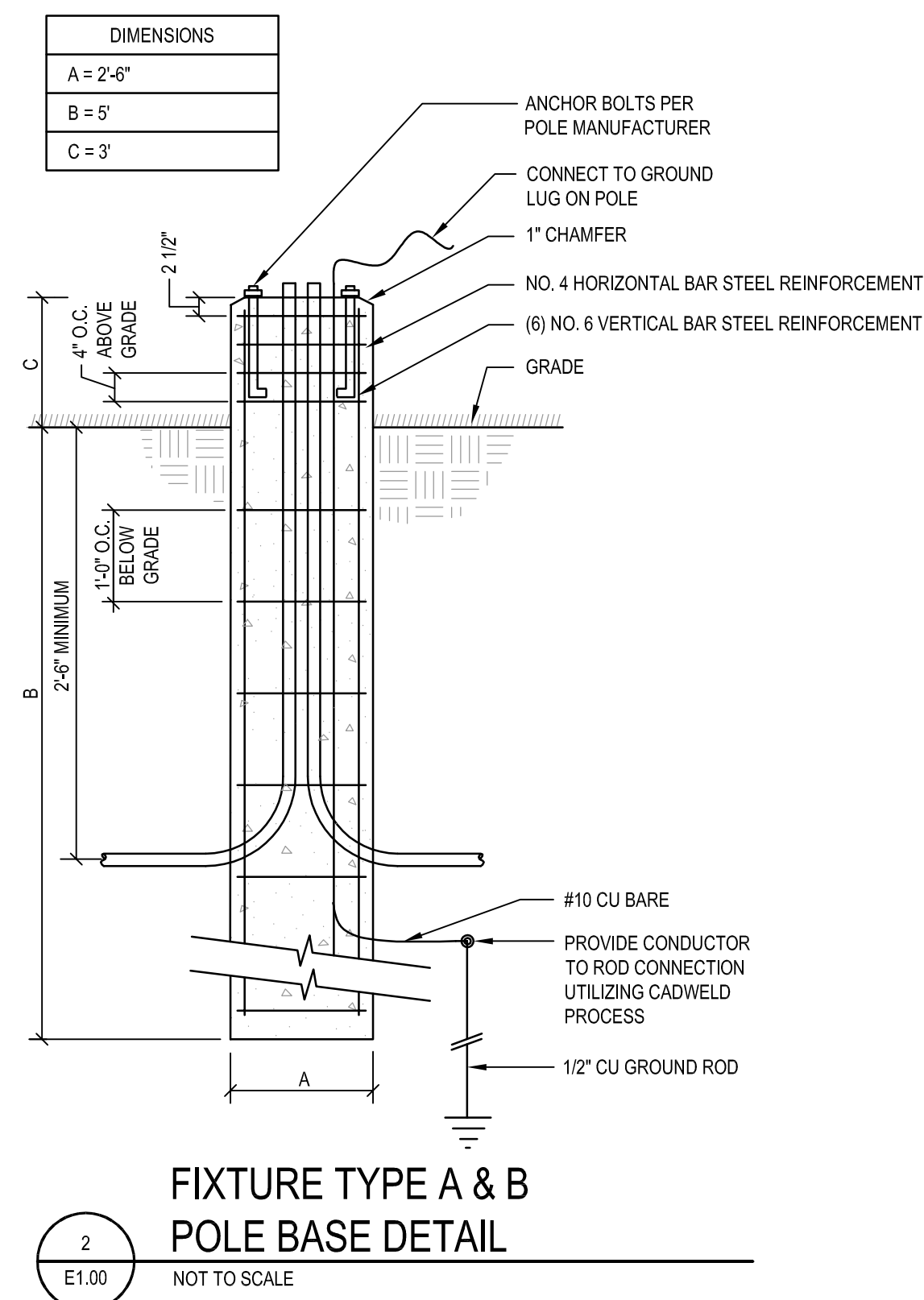
LIGHTING FIXTURE DESIGNATIONS

☐ LIGHT FIXTURE DESIGNATION
- (A) INDICATES FIXTURE TYPE (SEE SCHEDULE)
- (1) INDICATES CIRCUIT NUMBER (PANEL BOUNDS AS INDICATED ON DRAWINGS)
- (B) INDICATES CONTROL DESIGNATION (IF NOT INDICATED, CONTROLLED VIA SWITCH AT ROOM ENTRY)

