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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, June 10, 2014
AT 6:00 P.M.**

-
- 1) ROLL CALL
 - 2) Minutes of the May 27, 2014 meeting
 - 3) Significant Common Council Actions
 - 4) NEW BUSINESS
 - a) CONDITIONS AND RESTRICTIONS – Review conditions and restrictions for a restaurant with drive-through facility submitted by the Panda Restaurant Group for the property at 8041 S. Howell Ave. (Tax Key No. 813-9028-000). Follow this item on Twitter [@OakCreekPC#OCPCPanda](#).
 - b) PLAN REVIEW – Review site and preliminary landscaping plans submitted by Jerold Franke, Wispark, LLC, for the proposed Town Square property located at 361 W. Town Square Way in Drexel Town Square (Tax Key No. 813-9032-000). Follow this agenda item on Twitter [@OakCreekPC#OCPCDTS](#).
 - 5) ADJOURN

PLEASE NOTE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 768-6511, (FAX) 768-9587, (TDD) 768-6513 or by writing to the ADA Coordinator at the Health Department, City Hall, 8640 South Howell Avenue, Oak Creek, Wisconsin 53154. There is the potential that a quorum of the Committee of the Whole will be present at this meeting. Copies of staff reports and other supporting documentation are available for review at the Department of Community Development, City Hall, 8640 South Howell Avenue during operating hours. (7:30 am-4 pm weekdays).

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, MAY 27, 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 Siefert and Commissioner Chandler. Also present were Kari Papelbon, Planner and Pete Wagner, Zoning Administrator/Planner.

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

Commissioner Dickmann moved to approve the minutes of May 13, 2014 Plan Commission meeting. Commissioner Correll seconded. Roll Call: Dickmann aye, Johnston aye, Carrillo aye, Bukiewicz aye, Scaffidi aye, Guzikowski aye, Correll aye, Siefert aye and Chandler aye.

Significant Common Council Actions

There were no comments or concerns from the Commission.

Plan Review

Sportland 2, Inc.

763-9025

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.

Ms. Papelbon explained to the Commission the difference between the four renderings that were provided for the Commissions review.

Commissioner Chandler asked if the windows were still at the top, and which rendering the applicant prefers. Ms. Papelbon stated that the window line is still at the top on all four renderings.

Tom Wolf, Sportland 2, Inc. stated that it did not make a difference, but stated that he prefers to not have the awning.

Commissioner Correll stated that he did not care for the awnings, and prefers Rendering No. 3 or 4. Commissioner Bukiewicz stated that he agreed with Commissioner Correll, and preferred the version with the solid brick belt all the way around with the band going across the top.

Commissioner Dickmann agreed, and stated that he did not like the awning. He asked Ms. Papelbon whether staff heard anything regarding the staff recommendation for the brick wainscoting on the south side wall to be increased from 3 feet to 4 feet. Ms. Papelbon stated that the Applicant's preference is not to do that, and stated that if the awning is not acceptable to the Commissioners the other option is to put some tall decorative plantings along the bottom of the east elevation to break it up.

Mayor Scaffidi suggested adding another standup tree to break it up.

Commissioner Chandler asked which two renderings staff recommended combining. Ms. Papelbon stated that it was not specified, but it was recommended to give another alternative for Commission review.

Commissioner Correll moved that the Plan Commission approve the site, building and landscaping plans submitted by Thomas Wolf, Sportland 2 Inc. for the property at 7221 S. 13th Street with the following conditions.

1. That the east façade is comprised of brick or brick veneer with a contrasting band, as shown in rendering 4.
2. That all building and fire codes are met.
3. 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.
4. That outdoor display of merchandise is limited to the areas shown on the site plan and incorporates appropriate landscaping with dimensions specified.

Commissioner Chandler seconded. Roll call: all voted aye. Motion to approve carried.

Plan Review
Oak Creek Veterinary Care
8000 S. Howell Avenue
Tax Key NO. 814-9047

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.

Ms. Papelbon informed the Commission the actual size of the parcel is about 1.2 acres and not the 2.8 acres stated in the staff report.

Tom Stelling, Stelling & Associates, 181 Chestnut, Burlington, stated that about a year ago there was a lot of discussion as to the access point to the new Drexel Town Center. At that point there was going to be an intersection, and there was a large push to create another circulation pattern through this particular property. A 40-foot easement was setup for traffic to go through to the Chase property, which at this point has no option because the final outcome was to move down to Susan Dr. The vet clinic property will be right in and right out. Therefore, instead of having that extra space in between that we are paving that will go nowhere, the proposal is to move the parking over until such time something else happens.

Betty Kienzle, 7975 S. Wynbrook Ct., asked for an explanation on the parking lot and landscaping. Ms. Papelbon explained the proposed site plan.

Arden Degner, 8540 S. Pennsylvania Ave., asked for an explanation on the access road and stated the importance of having an access road for the future businesses.

Commissioner Bukiewicz asked if there was going to be a left-hand turn lane into the site on Howell Avenue. Commissioner Johnston stated that the outside curb lane will be as it exists now, which will be the deceleration/acceleration lane for the right-in, right-out.

Commissioner Dickmann moved that the Plan Commission approve the site and landscaping plans submitted by J & L Associates for the property at 8000 S. Howell Avenue 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.

Commissioner Siefert seconded. Roll call: all voted aye. Motion to approve carried.

**Certified Survey Map
One West Drexel, LLC
8041 S. Howell Avenue
Tax Key No. 813-9028**

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.

Commissioner Siefert motioned 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.

Commissioner Correll seconded. Roll Call: all voted aye. Motion to approve carried.

**Conditional Use Permit
Panda Restaurant Group
8041 S. Howell Avenue
Tax Key No. 813-9028**

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.

Commissioner Bukiewicz asked for clarification on the proposed access points. Ms. Papelbon explained that the one on the south side is actually an existing connection to Sonic, which is their main access drive out to Howell. That connection probably would not be used by many vehicles because access will be removed in the future, and any vehicles that would be going through the Sonic drive would exit through a different access point.

Jerry Franke, Wispark, LLC, 301 W. Wisconsin Avenue, stated that the road will go away. A frontage road entirely north south parallel to the Woodman's property will be utilized instead. He reminded the Commission that this property was not part of the original Drexel Town Square

properties, but when the State of Wisconsin required access at Susan, One West Drexel had to acquire this property. He also pointed out that the size of this parcel is 0.9033 acres, a very small parcel with a limited number of users that can fit on there.

Alderman Bukiewicz stated that he liked the idea of a frontage road.

Commissioner Dickmann asked if the building for Panda Express would be under the same restrictions. Ms. Papelbon stated that they would be required to comply with the DTSMUPDD, the Drexel Town Square Mixed Use Planned Development District. The plans for the building will be reviewed at a later time.

Commissioner Carrillo asked for the stipulations on drive-throughs within the DTSMUPDD. Ms. Papelbon stated the DTSMUPDD labels restaurants with drive-through facilities as conditional uses in two of the subdistricts. This is a commercial perimeter outlot within one of the subdistricts where restaurants with drive-throughs are allowed.

Commissioner Siepert questioned if there was enough space for the drive-through. Ms. Papelbon stated that the drive isle is proposed to be 24 feet wide, which is 2 feet more than the required 22-foot width in Chapter 17 of the Municipal Code.

Commissioner Johnston stated that the drive-through is a big piece of this business, and that there will not be a lot of parking at the restaurant. He stated that he would be more concerned with people driving through there as a frontage road with the drive on the north end that close to Howell.

Commissioner Correll stated that closing that access point has to happen, and asked if that will be done at these proceedings. Ms. Papelbon stated that this location has been identified as being abandoned, and the connection to Sonic is the area that Mr. Franke said would also be abandoned as an access point. This can be addressed at site plan review.

