



PLAN COMMISSION MEETING AGENDA

TUESDAY, July 8, 2014
AT 6:00 P.M.

-
- 1) ROLL CALL
 - 2) Minutes of the June 24, 2014 meeting
 - 3) Significant Common Council Actions
 - 4) NEW BUSINESS
 - a) PLAN REVIEW – Review site and building plans submitted by Suzy’s Cheesecakes for a modification to the property located at 9911 S. Howell Ave. (Tax Key No. 924-9008-000). Follow this agenda item on Twitter **@OakCreekPC#OCPCSuzys**.
 - b) PLAN REVIEW – Review site and building plans submitted by Jamie Vega, Milwaukee Area Technical College, for a proposed storage building on the property located at 6665 S. Howell Ave. (Tax Key No. 718-9961-002). Follow this agenda item on Twitter **@OakCreekPC#OCPCMATC**.
 - c) PLAN REVIEW – Review site plans submitted by Gary Steinhafel, Steinhafel’s Furniture, for building façade improvements to the existing building on the property located at 9191 S. 13th St. (Tax Key No. 877-9009). Follow this agenda item on Twitter **@OakCreekPC#OCPCSteinhafels**.
 - d) PLAN REVIEW – Review site, building, landscaping, lighting, and signage plans submitted by the Panda Restaurant Group for a restaurant on the property located at 8041 S. Howell Ave. (Tax Key No. 813-9028). Follow this agenda item on Twitter **@OakCreekPC#OCPCPandaExpress**.
 - e) TEMPORARY USE PERMIT – Review a request for a temporary use permit submitted by Phil Purpero, C.W. Purpero, Inc., for a temporary concrete and asphalt recycling and crushing plant on the property at 813 W. College Ave. (Tax Key No. 717-9999-001). Follow this agenda item on Twitter **@OakCreekPC#OCPCPurpero**.
 - f) PLAN REVIEW – Review site and building plans submitted by Village Green, LLC, for a carport on the property located at 502 E. Centennial Dr. (Tax Key No. 860-9027). Follow this agenda item on Twitter **@OakCreekPC#OCPCVillageGreen**.
 - g) RELEASE OF REQUIREMENT – Review a request to release the parking requirement for the Woodman’s property located at 8131 S. Howell Ave. (Tax Key No. 813-9014-006). Follow this agenda item on Twitter **@OakCreekPC#OCPCWoodmans**.

- h) **PLAN REVIEW** – Review a request and plans submitted by Michael Mazur/Emjay Corp., for an after-the-fact expansion to the outdoor gravel storage area and reduction in required green space on the AAA Sales and Engineering property located at 6960 S. 10th St. (Tax Key No. 735-9006-003). Follow this agenda item on Twitter **@OakCreekPC#OCPCAAA**.

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).



Significant Common Council Actions

ITEM: 3

DATE: July 8, 2014

Summary of Significant Common Council Actions July 1, 2014

1. **Approved:** Ordinance No. 2792 for a conditional use permit for a restaurant with drive-through facility located at 8041 S. Howell Avenue. (Panda Express)

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

Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a

DATE: July 8, 2014

PROJECT: Plan Review – Suzy’s Cheesecakes

ADDRESS: 9911 S. Howell Ave.

TAX KEY NO: 924-9008-000

STAFF RECOMMENDATION: That Plan Commission approves the site, building, and landscaping plans submitted by Rich Piorkowski, Suzy’s Cheesecakes, for the property located at 9911 S. Howell Ave. with the following conditions:

1. 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.
2. That all building and fire codes are met.

Ownership: Suzy’s Cream Cheesecakes, 1775 E. Bolivar Ave., St. Francis, WI 53235

Size: 3.192 acres

Existing Zoning: M-1, Manufacturing

Adjacent Zoning:

- North – Rs-2, Single Family Residential
- East – Rs-3, Single Family Residential
- South – M-1, Manufacturing
- West – M-1, Manufacturing

Comprehensive Plan: Planned Industrial.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting site, building, and landscaping plan approval for a new dumpster enclosure and rooftop mechanical screening for the existing building on the property at 9911 S. Howell Ave. The board on board fence dumpster enclosure is proposed on the landscape area between the parking lot drive and the western portion of the building. Privacy slats are shown in the chain link gate on the front (west) elevation.

Rooftop mechanicals will be screened by an 8’ 8” tall ABS plastic screen, which will be of a color similar to the existing building. Additionally, there will be a 2-foot-wide stone area around the perimeter of the building, and a new sidewalk along the northern portion of the building.

It is anticipated that there will be three shifts with approximately 30 employees per shift at the facility. The plans do not include the addition or removal of the existing parking stalls. Parking is also shared with the property to the west and south.

With the exception of adding a door on the north elevation and an overhead door on the south elevation, there are no additional exterior building modifications proposed.

Prepared by:

Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

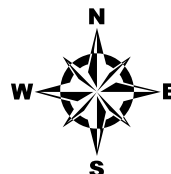
Location Map

9911 S. Howell Ave.





OAKCREEK
— WISCONSIN —

Department of Community Development



Legend

-  9911 S. Howell Ave.
-  Existing Street Pattern

This map is not a survey of the actual boundary of any property this map depicts.

An affordable solution for equipment screening is finally here...

Envisor equipment screens now offer architects the flexibility to create affordable, elegant, **customized screening solutions** that integrate with their building design, all with **no rooftop penetration**.

Our patented equipment screens also provide a viable solution for **municipal screening code requirements** on everything from HVAC units to

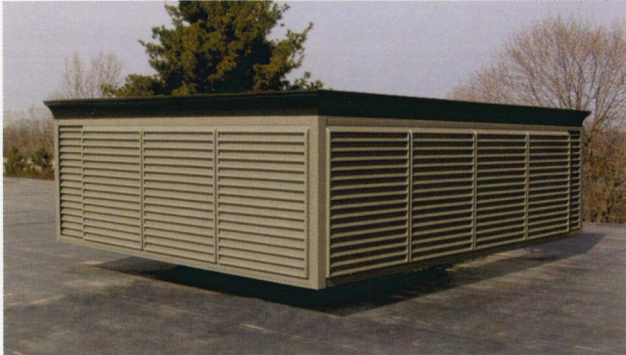


The Ohio State University Foundation - Columbus, Ohio

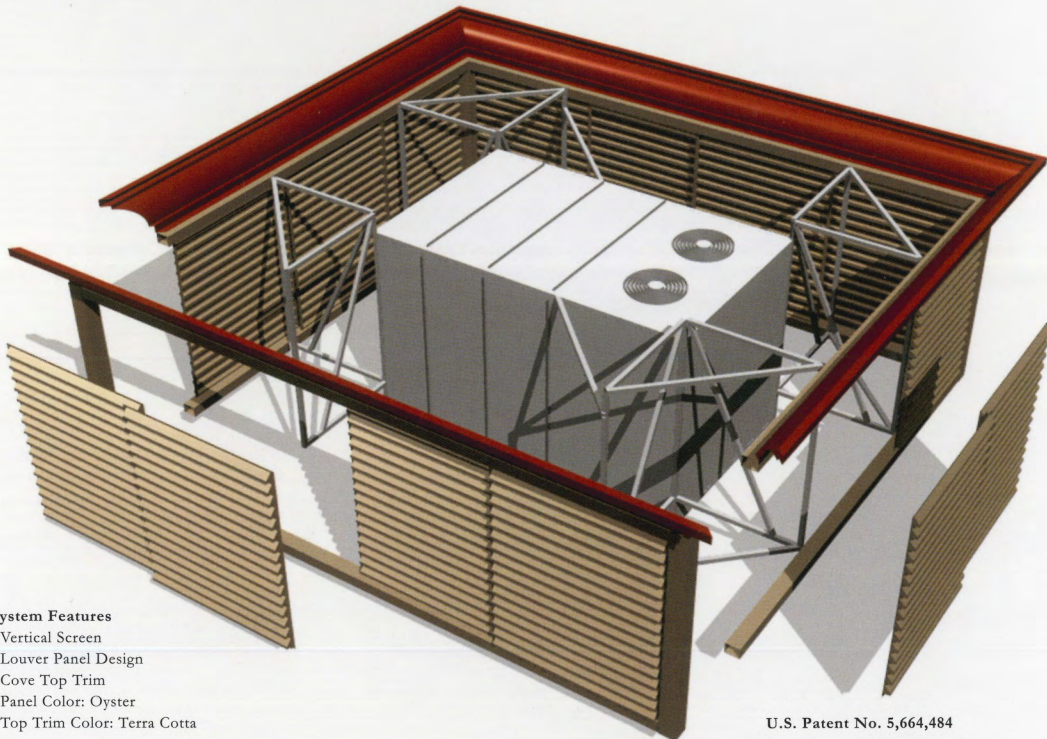
chillers, air handlers, power exhausts, roof stacks, communication equipment, dumpsters - you name it!

Customizing a screen to fit your needs is easy...

Simply choose between canted or vertical, decide on a panel design, select a top trim (optional), and pick a color. It's that simple! **We can customize any feature** to your particular design requirements, including custom panel designs, custom colors, and custom top trim designs. If you don't see what you need, tell us what you want. We'll build it for you.



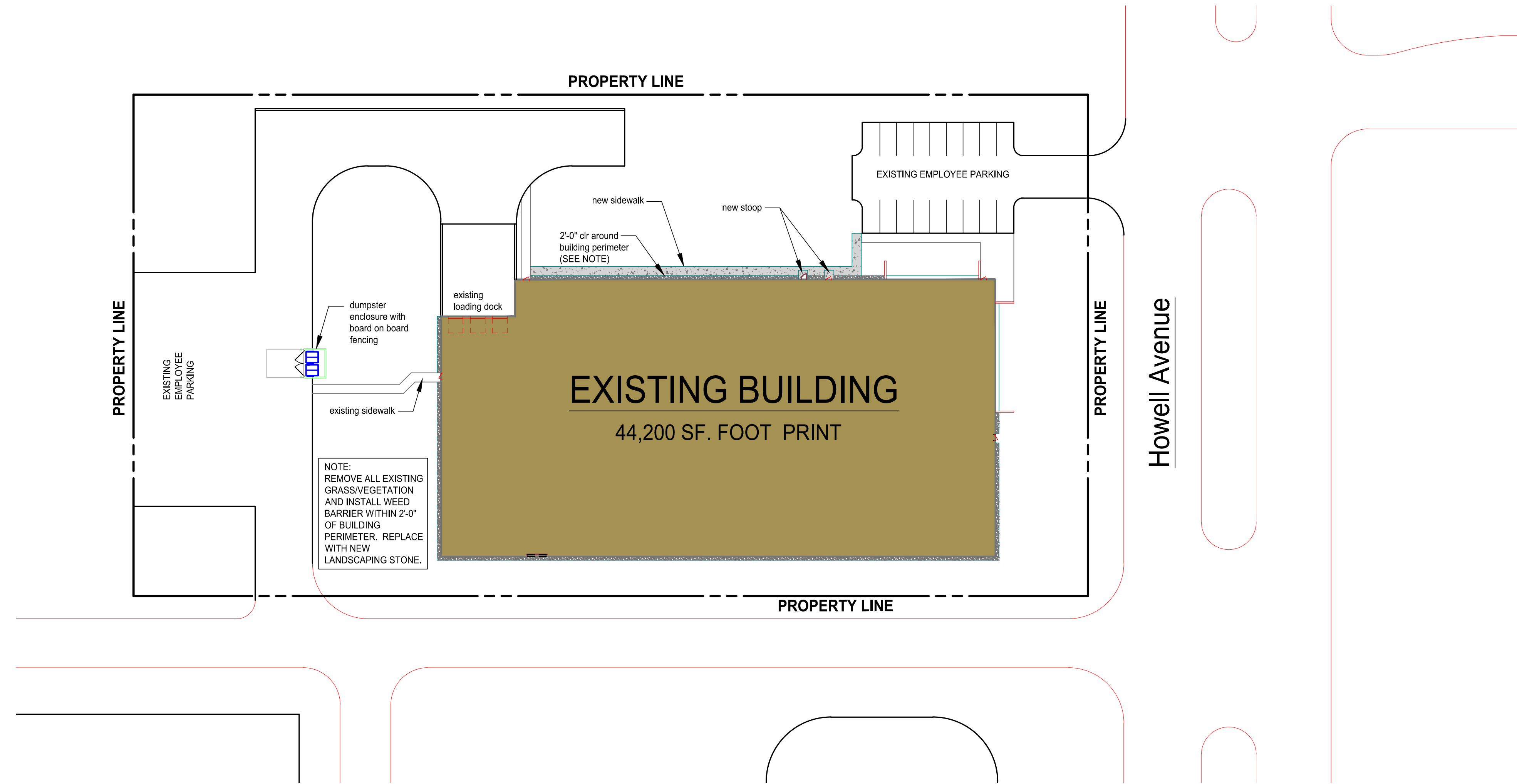
52" Louver Panels



System Features

- Vertical Screen
- Louver Panel Design
- Cove Top Trim
- Panel Color: Oyster
- Top Trim Color: Terra Cotta

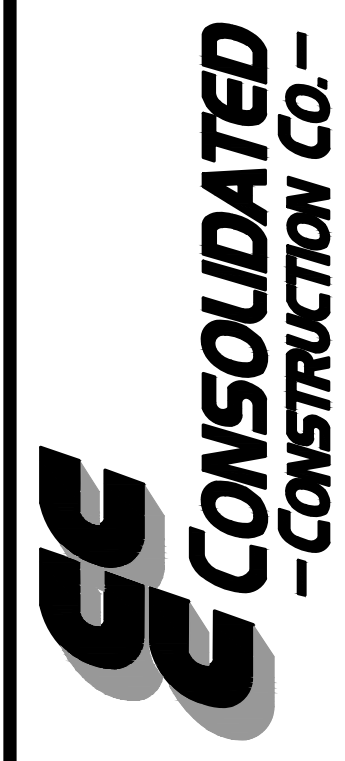
U.S. Patent No. 5,664,484



ARCHITECTURAL SITE PLAN

SCALE: 1" = 40'-0"

4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3555
Toll Free: 800-642-6774
Fax: 920-739-3933
www.consolidated-const.com
ccomc@consolidated-const.com

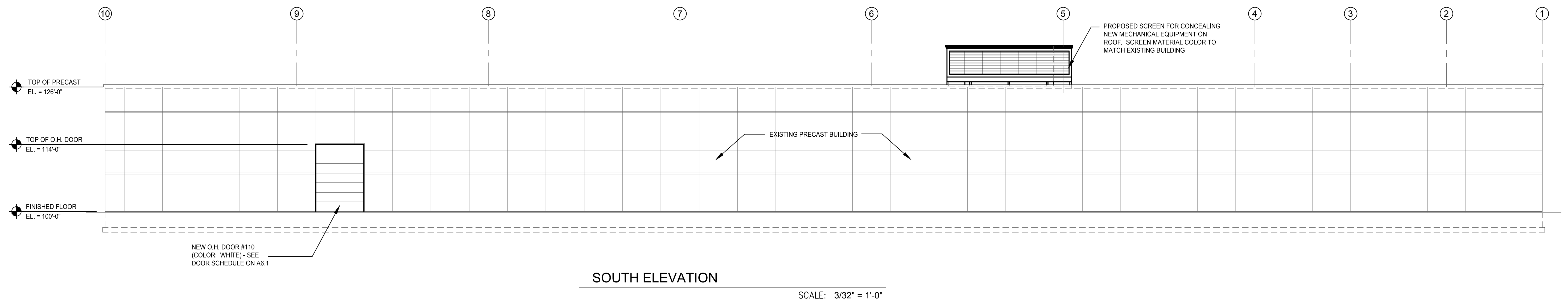
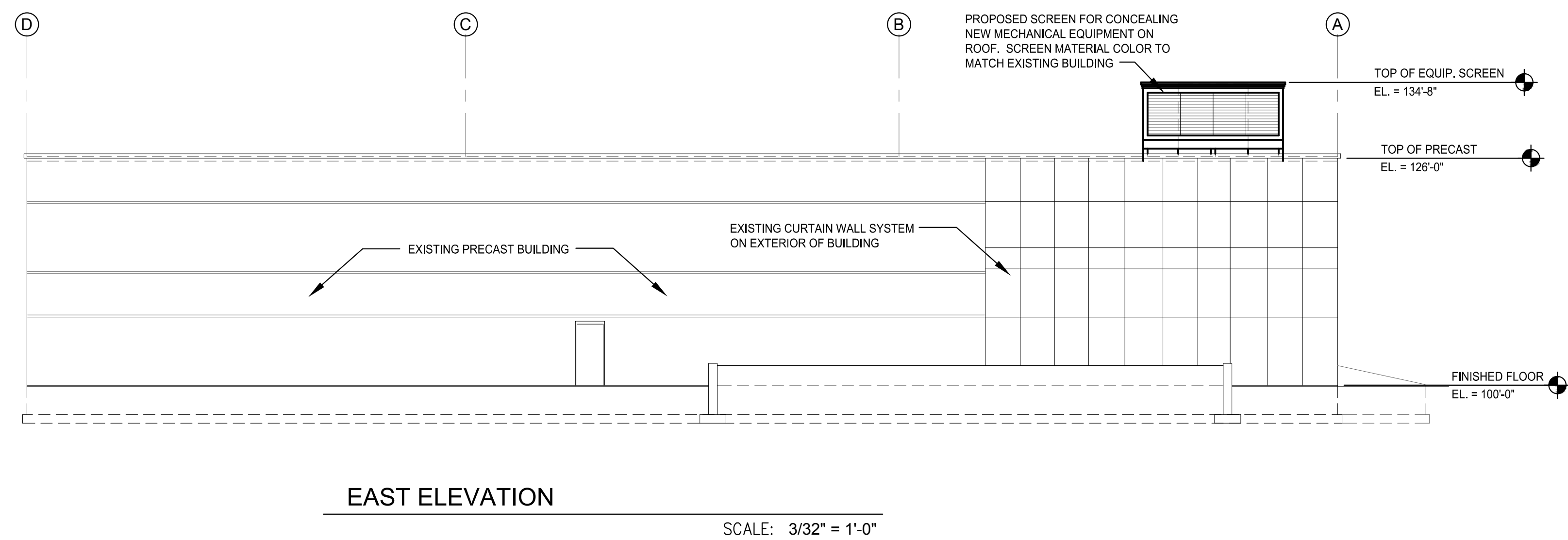
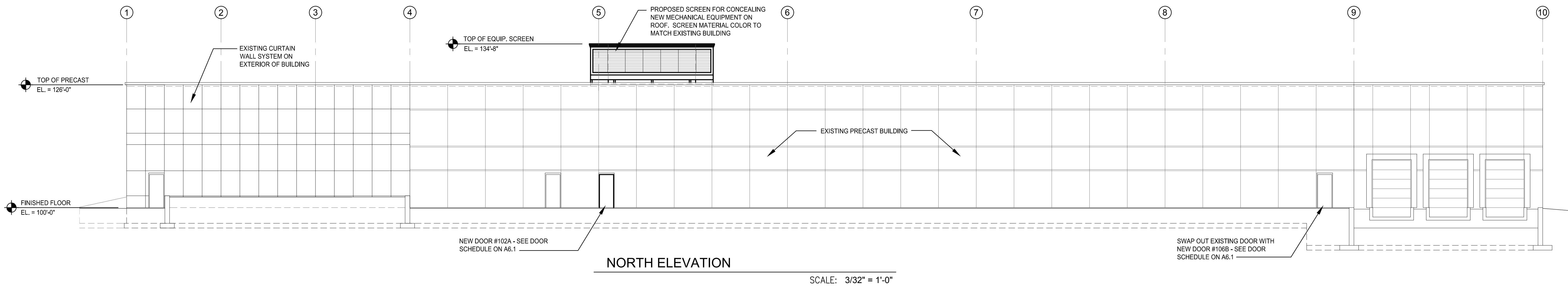


