



## PLAN COMMISSION MEETING AGENDA

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

- 
- 1) ROLL CALL
  - 2) Minutes of the February 25, 2014 and March 11, 2014 meetings
  - 3) Significant Common Council Actions
  - 4) 6:00 PM SIGN APPEAL HEARINGS
    - a) SIGN APPEAL HEARING – Hold a public hearing on a proposed sign appeal for the property at 6462 S. 27<sup>th</sup> St. submitted by Mark Lampe, Tri City National Bank (NDC LLC) that would allow a business with only an internal entrance to the building to erect a 38 square-foot tenant sign on the façade of the building (Tax Key No. 715-9019). Follow this item on Twitter **@OakCreekPC#OCPCTriCity**.
  - 5) NEW BUSINESS
    - a) SIGN APPEAL – Consider a request for sign appeal for the property at 6462 S. 27th St. submitted by Mark Lampe, Tri City National Bank (NDC LLC) that would allow a business with only an internal entrance to the building to erect a 38 square-foot tenant sign on the façade of the building (Tax Key No. 715-9019). Follow this item on Twitter **@OakCreekPC#OCPCTriCity**.
    - b) TEMPORARY USE PERMIT – Review a request for a temporary use permit submitted by David Page for a seasonal garden center on the Blain’s Farm and Fleet property located at 501 W Rawson Ave. (Tax Key No. 765-9046). Follow this agenda item on Twitter **@OakCreekPC#OCPCFarmFleet**.
    - c) TEMPORARY USE PERMIT – Review a request for a temporary use permit submitted by Larry Schutz, West View Gardens, for a seasonal garden center on the Classic Lanes property located at 7501 S. Howell Ave. (Tax Key No. 782-9036). Follow this agenda item on Twitter **@OakCreekPC#OCPCWestView**.
    - d) TEMPORARY USE PERMIT – Review a request for a temporary use permit submitted by April Bargar, Continental 77 Fund, LLC, for a seasonal garden center operated by Stein Garden Centers, Inc. on property located at 9035 S. Howell Ave. (Tax Key No. 859-9035). Follow this agenda item on Twitter **@OakCreekPC#OCPCStein**.
    - e) CONDITIONAL USE PERMIT – Review a request submitted by John Schlueter, Weasler Number 1, LLC, for a conditional use for an indoor recreation facility on the property at 7265 S. 1<sup>st</sup> St. (Tax Key No. 765-9054-001). Follow this item on Twitter **@OakCreekPC#OCPCChasingTales**.

- f) **PLAN REVIEW** - Review a site, landscaping, and signage plans submitted by Jerry Mortier, the Redmond Co., located at 8750 S. Howell Ave. (Tax Key No. 860-9996). Follow this item on Twitter **@OakCreekPC#OCPCDunkin**.

**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. (7:30 am-4 pm weekdays).

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, February 25, 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, Alderman Bukiewicz, Mayor Scaffidi, Commissioner Siepert, Alderman Michalski and Commissioner Chandler. Commissioner Dickmann and Commissioner Correll were excused. Also present were Kari Papelbon, Planner, Pete Wagner, Zoning Administrator/Planner, Mike Kressuk, Assistant Fire Chief and Doug Seymour, Director of Community Development.

Commissioner Johnston moved to approve the minutes of the February 11, 2014 regular Plan Commission meeting. Commissioner Siepert seconded. Roll call, all voted aye. Motion carried.

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

**Sign and Light Plan  
Drexel Town Square  
Multiple Tax Keys:**

Ms. Papelbon explained that One West Drexel 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 way-finding signs throughout the site. The main street entrance will be the location of the Gateway sign. There are seven way-finding and three monument signs throughout the site. Questions raised and signage comments:

- Mayor Scaffidi asked if the Meijer signage could be listed second under the DTS sign.
  - Two of the three signs will feature Meijer by an overall easement agreement that was negotiated with Meijer. Meijer will have no authority over the messaging (on the LED panel), only the placement of their panel at the top.
- Why is the Drexel Town Square sign off to the right side instead of incorporating it into the panel?
  - It was located there to give it more prominence by separating it from the retailer signs. It will also be illuminated.
- Who will control and maintain the signs?
  - Maintenance of the signs will be the responsibility of the Owners' Association. Policies for content and maintenance will be incorporated into the plan.
- What will be displayed on the LED signs and what are the sign details?
  - The messaging on the LED screen will be either store names or events, no images. They will all be programmed differently. At this time, the numbers of messages that can cycle through are unknown. The lighting will be multi-colored.
- Will City of Oak Creek be on any of the signs?
  - Either DTS events or Civic Center info. One of the panels on the monument sign will be dedicated to the City of Oak Creek for the City Hall and Library.

- Comments - Too many signs, a lot of sign clutter. Way-finding signs are overkill. “TSMS” confusing on the wayfinding signs.
- Will the LEDs display the same messages?
  - Each will be programmed independently.
- Will the City Hall and Library have a panel on the monument signs?
  - Yes.
- Commissioner Chandler stated that Drexel Town Square should be displayed at the top of each monument sign with retailers second.
- Comments - Logos may be considered on the retailer signs, but this has not been finalized. It was recommended that logos not be included on the retailer or wayfinding signs.
- It was suggested that there be a City Hall and Library directional sign at Drexel Avenue.
- Commissioner Siefert commented that the wayfinding signs are difficult to read and suggested that they be separate from street signs.
- Commissioner Carrillo suggested that the logos, if included on the retailer signs, be in black and white. She stated her preference for the retailer signs as depicted – they are clean and classic.
- Why are banners shown on only one side on the light poles? Who will maintain the flags?
  - Mr. Seymour stated that the plans show that flags are an option and can be on either or both sides. The flags will be maintained by the City as they are located within the City right-of-way. There will not be retailers advertised on the flags.

There are two types of lighting fixtures proposed for different locations within Drexel Town Square. The round cast aluminum with clear acrylic (Cyclone) and Gardco PureForm. Commissioner Johnston clarified that all posts for the Cyclone fixtures will be 14 feet in height. They will be along the pedestrian areas, Main Street, Town Square, and adjacent to the City Hall/Library building. The posts for the Gardco PureForm will be 25 feet in height. All light fixtures and poles will be painted black and will contain 4000K LED lamps. The advantage of LED is cost savings. Also looking at the possibility of dimming the lights at night to save more money.

After a lengthy discussion, Alderman Bukiewicz moved to approve that the Plan Commission approve the sign and light plan for Drexel Town Square with the condition that guidelines are established for messaging on the LED electronic sign panels. Alderman Michalski seconded. Roll call: Commissioner Johnston, no; Commissioner Carrillo, no; Alderman Bukiewicz, aye; Mayor Scaffidi, aye; Alderman Michalski, aye; Commissioner Siefert, aye; Commissioner Chandler, no. Motion to approve carried.

### **Update on the Town Square in Drexel Town Square**

Doug Seymour gave an update on the Town Square in Drexel Town Square. The square will be

owned and managed by the Owners' Association, with potential uses including farmers markets, concerts, movie nights or a potential ice skating rink. It will be a flexible space that will be able to adapt to the programs established by the Property Owners' Association and in conjunction with the City. Commissioner Johnston suggested a pavilion to provide shade cover and asked about restroom facilities. Mr. Seymour stated that they are not showing restrooms on the square at this point, we will wait and see how the programming progresses, see what the demand is. There will be restroom facilities in the shops and on the ground floor of City Hall. Hopefully something will come back to us in the future.

**Planned Unit Development Amendment  
Drexel Town Square  
Multiple Tax Key Nos.  
Multiple Addresses**

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 locations 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.

Commissioner Chandler asked for more detail as to why this location for the hotel. Mr. Seymour stated that it is appropriate here because it brings so much life and new people into the Town Square on a daily basis it exposes so many more people to the Town Square than it would have if they were on the corner. Alderman Michalski was concerned about the size of the building and would it take away from City Hall and library complex and would it box out the clock tower. The hotel will provide a good buffer between the City Hall/Library and Meijer's parking lot.

Alderman Bukiewicz moved that the Plan Commission recommend 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 (MTZ), following a public hearing. Alderman Michalski seconded. Roll call: All voted aye. Motion to approve carried.

**Plan Review  
Four Points by Sheraton Hotel  
7980 S. Market Street  
Tax Key No. 813-9033**

Ms. Papelbon explained that there are new drawings which have been made available to the Commission that address some of the concerns in the staff report. Erik Nordness, representing Oak Creek Hotel Group, gave an overview of the project. Changes to the plans included, adding windows on the south end of the building and the bar and the employee break room, adding brick on the west façade, increased the amount of glazing along the Town Square site and rotating the generator 90 degrees. Light fixtures will be provided at each entry, and wall-

mounted lighting will be provided in the outdoor seating area. Details for lighting are in progress. There will be extensive landscaping all around the site and throughout the parking lot.

Alderman Michalski suggested that the enclosure for the dumpster be brick and not wood and 8' in height to match the generator enclosure. The applicant agreed.

Commissioner Chandler asked staff to go through all eight proposed conditions. Ms. Papelbon provided the following responses:

- Condition 1 - Staff continues to work with the applicant.
- Condition 2 - Landscaping will be coordinated with other plans and staff will be working with applicant.
- Condition 3 - Has been addressed.
- Condition 4 - Mr. Seymour described this as a site coordination issue that will be worked through so that the path will line up in the correct place on either property. There is a possibility that a couple of parking stalls will be lost with making these adjustments.
- Condition 5 - Ms. Papelbon stated that they would be reviewed separately.
- Condition 6 - Continuing the discussion.
- Condition 7 - Discussed.
- Condition 8 - Discussed, glazing is now at 22%, but that does not take into account some of the offsets that the applicant is allowed to do based on landscaping. Mr. Seymour stated that we are still working toward the finer details.

Alderman Bukiewicz asked Assistant Chief Mike Kressuk to address item no. 4 regarding eliminating the service drive connection to the pedestrian pathway. He stated that they did look at that, it is allowable per code, and they have all the access requirements met for the Fire Department.

Commissioner Johnston asked about the storm sewer that runs along the east property line against Meijer's property. The applicant indicated that there will have to be an easement that will be shared with both properties.

Alderman Bukiewicz recommended that the Plan Commission approve the site and building plans for the Four Points by Sheraton hotel at 7980 S. Market Street subject to the following conditions:

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 detail 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.

Alderman Michalski seconded. All voted aye, motion to approve carried.

Commissioner Carrillo moved for adjournment at 7:56 p.m. Commissioner Siepert seconded. All voted aye, motion carried.

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

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Mayor Scaffidi, Commissioner Siepert, Alderman Michalski and Commissioner Chandler. Alderman Bukiewicz and Commissioner Correll were excused. Also present were Kari Papelbon, Planner, Pete Wagner, Zoning Administrator/Planner and Mike Kressuk, Assistant Fire Chief.

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

**Temporary Use Permit  
1720 W. Elm Road  
953-9993**

This is a request for a seasonal haunted attraction which will include a queue tent, six haunted mazes, parking for approximately 116 vehicles, concessions, games and portable sanitary facilities. It is proposed to be held October 3 through November 1, between 7:00 p.m. and 11:00 p.m. The applicant expects a maximum of 200 attendees per night, with 31 volunteers staffing the property. There will be three generators providing lighting and electricity as needed.

Staff has several concerns:

- Traffic and noise – the attraction attendees must pass six homes before turning onto the proposed site. The request also included constructing a new stone exit drive immediately across from the seventh home on Elm Drive.
- Safety and emergency response – Assistant Chief Mike Kressuk spoke to the several concerns from the Fire Department side on this matter. He stated that there is a list of code items that we need to have in place before the Fire Department can grant occupancy for this item.
- Concerns for erosion control – parking for the site is proposed on grass, instead of an impervious surface. Considering the time of year being October to beginning of November, there is a potential of erosion of land and tracking of mud onto City streets. No contingency plans to address these potentialities have been submitted to date.

Nick Timber, Manager of Reality Check, LLC, stated this is something he has wanted to do for a long time - a quality outdoor Halloween experience. He stated that he sent a letter out to the neighbors in February.

The Commissioners had the following concerns:

- Clearing on the property
- The amount of visitors – Mr. Timber stated that the number of visitors is his goal, there is no supporting data.
- Parking on the site- If the haunt is flooded, they would not open.
- Mud on the streets – They would hire someone to clean the streets
- Driving past the homes
- Location on a dead-end road



- Safety and security of attendees
- Disrupting quality of life for the residents

Mr. Timber stated that there was a miscommunication regarding clearing the property of trees and brush. He stated that they would just be cleaning up the area. He also clarified that they would only be there eight days, Fridays and Saturdays.

Ms. Papelbon read the following email into the record:

Dear Commissioners,

Unfortunately I will not be able to attend your meeting on Tuesday March 11<sup>th</sup>, 2014. Therefore I would like you to consider this letter as representation for myself and my wife in regards to the proposed public Halloween haunted house event scheduled at 1720 W. Elm Road the weekends of October 2014.

I, Michael J McNew and my wife, Tina M. McNew reside at 1518 W. Elm Rd. Oak Creek WI 53154. We made a financial commitment to purchase said property because it was located on a quite dead-end street in a residential setting away from noise and commercial events.

We are in opposition of Nick Timber's juncture of holding a commercial, forprofit, event in our quite residential neighborhood on Steve Spidell's (AKA Hickory's Landscaping) property. We believe this will cause severe traffic congestion on Elm rd and Hwy V (AKA 13<sup>th</sup> Street) which would prohibit myself and my family from entering and exiting our homestead in a timely matter. This event would also create a severe time delay in the event emergency vehicles should be needed.

Also my business of 22 years requires me to be oncall 24 Hours, 7 days a week. I choose to live on Elm Road because it provided quick access to County Road.

If there is traffic on Elm Rd prohibiting my ability to fulfill my employment commitment then I will be subject to a financial hardship.

My other concern is the introduction of our quite neighborhood to the possibilities of property theft, vandalism, litter and the consumption of alcohol and illegal narcotics. There are substantial protected WetLands surrounding Steve Spidell's property that would possibly be subjected to damage. Also these wetlands become quite deep sometimes exceeding water depths of 5 or more feet. There is a potential drowning danger if small children or impaired adults should wander into these DNR protected areas.

I believe this haunted house would propose a great danger to the wellbeing of my family, property and other persons associated with my neighborhood. There is a right and a wrong place for such an event. My neighborhood on Elm Road is the WRONG PLACE. Please do not allow this event to take place here in a residential neighborhood.

Sincerely,

Michael J McNew

--

Michael J McNew, Owner  
Affordable Lock Systems LLC  
1518 W. Elm Rd  
Oak Creek, WI 53154  
414-543-4321

Commissioner Dickmann moved that the Plan Commission not approve the temporary use as proposed in this location. Alderman Michalski seconded. All voted aye. Motion carried.

**Right-of-Way Vacation – WISPARK, LLC  
ABC Street in OakView Business Park**

WISPARK, LLC is requesting that ABC Street in OakView Business Park be vacated as the configuration shown in CSM 8154 no longer matches the geometry of the public street right-of-way. ABC Street will also be renamed to Oakview Parkway and dedicated as a public right-of-way. There are two additional requests with this vacation:

1. That the “no access” restriction on the south side of Oakwood Road be removed.
2. That the two (2) 50’ x 50’ vision corner easements at the north end of the current ABC Street be removed.

According to the application, the access restriction will be adjusted on the new CSM (see Items 4c and 4d), and the vision corners will be part of the Oakview Parkway right-of-way.

Arden Degner, 8540 S. Pennsylvania Avenue, inquired about the access to the park. He is requesting the City to provide sidewalk access to every lot that is proposed in OakView Business Park.

Jim Potter, 10656 S. Howell Avenue, asked for an explanation regarding the right-of-way. Commissioner Johnston explained that this is “housekeeping,” it is an existing road that was platted on a previous certified survey map. The new certified survey map (next item) shows the new road alignment. The road will tie into Opus and run down and come out at Elm Road. There are sidewalks on both sides of the proposed road, and there is a 70’ right-of-way.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that the ABC Street right-of-way in OakView Business Park be vacated after a public hearing. Commissioner Chandler seconded. All voted aye. Motion carried.

**Certified Survey Map  
WISPARK, LLC  
641 W. Oakwood Road, 10303 & 10711 S. Howell Avenue  
975-1004, 955-1002 and 1003**

This certified survey map is the first of two related to OakView Business Park. The purposes of the map are to re-divide the land into four parcels, and to establish public dedications for rights-of-way and easements.

One technical correction is to have the map show no permitted access of driveways coming onto Howell Avenue, and there are several stormwater ponds on the lots abutting Howell Ave.

Oakview Parkway and West Elm Road will be dedicated for public rights-of-way through the development. A 20-foot-wide general utility easement is depicted following the proposed roads. An additional easement on the east and north sides of Oakview Parkway will be dedicated for a general utility and public path easement. Several easements are proposed throughout the development related to stormwater and drainage, sanitary sewer, water, and electric power.

All proposed lots are compliant with the requirements of the M-1, Manufacturing district.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that the certified survey map submitted by Jerold Franke, WisPark, LLC for the properties at 641 W. Oakwood Road, 10303 S. Howell Avenue and 10711 S. Howell Avenue be approved subject to any technical corrections being made prior to recording. Alderman Michalski seconded. All voted aye. Motion carried.