Alderman Bukiewicz moved that the 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 Avenue after a public hearing and subject to conditions and restrictions that will be prepared for the Commission at the next meeting.

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

**Temporary Use
Concrete Recycling Plant
Superwestern, Inc.
331 W. Drexel Avenue
Tax Key No. 813-9031**

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 |
|------------------|-----------------------|----------------------|
| General | Monday through Friday | 7:00 AM to 8:00 PM** |
| Crushing | Monday through Friday | 7:00 AM to 4:00 PM** |
| As needed | 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.

Bruce LePine, 9540 S. Pennsylvania Avenue, owner of LePine Enterprises, spoke to the Commission regarding the history of his company, and expressed his dismay on City procedures. He also informed staff that this request is not for a batch plant, but for crushing and recycling.

Commissioner Siefert asked about controlling the dust and noise levels during the operation. Mr. Kosewski, Superwestern, Inc., stated that they follow DNR guidelines with water suppression, and noise is within the tolerances allowed by the State. No noise complaints were received last year during crushing at the Drexel Town Square property.

Commissioner Correll stated that he is aware that there were a lot of restrictions for crushing that were put on Mr. LePine’s business, and they were held to a very high standard. He asked about the perceived lack of consistency in the crushing hours for similar requests. Mr. Wagner spoke to the crushing issue, and stated that LePine’s conditional use allows them to crush from 7:00 a.m. to 5:00 p.m. The proposed crushing times match Mr. LePine’s operation, but the general operation start times differ (LePine ends at 5:00 p.m. and this applicant’s temporary use would end at 8:00 p.m.). Mr. Wagner also explained that Mr. LePine’s business is a permanent operation.

Commissioners encouraged Mr. LePine to submit a formal request to Plan Commission to amend his conditional use permit.

Commissioner Johnston spoke to the asphalt millings that will come from the Howell Avenue project. Howell Avenue is a DOT project for which the milling operation and paving operation is scheduled to be conducted at night. The State is doing that to keep more lanes open during the day so they can close down two lanes at night. Mr. Kosewski, Superwestern, Inc., stated his company proposes to take the millings onsite, Payne and Doylan are doing the milling, and that he didn’t know whether it would occur at night or partially during the day. Commissioner

Chandler questioned what time would that would occur. Mr. Kosewski stated probably after 8:00 p.m.

Commissioner Chandler asked about transporting materials from one location to another. She stated that from the documents, everything is on-site, but asked for clarification. Mr. Kosewski stated that the material would be reused on the Drexel Town Square site. We propose hauling broken pavement in from the Howell Avenue project, which we are the contractor on, to the Drexel Avenue site. We will process that and reincorporate that into the Drexel Town site.

Commissioner Correll stated that he is confused whether the trucking will occur after 8:00 p.m. He asked whether the Commission can impose limitations on timing if the DOT does not. Commissioner Johnston stated that the DOT can do the millings at night; the issue is what they do with the millings - are they delivered on site at night? Commissioner Correll asked if the Commission has any control. Mr. Wagner stated that he believes we can have some sort of control if it's on private property, compared if it's in the right-of-way. Mayor Scaffidi stated that we have to do everything we can to get the roads back into production, we need Howell Avenue fixed and back up. Ultimately it's their highway and we will assist them anyway we can.

Mr. Kosewski stated that they are a subcontractor to Payne and Doylan, this is a fast-track job, there is a lot of work to get done, it's a moving target, it could be day or nighttime operations. Ms. Papelbon asked whether they or the DOT would be doing the trucking. Mr. Kosewski stated that Payne and Doylan would be doing the trucking of the materials, and he would be doing the handling of materials on site. Commissioner Johnston stated that it would defeat the purpose not to truck material in at night – they are milling this off, depositing it into a dump truck, and going to the site. There is a cost-benefit for everyone to do it that way.

Alderman Bukiewicz moved that the Plan Commission approve the temporary use permit for the temporary concrete recycling plant at 331 W. Drexel Avenue, 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.
 - c. That trucking of DOT material is based on DOT schedule and regulations.
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.

Commissioner Dickmann seconded. Roll call: all voted aye. Motion to approve carried.

Certified Survey Map
Woodman's Food Market
8131 S. Howell Avenue and 400 W. Forest Hill Avenue
Tax Key Nos. 813-9014-006 and 813-9014-005

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 6th 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 6th 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. 6th 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 6th Street extension.

Commissioner Johnston stated that outlot 1 is part of the new detention pond that was built for DTS, and also outlot 2 will be another detention pond that was originally part of Woodman's facility. This will all become part of Oak Creek's road system, with 6th Street being extended. One technical correction that will need to be made is that the easement is not shown for the sanitary and water.

Mayor Scaffidi stated that this will allow Woodman's to fully develop lot 2.

Commissioner Correll moved 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.

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

Commissioner Carrillo moved for adjournment. Alderman Bukiewicz seconded. All voted aye. Meeting adjourned at 7:26 p.m.

Summary of Significant Common Council Actions
June 3, 2014

1. **Approved:** Ordinance No. 2725 approving a conditional use permit for an indoor commercial recreation facility located at 6758 S. 13th St.
2. **Approved:** a motion to authorize staff to take preliminary steps to amend the boundaries of and project plan for Tax Increment Financing District No. 11 to include the portions of the property at 8131 S. Howell Avenue
3. **Approved:** Resolution No. 11498-060314 approving a certified survey map for the property at 8041 S. Howell Avenue with the condition that all technical corrections are made prior to recording
4. **Approved:** Resolution No. 11499-060314 approving a certified survey map for the property at 8031 S. Howell Avenue and 400 W. Forest Hill Avenue with the condition that all technical corrections are made prior to recording



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a

DATE: June 10, 2014

PROJECT: Conditions and Restrictions – 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 adopt the conditions and restrictions as part of the conditional use permit for a restaurant with drive-through facilities located at 8041 S. Howell Ave. after a public hearing.

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

Size: 0.9033 acres

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

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:

Wetlands: None.

Floodplain: None.

Official Map: N/A.

Commentary: At the May 27, 2014 meeting, the Plan Commission recommended Common Council approval of a conditional use permit for a restaurant with drive-through facility for a proposed Panda Express restaurant at 8041 S. Howell Ave.

It was discovered that the zoning classification (DTSMUPDD) in the previous staff report was incorrect, and that the parcel is actually located in the B-4, Highway Business district. However, as restaurants with drive-through facilities are conditional uses in the B-4, Highway Business district, this process is still valid. As a reminder, site, building, landscaping, lighting, and signage plan review will occur at a later date.