LIGHTING FIXTURE SCHEDULE												
NOTE: SEE SPECIFICATIONS SECTIONS FOR ADDITIONAL INFORMATION REGARDING LIGHTING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS/ACCESSORIES". MANUFACTURERS LISTED AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.												
ABBREVIATIONS: DW = DRY WALL ES = EXPOSED STRUCTURE LG = LAY-IN GRID P = PENDANT PL = PLASTER PO = POLE R = RECESS S = SURFACE W = WALL MOUNTED V = VARIES												
DES	#	LAMP DATA	DESCRIPTION	LIGHTING FIXTURE		VOLT	MOUNT	CEILING TYPE	FIXTURE DEPTH	OPTIONS/ ACCESSORIES	ACCEPTABLE MANUFACTURERS	SEE NOTE
		TYPE		MANUFACTURER	CATALOG SERIES							
A	-	LED	AREA LIGHT - TYPE 3	GARDCO	PURE FORM P21-A1-3-SSLA-NW-BLP	-	P	-	-	-	-	1
B	-	LED	AREA LIGHT - TYPE 4	GARDCO	PURE FORM P21-A1-4-SSLA-NW-BLP	-	P	-	-	-	-	1

LIGHT FIXTURE SCHEDULE NOTES:

- PROVIDE 27 FOOT SQUARE NON-TAPERED POLE UNLESS OTHERWISE NOTED. POLE/FIXTURE ASSEMBLY SHALL BE RATED FOR 90 MPH WINDS WITH 1.3 GUST FACTOR. POLE COLOR SHALL MATCH LIGHT FIXTURE.



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Revisions

OAK CREEK PLAN
COMMISSION

Drawing Date
FEBRUARY 4, 2014

FOUR POINTS HOTEL
DREXEL TOWN SQUARE

7980 S. MARKET ST.
OAK CREEK, WI 53154

Project No.
211029.00

Sheet Title
**ELECTRICAL
SITE
LIGHTING
PLAN**

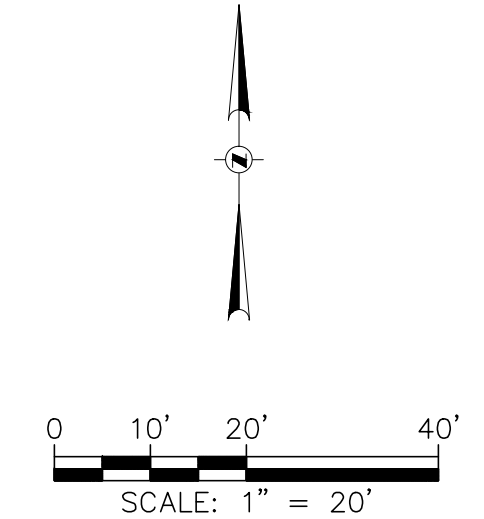
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E1.00



LANDSCAPE LEGEND

- LIMIT OF LANDSCAPE CONSTRUCTION
- - - PROPOSED ALUMINUM EDGER
- PROPOSED SHADE TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIALS
- MT PROPOSED MANICURED TURF SOD



