



## PLAN COMMISSION MEETING AGENDA

TUESDAY, May 27, 2014  
AT 6:00 P.M.

- 
- 1) ROLL CALL
  - 2) Minutes of the April 29, 2014 and May 13, 2014 meetings
  - 3) Significant Common Council Actions
  - 4) OLD BUSINESS
    - a) PLAN REVIEW – Review site, building, and landscaping plans submitted by Tom Wolf, Sportland 2, for a proposed outbuilding on the property located at 7221 S. 13<sup>th</sup> St. (Tax Key No. 763-9019). Follow this agenda item on Twitter **@OakCreekPC#OCPCSportland2**.
  - 5) NEW BUSINESS
    - a) PLAN REVIEW – Review site and landscaping plans submitted by J&L Associates for revisions to the proposed parking lot on the property located at 8000 S. Howell Ave. (Tax Key No. 814-9047-000). Follow this agenda item on Twitter **@OakCreekPC#OCPCOCVet**.
    - b) CERTIFIED SURVEY MAP – Review a Certified Survey Map submitted by One West Drexel, LLC for the property at 8041 S. Howell Ave. (Tax Key No. 813-9028-000). Follow this item on Twitter **@OakCreekPC#OCPCOWD**.
    - c) CONDITIONAL USE PERMIT – Review a request submitted by the Panda Restaurant Group for a conditional use for a restaurant with drive-through facility on the property at 8041 S. Howell Ave. (Tax Key No. 813-9028-000). Follow this item on Twitter **@OakCreekPC#OCPCPanda**.
    - d) TEMPORARY USE PERMIT – Review a request for a temporary use permit submitted by Kevin Kosewski, Superwestern, Inc., for a temporary concrete batch plant on the property at 331 W. Drexel Ave. (Tax Key No. 813-9031-000). Follow this agenda item on Twitter **@OakCreekPC#OCPCSuperwestern**.
    - e) CERTIFIED SURVEY MAP – Review a Certified Survey Map submitted by Bret Backus, Woodman's Food Market, Inc., for the properties at 8131 S. Howell Ave. and 400 W. Forest Hill Ave. (Tax Key Nos. 813-9014-006 & 813-9014-005). Follow this item on Twitter **@OakCreekPC#OCPCWoodmans**.
  - 6) 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).

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, APRIL 29, 2014

Mayor Scaffidi called the meeting to order at 6:16 p.m. The following Commissioners were present at roll call: Commissioner Johnston, Alderman Bukiewicz, Mayor Scaffidi, Commissioner Carrillo and Alderman Guzikowski. Also present were Kari Papelbon, Planner; Doug Seymour, Director of Community Development; and Assistant Fire Chief Mike Kressuk.

**Plan Review**  
**Liberty Property Trust**  
**10020 S. Reinhart Dr.**  
**Tax Key No. 927-9038**

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.

Mayor Scaffidi asked Assistant Fire Chief Kressuk if he had any concerns on the building. Assistant Fire Chief Kressuk stated that he had no comments on this structure, but encouraged the applicant to contact the Fire Department early on in the process.

Mayor Scaffidi asked what the timeline for construction would be.

Neil Driscoll, Liberty Property Trust, stated that they have selected a general contractor and plan to have equipment on site and delivery of at least the floor in June. A complete delivery is anticipated very close to Thanksgiving.

Commissioner Johnston commented that this is a planned development, which is part of TIF 7, and will complement the existing buildings. Doug Seymour provided additional details, stating that the setbacks for the parking from Reinhart Drive are less than the typical 40 feet, and that this lot is part of the general development plan that was approved as part of the planned unit development in 2007. This proposal is in accordance with the general development plan, the site has been prepped, and is consistent with the existing development.

Alderman Bukiewicz moved that the Plan Commission approve 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.

Commissioner Johnston seconded. All voted aye. Motion to approve carried.

Commissioner Carrillo moved to adjourn. Alderman Bukiewicz seconded. Meeting adjourned at 6:23 p.m.

MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, MAY 13, 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, Alderman Bukiewicz, Mayor Scaffidi, Commissioner Correll, Alderman Guzikowski, Commissioner Siepert and Commissioner Chandler. Also present was Kari Papelbon, Planner.

Alderman Bukiewicz moved to approve the minutes of April 22, 2014, Commissioner Johnston seconded. Roll call: Dickmann abstains, Johnston, aye, Carrillo abstains, Bukiewicz aye, Scaffidi aye, Guzikowski aye, Correll aye, Siepert aye, Chandler aye.

Alderman Bukiewicz moved to approve the minutes of April 29, 2014 Special Plan Commission meeting, Commissioner Johnston seconded. Roll Call: Dickmann abstains, Johnston aye, Carrillo abstains, Bukiewicz aye, Scaffidi aye, Guzikowski aye, Correll abstains, Siepert abstains and Chandler abstains.

### **Significant Common Council Actions**

There were no comments or concerns from the Commission.

### **Plan Amendment Review Stella and Chewy's 111 W. Oakview Parkway**

At the Plan Commission meeting on April 22, 2014, the Plan Commission approved of site, building, and landscaping plans for the proposed manufacturing facility with office space for Stella and Chewy's ("Project Red"). It was noted in the staff report that the east and west elevations were to be comprised primarily of insulated metal panel walls due to the refrigeration needed by the production and storage of food products, as well as the ability to expand the building to the east and west. Metal wall panels are not acceptable as a primary building material nor do they meet the visible perimeter requirements.

Staff proposed, and the Plan Commission included in their motion, the following condition of approval:

*"The prefinished metal panel walls shall be converted to a more permanent material (e.g., precast concrete) if the planned east expansion is not commenced within 5 years of the date of initial occupancy of the building."*

While this was intended to provide some flexibility for the needs of the business while still maintaining the spirit of the requirements of Chapter 17, concerns were raised for the interruption of production at such time this condition was to be met. Staff met with the Applicants to discuss an alternative plan, which is included in your packets. The plans now depict precast concrete walls on the east elevation (along Howell Ave.) instead of the metal wall panels shown in the previously-approved plans. The insulated metal panel walls would remain on the west elevation, but proposed landscaping would limit the view from Oakview Parkway (interior to OakView Business Park). Therefore, staff has recommended approval of the revised plans.

Commissioner Dickmann moved that the Plan Commission approves the amendment to the approved site, building and landscaping plans for the Project Red property, lot 3 of OakView Business Park with the following conditions:

1. That all building and fire codes are met.
2. That detailed lighting plans be approved by the Electrical Inspector prior to the issuance of building permits.
3. That grading, drainage and stormwater plans be approved by the engineering Department prior to the issuance of building permits.

Commissioner Siepert seconded. Roll call: all voted aye, motion to approve carried.

### **Conditions and Restrictions**

#### **Southeast Wisconsin Baseball Booster Club**

**6758 S. 13<sup>th</sup> Street**

**Tax Key No. 735-9044**

At the April 22, 2014 meeting, the Plan Commission recommended Common Council approval of a conditional use permit for an indoor commercial recreation facility at 6758 S. 13th St. The business, The Zone, will be owned and operated by the Southeast Wisconsin Baseball Booster Club, Inc. within Suites A and B of the existing multi-tenant building on the property. No changes to the exterior of the building or property were proposed.

Staff has prepared conditions and restrictions for this conditional use permit for the Commission's review. If the Plan Commission is comfortable with the conditions and restrictions, the appropriate action would be to recommend that the Common Council adopt them as part of the conditional use permit.

The Time of Compliance requirement is standard, which is to establish the use within 12 months. If that use is not established within 12 months, the applicant would need to come back for approval.

Commissioner Correll moved that the Plan Commission recommends that the Common Council adopt the conditions and restrictions as part of the conditional use permit for an indoor commercial recreation facility located at 6758 S. 13<sup>th</sup> Street after a public hearing. Commissioner Siepert seconded. Roll call: all voted aye, motion carried.

### **Certified Survey Map**

**Jared Suminski**

**9345 S. 13<sup>th</sup> Street**

**Tax Key No. 871-9985-002**

The Applicant is requesting approval of a Certified Survey Map that would split the property at 9345 S. 15<sup>th</sup> Avenue into two lots. Lot 1 is proposed to be sold to the Milwaukee Metropolitan Sewerage District Conservation Fund. As no development can or will occur on this lot, the CSM should reflect its designation as an outlot. Floodway and floodplain boundaries must be shown on the map prior to recording.

The proposed Lot 2 is encumbered by floodway, floodplain, and a water/sewer lateral along the north boundary that serves the property at 3110 E. Ryan Rd. The floodway and floodplain

boundaries, as well as a 25-foot-wide easement for the existing lateral, must be shown on the CSM prior to recording. If this lot is anticipated for any development, a wetland delineation will be required prior to local review and approval.

Alderman Bukiewicz asked w the planned streets will be removed from the map or do they go with the CSM. Ms. Papelbon stated that the mapped street can be removed and initiated at staff level at such time that will be necessary. She stated that it is not necessary at this point because the land will never be developed.

Jared Suminski, 700 Waters Edge Road, #14, Racine, stated that he and his partner bought the land in 1977 for retirement, and for years it had been zoned single family residential. A few years back it had been changed and was all put into wetlands. When they attempted to sell a lot about a few years ago they were told they couldn't build on it but they are still paying taxes on a single family residential lot. Years ago they were going to develop lot 2 and they came to Oak Creek Planning and got a fill permit, for which they had to provide a grading plan. For some reason they put it in a floodplain. Mr. Suminski stated that he had the surveyor check the elevations and was told unequivocally that those elevations are too high to be in a floodplain. Mr. Seymour has told him that he and his staff will help them get it removed from the floodplain so that they can subdivide that into four lots that they can sell. Mr. Suminski also stated that they have a fill permit, grading plan that they followed, the certified survey map shows clearly that it is not a floodplain, and if you look at the property it's certainly not a wetland. Mr. Suminski wonders why he is required to spend \$2500 for a wetland delineation. Ms. Papelbon stated that a wetland delineation would be required at the time the property would be developed. The floodplain and floodway issue has to do with FEMA. FEMA is showing that on their maps. In order to get that designation removed you would have to go through the FEMA process in order to have that map changed. Mr. Suminski stated that Mr. Seymour said you guys would help prepare the application or whatever we have to do. Ms. Papelbon stated that staff would look into it and get back to him.

Mr. Martin Kwasny, 3203 E. Ryan Road, asked what MMSD was and what the Applicants planned to do with the land. Mayor Scaffidi stated that it stood for Milwaukee Metropolitan Sewer District and that the land sold to MMSD would be kept in its natural state. Mr. Kwasny stated that being at the bottom of the hill he gets plenty of water – it filled his front yard at one time and then the City raised the road 8" so he's back to square one and is in the process of trying to do that again. Mayor Scaffidi stated that anyone who develops the proposed Lot 2 has to come up with a plan for effective stormwater management, so that should help the situation in the area.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the Certified Survey Map for the property at 9345 S. 15<sup>th</sup> Ave. be approved with the following conditions:

1. That Lot 1 is designated as an outlet.
2. That a note is included on the CSM stating that any further division and/or development of Lot 2 will require a wetland delineation prior to submission of any applications for review.
3. That all floodways and floodplain boundaries are depicted on the CSM.
4. That all technical corrections are made prior to recording.

Commissioner Chandler seconded. Roll call: all voted aye, motion carried.

**Plan Review  
Sportland 2, Inc.  
7221 S. 13<sup>th</sup> Street  
Tax Key No. 763-9025**

Sportland 2, Inc. is requesting approval of a 4800 square-foot (120' x 40') storage building on the property at 7221 S. 13<sup>th</sup> Street. The accessory building meets all required setbacks for the B-4 district. No changes to the existing parking are proposed as the building will be located south of the outdoor storage area on the property, and will be solely for the storage of recreational vehicles and equipment.

Each side of the building is slightly different in terms of the materials used. The north wall (facing the existing store) will be constructed primarily with pro-rib steel panels. Novabrik wainscot will be provided along the bottom, extending up 36" (about halfway up the length of the service door). Two overhead doors and two service doors will provide the only access points to the building. The east wall will be brick or brick veneer from ground to roof. The south wall will be constructed with a mix of pro-rib steel panels, windows, and 36" of Novabrik wainscot along the bottom to match the north wall. Windows will provide natural light into the building on this elevation only. Finally, the west wall will be constructed primarily with pro-rib steel panels, with 35" of pro-rib steel wainscot panels along the bottom.

There are two requirements related to exterior building materials that apply to this application. Section 17.1009(a)(2) states: "Materials such as smooth-faced concrete block, EIFS products...or prefabricated steel panels are not permitted as a primary exterior building material and shall only be allowed as an accent material comprising no more than 25% of the visible perimeter of the building" (see attached diagram). Subsection (ii) further states that at least 75% of the visible perimeter of a manufacturing, commercial, office, institutional, or park building "shall be finished with an acceptable glass, brick or decorative masonry material." The east wall meets both of these requirements; however, the remaining walls utilize steel panels as primary building materials. Therefore, the application will require a  $\frac{3}{4}$  majority approval of the Plan Commission.

Landscaping has been proposed along the west and south sides of the storage building in conformance with Section 17.1010. There are no plans for the building to have water or sewer service, and the Fire Department has indicated that the size of the building is under the threshold for sprinkler requirements. Impervious surface calculations will be required by the Engineering Department prior to issuance of any building permits.

Currently, there are several vehicles and related retail items for sale on display at various locations outside of the existing building. Since the proposed accessory building will be for storage, many of these items will be moved inside the new building once constructed. Staff recognizes that while the business may wish to occasionally display items for sale outside, a plan depicting outdoor display area(s) should be reviewed and approved by the Plan Commission per local requirements. This will ensure that setbacks, landscaping, parking, surfacing, and other local requirements are maintained while allowing the business to continue displaying merchandise for sale outside.

Ms. Papelbon explained the visible perimeter diagram and the requirements for approval.

Mayor Scaffidi stated that 13<sup>th</sup> Street is a busy street, and that in two years it would be fully redone, dressed up, and an asset to our City. The Mayor pointed out that the building has no windows or any kind of enhancements. He asked what the reasoning was.

Tom Wolf, Sportland 2, Inc., 7221 S. 13<sup>th</sup> Street, stated there was no reason. He added that they could do an access door but thought it looked the nicest with the wainscot.

Arden Degner, 8540 S. Pennsylvania Ave., asked if the City wanted another barn on 13<sup>th</sup> Street, which is what this looks like.

Commissioner Dickmann asked if the plan depicting the outdoor display areas and landscaping would be submitted to the Plan Commission before Sportland can get their building permit. Ms. Papelbon stated that the plan for where the merchandise will be displayed is something separate. The reason it was brought up is because there is a storage building that is proposed where most of the materials will be stored inside, but items will likely continue to be displayed outside. It is an issue that needs to be addressed, but it doesn't have to be addressed tonight and it doesn't necessarily have to be addressed before the building permit is issued for this building. Commissioner Dickmann asked where the water hydrant is located for the Fire Department. Mr. Wolf stated at the front of the building.

Commissioner Correll stated that the building looks better than what is there now, he is in favor of the building, and feels that the outdoor storage should be tied to the building approval. If and when it comes back, Mr. Wolf understands that we expect him to limit the outdoor storage. Ms. Papelbon stated that the plan requirement is to make sure items are not crossing property lines or going into easements, and to make sure that the display areas comply with all the local requirements. The concern was that vehicles were being put in an area that was unsafe, or crossing into areas that they shouldn't be. While the storage building is going to be for storage of the vehicles, we understand that there is going to be occasional display outside and that's why we want to make sure we have a plan so that we avoid some of those issues.

There was a lengthy discussion on the visual appearance of the building. Some of the suggestions:

- adding a door along the east wall
- breaking up the south wall into three areas or two halves with columns
- adding a window(s) on the east and/or south to break up the space
- adding a colored band on the east wall that matches the colors of the main building
- wrapping the window around to the east wall

Commissioner Dickmann asked if the applicant could provide information on Item 3 (a plan depicting outdoor display areas and associated landscaping is submitted for review and approval by the Plan Commission) at the next meeting. Ms. Papelbon stated that staff would work with the applicant.

After a lengthy discussion, this item was held until the next meeting on May 27, 2014.

Commissioner Carrillo moved for adjournment Commissioner Siepert seconded. All voted aye. Meeting adjourned at 6:46.p.m.



Summary of Significant Common Council Actions  
May 20, 2014

1. **Approved:** Resolution No. 11489-052014, approving a certified survey map for the property at 9345 S 15<sup>th</sup> Ave.



Kari Papelbon, CFM, AICP  
Planner



# Plan Commission Report

ITEM: 4a

DATE: May 27, 2014

**PROJECT:** Plan Review – Thomas Wolf, Sportland 2, Inc.

**ADDRESS:** 7221 S. 13<sup>th</sup> St.

**TAX KEY NO:** 763-9025-000

**STAFF RECOMMENDATION:** That the Plan Commission approves the site, building, and landscaping plans submitted by Thomas Wolf, Sportland 2, Inc., for the property at 7221 S. 13<sup>th</sup> St. with the following conditions:

1. That the east façade is comprised of brick or brick veneer with a contrasting band, awning, and spandrel window.
2. That the south façade wainscoting is a minimum of 4 feet as measured from the base.
3. That all building and fire codes are met.
4. That all required stormwater, erosion control, and grading plans and impervious surface calculations are submitted for review and approval by the Engineering Department prior to the issuance of building permits.
5. That outdoor display of merchandise is limited to the areas shown on the site plan and incorporates appropriate landscaping.