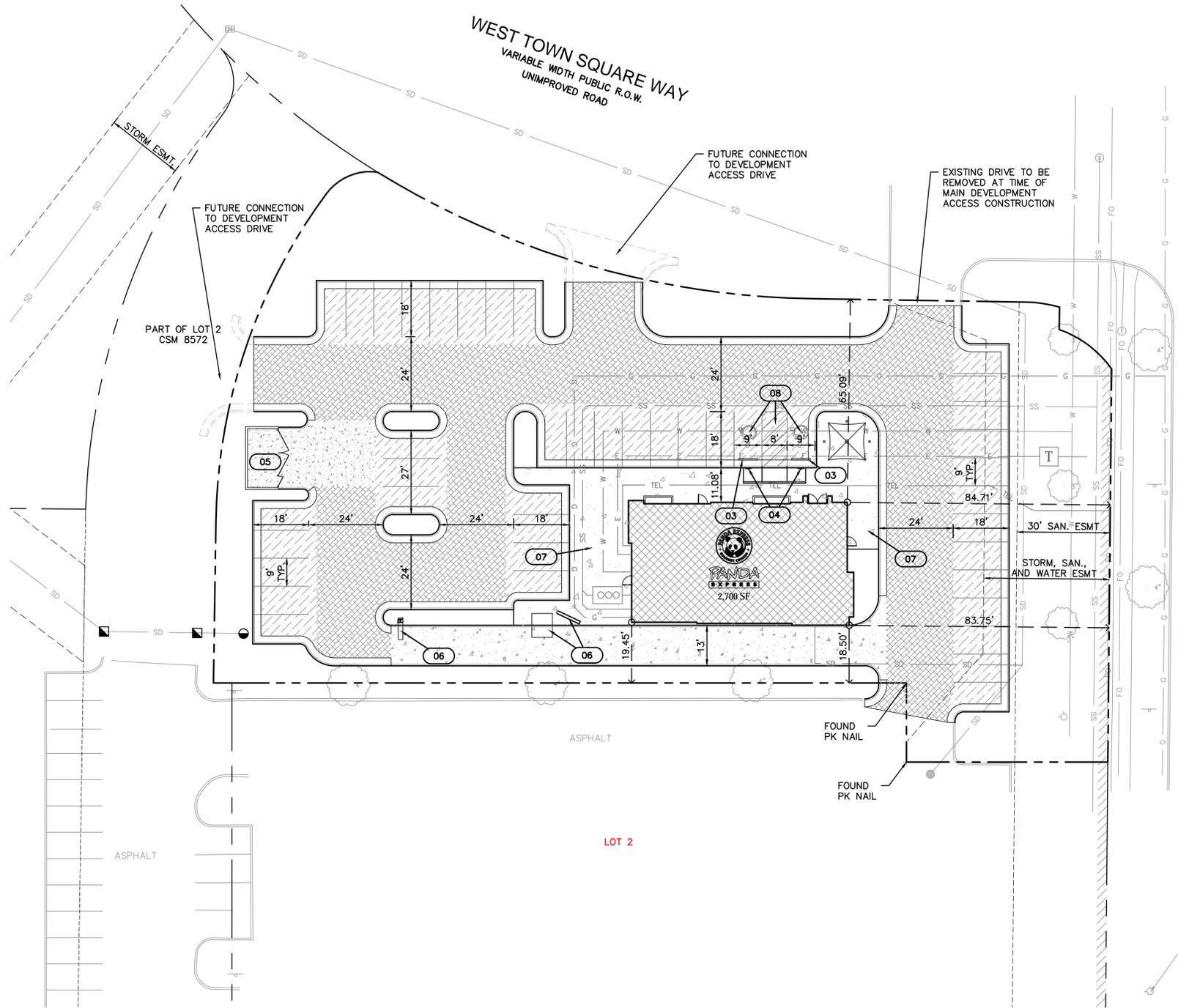
Staff has prepared conditions and restrictions for this conditional use permit for the Commission's review. If the Plan Commission is comfortable with the conditions and restrictions, the appropriate action would be to recommend that the Common Council adopt them as part of the conditional use permit.

Prepared by:

Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development



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

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 |
|-----|-------------|------|
| | | |
| | | |
| | | |
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| | | |

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:



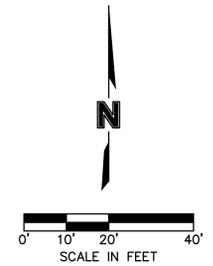
STAMP:

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

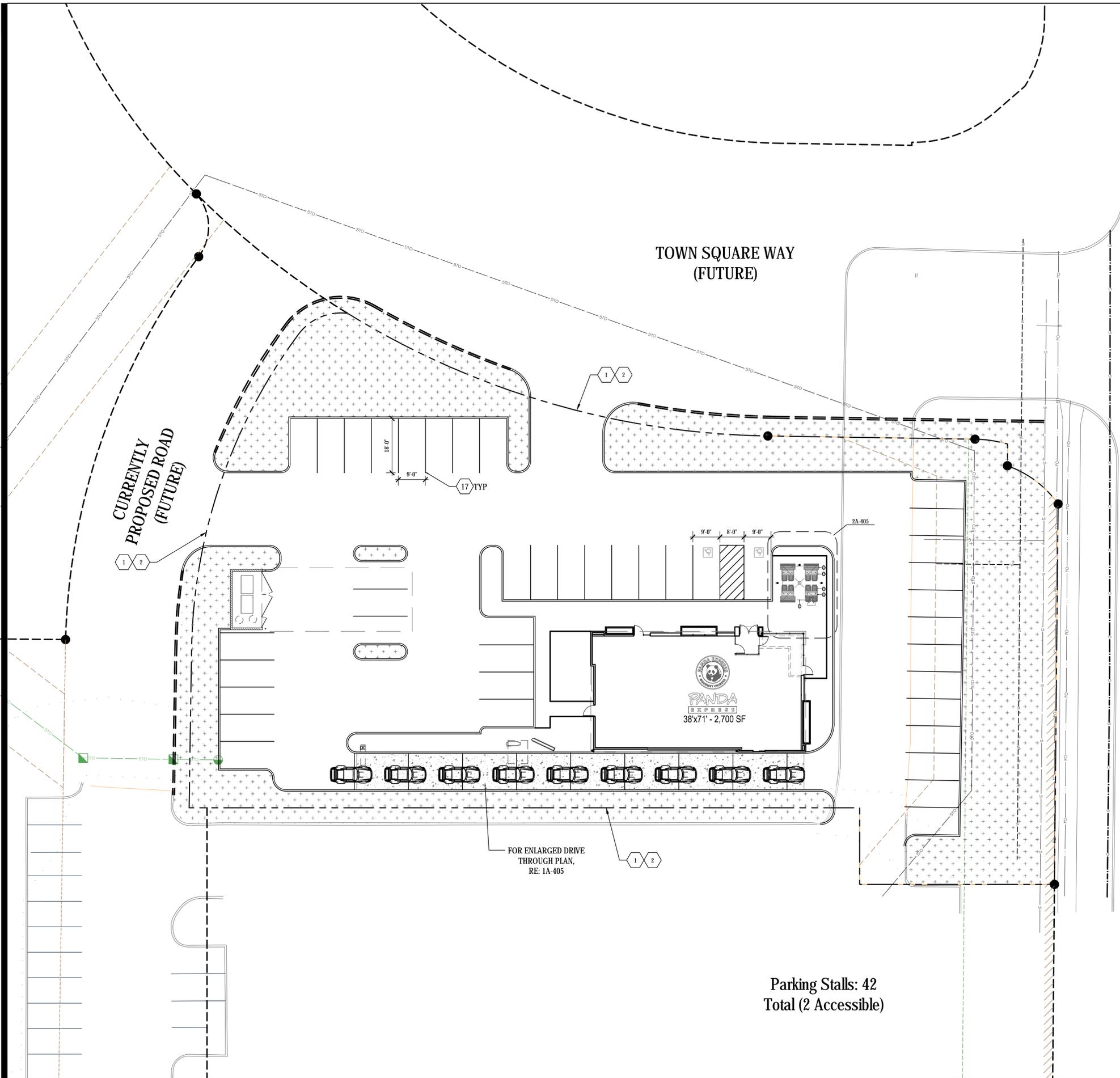
COVER SHEET

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



Parking Stalls: 42
Total (2 Accessible)

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

- 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.

KEY NOTES A
Scale= NTS A-100



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

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REVISIONS:

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ISSUE DATE:

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| 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
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STAMP:

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

A-100
SITE PLAN
ARCHITECTURAL

CUP AND PLANNING 04.08.14

City of Oak Creek – Conditional Use Permit

DRAFT Conditions and Restrictions

Applicant: Panda Restaurant Group

Property Address: 6758 S. 13th St.

