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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, April 29, 2014
AT 6:15 P.M.**

-
- 1) ROLL CALL
 - 2) NEW BUSINESS
 - a) PLAN REVIEW – Review site, building, and landscaping plans submitted by Neal Driscoll, Liberty Property Trust, for a proposed distribution center building at 10020 S. Reinhart Dr. (Tax Key No. 927-9038). Follow this agenda item on Twitter **@OakCreekPC#OCPCLiberty**.
 - 3) 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. (7:30 am-4 pm weekdays).



Plan Commission Report

ITEM: 2a

DATE: April 29, 2014

PROJECT: Plan Review – Neal Driscoll, Liberty Property Trust

ADDRESS: 10020 S. Reinhart Dr.

TAX KEY NO: 927-9038

STAFF RECOMMENDATION: That the Plan Commission approves the site, building, landscaping, and sign plan for the property at 10020 S. Reinhart Dr. with the following conditions:

1. That all mechanical equipment is screened from view.
2. That all technical corrections are made prior to the issuance of building permits.
3. That all building and fire codes are met.
4. That all required stormwater, erosion control, and grading plans are submitted for review and approval by the Engineering Department prior to the issuance of building permits.
5. That the lighting plan is approved by the Electrical Inspector.

Ownership: Liberty Property LTD Partnership, 500 Chesterfield Parkway, Malvern, PA 19355

Size: 8.316 acres

Existing Zoning: M-1 (PUD), Manufacturing

Adjacent Zoning: North – M-1 (PUD), Manufacturing
East – M-1 (PUD), Manufacturing
South – Rs-3, Single Family Residential
West – M-1 (PUD), Manufacturing

Comprehensive Plan: Planned Industrial.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting site, building, landscaping, and sign plan approval for a proposed 172,000 square-foot distribution building at 10020 S. Reinhart Drive. Painted, insulated precast wall panels comprise a majority of the building materials. Decorative accents include variations in color, prefinished metal wall panels and overhangs at the entrances, metal coping along the roofline, and several windows. Knockout panels allow future tenants to add windows as needed. The elevations do not show rooftop mechanicals; however, any mechanicals will be required to be screened.

The location of the building meets all required setbacks. Truck docks will be located on the west side of the building, which will face the existing truck docks on the neighboring parcel to the west. Dumpsters will also be located on the west side of the building adjacent to the center truck dock. The dumpsters will be enclosed with painted precast wall panels to match the building and plywood slats on the gate. A 10-foot-tall precast privacy wall with mixed landscaping is proposed on the southern elevation to screen the truck docks from Corporate Preserve Drive.

Parking has been provided on the east side of the building, with three access points off of Reinhart Drive, in accordance with the general development plan approved in 2007. A total of 135 parking spaces are

proposed, which exceeds the minimum requirement of 1 space per 5,000 square feet of warehouse space (35 spaces).

According to the general development plan, an evergreen planting buffer is required to screen the parking from Reinhart Drive. A mix of shade trees, ornamental trees, evergreens, shrubs, ornamental grasses, and perennials is proposed. Landscaping is also proposed between the building and the parking lot in accordance with Section 17.

One 8' x 5' 4" monument sign has been proposed on the north side of the central access drive off of Reinhart Drive. This sign will match the existing monument sign on the lot to the west. Landscaping will be provided along the bottom of the sign. A permit for the sign will be required.

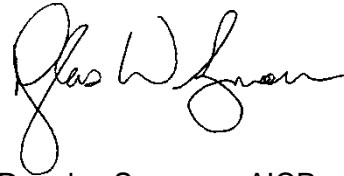
There are a few minor technical corrections that will be required: Corporate Preserve Drive on the east side of the building should be Reinhart Drive, and all sheets should depict the correct square footage for the proposed building. Detailed stormwater and grading plans for the lot will be required by the Engineering Department prior to the issuance of building permits. The Applicant should contact the Fire Department for requirements for multiple occupancy buildings.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

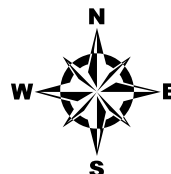
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

10020 S. Reinhart Dr.

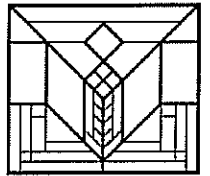


Legend	
	10020 S. Reinhart Dr.
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)

PROJECT:

LIBERTY CORPORATE PRESERVE III

CORPORATE PRESERVE DRIVE
OAK CREEK, WISCONSIN



STEPHEN PERRY SMITH
ARCHITECTS, INC.

TWO PARK PLAZA
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PROJECT

PROPOSED SPEC BUILDING
LIBERTY
CORPORATE
PRESERVE III

OWNER



REVISIONS

NO.	DESCRIPTION	DATE
	RECEIVED	
		APR 18 2014
	Dept. of Community Development	

SHEET INDEX

T1	TITLE PAGE
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN
A0.1	ARCHITECTURAL SITE PLAN
A1.0	GROUND FLOOR PLAN
A4.1	BUILDING ELEVATIONS
E1	SITE PHOTOMETRIC PLAN

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MAM
PROJECT NUMBER	LPT-14-401
ISSUED FOR	MUNICIPAL REVIEW
DATE	APRIL 14, 2014

ISSUE FOR: MUNICIPAL REVIEW

ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC.