Proposed Alteration for:
Suzy's Cream Cheesecakes, Inc.
OAK CREEK, WISCONSIN

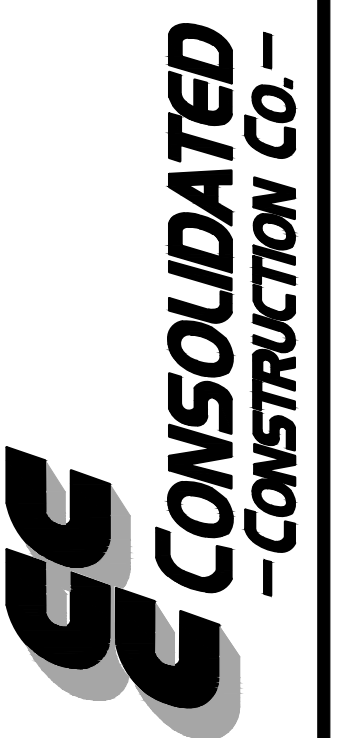
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Description:	RELEASED FOR BID ISSUED FOR DEMOLITION PERMIT

Project #:	030201
Drawn By:	jet
Issue Date:	06-02-2014
Issue #	1

C101
SITE PLAN



4300 N. Richmond Street
 Appleton, WI. 54913-9704
 Phone: 920-739-3555
 Toll Free: 800-642-6774
 Fax: 920-739-3933
 www.consolidated-const.com
 cccmc@consolidated-const.com

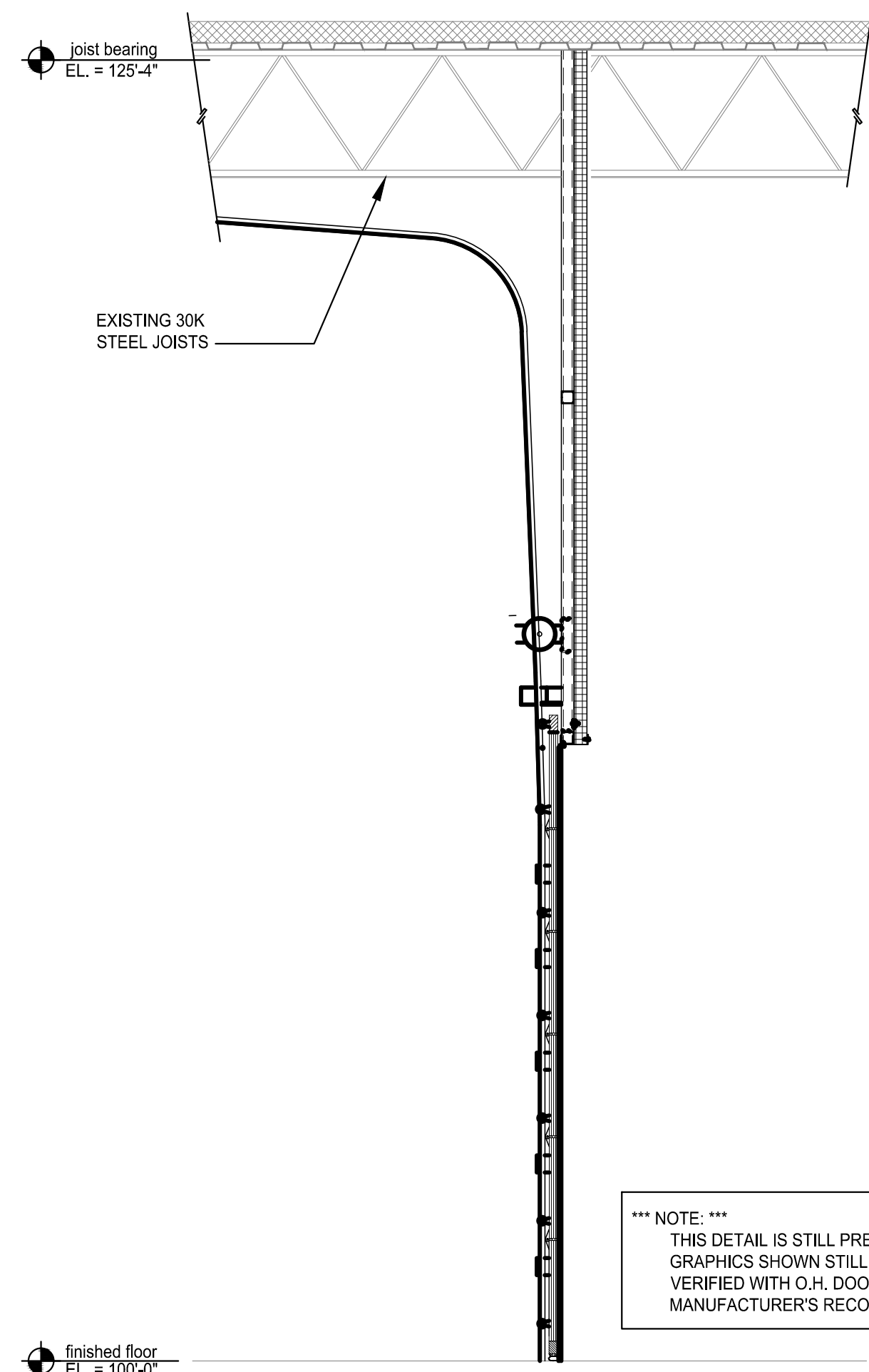


Proposed Alteration for:
Suzy's Cream Cheesecakes, Inc.
 OAK CREEK, WISCONSIN

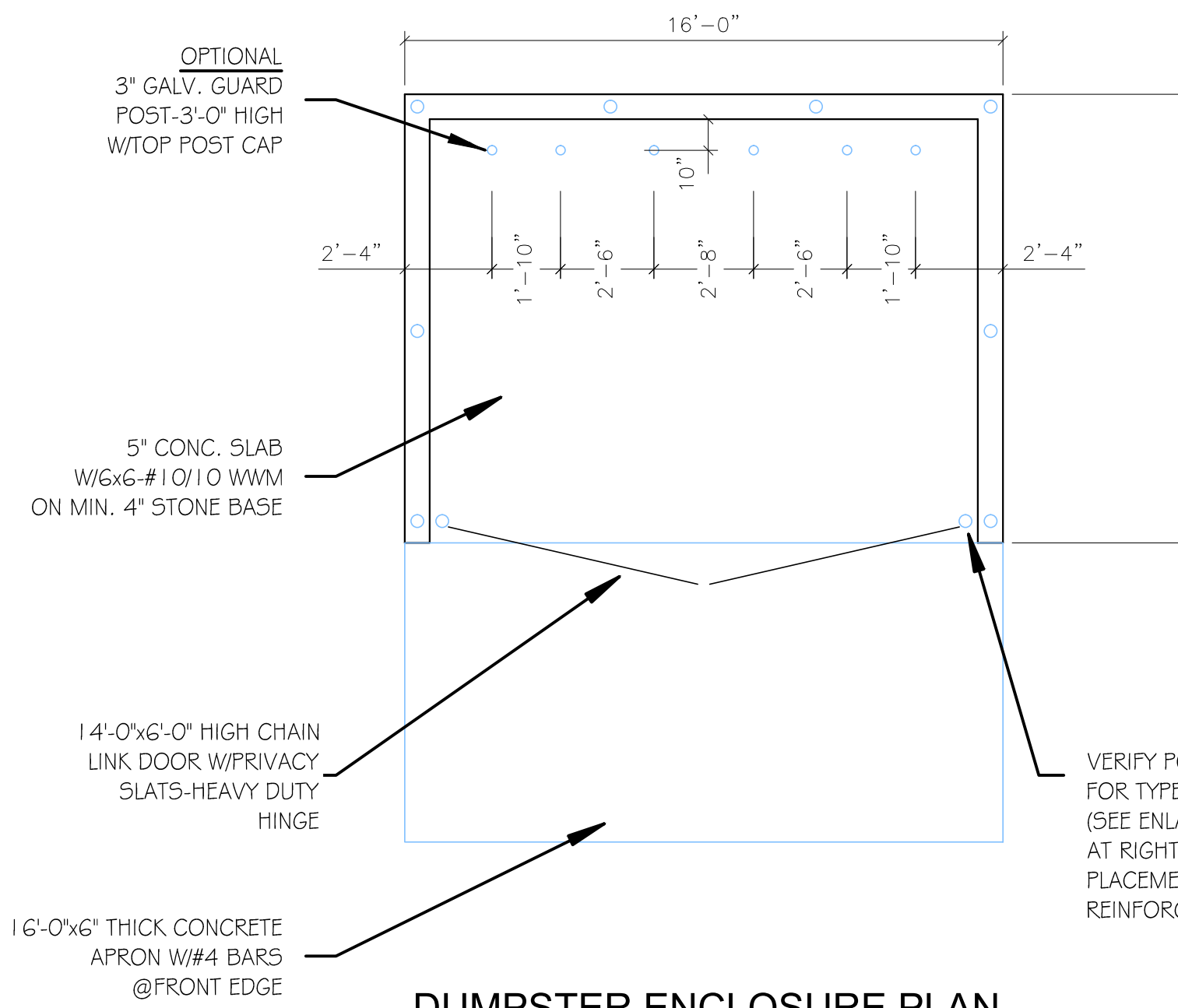
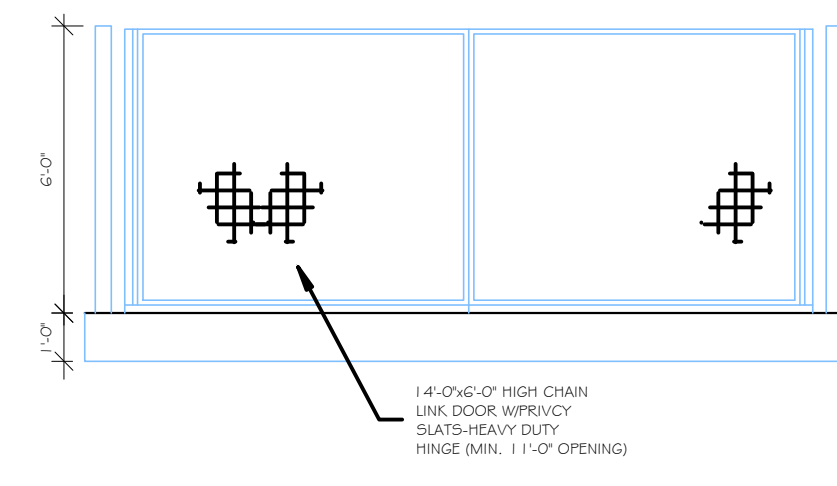
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Description:	RELEASED FOR BID
Date:	06-05-2014
Description:	ISSUED FOR DEMOLITION PERMIT

Project #:	030201
Drawn By:	jet
Issue Date:	06-02-2014
Issue #	1

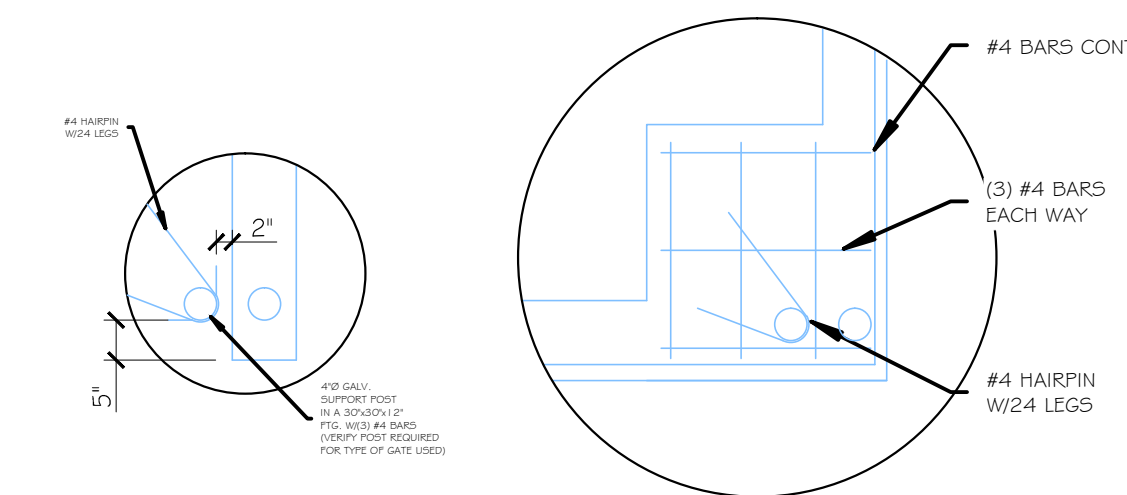
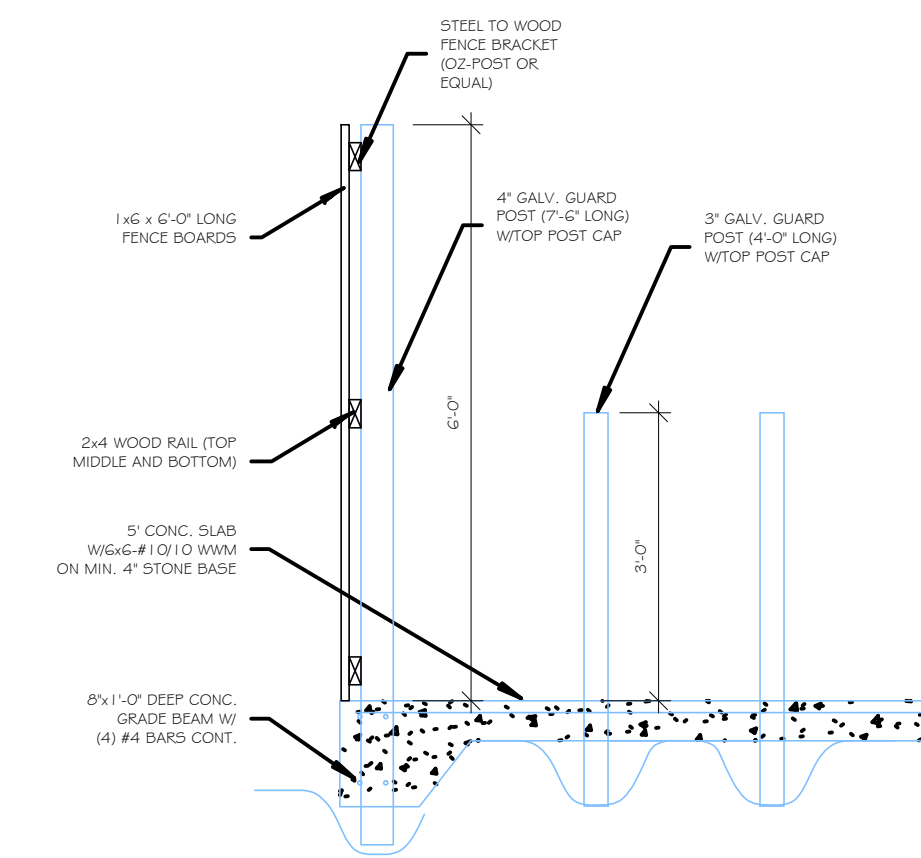
A201
 BUILDING ELEVATION



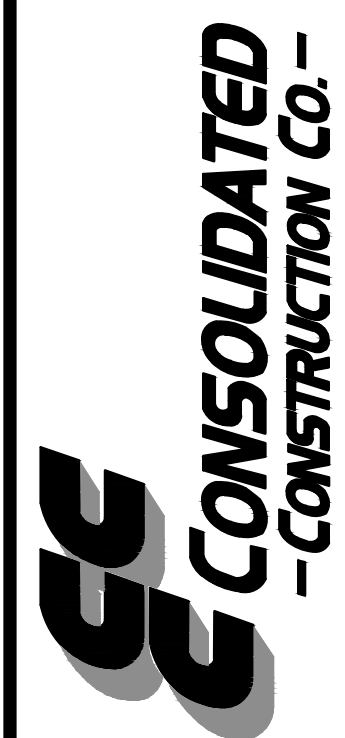
N
Section THRU O.H. DOOR
A303 SCALE: 3/8" = 1'-0"



P
DUMPSTER DETAILS
A303 SCALE: VARIES



4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3555
Toll Free: 800-642-6774
Fax: 920-739-3933
www.consolidated-const.com
ccoinc@consolidated-const.com



Proposed Alteration for:
Suzy's Cream Cheesecakes, Inc.
OAK CREEK, WISCONSIN

Description:	RELEASED FOR BID ISSUED FOR DEMOLITION PERMIT
Date:	04-15-2014 06-02-2014
Project #:	030201
Drawn By:	jet
Issue Date:	06-02-2014
Issue #	1
A303	
DETAILS	



Plan Commission Report

ITEM: 4b

DATE: July 8, 2014

PROJECT: Plan Review – MATC

ADDRESS: 6665 S. Howell Ave.

TAX KEY NO: 718-9961-002

STAFF RECOMMENDATION: That Plan Commission approves the site and building plans submitted by Jamie Vega, MATC, for the property located at 6665 S. Howell Ave. with the following conditions:

1. 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.
2. That all building and fire codes are met.

Ownership: Milwaukee Area Technical College, 700 W. State St., Milwaukee, WI 53233

Size: 109.883 acres

Existing Zoning: I-1 (CU), Institutional; FW, Floodway; FF, Flood Fringe

Adjacent Zoning: North – M-1, Manufacturing; City of Milwaukee
East – Rs-3, Single Family Residential; M-1, Manufacturing; B-4 (PUD), Highway Business; B-4 (CU), Highway Business; Rs-2, Single Family Residential; FW, Floodway; FF, Flood Fringe; I-1, Institutional
South – M-1, Manufacturing; M-1 (CCU), Manufacturing; FF, Flood Fringe; FW, Floodway
West – B-4, Highway Business & M-1 (PUD), Manufacturing; FW, Floodway; FF, Flood Fringe; M-1, Manufacturing

Comprehensive Plan: Planned Industrial.

Wetlands: Yes, on various portions of the land.

Floodplain: Yes, on the south and west.

Official Map: N/A.