Tax Key Number: 735-9044

Conditional Use: Restaurant with drive-through facility

Approved by Plan Commission: TBD

Approved by Common Council: TBD

(Ord. #TBD)

1. LEGAL DESCRIPTION

Situated on West Town Square Way, in the City of Oak Creek, Milwaukee County, Wisconsin. Part of Lot 2 of Certified Survey Map No. 8572, recorded on December 12, 2013 as Document No. 10320407, being a division of Lot 1 of Certified Survey Map No. 8185 and a part of Lot 3 of Certified Survey Map No. 8542, in the Northeast ¼ and Southeast ¼ of the Northeast ¼ of Section 17, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin (0.9033 acres).

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. A precise detailed site plan for the area affected by the conditional use shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) **General Development Plan**

- a) detailed building locations with setbacks
- b) square footage of building
- c) areas for future expansion
- d) area to be paved
- e) access drives (width and location)
- f) sidewalk locations
- g) parking layout and traffic circulation
 - i) location
 - ii) number of employees
 - iii) number of spaces
 - iv) dimensions
 - v) setbacks
- h) location of loading berths
- i) location of sanitary sewer (existing and proposed)
- j) location of water (existing and proposed)
- k) location of storm sewer (existing and proposed)
 - i) including detention/retention basins if needed
- l) precise location of outdoor storage
- m) location of wetlands (field verified)
- n) location, square footage and height of signs
- o) a description of the vehicles, materials and equipment to be stored at the site

2) **Landscape Plan**

- a) screening plan for outdoor storage
- b) number, initial size and type of plantings
- c) parking lot screening/berming

3) **Building Plan**

- a) architectural elevations
- b) building floor plans
- c) materials of construction

4) **Lighting Plan**

- a) types of fixtures
- b) mounting heights
- c) type of poles
- d) photometrics of proposed fixtures

5) **Grading, Drainage and Stormwater Management Plan**

- a) contours (existing and proposed)
- b) location of storm sewer (existing and proposed)
- c) location of stormwater management structures and basins (if required)

6) **Fire Protection**

- a) location of existing and proposed fire hydrants (public and private)
- b) interior floor plan
- c) materials of construction

B. All plans for new buildings, additions, or exterior remodeling shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.

- C. For any new buildings or structures and additions, site grading and drainage, stormwater management and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.
- D. Plans and specifications for any necessary public improvements within developed areas (e.g. sanitary sewer, water main, storm sewer, etc.) shall be subject to approval by the City Engineer.
- E. If required by the City of Oak Creek, public easements for telephone, electric power, sanitary sewer, storm sewer and water main shall be granted. Said easements shall be maintained free and clear of any buildings, structures, trees or accessory outdoor appurtenances. Shrubbery type plantings shall be permitted; provided there is access to each of the aforementioned systems and their appurtenances.
- F. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- G. For each stage of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit.

3. PARKING AND ACCESS

- A. Parking and access requirements for this project shall be provided in accordance with Section 17.0403 of the Municipal Code.
- B. Where 90° parking is indicated on the site plans, individual-parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.0403(d) of the Municipal Code.
- C. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- D. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval. All parking areas and private drives, within a phase, shall be in place prior to the issuance of an occupancy permit for any building in that phase.
- E. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- F. All driveway approaches to this property shall be in compliance with all the standards set forth in Chapter 6 of the Oak Creek Municipal Code. Any off-site improvements shall be the responsibility of the property owner.
- G. All off street parking areas shall be landscaped in accordance with Sections 17.0330, 17.0403, and 17.1010 of the Municipal Code.

4. LIGHTING

All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector in accordance with Section 17.0808 of the Municipal Code.

5. LANDSCAPING

- A. All plans for landscaping changes shall be submitted to the Plan Commission for their review and approval prior to the issuance of an occupancy permit.
- B. Parking Lot Screening. Those parking areas for five (5) or more vehicles if adjoining a residential zoning district line or public right-of-way shall be screened from casual view by an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means approved by the City Plan Commission. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way. All screening materials shall be placed and maintained at a minimum height of three (3) feet.
 - 1. At least one ornamental deciduous tree, no less than 2.5" caliper, shall be incorporated into the design for every 35 linear feet of public street frontage.
 - 2. At least 25% of the total green space area shall be landscaped utilizing plant materials, other than maintained turf, that contribute to ground coverage.
 - 3. For purposes of determining the number of plants necessary to meet the minimum 25% ground coverage requirement, plant types are categorized by their general size and potential mature at-grade coverage area.

| <u>Plant Type</u> | <u>Area of Coverage</u> |
|---------------------------|-------------------------|
| Evergreen Tree (>8' Dia.) | 75 sq. ft. |
| Large Shrub (6-8' Dia.) | 38 sq. ft. |
| Medium Shrub (4-6' Dia.) | 20 sq. ft. |
| Small Shrub (2-4' Dia.) | 12 sq. ft. |
| Perennial (4.5" Pot) | 6 sq. ft. |

* Note shade and ornamental trees are not considered a plant type contributing to "at grade" coverage.

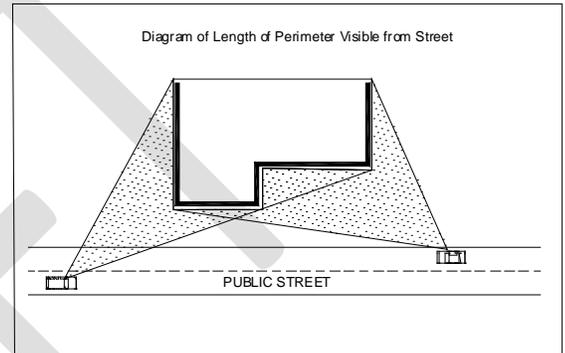
- 4. To assure a diversity of color, texture and year-round interest, the total number of plant materials must be comprised of a minimum 25% evergreens, but no more than 70%.
- C. Interior Landscape Area. All public off-street parking lots which serve five (5) vehicles or more shall be provided with accessory landscaped areas; which may be landscape islands, landscape peninsulas or peripheral plantings totaling not less than five (5) percent of the surfaced area. Landscape islands or peninsulas shall be dispersed throughout the off-street parking area. Landscape islands shall provide a minimum 30-inch clear area for vehicle overhang and snow storage. One shade tree shall be provided within the interior planting area for every 300 square feet of interior landscaping.
- D. Perimeter Landscape Area. In an effort to prevent adjacent parking lots from becoming one large expanse of paving, perimeter landscaping shall be required. The perimeter strip shall be a minimum 5 feet in width. A minimum of one tree and five shrubs is required for every 35 linear feet of the perimeter of the parking area and located within the perimeter landscape area.

- E. Landscaping Adjacent to Buildings. There shall be a minimum three-foot landscaped area provided between the edge of pavement and the entrance elevation of the building.
- F. Screening of Trash. Trash receptacles shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
- G. Screening of Ground Mounted Mechanical Equipment. Ground mounted mechanical equipment shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
- H. Screening of Outdoor Storage – Outdoor storage shall not be located within the front yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
- I. Screening of Roof Mounted Mechanical Equipment - Roof mounted mechanical equipment shall be screened from casual view.
- J. Screening of utility meters. New utility meters shall be screened with a mix of plantings and a screening fence or wall, which shall be approved by the Community Development Department prior to the issuance of building permits. Said screening shall be installed prior to final occupancy.
- K. Screening of drive-through menu board. The drive-through menu board shall be screened from S. Howell Avenue with a mix of plantings and a screening fence or wall which shall be approved by the Plan Commission and City Forester.
- L. Retaining Walls. No retaining wall shall exceed four (4) feet in height unless it has been designed and its construction supervised by a Professional Engineer. A retaining wall may be stepped to achieve greater height. Each step of the wall shall be no more than four (4) feet in height and shall be set back a minimum of three (3) feet from the previous step. Acceptable materials for retaining walls are: segmental masonry type, timber, railroad ties, or concrete
- M. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.
- N. Buffer Yards. Appropriate buffers shall be provided between dissimilar uses as set forth in Section 17.0205(d) of the Municipal Code.
- O. Submittal Requirements. A Landscape Plan (to scale) must be submitted which includes details of all proposed landscaping, buffering and screening, including the estimated cost of the landscaping. These plans shall be prepared by a landscape professional and show the location and dimensions of all existing and proposed structures, parking, drives, right-of-ways and any other permanent features, and all other information required by the Plan Commission, including but not limited to the following:
 - 1. A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing and the scientific and common names of all landscape materials used.
 - 2. The location and type of existing trees over four (4) inches in diameter (measured six (6) inches above the ground) within the area to be developed.
 - 3. The location and percent of slope of all proposed berms using one (1) foot contours.

4. Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
5. Methods used in staking, mulching, wrapping or any other early tree care used.
6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule.

6. ARCHITECTURAL STANDARDS

- A. No building shall be permitted if the design or exterior appearance is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- B. No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades of surrounding properties and presents an attractive appearance to the public. Predominant exterior building materials must be of high quality. These include, but are not limited to brick, stone and tinted/textured concrete masonry units (CMU's). Smooth-faced concrete block, EIFS products (such as Dryvit) or pre-fabricated steel panels are not permitted as a primary exterior building material.
- C. The facade of a manufacturing, commercial, office, institutional, or park building shall be finished with an aesthetically pleasing material. A minimum of seventy-five (75) percent of the visible perimeter (see diagram) shall be finished with glass, brick or decorative masonry material.
- D. Material and color samples shall be submitted to the Plan Commission for review and approval.
- E. The Plan Commission has the discretion to adjust this minimum for building additions.
- F. The relative proportion of a building to its neighboring buildings or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- G. Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.
- H. Sides of a building that are visible from adjoining residential properties and/or public streets should contribute to the pleasing scale features of the building by featuring characteristics similar to the front façade of the building.
- I. Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.
- J. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule; as well as the approved protection of the identified wetlands and woodlands on the approved plan.



7. BUILDING AND PARKING SETBACKS

| | Front and Street Setback | Rear Setback | Side Setback |
|----------------------|--------------------------|--------------|--------------|
| Principal Structure | 25' | 25' | 15' |
| Accessory Structure* | 25' | 5' | 5' |
| Off-street Parking | 10' | 0' | 0' |

* No accessory structures shall be permitted in the front yard.

8. MAINTENANCE AND OPERATION

- A. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan. Solid waste collection and recycling shall be the responsibility of the owner.
- B. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.
- C. Fire department connection on the building shall not be blocked with any fencing, signage, or landscaping.

9. SIGNS

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code. The applicant shall submit a sign package with all proposed signs (menu board, wall signs, tenant panel on monument sign, and directional signs) to the Department of Community Development prior to the issuance of permits.

10. PERMITTED USES

- A. All permitted uses in the B-4, Highway Business zoning district.
- B. One (1) restaurant with drive-through.
- C. Usual and customary accessory uses to the above listed permitted uses.

11. TIME OF COMPLIANCE

The operator of the conditional use shall commence operations in accordance with these conditions and restrictions for the conditional use within twenty-four (24) months from the date of adoption of the ordinance authorizing the issuance of a conditional use permit. This conditional use approval shall expire within twelve (12) months after the date of adoption of the ordinance if an occupancy permit has not been issued for this use. The applicant shall re-apply for a conditional use approval, prior to recommencing work or construction.

12. OTHER REGULATIONS

Compliance with all other applicable City, State, DNR and Federal regulations, laws, ordinances, and

orders not heretofore stated or referenced, is mandatory.

13. VIOLATIONS & PENALTIES

Any violations of the terms of this conditional use permit shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances. If the owner, applicant or operator of the conditional use permit is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12 month period the city shall have the right to revoke this conditional use permit, subject to the provisions of paragraph 14 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this conditional use permit or to seek an injunction regarding any violation of this conditional use permit or any other city ordinances.

14. REVOCAION

Should an applicant, his heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in Section 17.1007 of the Municipal Code.

15. ACKNOWLEDGEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

Owner's authorized representative

Date

(please print name)



Plan Commission Report

ITEM: 4b

DATE: June 10, 2014

PROJECT: Plan Review – One West Drexel, LLC (Drexel Town Square)

ADDRESS: 361 W. Town Square Way

TAX KEY NO: 813-9032-000

STAFF RECOMMENDATION: That the Plan Commission approves the site and landscaping plans submitted by Wispark, LLC for the property at 361 W. Town Square Way with the following conditions:

1. That detailed landscaping plans be approved by the Director of Community Development, upon recommendation of the City Forester, prior to the issuance of building permits.
2. That detailed lighting plans be approved by the Director of Community Development, upon recommendation of the Electrical Inspector prior, to the issuance of building permits.
3. That all applicable building and fire codes are met.
4. That plans addressing grading, drainage, and stormwater quality (including the use of stormwater best management practices) be approved by the City Engineer prior to the issuance of building permits.

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

Size: 1.05451 acres

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

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

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: 6th Street along west property boundary.

Commentary: The Applicant is requesting site and landscaping plan approval for the Town Square at 361 W. Town Square Way. The review of these site and landscaping plans are governed by the general development plan and regulating plan for the Drexel Town Square Mixed Use Planned Development.

Plan Requirements and Compliance

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

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

- Ensure that building and site designs create an attractive, interactive environment for pedestrians, cyclists, and motorists.

The Town Square plans as presented generally conform to the DTSMUPDD general development plan and regulating plan. This development is considered a first generation proposal by the Plan, which allows for greater flexibility in the review of first generation development proposals.

Key Components

As mentioned in the general development plan and regulating plan, the Town Square is to be “the heart of the district with an open, flexible design allowing for year-round activities.” To that end, the submitted plans illustrate a variety of entertainment options that will be available to visitors. These include:

1. A 25' x 40' splash pad with ground sprays on the west.
2. Two in-ground chess/checkers boards on the northwest and southwest. These are scaled to be “life-sized” (64 x 18” x 18”).
3. An area with built-in chess/checkers tables and seats along the east.
4. Oval with in-ground recessed area for ice skating rink on the south (center).
5. Sloped lawn area on the north (center) to be used for concerts, etc. The lawn will be connected to an irrigation system.

Throughout the Town Square will be benches, raised concrete planters with seating areas, trees, monuments/markers, annual and perennial landscaping, and decorative pavers. Proposed lighting elements include bollards, pole-mounted lighting to match those on Main Street, and uplighting for planters and flag poles (on the south side of the oval).

Parking

Parking is provided on the streets surrounding the Town Square; however, the number of stalls and final design are part of the public street plans that are outside the development limits for this application.

Landscape, Streetscape, Community Places, Signage & Lighting

With the exception of wayfinding signs previously approved by the Plan Commission, there are no plans at this time for additional signage on the Town Square.

A complete lighting photometric plan will be submitted at a later date. This plan will need to be approved by the Electrical Inspector prior to the issuance of permits, and will meet the outdoor lighting requirements of the regulating plan.

Sidewalks for this site are outside of the project scope for the development portion of the Town Square, and will be included in the street infrastructure design. These plans have not yet been finalized and will be reviewed by the Engineering Department throughout the process. Detailed landscaping and grading plans for the site will also be approved at a later date.