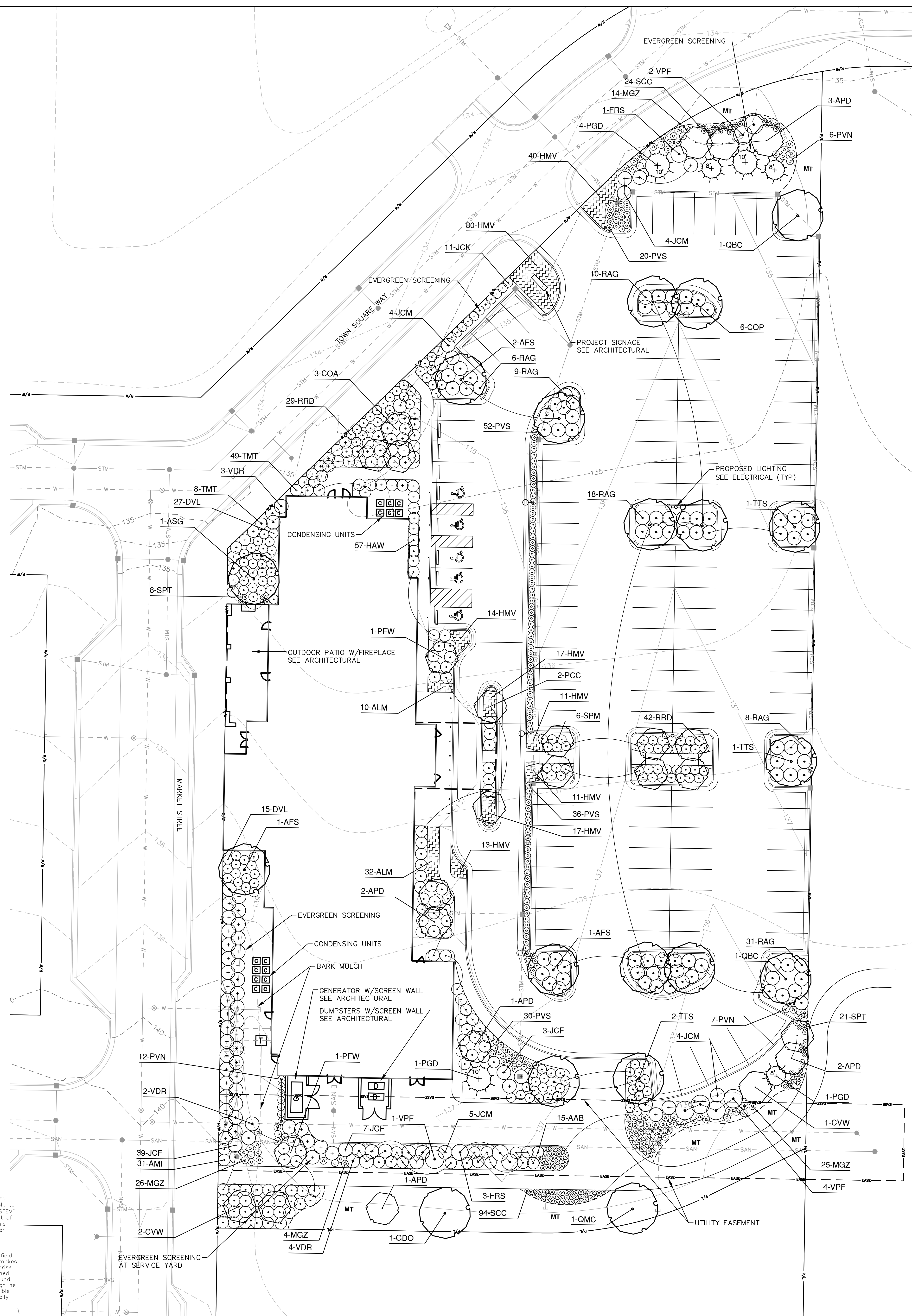
LANDSCAPE NOTES

- THE LANDSCAPE DESIGN HAS BEEN PROVIDED TO MEET, AT A MINIMUM, BOTH THE REQUIREMENTS OF THE CITY OF OAK CREEK MUNICIPAL LANDSCAPE CODE (SECTION 17.1010 LANDSCAPING) AND THE DREXEL TOWN SQUARE MIXED USE PLANNED DEVELOPMENT DISTRICT GENERAL DEVELOPMENT AND REGULATING PLAN DATED JUNE 11, 2013.
- DUE TO THE NEARLY-FULL COVERAGE OF THE PROPOSED LANDSCAPE PLANTINGS, AS NOTED ON THE OPEN SPACE SUMMARY BELOW, PLANT COVERAGE CALCULATIONS HAVE NOT BEEN PROVIDED. ALL APPLICABLE LANDSCAPE AND SCREENING REQUIREMENTS FOR THE SITE PERIMETER, BUILDING FOUNDATION AND PARKING LOT ARE CLEARLY BEING MET AS A RESULT OF THE FULL LANDSCAPE PLANTING COVERAGE.
- DUE TO THE SPECIAL CONDITIONS OF THE SITE, THE OWNER HAS SECURED SPECIAL PERMISSION TO DEVIATE FROM THE REQUIRED 10% INTERIOR PARKING LOT PLANTINGS. 9% HAS BEEN PROVIDED AND AGREED TO BY CITY STAFF. ALL PARKING LOT ISLANDS HAVE BEEN PROVIDED WITH LANDSCAPING.
- THE LANDSCAPE DESIGN PROVIDES HEAVY EVERGREEN SCREENING FOR THE SITE UTILITIES SUCH AS DUMPSTERS, GENERATOR, CONDENSING UNITS AND LOADING DOCK/SERVICE AREA.
- ALL PARKING LOT EDGES ALONG THE PUBLIC RIGHT-OF-WAY, AND WHERE POSSIBLE, HAVE BEEN PROVIDED WITH LANDSCAPE SCREENING.
- SEE SITE PLAN FOR ALL DIMENSIONS OF PAVING, PARKING, STRUCTURES, RIGHT-OF-WAY AND WALKWAYS.
- ALL PLANT BEDS SHALL BE COVERED WITH A 3" THICK LAYER OF SHREDDED, HARDWOOD BARK MULCH.