MILWAUKEE, WISCONSIN

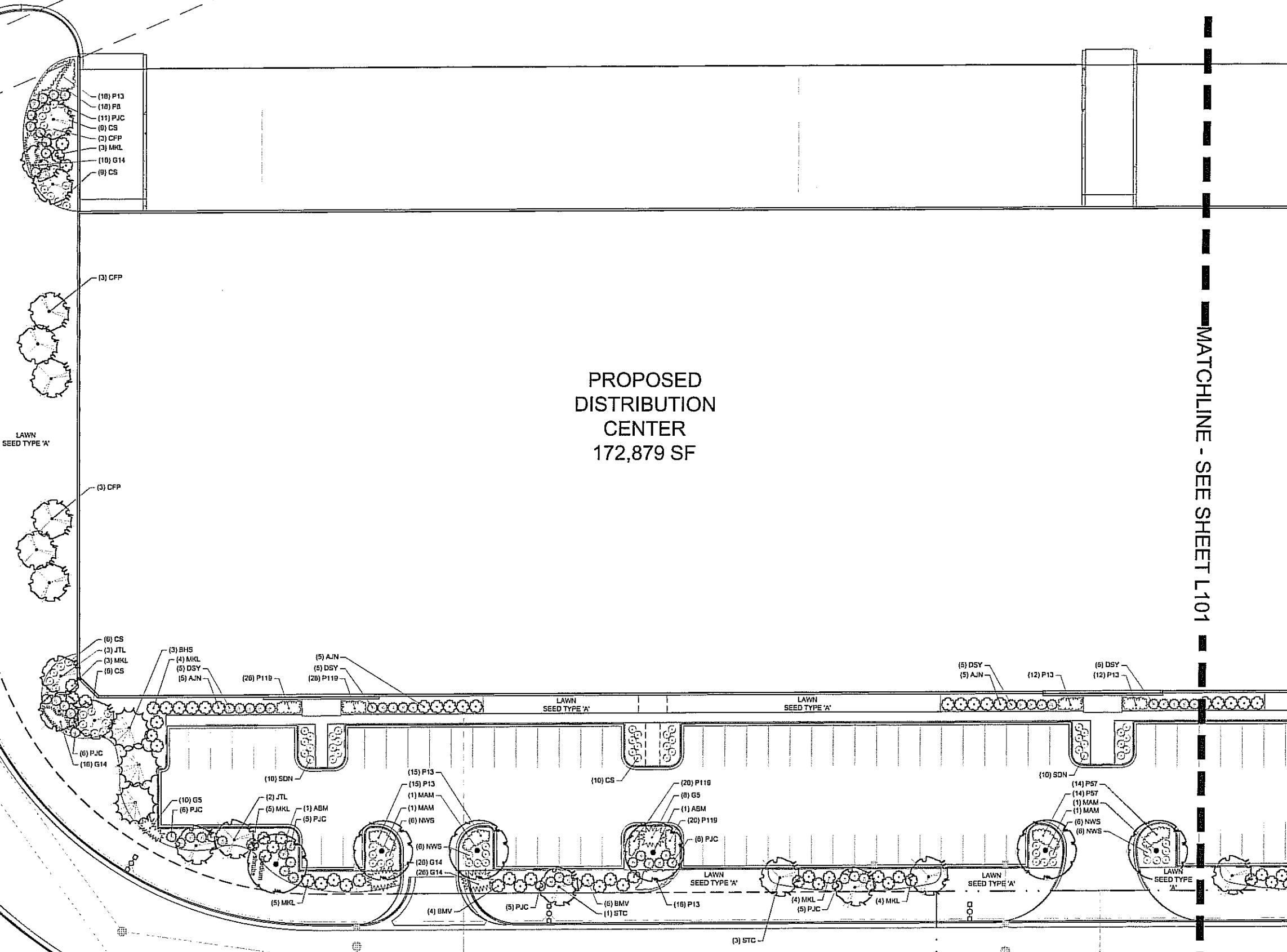
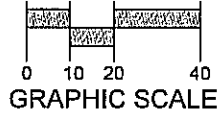
SHEET

TITLE PAGE

CORPORATE PRESERVE DRIVE

MATCHLINE - SEE SHEET L101

PROPOSED DISTRIBUTION CENTER
172,879 SF



CORPORATE PRESERVE DRIVE

P:\3120233\dwg\landscape\10102020.dwg, L100, 4/15/2014 10:54:56 AM, srs

DESCRIPTION	DATE

R.A. Smith National <i>Beyond Surveying and Engineering</i>	
<small>18745 W. Elmwood Road, Brookfield, WI 53005-5938 202-781-1000 Fax 202-781-4466 www.rasmithnational.com Appleton, WI Orange County, CA Pittsburgh, PA</small>	

LIBERTY CORPORATE PRESERVE III CITY OF OAK CREEK, WI	LANDSCAPE PLAN SOUTH
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<small>© COPYRIGHT 2014 R.A. Smith National, Inc.</small>
<small>DATE: 04/14/14</small>
<small>SCALE: 1" = 20'</small>
<small>JOB NO. 3120233.02</small>
<small>PROJECT MANAGER: TOM MORTENSEN, RLA, ASLA</small>
<small>DESIGNED BY: ALS</small>
<small>CHECKED BY: TJM</small>
SHEET NUMBER L100

PLANT MATERIAL SCHEDULE

SHADE TREES

SYM	AMT	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	MATURE SIZE (H X W)
ABM	4	Autumn Blaze Maple	Acer x Freemanii 'Autumn Blaze'	3" CAL	BB	Full, Matching heads	40-60' X 40-50'
MAM	4	Marmo Freeman Maple	Acer x freemanii 'Marmo'	3" CAL	BB	Full, Matching heads	45-70' X 35-40'