Commentary: The Applicant is requesting site and building plan approval for a 8653 square-foot OCC Protective Services storage building on the property at 6665 S. Howell Ave. The proposed location of the storage building, on the far western portion of the overall MATC property, meets all setbacks. Wetlands and floodplain areas on the property will be unaffected by this proposal.

According to Section 17.1009(a)(1), prefabricated steel panels are “not permitted as a a primary exterior building material and shall only be allowed as an accent material comprising no more than 25 percent of the visible perimeter of the building.” While the visible perimeter diagram does not apply to this building due to the location, the primary building materials proposed are steel panels. Therefore, a ¾ majority approval of the Plan Commission is required.

Landscaping is currently provided in the form of trees along the property line. No additional landscaping is proposed; however, a minimum 3-foot landscape area is required adjacent to buildings. It will be up to the Plan Commission to determine whether this requirement is met by the current landscaping.

Prepared by:

Handwritten signature of Kari Papelbon in black ink.

Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

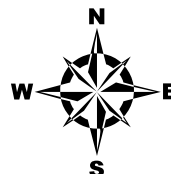
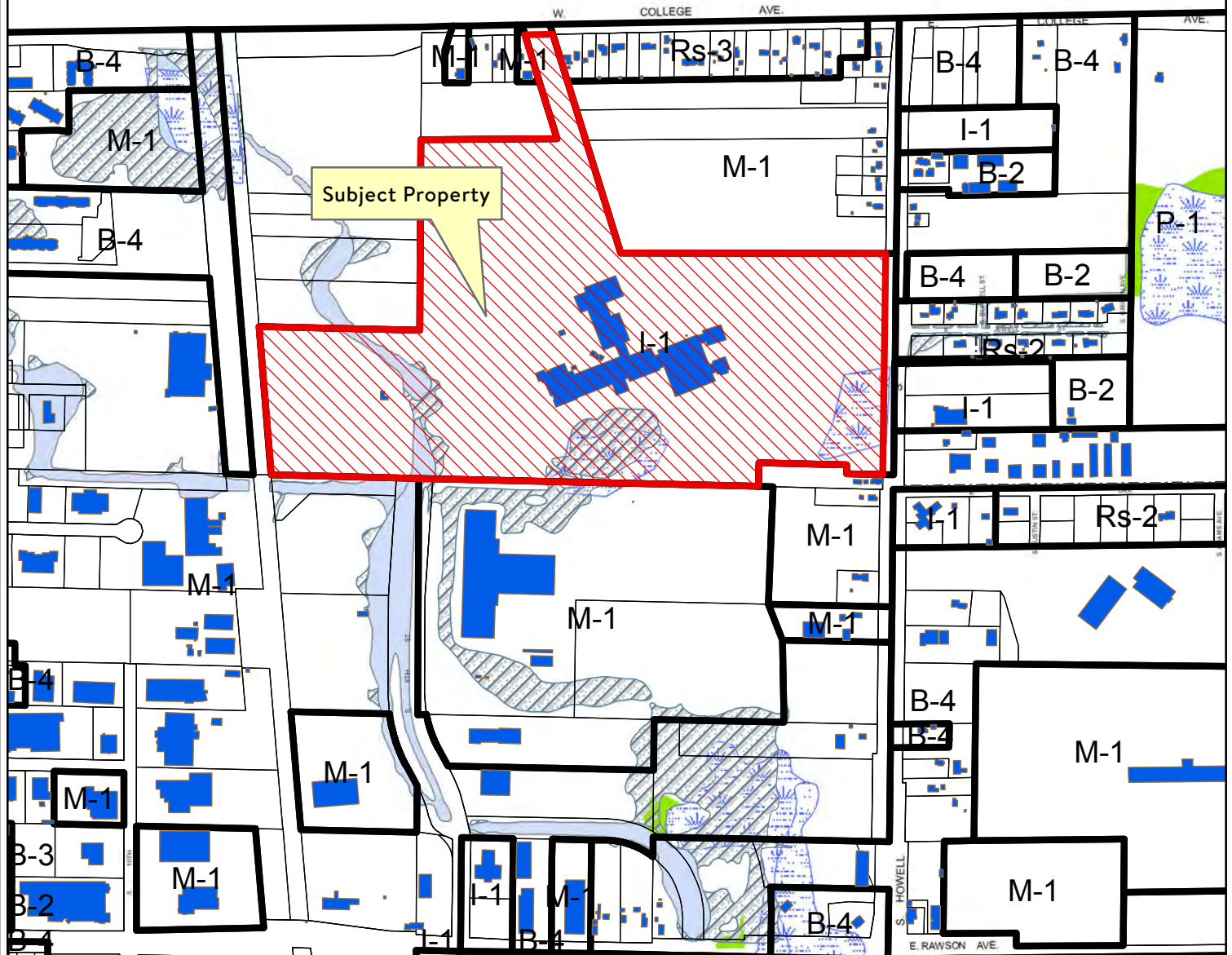
Handwritten signature of Douglas Seymour in black ink.

Douglas Seymour, AICP
Director of Community Development

Location Map

6665 S. Howell Ave.

City of Milwaukee



Legend	
	6665 S. Howell 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)

This map is not a survey of the actual boundary of any property this map depicts.



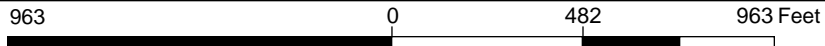
MILWAUKEE COUNTY INTERACTIVE MAP SERVICE



Legend

- WDNR Wetlands**
 - Forested
 - Emergent/wet meadow
 - Scrub/shrub
 - Open water
 - Filled/draind wetland
 - Aquatic bed
 - Flats/unvegetated wet soil
- FEMA Floodplain 100YR**
 - 100-year Floodplain Area
 - 100-year Floodway Area
- County Boundary
- Highways, to 8k
- Street Centerlines, 0k to 8k
- Railroad 8k
- Water 8k
- Rivers 8k
- Airport 8k
- Landmarks 8k
- County Parks 8k
- Municipal Subdivisions 25k
- Tax Parcels
- AERIAL PHOTO 2013 HIGH R**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1: 5,779



DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

Notes

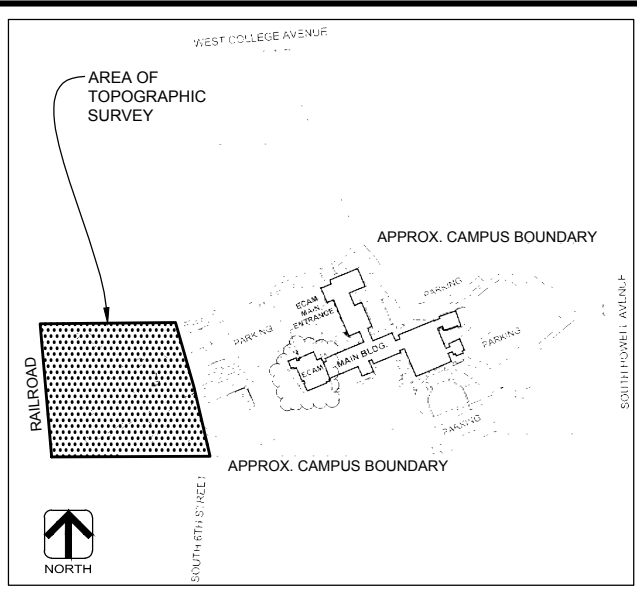
Enter Map Description



718-9961-002

Location of proposed storage building

735-9019



LOCATION MAP (NOT TO SCALE)

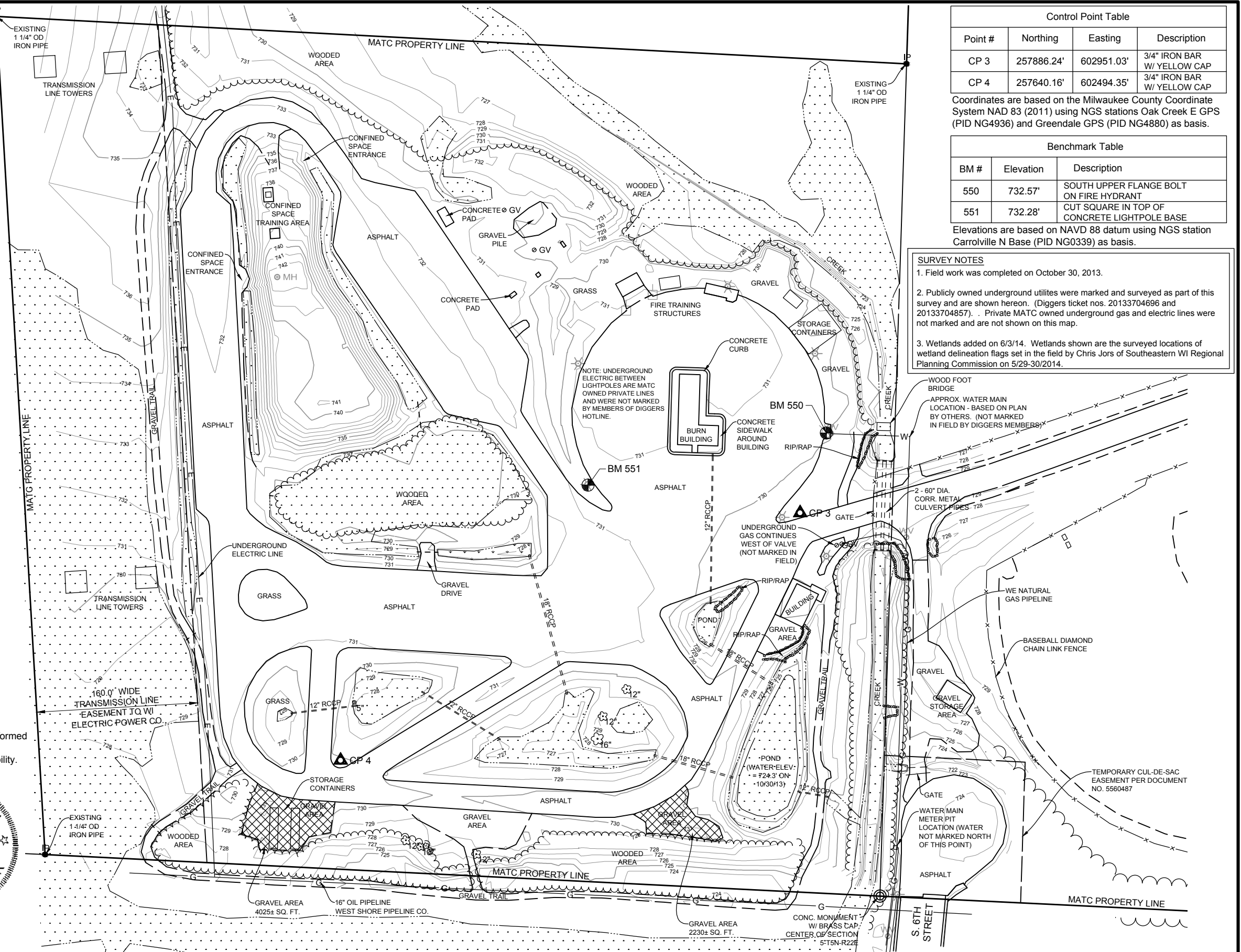
LEGEND

	BENCHMARK
	CONTROL POINT
	LIGHTPOLE
	CONIFEROUS TREE (W/ DIA.)
	DECIDUOUS TREE (W/ DIA.)
	TREE LINE
	EDGE OF RIP RAP
	WETLAND (SEE SURVEY NOTE 3)
	SPOT ELEVATION
	CONFINED SPACE TRAINING MANHOLE
	GAS VALVE
	WATER VALVE
	REINFORCED CONC. PIPE

Surveyor Certificate
 I hereby Certify that we have prepared this drawing from an actual field topographic survey of the property presented hereon, that all work was performed by me or under my supervision, and that the results of said survey are represented hereon to the best of my belief, professional knowledge and ability.

Dated this 3rd day of June, 20 14

Todd G. Mrochek
 Todd G. Mrochek S-2260
 Ayres Associates, Inc.



Control Point Table

Point #	Northing	Easting	Description
CP 3	257886.24'	602951.03'	3/4" IRON BAR W/ YELLOW CAP
CP 4	257640.16'	602494.35'	3/4" IRON BAR W/ YELLOW CAP

Coordinates are based on the Milwaukee County Coordinate System NAD 83 (2011) using NGS stations Oak Creek E GPS (PID NG4936) and Greendale GPS (PID NG4880) as basis.

Benchmark Table

BM #	Elevation	Description
550	732.57'	SOUTH UPPER FLANGE BOLT ON FIRE HYDRANT
551	732.28'	CUT SQUARE IN TOP OF CONCRETE LIGHTPOLE BASE

Elevations are based on NAVD 88 datum using NGS station Carrollville N Base (PID NG0339) as basis.

SURVEY NOTES

- Field work was completed on October 30, 2013.
- Publicly owned underground utilities were marked and surveyed as part of this survey and are shown hereon. (Diggers ticket nos. 20133704696 and 20133704857). Private MATC owned underground gas and electric lines were not marked and are not shown on this map.
- Wetlands added on 6/3/14. Wetlands shown are the surveyed locations of wetland delineation flags set in the field by Chris Jors of Southeastern WI Regional Planning Commission on 5/29-30/2014.

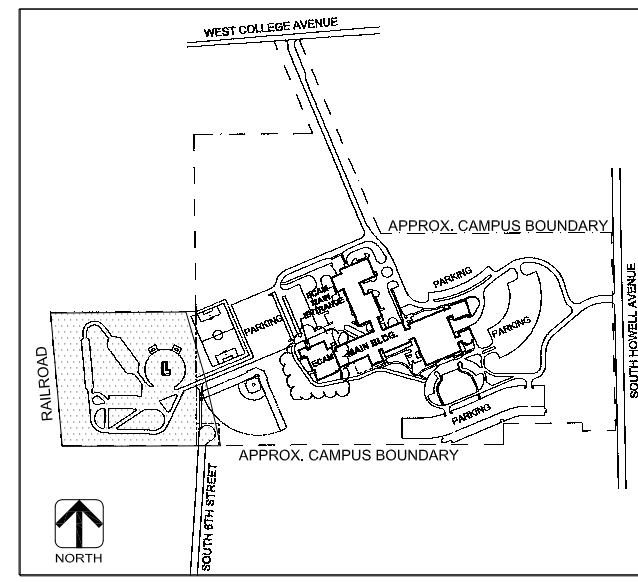
6/3/2014 M:\SURVEY\SURCS-0423.52\MATC Oak Creek Campus\AutoCAD\53042352\MATC Oak Creek topo track area.dwg

DES BY	BOOK NO	1	6/3/2014	ADDED WETLANDS
DR BY	TGM	PROJ NO	53-0423.52	
CHK BY	JLR	DATE	10/03/2013	NO DATE REVISION

Oak Creek, WI Campus
 Milwaukee Area Technical College
 6665 S. Howell Ave., Oak Creek, WI

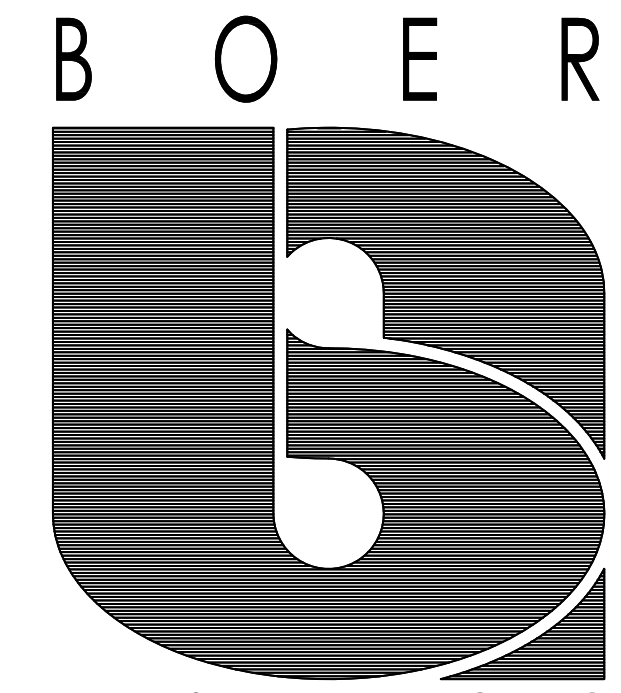
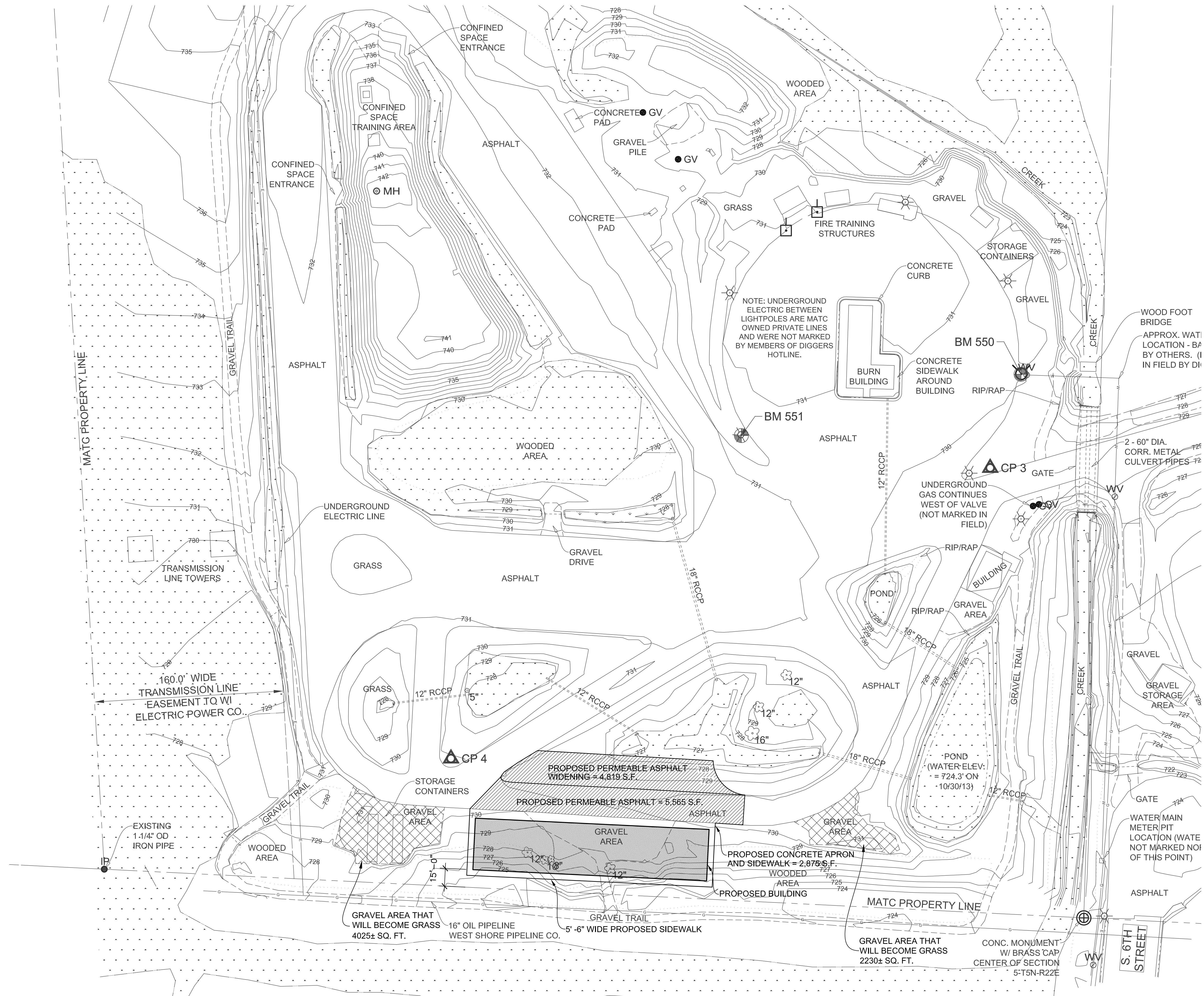