**Ownership:** SL2 Real Estate, LLC, 7221 S. 13th St., Oak Creek, WI 53154

**Size:** 2.82211 acres

**Existing Zoning:** B-4 (PUD), Highway Business

**Adjacent Zoning:** North – B-4 (PUD), Highway Business  
East – B-4 (PUD), Highway Business; B-4, Highway Business  
South – B-4 (PUD), Highway Business  
West – B-4 (PUD), Highway Business

**Comprehensive Plan:** Planned Business.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** At the May 13, 2014 Plan Commission meeting, decision on this item was held to allow the Applicant to revise the building façade to break up the south and east elevations with items such as brick columns, windows, and decorative contrasting color bands. In addition to revising the proposed building façade, the Applicant was asked to provide a site plan depicting proposed areas for outdoor display of merchandise.

Four options for façade improvements were submitted with a rough site plan depicting proposed outdoor display areas. Staff directed the Applicant to include additional information on the site plan (dimensions and landscaping details), and recommended several façade improvements (combining two rendering options and adding a spandrel window to the east elevation, raising the brick wainscoting along the bottom of the south elevation to 4 feet instead of 3 feet). As of writing this report, requested revisions have not been received. Therefore, all submitted renderings are included with this packet.

**May 13, 2014**

Sportland 2 is requesting approval of a 4800 square-foot (120' x 40') storage building on the property at 7221 S. 13<sup>th</sup> Street. The accessory building meets all required setbacks for the B-4 district. No changes to the existing parking are proposed as the building will be located south of the outdoor storage area on the property, and will be solely for the storage of recreational vehicles and equipment.

Each side of the building is slightly different in terms of the materials used. The north wall (facing the existing store) will be constructed primarily with pro-rib steel panels. Novabrik wainscot will be provided along the bottom, extending up 36" (about halfway up the length of the service door). Two overhead doors and two service doors will provide the only access points to the building. The east wall will be brick or brick veneer from ground to roof. The south wall will be constructed with a mix of pro-rib steel panels, windows, and 36" of Novabrik wainscot along the bottom to match the north wall. Windows will provide natural light into the building on this elevation only. Finally, the west wall will be constructed primarily with pro-rib steel panels, with 35" of pro-rib steel wainscot panels along the bottom.

There are two requirements related to exterior building materials that apply to this application. Section 17.1009(a)(2) states: "Materials such as smooth-faced concrete block, EIFS products...or prefabricated steel panels are not permitted as a primary exterior building material and shall only be allowed as an accent material comprising no more than 25% of the visible perimeter of the building" (see attached diagram). Subsection (ii) further states that at least 75% of the visible perimeter of a manufacturing, commercial, office, institutional, or park building "shall be finished with an acceptable glass, brick or decorative masonry material." The east wall meets both of these requirements; however, the remaining walls utilize steel panels as primary building materials. Therefore, the application will require a  $\frac{3}{4}$  majority approval of the Plan Commission.

Landscaping has been proposed along the west and south sides of the storage building in conformance with Section 17.1010. There are no plans for the building to have water or sewer service, and the Fire Department has indicated that the size of the building is under the threshold for sprinkler requirements. Impervious surface calculations will be required by the Engineering Department prior to issuance of any building permits.

Currently, there are several vehicles and related retail items for sale on display at various locations outside of the existing building. Since the proposed accessory building will be for storage, many of these items will be moved inside the new building once constructed. Staff recognizes that while the business may wish to occasionally display items for sale outside, a plan depicting outdoor display area(s) should be reviewed and approved by the Plan Commission per local requirements. This will ensure that setbacks, landscaping, parking, surfacing, and other local requirements are maintained while allowing the business to continue displaying merchandise for sale outside.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

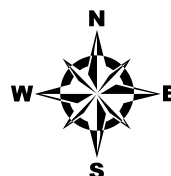
Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 7221 & 7223 S. 13th St.



Legend	
	7221 & 7223 S. 13th St.
	Existing Street Pattern
	Floodfringe
	Wetland
	Floodway



1















# Plan Commission Report

ITEM: 5a

DATE: May 27, 2014

**PROJECT:** Plan Review – J & L Associates (Oak Creek Veterinary Care).

**ADDRESS:** 8000 S. Howell Ave.

**TAX KEY NO:** 814-9047-000

**STAFF RECOMMENDATION:** That the Plan Commission approves the site and landscaping plans submitted by J & L Associates for the property at 8000 S. Howell Ave. with the following conditions:

1. That all fire codes are met.
2. 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.
3. That the lighting plan is approved by the Electrical Inspector prior to the issuance of building permits.

**Ownership:** J & L Associates, S75 W18636 Kingston Dr., Muskego, WI 53150

**Size:** 2.82211 acres

**Existing Zoning:** B-4 (CU), Highway Business

**Adjacent Zoning:** North – B-2 (CU), Community Business; B-2, Community Business  
East – B-2, Community Business  
South – B-4 (CU), Highway Business  
West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

**Comprehensive Plan:** Planned Business.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** J & L Associates is requesting approval of a modification to their site plan for the property at 8000 S. Howell Ave. The change is limited to the configuration of the parking lot and the associated landscaping. At the April 23, 2013 Plan Commission meeting, a site plan depicting a total of 39 parking stalls (25 immediate, 14 future) was approved. The revised site plan shows 25 parking stalls with an area designated for future parking on the eastern portion of the property, which meets the minimum parking requirements. Parking will be located within the existing access easement through the property, which would be required to be moved at such time an access road is constructed to the shared property line with Chase Bank. Other than reconfigured landscape islands in the parking lot, there are no additional changes to the landscaping plan approved in 2013.

Prepared by:

Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

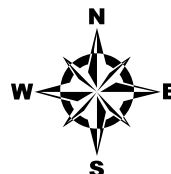
# Location Map

## 8000 S. Howell Ave.


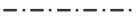


**OAKCREEK**  
— WISCONSIN —

Department of Community Development



### Legend

-  8000 S. Howell Ave.
-  Existing Street Pattern

## **Oak Creek Veterinary Care**

8020 South Howell Avenue

This submittal is for the review of proposed site plan revisions, specifically revisions to the parking lot. The recent changes made by the Department of Transportation to the Howell Avenue plan since the time of the previously approved Oak Creek Veterinary Care submittal have been significant. The revised D.O.T. plan no longer has a controlled intersection at the property entrance off of Howell Avenue, eliminating the current need for a continuous cross access roadway connecting to the adjacent property and Drexel Avenue to the north. The previous lot design featured a drive dividing two parking areas to accommodate this cross access connection and, in this revised design, the drive has been removed to consolidate the parking and bring it closer to the building.

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PROJECT:  
NEW COMMERCIAL BUILDING

PROJECT FOR:

BUILDING OWNER:  
**J & L ASSOCIATES**

S75 W18636 KINGSTON DRIVE  
MUSKEGO, WI 53150  
PHONE: (414) 807-5939

TENANT:

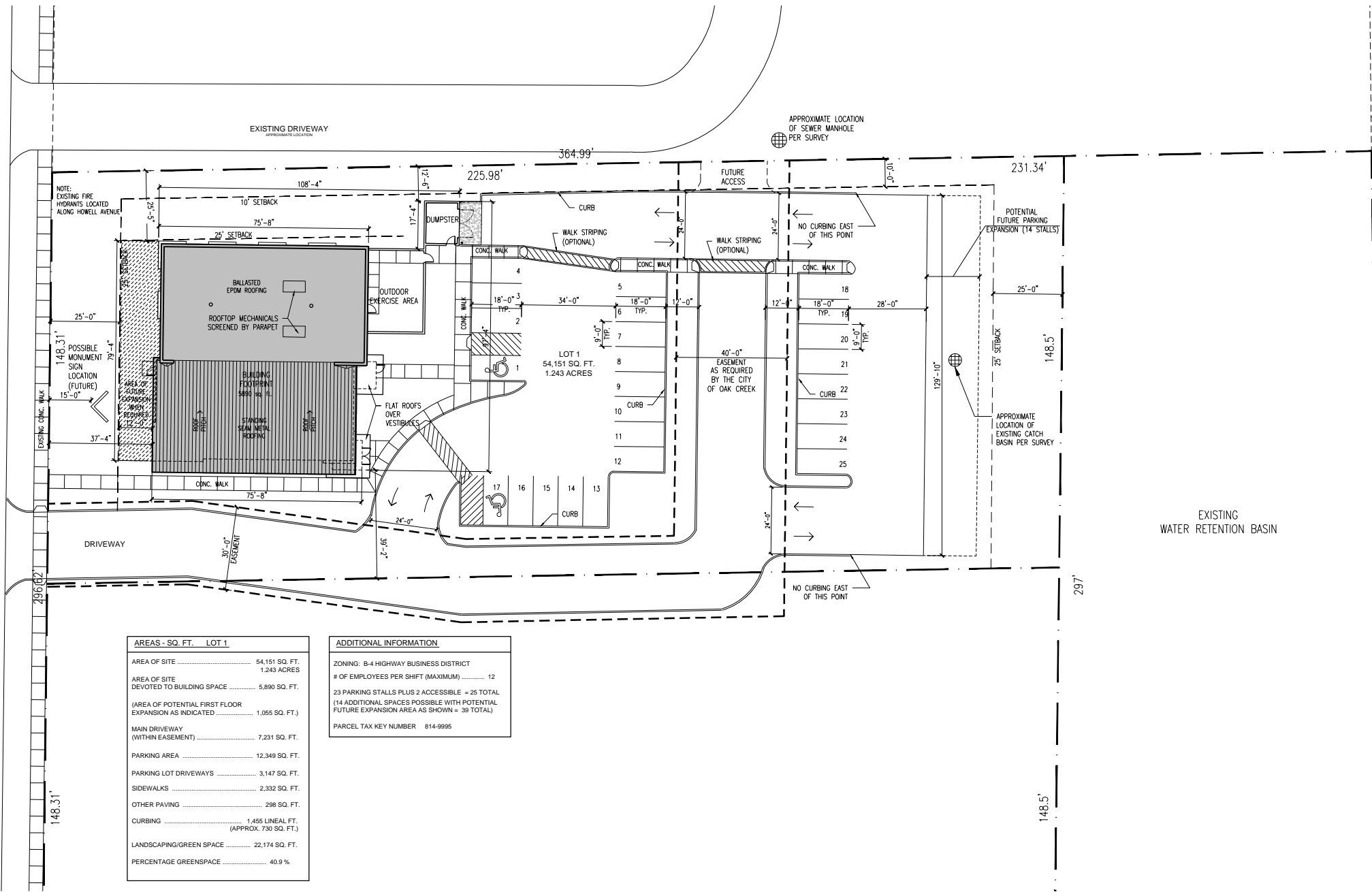
**OAK CREEK  
VETERINARY CARE**

PROJECT ADDRESS:  
8020 S. HOWELL AVENUE  
OAK CREEK, WI 53154

ARCHITECT:

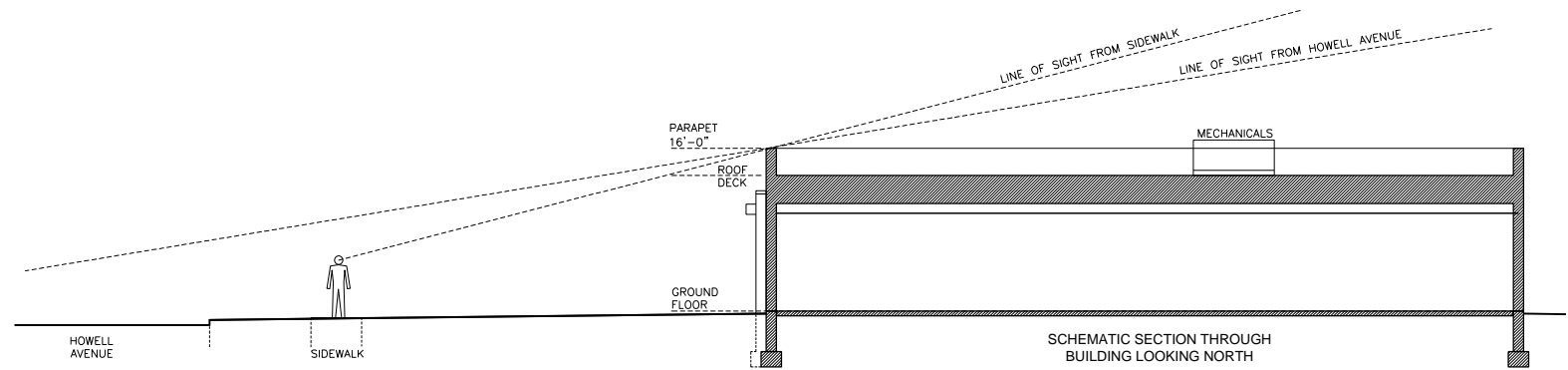
**STELLING & ASSOCIATES ARCHITECTS, LTD**  
181 WEST CHESTNUT STREET  
BURLINGTON, WI 53105

SOUTH HOWELL AVENUE



AREAS - SQ. FT. LOT 1	
AREA OF SITE	54,151 SQ. FT. 1.243 ACRES
AREA OF SITE DEVOTED TO BUILDING SPACE	5,890 SQ. FT.
(AREA OF POTENTIAL FIRST FLOOR EXPANSION AS INDICATED)	1,055 SQ. FT.)
MAIN DRIVEWAY (WITHIN EASEMENT)	7,231 SQ. FT.
PARKING AREA	12,349 SQ. FT.
PARKING LOT DRIVEWAYS	3,147 SQ. FT.
SIDEWALKS	2,332 SQ. FT.
OTHER PAVING	298 SQ. FT.
CURBING	1,455 LINEAL FT. (APPROX. 730 SQ. FT.)
LANDSCAPING/GREEN SPACE	22,174 SQ. FT.
PERCENTAGE GREENSPACE	40.9 %

ADDITIONAL INFORMATION	
ZONING:	B-4 HIGHWAY BUSINESS DISTRICT
# OF EMPLOYEES PER SHIFT (MAXIMUM)	12
23 PARKING STALLS PLUS 2 ACCESSIBLE = 25 TOTAL (14 ADDITIONAL SPACES POSSIBLE WITH POTENTIAL FUTURE EXPANSION AREA AS SHOWN = 39 TOTAL)	
PARCEL TAX KEY NUMBER	814-9995



**SCHEMATIC SECTION - MECHANICALS SCREENING**  
SCALE: 1/8" = 1'-0"

**PROPOSED SITE PLAN**  
SCALE: 1" = 20'-0"

DRAWING BASED ON SURVEY BY OTHERS:  
SURVEYOR/ENGINEER:  
JOHN W. JAHNIKE, P.L.S.  
JAHNIKE & JAHNIKE ASSOC., INC.  
711 WEST MORE LANE BLDG.  
WALKESSHA, WI 53189-2978  
PHONE: (262) 542-5787



INDEX	
SITE	- SITE PLAN
A100	- PROPOSED FLOOR PLAN
A200	- PROPOSED ELEVATIONS
A201	- RENDERED VIEWS

**STELLING & ASSOCIATES  
ARCHITECTS, LTD.**  
181 W. CHESTNUT STREET P.O. BOX 506  
BURLINGTON, WI 53105  
TELEPHONE: (262) 783-8725 FAX: (262) 783-1971

PROJECT DESCRIPTION:  
NEW COMMERCIAL BUILDING  
PRODUCT FOR:  
**OAK CREEK  
VETERINARY CARE**  
8020 SOUTH HOWELL AVENUE  
OAK CREEK, WI 53154