ORNAMENTAL TREES

SYM	AMT	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	MATURE SIZE (H X W)
CFP	12	Cleveland Select Flowering Pear	Pyrus calleryana 'Cleveland Select'	2 1/2" CAL	BB	Uniformly branched crowns	30-35' X 15-20'
JTL	8	Japanese Tree Lilac 'Ivory Silk'	Syringa reticulata 'Ivory Silk'	2 1/2" CAL	BB	Uniformly branched crowns	15-25' X 10-15'
STC	4	Sugar Tyme Crab	Mala 'Sugar Tyme'	2 1/2" CAL	BB	Uniformly branched crowns	15-20' X 10-15'

EVERGREEN TREES

SYM	AMT	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	MATURE SIZE (H X W)
BHS	3	Black Hills Spruce	Picea glauca densata	7' HT	BB	Semi-sheared, Fully branched to ground	35-40' X 10-20'

SHRUBS

SYM	AMT	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	MATURE SIZE (H X W)
AJI	25	Amber Jubilee Ninebark	Physocarpus opulifolius 'Jefam'	24"	Pot	Uniform, balanced branching	5-6' X 4'
BMV	26	Blue Muffin Viburnum	Viburnum dentatum 'Christom'	3'	Pot	Uniform, balanced branching	5-7' X 5-7'
CS	60	Champlain Shrub Rose	Rosa 'Champlain'	15"	Pot		3' X 3'
DSY	30	Densiformis Spreading Yew	Taxus X media densiformis	24" HT	BB	Uniform, balanced branching	3-4' X 3-4'
MKL	36	Miss Kim Lilac	Syringa patula 'Miss Kim'	3'	Pot		4-6' X 4-5'
NWS	33	Nearly Wild Shrub Rose	Rosa 'Nearly Wild'	15"	Pot		3' X 3'
PJC	69	Kalley's Compact Pfitzer Juniper	Juniperus chinensis 'Kalley's'	18" DIA	CG	Uniform, balanced branching	2' X 4-8'
SDN	30	Nikko Glendar deutzia	Deutzia gracilis 'Nikko'	15"	Pot		2' X 3-4'

ORNAMENTAL GRASSES

SYM	AMT	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	MATURE SIZE (H X W)
G5	34	Karl Foerster Reed Grass	Calamagrostis canadensis 'Karl Foerster'	1 GAL	Pot	30" Spacing	3-4' X 2'
G14	56	Prairie Dropseed	Sporobolus heterolepis	1 Gal	Pot	18" Spacing	2' X 2'

PERENNIALS

SYM	AMT	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS	MATURE SIZE (H X W)
P8	18	Purple Coneflower	Echinacea purpurea	4 1/2"	Pot	18" Spacing	3' X 18"
P13	72	Happy Returns Daylily	Hemerocallis 'Happy Returns'	4 1/2"	Pot	24" Spacing	18" X 18-24"
P57	68	Daylily 'Patison Ma'	Hemerocallis 'Patison Ma'	4 1/2"	Pot	24" Spacing	18" X 18-24"
P119	152	Caradonna Salvia	Salvia nemorosa 'Caradonna'	4 1/2"	Pot	15" Spacing	18" X 15"

MATCHLINE - SEE SHEET L100

LANDSCAPE CALCULATIONS - SEC.17.1010

A) PARKING LOT SCREENING

(1) AT LEAST 1 ORNAMENTAL TREE PER 35 LINEAR FEET OF PUBLIC STREET FRONTAGE REQUIRED: 882 LF OF STREET FRONTAGE = 25 ORNAMENTAL TREES, 2.5" CAL. MIN. PROVIDED: 25 ORNAMENTAL TREES, 2.5" CAL.

(2) AT LEAST 25% OF TOTAL GREEN SPACE ADJACENT TO PARKING LOT REQUIRED TO BE MATERIALS OTHER THAN TURF

TOTAL GREEN SPACE ADJACENT TO PARKING LOT = 13,622 SF
 REQUIRED: 25% OF 13,622 = 3,406 SF OTHER THAN LAWN
 PROVIDED: 27% OR 3679 SF OTHER THAN LAWN

(3) TOTAL NUMBER OF PLANT MATERIALS ADJACENT TO PARKING LOT MUST BE MIN. OF 25% & MAX. OF 70% EVERGREENS

TOTAL PLANT MATERIALS (EXC. PERENNIALS & GRASSES) = 144
 REQUIRED: 25% OF 144 = 36 PLANTS MUST BE EVERGREEN
 PROVIDED: 56 OF PLANTS (39%) ARE EVERGREEN AND/OR PROVIDE YEAR-ROUND INTEREST