Topographic Survey
 Milwaukee Area Technical College - Oak Creek, WI Campus



LOCATION MAP (NOT TO SCALE)

LEGEND	
	BENCHMARK
	CONTROL POINT
	LIGHTPOLE
	CONIFEROUS TREE (W/ DIA.)
	DECIDUOUS TREE (W/ DIA.)
	TREE LINE
	EDGE OF RIP RAP
	WETLAND (SEE SURVEY NOTE 3)
	SPOT ELEVATION
	CONFINED SPACE TRAINING MANHOLE
	GAS VALVE
	WATER VALVE
	REINFORCED CONG. PIPE



**ARCHITECTS
INCORPORATED**
1123 North Water St
Milwaukee, WI 53202
Phone 414-223-3353
Fax 414-223-3348
E-mail www.boerarch.com

OWNER:
MILWAUKEE AREA TECHNICAL COLLEGE
CONSTRUCTION SERVICES
700 WEST STATE STREET,
MAIN BUILDING ROOM M70
MILWAUKEE, WI 53233-1443
JAMIE VEGA 414-297-6574

PLAN COMMISSION
SUBMITTAL - NOT FOR
CONSTRUCTION

BID REFERENCE #2014-008
MATC PROJECT #2014462

REVISION DATE

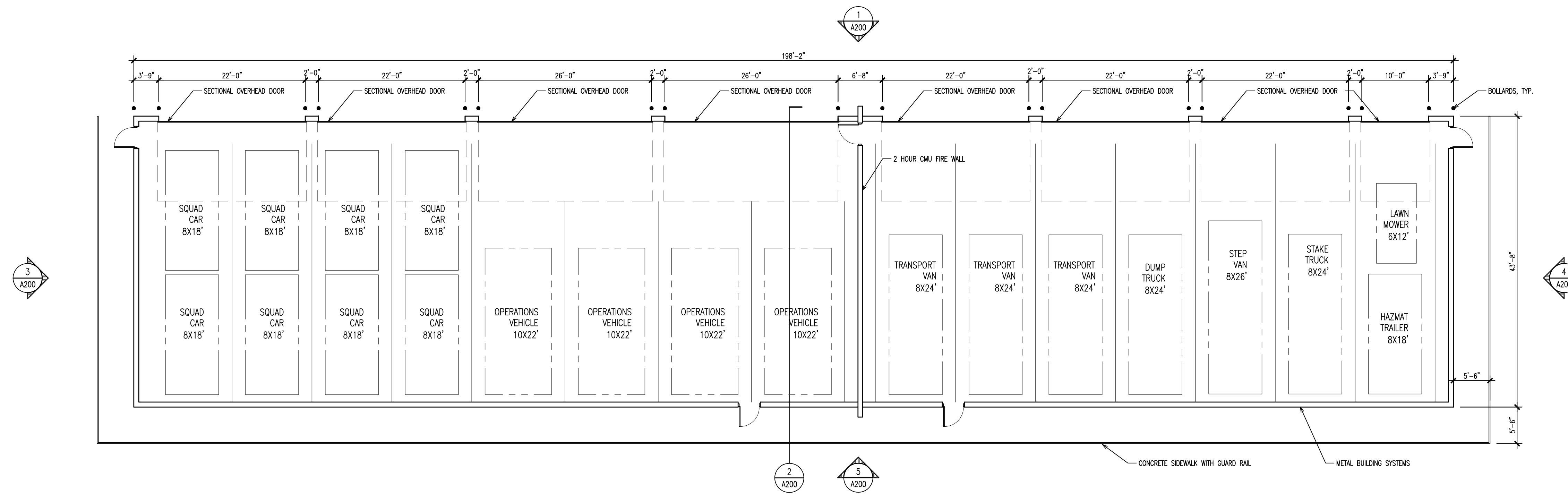
DATE
10 JUNE 2014

**MATC OCC
PROTECTIVE SERVICES
STORAGE FACILITY**

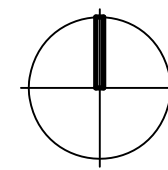
6665 SOUTH HOWELL AVENUE
OAK CREEK, WI 53154

PROJECT NUMBER
13380
TITLE
SITE PLAN

SHEET NUMBER
A000



1 FLOOR PLAN
 SCALE: 1" = 10'-0"



BOER
ARCHITECTS
INCORPORATED
 1123 North Water St
 Milwaukee, WI 53202
 Phone 414-223-3353
 Fax 414-223-3348
 E-mail www.boerarch.com

OWNER:
 MILWAUKEE AREA TECHNICAL COLLEGE
 CONSTRUCTION SERVICES
 700 WEST STATE STREET,
 MAIN BUILDING ROOM M70
 MILWAUKEE, WI 53233-1443
 JAMIE VEGA 414-297-6574

PLAN COMMISSION
 SUBMITTAL - NOT FOR
 CONSTRUCTION

BID REFERENCE #2014-008
 MATC PROJECT #2014462

REVISION DATE

DATE

10 JUNE 2014

MATC OCC
 PROTECTIVE SERVICES
 STORAGE FACILITY

6665 SOUTH HOWELL AVENUE
 OAK CREEK, WI 53154

PROJECT NUMBER

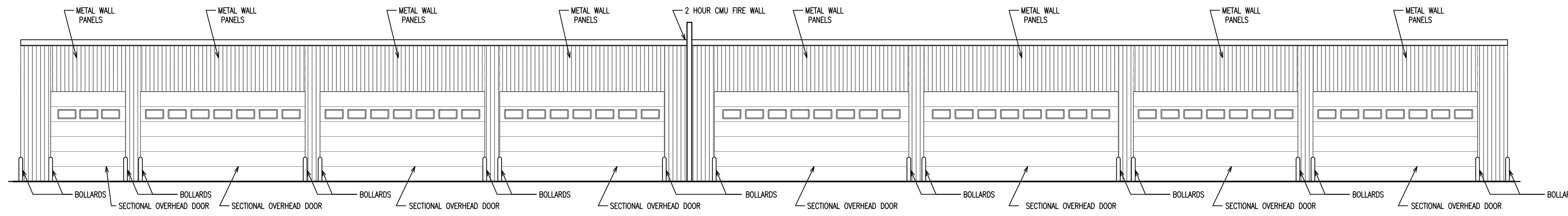
13380

TITLE

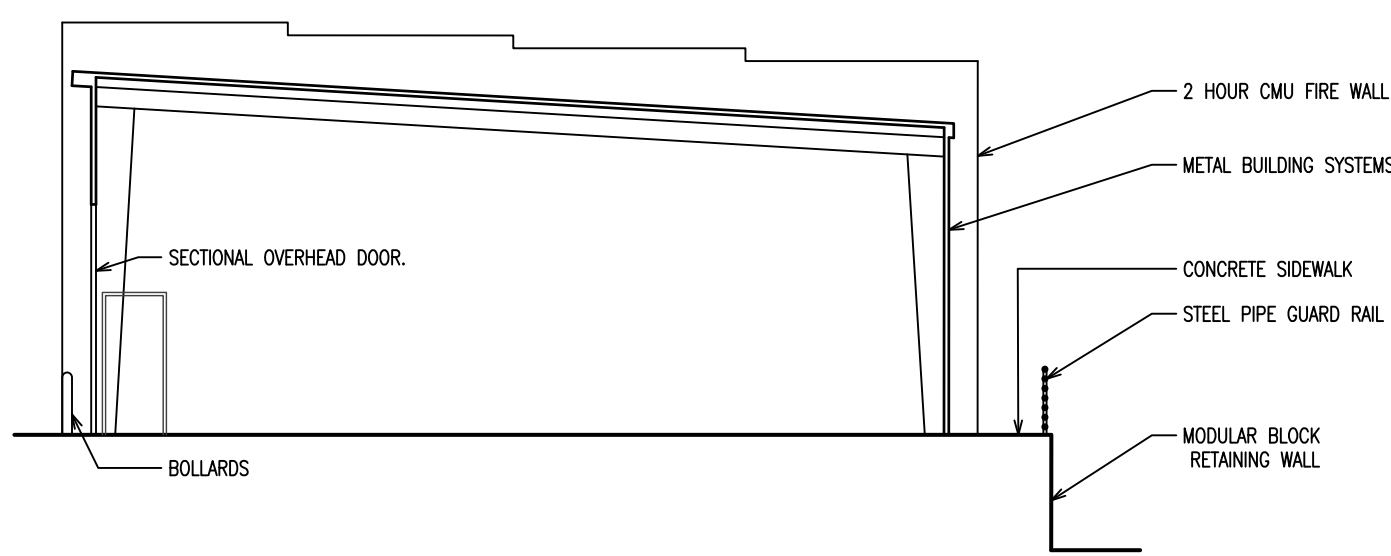
FLOOR PLAN

SHEET NUMBER

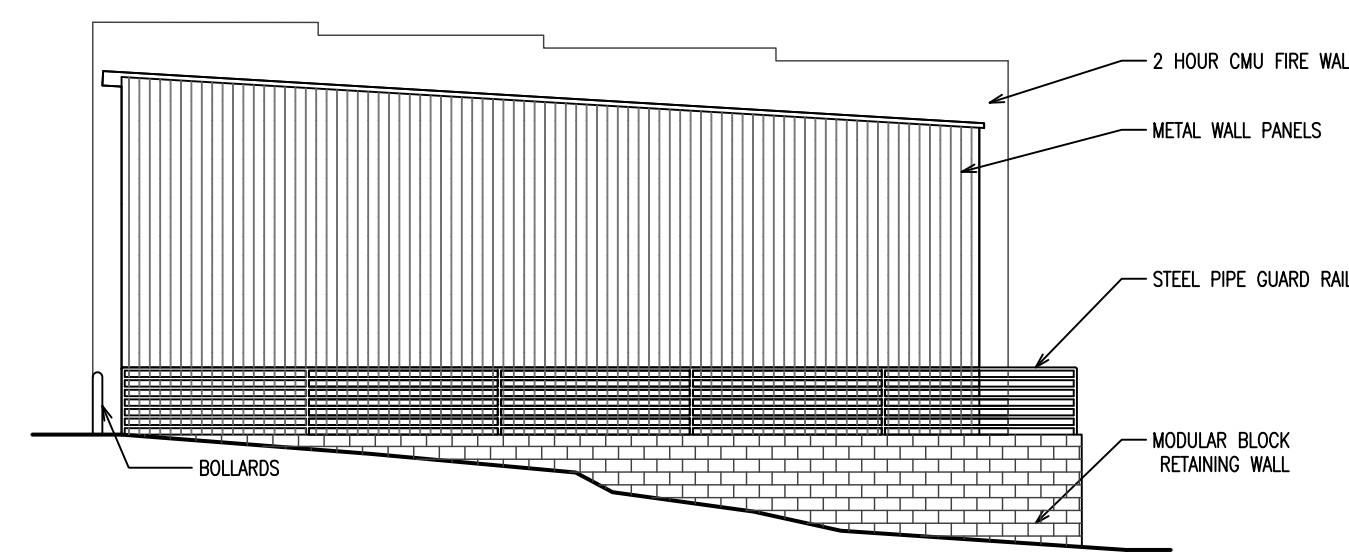
A100



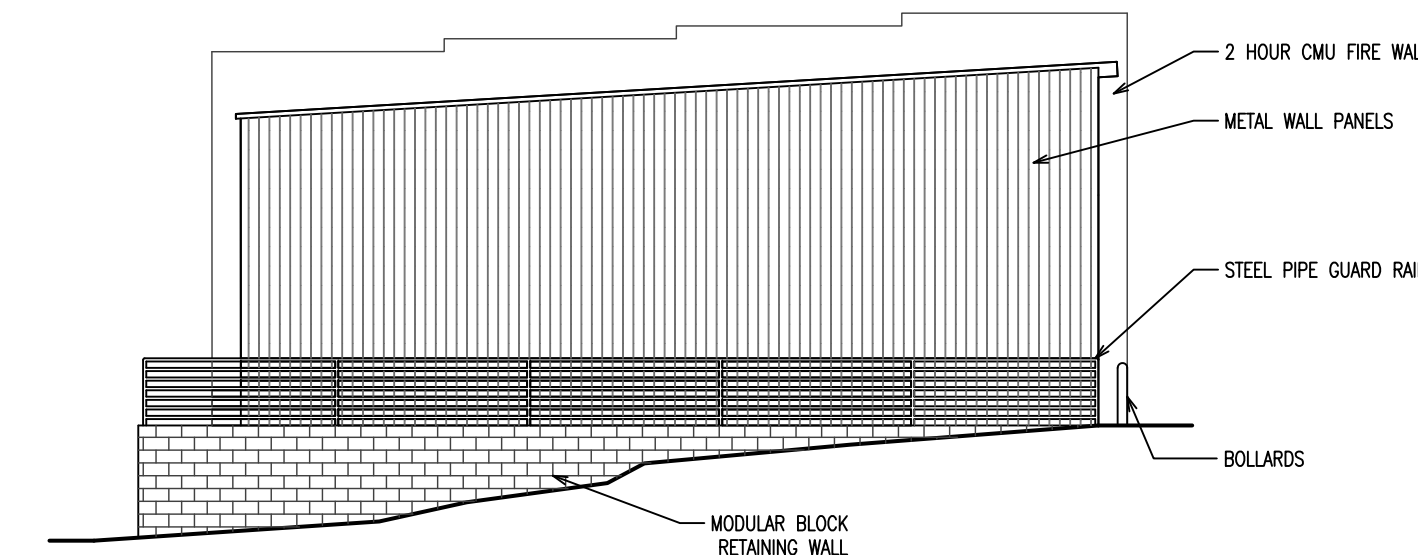
1 NORTH ELEVATION
A200 SCALE: 1" = 10'-0"



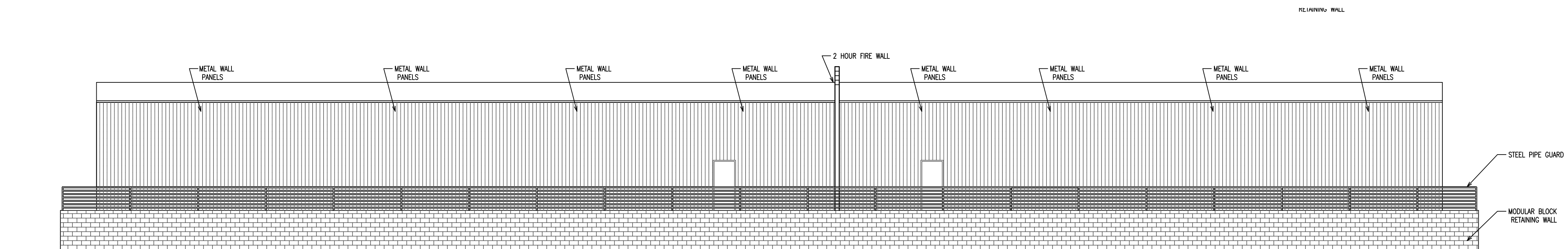
2 SECTION - LOOKING EAST
A200 SCALE: 1" = 10'-0"



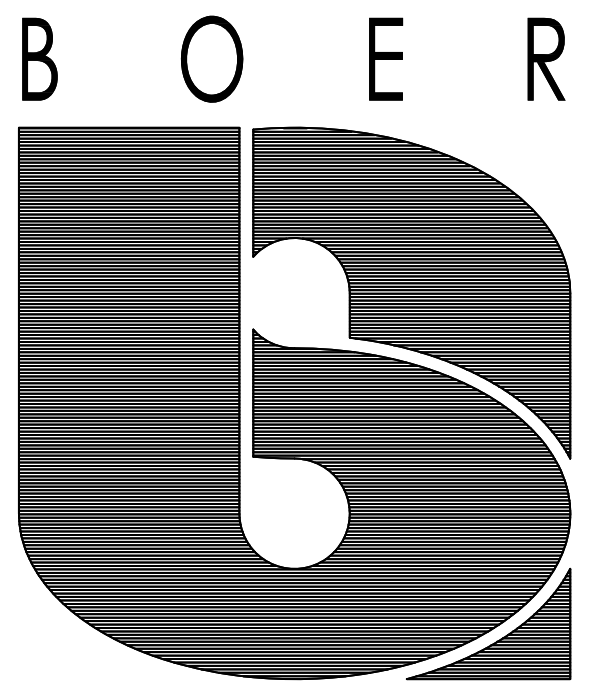
3 WEST ELEVATION
A200 SCALE: 1" = 10'-0"



4 EAST ELEVATION
A200 SCALE: 1" = 10'-0"



5 SOUTH ELEVATION
A200 SCALE: 1" = 10'-0"



ARCHITECTS
INCORPORATED
1123 North Water St
Milwaukee, WI 53202
Phone 414-223-3353
Fax 414-223-3348
E-mail www.boerarch.com

OWNER:
MILWAUKEE AREA TECHNICAL COLLEGE
CONSTRUCTION SERVICES
700 WEST STATE STREET,
MAIN BUILDING ROOM M70
MILWAUKEE, WI 53233-1443
JAMIE VEGA 414-297-6574

PLAN COMMISSION
SUBMITTAL - NOT FOR
CONSTRUCTION

BID REFERENCE #2014-008
MATC PROJECT #2014462

REVISION DATE

DATE

10 JUNE 2014

MATC OCC
PROTECTIVE SERVICES
STORAGE FACILITY

6665 SOUTH HOWELL AVENUE
OAK CREEK, WI 53154

PROJECT NUMBER

13380

TITLE

ELEVATIONS

SHEET NUMBER

A200



Plan Commission Report

ITEM: 4c

DATE: July 8, 2014

PROJECT: Plan Review – Steinhafel’s

ADDRESS: 9191 S. 13th St.

TAX KEY NO: 877-9009

STAFF RECOMMENDATION: That Plan Commission approves the site and building plans submitted by Gary Steinhafel, Steinhafel’s Furniture, for the property located at 9191 S. 13th St. with the following conditions:

1. That all building and 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 permits.
3. That landscaping plans are submitted for review and approval by the Department of Community Development prior to issuance of permits.