### **Certified Survey Map**

#### **WISPARK, LLC**

**641 W. Oakwood Road, 10303 & 10711 S. Howell Avenue  
975-1004, 955-1002 and 1003**

This certified survey map (CSM) is the second of two related to OakView Business Park. The purpose of this CSM is to further divide lots for conveyance. Three lots will be created from Lot 12, which was created as Lot 3 in the previous CSM. Based on the recording requirements for Milwaukee County, these lots should be consecutively numbered beginning from Lot 1.

Ms. Papelbon stated that our Engineering Department provided a recommendation for Lot 15 to have a property line perpendicular radial to the right-of-way.

Comments were also received from the Department of Transportation about a five-foot signage easement, which needs to be included on Lot 15 for the bike path, and 52-foot reservation for future road purposes on Lot 15 for the expansion of Hwy 38. The same "no access" easement from the previous CSM should be included on this CSM, and all utility locations should be verified prior to recording.

The bike path will tie into the Oak Leaf Trail on Howell Avenue. There will be on-street bike accommodations through the development, and sidewalks on both sides.

The intersection at Howell and Elm will not be controlled as it meets all the design requirements for sight distances. It will be stop-controlled on Elm Road as it is currently. In the future there is a potential, depending on how this gets built out, for signals to be installed based on need.

All proposed lots are compliant with the requirements of the M-1, Manufacturing district.

Commissioner Dickmann moved that the Plan Commission recommend to the Common Council that the certified survey map submitted by Jerold Franke, WisPark, LLC for the properties at 641W. Oakwood Rd., 10303 S. Howell Avenue and 10711 S. Howell Avenue be approved subject to any technical corrections being made prior to recording. Commissioner Johnston seconded. All voted aye. Motion carried.

Commissioner Carrillo moved for adjournment at 6:45 p.m. Commissioner Siepert seconded. All voted aye. Motion carried.



## Significant Common Council Actions

ITEM: 3

DATE: March 25, 2014

### Summary of Significant Common Council Actions March 18, 2014

1. Held: Resolution No. 11464-031814 vacating a part of a public street in the City of Oak Creek (ABC Street) until after the required public hearing scheduled for May 6, 2014
2. Approved: Resolution No. 11466-031814 for a certified survey map for the properties of 641 W. Oakwood Rd., 10303 S. Howell Ave., 10711 S. Howell Ave. (OakView Business Park)
3. Approved: Resolution No. 11467-031814 for a certified survey map for the properties of 641 W. Oakwood Rd., 10303 S. Howell Ave., 10711 S. Howell Ave. (OakView Business Park)

A handwritten signature in black ink that reads "Kari Papelbon".

Kari Papelbon, CFM, AICP  
Planner



# Plan Commission Report

ITEM: 4a & 5a

DATE: March 25, 2014

**PROJECT:** Sign Appeal – Tri City National Bank

**ADDRESS:** 6462 S. 27<sup>th</sup> Street

**STAFF RECOMMENDATION:** Staff does not make recommendations on Sign Appeals.

**TAX KEY NO:** 715-9019

**Ownership:** NDC LLC

**Size:** 5.96 acres

**Existing Zoning:** B-4, Highway Business District, RR, Regional Retail Overlay District

**Adjacent Zoning:** north – B-4 CCU, Highway Business District Conforming Conditional Use Rs-5, Mobile Home Park District  
east – Rm-1, Multi-Family Residential  
south – B-4, Highway Business District, RR, Regional Retail Overlay District  
west – City of Franklin

**Comprehensive Plan:** Planned Business

**Wetlands:** None

**Floodplain:** None

**Official Map:** None

**Commentary:** The applicant is seeking a variance from Municipal Code Section 17.0706(j)(2), which states that individual tenants in buildings with internal entrances only shall not be permitted a wall sign.

The proposed sign will be 4-feet by 9-feet in size and be 38-square feet in area which is in compliance with the sign code. Included in your packet is a graphic illustrating how the sign will look on the western elevation of the building. This request is similar to other businesses in the City which have a bank located inside the building of other grocery stores in the City.

If granted this variance would allow a business with only an internal entrance to the building to erect a 38 square-foot tenant sign on the façade of the building located at 6462 S. 27<sup>th</sup> Street.

When considering a variance, the Plan Commission must make the final decision on appeals using the following criteria:

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

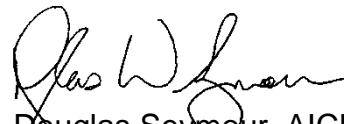
- d. The effect a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission in its deliberation of an adjustment may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate.

Prepared by:



Peter Wagner  
Zoning Administrator/Planner

Respectfully Submitted:

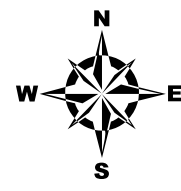
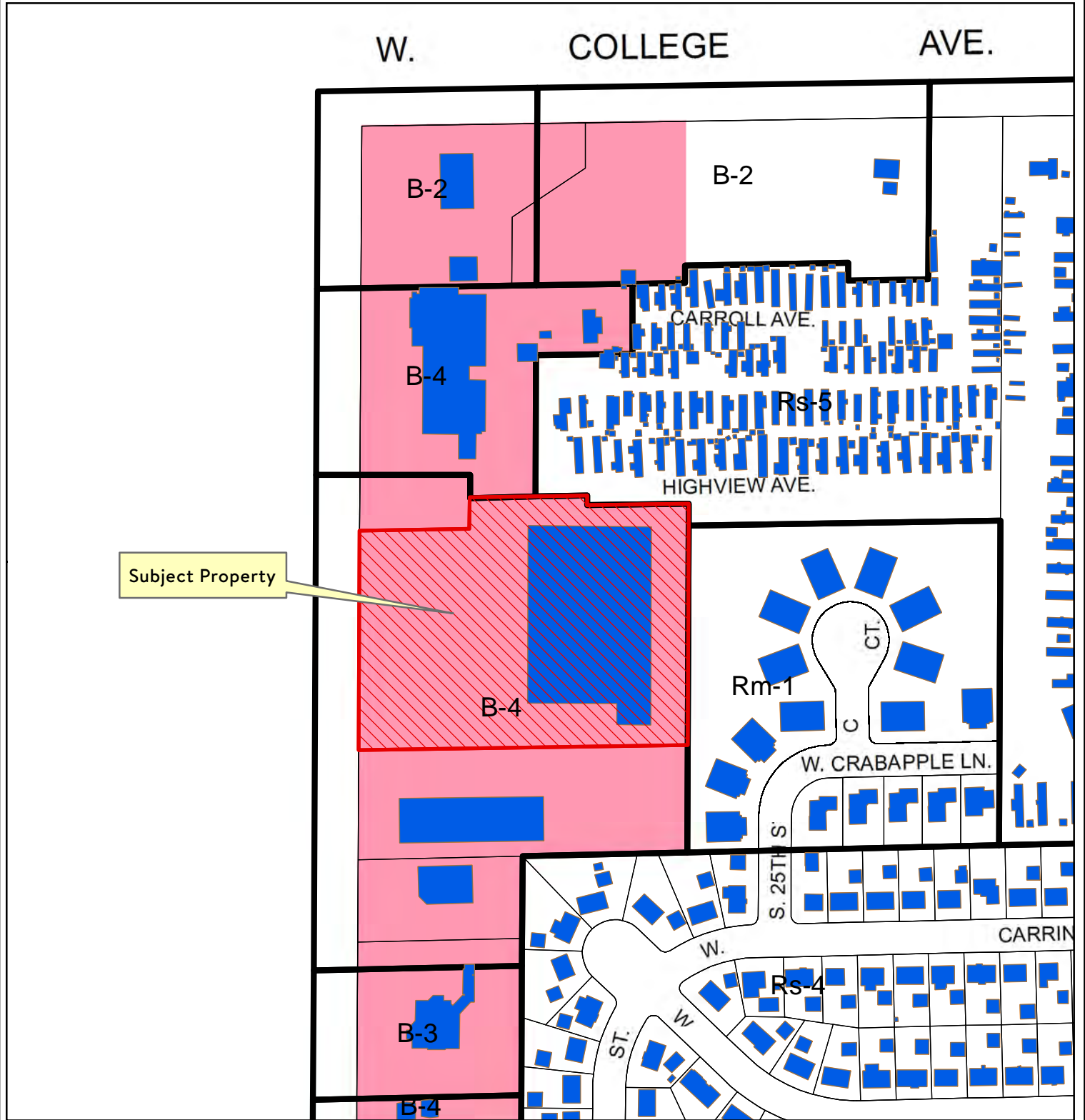


Douglas Seymour, AICP  
Director of Community Development

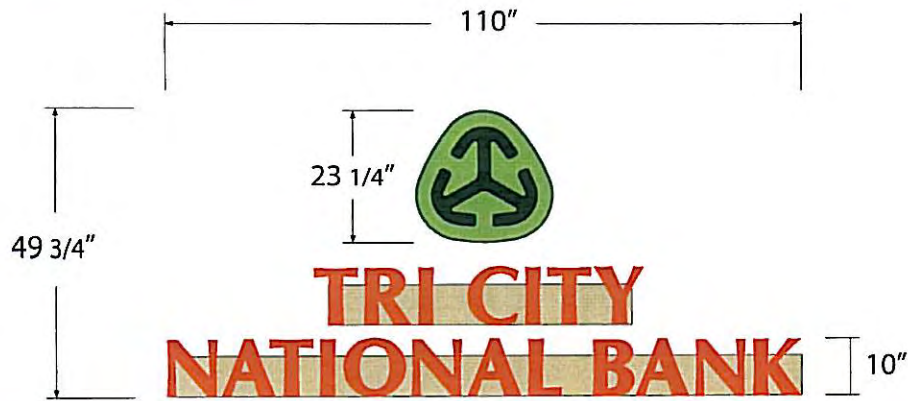
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# Location Map

## 6462 S. 27th St.



Legend	
	6462 S. 27th St.
	Existing Street Pattern
	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)



- A** Refurbish an Existing Set of Channel Letters and Logo
- One (1) Set - Internally Illuminated
- New Red Acrylic Faces #2283 *— MATCH PICK u Same.*
- New Red Trim Cap
- New Red LED
- Re-paint Raceway to match building fascade (match required)

ATTENTION: PROOF ALL DRAWINGS CAREFULLY! IT IS THE RESPONSIBILITY OF THE CUSTOMER TO APPROVE COLOR, STYLE, SHAPE, PROPORTION OF GRAPHICS AND LOGOS, AND SPELLING OF TRADEMARKS AND SERVICEMARKS

**LMS**  
**LMS Sign & Electrical Service**  
 4811 W. Woolworth Avenue - Milwaukee, WI 53218  
 T 414.982.3635 F 414.760.0474

PROJECT / LOCATION:  
 TRI CITY NATIONAL BANK  
 6400  
 SOUTH 27TH STREET  
 OAK CREEK, WI

ACCOUNT REP: MARY KOWALSKI  
 PROJECT MANAGER:  
 DRAWN BY: MM  
 Underwriters Laboratories Inc. ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.  
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH UL 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS INCLUDING THE PROPER GROUNDING AND BONDING OF ALL VIGNS.

DATE: 11.13.13  
 SCALE: 3/8"=1'-0"  
 SHEET #: 1 of 1  
 DESIGN ORDER #: 0000  
 FILE NAME: TCNB\_CL

REVISIONS:  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 Colors Depicted in This Rendering May Not Match Actual Finished Materials.  
 Refer To Product Samples For Exact Color Match.  
 CLIENT APPROVAL/DATE: \_\_\_\_\_

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of LMS Sign Service, or its authorized agent.  
 © 2013





# Plan Commission Report

ITEM: 5b  
DATE: March 25, 2014

**PROJECT:** Temporary Use – Blain’s Farm & Fleet Outdoor Garden Center

**ADDRESS:** 501 W. Rawson Avenue

**TAX KEY NOS:** 765-9046

**STAFF RECOMMENDATION:** That the Plan Commission approves the temporary use permit for the temporary garden center at 501 W. Rawson Avenue, subject to the following conditions:

1. That all building and fire codes are met.
2. That the temporary use shall expire on July 25, 2014
3. That the applicant receive a tent permit prior to opening

**Ownership:** Farm & Fleet of Janesville, Inc.

**Size:** 13.46 acres

**Existing Zoning:** B-4, Highway Business District, FW, Floodway, FF, Floodfringe

**Adjacent Zoning:** North – M-1, Manufacturing  
East – FW, Floodway  
South – M-1, Manufacturing & FW, Floodway  
West – M-1, Manufacturing, I-1, Institutional

**Comprehensive Plan:** Planned Business

**Wetlands:** No

**Floodplain:** Yes, as indicated site plan

**Official Map:** N/A

**Commentary:** Blain’s Farm & Fleet is requesting a temporary use permit that would allow them to operate a temporary garden center in their parking lot at 501 W. Rawson Avenue.

The garden center would be located at the eastern side of the parking lot using 68 parking spaces (highlighted on the site plan). The garden center will consist of one tent, one aluminum structure with a cloth shade, multiple metal racks of garden products, trees and shrubs, and other garden supplies (photo included in your packet). The garden center will be enclosed by a split rail fence supported with concrete blocks to provide a barrier between traffic and customers. When Farm & Fleet remodeled, they installed an underground electrical system to supply power to the garden center area. Water will be supplied from the main building using garden hoses. They will not have a heating system.

The garden center will begin operation in mid-April. This permit will allow the center to operate until July 25, 2014. Before the applicant can open the garden center, they will need to receive tent permits.

Prepared by:

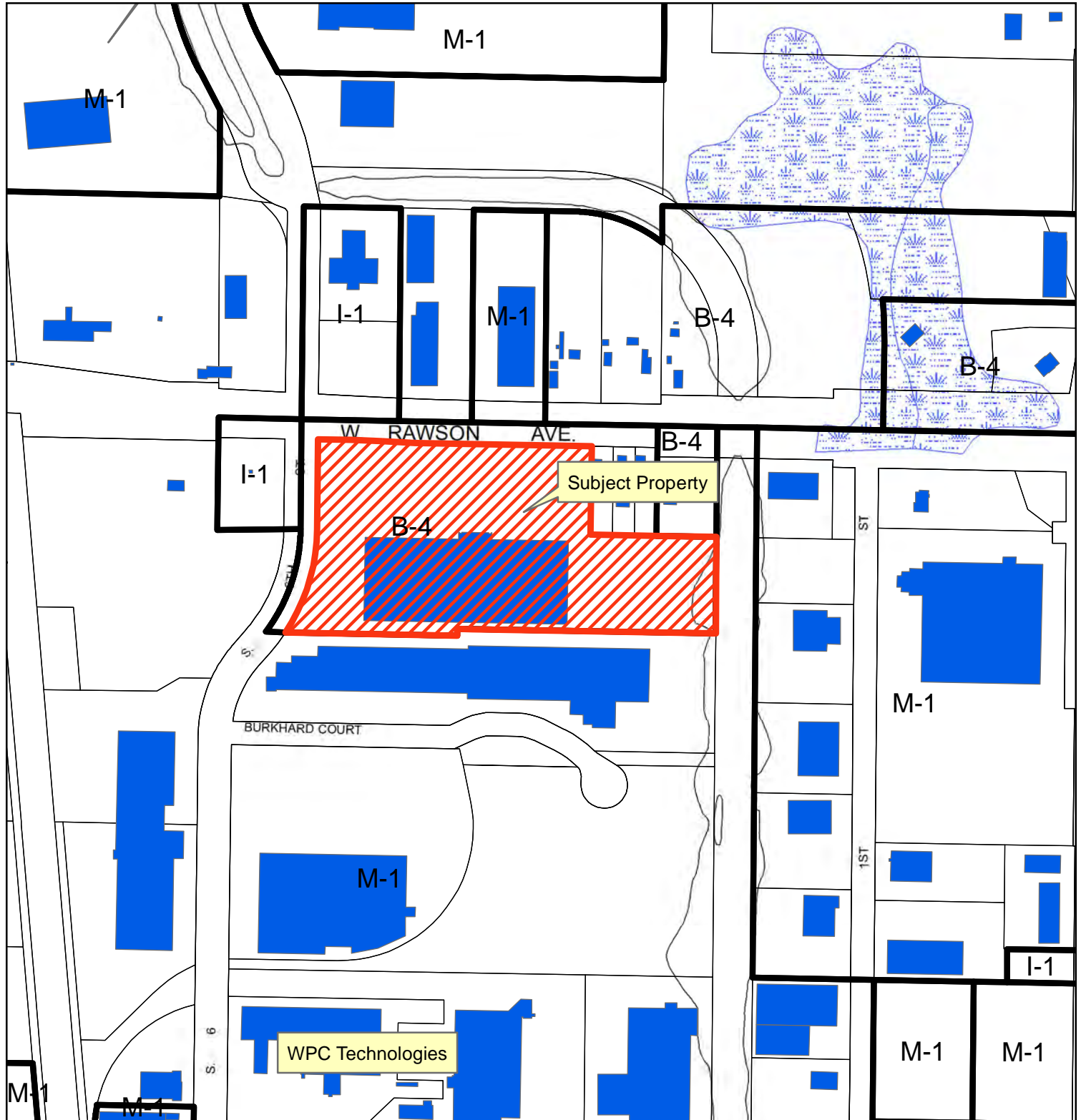
Respectfully Submitted by:

  
Peter Wagner,  
Zoning Administrator/Planner

  
Douglas Seymour, AICP  
Director of Community Development

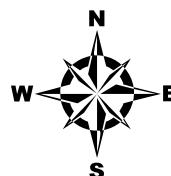
# Location Map

## 501 W. Rawson Avenue



**OAKCREEK**  
— WISCONSIN —

Department of Community Development



### Legend



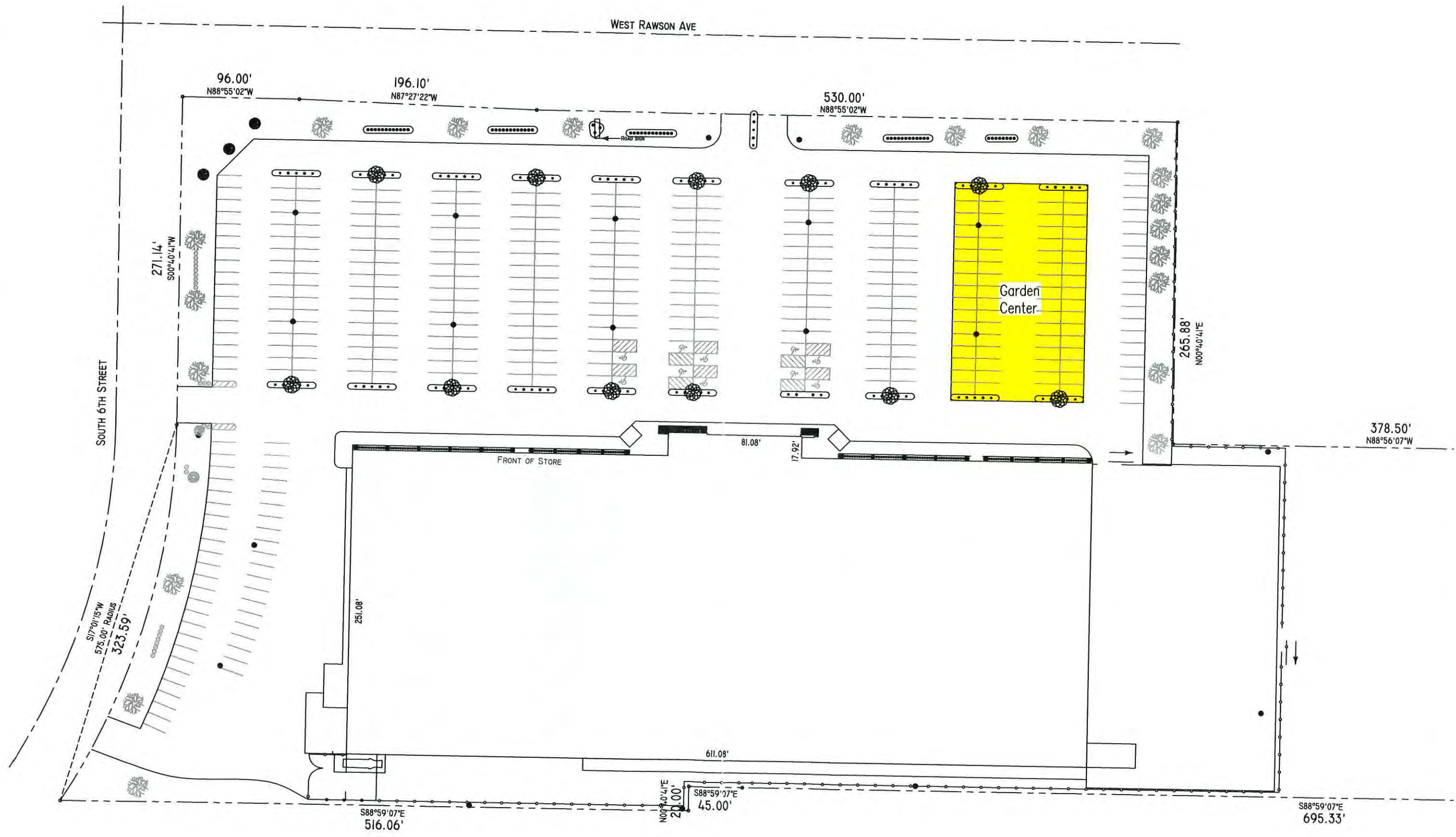
Farm\_&\_Fleet



Existing Street Pattern



Wetland



Rev.	By	Date	Description

**Blair's**  
**FARM & FLEET**  
 P.O. BOX 391 3507 EAST RACINE STREET  
 JANESVILLE, WI 53547  
 608-754-2221

Scale: 1" = 80'-0"  
 Date: JANUARY 26, 2010  
 Drawn By: EEG  
 Checked By: NVL  
 This document contains confidential information of Farm & Fleet, Inc. Neither this document nor the information herein is to be reproduced, used or disclosed either in whole or in part except as specifically authorized by Farm & Fleet, Inc.



Project Name: FARM & FLEET OF OAK CREEK  
 501 WEST RAWSON AVENUE  
 OAK CREEK, WI 53154  
 Project Title: SITE PLAN

Drawing No.  
 1.0





# Plan Commission Report

ITEM: 5c  
DATE: March 25, 2014

**PROJECT:** Temporary Use – West View Garden Center

**ADDRESS:** 7501 S. Howell Avenue

**TAX KEY NO:** 782-9036

**STAFF RECOMMENDATION:** That the Plan Commission approves the temporary use permit for the temporary garden center at 7501 S. Howell Avenue from May 1, 2014 through July 4, 2014 with the following conditions:

1. That all building and fire codes are met.
2. That the temporary use shall expire on July 4, 2014.
3. Allow one sign no larger than 32 square feet.
4. That the applicant obtains a tent permit prior to opening.

**Ownership:** Butch Investments LLC

**Size:** 5.45 acres

**Existing Zoning:** B-4 CU, Highway Business District Conditional Use

**Adjacent Zoning:** north – B-3, Office & Professional Business  
east – B-4/M-1 PUD, Highway Business & Manufacturing, I-1, Intuitional, Rd-1, Two-Family Residential,  
south - M-1 CU, Manufacturing Condition Use  
west – M-1 CU, Manufacturing Condition Use

**Comprehensive Plan:** Planned Mixed Use

**Wetlands:** No

**Floodplain:** No

**Official Map:** No officially mapped streets affect this parcel

**Commentary:** West View Gardens is requesting a temporary use permit that would allow them to operate a temporary garden center in the parking lot of Classic Lanes at 7501 S. Howell Avenue. The garden center would be located at the south side of the parking lot as indicated on the site plan included in your packet. The garden center will consist of one hoop tent with the purpose of selling plants, flowers and produce. Classic Lanes will furnish water as needed and allow access to restroom facilities for employees and customers. The business will operate seven days a week from 9am – 6pm.

This will be the fourth year in-a-row that West View Gardens has operated their greenhouse at this location. There have been no complaints about the operation. Staff recommends that no signage be allowed to be painted or affixed to the exterior of the hoop house and that the applicant is limited to one, 32 square-foot sign.

If the applicant is granted a temporary use permit the applicant will need to receive a tent permit prior to opening.

Prepared by:

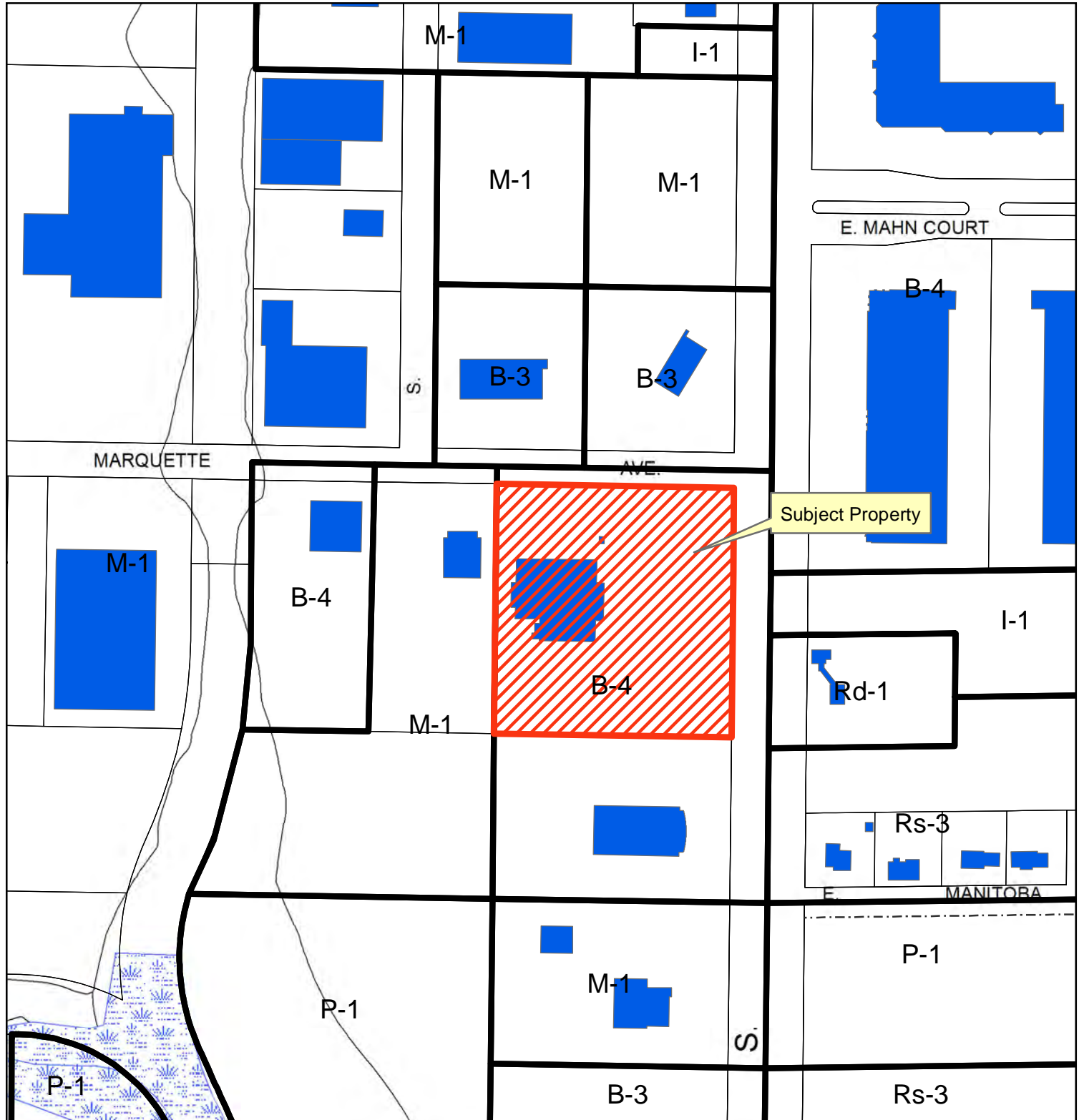
Respectfully Submitted by:

Peter Wagner,  
Zoning Administrator/Planner

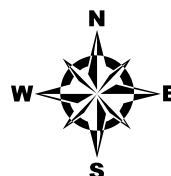
Douglas Seymour, AICP  
Director of Community Development

# Location Map




## 7501 S. Howell Avenue



Department of Community Development



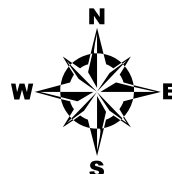
### Legend

-  7501\_S.\_Howell\_Ave
-  Existing Street Pattern
-  Wetland

Temporary Use Permit  
West View Gardens  
7501 S. Howell Avenue



Department of Community Development



Legend	
	Existing Street Pattern
	Floodfringe
	Floodway
	Wetland



# Plan Commission Report

ITEM: 5d  
DATE: March 25, 2014

**PROJECT:** Temporary Use – Stein Gardens and Gifts – Kohl’s Parking Lot

**ADDRESS:** 9035 S. Howell Avenue

**TAX KEY NO:** 859-9035

**STAFF RECOMMENDATION:** That the Plan Commission approves the temporary use permit for the temporary garden center at 9035 S. Howell Avenue, subject to the following conditions:

1. That all building and fire codes are met.
2. That the temporary use shall expire on July 8, 2014.
3. That the applicant receive a tent permit prior to opening.

**Ownership:** Continental 77 Fund LLC

**Size:** 9.92 acres

**Existing Zoning:** B-4, Highway Business District

**Adjacent Zoning:** north – Rm-1, Multifamily Residential  
east – B-2, Office Professional  
south – Rm-1, Multi-family, I-1, Institutional  
west – Rm-1, Multi-family PUD

**Comprehensive Plan:** Planned Business

**Wetlands:** No

**Floodplain:** No

**Official Map:** No officially mapped streets affect this parcel

**Commentary:** Stein Gardens & Gifts is requesting a temporary use permit that would allow them to operate a temporary garden center, Stein Just Plants seasonal flower mart, in the Kohl’s parking lot at 9035 S. Howell Avenue. Stein has received landowner permission to operate in 2014.

The garden center would be located in the southeast corner of the parking lot using approximately 16 parking spaces (highlighted on the site plan). The garden center will consist of one tent, multiple metal racks of garden products, small shed and other garden supplies (photo included in your packet). The garden center will be enclosed by a wood picket fence to provide a barrier between traffic and customers. The site will be powered by an on-site generator which was used in prior years. The water will be supplied by a private fire hydrant similar to what was done in 2013. Staff received no complaints about the operation of Just Plants in 2013.

If granted, the garden center will be installed in April and operate from the last week in April through the first week in July. Before the applicant can open the garden center, they will need to receive a tent permit.

Prepared by:

Respectfully Submitted by:

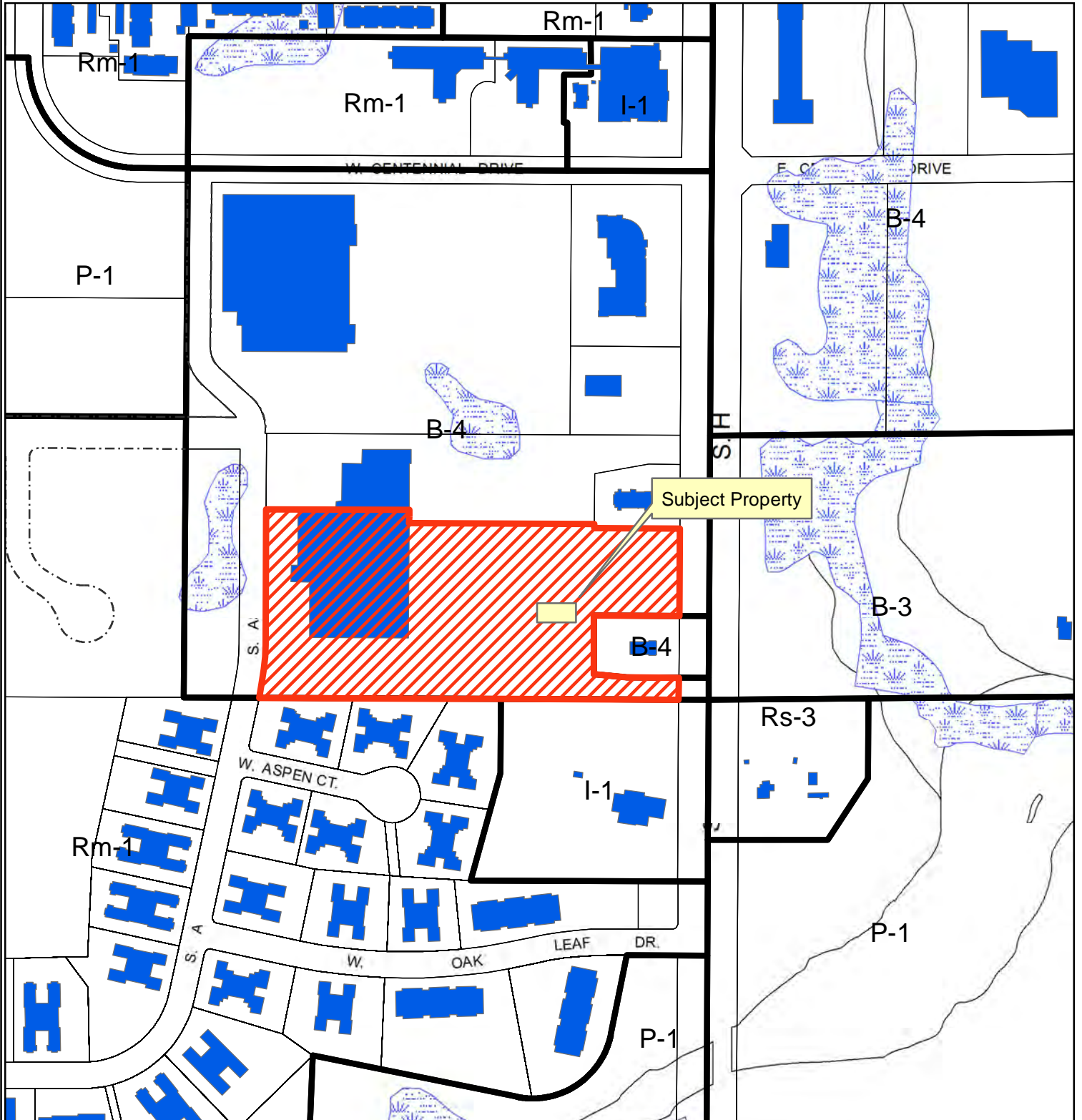
  
Peter Wagner,  
Zoning Administrator/Planner

  
Douglas Seymour, AICP  
Director of Community Development



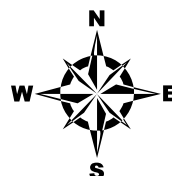
# Location Map

## 9035 S. Howell Avenue



**OAKCREEK**  
— WISCONSIN —

Department of Community Development



### Legend



Kohls



Existing Street Pattern



Wetland



March 3, 2014



Plan Commission  
City of Oak Creek  
8640 S. Howell Ave.  
Oak Creek, WI 53154

Stein Gardens & Gifts is seeking a Temporary Use Permit to operate a Stein Just Plants seasonal flower mart located in the City of Oak Creek again in the spring 2014. Stein Gardens & Gifts has secured permission from Kohl's Department Store (Continental 77 Fund, LLC) located at 9035 S. Howell Ave to use a portion of the parking lot for our seasonal flower mart much the same as in 2013. Our intent is to operate the seasonal flower mart from the end of April through the first week of July upon approval of the Temporary Use Permit.