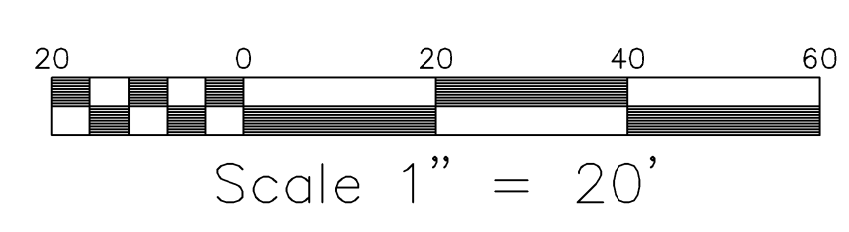
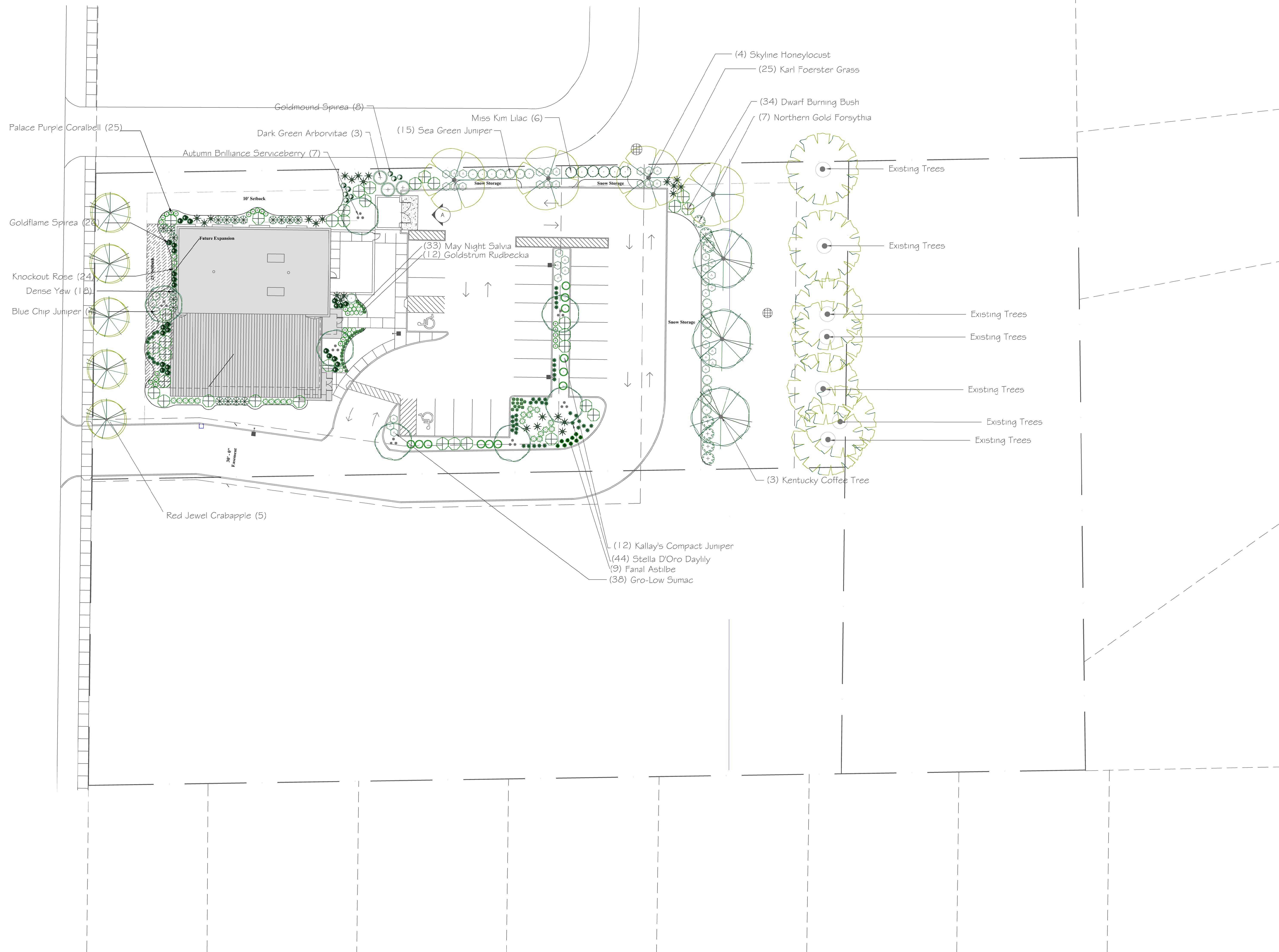
**PROPOSED SITE PLAN**

OWNERSHIP OF DOCUMENTS:  
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**PROGRESS DOCUMENTS**  
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be utilized for final bidding or construction related purposes.

REVISIONS:	
APPROVED:	
DRAWN BY:	BH
DATE:	4-15-13
ARCHITECTS PROJECT NUMBER:	12035
SHEET NUMBER:	







# Plan Commission Report

ITEM: 5b

DATE: May 27, 2014

**PROJECT:** Certified Survey Map – One West Drexel, LLC

**ADDRESS:** 8041 S. Howell Ave.

**TAX KEY NO:** 813-9028-000

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by One West Drexel, LLC for the property at 8041 S. Howell Ave. be approved with the condition that all technical corrections are made prior to recording.

**Ownership:** One West Drexel, LLC, 301 W. Wisconsin Ave., Ste. 400, Milwaukee, WI 53203

**Size:** Lot 1 = 0.9033 acres; Outlot 1 = 0.3844 acres; Outlot 2 = 0.4274 acres (following division)

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

**Adjacent Zoning:** North – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District  
East – Rs-3, Single Family Residential  
South – B-4 (CU), Highway Business  
West – B-4 (CU), Highway Business

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** None.

**Floodplain:** None.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting approval of a Certified Survey Map that would split the property at 8041 S. Howell Avenue into one building lot and two outlots. Lot 1 is part of Drexel Town Square and is the location for the proposed Conditional Use for a restaurant with drive-through facility on tonight’s agenda. Outlot 2 and the southern part of Outlot 1 are part of a private ingress/egress road easement between Town Square Way and the properties south of Drexel Town Square.

Two additional easements are shown on the proposed CSM: a storm sewer/sanitary sewer/ waterman easement, and a storm sewer easement along the northern property line of Outlot 1. A restriction on vehicular access is also depicted along the north (per Municipal Code requirements) and east (along Howell Avenue) property lines of Lot 1.

Prepared by:

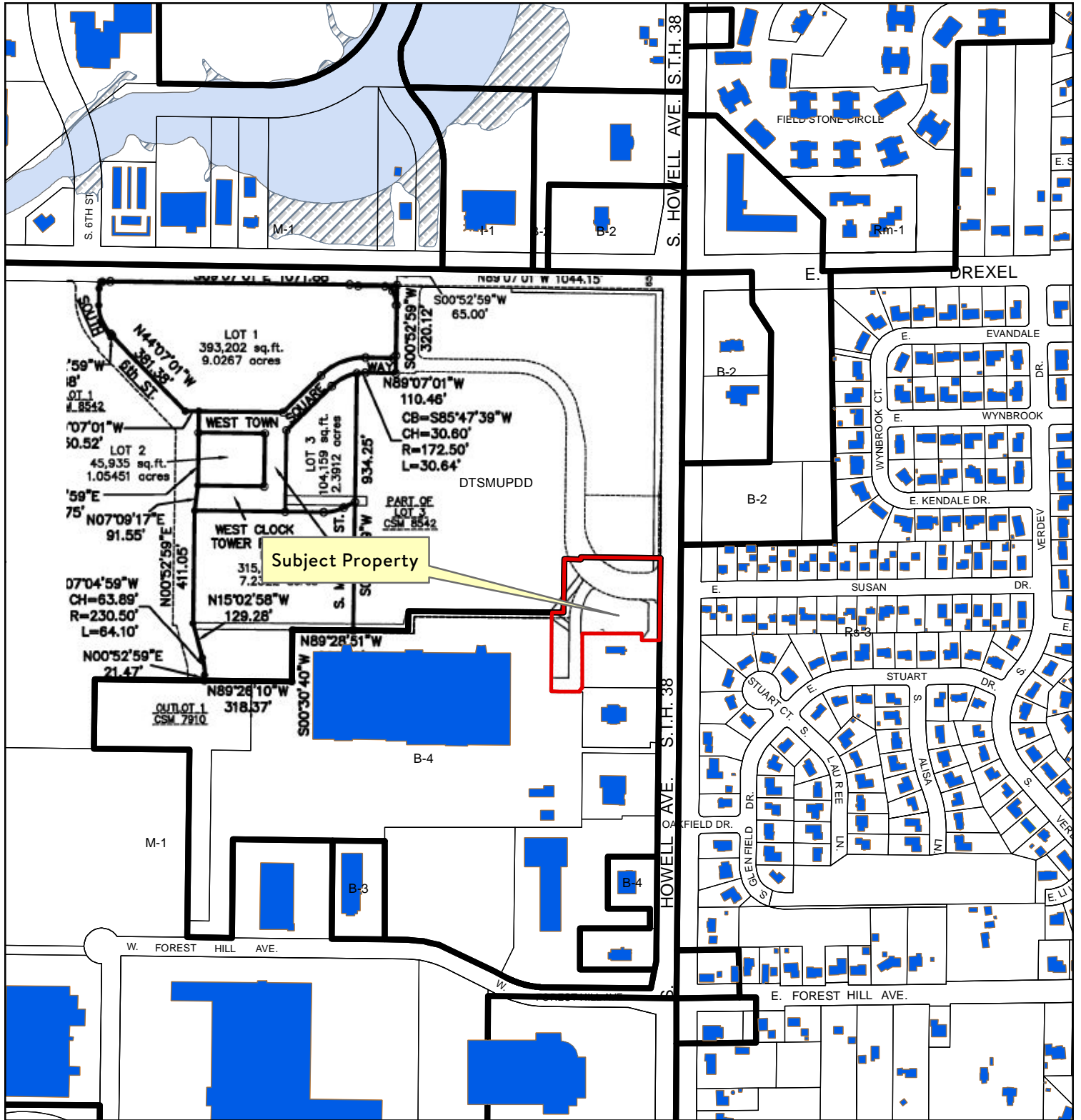
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

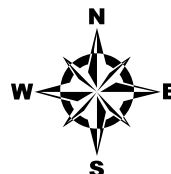
# Location Map

## 8041 S. Howell Ave.



**OAKCREEK**  
— WISCONSIN —

Department of Community Development



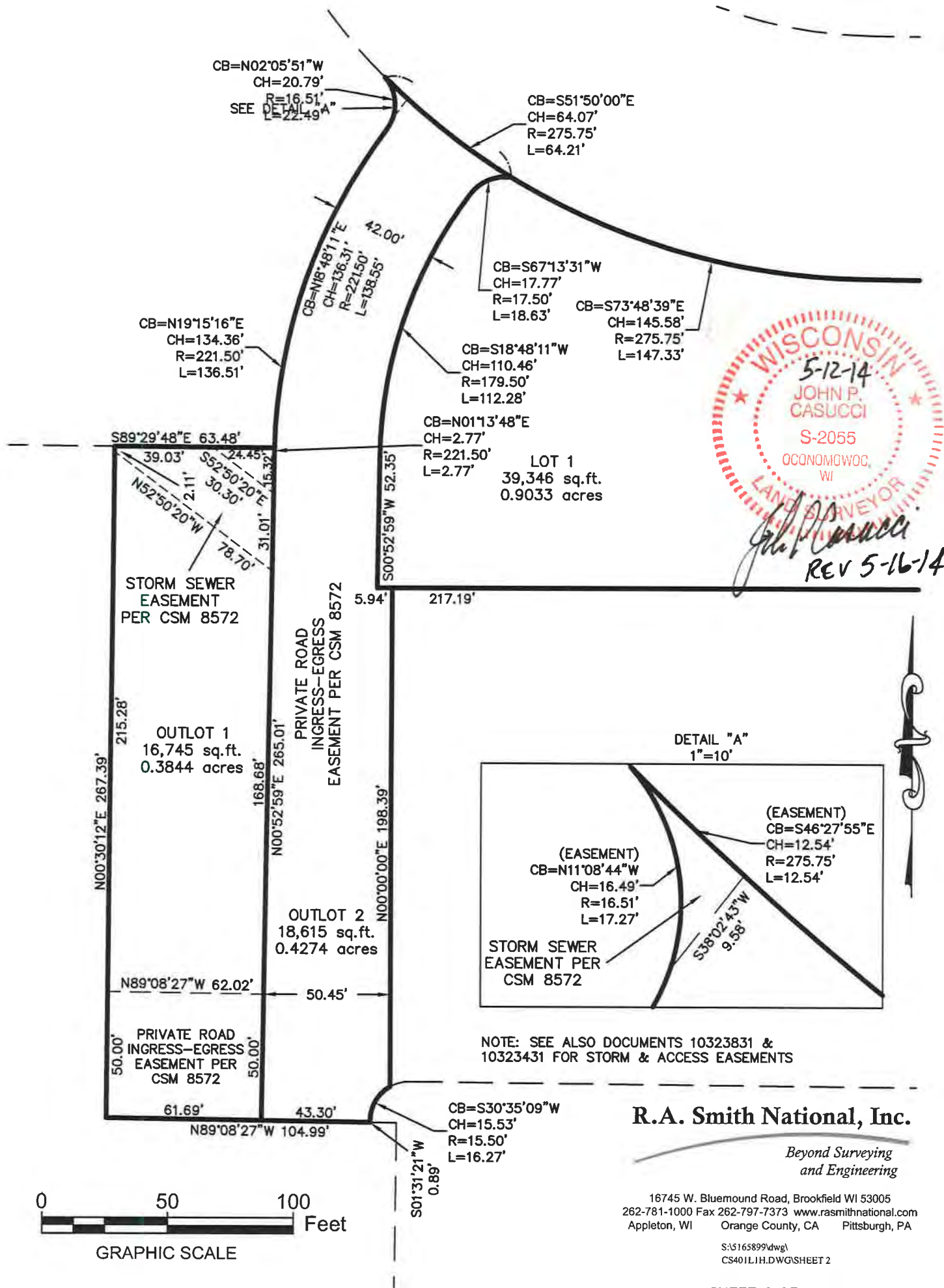
Legend	
	8041 S. Howell Ave.
	Floodfringe
	Floodway





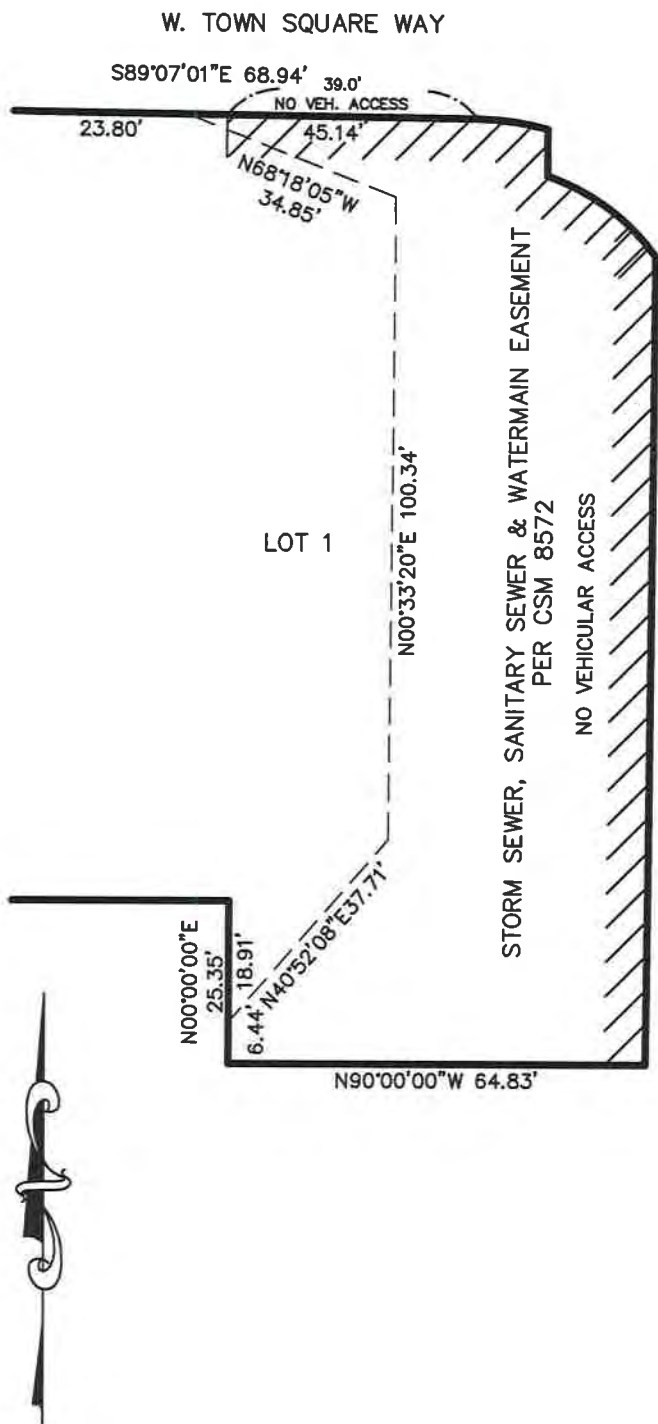
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 2 of Certified Survey Map No. 8572, in the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 2 of Certified Survey Map No. 8572, in the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



**NOISE ABATEMENT**

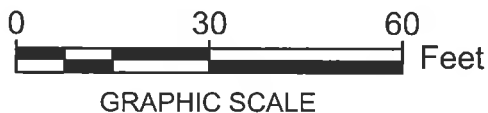
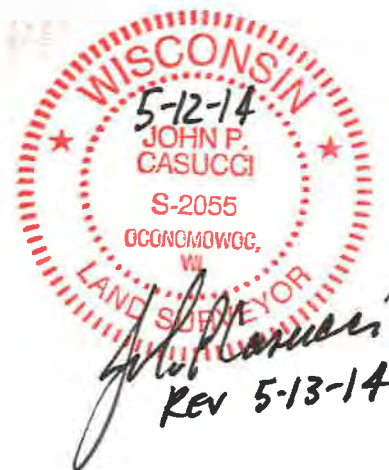
The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04 Table 1. These levels are based on federal standards. Owners of these lots are responsible for abating noise sufficient to protect these lots.

**ACCESS RESTRICTION**

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of S.T.H. "38", it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns.