TOTAL SITE OPEN SPACE:	21,146 SF
TOTAL LANDSCAPE PLANTING AREA:	15,872 SF (75% OF TOT. O.S.)
TOTAL MANICURED TURF AREA:	5,274 SF (25% OF TOT. O.S.)

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE
SHADE TREES					
ASG	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5" BB	as shown	45h x 35w
AFS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" BB	as shown	60h x 40w
COP	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5" BB	as shown	60h x 50w
GDO	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	2.5" BB	as shown	50h x 50w
QBC	Quercus bicolor	Swamp White Oak	2.0" BB	as shown	50h x 50w
QMC	Quercus macrocarpa	Bur Oak	2.0" BB	as shown	60h x 80w
TTS	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" BB	as shown	40-50h x 20-30w
EVERGREEN TREES					
PGD	Picea glauca var. densata	Black Hills Spruce	8-10" BB	as shown	20-40h x 15-25w
ORNAMENTAL TREES					
APD	Amelanchier 'Princess Diana'	Princess Diana Serviceberry	10-12"clump BB	as shown	15h x 20w
COA	Cornus alternifolia	Pagoda Dogwood	8-10" clump	as shown	20h x 20w
CVW	Crataegus viridis 'Winter King'	Winter King Hawthorn	10-12"clump BB	as shown	20h x 25w
PCC	Pyrus calleryana 'Chariclee'	Chariclee Callery Pear	2" BB	as shown	25-30h x 15w
PFW	Pyrus bursieri 'Westwood'	Korean Sun Pear	6-8" clump BB	as shown	15h x 15-20w
SPM	Syringa pekinensis 'Morton'	China Snow Peking Lilac	10-12"clump BB	as shown	25h x 20w
DECIDUOUS SHRUBS					
AAB	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	30" ht	5'	6-8h x 5-6w
AMI	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	24" ht	5'	2-3h x 4-5w
DVL	Diervilla lonicera	Dwarf Bush Honeysuckle	24" ht	4'	4h x 4w
FRS	Forsythia x 'Sunrise'	Sunrise Forsythia	30" ht	7'	5-6h x 8w
HAW	Hydrangea arborescens 'White Dome'	White Dome Hydrangea	36" ht	5'	4-6h x 4-5w
RAG	Rhus aromatica 'Gro Low'	Gro Low Sumac	24" spread	5'	2h x 7w
RRD	Rosa rugosa 'Dwarf Pavement'	Dwarf Pavement Rugosa Rose	18" ht.	4'	2-3' h x 4' w
VDR	Viburnum dentatum 'Ralph Senior'	Autumn Jazz Viburnum	5" ht.	6'	10h x 8w
VPF	Viburnum prunifolium 'Forest Rouge'	Forest Rouge Blackhaw Viburnum	5" ht.	6'	10-12h x 10-12w
EVERGREEN SHRUBS					
JCF	Juniperus chinensis 'Fainew'	Fainew Juniper	7" ht.	6'	15-20h x 6-7w
JCK	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	24" ht.	4'	3h x 5'w
JCM	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	7" ht.	7'	15-20h x 8' w
TMT	Taxus x media 'Tauntonia'	Taunton Spreading Yew	30" ht.	5'	3-4h x 4-6w
PERENNIALS					
ALM	Alchemilla mollis	Lady's Mantle	1 gal.	24"	15"h x 24"w
HMV	Hemerocallis 'Martina Verhaert'	Martina Verhaert Daylily	1 gal.	24"	18-24"h x 20"w
SRF	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	1 gal.	24"	3-4h x 24"w
ORNAMENTAL GRASSES & SEDGES					
MGZ	Miscanthus sinensis 'Gracietta'	Gracietta Maiden Grass	1 gal.	36"	5h x 4' w
PVN	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	36"	6h x 30" w
PVS	Panicum virgatum 'Shenadoah'	Shenadoah Switch Grass	1 gal.	30"	3h - 30" w
SCC	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	1 gal.	24"	30"h x 30" w
SPT	Sporobolus heterolepis 'Tara'	Tara Dwarf Prairie Dropseed	1 gal.	24"	18"h x 24"w



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LANDSCAPE PLAN

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