B) INTERIOR LANDSCAPE AREA

• INTERIOR PLANTING AREA

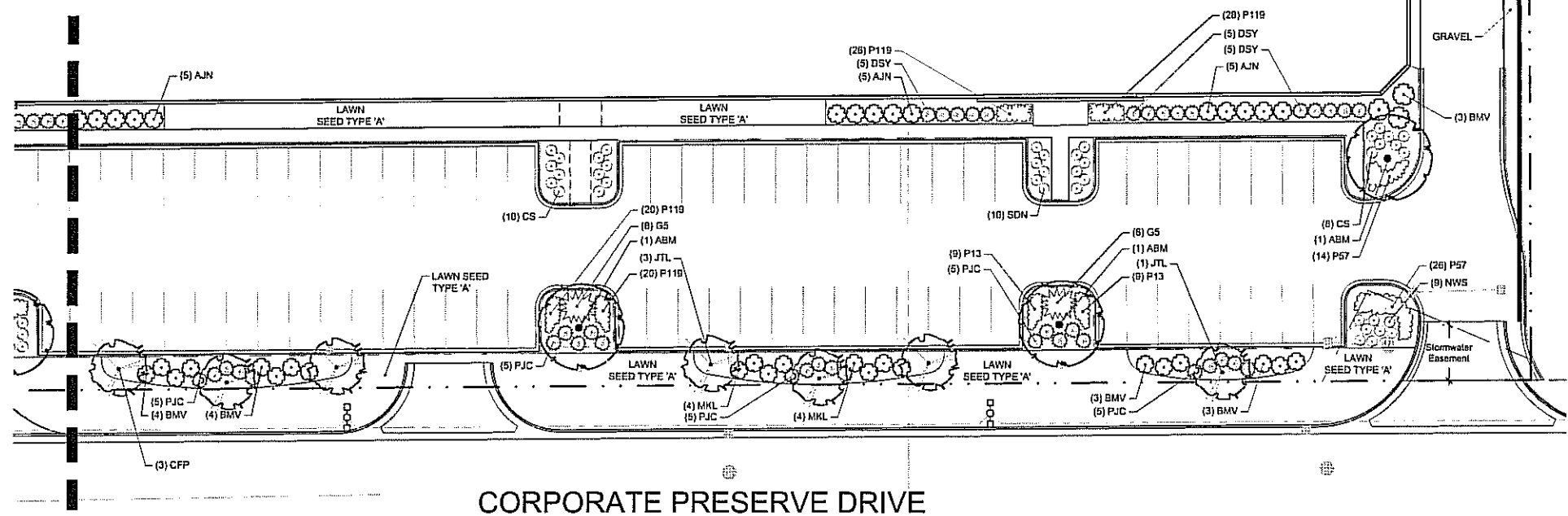
(1) REQUIRED: 5% OF TOTAL PAVED AREA OF PARKING LOT MUST BE INTERIOR PLANTING AREA

TOTAL PAVED AREA = 46,847 SF

REQUIRED: 5% OF TOTAL PAVED AREA = 2,342 SF OF INTERIOR PLANTING AREA
 PROVIDED: 3,884 SF OF INTERIOR PLANTING AREA (8.50%)

• SHADE TREES WITHIN INTERIOR PLANTING AREA

REQUIRED: 1 SHADE TREE FOR EVERY 300 SF OF INTERIOR PLANTING AREA
 2,342 SF REQUIRED INTERIOR PLANTING AREA / 300 SF = 8 SHADE TREES
 PROVIDED: 8 SHADE TREES



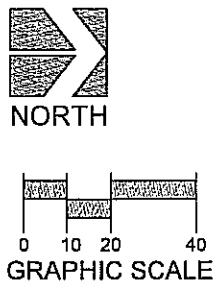
CORPORATE PRESERVE DRIVE

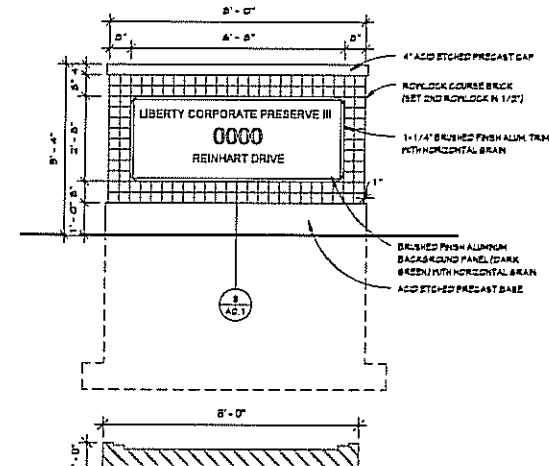
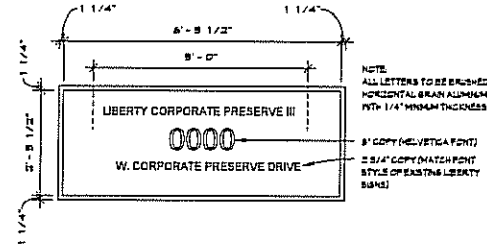
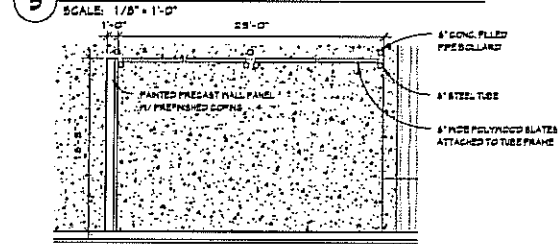
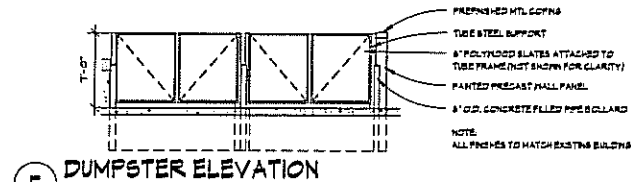
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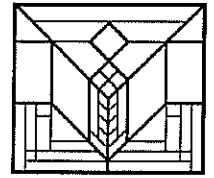
LIBERTY CORPORATE PRESERVE III
 CITY OF OAK CREEK, WI
 LANDSCAPE PLAN NORTH
 PLANT SCHEDULE & CALCULATIONS

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DATE: 04/14/14
SCALE: 1" = 20'
JOB NO. 3120233.02
PROJECT MANAGER: TOM MORTENSEN, RLA, ASLA
DESIGNED BY: ALS
CHECKED BY: TJM
SHEET NUMBER
L101