**TRAFFIC VISIBILITY**

Per SEC. 17.0401 of the City of Oak Creek Zoning Code, No obstructions, such as structures, parking, or vegetation, shall be permitted in any district between the heights of two and one-half (2 1/2) feet and 10 feet above the plane through the mean curb grades within the triangular space formed by any two (2) existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines located a minimum of 15 feet from their intersection. In the Case of Arterial Streets intersecting with other streets or railways, the corner cut-off distances establishing the vision triangle clearance space shall be increased to 50 feet. Illustrations are provided in SEC 17 of the Zoning Code.



**R.A. Smith National, Inc.**

*Beyond Surveying  
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005  
262-781-1000 Fax 262-797-7373 www.rasmithnational.com  
Appleton, WI Orange County, CA Pittsburgh, PA

S:\165899\dwg\  
CS401L1H.DWGSHEET 3



# Plan Commission Report

ITEM: 5c

DATE: May 27, 2014

**PROJECT:** Conditional Use Permit – Panda Restaurant Group (Panda Express)

**ADDRESS:** 8041 S. Howell Ave.

**TAX KEY NO:** 813-9028-000

**STAFF RECOMMENDATION:** That Plan Commission recommends that the Common Council approve a conditional use permit allowing for a restaurant with drive-through facilities located at 8041 S. Howell Ave. after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting (June 10).

**Ownership:** One West Drexel, LLC, 301 W. Wisconsin Ave., Ste. 400, Milwaukee, WI 53203

**Size:** 1.715 acres

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

**Adjacent Zoning:** North – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District  
East – Rs-3, Single Family Residential  
South – B-4 (CU), Highway Business  
West – B-4 (CU), Highway Business

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** None.

**Floodplain:** None.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting approval of a conditional use permit for a drive-through facility for a proposed Panda Express restaurant at 8041 S. Howell Ave.

The site is located in the Perimeter Commercial sub-district, described in the DTSMUPDD General Development Plan and Regulating Plan as the area which:

“fills peripheral lots and will include several small/medium format commercial buildings. These auto-oriented outlot buildings require strong pedestrian connections to other community places in the subdistrict. Enhanced and integrative landscape and streetscape will be essential within this area.”

Restaurants with drive-through facilities are conditional uses in the Perimeter Commercial sub-district of the DTSMUPDD. Site, building, landscaping, lighting, and signage plan review will occur at a later date; however, some site and building details are included in the plans submitted for conditional use review. As part of the review of site and building plans, staff will be specifically looking for (among other things) pedestrian connections to Howell Avenue as well as locations for a Drexel Town Square monument development sign.

Two potential ingress/egress points to the lot are proposed off of the private access drive on the west and off of West Town Square Way on the north. Additionally, a connection to the lot to the south through the parking aisle on the east is shown on the plans. While this connection currently exists as an access drive to the Sonic restaurant off of Howell Avenue, it is unlikely that this connection will be utilized post-construction.

The proposed 13-foot-wide drive-through is located along the south side of the lot, originating at the rear of the property. As shown on Sheet A-100, the lane can accommodate at least 8 vehicles, which exceeds the minimum queuing requirement of four vehicles in Chapter 17. Staff recommends that the Applicant consider including in future plans striping between the parking stalls and east entrance as a caution to vehicles exiting the drive-through that pedestrians may be crossing from the east parking stalls.

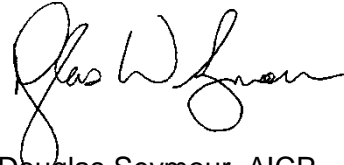
If the Plan Commission recommends Common Council approval of the Conditional Use Permit, staff will prepare conditions and restrictions for review at the June 10, 2014 meeting.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

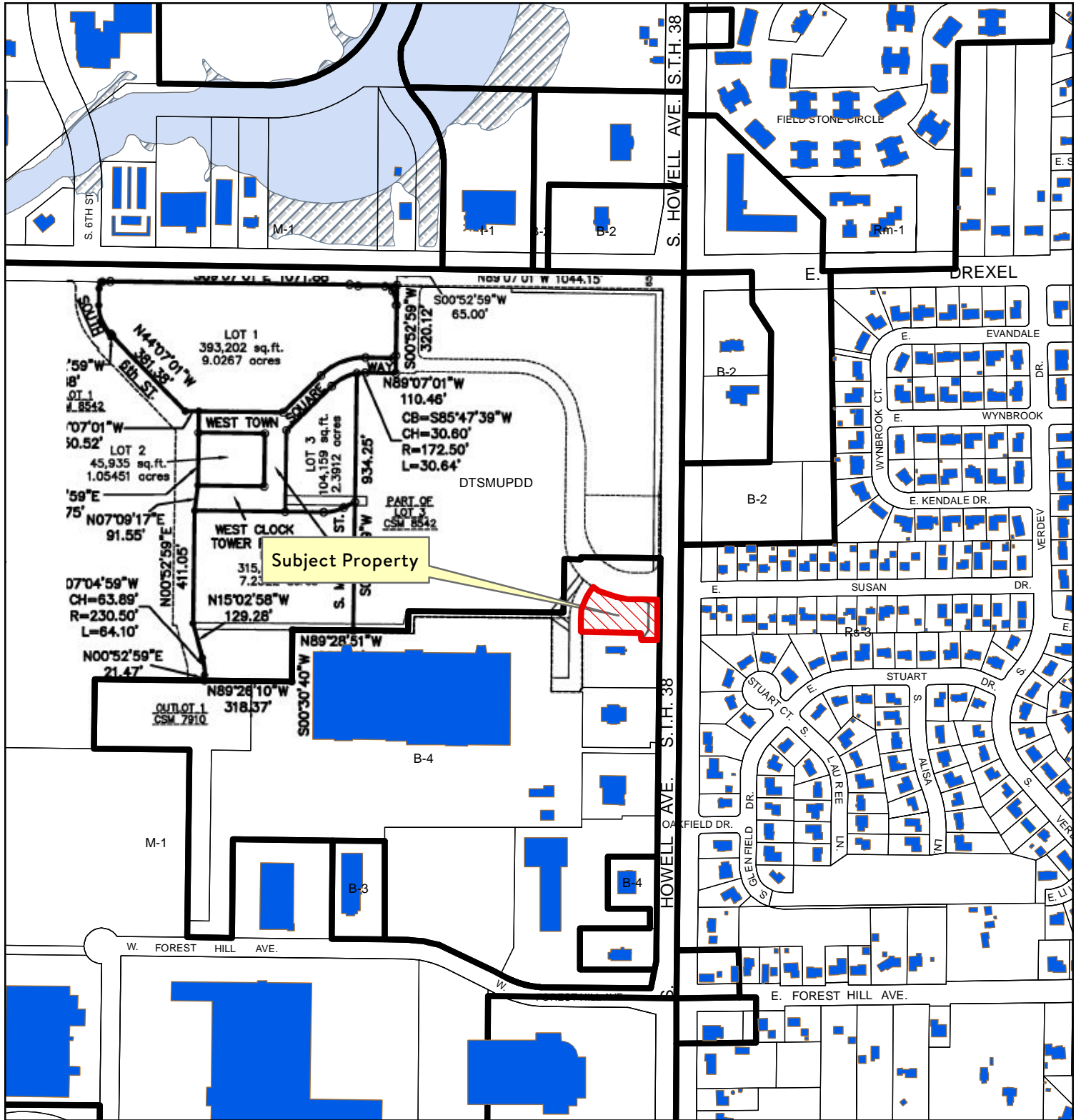


Douglas Seymour, AICP  
Director of Community Development



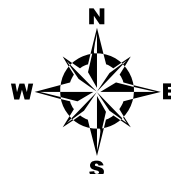
# Location Map

## 8041 S. Howell Ave.



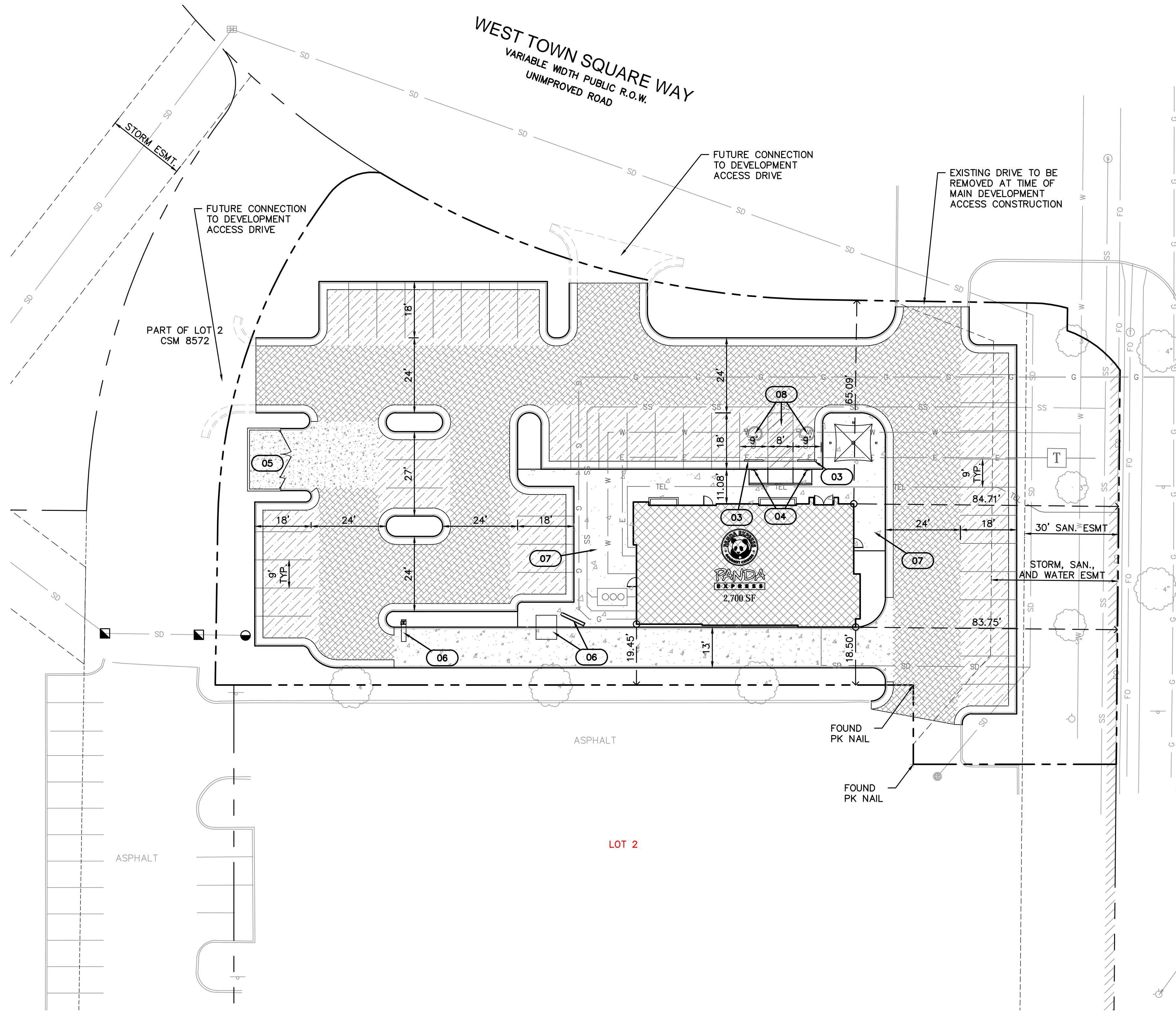
**OAKCREEK**  
— WISCONSIN —

Department of Community Development



Legend	
	8041 S. Howell Ave.
	Floodfringe
	Floodway





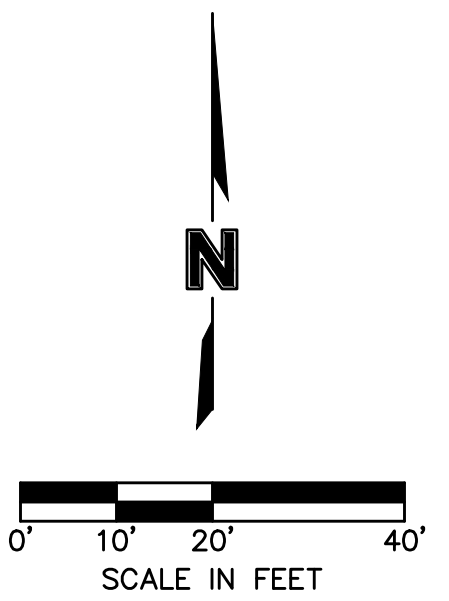
**LEGEND**

- — — — — PROPERTY LINE
- FO — — — — — EXISTING UNDERGROUND COMMUNICATION LINE
- G — — — — — EXISTING NATURAL GAS PIPE
- OHE — — — — — EXISTING OVERHEAD POWER LINE
- E — — — — — EXISTING UNDERGROUND POWER LINE
- SS — — — — — EXISTING SANITARY SEWER
- SD — — — — — EXISTING STORM SEWER
- W — — — — — EXISTING WATER PIPE
- TEL — — — — — INSTALL UNDERGROUND COMMUNICATION LINE
- G — — — — — INSTALL NATURAL GAS PIPE
- E — — — — — INSTALL UNDERGROUND POWER LINE
- SS — — — — — INSTALL SANITARY SEWER
- SD — — — — — INSTALL STORM SEWER
- W — — — — — INSTALL WATER PIPE

- INSTALL 5" CONCRETE SIDEWALK
- INSTALL CONCRETE PAVEMENT (SEE CONCRETE PAVEMENT SECTION ON SHEET C7.01)
- INSTALL CONCRETE PAVEMENT (SEE TRASH CONTAINER PAD DETAIL ON SHEET C7.01)
- INSTALL HEAVY DUTY ASPHALT PAVEMENT
- INSTALL LIGHT DUTY ASPHALT PAVEMENT
- SAWCUT PAVMENT, REMOVE CURB AND GUTTER AND GRAVEL AT EXISTING CURB RETURNS

**KEYNOTE LEGEND**

- 01 INSTALL TYPE E-1 CURB AND GUTTER (SEE DETAIL ON SHEET)
- 02 INSTALL TYPE E-2 CURB AND GUTTER (SEE DETAIL ON SHEET)
- 03 INSTALL WHEEL STOP-TYP. (SEE DETAIL ON SHEET)
- 04 INSTALL VAN ACCESSIBLE PARKING SIGNS (SEE DETAIL ON SHEET)
- 05 REF. ARCHITECTURAL PLANS REGARDING TRASH ENCLOSURE
- 06 REF. ARCHITECTURAL AND MEP PLANS REGARDING MENU BOARD AND OTHER DRIVE-THRU EQUIPMENT
- 07 INSTALL 5" CONCRETE SIDEWALK
- 08 STRIPE FOR ACCESSIBLE PARKING (SEE DETAIL ON SHEET)



PANDA RESTAURANT GROUP, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770

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**REVISIONS:**

NO.	DESCRIPTION	DATE

**ISSUE DATE:**

NO.	DESCRIPTION	DATE
1ST	CUP AND PLANNING	04.08.14
2ND		
3RD		
4TH		
5TH		
6TH		

DRAWN BY: JRS

PANDA PROJECT #: S8-14-D3883  
ARCH PROJECT #: 14044.004

ARCHITECT:



STAMP:

**RECEIVED**  
By Kari Papelbon at 2:32 pm, May 07, 2014

**PANDA EXPRESS**  
DREXEL TOWN SQUARE  
S HOWELL AND TOWN SQUARE WAY  
OAK CREEK, WI

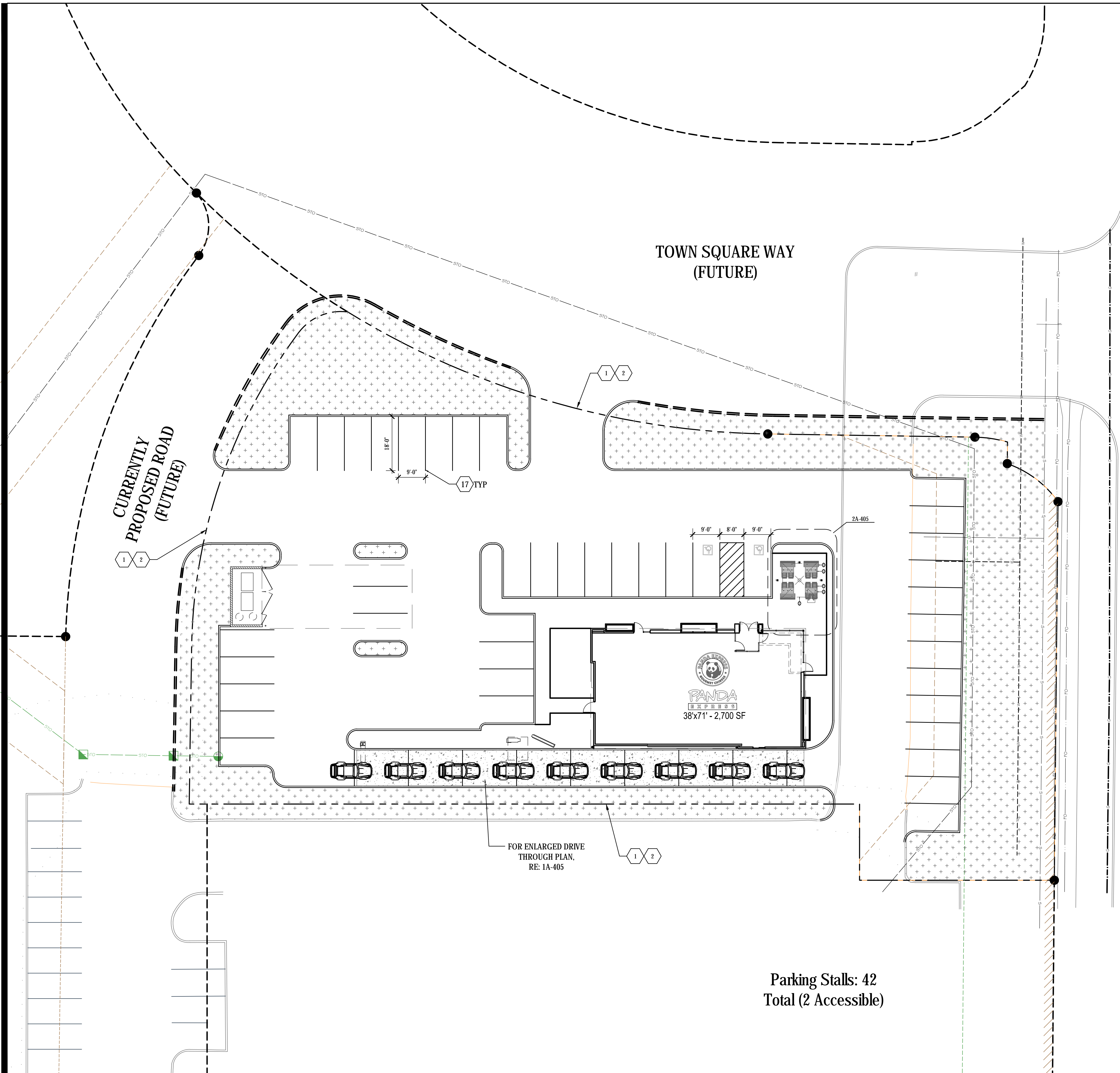
COVER SHEET

**C1.01**

**MOLSSON ASSOCIATES**  
Olsson Associates - Civil Engineering  
1251 NW Briarcliff Parkway, Suite 50 TEL 816.361.1177  
Kansas City, MO 64116 FAX 816.361.1888 www.olssonassociates.com

CUP AND PLANNING 04.08.14





**DEMOLITION NOTE:**  
 G.C. TO REMOVE ALL EXISTING ABOVE/GROUND STRUCTURAL WALLS, FOUNDATION, ASPHALT, CONC. CURBS AND DEBRIS PRIOR TO NEW CONSTRUCTION.