Attached is the *Stein Just Plants* proposal which includes operational information, specifications and site plans and the plot of survey.

If you are in need of any additional information in advance of the Plan Commission meeting, please do not hesitate to contact me.

Sincerely,

Bryan Linstroth  
Stein Gardens & Gifts  
5400 S. 27<sup>th</sup> Street  
Milwaukee, WI 53221  
414-761-5404 Ext. 30031  
Fax: 414-761-5413  
Email: [bryan@steingg.com](mailto:bryan@steingg.com)

# KOHL'S

expect **great** things

---

February 21, 2014

City of Oak Creek  
8640 S. Howell Avenue  
Oak Creek, WI 53154

RE: Declaration of Reciprocal Easement and Operating Agreement by Continental 77 Fund, LLC dated November 13, 1997, as amended (the "Declaration")  
Kohl's Store #109, Oak Creek, Wisconsin (the "Shopping Center")


Dear Sir or Madam:

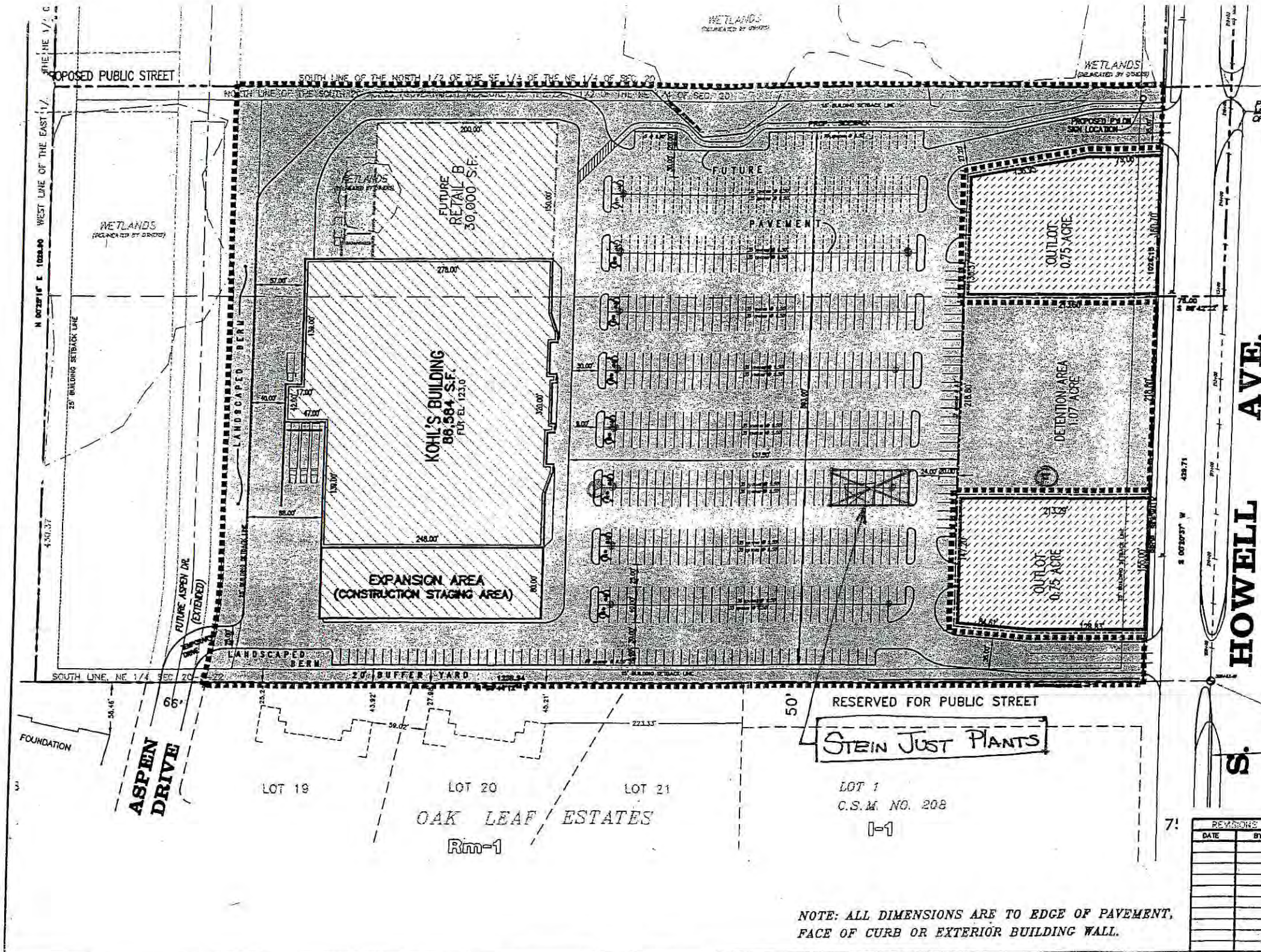
Kohl's Approval Committee has reviewed the Stein Gardens and Gifts request to use a portion of the parking lot at 9035 South Howell Avenue, Oak Creek, Wisconsin for a "Just Plants" seasonal garden market. Kohl's has conditionally approved said request contingent upon the parties agreeing to final terms and conditions. Please be advised that this conditional consent shall not be deemed a waiver of any other provisions contained in the Declaration for the Shopping Center.

This conditional approval is exclusive to Stein Gardens and Gifts as it operates a majority of its locations on the date hereof, and does not constitute an approval for any other seasonal use in the Shopping Center.

If you have any questions or concerns regarding the approval request, please do not hesitate to contact Lu Ann Lipke, Property Administration Paralegal, at (262) 703-1637 or at [luann.lipke@kohls.com](mailto:luann.lipke@kohls.com).

Sincerely,

  
April A. Bargar  
Manager, Property Administration



NE CORNER OF THE SOUTH 20 ACRES (GOVERNMENT MEASURE) OF THE EAST 1/2 OF THE NE 1/4 OF SEC. 20 STA 215+25.37

- LEGEND**
- SHOPPING CENTER
  - [Hatched Box] OUTLOT
  - [Stippled Box] COMMON AREA

**PARKING SUMMARY**

PHASE I	86,584 SF	498 STALLS = 5.8 STALLS/1,000
W/EXPANSION	106,424 SF	562 STALLS = 5.3 STALLS/1,000
<b>TOTAL:</b>	<b>136,424 SF</b>	<b>693 STALLS = 5.1 STALLS/1,000</b>

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF WISCONSIN.



CALL BROTHERS NOTING  
1-800-242-4611  
TOLL FREE  
202-233-4545  
MILWAUKEE, WISCONSIN  
MILWAUKEE AREA 228-1101

NE CORNER, NE 1/4 SECTION 20-5-01, LAKEVIEW HOUSING WITH BRIDGE LANE STA 209+83.45 PROPOSED TURN LANE

**CONTINENTAL 77**  
**OAK CREEK, WISCONSIN**

**SITE PLAN**

National Survey & Engineering



NS&E PROJECT NO.: 870133

DATE: 11-4-07 SCALE: 1" = 100' SHEET 1 OF 1

NOTE: ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB OR EXTERIOR BUILDING WALL.

REVISIONS	
DATE	BY

STEIN JUST PLANTS

LOT 1  
C.S.M. NO. 208

[=1]

LOT 19      LOT 20      LOT 21  
OAK LEAF ESTATES  
Rm-1

ASPEN DRIVE

HOWELL AVE.



**Stein Gardens & Gifts  
Stein Just Plants  
Seasonal Garden Center Proposal  
9035 S. Howell Ave  
Oak Creek, WI 53154**

## About Us

Stein's was founded in 1946 by Maurice Stein. His son, Jack Stein, took over the business and through his vision and commitment to the customer built Stein's into one of the leading independent garden centers in the country. Today, with 15 locations throughout Wisconsin, Stein's continues to be owned and operated by the Stein family and remains focused on providing customers with superior products and great service.

In 2010 *Stein Gardens & Gifts* launched its first *Stein Just Plants* seasonal flower mart concept at 76<sup>th</sup> and Good Hope Road in Milwaukee, WI. This first location was adjacent to a Pick'n Save location in a former Home Depot lawn and garden area. This first operation was a success. In 2014, *Stein Gardens & Gifts* plans to open 5 *Stein Just Plants* locations throughout the greater Milwaukee area.



*Stein Just Plant-Oak Creek*

## Proposal-Stein Just Plants 2014

In 2014 *Stein Gardens and Gifts* is proposing to set up a *Stein Just Plants* seasonal location in several communities in southeastern Wisconsin including repeating the location in Oak Creek at the Kohl's Department Store at 9035 S. Howell Ave. These locations will provide the residents a local garden center in their community as well as attract customers from the nearby communities. In addition *Stein Gardens and Gifts* is scheduling direct mailings in the area of each *Stein Just Plants* location to further attract customers to the *Stein Just Plants* and the local community.

The *Stein Just Plants* seasonal locations will consist of a 21' x 36' Poly-Tex Garden Mart greenhouse and approx. 1920 sq. ft. of additional display space adjacent to the greenhouse. This total of approx. 2700 sq. ft. of seasonal garden center will take up approximately 14-16 parking spaces. The proposed display area would be fenced in with a picket style fence. Display benching will consist of a combination of Poly-Tex metal benching. The 'checkout' area would consist of a small "shed" which will house and protect our POS and communication equipment from the elements.

The *Stein Just Plants* locations will stock exclusively plant material (annuals, perennials and vegetable plants) along with only a handful of gardening accessories (soils, fertilizer and hand tools). None of the giftware, home decor traditionally available at *Stein Gardens & Gifts* will be available at the *Stein Just Plants* locations.

For 2014 the locations being considered are:

- **Oak Creek**
- **Muskego**
- **Cedarburg**
- **Shorewood**
- **Saukville**

# Advertising – Direct Mail Spring 2013

**Just Plants NOW OPEN!**  
Blooming in 5 convenient locations.

**CHIEF JEFF'S**  
**Premium Vegetable Plants**  
Pint pots  
**3 FOR 6.50**  
or 2.29 each Reg. 2.99  
30 New and exciting varieties.

**Hydrom Vegetable Plants**  
Pint pots  
**3 FOR 7.00**  
or 2.47 each Reg. 2.99  
Choose from 20 varieties for old-time taste.

**Nature's Feast**  
**Fresh, Full & Flowering**  
**Hanging Baskets**  
**15.99** per Basket  
And up  
Reg. 22.99-49.99

**Stein Moisture Pro**  
**Potting Mix** **5.88**  
14 Quart 10.99

**Stein Premium**  
**Potting Mix** **4.88**  
14 Quart 10.99

**JUMBO 50** per Basket  
Geraniums, Petunias, Impatiens  
**Plants**  
**11.99** with Club Card  
and more to go. See 11.99  
and more to go.

<b>Oak Creek</b> 9530 S. Haines Ave *Kohl's Department Store Parking Lot	<b>Waukesha</b> 500 W24836 Sunset Drive *W. Sunset Dr. & S. Prairie Ave.	<b>Pewaukee</b> 561 Ryan Street *Pick 'n Save Parking Lot
<b>Muskego</b> 562 W15388 Jamesville Road *Kohl's Department Store Parking Lot	<b>Cedarburg</b> 147 W2337 Western Ave *Western Rd. & Haverock Ave.	<b>Weekdays &amp; Sat. 8 A.M. - 9 P.M.</b> <b>Sundays 8 A.M. - 7 P.M.</b> <b>SteinJG.com</b>

**Just Plants GORGEOUS PLANTS ARRIVING DAILY!**  
**GRAND OPENING**  
5 convenient locations: •Oak Creek •Cedarburg •Waukesha  
•Pewaukee •Muskego

**Best Buy Geraniums**  
**1.00** each  
24 plants per flat  
Reg. 1.99  
\*See 11.99

**Packs of Flowering Annuals**  
**1.19**  
3 Plants per pack  
or 17.99 per flat  
54 plants per flat  
Reg. 1.99 per pack  
\*Choose from many beautiful flowering varieties.

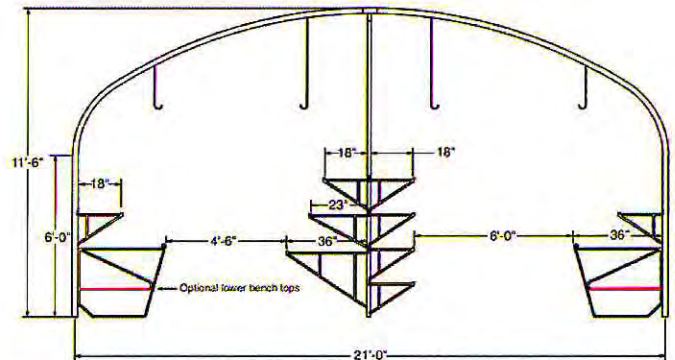
<b>Perennials</b> <b>1.77</b> each Reg. 2.99	<b>Annual Pack</b> <b>FREE</b> with Club Card Reg. 1.99	<b>Spring Vegetable Plants</b> <b>1.22</b> each Reg. 2.99	<b>Herb Plant</b> <b>FREE</b> with Club Card Reg. 2.99
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<b>Oak Creek</b> 9530 S. Haines Ave *Kohl's Department Store Parking Lot	<b>Waukesha</b> 500 W24836 Sunset Drive *W. Sunset Dr. & S. Prairie Ave.	<b>Pewaukee</b> 561 Ryan Street *Pick 'n Save Parking Lot
<b>Muskego</b> 562 W15388 Jamesville Road *Kohl's Department Store Parking Lot	<b>Cedarburg</b> 147 W2337 Western Ave *Western Rd. & Haverock Ave.	<b>Weekdays &amp; Sat. 8 A.M. - 9 P.M.</b> <b>Sundays 8 A.M. - 7 P.M.</b> <b>SteinJG.com</b>

- 2 Direct Mail pieces are planned for 2014 and will be mailed to residents within a 5 mile radius of each Stein Just Plants location.



# 21' Wide Poly-Tex Garden Mart® Greenhouse



Width	21 feet
Length	24 to 96 feet (in 6-foot increments)
Sidewall height	6 feet
Height at apex	11 foot 4 inches
Frame spacing	6 foot

Door	6 foot wide by 6 foot 8 inches tall
Roof cover	clear or white 6 mil. UVI treated polyethylene
End wall cover	clear 6 mil. UVI treated polyethylene
Frame	2" O.D. 14 gauge galvanized steel tubing
Ventilation	Slide-Side or Roll up sidewalls

# Additional Information

## Proposed Period of Operation

- Monday April 28<sup>th</sup> through Friday July 4<sup>th</sup> (approximately)

## Setup and Take Down

- Approximately 12-16 hours for setup and 12-16 hours for take down
- Display area to be restored to existing condition including any patching of holes needed to anchor the greenhouse.

## Proposed Hours of Operation

- Weekdays 9 am to 8 pm
- Saturdays 8 am to 8 pm
- Sundays 9 am to 6 pm

## Staffing

- Stein Gardens & Gifts seeks to employ local residents, avid neighborhood gardeners & retirees
- 2 to 3 employees on site at all times during business hours
- 10-12 total employees

## Product Selection

- Annual flowers
- Flowering hanging baskets
- Pre-planted containers
- Vegetable Plants
- Perennials
- Planting Mixes
- Garden Fertilizers
- Miscellaneous gardening accessories (gloves, hand tools)

## Deliveries

Product will be delivered to the *Stein Just Plants* location during normal business hours by tractor/trailer as well as by straight trucks equipped with lift gates – dropping off carts of product. Carts would be removed from the property on a regular basis

After hours deliveries only if permitted by the local ordinances.

# Utility Requirements

*Stein Just Plants* does require both electricity and water for its operation.

- Electrical
  - Two POS (Point of Sale) registers
  - Communication equipment (router/switch/cellular transmitter)
  - Maximum 15 amp 110 volt circuit.
  - Electrical needs during the business day only – not 24 hours per day.
  - Source an on-site generator (Honda Super Quiet EU1000i) was used in 2011, 2012, and 2013.
  - Power ramps provided where needed
  
- Water
  - Minimum requirements would be a single faucet connection.
  - Product hand watered during the course of the business day as needed using hoses (stored on hose reels) and water wands. No automatic watering equipment will be necessary.
  - Source to be determined, but most likely will be the same connection to the adjacent private fire hydrant as in 2013.