SITE SUMMARY	
GROSS PARK AREA	~1 1/2 ACRES
NET SITE AREA	362,247 SF (1.7-8.32 ACRES)
PROPOSED BUILDING AREA:	170,223 SF (47%)
PROPOSED PAVING AREA:	150,021 SF (41.4%)
PROPOSED GREEN SPACE:	42,003 SF (11.6%)
STANDARD PARKING SPACES:	129 SPACES
ACCESSIBLE PARKING SPACES:	6 SPACES
TOTAL PARKING SPACES:	135 SPACES
ACCESSIBLE SPACES REQUIRED:	5 SPACES
ACCESSIBLE SPACES PROVIDED:	6 SPACES



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PROJECT

PROPOSED SPEC BUILDING
LIBERTY CORPORATE PRESERVE III

OWNER



REVISIONS

NO.	DESCRIPTION	DATE
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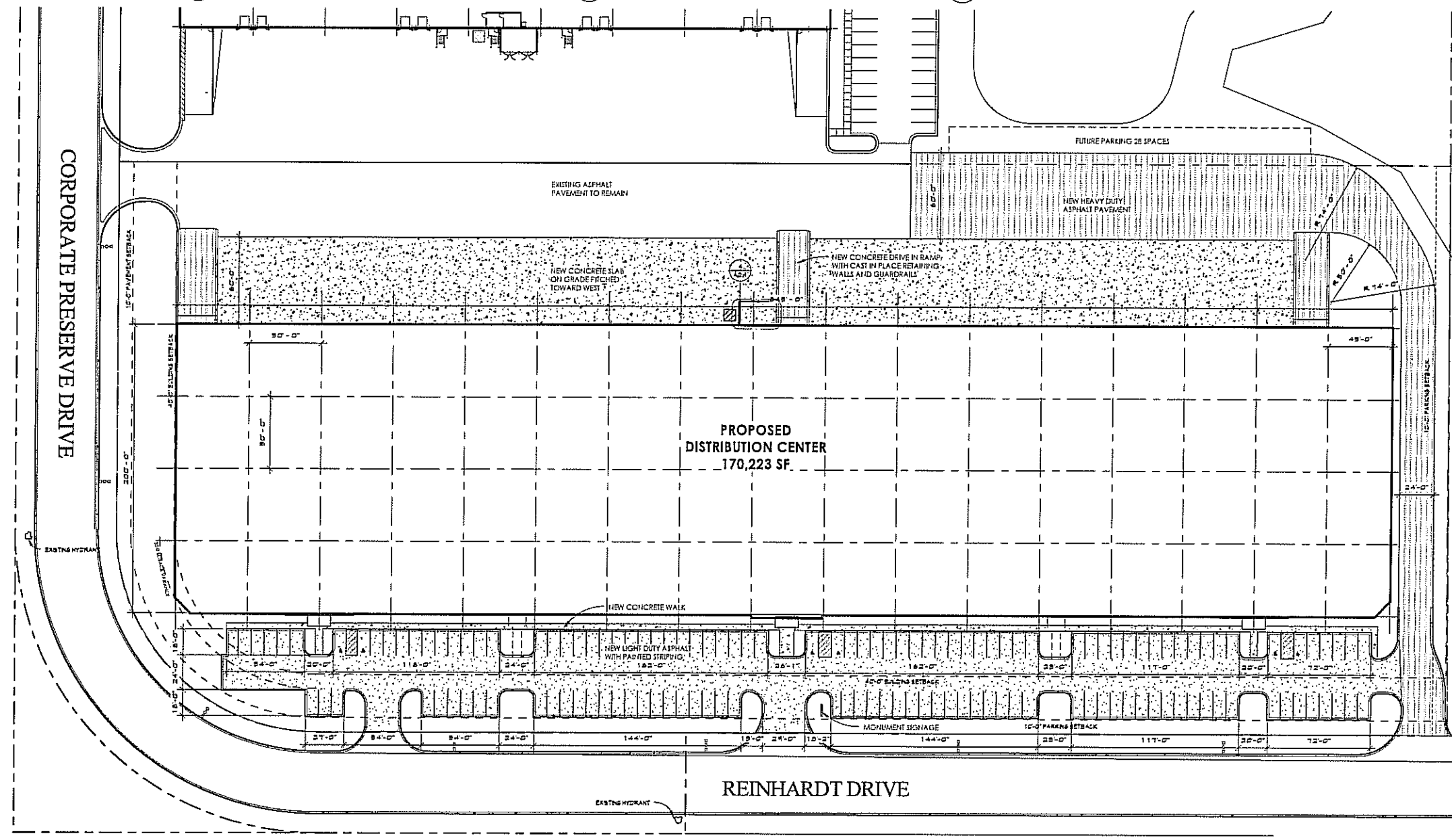
INFORMATION

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SHEET

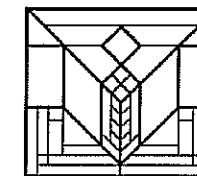
ARCHITECTURAL SITE PLAN

A0.1



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"





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PROJECT

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LIBERTY
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REVISIONS