- GENERAL NOTE:**
- G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT (INSTALLED BY LOCAL UTILITY COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR. DRIVE THRU. MENU BOARD, BY G.C. VERIFY WITH PANDA PM.
  - WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER. G.C. TO COORDINATE WITH LANDSCAPE/IRRIGATION CONTRACTOR TO INSTALL A SEPARATE METER.
  - PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA: GORILLA CAGE. MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, 'AQUA SHIELD' MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM. REFER TO DETAIL 11/ A-407
  - FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS

- LIMIT OF CONSTRUCTION
- GROUND LEASE AREA
- RIVER ROCK
- NEW SWITCHGEAR
- ASPHALT PAVING - SEE CIVIL PLAN.
- IRRIGATED LANDSCAPING. REFER TO LANDSCAPE DRAWINGS
- CONC. APRON IF ASPHALT PAVING IS USED. RE:10A-408
- TRASH ENCLOSURE. CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN) RE: 1A-407
- SIGN COMPANY COORDINATE SIGN PACKAGE AND SIGN FOOTING DETAIL. COMPLY WITH LOCAL CODES.
- DRIVE THRU LANE SENSOR LOOP SEE DETAIL. RE: 20A-408
- DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY. VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE)
- DIRECTIONAL ARROW. RE: 18A-408
- ACCESSIBLE PATH OF TRAVEL
- ACCESSIBLE PARKING POLE SIGN. RE: 4A/A-408
- INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE. RE: 2A-408
- ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @ 3'-0" O.C. RE: 4A-408
- PAINT 4" WIDE SOLID PARKING STRIPPING W/ TWO (2) COATS HIGHWAY WHITE PAINT. RE: 4A-408
- DESIGNATED HANDICAP PARKING SPACE. RE: 4A-408
- ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF TO EXIT TO DAYLIGHT THRU FACE OF WALL. COLD CLIMATES WILL REQUIRE CONNECTION TO STORM SEWER. ARCHITECT TO VERIFY WITH LOCAL JURISDICTION. RE: 15A-107
- STEEL PIPE GUARD-PAINT TO MATCH SAFETY YELLOW. RE: 18A-407
- UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING/CIVIL DRAWINGS
- CONC. DRIVEWAY (GRAY COLOR. LIGHT BROOM FINISH).
- EDGE OF SIDEWALK AT PLANTER
- CONCRETE CURB AT PLANTER. RE: 9A-408
- EXPANSION JOINT @ 20'-0" O.C. MAX. RE: 17A-408
- TOOLED JOINTS @ 5'-0"x5'-0" O.C. EXPANSION JOINT @ 20'-0" O.C.
- ACCESSIBLE RAMP. RE: 15A-408
- FUTURE PRE-VIEW BOARD. G.C. TO INSTALL J-BOX AND POWER FOR FUTURE USE.
- ORDER CONFIRMATION BOARD
- WHEEL STOP. RE: 5A-408
- OUTDOOR COVERED PATIO AND SEATING
- SEALED CONC SIDEWALK. (AQUA MIX SEALER'S CHOICE GOLD). CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
- CLEARANCE BAR INSTALLED BY SIGN VENDOR SEE ELECTRICAL DRAWING FOR ELECTRICAL REQUIREMENT. G.C. TO COORDINATE.
- INSTALL PATIO RAILING AROUND PATIO. (NOT APPLICABLE IN ALL LOCATIONS, PANDA WILL SHOW ON SITE BASE.



**PANDA RESTAURANT GROUP, INC.**  
 1683 Walnut Grove Ave.  
 Rosemead, California  
 91770  
 Telephone: 626.799.9898  
 Facsimile: 626.372.8288

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**REVISIONS:**

NO.	DESCRIPTION	DATE

**ISSUE DATE:**

NO.	DESCRIPTION	DATE
1ST	CUP AND PLANNING	04.08.14
2ND		
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6TH		

**DRAWN BY:** JRS

**PANDA PROJECT #:** S8-14-D3883  
**ARCH PROJECT #:** 14044.004

**ARCHITECT:**

**hckloverarchitect**  
 10955 LOWELL AVENUE, SUITE 700  
 OVERLAND PARK, KS 66210  
 ph: 913.649.8181 • fx: 913.649.1275

**STAMP:**

**PANDA EXPRESS**  
 DREXEL TOWN SQUARE  
 S HOWELL AND TOWN SQUARE WAY  
 OAK CREEK, WI

**A-100**  
 SITE PLAN  
 ARCHITECTURAL

**SITE PLAN 1**  
 Scale = 1/16" = 1'-0" **A-100**

**KEY NOTES A**  
 Scale= NTS **A-100**

CUP AND PLANNING 04.08.14



**EXTERIOR FINISH SCHEDULE**

INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

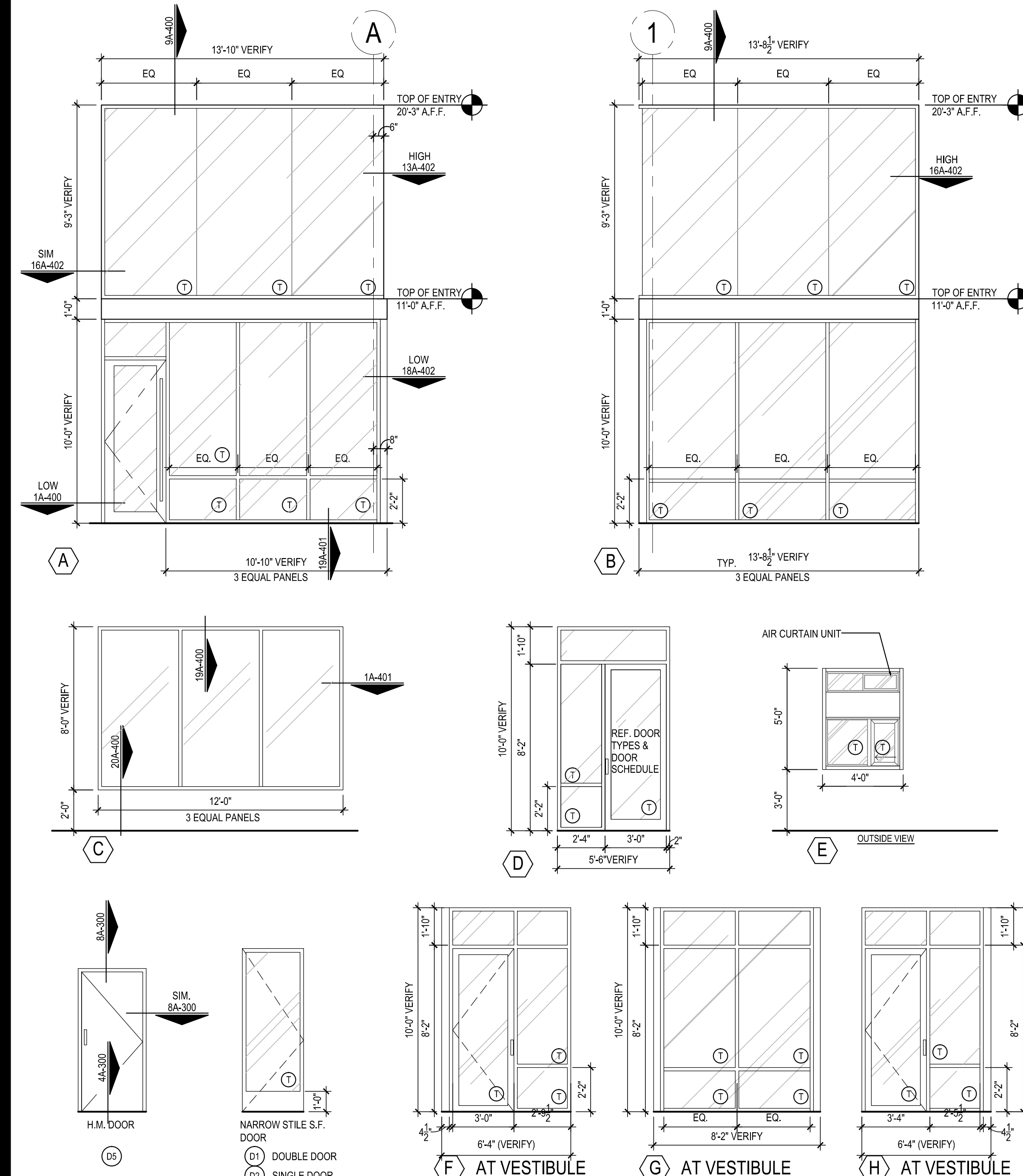
NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(EFS-1)	STO	STOTHERM ESSENCE SYSTEM	93330 CHAMPAGNE	FINE	BUILDING BODY
(EFS-2)	STO	STOTHERM ESSENCE SYSTEM	11404 BRUSHED PEWTER	FINE	BUILDING BODY
(EFS-3)	NOT USED				
(EFS-4)	STO	STOTHERM METALLIC SYSTEM	SW7073 NETWORK GREY	ULTRA SMOOTH METALLIC FINISH	DRIVE THRU & REAR ELEVATION
(P112)	SHERWIN-WILLIAMS	SW 6919	FUSION (GREEN)	A100 SATIN, LATEX	BUILDING TRIM
(P9B)	SHERWIN-WILLIAMS	SW 7588	SHOW STOPPER	A100 SATIN, LATEX	ENTRY, WALL ACCENTS
(P114)	SHERWIN-WILLIAMS	SW 6082	COBBLE BROWN	A100 SATIN, LATEX	ALUM. AWNINGS/CANOPY
(P115)	SHERWIN-WILLIAMS	SW 6433	INVERNESS	A100 SATIN, LATEX	BAMBOO POLES
(ST-1S)	ADVANCED CAST STONE		SAND DRIFT	DRY TAMP	PLANTER STONE CAP
(ST-1)	CMC, DOUG SALATINO 518-713-5371		MINERAL STACK STONE		PLANTERS - DRY STACK/TIGHT JOINT
(ECT-1)	CMC, DOUG SALATINO 518-713-5371		PORTO PLANK *	6 X 48	BUILDING ACCENT TILE *
(ACM-1)	ALPOLIC	4MM4 HLZ	DM HLZ	SILVER HAIRLINE ALUMINUM	ALUMINUM COMPOSITE MATERIAL, INSTALLATION: RAINSCREEN SYSTEM
(ACM-2)	ALPOLIC	4MM4 JXR 3.5	JXR RED		

\* NOTE: INSTALL ECT-1 WITH GROUT - MFG. MODEL # PB9525 BY CUSTOM BUILDING PRODUCTS. COLOR SABLE BROWN. GROUT JOINT SIZE: 1/8". GC TO VERIFY SUITABILITY OF GROUT WITH CERAMIC TILE APPLICATION AND NOTIFY PANDA PM OF ANY ISSUES.

**WINDOW SCHEDULE**

INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

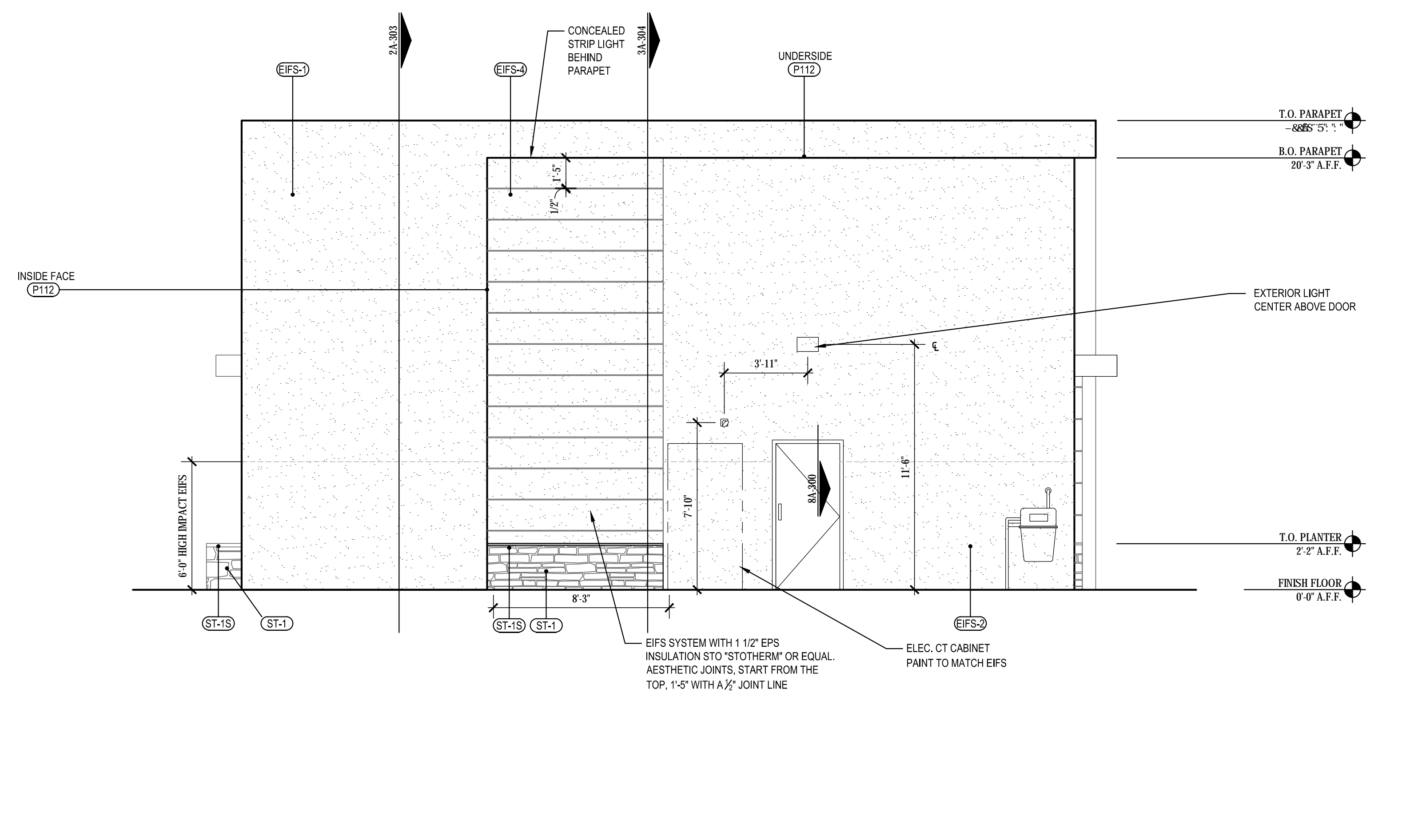
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS	NOTES
(A)	SEE ELEVATION (VERIFY)		TEMPERED BUTT GLAZING INSULATING GLASS WITH ALUMINUM STOREFRONT (LOW)	SEE DETAIL	BUTT GLAZE GLASS THICKNESS, CHANNEL FRAMING, CONNECTIONS TO STRUCTURE SHALL BE DESIGNED AND SEALED BY REGISTERED STRUCTURAL ENGINEER EMPLOYED BY GLAZING-CONTRACTOR. (MEET LOADING CRITERIA OF APPLICABLE BUILDING CODE.)	1. INSULATING GLASS PPG SOLARBAN 60 LOW E. WINTER U=0.25 SHGC. 0.39 VIS TRANS. 83% UV ENERGY. 46%
(B)	SEE ELEVATION (VERIFY)		TEMPERED BUTT GLAZING INSULATING GLASS WITH ALUMINUM STOREFRONT (LOW)	SEE DETAIL	BUTT GLAZE GLASS THICKNESS, CHANNEL FRAMING, CONNECTIONS TO STRUCTURE SHALL BE DESIGNED AND SEALED BY REGISTERED STRUCTURAL ENGINEER EMPLOYED BY GLAZING-CONTRACTOR. (MEET LOADING CRITERIA OF APPLICABLE BUILDING CODE.)	2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, BRUSHED SATIN FINISH W/PIVOT HINGES AND CLOSER.
(C)	12'-0"	8'-0"	1" INSULATED GLASS	ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN CLEAR ANODIZED ALUMINUM FRAME	3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
(D)	8'-0"	10'-0"	1" INSULATED GLASS	ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN CLEAR ANODIZED ALUMINUM FRAME	4. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
(E)	47'-5"	59'-5"	TEMPERED GLASS	CLEAR ANOD. ALUM.	QUICK-SERV, ROUGH OPENING 48" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: STEVE BERT, 800-389-8307	5. MANUFACTURER: QUICK-SERV, MODEL SST-4860E WITH THRU-BEAM PHOTO-ELECTRIC BAR, REGIONAL APPLICATION WITH CF-25 NON HEATED AIR CURTAIN OR CHF-25 HEATED AIR CURTAIN. REFER ELECTRICAL PLAN FOR POWER REQUIREMENT.
(F)	6'-4"	10'-0"	SINGLE PANE GLASS	ALUMINUM STOREFRONT	SINGLE PANE VESTIBULE GLAZING	6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE.
(G)	8'-2"	10'-0"	SINGLE PANE GLASS	ALUMINUM STOREFRONT	SINGLE PANE VESTIBULE GLAZING	7. TEMPERED GLASS