## Security

All monies would be removed from the site daily and taken off premise with no overnight storage of cash. POS equipment would be locked in an outdoor booth along with any 'product' that needs to be protected in the event of inclement weather.

## Trash Disposal

A small trash container will be available for staff to dispose of debris and it will be emptied as needed.

## Recycling

In 2010 *Stein Gardens & Gifts* initiated its 'Let's Recycle Together' program and recycled over 46,000 pounds of plastic in 2012. Recyclable plastics will be returned to one of the 16 Stein store locations for recycling. 2013 numbers are not yet available.

## Restrooms

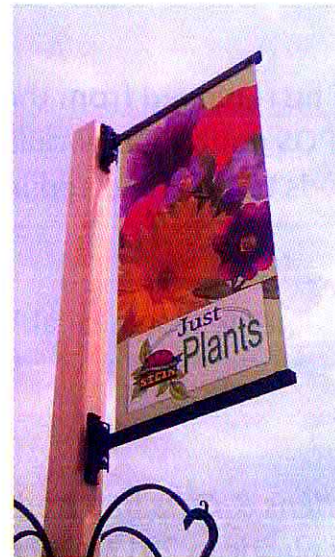
When permitted by the property owner, staff would have access to the restroom facilities available on the property.

# Signage

Stein Just Plants signs would consist of (depending on local zoning code):

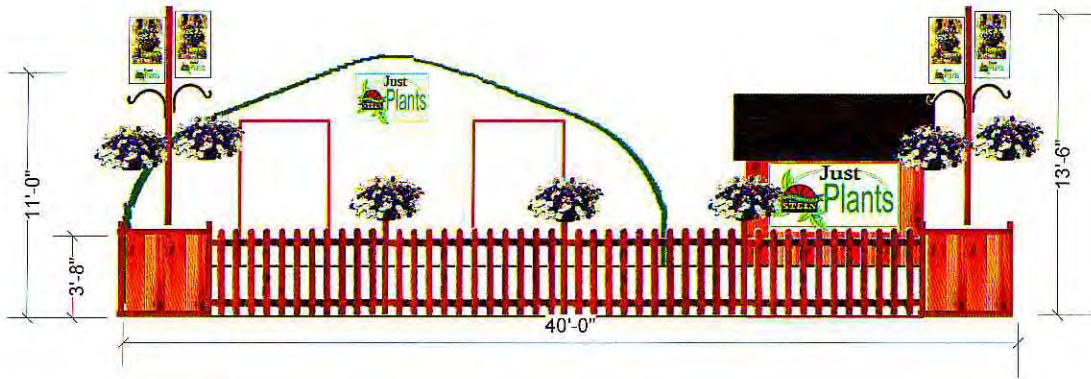
- 1 – 48" x 96" sign located on the rear of the cashier stand
- 5 – Banners signs in the planters with the Stein Just Plants logo

Product signage will consist of 8 ½" x 11" card signs both in the greenhouse display and the display area immediately outside of the greenhouse.

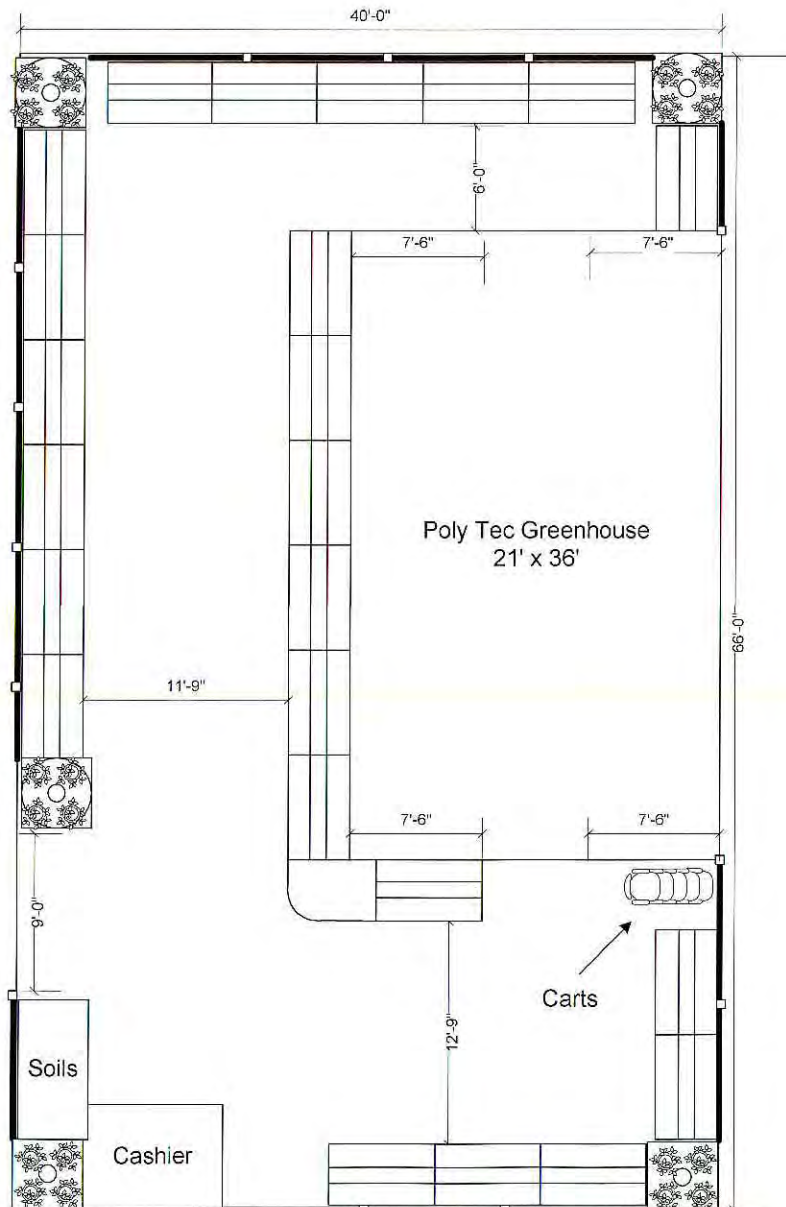


CHEF JEFF'S		
<b>Chef Jeff Vegetables</b>		
<b>Gourmet</b> 4" x 4" x 4" Pot	<b>4 Inch Pots</b> Premium 1 1/2 Gallon Pot	<b>Heirloom</b> 2 1/2 Gallon Pot
3/\$6.00	3/\$6.50	3/\$7.00
Or \$2.19 Per 1.5 lbs	Or \$2.29 Per 1.5 lbs	Or \$2.49 Per 1.5 lbs

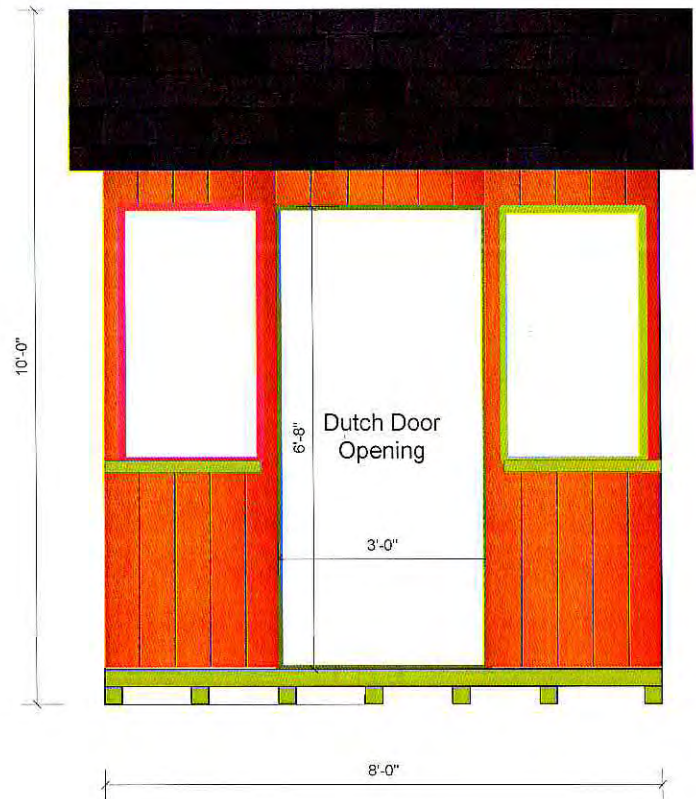
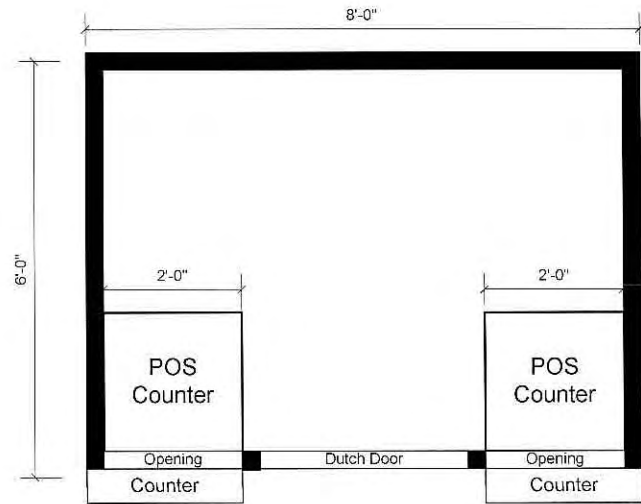
# Site Plans



Oak Creek



# Cashier Stand





# Plan Commission Report

ITEM: 5e  
DATE: March 25, 2014

**PROJECT:** Conditional Use Permit – John Schlueter, Weasler Number 1, LLC

**ADDRESS:** 7265 S. 1<sup>st</sup> St.

**TAX KEY NO:** 765-9054-001

**STAFF RECOMMENDATION:** That Plan Commission recommends that the Common Council approve a conditional use permit allowing an indoor commercial recreation facility located at 7265 S. 1<sup>st</sup> St. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting (April 8, 2014).

**Ownership:** Weasler Number 1, LLC, P.O. Box 170107, Milwaukee, WI 53217

**Size:** 1.941 acres

**Existing Zoning:** M-1 (PUD), Manufacturing; FF, Flood Fringe; FW, Floodway

**Adjacent Zoning:** North – M-1 (PUD), Manufacturing; FF, Flood Fringe; FW, Floodway  
East – M-1 (PUD), Manufacturing  
South – M-1 (PUD), Manufacturing; FW, Floodway  
West – M-1, Manufacturing; FF, Flood Fringe; FW, Floodway

**Comprehensive Plan:** Planned Industrial.

**Wetlands:** None.

**Floodplain:** Flood Fringe and Floodway exist on the western portion of the parcel.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting approval of a conditional use permit for an indoor commercial recreation facility at 7265 S. 1<sup>st</sup> Street. Cindy Zielinski, Chasing Tales, Inc., will occupy a portion (Suite A) of the existing building as a family play center with limited food concessions, special event space, and office space.

Indoor commercial recreation facilities are considered conditional uses in the M-1, Manufacturing District. The proposal does not include any changes to the exterior of the building or site. No outdoor storage is requested.

Target ages for the center are under 1 year up to 5 years during the weekdays, and up to 10 years during the evenings and weekends. This will not be a drop-off or day care facility; rather, children must be accompanied and supervised by a parent/guardian at all times. Proposed hours of operation are:

- Monday, Wednesday, Thursday - 9:00 AM to 6:00 PM
- Friday – 9:00 AM to 7:00 PM
- Saturday – 10:00 AM to 7:00 PM
- Sunday – 11:00 AM to 6:00 PM

Currently, the parking lot is approved for 63 stalls to be shared by all tenants of the building. Based on the proposed use, at least one parking stall is required for every four patrons plus one space for each employee during the largest work shift. Assuming each child is accompanied by a parent/guardian and four employees are working concurrent hours, this would equate to:

- 5-9 parking stalls during non-party/field trip weekdays
- 12-17 stalls during non-party weekdays with field trips
- 11-19 stalls during non-party weekend days
- 31-49 stalls during weekends with parties
- 16-26 stalls during special events

Staff recognizes that the parking figures are based on admission estimates and that there will not necessarily be one parent/guardian per child at the facility. Similarly, the parking requirements are based on the number of patrons, including children. It is very likely that the child-to-parent/guardian ratio will be higher than 1:1, reducing the number of necessary parking stalls.

Trash receptacles currently exist on the property within an enclosure west of the retaining wall. No new trash receptacles are proposed. No sign details have been included as part of this proposal. Should the applicant wish to add a monument or wall sign a permit will be required.

If the Plan Commission recommends Common Council approval of the Conditional Use Permit, staff will prepare conditions and restrictions for review at the April 8, 2014 meeting.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

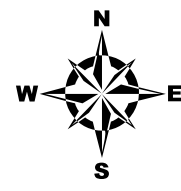
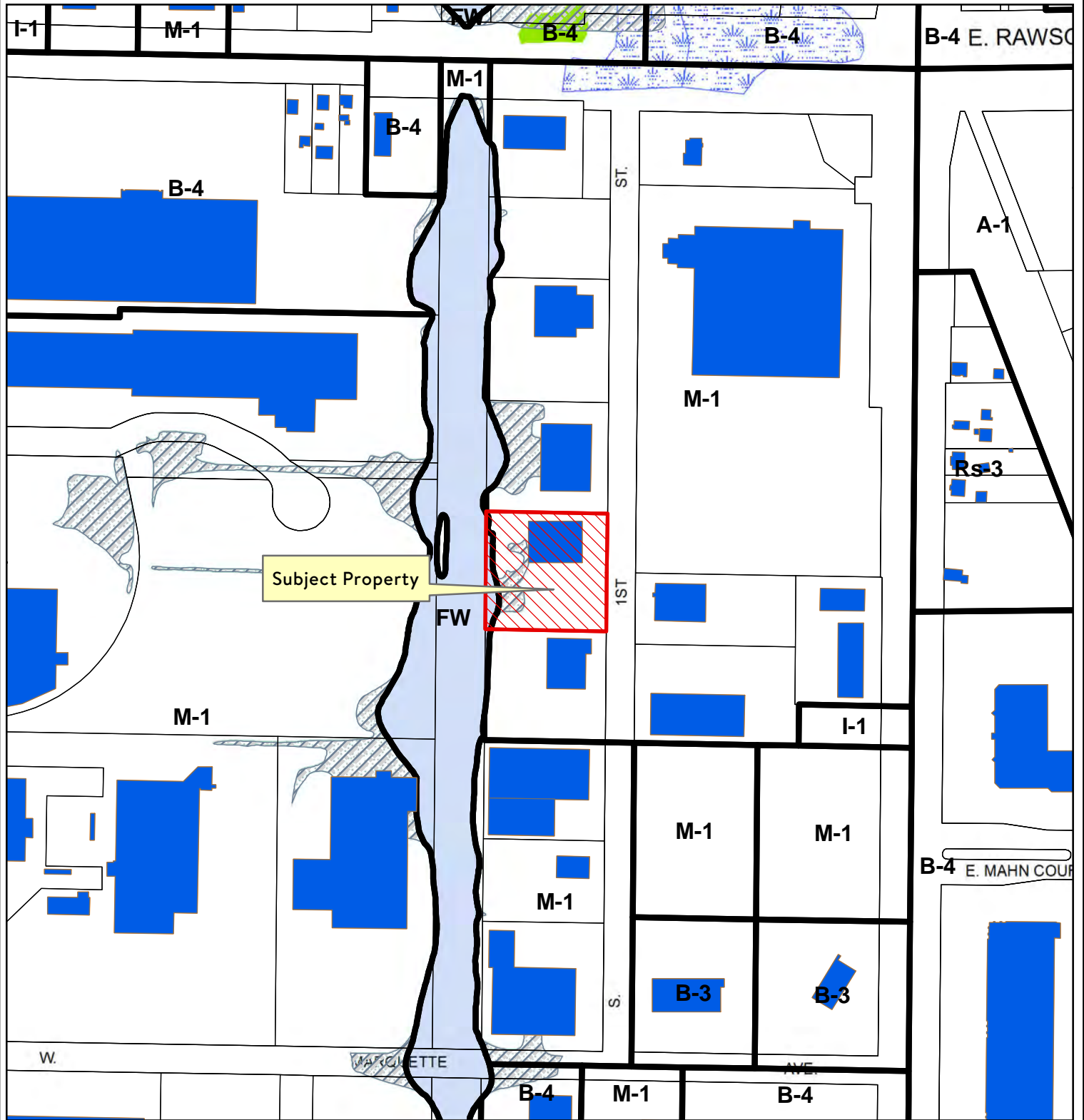


Douglas Seymour, AICP  
Director of Community Development



# Location Map

## 7265 S. 1st St.



Legend	
	7265 S. 1st St.
	Existing Street Pattern
	Floodfringe
	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)

**“Chasing Tales, Inc.”**  
7265 S. 1<sup>st</sup> St.  
Indoor Playground and Family  
Recreation Center



February 18, 2014

Submitted by Cynthia Zielinski, owner  
3370 S, 11<sup>th</sup> St.  
Milwaukee, WI 53215  
414-744-7918  
[cindy.zielinski@yahoo.com](mailto:cindy.zielinski@yahoo.com)

Mayor Stephen Scaffidi  
Oak Creek Planning Commission  
Oak Creek Common Council

In this letter I will explain in more detail the mission of this business as well as what it will offer families in Oak Creek and the surrounding cities. I will then describe the layout of the building which will include attached drawings and pictures of equipment and materials I plan to put into the space. Finally, I will summarize, using the previously mentioned details, as to why this site is the best location for this business.