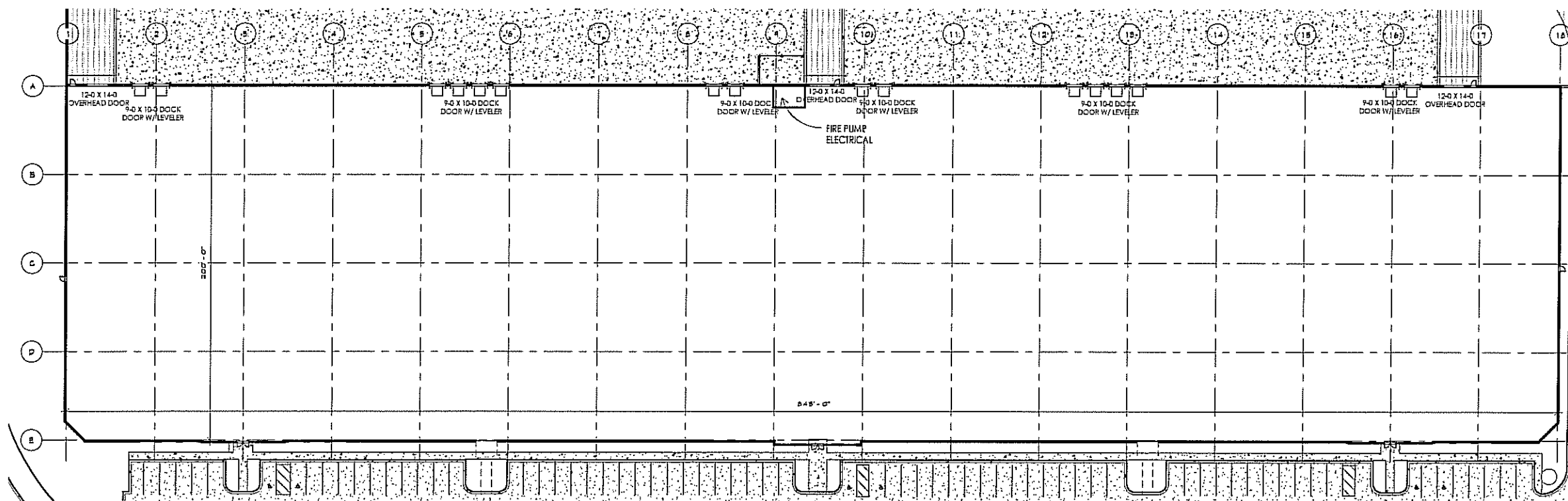
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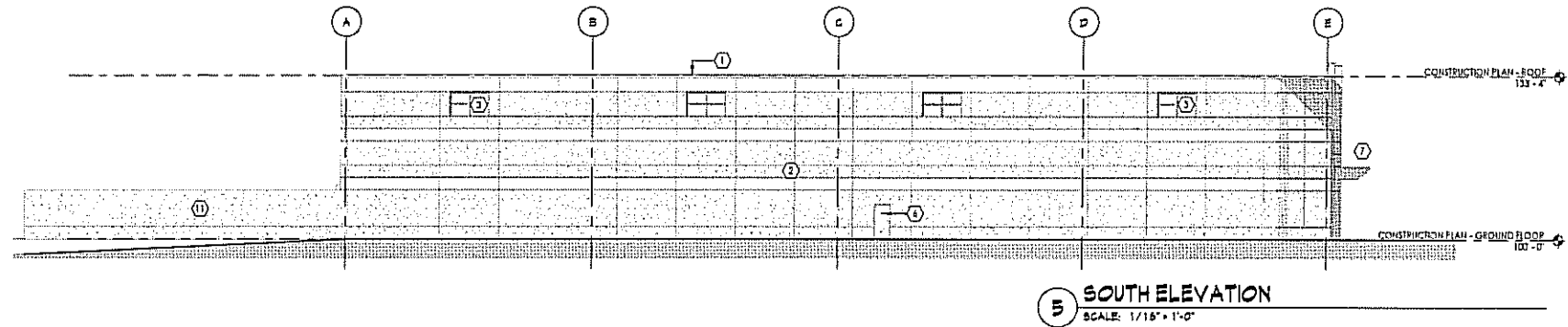
SHEET