**WINDOW AND DOOR ELEVATIONS**

**3**

Scale = NTS **A-200**

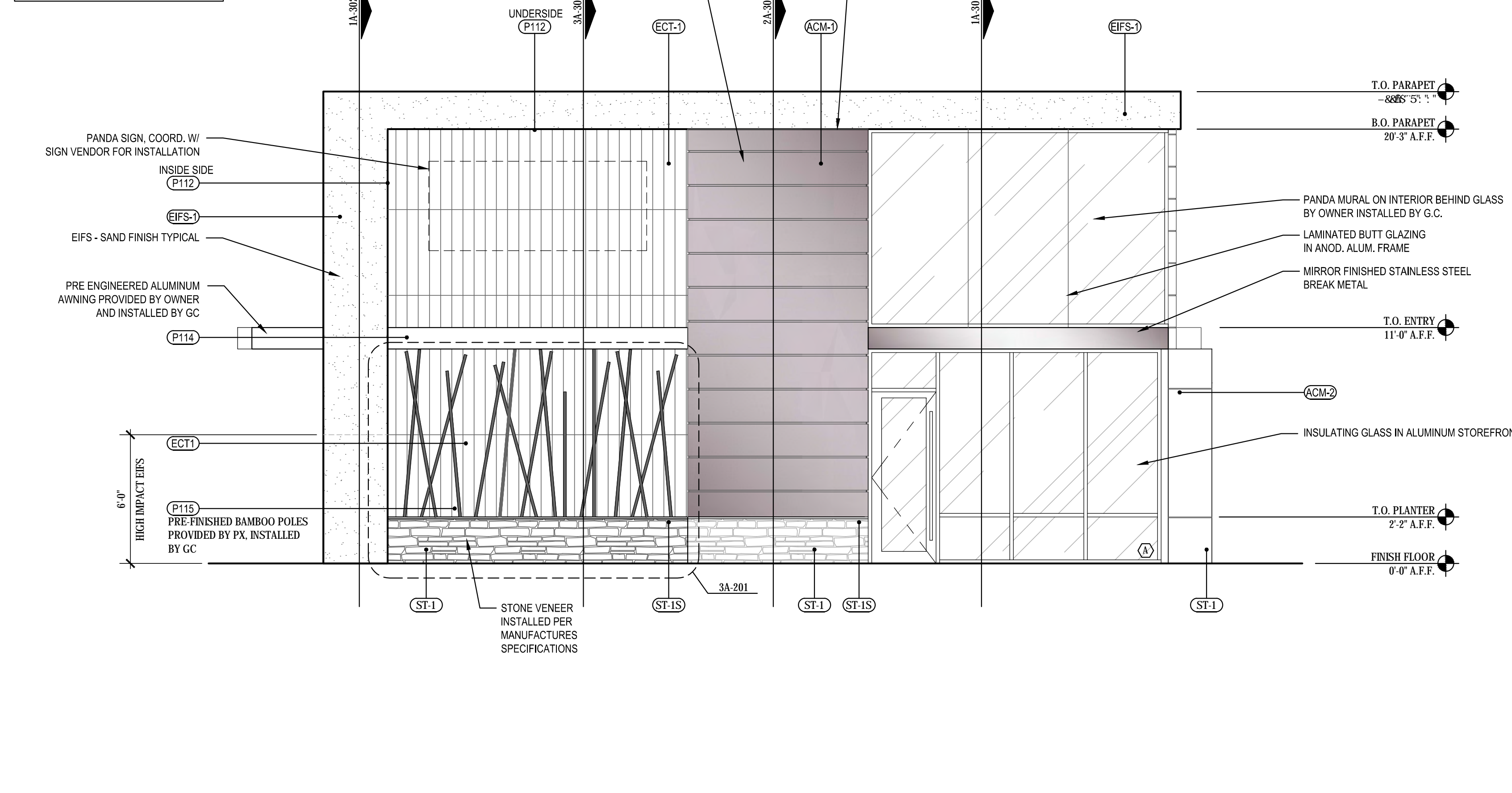


**WEST ELEVATION**

**2**

Scale = 1/4" = 1'-0" **A-200**

PRE-FABRICATED/ENGINEERED AWNINGS TO BE PROVIDED AND INSTALLED BY G.C. CONTRACTOR TO OBTAIN AWNING THROUGH NATIONAL ACCOUNT VENDOR: GREENHECK ARCHITECTURAL PRODUCTS ANDREW PEDERSON 715-241-6189



**EAST ELEVATION**

**1**

Scale = 1/4" = 1'-0" **A-200**



PANDA RESTAURANT GROUP, INC.

1683 Walnut Grove Ave.  
Rosemead, California 91770  
Telephone: 626.799.9898  
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

**REVISIONS:**

NO.	DESCRIPTION	DATE
1ST	CUP AND PLANNING	04.08.14
2ND		
3RD		
4TH		
5TH		
6TH		

**ISSUE DATE:**

NO.	DESCRIPTION	DATE
1ST	CUP AND PLANNING	04.08.14
2ND		
3RD		
4TH		
5TH		
6TH		

DRAWN BY: JRS

PANDA PROJECT #: S8-14-D3883  
ARCH PROJECT #: 14044.004

ARCHITECT:

**hckloverarchitect**  
10955 LOWELL AVENUE, SUITE 700  
OVERLAND PARK, KS 66210  
ph: 913.649.8181 • fx: 913.649.1275

STAMP:

**PANDA EXPRESS**  
DREXEL TOWN SQUARE  
S HOWELL AND TOWN SQUARE WAY  
OAK CREEK, WI

**A-200**

EXTERIOR ELEVATIONS

CUP AND PLANNING 04.08.14





PANDA RESTAURANT GROUP, INC.  
 1683 Walnut Grove Ave.  
 Rosemead, California 91770  
 Telephone: 626.799.9898  
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REVISIONS:

NO.	DESCRIPTION	DATE
1ST	CUP AND PLANNING	04.08.14
2ND		
3RD		
4TH		
5TH		
6TH		

ISSUE DATE:

NO.	DESCRIPTION	DATE
1ST	CUP AND PLANNING	04.08.14
2ND		
3RD		
4TH		
5TH		
6TH		

DRAWN BY: JRS

PANDA PROJECT #: S8-14-D3883  
 ARCH PROJECT #: 14044.004

ARCHITECT:

**hckloverarchitect**  
 10955 LOWELL AVENUE, SUITE 700  
 OVERLAND PARK, KS 66210  
 ph: 913.649.8181 • fx: 913.649.1275

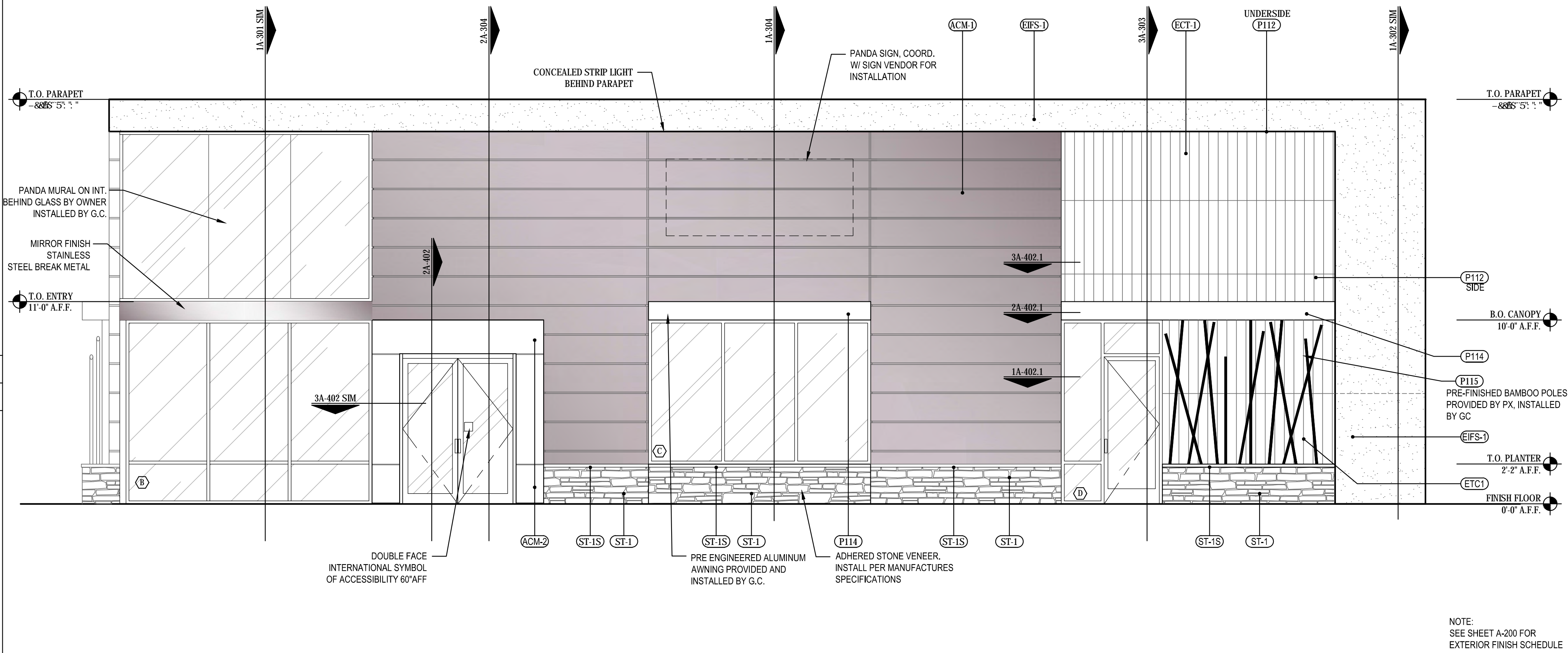
STAMP:

**PANDA EXPRESS**  
 DREXEL TOWN SQUARE  
 S HOWELL AND TOWN SQUARE WAY  
 OAK CREEK, WI

**A-201**

EXTERIOR ELEVATIONS

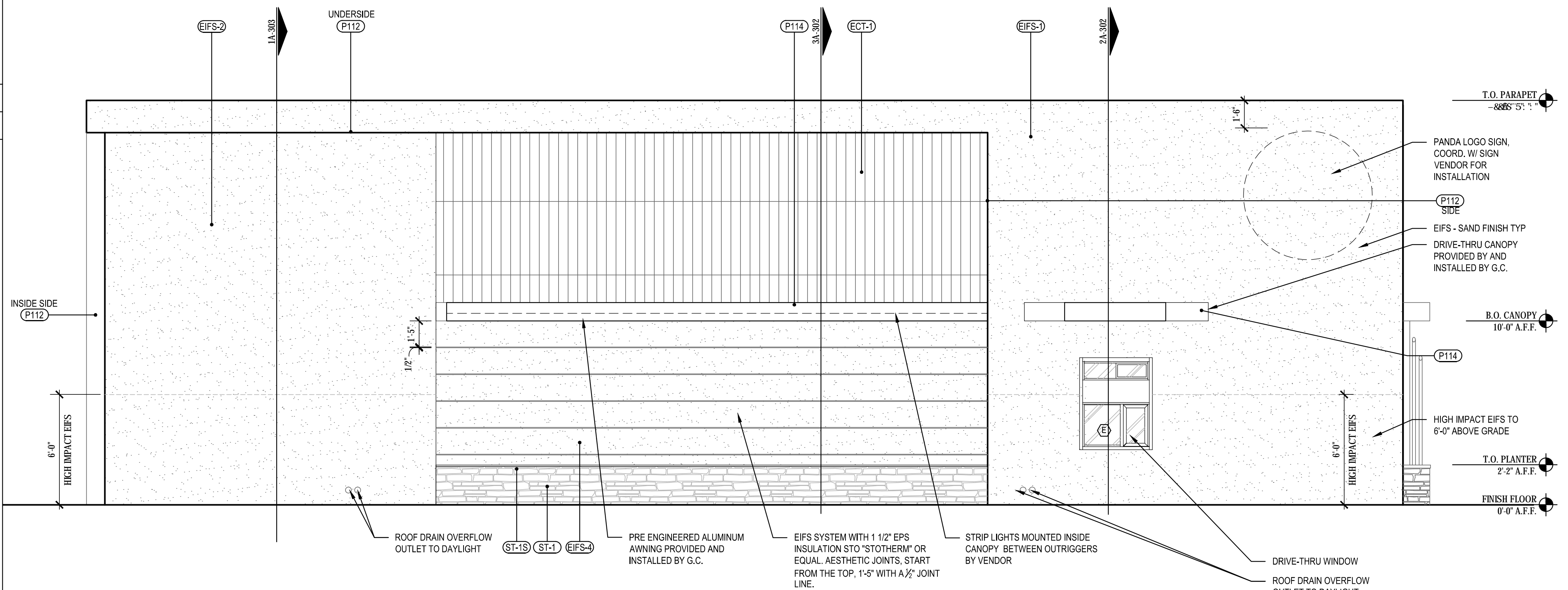
CUP AND PLANNING 04.08.14



**NORTH ELEVATION 2**

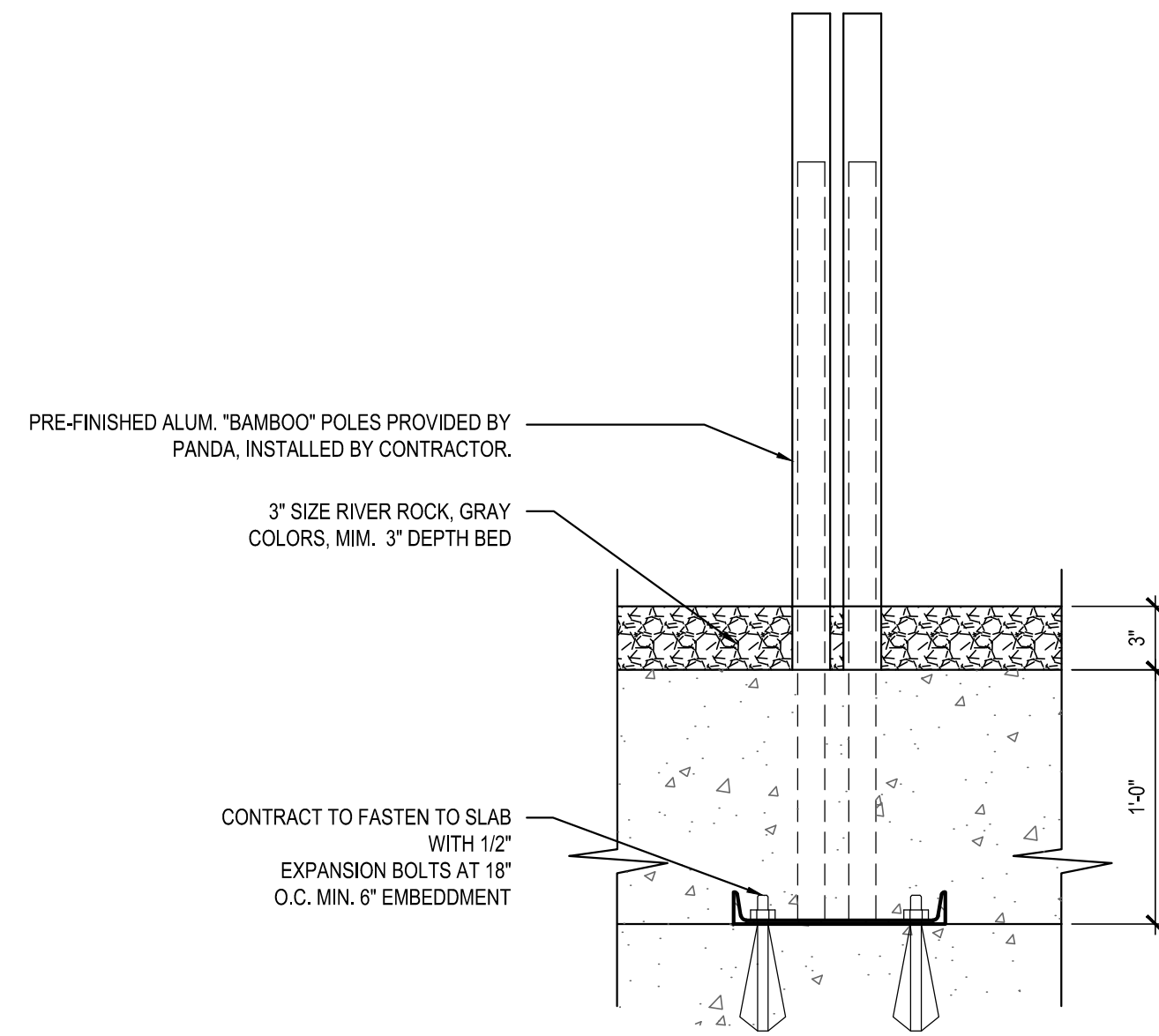
Scale = 1/4" = 1'-0" **A-201**

PRE-FABRICATED/ENGINEERED AWNINGS TO BE PROVIDED AND INSTALLED BY G.C. CONTRACTOR TO OBTAIN AWNING THROUGH NATIONAL ACCOUNT VENDOR: GREENHECK ARCHITECTURAL PRODUCTS ANDREW PEDERSON 715-241-6189