#### **Details of Proposal:**

“Chasing Tales” is a proposed family play center that will focus on the social, physical, and intellectual development of children from the ages of 0-10. The focus will be on children 0-5 during school hours. After school and weekend activities for children aged 6-10 will also be offered. Parents/guardians must remain in attendance with their children and are responsible for ensuring they use the equipment properly and safely. Staff members will also be on hand to keep an eye on things, but this is not a drop off facility or day care.

- **Mission Statement**

Our mission is to provide opportunities for families with young children to strengthen the family bond in an environment that equally encourages social, physical, and intellectual development through creative and cooperative play experiences.

#### **Product Description**

5 Major Components Upon Opening:

- open play
- teacher led programming
- birthday party packages
- special events
- food concessions

1. Open play will be available during all established business hours. Families are welcome to use any aspect of the facility when it best suits their schedules. Families can play and learn together with the child leading the activity based on their desires and interests at that particular time. A daily admission fee will be charged and memberships would be available for purchase.

2. Teacher led activities will be run on a regularly scheduled basis throughout each weekday; lasting 20-30 minutes. Teacher led activities would include story time, music and dance sessions, puppet theater, arts and crafts, physical fitness, and team building exercises. Schedules will be posted both on the website and within

the facility so families may plan ahead of time to attend these sessions, or they are welcome to attend as they are announced throughout the day. No prior sign up would be needed and it is included in the admission fee. In the future I would like to offer a 4 or 6 week series of classes that parents would sign up for ahead of time and pay a fee for the session. Each class would be 45-60 minutes and would revolve around a theme that would incorporate stories, music, and art.

3. Hosting birthday parties will be the third reason parents would seek out this establishment. All preparation and cleanup would be handled by the staff, so parents need only to show up and enjoy the party. Outside food would be allowed to be brought in or catering services could be provided for an additional cost. Full use of the general activity area would be included in the price of the party and additional amenities would also be available for a fee, such as decorations, catered food, cake, goody bags, or special activities. A party host would be assigned for the duration of the party to greet guests and to assist with any needs throughout the party.

4. Special events revolving around holidays will also be an opportunity for families to spend some quality time together. A few examples will include a Halloween party with games, costumes, and treats; Milk and cookies with Santa; a New Year's Eve Party; treats with the Easter Bunny; and family movie nights.

5. Food concessions will be available for purchase. A Keurig coffee machine will be utilized and all food will be pre-packaged. A few examples include single servings bags of carrot sticks, apple slices, cheese sticks, Goldfish crackers, chips, yogurt, milk, juice, and soda.

I would also like to network with area pre-schools, day cares, and elementary schools to offer field trip experiences. My background as a teacher will allow me to design activities that are fun for the students but also incorporate skills they are learning in the classroom.

In the future summer workshops/camps would be offered to a variety of age groups and interests. Some possible topics include theater, art, Spanish language, team building, and science.

I would also like to develop some family recreation leagues or tournaments that would encourage families to come and meet and play with other families. Some possible games would be bean bag toss (Bag-O) or oversize bowling. It would be something families can do together without requiring a lot of skill and that would include children of different ages.

### **Building layout**

The rental space is divided into 2 areas, front office space and back warehouse space. There is a dividing wall between the 2 areas with 4 private bathrooms. (2 on each side of the wall)

#### Office Space:

- Welcome desk
- Business office
- 2 rooms for private birthday parties
- Kitchenette area
- Coat closet for customers
- Diaper change/nursing area
- 2 private bathrooms
- Open space which will be used mainly for infants and toddlers who will engage in role playing in various themed areas such as music, theater/dress up, construction, science, kitchen, grocery store, doctor/vet, Legos and train sets, puzzles, and a library area. Bookshelves and/or portable dividing walls will break the space up into these themed areas. Please see the attached drawing for a sketch of the layout.

- Warehouse Space:
  - 2 private bathrooms
  - Walled off art area that will include drawing materials such as crayons, markers, and pencils, as well as paints, stamps, glue, scissors and construction paper to create their own projects or follow an example created by staff. This area would also include a sink to allow for easy cleanup.
  - Walled off dining area with cafeteria/picnic style tables for families to sit, relax, and eat together. This area allows for a full view of the entire warehouse to keep an eye on their children.
  - Large indoor soft playground structure (similar to those seen in McDonald's Playland) This will be placed in the middle of the warehouse toward the back wall. This placement allows for some separation between the two open areas which will be designated for different age groups of children. The design of the structure will be able to accommodate both younger and older children to keep entire families engaged.
  - One open area will be designated for toddlers and pre-school age children. There will be several riding vehicles available, rubber balls, small playground equipment such as Little Tikes slides, and lowered basketball hoops.
  - This area would be utilized by staff to lead group activities with children and their parents for birthday parties or other staff led programs.
  - The other open area will be designated for school aged children. It will contain various playground equipment such as jump ropes, different types of balls, soccer goals, floor hockey equipment, and scooter boards. This area will also be utilized by staff to lead activities with groups of children and their parents for birthday parties or other staff led programs.
- Please see the attached drawing for a sketch of the layout.

**Proposed Hours of Operation:**

closed Tuesday

Monday, Wednesday, Thursday 9:00-6:00

Friday 9:00-7:00

Saturday 10:00-7:00

Sunday 11:00-6:00

These times could be adjusted up to an hour on either end to best accommodate the needs of my customers. I want to try this for 6 months to a year and then adjust as needed.

The business would be closed all major holidays such as Easter, 4<sup>th</sup> of July, Thanksgiving, Christmas Eve, and Christmas Day.

**Frequency of Deliveries:**

Deliveries would occur once a week from a food service company for the concessions.

**Number of Employees:**

1 part-time manager to become a full-time employee once the business has grown

3-4 part-time employees mostly on the weekends

More employees will be added as the business grows and there is a greater demand.

**Employees per shift:**

During weekday hours there would be 1 employee to open the business with a second employee coming in after the first hour. 2 employees would be there until closing. There would be 2-3 shifts per day; each lasting 3-6 hours depending upon the availability of the employees.

Weekend hours would require 2-3 employees be present during all open hours. In addition, there would be 1 employee to host each birthday party scheduled for those days.

I would like to look into the possibility of hiring retired teachers who would have valuable skills to lead activities. I am also interested in hiring high school students interested in working with children as well as college age students who may be enrolled in education programs. This job would allow them valuable experience in working with children and give them an opportunity to put into practice what they are learning.

**Anticipated number of customers:**

During the weekday hours I anticipate approximately 8-15 daily admissions for open play plus the parent/guardian. On the weekends this number would increase to 25 or more. Field trips would average 30 students in a group plus chaperones. I would request 1 chaperone per 10 children.

On the weekends I predict between 20-35 open play admissions. Birthday parties would increase this number significantly. I anticipate 10-15 children at a party and hosting 3-4 parties each weekend day for a total of 30-60 children and their parent/guardian on each weekend day.

I anticipate that special events such as Halloween, Easter, and Christmas will bring in between 30-50 children and their parent/guardian.

I expect summer being the slowest time of year due to the fact that the weather is generally very nice and people look for outside activities. I plan on heavily promoting the teacher led activities during this time to encourage parents to bring children in for educational enrichment. Spring, fall and winter will be busier because of the rain and cold we experience for such a long time.

**Description of any interior/exterior modifications to the property:**

Removal of carpeting and laying vinyl tile in its place.

Add a door to an existing office.

Install a larger utility tub and counter.

Build a knee wall around 2 areas in the warehouse, one approximately 400 square feet and the other 500-600 square feet. In those walled off areas either lay vinyl tile or use a commercial-grade concrete paint on the floor.

**Outside Storage:**

None

Landlord has agreed to let me use existing dumpster. If the need arises I would need one additional dumpster.

**Parking Stalls:**

There are currently 40 parking stalls to be shared with all the tenants of the building. The Milwaukee Journal Sentinel employees would be gone by the time I open. The remaining tenants would only occupy a few spaces.

**Rationale for locating in the M-1 District:**

To truly implement my vision for this business I need a large, open space such as this site provides. First of all, the large space also allows a wide variety of activities to take place that will engage everyone in the family. One of the biggest complaints of families with children at different age levels is that they can't find one location that will meet the needs of all their children. This location will lend itself to creating multiple activity areas for children of all ages.

Second, the large space of the warehouse allows the equipment and materials to be spread out over a larger area which better ensures safety. The height of the warehouse ceiling allows the large play structure to be built vertically, which saves floor space for other activities. By placing this structure in the middle, it allows the creation of 2 separate play areas that keeps toddlers and school age children away from each other. Neither age group pays a lot of attention to what is around them when they are involved in play. With the help of parental supervision and staff we can keep children in the appropriate areas to play safely without crossing paths.

Third, there are similar businesses in the Milwaukee area, but most of them are located in New Berlin and Waukesha. I know for a fact that Oak Creek families are utilizing these businesses as well as shopping and having lunch or dinner in those communities rather than in Oak Creek. I also know that citizens in the city are very family oriented and seek out opportunities for their children. They are highly educated and have the income level needed to support a business of this type.

After doing demographic research I discovered there are over 5200 children between the ages of 0-9; my target market, in the city of Oak Creek alone. When adding in the cities of South Milwaukee, Cudahy, St. Francis, Franklin, Racine, and the Bay View zip code of Milwaukee the number of children increases to 27,000.

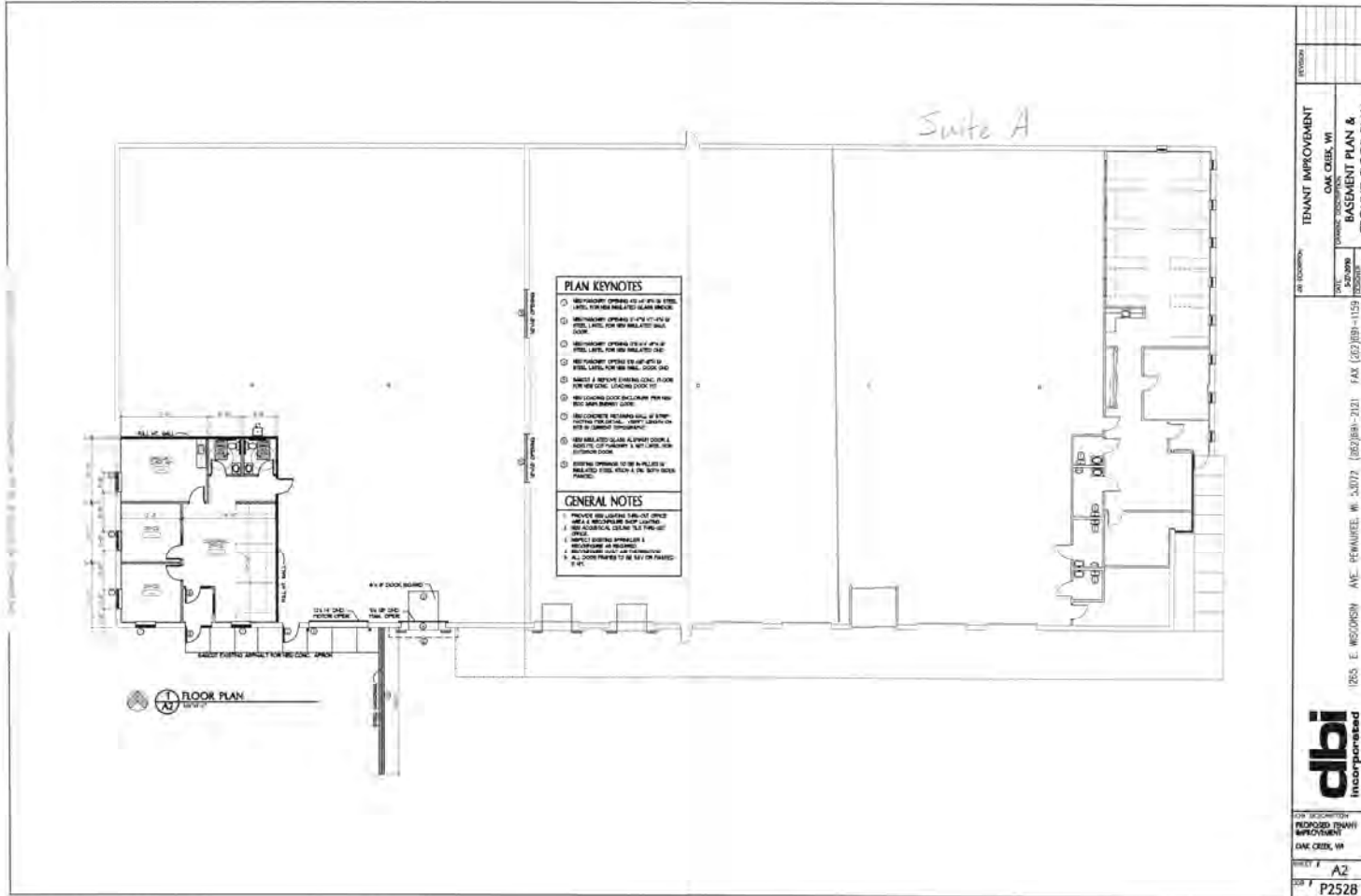
This location is easily accessible to neighboring communities that are nearby since it is located right off of Howell Ave. It is also approximately a mile from the proposed Drexel Town Square development; so the close proximity could encourage shopping and lunch or dinner when they are in the area. Freeway access utilizing the Rawson exit allows those from communities further away easy access as well.

Last, this location will provide some excellent networking opportunities with other small businesses in the city of Oak Creek. Down the street from this location are several businesses I would like to utilize to help run my business. FUN Services, Melody Cookies, and Cousins Subs are three businesses that I could rely on regularly to provide birthday party supplies, snacks, or catering opportunities. I would also like to look into developing a relationship with a pizza restaurant or DiCarlo's to possibly offer catering for birthday parties; as both children and adults love pizza and pasta. As mentioned earlier in this proposal I would like to reach out to day care centers and schools to offer field trip opportunities. Learning Edge pre-school and child care is down the street, as well as Kinder Care on Howell Avenue. This location would make it very easy for these businesses to bring their students to provide enrichment activities. I would like to network with these businesses not only to develop positive relationships among neighbors in the community, but also to keep business dollars in the city. This particular location would make it very easy to develop these relationships and further build the community of the city of Oak Creek.

Thank you very much for your time. I hope this proposal has clarified the services this business can provide to residents of Oak Creek and the surrounding communities.

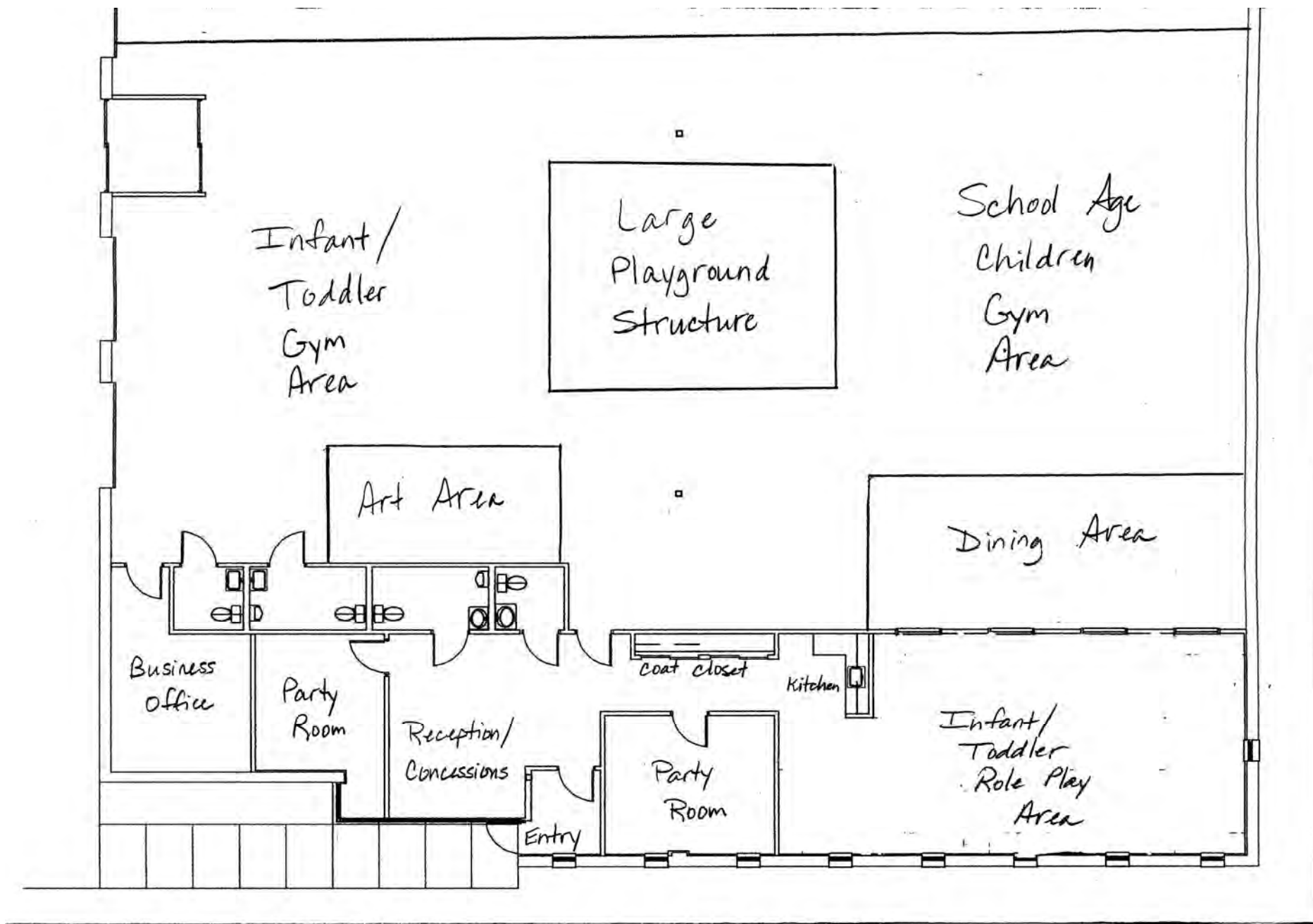
Sincerely,  
Cynthia Zielinski  
CEO, Chasing Tales, Inc.