Ownership: Steinhafel’s Furniture, W231 N1013 County Hwy F, Waukesha, WI 53186

Size: 14.929 acres

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

Adjacent Zoning: North – B-4 (PUD), Highway Business
 East – M-1 (PUD), Manufacturing; Rs-3, Single Family Residential
 South – B-4 (PUD), Highway Business
 West – Rm-1 (PUD), Multifamily Residential

Comprehensive Plan: Planned Business.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting site and building plan approval for façade improvements on the existing building on the property at 9191 S. 13th St. Upgrades include the addition of windows with painted metal awnings, skylights, a raised gable roof at the entrance, new decorative piers at the entrance, raised parapets, red roof coping, and painting the existing metal façade. EIFS will be added over the existing metal panels mainly on the West elevation. Below are the percentage calculations of building materials by elevation:

	West	North	East	South
EIFS	46%	<1%	N/A	6%
Masonry	31%	33%	32%	27%
Glass	20%	8%	N/A	15%
Metal Panel	3%*	59%**	60%**	49%**
Solid Doors	N/A	<1%	8%	3%

*New Awnings.

**Existing metal panels to be painted.

Per Section 17.1009(a)(2), "EIFS products...are not permitted as a primary exterior building material and shall only be allowed as an accent material comprising no more than 25 percent of the visible perimeter of the building." Subsection (ii) specifies that the visible perimeter of commercial buildings must be comprised of a minimum of 75% glass, brick or decorative masonry. The Plan Commission may adjust this requirement, however. Staff recommends approval of the proposed building materials as additional façade improvements are proposed, and more than 50% of the visible perimeter on the West elevation will be masonry and glass. Additionally, the proposed changes will actually be slightly reducing the amount of existing metal panel covering on the building.

Landscaping is proposed to be upgraded, however those plans are currently being drafted. If the Plan Commission is comfortable with the proposed condition above, final landscaping plans will be reviewed and approved by the Department of Community Development.

Prepared by:



Kari Papellbon, CFM, AICP
Planner

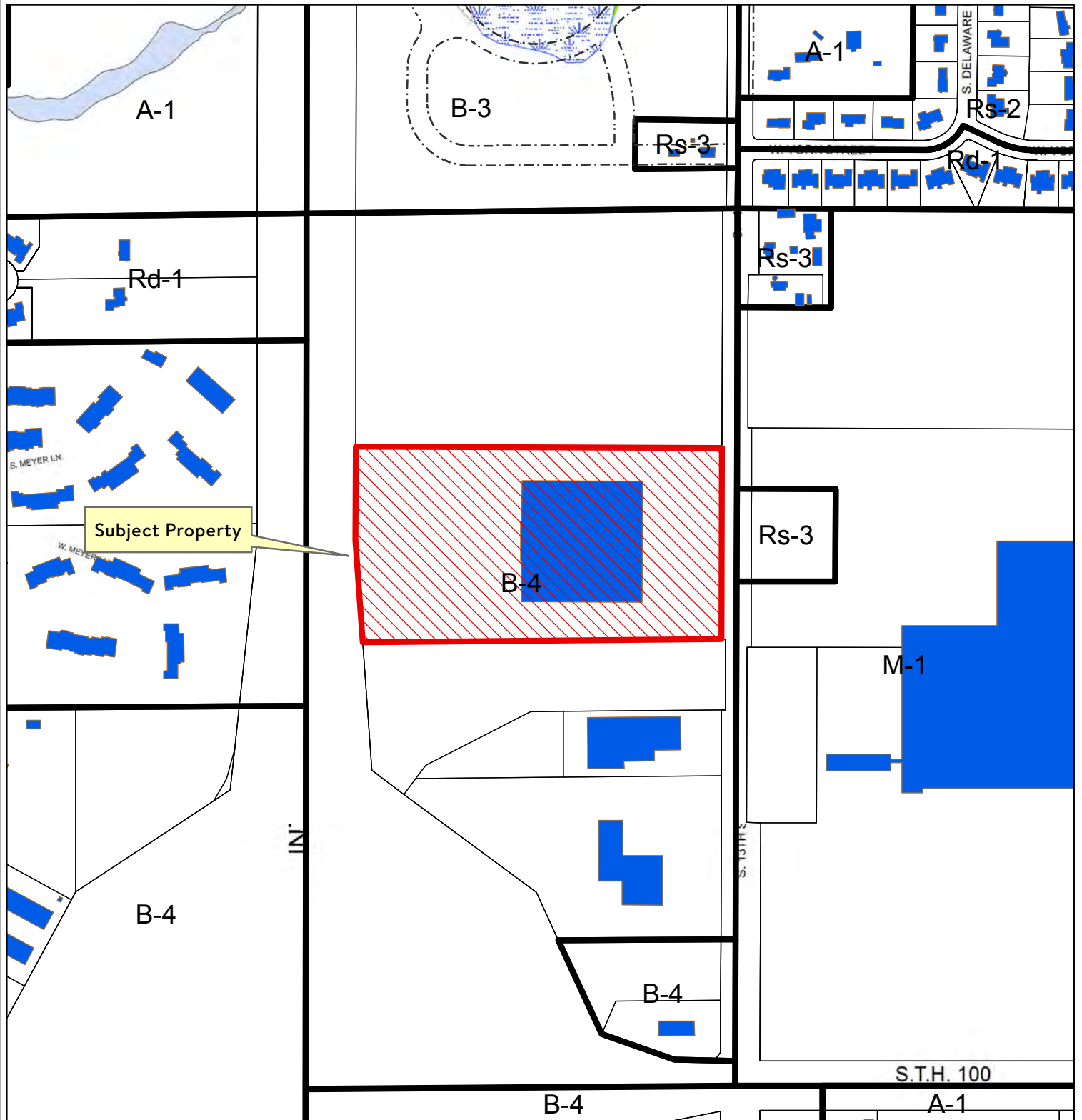
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

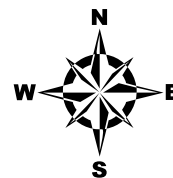
Location Map

9191 S. 13th St.



OAKCREEK
— WISCONSIN —

Department of Community Development



Legend	
	9191 S. 13th St.
	Existing Street Pattern
	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)

This map is not a survey of the actual boundary of any property this map depicts.

STEINHAFELS - ATV OAK CREEK

9191 SOUTH 13TH STREET
OAK CREEK, WISCONSIN 53154

STEINHAFELS FURNITURE
W231 N1013 COUNTY HIGHWAY F
WAUKESHA, WI 53186-1502

ISSUE DATES:

PLAN COMMISSION: 06-09-14

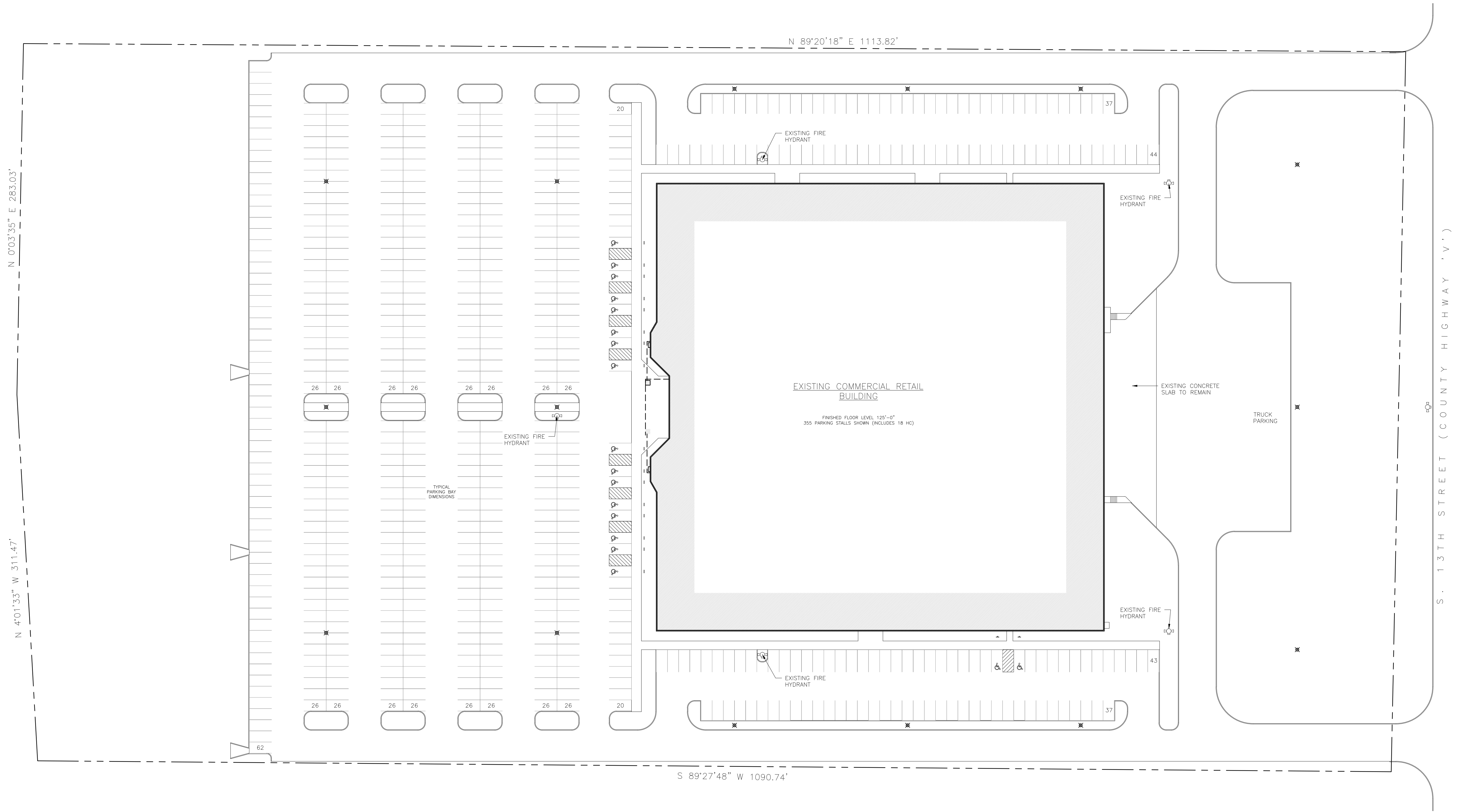
RFI/SI DATE:

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PROJECT #: 20140410

SHEET NUMBER

A100

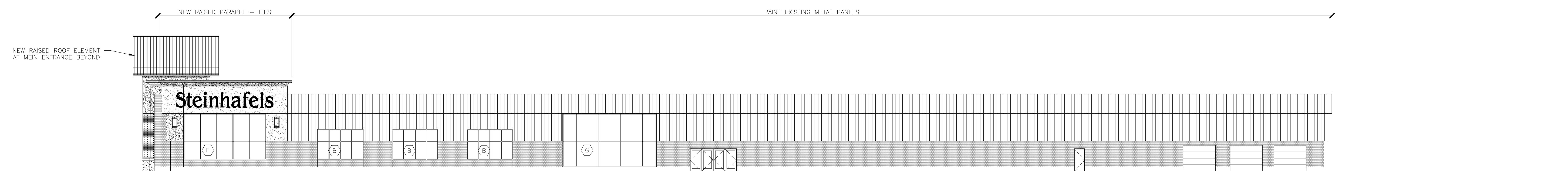


1 SCHEMATIC SITE PLAN
A100 SCALE: 1" = 40'-0"

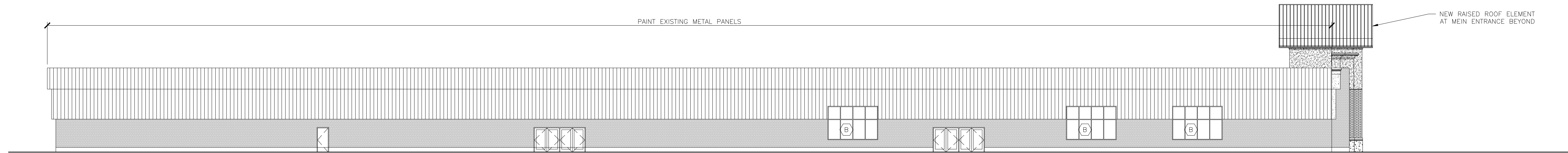




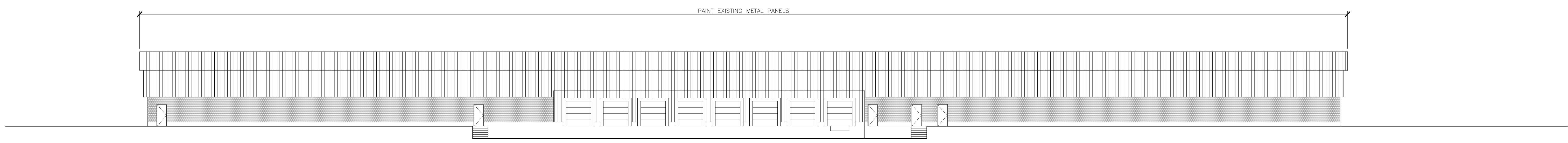
4 WEST ELEVATION
A301 SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
A301 SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
A301 SCALE: 1/16" = 1'-0"



1 EAST ELEVATION
A301 SCALE: 1/16" = 1'-0"

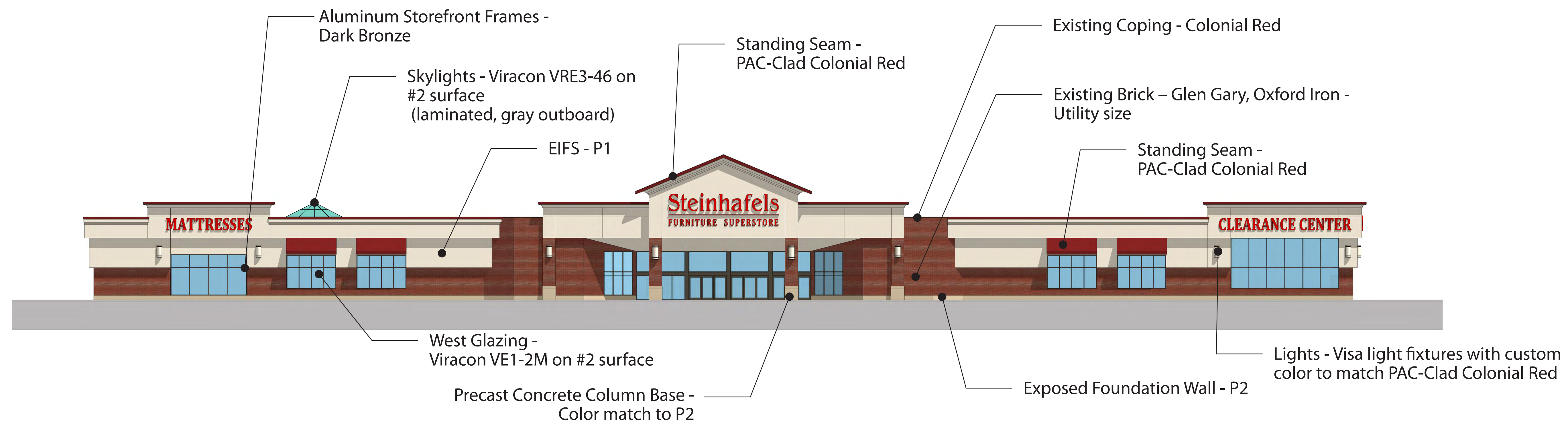
ISSUE DATES:
PLAN COMMISSION: 06-09-14

RFI/SI DATE:

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PROJECT #: 20140410
SHEET NUMBER

A301



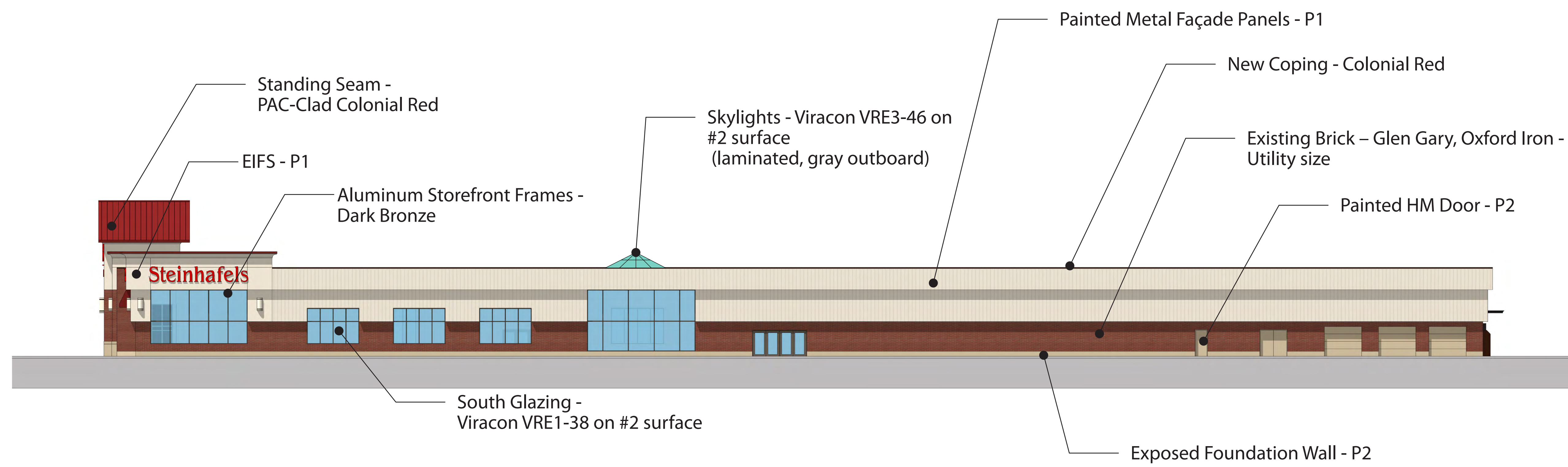
Notes:
P1 - SW 6105 Divine White
P2 - SW 6107 Nomadic Desert

Proposed West Elevation
Scale: 1/16" = 1'-0"