**SOUTH ELEVATION 1**

Scale = 1/4" = 1'-0" **A-201**



**DETAIL @ BAMBOO STEEL CHANNEL 5**

Scale = 1 1/2" = 1'-0" **A-201**

**NOT USED 4**

Scale = NTS **A-201**

**NOT USED 3**

Scale = NTS **A-201**



# Plan Commission Report

ITEM: 5d

DATE: May 27, 2014

**PROJECT:** Temporary Use – Concrete Recycling Plant – Kevin Kosewski, Superwestern, Inc.

**ADDRESS:** 331 W. Drexel Ave.

**TAX KEY NO:** 813-9031-000

**STAFF RECOMMENDATION:** That the Plan Commission approves the temporary use permit for the temporary concrete recycling plant at 331 W. Drexel Ave., subject to the following conditions:

1. That all building and fire codes are met.
2. That the hours of operation be limited to:
  - a. General Operation - Monday through Friday between 7:00 AM and 8:00 PM, and Saturday between 8:00 AM and 3:00 PM.
  - b. Crushing – Monday through Friday between 8:00 AM and 4:00 PM.
3. That no materials are sold or used offsite, and no materials are brought to the site from projects other than Howell Avenue and Drexel Town Square.
4. That the temporary use shall expire on December 31, 2014.

**Ownership:** One West Drexel, LLC, 301 W. Wisconsin Ave., Ste. 400, Milwaukee, WI 53203

**Size:** 9.0267 acres

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

**Adjacent Zoning:**

- North – M-1, Manufacturing
- East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
- South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
- West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

**Comprehensive Plan:** Planned Mixed Use

**Wetlands:** None

**Floodplain:** None

**Official Map:** Yes, on west for 6<sup>th</sup> Avenue extension.

**Commentary:** The Applicant is requesting approval of a temporary concrete recycling plant at 331 W. Drexel Avenue. Recycled pavement materials from work at Drexel Town Square and the Howell Avenue Project will be used as trench backfill or roadway base course within Drexel Town Square. Materials associated with this temporary use permit will not be sold or used offsite for any other purpose, and no materials will be brought to the site from other projects.

All activities will be conducted onsite in accordance with existing erosion control, clean-up, and restoration plans and the Drexel Town Square contract. There is no plan for adding fencing or signage to the site as the use will occur within the existing construction zone and is for non-public use.

Proposed days and hours of operation are as follows:

	Days	Hours
<b>General</b>	Monday through Friday	7:00 AM to 8:00 PM**
<b>Crushing</b>	Monday through Friday	7:00 AM to 4:00 PM**
<b>As needed</b>	Saturdays	7:00 AM to 3:00 PM**

*\*\*Noise ordinance limits hours of operation to between 7:00 AM and 8:00 PM unless “the City Engineer determines that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or the excavation of streets and highways...” Additionally, exceptions can be made for “[e]xcavations or repairs of bridges, streets, highways, waterlines or sewer lines by or on behalf of the City, the county or the state, during the nighttime when the public welfare and convenience renders it impracticable to perform such work during the day.”*

The Applicant has stated their intent to avoid Saturday operations as much as possible.

The plant will recycle materials approximately twice between June 1 and September 30, 2014. Each recycling period would last an estimated 5 days. An average of 30 truckloads per day for 25 working days are anticipated. Only three employees are expected to be onsite.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

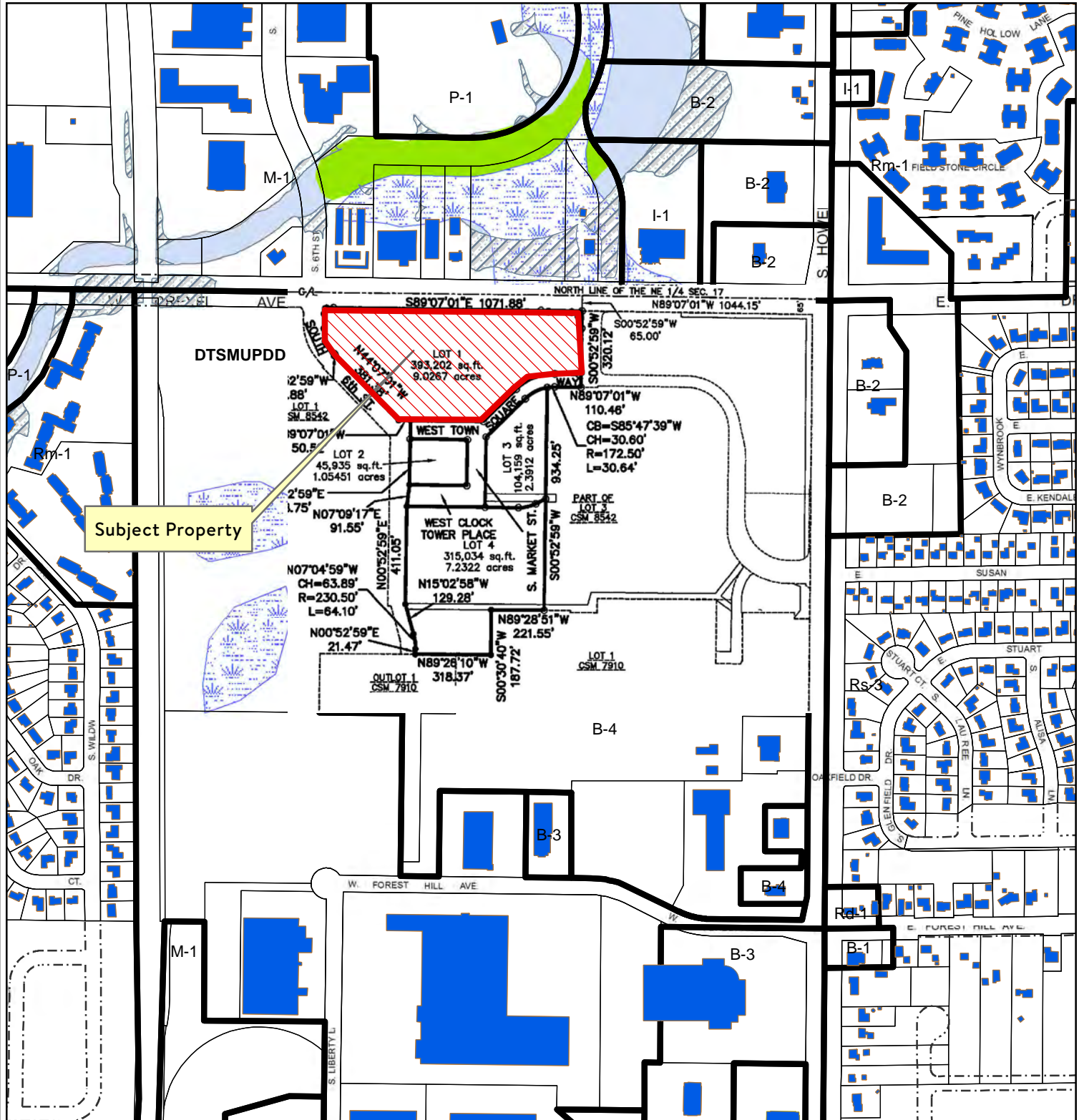
Respectfully Submitted by:



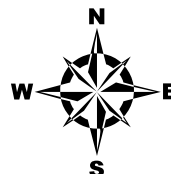
Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 331 W. Drexel Ave.



Subject Property



Legend	
	331 W. Drexel Ave.
	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)





N59 W14601 Bobolink Avenue Menomonee Falls, WI 53051  
Phone: (262)252-5995 Fax: (262)252-5397  
Earthwork-Grading-Building Excavation

## CONCRETE RECYCLING PLAN OF OPERATION – DREXEL TOWNE SQUARE

### PURPOSE AND INTENT OF PROPOSAL:

Superwestern, Inc. proposes to recycle pavement materials from The Drexel Towne Square Project and The Howell Avenue Project at The Drexel Towne Square location – see map; “attached” These recycled materials will be reincorporated back into The Drexel Towne Square Project as trench backfill or roadway base course. The purpose and intent is to minimize trucking operations which increases public safety by easing traffic congestion in this construction zone. This also helps the project and the environment by cutting down on emissions, reducing construction costs and prolonging our natural resources.

### HOURS OF OPERATION AND DURATION:

We would work Monday through Friday 7:00 AM to 8:00 PM; Saturdays if needed 7:00 AM to 3:00 PM. We would recycle approximately two times between June 1, 2014 and September 30, 2014 and each time would be for approximately 5 days. On average, there would be approximately 30 truck loads a day coming into the site for approximately 25 working days throughout this duration

### EROSION CONTROL AND DUST SUPPRESSION:

The recycling would take place within the existing construction limits and the current erosion control will be in place. Dust will be suppressed utilizing water and opacity release will be non-existent

### FINAL CLEAN-UP AND RESTORATION:

The site will be finished per The Drexel Towne Square overall site plan which we are under contract with. The completion time would be in accordance with The Drexel Towne Square contract.

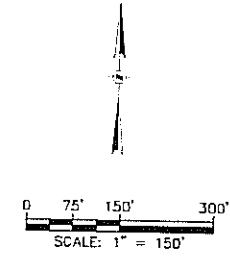
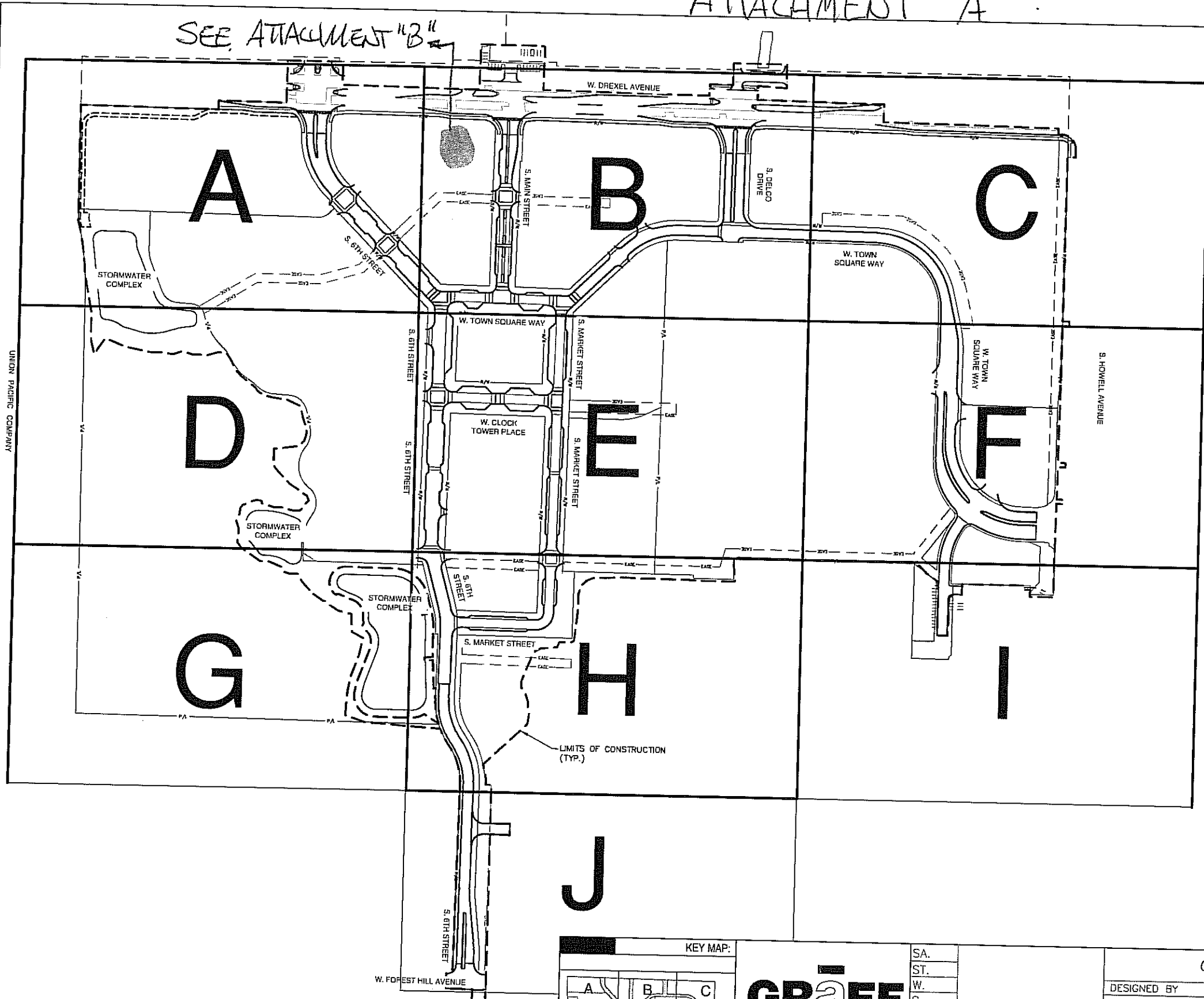
Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Kosewski".

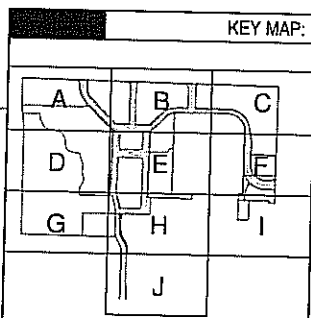
Kevin Kosewski  
Vice President

ATTACHMENT "A"

SEE ATTACHMENT "B"



RECEIVED  
MAY 06 2014  
Dept. of Community Development



**GRAEF**  
One Honey Creek Corporate Center  
125 South 84th Street, Suite 401  
Milwaukee, WI 53214-1469  
414 / 259 1500  
414 / 259 0037 fax  
www.graef-usa.com

SA.  
ST.  
W.  
G.  
E.  
T.  
I.  
TS.  
PP.

CITY OF OAK CREEK - ENGINEERING DEPARTMENT					
DESIGNED BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE
DMM	03/17/14	CTS	03/17/14	JPH	03/17/14
					APPROVED BY

**DREXEL TOWN SQUARE**  
PUBLIC INFRASTRUCTURE  
KEY - LAYOUT PLAN

CITY ENGINEER	DATE
SCALE	SHEET
PLAN	02
HOR. 1" = 150'	
PROFILE	OF
HOR. _____	
VER. _____	282

REVISION BY DATE APPROVED BY COUNCIL RESOLUTION NO. FILE NO: 2012-1500

L:\2012\1500\1500.dwg 03/17/14 10:00 AM 10/17/14 10:00 AM 10/17/14 10:00 AM

WEST DREXEL AVENUE

SUPERWESTERN, INC

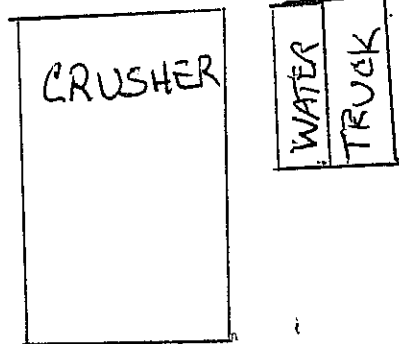
TRUCKS ENTERING

TRUCKS LEAVING

PROPOSED S. MAIN ST.