OVERALL FLOOR PLAN

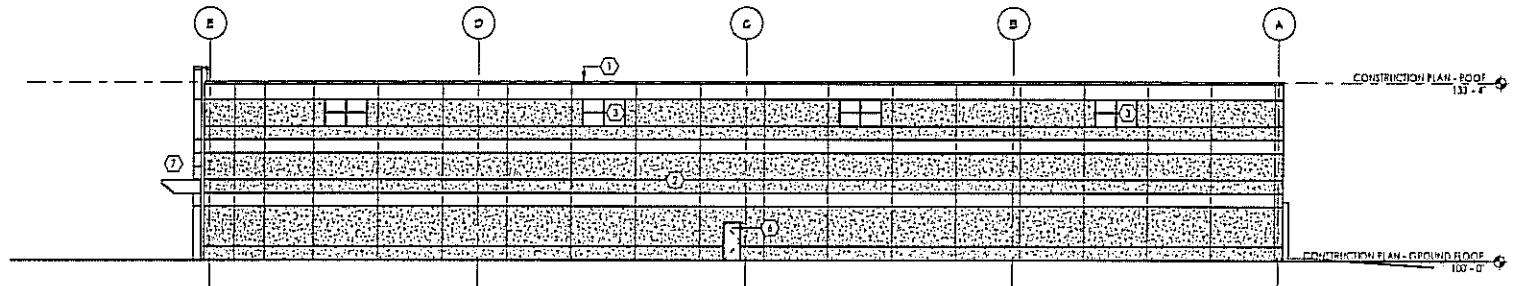


1 CONSTRUCTION PLAN - OVERALL
SCALE: 1/8" = 1'-0"

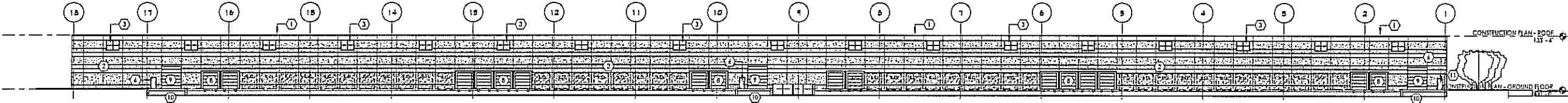
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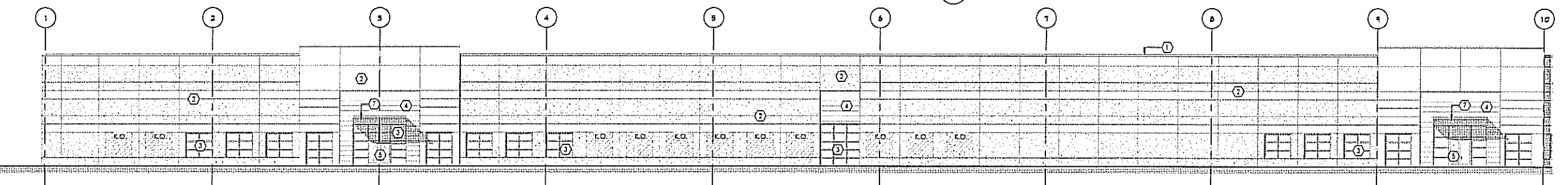
5 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



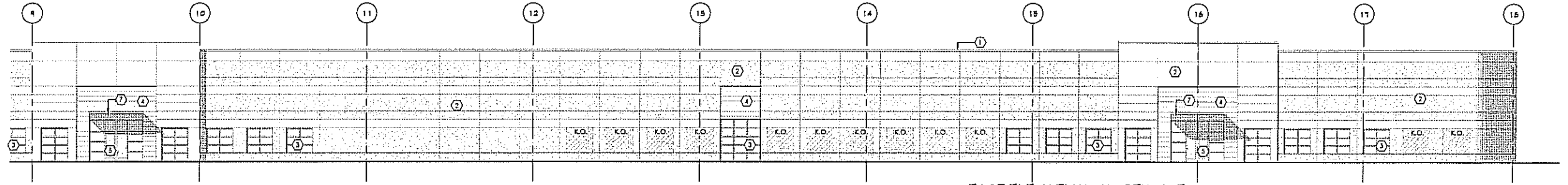
4 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
SCALE: 1/32" = 1'-0"

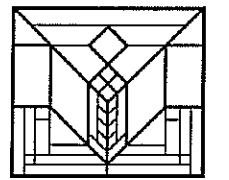


2 EAST ELEVATION - SOUTH SIDE
SCALE: 1/16" = 1'-0"



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

- ELEVATION KEYNOTES**
- 1 PREFINISHED METAL COPING
 - 2 INSULATED PRECAST WALL PANEL W/ PARTIED FINISH
 - 3 ALUM STOREFRONT FRAMING W/ INSULATED GLAZING
 - 4 PREFINISHED ALUM WALL PANEL W/ STEEL STUD FRAMING
 - 5 ALUM STOREFRONT DOOR
 - 6 HX FRAME AND DOOR W/ PARTIED FINISH
 - 7 PREFINISHED METAL OVERHANG
 - 8 DOCK DOOR W/ ASSOCIATED LEVELER AND ENCLOSURE
 - 9 OVERHEAD DOOR - DRIVE IN
 - 10 CONCRETE RAMP W/ RETAINING WALL AND GUARDRAIL
 - 11 PRECAST PERVACY WALL