Existing West Elevation





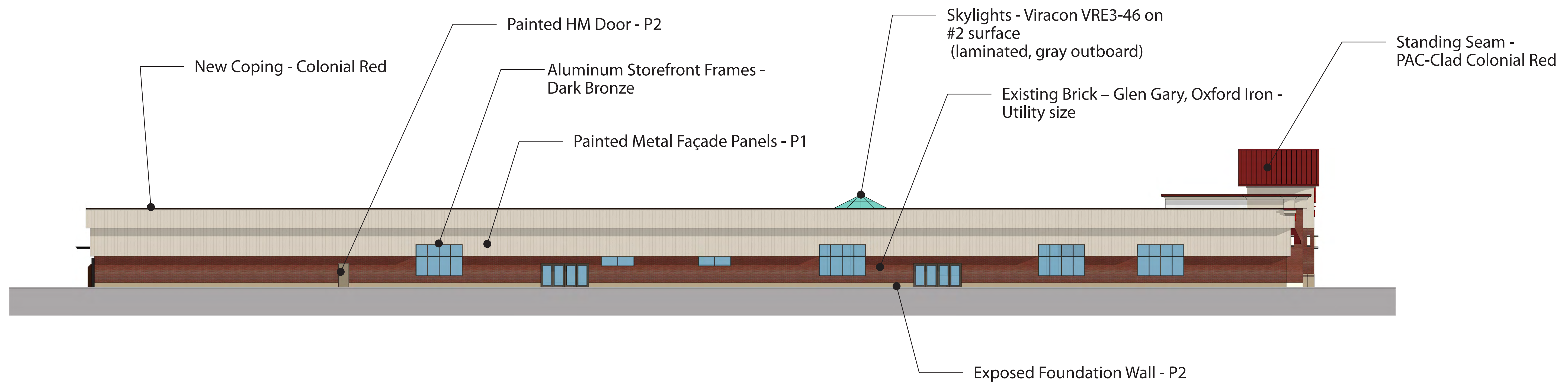
Notes:
 P1 - SW 6105 Divine White
 P2 - SW 6107 Nomadic Desert

Proposed South Elevation
 Scale: 1/16" = 1'-0"



Existing South Elevation



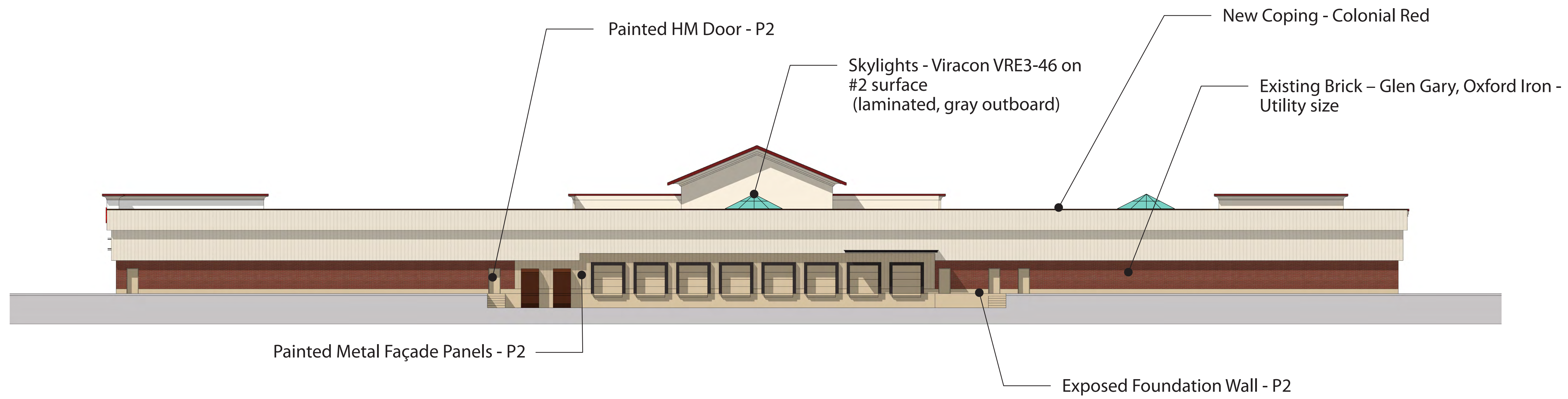


Notes:
 P1 - SW 6105 Divine White
 P2 - SW 6107 Nomadic Desert
 Skylights - Viracon VRE3-46 on #2 surface
 (laminated, gray outboard)

Proposed North Elevation
 Scale: 1/16" = 1'-0"



Existing North Elevation



Notes:
 P1 - SW 6105 Divine White
 P2 - SW 6107 Nomadic Desert
 Skylights - Viracon VRE3-46 on #2 surface
 (laminated, gray outboard)

Proposed East Elevation
 Scale: 1/16" = 1'-0"



Existing East Elevation



Plan Commission Report

ITEM: 4d

DATE: July 8, 2014

PROJECT: Plan Review – Panda Restaurant Group (Panda Express)

ADDRESS: 8041 S. Howell Ave.

TAX KEY NO: 813-9028

STAFF RECOMMENDATION: That Plan Commission approves the site, building, and sign plans submitted by Panda Restaurant Group for the property located at 8041 S. Howell Ave. with the following conditions:

1. That all parking areas comply with required setbacks.
2. That the north access drive is removed.
3. That all pedestrian crossings, walkways, and connections to existing pedestrian infrastructure along Howell Avenue are clearly delineated on the plans.
4. That revised landscaping plans incorporating staff recommendations are submitted for review and approval by the Department of Community Development prior to issuance of permits.
5. That details for the dumpster enclosure are submitted for review and approval by the Department of Community Development prior to issuance of permits.
6. That all mechanical equipment is screened from view.
7. That all required stormwater, erosion control, and grading plans are submitted for review and approval by the Engineering Department prior to the issuance of permits.
8. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
9. That all building and fire codes are met.
10. That the lighting plan is approved by the Electrical Inspector prior to issuance of building permits.

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 – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District;
B-4 (CU), Highway Business
South – B-4 (CU), Highway Business
West – Rs-3, Single Family Residential

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting site, building, and landscaping plan approval for a restaurant building on the property at 8041 S. Howell Ave. Staff has reviewed the plans for compliance with the B-4, Highway Business zoning district as well as the Drexel Town Square Mixed Use Planned Development District (DTSMUPDD) in the event that the property is rezoned. For clarity, only the requirements of the B-4, Highway Business District are included in this staff report.

It appears from the submitted plans that most dimensional requirements are met; however, the north parking lot scales to be too close to the West Town Square Way right-of-way by 1 foot. A minimum of 10 feet is required between the parking lot and the right-of-way. The number of parking stalls depicted on the plans exceeds the minimum required by Chapter 17.

Plan Commissioners may recall from the Conditional Use review that a suggestion was made to remove the proposed north access off of West Town Square Way. The private access road to the west would then be the primary ingress and egress point for the lot. The Applicant has indicated that the north access off of West Town Square Way will be removed and revised plans are forthcoming. The cross-access with the Sonic property on the southeast will remain as depicted, which will require a private agreement between the property owners is reached. Staff has no concerns about this access.

Pedestrian walkways and crossings are missing from the plans, but should be incorporated between building entrances and parking areas, as well as to existing pedestrian infrastructure along Howell Avenue. Landscaping and vegetative screening should also be enhanced along street edges and within the parking areas to meet requirements, and to complement both the existing landscaping along Howell Avenue as well as the approved landscaping on the Meijer fuel center lot across West Town Square Way.

Although vegetative screening is defined around the dumpster, details for the enclosure are forthcoming. The Applicant has indicated that the enclosure will be constructed of stone to match the main building with a metal gate. Mechanicals must also be screened using vegetation or materials compatible with the building, which will be incorporated into forthcoming revised plans.

A sign package depicting the locations and details for the proposed signs is included with your packet. However, Section 17.0706(i) limits the number of wall signs to one per street frontage and one monument sign. As the proposal includes a logo sign on the south façade, which does not have street frontage, a variance is required and will be part of a separate sign appeal to be submitted at a later date. Plan Commissioners will be asked to review the sign package excluding the logo on the south elevation.

The monument sign must show the address (numbers) on both sides, include landscaping along the base, and must be at least 10 feet from property lines and rights-of-way. Additionally, the ground sign for the Drexel Town Square entrance should be shown on the plans to ensure that vision triangle requirements are met. The Applicant has indicated that these revisions will be shown on forthcoming plans.

Two clearance bars are shown on the plans: one at the entrance to the drive-through and a lighted clearance bar over the order box. The illuminated menu board, located just to the east of the order box, will be 4' 8.5" tall by 7' 7.5" wide (approximately 35.9 square feet), and is oriented such that it should not be seen from Howell Avenue.

The last proposed sign is a non-illuminated directional sign near the outdoor seating area. While the plans indicate that "Do Not Enter" will be located on the north side, the south side is proposed to say "Thank You." Traffic directional signs, as defined in Chapter 17, "shall be located solely for the purpose of relieving traffic congestion and promoting the safe flow of traffic within the development." The Code does allow for a maximum of 25% of the sign face of a directional sign to include the corporate logo or name, but the plans do not include such branding. Therefore, it will be up to the Plan Commission to determine whether the "Thank You" on the south side should be eliminated. In discussing these items with the Applicant, Staff recommended, and the Applicant agreed, that the directional sign should be moved closer to the drive-through to prevent confusion for patrons wishing to access the parking stalls on the east. A revised location will be shown on forthcoming plans.

The building itself is proposed to be constructed of a mix of building materials, some of which are unique to the Panda Express brand and add to the 3-dimensional quality of the building. Artificial bamboo poles constructed of painted aluminum are affixed to the east elevation as well as the north; painted aluminum awnings are proposed over the windows and architectural features on the north, east and south elevations;

stone veneer along the bottom 2 feet of the building bumps out into faux planter boxes on the north and east facades; and custom faux-wood accent tiles provide a contrasting backdrop for the signage. While the original submission called for a majority of the building to be constructed with EIFS and Metallic EIFS, which are not acceptable primary building materials, Staff and the Applicant discussed options for modifying the building materials such that the design aesthetic did not change but did meet local requirements. A proposal for incorporating stone block similar to the existing restaurant in Greendale is forthcoming from the Applicant. This stone block will also wrap around the building to give the west and south elevations further dimension and break up the façade. Outdoor seating with an oversized umbrella is provided adjacent to the entrance on the north. This area is landscaped, with seating for approximately 16 patrons, and will be lit with three 3-foot-tall square bollards. Additional design elements may also be included to enhance the west and south facades.

Comments were submitted by Staff with regard to stormwater and utilities. Stormwater infrastructure is required in the northwest portion of the parking lot, and the proposed river rock in the landscaping beds cannot be included in the pervious surface calculations. These issues should be resolved prior to issuance of building permits and is recommended as a condition of approval above. Staff also recommends that the Applicant works closely with the Water & Sewer Utility to address their concerns regarding infrastructure and meters.

Staff has discussed the items above with both the Applicant and the Applicant's architect, and will continue to work with them to ensure that all plans are in compliance with local requirements.

Prepared by:



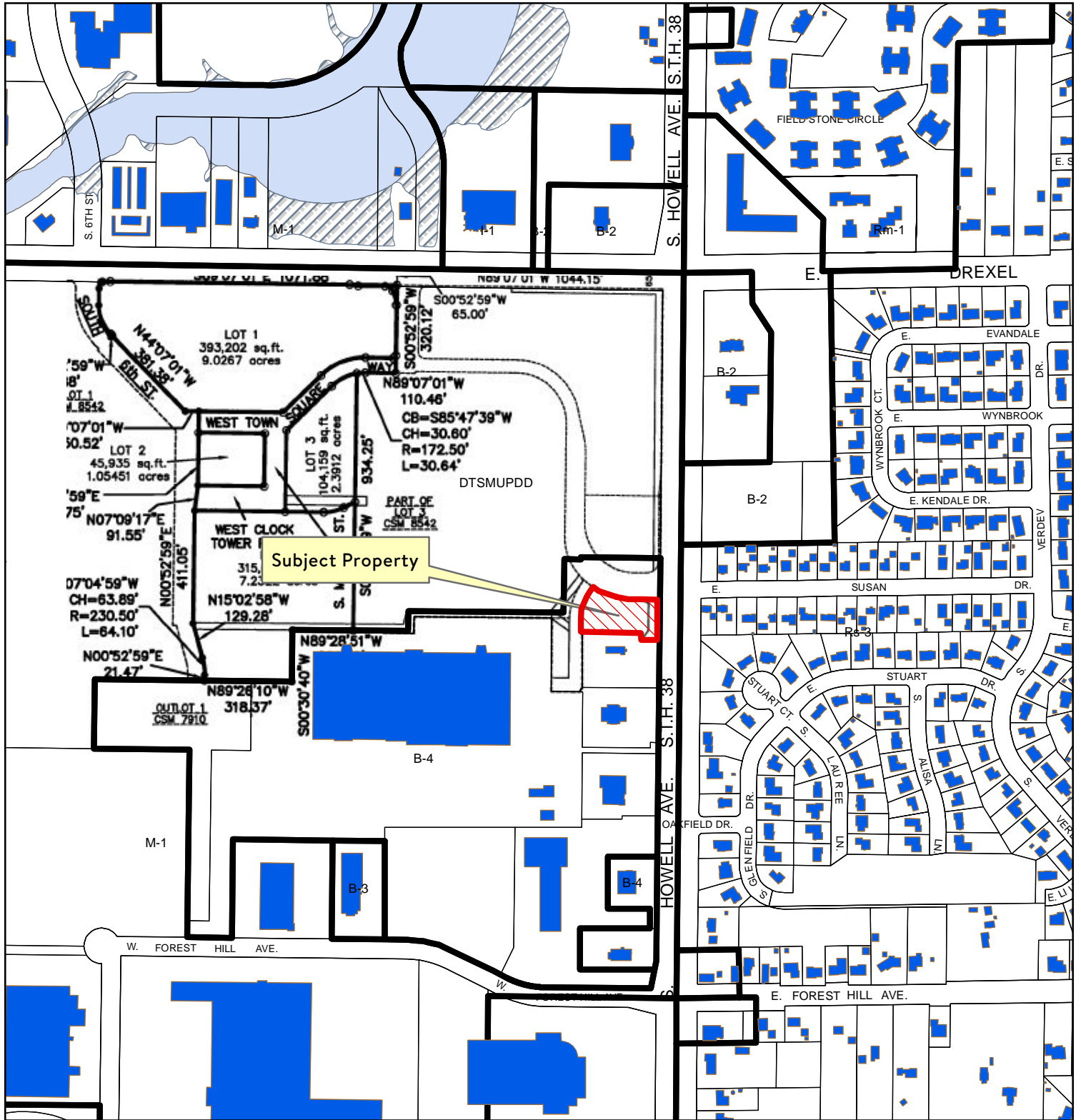
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:



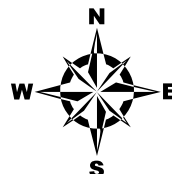
Douglas Seymour, AICP
Director of Community Development

Location Map 8041 S. Howell Ave.



OAKCREEK
— WISCONSIN —

Department of Community Development



Legend	
	8041 S. Howell Ave.
	Floodfringe
	Floodway

This map is not a survey of the actual boundary of any property this map depicts.



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	SITE PLAN REVIEW	06.09.14
3RD		
4TH		
5TH		
6TH		

DRAWN BY: SCB

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
8041 S. HOWELL AVE
OAK CREEK, WI

Dimension Plan

C2.01

SITE PLAN 06.09.14

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

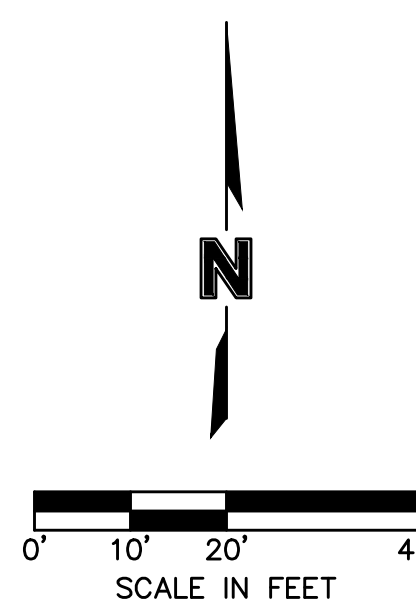
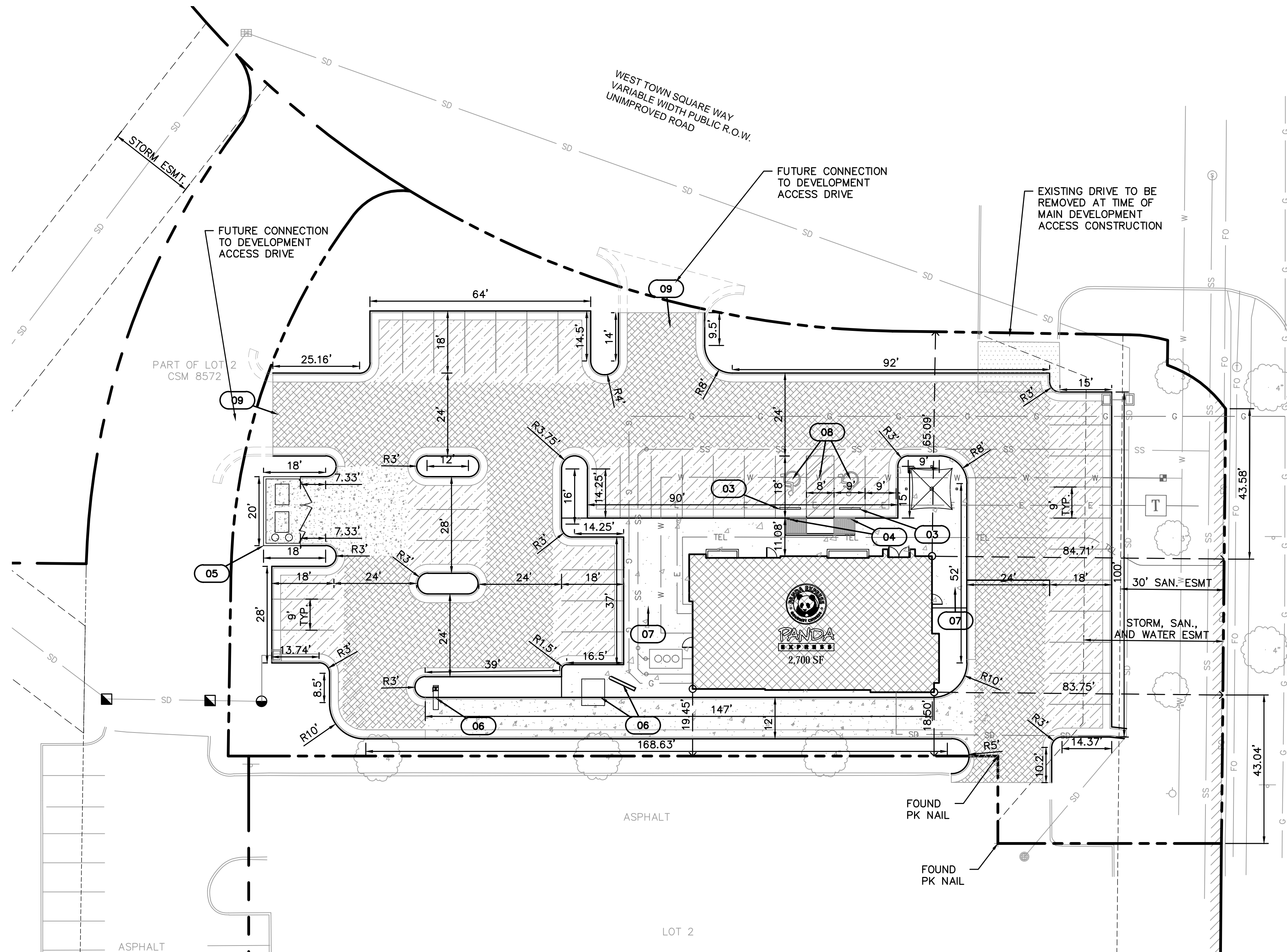
- INSTALL 5" CONCRETE SIDEWALK
- INSTALL CONCRETE PAVEMENT
(SEE CONCRETE PAVEMENT SECTION ON SHEET C6.01)
- INSTALL HEAVY DUTY ASPHALT PAVEMENT
- INSTALL LIGHT DUTY ASPHALT PAVEMENT
- TEMPORARY ACCESS (TO REMAIN)

KEYNOTE LEGEND

- 01 INSTALL E-1 CURB AND GUTTER
(SEE DETAIL ON SHEET C6.01)
- 02 INSTALL TYPE E-2 CURB AND GUTTER
(SEE DETAIL ON SHEET C6.02)
- 03 INSTALL WHEEL STOP-TYP. (REF. ARCHITECTURAL)
- 04 INSTALL VAN ACCESSIBLE PARKING SIGNS
(REF. ARCHITECTURAL PLANS)
- 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
(REF. ARCHITECTURAL PLANS)
- 09 INSTALL DEAD END SIGNAGE TEMPORARY CURB OR MAKE ROAD
CONNECTION PER CITY OF OAK CREEK REQUIREMENTS. COORDINATE
WITH OWNER AND CITY STAFF.