Summary Recommendation

Based on the information above, it appears that the submitted site and preliminary landscaping plans meet the requirements of the DTSMUPDD. If the Plan Commission is comfortable with conditions prepared by Staff, the appropriate action would be to approve the site plans. Such approval will allow the project to move forward coincident with construction in progress, and to meet estimated completion goals.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

DREXEL TOWN SQUARE

TOWN SQUARE SCHEMATIC PRICING SET

NOVEMBER 12, 2013

KEYED PLAN NOTES

- A. 25'x40' splash pad w/ 14-20 individually up lit ground sprays, final design to be determined. Control room and water supply line originate in basement level of city hall.
 - a. Provide alternate price for recirculating system.
- B. Raised concrete planter with inlaid wood seating area, landscaping bed and trees as shown on site plan. See section drawing A-3 on following pages. Sizes vary, see dimensioned site plan.
- C. In ground chess/checkers board. 64x 18"x18" integrally colored concrete squares per each location.
- D. Built in chess tables and seating. Paver area below. Final design to be determined, provide allowance of \$2,000 each x 3 shown for chess tables/chairs.
- E. Monument/marker, material and size to be determined, provide concrete spread-footing base to 48" below ground level. See detail A-4 and dimensioned plan for more information.
- F. Linear paver area, match Calstar pavers in terrace around town square. Bench per section detail A-4.1.
 - a. Provide alternate price for Forms and Surfaces 6' Boardwalk Bench in lieu of custom bench at each marker/monument.
- G. Raised concrete and solid surface seat planter as divider between grade and -18" elevation. See section drawings A-1 and A-2 on following pages for more information.
- H. 30' aluminum flagpole with weatherproof in grade up lighting, Lumiere Lighting 6000A-MH150-NFL-x-x-x or similar, three fixtures each pole preferred, two minimum, lights to be located 1/4 height of pole away from pole, 8 poles shown on site plan.
- I. Not used
- J. Integrally colored concrete oval area with pattern and 3-colors, in ground recess for seasonal ice-skating rink around perimeter. See section drawing A-1, A-2 on following pages. Final ice-skating rink solution to be determined.
- K. Lawn area, extend irrigation system from ROW throughout the Town Square lawn areas.
- L. Not called out on plans: Tree (exact species to be selected at later date). Provide a per tree allowance.
- M. Not called out on plans: General landscaping, mix of local perennial and annual species. Provide a per square foot allowance. Square footage of planting area shown on site plan: 761 SF.

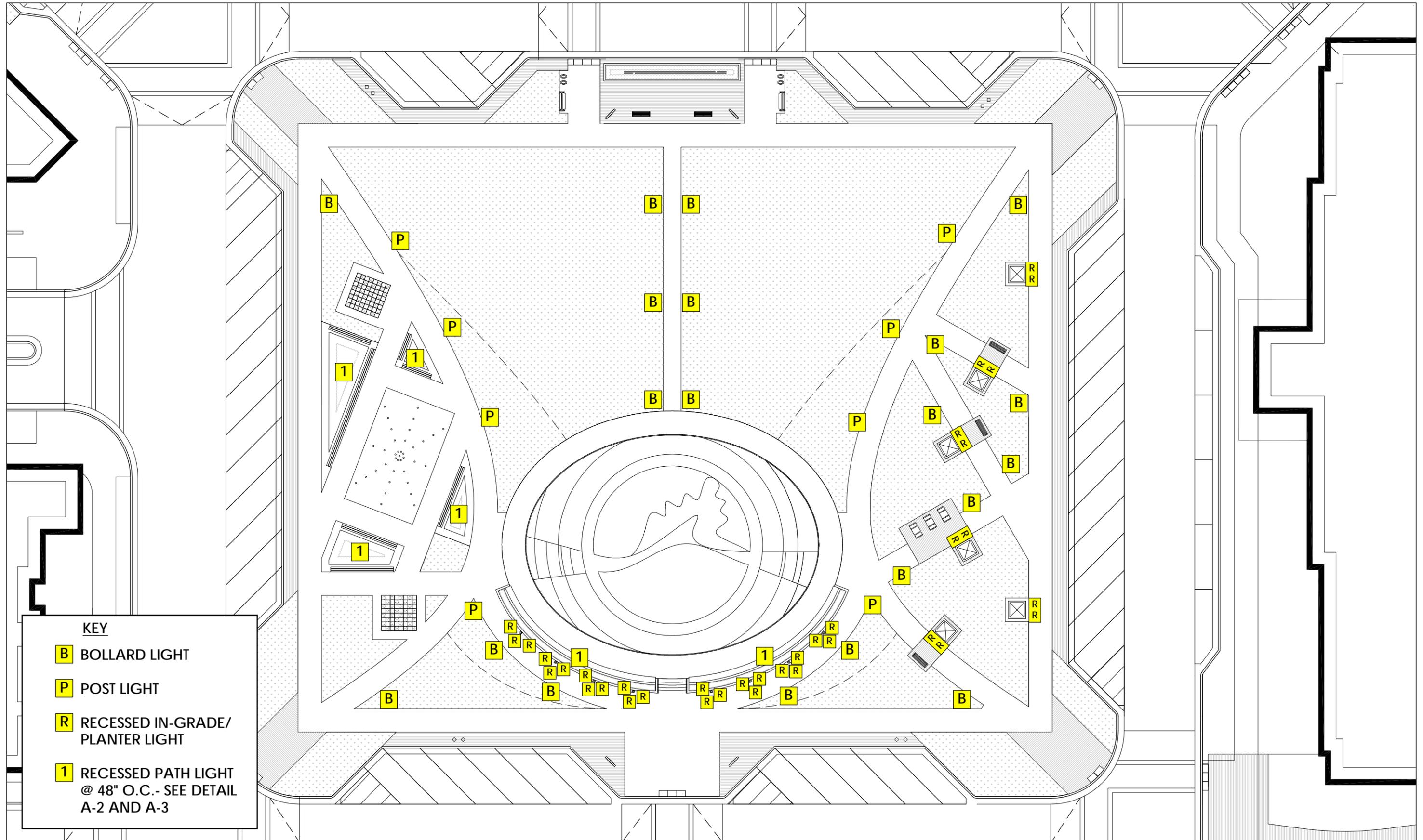
LIGHTING PLAN NOTES

- B. Bollard lighting, LED dimmable, to interface with overall right of way streetscape lighting. Model: Hess America City Elements CE180-AR or similar, final selection to coordinate with final streetscape development package by GRAEF. See lighting plan for more information.
- P. Pole mounted lighting, match pole mounted lighting at Main Street. See lighting plan for more information.
- R. Weatherproof in grade up lighting, Auroralight LMWL Micro Well or similar. Locations in grade and horizontal at raised planters, see lighting plan for more information. Lighting at flag poles is different, see keyed plan, item H. Final lighting selections to be determined.