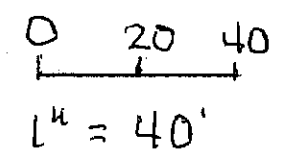
PROPOSED BROKEN  
CONCRETE PILE

ATTACHMENT "B"  
PROPOSED CONCRETE CRUSHING PL.



PROPOSED  
PROCESSED  
MATERIAL  
PILE

N ↑







# Plan Commission Report

ITEM: 5e

DATE: May 27, 2014

**PROJECT:** Certified Survey Map – Bret Backus, Woodman’s Food Market, Inc.

**ADDRESS:** 8131 S. Howell Ave. & 400 W. Forest Hill Ave.

**TAX KEY NO:** 813-9014-006 & 813-9014-005

**STAFF RECOMMENDATION:** That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Bret Backus, Woodman’s Food Market, Inc., for the properties at 8131 S. Howell Ave. and 400 W. Forest Hill Ave. be approved with the condition that all technical corrections are made prior to recording.

**Ownership:** Woodman’s Food Market, Inc., 2631 Liberty Ln., Janesville, WI 53545

**Size:** Lot 1 = 18.5163 acres; Lot 2 = 3.3979 acres; Outlot 1 = 1.9698 acres; Outlot 2 = 0.9641 acres

**Existing Zoning:** B-4 (CU), Highway Business

**Adjacent Zoning:** North – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District  
East – B-4 (CU), Highway Business  
South – B-3, Office and Professional Business; B-4 (CU), Highway Business; M-1, Manufacturing  
West – M-1, Manufacturing; DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

**Comprehensive Plan:** Planned Mixed Use.

**Wetlands:** On the western portion of Outlot 1 per CSM 7910.

**Floodplain:** None.

**Official Map:** Yes, the 6<sup>th</sup> Street extension.

**Commentary:** Woodman’s is requesting approval of a Certified Survey Map to divide the properties at 8131 S. Howell Avenue and 400 W. Forest Hill Avenue for the 6<sup>th</sup> Street extension and related improvements for Drexel Town Square. Lot 1 is currently 21.778 acres and the location for the Woodman’s store, fuel center, vehicle service center, and car wash. This lot will be reconfigured and reduced in size to 18.5163 acres. Lot 2 will be comprised of a portion of Lot 1 as well as a portion of 400 W. Forest Hill Avenue. Outlot 1 will be formed from the northwestern portion of 400 W. Forest Hill Avenue and the 6<sup>th</sup> Street extension. Outlot 2 will be formed from the remainder of 400 W. Forest Hill Avenue. All proposed lots meet the minimum lot size requirements for the B-4 district.

Commissioners will note that wetlands do appear on the western portion of the proposed Outlot 1. None of the proposed S. 6<sup>th</sup> Street improvements will affect the existing wetlands. Two easements will affect Lots 1 & 2 and Outlot 1 in the CSM: an east-west storm sewer easement across Outlots 1 and 2 for the benefit of Lot 1, and a sanitary sewer & water main easement along the eastern side of the proposed 6<sup>th</sup> Street extension.

Prepared by:

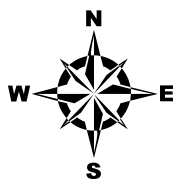
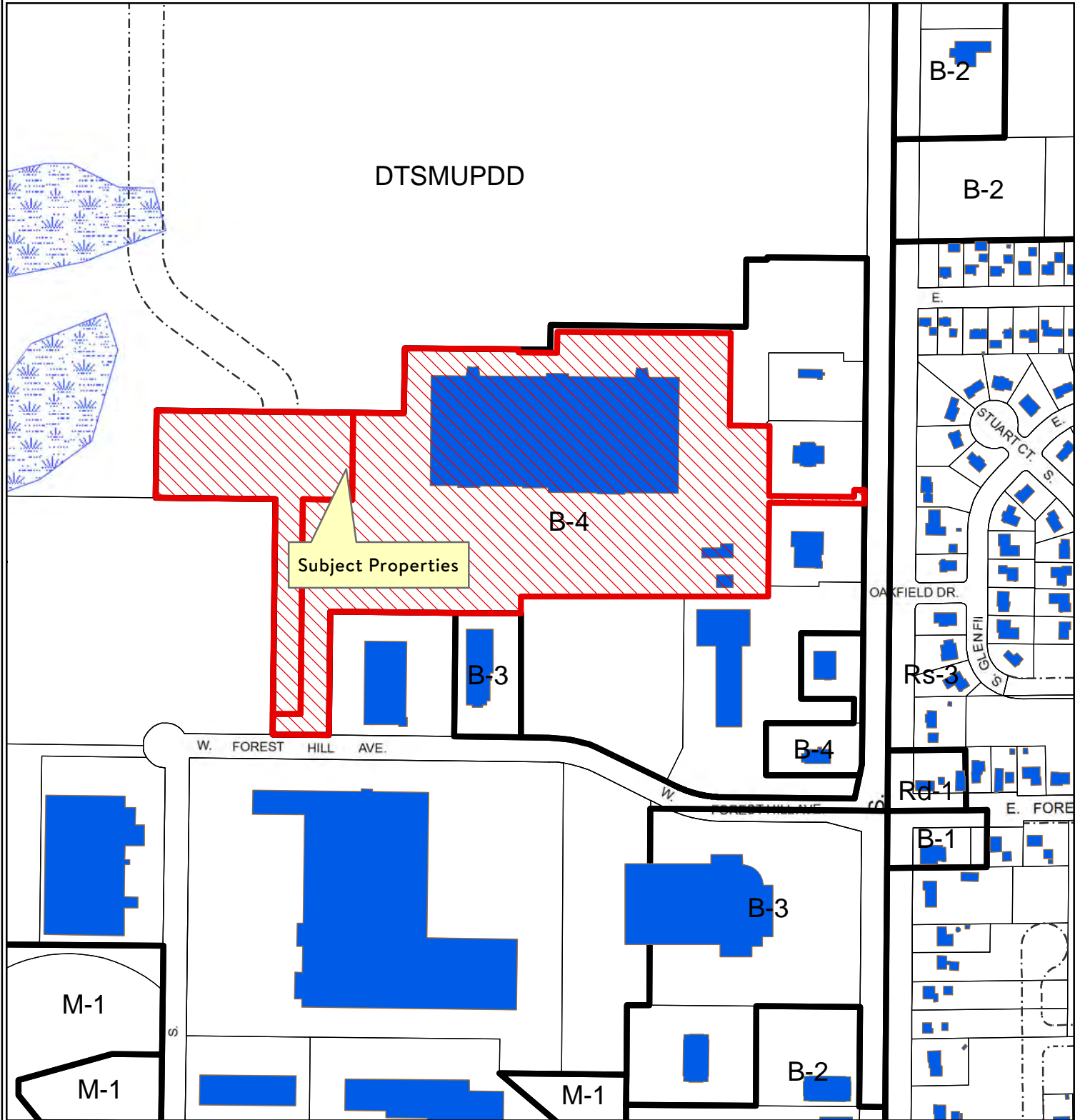
Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

# Location Map

8131 S. Howell Ave, & 400 W. Forest Hill Ave.



Legend	
	8031 S. Howell Ave. & 400 W. Forest Hill Ave.
	Existing Street Pattern
	Floodfringe
	Wetland
	Floodway

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 1 and Outlot 1 of Certified Survey Map No. 7910 and a part of Lot 2 of Certified Survey Map No. 8038, in the Southwest 1/4, Southeast 1/4, Northwest 1/4 and the Northeast 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
 ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 17, T7N, R22E, WHICH BEARS S00°33'20"W OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

SEE SHEET 2 FOR LOT & EASEMENT DETAILS

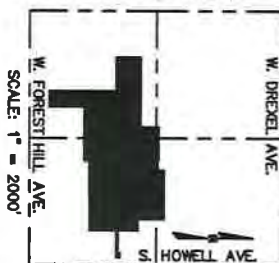
**R.A. Smith National, Inc.**

*Beyond Surveying  
and Engineering*

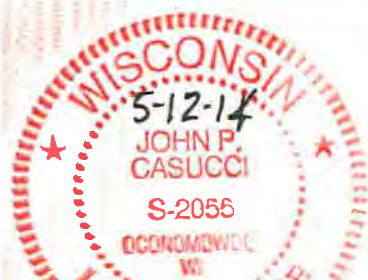
16745 W Bluemound Road, Brookfield WI 53005  
 262-781-1000 Fax 262-797-7373 www.rasmithnational.com  
 Appleton, WI Orange County, CA Pittsburgh, PA

S:\1166029\dwg\CS100L.dwg SHEET 1

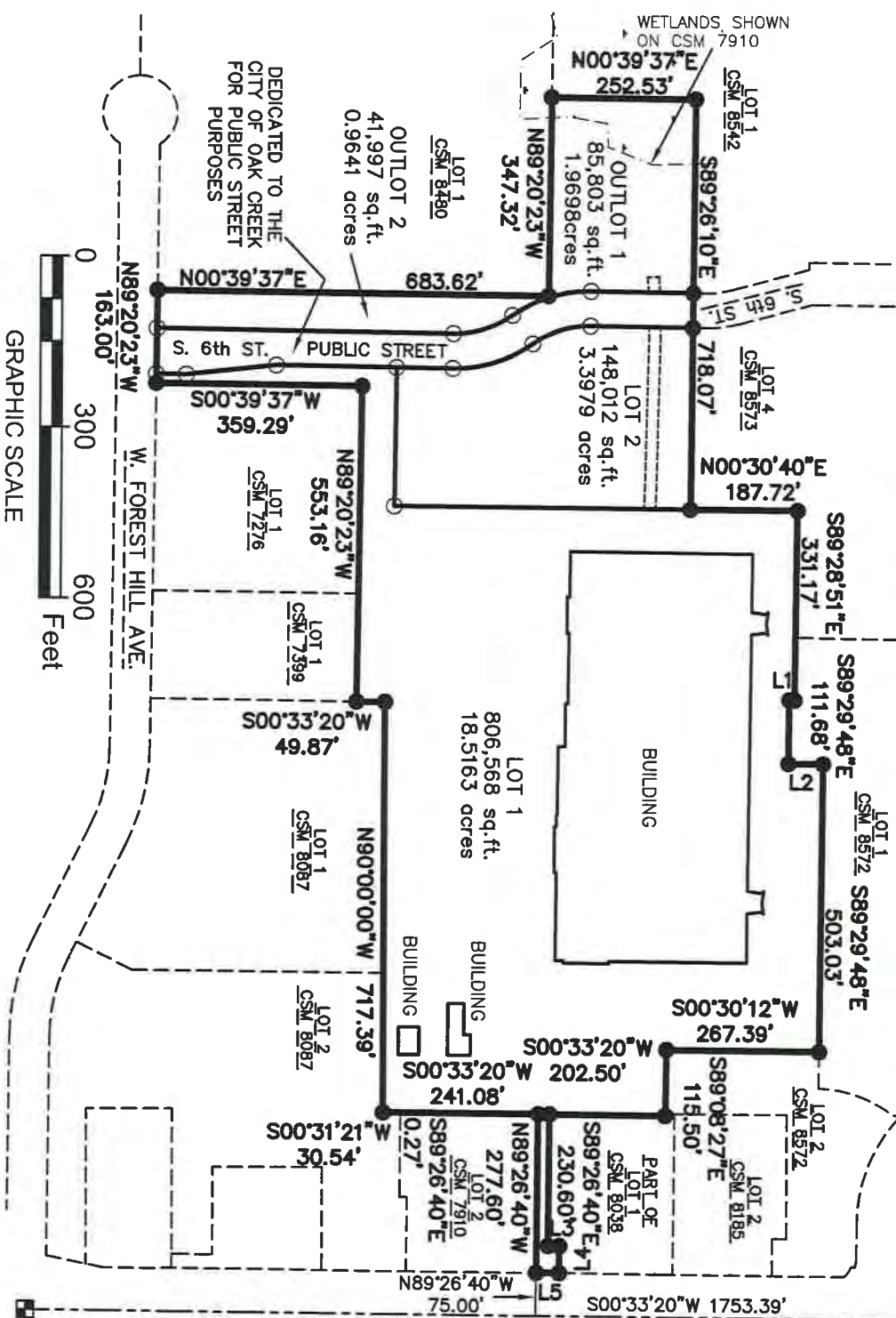
LOCATION MAP  
 NORTHEAST 1/4  
 OF SECTION 17, T7N, R22E



Line Table		
Line #	Direction	Length
L1	S00°30'12"W	9.00
L2	N00°30'12"E	60.78
L3	N00°33'20"E	20.00
L4	S89°26'40"E	47.00
L5	S0°33'20"W	40.00



*John P. Casucci*  
 Rev 5-16-14



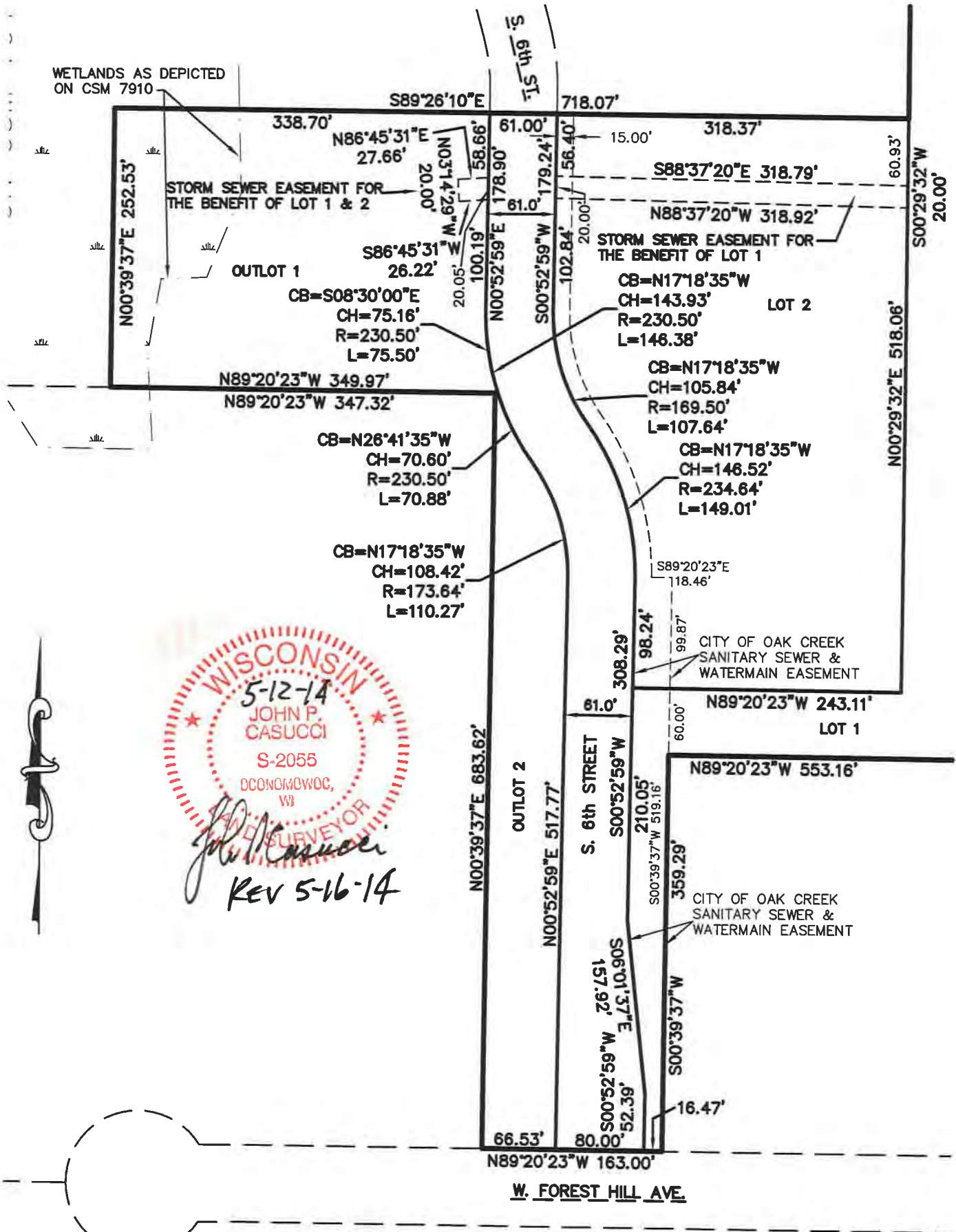
SE COR OF  
 NE 1/4 OF  
 SEC. 17-5-22  
 BRASS CAP  
 MONUMENT  
 N: 332,775.73  
 W: 2,559,512.44

NE COR OF  
 NE 1/4 OF  
 SEC. 17-5-22  
 BRASS CAP  
 MONUMENT  
 N: 335,420.29  
 W: 2,559,568.08



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Lot 1 and Outlot 1 of Certified Survey Map No. 7910 and a part of Lot 2 of Certified Survey Map No. 8038, in the Southwest 1/4, Southeast 1/4, Northwest 1/4 and the Northeast 1/4 of the Northeast 1/4 of Section 17, Town 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.



WISCONSIN  
5-12-14  
JOHN P. CASUCCI  
S-2055  
CONDOMINIUM  
WI  
SURVEYOR  
*John P. Casucci*  
REV 5-16-14