# Floor Plan of Entire Building



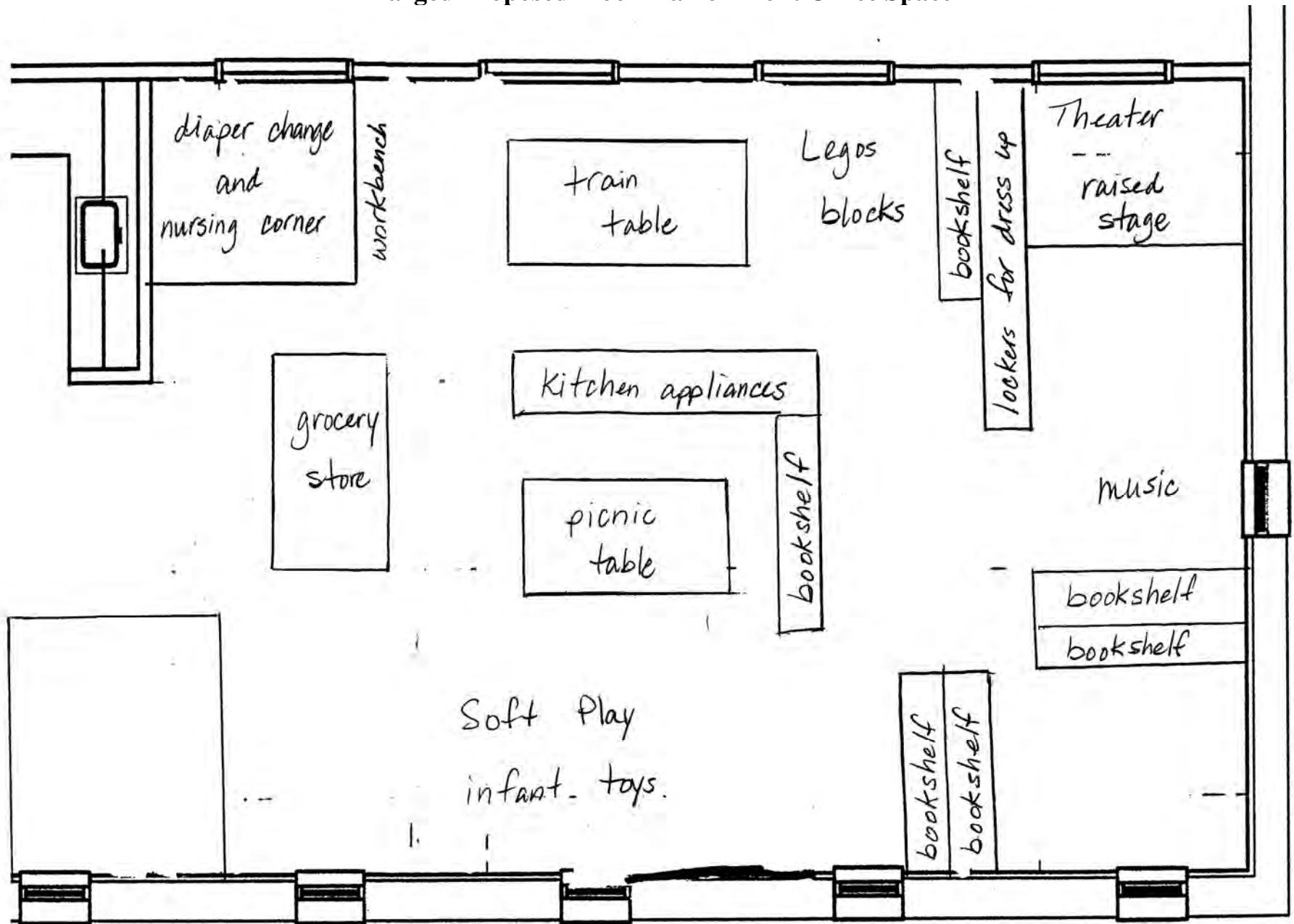
	1035 E. WISCONSIN AVE. FENNERVILLE, WI 53072 (262) 891-7021 FAX (262) 891-1129 (262) 891-7021	TENANT IMPROVEMENT OAK CREEK, WI BASEMENT PLAN & GROUND FLOOR PLAN
PROPOSED TENANT IMPROVEMENT OAK CREEK, WI	SHEET # <b>A2</b> OF <b>7</b> P2528	DATE: 8-20-09 DRAWN BY: J. BOHLEN

Proposed floor plan of Suite A





# Enlarged Proposed Floor Plan of Front Office Space





# Plan Commission Report

ITEM: 5f  
DATE: March 25, 2014

**PROJECT:** Plan Review – Jerry Mortier, The Redmond Co. (Dunkin’ Donuts)

**ADDRESS:** 8750 S. Howell Ave.

**TAX KEY NO:** 860-9996

**STAFF RECOMMENDATION:** That Plan Commission approves the site, landscaping, and signage plans submitted by Jerry Mortier, The Redmond Co., for the property located at 8750 S. Howell Ave. with the following conditions:

1. That the plans are updated to include a decorative fence or wall in connection with the vegetative screening for the menu board.
2. That the illuminated clearance/order canopy be replaced by an order speaker box either integrated into the menu board or into a separate bollard immediately adjacent to the menu board.
3. That the proposed awnings are revised to match other canopies/overhangs found on the building.
4. That all building and fire codes are met.

**Ownership:** Pranke Holding LLC, 241 N. Broadway, Milwaukee, WI 53202

**Size:** 0.960 acres

**Existing Zoning:** B-4, Highway Business

**Adjacent Zoning:** North – B-3, Office and Professional Business  
 East – B-4, Highway Business  
 South – B-4, Highway Business  
 West – B-4, Highway Business

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** None.

**Floodplain:** None.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting site, landscaping, and sign plan approval for the property at 8750 S. Howell Ave. Plan Commissioners will recall that the southern suite in the existing commercial building on this property was granted a Conditional Use Permit for a restaurant with drive-through for Dunkin’ Donuts in January of this year.

Access and parking were discussed during the meetings for the Conditional Use. The Applicant agreed to widen the southeast entrance, add a rumble strip instead of a center landscape island, and add directional aids (pavement marking and directional sign). Two (2) additional directional signs will be placed at the eastern entrance. Parking has not changed from the plans approved in January – the stall at the southwestern corner will be eliminated and the remaining seven (7) stalls along the south will be moved 10 feet south to allow additional maneuvering space for the drive-through. There is sufficient space for at least four (4) vehicles to queue without blocking traffic, which meets the requirements of Section 17.0403(j)(2)(h).

Several signs are requested, designs and locations for which are included in your packets. One “stacked” wall sign is proposed on the western elevation and one “inline” wall sign is proposed on the southern elevation. Both contain raceway letters and the Dunkin’ Donuts coffee cup logo. The sign on the western elevation will be 47.95 square feet (4.125’ tall by 11.625’ wide); the sign on the southern elevation will be 35.0 square feet (1.875’ tall by 18.667’ wide). The sizes of the proposed signs are in conformance with Section 17.0706(a).

Section 17.0706(j)(2) gives authority to the Plan Commission to permit end cap tenants to have up to two (2) wall signs if they are consistent with the architectural design of the building. The existing building has been constructed with four-sided architectural elements, fulfilling this requirement. There are several examples of multi-tenant buildings that have been granted additional wall signs, the most recent of which was for Great Lakes Dermatology at 7001 S. Howell Ave.

(Rawson & Howell, LLC building). Staff feels that allowing one wall sign on the western elevation and one wall sign on the southern elevation as proposed is reasonable.

Four (4) directional signs will be placed throughout the site to guide vehicles to the drive-through (see above). Three will be located at the two entrances, and a fourth will be located on the northwest side. Each sign will be four feet in height, less than 6 square feet in area, and with the logo encompassing no more than ¼ of the sign face per Section 17.0707(j)(3).

The only changes to the existing monument sign will be replacing the existing business panel with a Dunkin' Donuts panel, and moving it further south to accommodate the relocation of the parking stalls (if required). The monument sign must remain at least 10 feet from the western and southern property lines.

The final "sign" request is for the menu board, which is proposed on the west side of the building. The menu board will be 66.7 square feet (9.2' wide x 7.2' tall), including menu panels on either side. Since the menu board would be visible from Howell Avenue, the Applicant has proposed additional vegetative screening between the drive-through lane and the sidewalk (the Conditions and Restrictions require a mix of vegetative screening and a decorative fence or wall). However, the proposed lighted clearance/order canopy in the same location cannot be screened from Howell Avenue due to the 9-foot height.

Staff has concerns for the illuminated clearance/order canopy as proposed along Howell Avenue because it adds to the visual clutter along a major arterial street. Moreover, the Comprehensive Plan calls for excessive signage along Howell Avenue to be avoided. While Staff recognizes that there are clearance bars for similar establishments in the area that are not illuminated, there are no similar drive-through clearance/order canopies immediately along Howell Avenue. There is also a non-illuminated clearance bar that is proposed on the northwest side of the property at the entrance to the drive-through that would alert vehicles of the clearance limitations, so the illuminated clearance/order canopy is redundant. Staff would prefer to see an order speaker box either integrated into the menu board or into a separate bollard immediately adjacent to the menu board rather than the illuminated clearance/order canopy. Per the Conditions and Restrictions of the Conditional Use Permit, the menu board must be turned off during non-business hours.

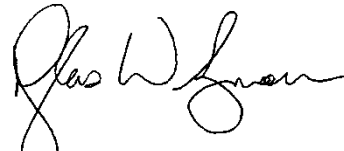
Two minor modifications will be made to the existing building - the addition of the drive-through window and several awnings (brown or orange). These awnings are similar to the vinyl awning over the drive-through window proposed in 2008. It was noted in that report that Staff would prefer the Applicant "create a drive through cover that matches features found on the building. Therefore the (vinyl) awning should be replaced with a metal flat roof canopy similar to the entrances for all of the tenants in the center." There are no other awnings on the building that are similar to those proposed in the submitted plans; however, it will be the Plan Commission's decision as to whether the proposed awnings are acceptable.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

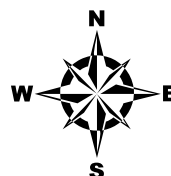
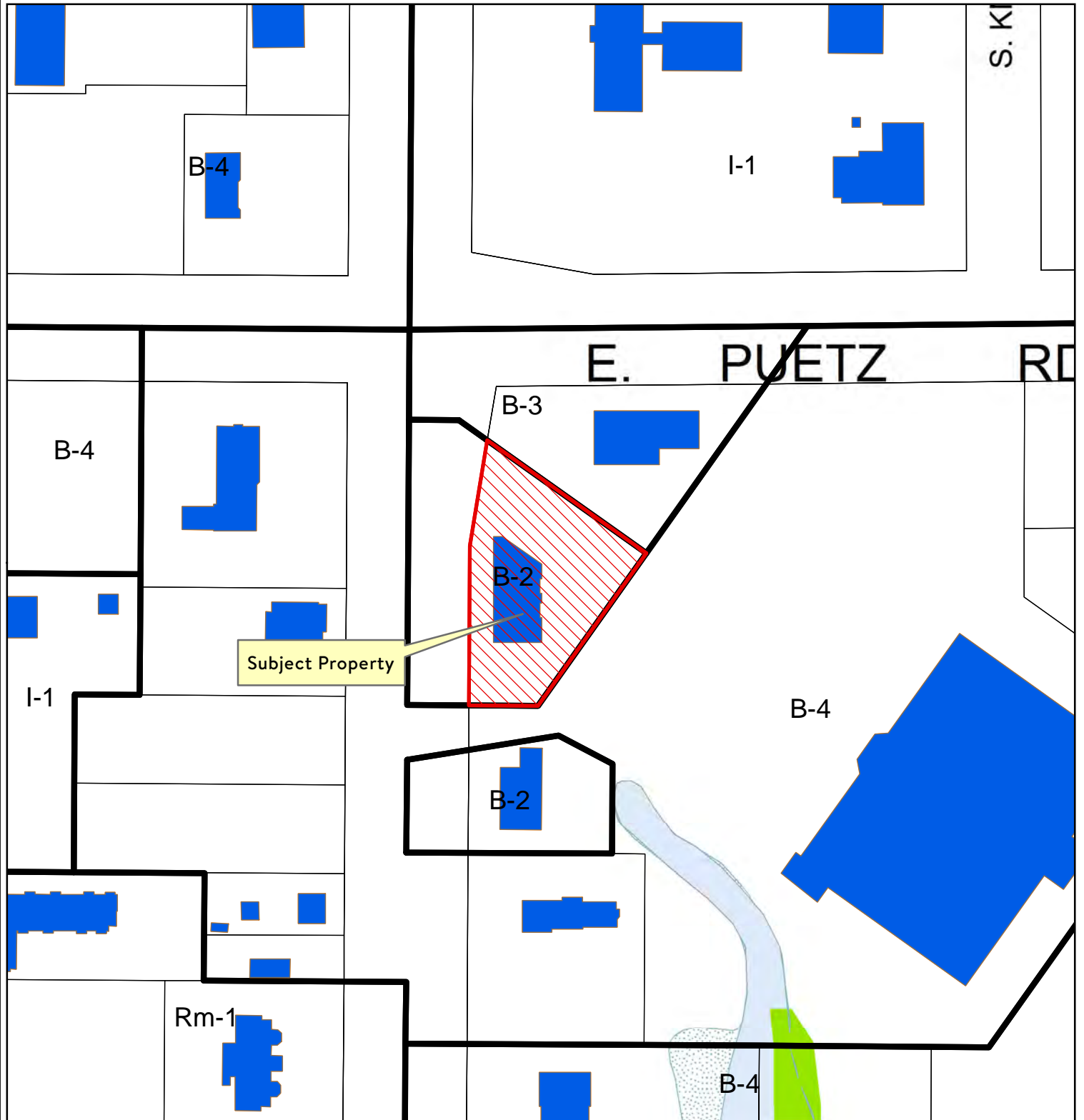
Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map

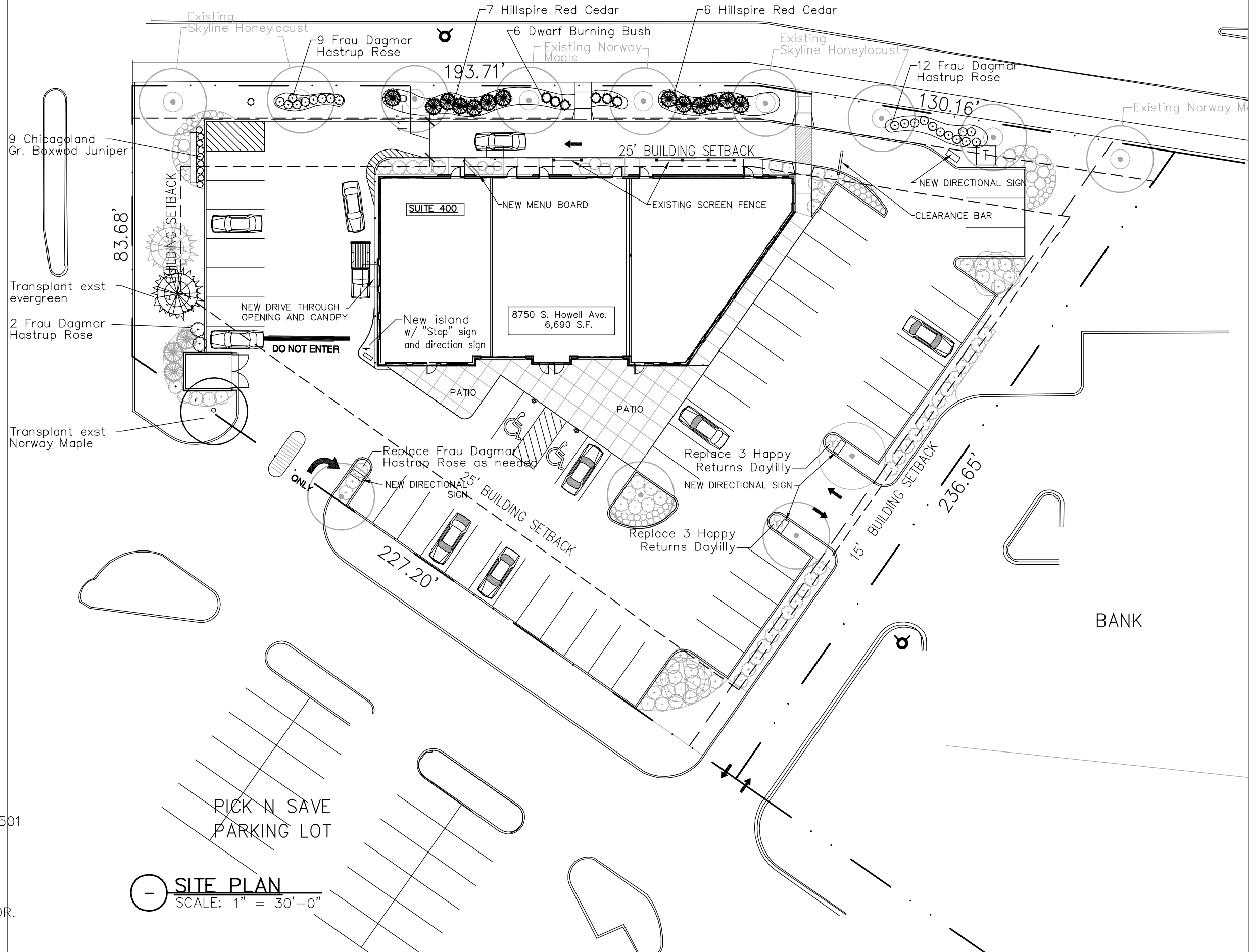
## 8750 S. Howell Ave.