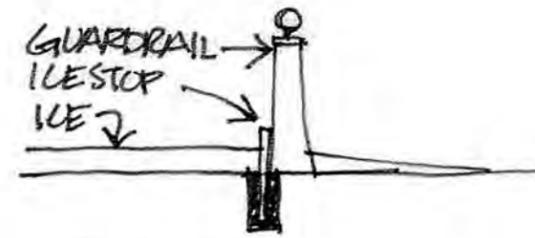
LIMITS OF TOWN SQUARE DEVELOPMENT





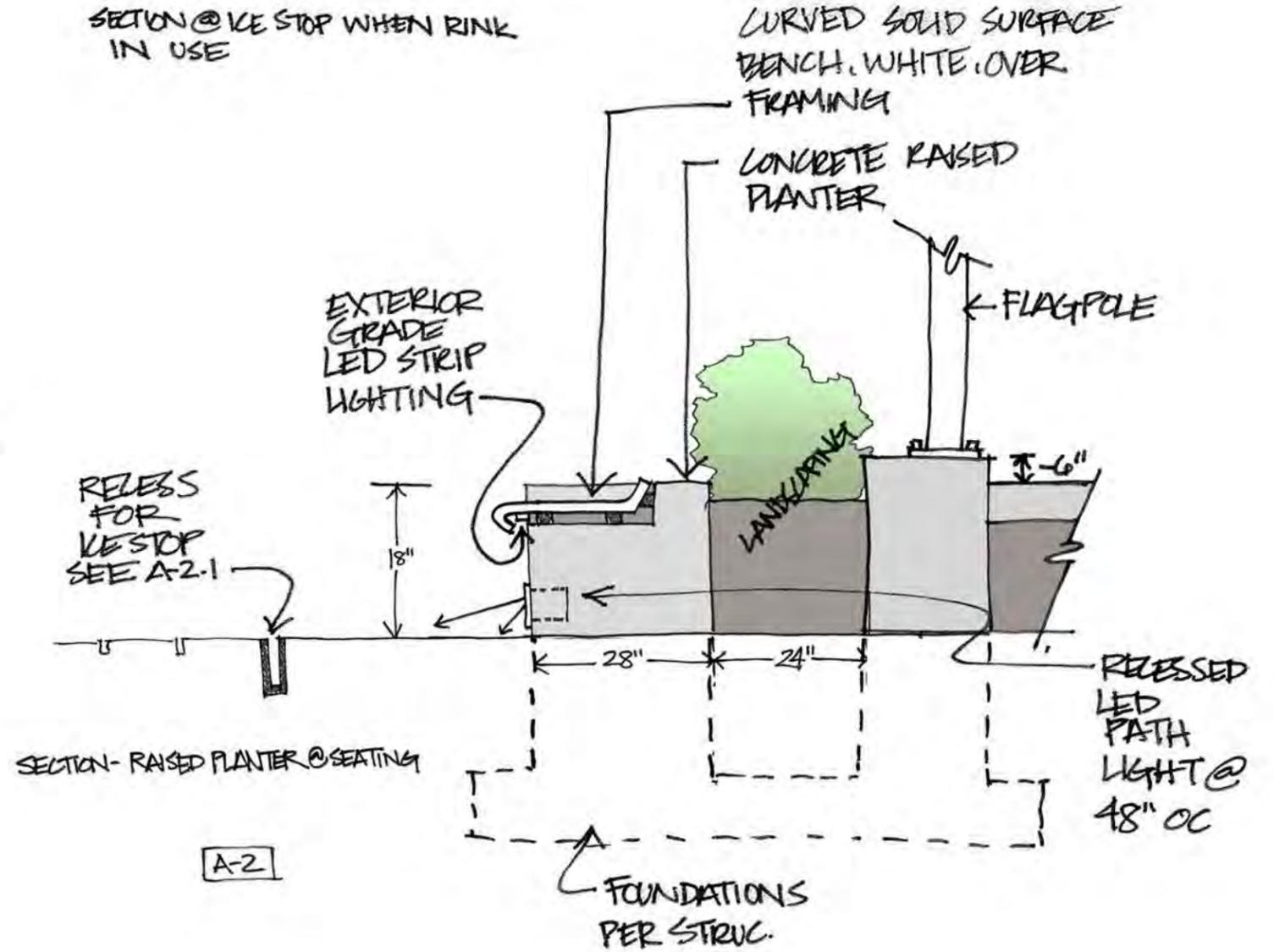
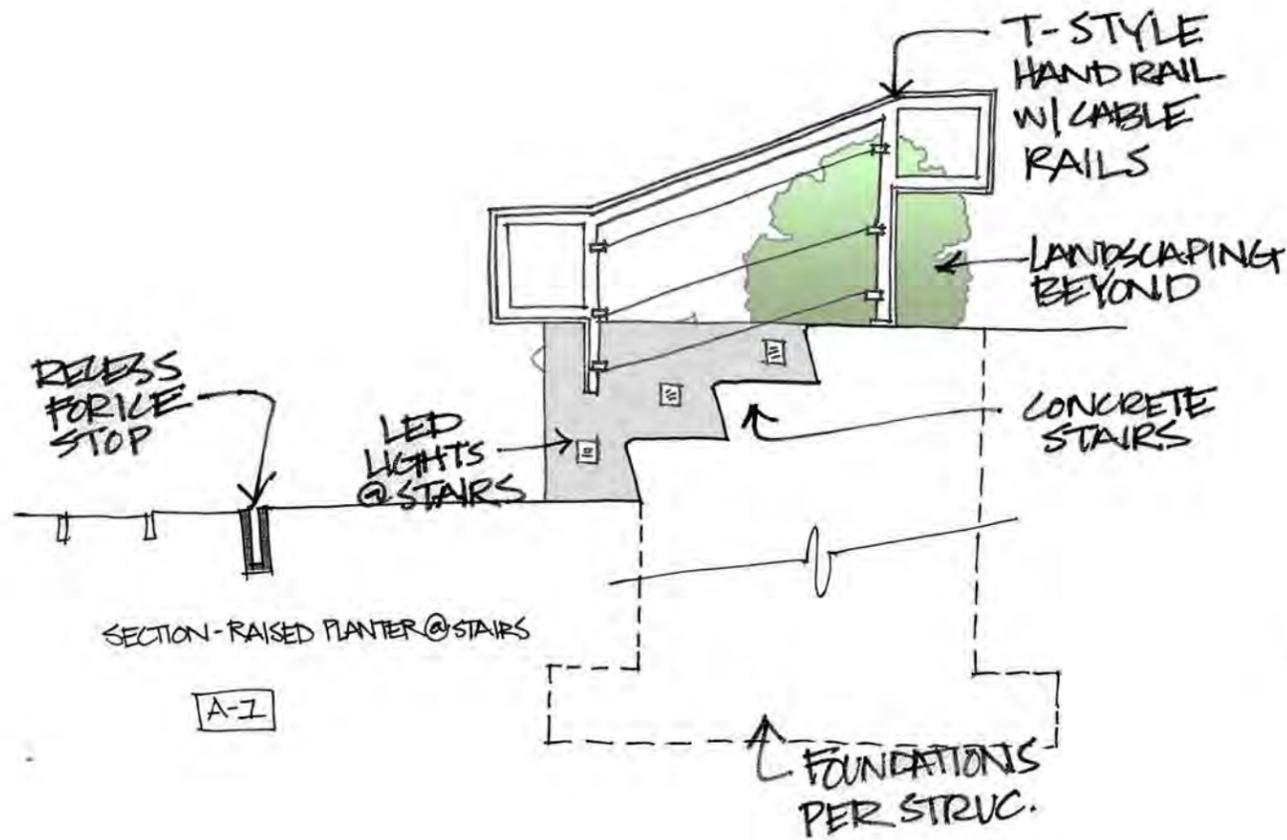
KEY

- B** BOLLARD LIGHT
- P** POST LIGHT
- R** RECESSED IN-GRADE/
PLANTER LIGHT
- 1** RECESSED PATH LIGHT
@ 48" O.C.- SEE DETAIL
A-2 AND A-3