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PROJECT
PROPOSED SPEC BUILDING
LIBERTY CORPORATE PRESERVE III

OWNER
LIBERTY PROPERTY TRUST

REVISIONS

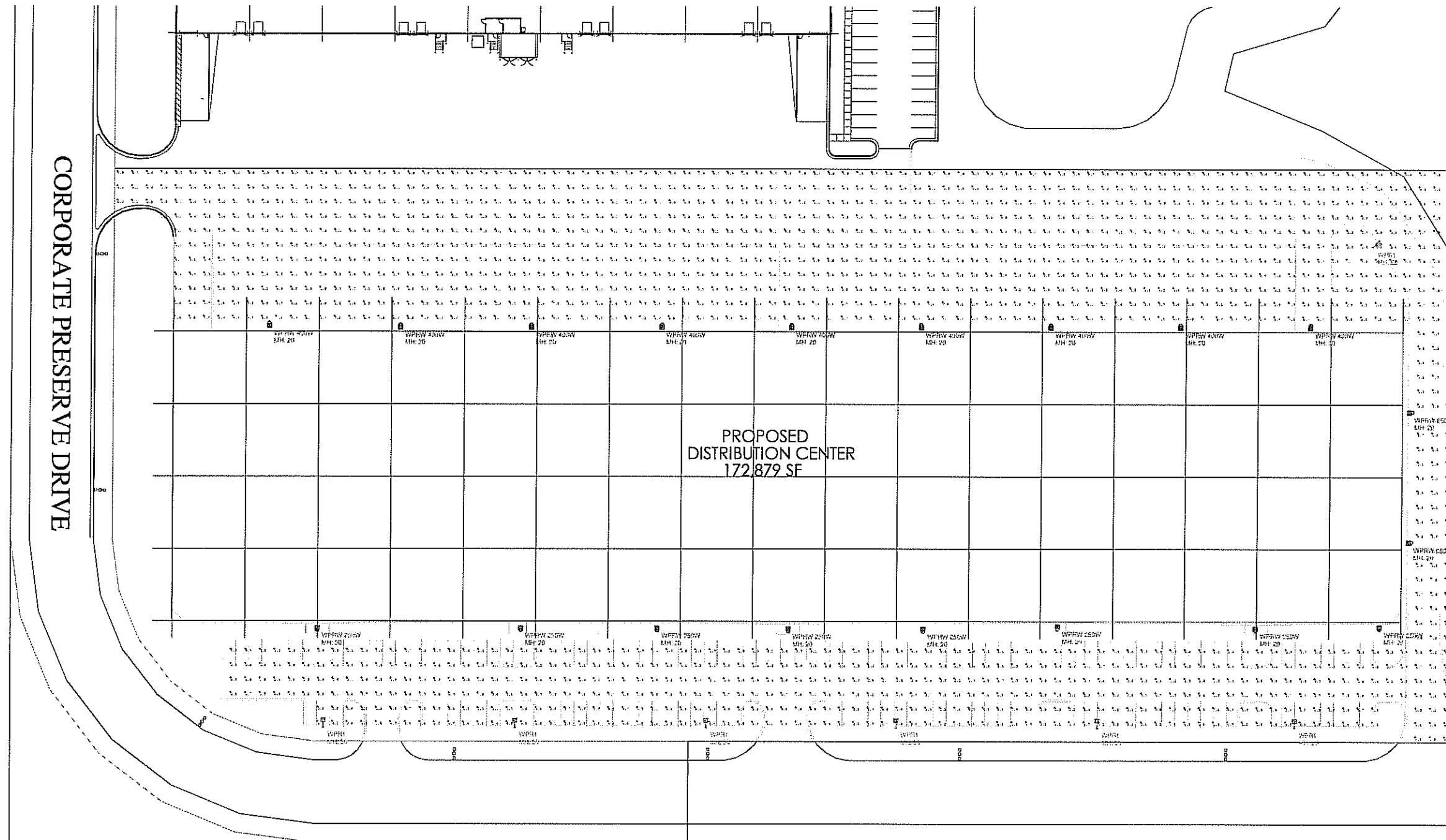
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SHEET
BUILDING ELEVATIONS

CORPORATE PRESERVE DRIVE



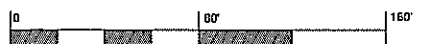
PROPOSED
DISTRIBUTION CENTER
172,879 SF

Pole Schedule
(7) PS4520C1WH (20' X 4" X .125" STEEL SQUARE POLE)
Proposed poles meet 140 MPH sustained winds.

Mounting Height= 20' AFG (All Fixtures)

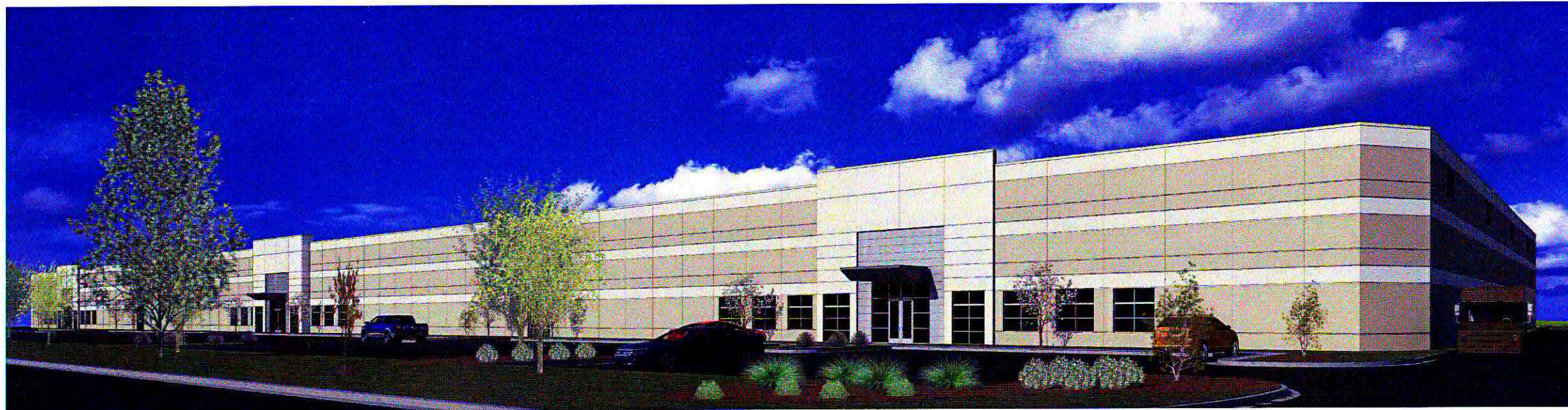
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
PS	10	WPRW 250W	SINGLE	22000	0.750	22000	WPRW250-MWH
PS	7	WPRW 400W	SINGLE	32000	0.750	32016	WPRW400-MWH
PS	9	WPRW 400W	SINGLE	40000	0.750	40050	WPRW400-MWH

Label	Avg	Max	Min	Avg/Min	Max/Min
Calc/pts	1.56	8.2	1.00	N.A.	N.A.

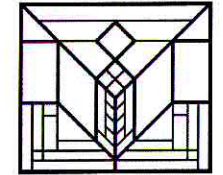




VIEW LOOKING NORTH ON REINHART DRIVE



VIEW LOOKING SOUTH FROM NORTH SIDE



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SHEET

BUILDING RENDERINGS

R1