Legend	
	8750 S. Howell Ave.
	Existing Street Pattern
	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)

- SITE INFORMATION**
- TOTAL SITE AREA:**
    - 42,407 S.F. (.97 ACRES)
  - TOTAL LOT COVERAGE:**
    - 29,857 S.F. (.682 ACRES) - 70.4%
  - TOTAL OPEN SPACE:**
    - 12,550 S.F. (.288 ACRES) - 29.6%
  - BUILDING ZONING:**
    - B-2
  - BUILDING SETBACKS:**
    - 25' FRONT YARD BUILDING SETBACK
    - 15' SIDE YARD BUILDING SETBACK
    - 25' REAR YARD BUILDING SETBACK
  - MAX. BUILDING HEIGHT:**
    - 50'-0"
  - PAVING SETBACKS:**
    - 10' RIGHT OF WAY PAVING SETBACK
    - 0' FRONT YARD PAVING SETBACK
    - 0' SIDE YARD PAVING SETBACK
    - 0' REAR YARD PAVING SETBACK
  - PARKING REQUIREMENTS:**
    - 1 PARKING SPACE FOR EVERY 150 S.F. (RETAIL/RESTAURANT)
    - 1 PER EMPLOYEE @ 11 EMPLOYEES
    - 56 SPACES REQUIRED
    - 51 PROVIDED

# S.T.H. 38



BUILDING OWNER:  
 MIKE PRANKE  
 PRANKE HOLDING LLC  
 241 N. BROADWAY SUITE 501  
 MILWAUKEE WI 53202

ARCHITECT:  
 JERRY MORTIER  
 THE REDMOND CO  
 W228 N745 WESTMOUND DR.  
 WAUKESHA WI 53186  
 262.897.8753

**SITE PLAN**  
 SCALE: 1" = 30'-0"



**Dunkin' Donuts - Oak Creek**  
 8750 S. HOWELL AVE  
 OAK CREEK, WI

**OWNERSHIP AND USE OF DOCUMENTS**  
 The drawings, specifications and other documents furnished by the Designer to the Owner for the Project shall remain the property of the Designer. The Owner shall not be permitted to make copies of these documents for any other project or to use them in any way other than for the Project. The Designer shall retain the right to use the drawings, specifications and other documents for the Project in the future. The Designer shall own the copyright in the drawings, specifications and other documents for the Project.

**SHEET TITLE**  
 SITE PLAN

**REVISIONS**

**PROJECT DATA**

Date:

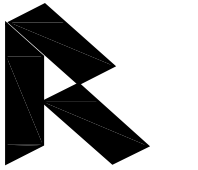
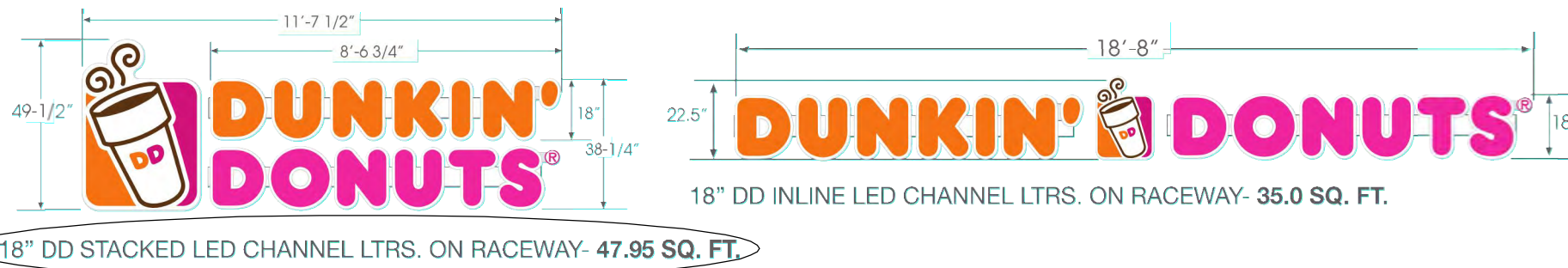
Job No.:

Drawn By: JM

SHEET NO.

**SP1.1**

SP1.1



**THE  
REDMOND  
COMPANY**

**DESIGN  
CONSTRUCTION  
CONSULTING  
MANAGEMENT**

(262) 549-9600 FAX: (262) 549-1314  
W228 N745 Westmound Drive  
Waukesha, Wisconsin 53186-1725

**Dunkin Donuts - Oak Creek**

**8750 S. HOWELL AVE  
OAK CREEK, WI**

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SHEET TITLE  
SIGNAGE

REVISIONS

PROJECT DATA

Date:

Job No.:

Drawn By: JM

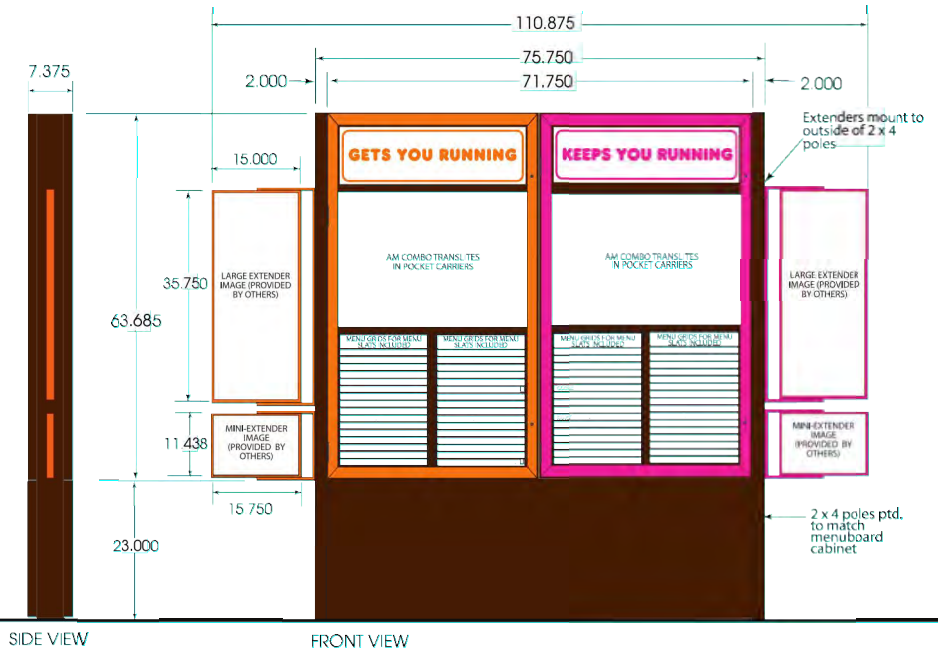
SHEET NO.

**SP1.2**

SP1.1



# MBDDVEWOS- DD EXTERIOR DT MENUBOARD w/out SPEAKER



### SIGN SPECIFICATIONS

- Materials:**
- 22 ga. galvaneal steel
  - Aluminum extrusion
  - (2) 2x4x3/16 poles w/ steel plates
- Access:**
- Open front doors to access menu grids and POP images
  - Remove POP frames or menu grids to access lamps and ballasts

- Area:**
- 45.59 Sq. Ft. (not including extenders)
  - 55.53 Sq. Ft. (including extenders)

- Weight (approx.):**
- 559 lbs.

- Wind Load:**
- 35 PSF

### ELECTRICAL SPECIFICATIONS

- Lamps:**
- (8) FO40/741 50° 40-Watt 4100K

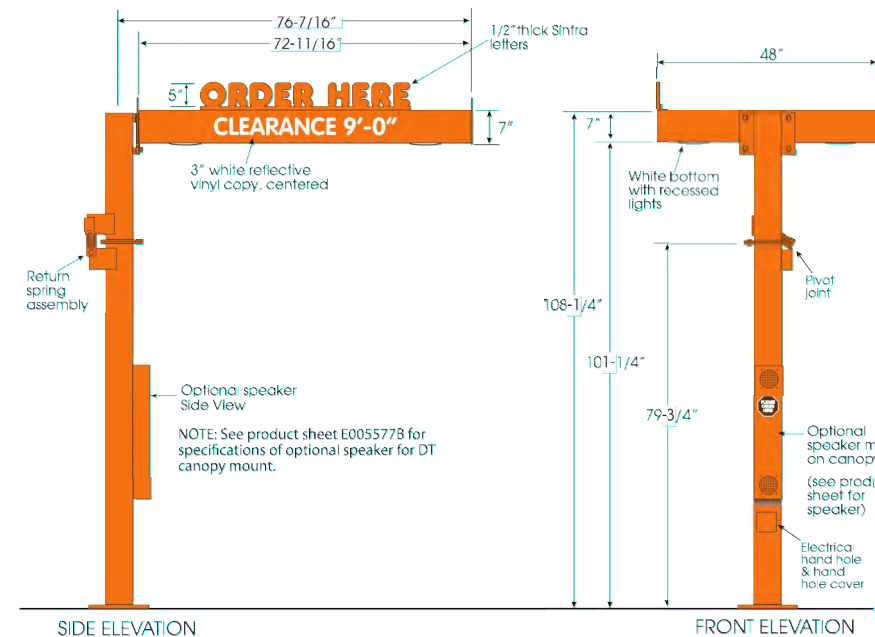
- Ballasts:**
- (4) Fulham WHS

- Line Load:**
- 4.6 Amps @ 120 V
  - (1) 20 Amp circuit, 60 Hz

### COLOR SPECIFICATIONS

- BM 2116 10 Nightshade 3rown semi gloss
- PMS 165C Orange
- PMS 219C Raspberry

MENU BOARD



ORDER BOX AND CANOPY

### GENERAL SPECIFICATIONS:

- Materials:**
- Tube steel column & steel canopy frame;
  - 5" Sintra letters; Pivoting hardware w/ spring assembly; Steel mtg. plates and end caps as required; Recessed lighting

Decoration: Vinyl 1st surface

Area Squared: N/A

Weight (Est.):

- Crated: (TBE)
- Uncrated: (TBE)

Wind Load: 35 psf/90 mph

### ELECTRICAL

- Illumination:**
- Recessed can lights under canopy (4)

Line Load:

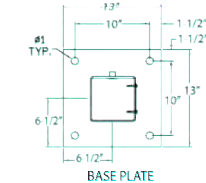
- Amps @ 120 VAC
- (1) 20 Amp circuit

### COLORS:

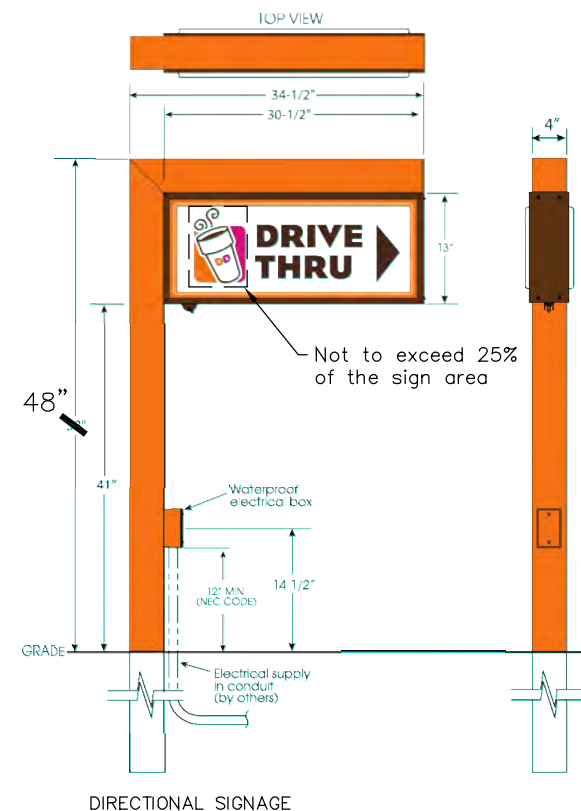
- All exposed surfaces:
- PMS 165C Orange; Exception-underside of canopy ptd. white

CLEARANCE 9' 0" Copy:  
 White reflective vinyl

ORDER HERE Letters:  
 PMS 165C Orange



NOTE: For overall height, clearance of drive thru window from lowest point in drive thru lane is required. (To be supplied by customer)



CHECK BOX NEXT TO THE FACES YOU NEED AND STATE QUANTITY  
 NOTE! If face has a directional arrow right, opposite side will need an arrow left layout

<input type="checkbox"/> DT-AR QTY.	<input type="checkbox"/> DT-AL QTY.
<input type="checkbox"/> ENT-AR QTY.	<input type="checkbox"/> ENT-AL QTY.
<input type="checkbox"/> EX-AR QTY.	<input type="checkbox"/> EX-AL QTY.
<input type="checkbox"/> DD4-AR QTY.	<input type="checkbox"/> DD4-AL QTY.
<input type="checkbox"/> DD6-AR QTY.	<input type="checkbox"/> DD6-AL QTY.
<input type="checkbox"/> DD7-AR QTY.	<input type="checkbox"/> DD7-AL QTY.
<input type="checkbox"/> DD5-AR QTY.	<input type="checkbox"/> DD5-AL QTY.
<input type="checkbox"/> DD3 QTY.	<input type="checkbox"/> DNE QTY.
<input type="checkbox"/> DD1 QTY.	<input type="checkbox"/> SYS QTY.
<input type="checkbox"/> DD2 QTY.	<input type="checkbox"/> WB QTY.

### GENERAL SPECIFICATIONS:

- Materials:**
- 4"x4" x 1/8" alum. tube support; Alum. extrusion cabinet; Pan flat poly faces

Decoration: Vinyl 2nd surface

Area Squared: 2.75

Area Actual: 2.75

Weight (Est.):

- Crated: (TBE)
- Uncrated: (TBE)

Wind Load: 35 psf/90 mph

### ELECTRICAL

- Illumination:**
- (1) F30 T12 CW/HO

Line Load:

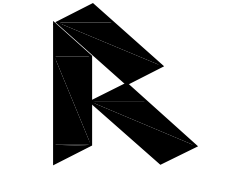
- Amps @ 120 VAC
- (1) 20 Amp circuit

Disconnect Swith: Bottom of sign cabinet

### COLORS:

- All exposed surfaces of support column:
- PMS 165C Orange

Sign Cabinet:  
 BM 2116-10 Nightshade



**THE REDMOND COMPANY**

**DESIGN CONSTRUCTION CONSULTING MANAGEMENT**

(262) 549-9600 FAX: (262) 549-1314  
 W228 N745 Westmound Drive  
 Waukesha, Wisconsin 53186-1725

**Dunkin Donuts - Oak Creek**

**8750 S. HOWELL AVE  
 OAK CREEK, WI**

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**SHEET TITLE**

SIGNAGE

**REVISIONS**

**PROJECT DATA**

Date:

Job No.:

Drawn By: JM

SHEET NO.

**SP1.2a**



**THE REDMOND COMPANY**

**DESIGN  
CONSTRUCTION  
CONSULTING  
MANAGEMENT**

(262) 549-9600 FAX: (262) 549-1314  
W228 N745 Westmound Drive  
Waukesha, Wisconsin 53186-1725

# Dunkin Donuts - Oak Creek

8750 S. HOWELL AVE  
OAK CREEK, WI



NORTH- DRIVE THRU ELEVATION

NEW AWNINGS AND CANOPY  
(NON-ILLUMINATED)



FRONT ELEVATION

NEW AWNINGS (NON-ILLUMINATED)

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**SHEET TITLE**

SIGNAGE

**REVISIONS**

**PROJECT DATA**

Date:

Job No.:

Drawn By: JM

SHEET NO.

**SP1.2b**