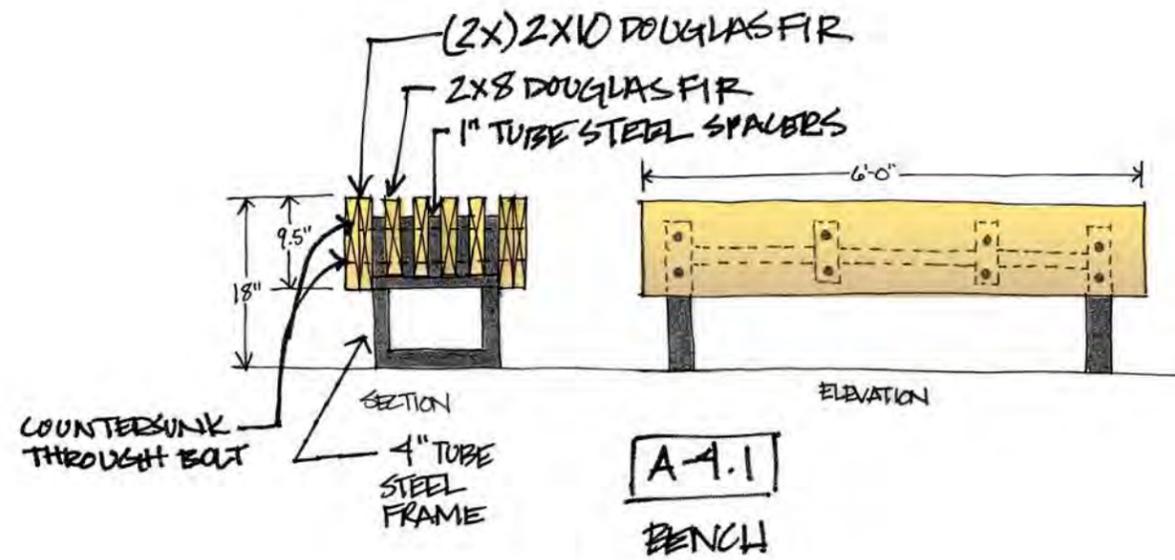
A-2.1

SECTION @ ICE STOP WHEN RINK IN USE

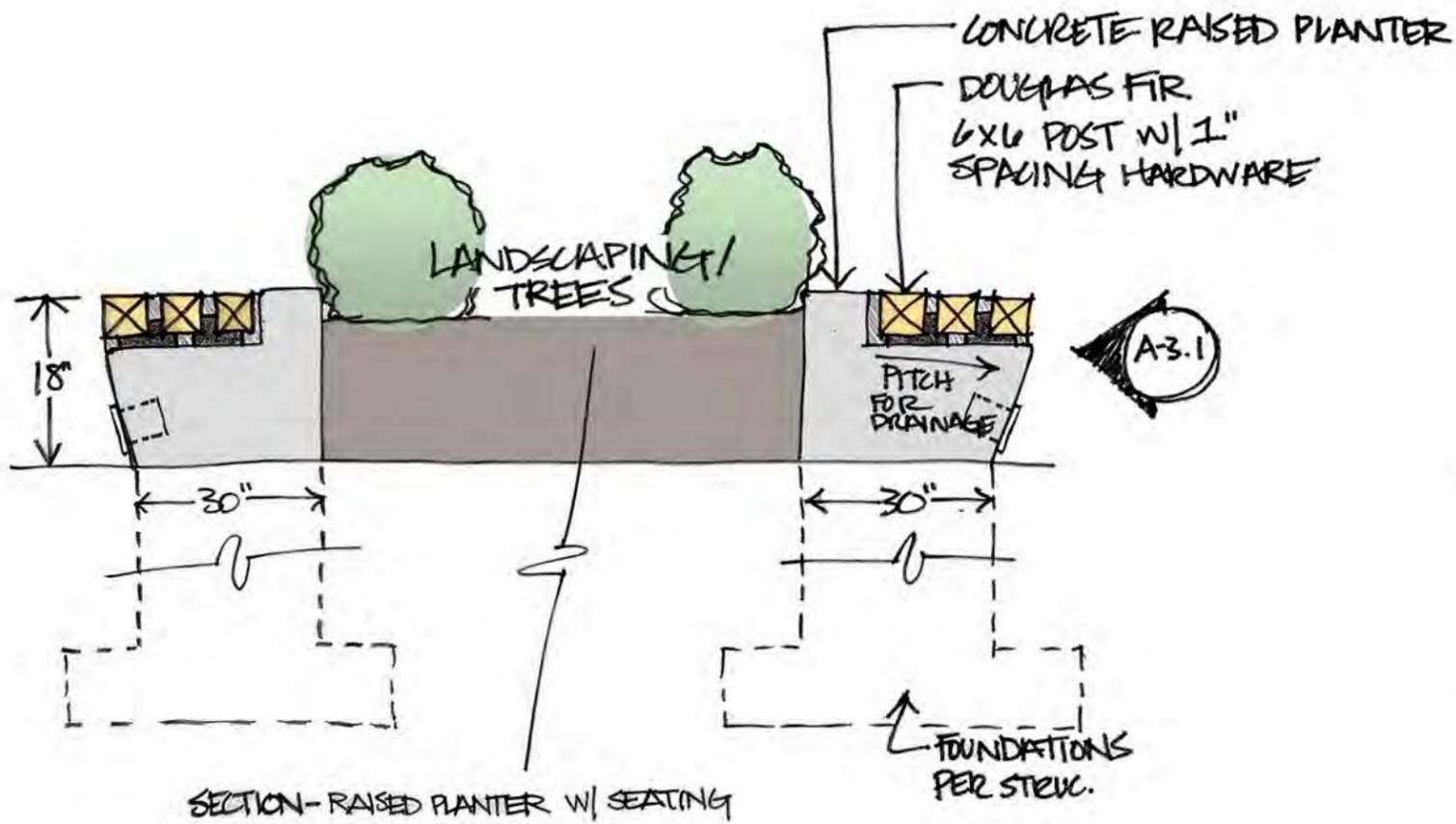




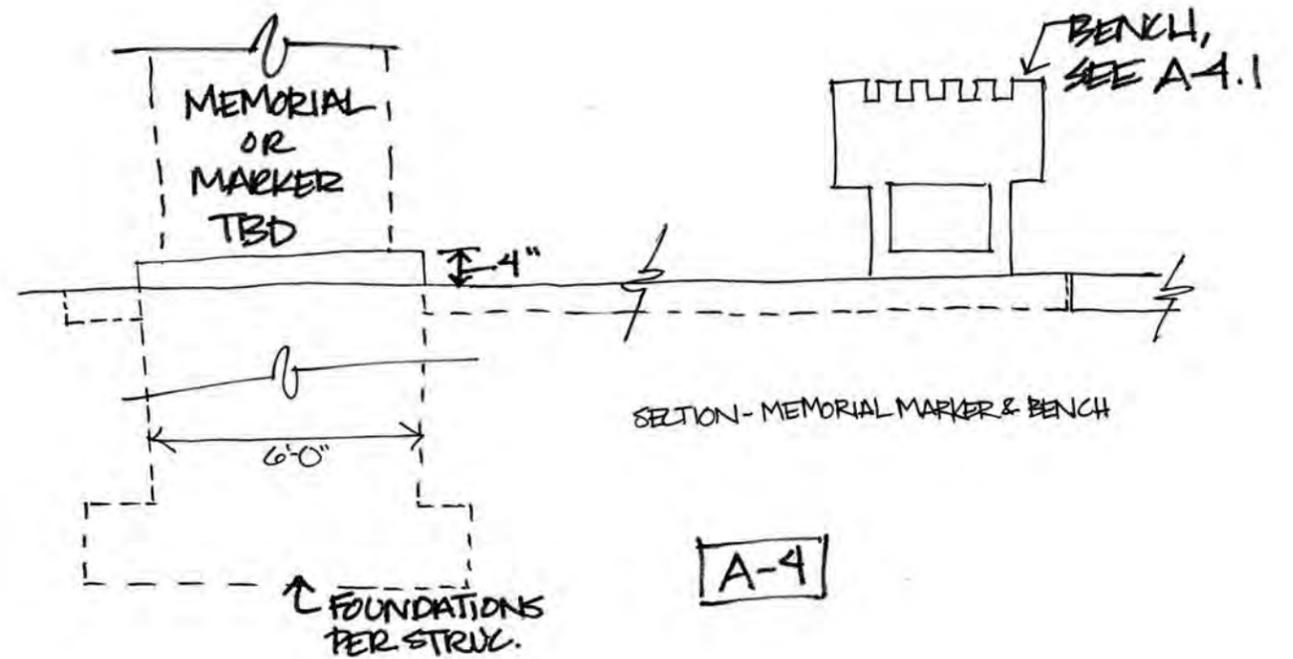
A-3.1



A-4.1
BENCH



A-3



A-4