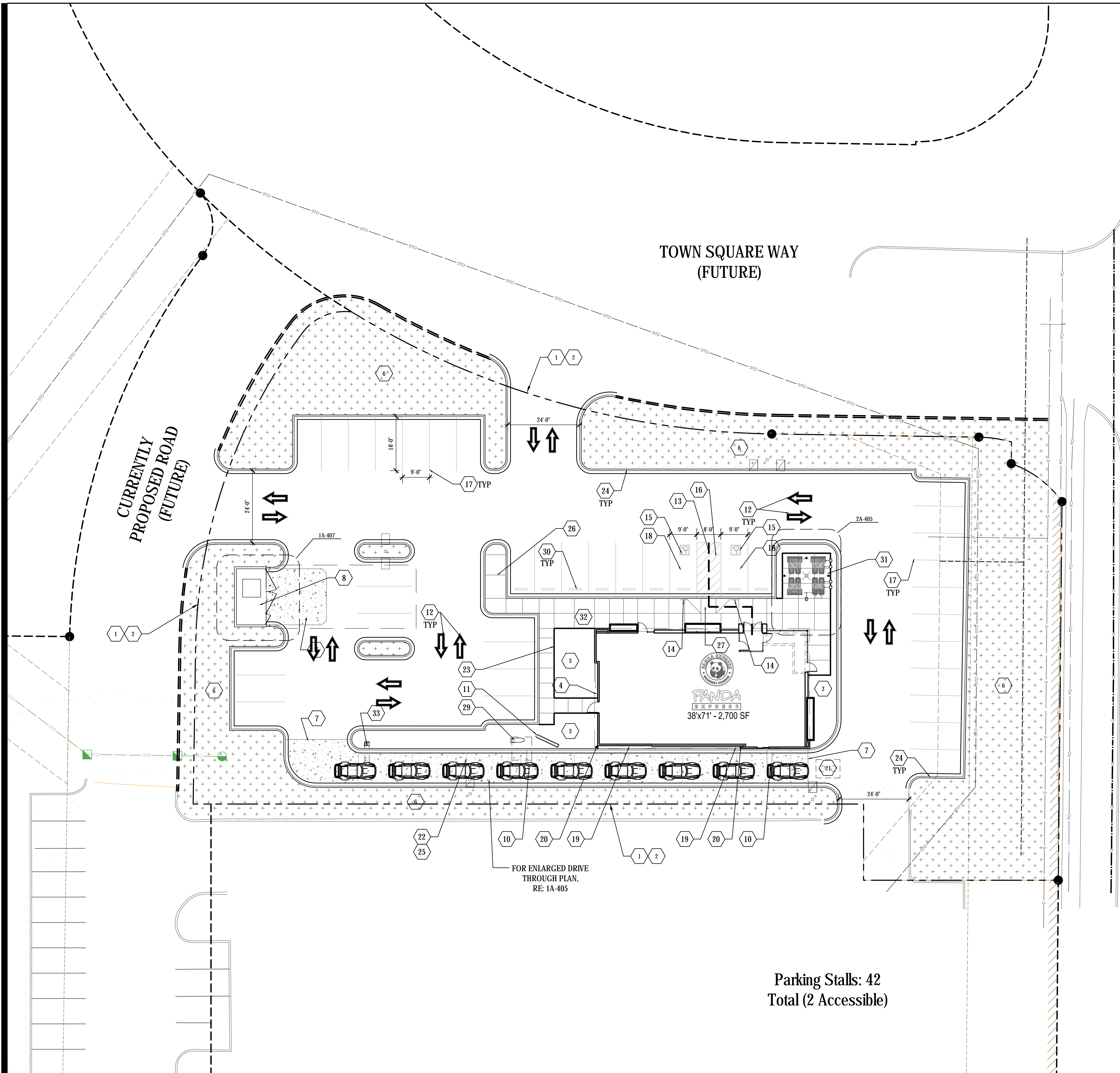
SITE DATA

SITE SIZE	0.9033 AC.
BUILDING SIZE	2,700 SF.
REQUIRED NUMBER OF PARKING SPACES	36
PROVIDED NUMBER OF PARKING SPACES	REGULAR STALLS: 35 ACCESSIBLE STALLS: 2
HANDICAP SIGN FEE	\$350.00
ZONING	C-2
LOT AREA	0.9033 AC.
F.A.R.	0.0700



811
Know what's below.
Call before you dig.

OLSSON 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



Parking Stalls: 42
Total (2 Accessible)

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

KEY NOTES A
Scale= NTS 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 PATIO AND COVERED 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	SITE PLAN REVIEW	06.09.14
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
8041 S. HOWELL AVE
OAK CREEK, WI

A-100

SITE PLAN
ARCHITECTURAL

SITE PLAN REVIEW 06.09.14

EXTERIOR FINISH SCHEDULE

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

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(EIFS-1)	STO	STOTHERM ESSENCE SYSTEM	93330 CHAMPAGNE	FINE	BUILDING BODY
(EIFS-2)	STO	STOTHERM ESSENCE SYSTEM	11404 BRUSHED PEWTER	FINE	BUILDING BODY
(EIFS-3)	NOT USED	-	-	-	-
(EIFS-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. AWNING/SICANOPY
(P115)	SHERWIN-WILLIAMS	SW 6433	INVERNESS	A100 SATIN, LATEX	BAMBOO POLES
(ST-1S)	ADVANCED CAST STONE	-	-	DRY TAMP	PLANTER STONE CAP
(ST-1)	CMC - DOUG SALATINO	518-713-5371 EXT 7263	MINERAL STACK STONE	-	PLANTERS - DRY STACK / TIGHT JOINT
(ECT-1)	CMC - DOUG SALATINO	518-713-5371 EXT 7263	PORTO PLANK *	6 X 48	BUILDING ACCENT TILE *
(ACM-1)	ALPOLIC	4MM4 HLZ	DM HLZ	SILVER HAIRLINE ALUMINUM	ALUMINUM COMPOSITE MATERIAL
(ACM-2)	ALPOLIC	4MM4 JXR 3.5	JXR RED	-	INSTALLATION: RAINSCREEN SYSTEM

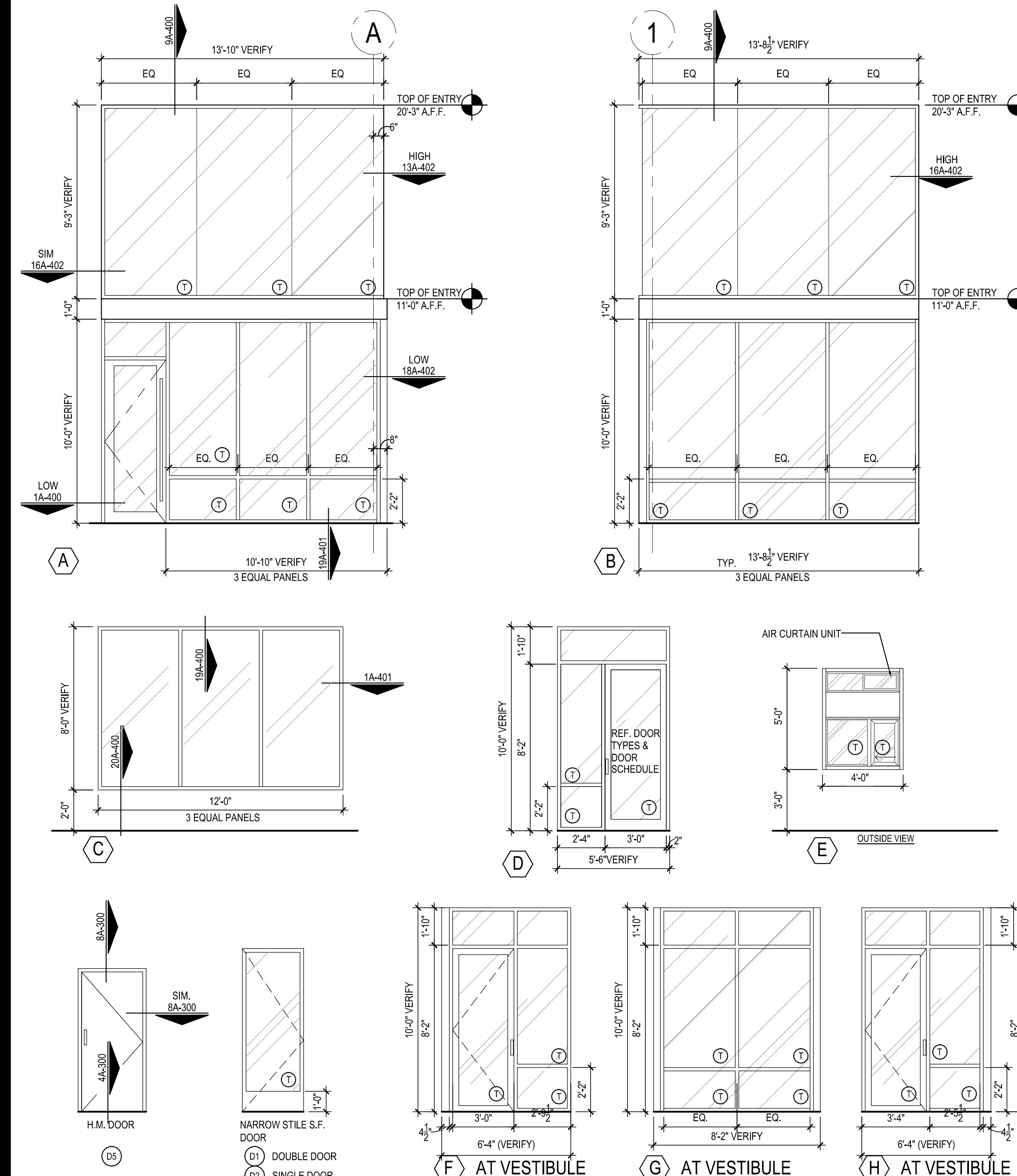
* NOTE: INSTALL ECT-1 WITH GROUT - MFG. MODEL # PBG9525 BY CUSTOM BUILDING PRODUCTS. COLOR SABLE BROWN. GROUT JOINT SIZE: 1/8". GC TO VERIFY SUITABILITY OF GROUT WITH CERAMIC TILE APPLICATION AND NOTIFY PANDA PM OF ANY ISSUES.

WINDOW SCHEDULE

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

SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS
(A)	SEE ELEVATION (VERIFY)	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.
(B)	SEE ELEVATION (VERIFY)	SEE ELEVATION (VERIFY)	TEMPERED GLASS	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.
(C)	12'-1"	7'-10"	1" INSULATED GLASS	ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN CLEAR ANODIZED ALUMINUM FRAME
(D)	4'-10"	10'-0"	1" INSULATED GLASS	ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN CLEAR ANODIZED ALUMINUM FRAME
(E)	47.5"	59.5"	TEMPERED GLASS	CLEAR ANOD. ALUM.	QUICK-SERVY, ROUGH OPENING 48" X 60" SEE ADDITIONAL NOTE # 5. CONTACT: STEVE BERT, 800-388-8307
(F)	6'-3.125"	10'-0"	SINGLE	ALUMINUM	SINGLE PANE VESTIBULE GLAZING

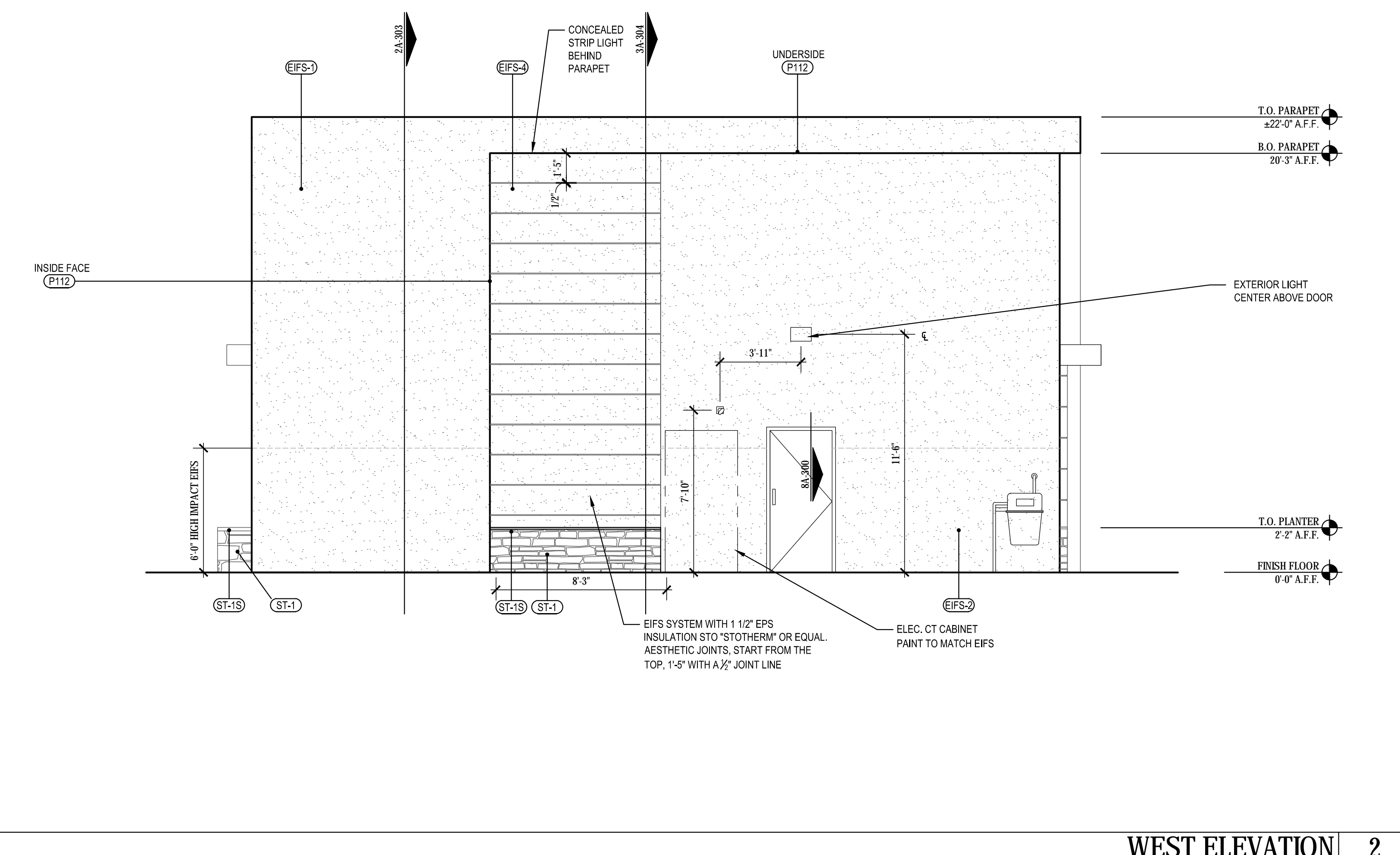
- NOTES
- INSULATING GLASS PPG SOLARBAN 60 LOW E- WINTER U=0.25 SHGC: 0.39 VIS TRANS: 83% UV ENERGY: 46%
 - DOORS: FULL GLAZED DOORS W/10" KICK BASE, BRUSHED SATIN FINISH W/PVOT HINGES AND CLOSER.
 - WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION.
 - GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED.
 - MANUFACTURER: QUICK-SERVY, 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



WINDOW AND DOOR ELEVATIONS

3

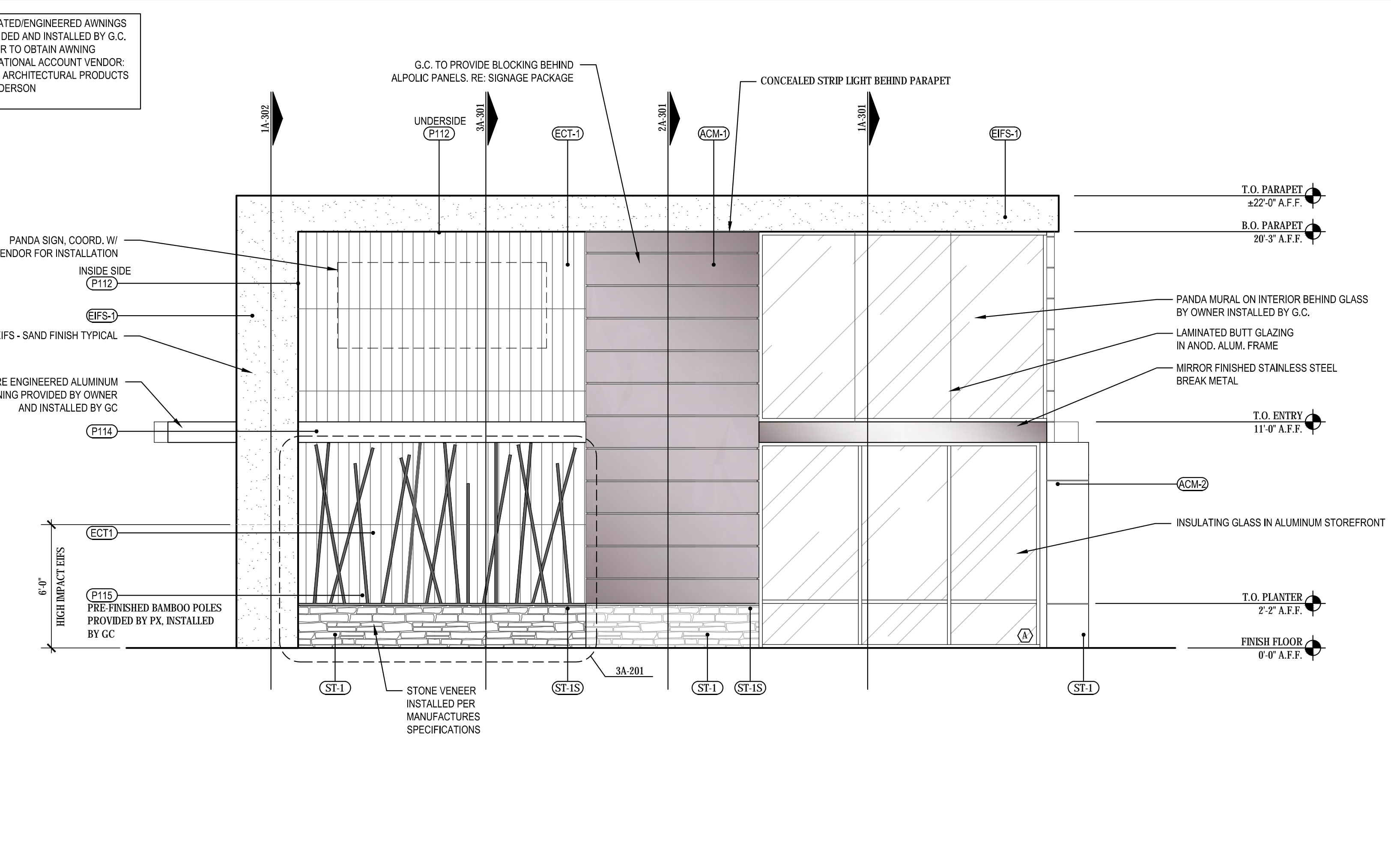
Scale= NTS **A-200**



WEST ELEVATION

2

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



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

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REVISIONS:

NO.	DESCRIPTION	DATE
1ST	CUP AND PLANNING	04.08.14
2ND	SITE PLAN REVIEW	06.09.14
3RD		
4TH		
5TH		
6TH		

ISSUE DATE:

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6TH		

DRAWN BY: JRS

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

ARCHITECT:



STAMP:

PANDA EXPRESS

DREXEL TOWN SQUARE
S HOWELL AND TOWN SQUARE WAY
8041 S. HOWELL AVE
OAK CREEK, WI

A-200

EXTERIOR ELEVATIONS

SITE PLAN REVIEW 06.09.14



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 ARCH PROJECT #: 14044.004

ARCHITECT:

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

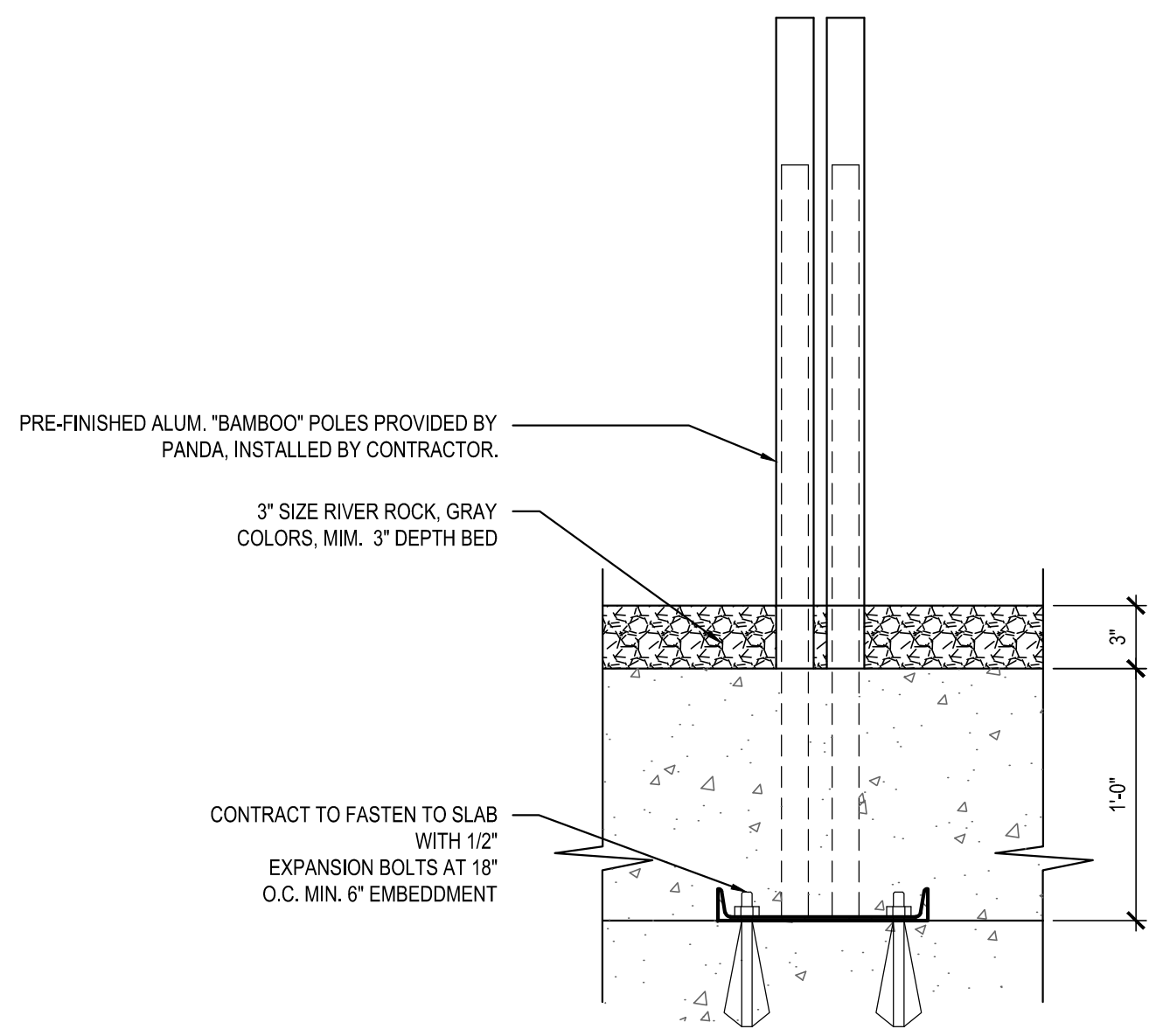
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 S HOWELL AND TOWN SQUARE WAY
 8041 S. HOWELL AVE
 OAK CREEK, WI

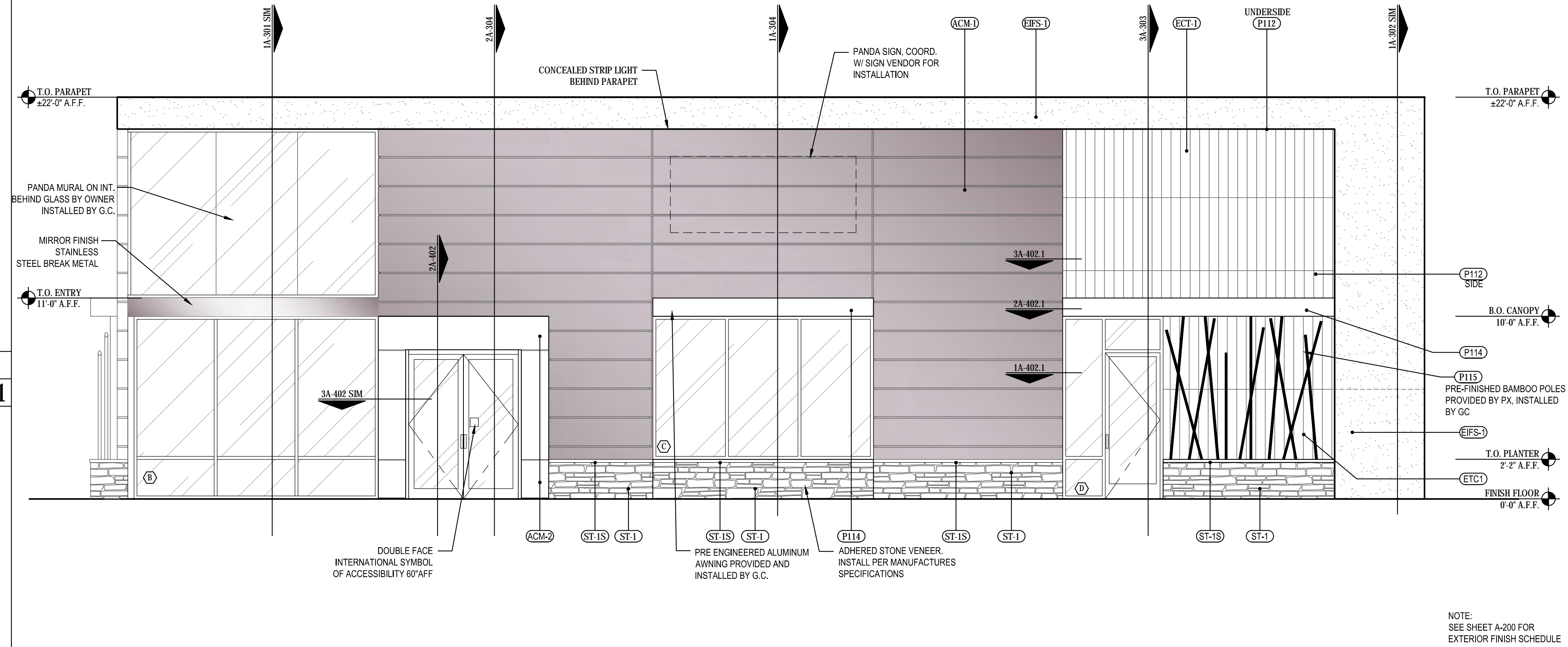
A-201

EXTERIOR ELEVATIONS

SITE PLAN REVIEW 06.09.14

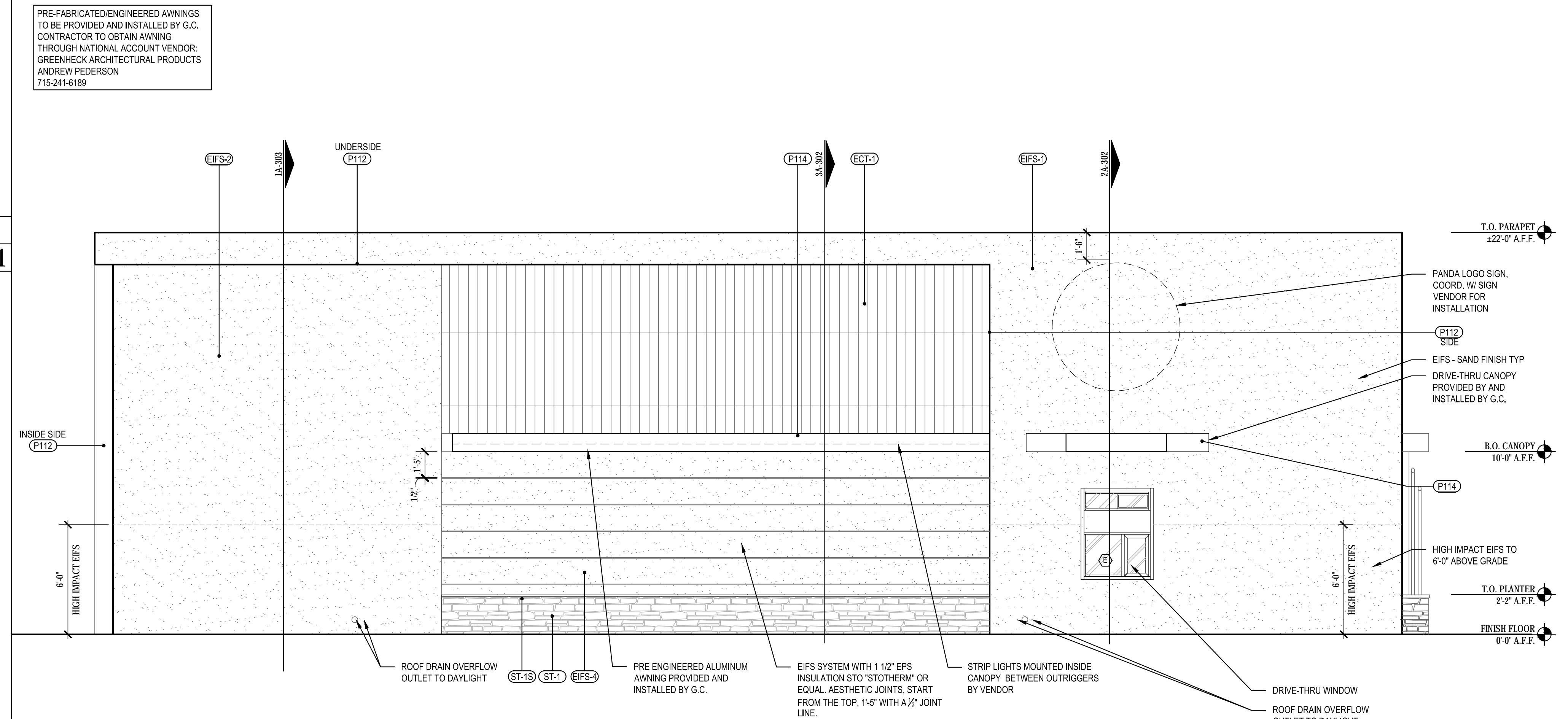


DETAIL @ BAMBOO STEEL CHANNEL 5
 Scale = 1 1/2" = 1'-0" A-201



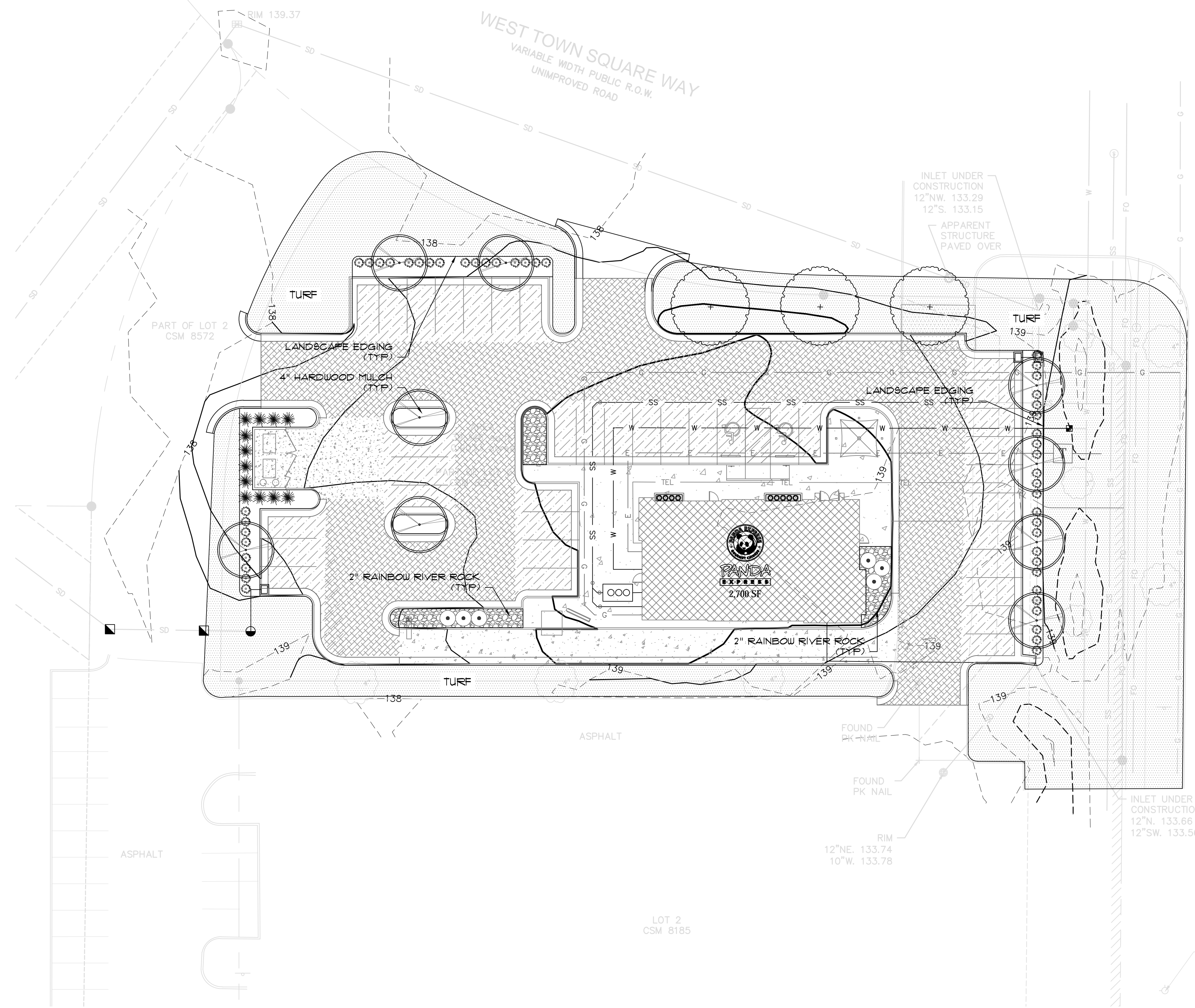
NORTH ELEVATION 2
 Scale = 1/4" = 1'-0" A-201

NOT USED 4
 Scale = NTS A-201



SOUTH ELEVATION 1
 Scale = 1/4" = 1'-0" A-201

NOT USED 3
 Scale = NTS A-201



PLANT LIST				
QTY.	Symbol	Common/Scientific Name	Size	Notes
SHADE TREES				
		Green Vase Zelkova <i>Zelkova serrata</i> 'Green Vase'	2" Caliper	
ORNAMENTAL TREES				
		Eastern Redbud <i>Cercis canadensis</i>	2" Caliper	
SHRUBS				
		Knock Out Rose <i>Rosa 'Radrazz'</i>	3 Gallon	24" Minimum Ht.
		Sea Green Juniper <i>Juniperus x pfitzeriana</i> 'Sea Green'	3 Gallon	24" Minimum Ht.
		Malonyana Arborvitae <i>Thuja occidentalis</i> 'Malonyana'	3 Gallon	24" Minimum Ht.
		China Boy Holly <i>Ilex x meserveae</i>	3 Gallon	24" Minimum Ht.
GROUND COVER				
		Japanese Pachysandra <i>Pachysandra terminalis</i>	1 Gallon	• 24" O.C.
		Turf	Sod	
		2" Rainbow River Rock		

- SODDING NOTES**
- ALL DISTURBED AREAS SHALL BE SODDED WITH TURF-TYPE TALL FESCUE SOD WITH A MINIMUM OF 3 CULTIVARS.
 - ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
 - THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
 - SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
 - HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
 - MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF ONE POUND OF NITROGEN PER 1000 SF.
 - SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
 - FERTILIZER SHALL BE 20-10-5 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF WISCONSIN DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
 - ALL SOD ON SLOPES GREATER THAN 5:1 AND WITHIN DETENTION AREAS SHALL BE STAKED.
 - SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOD.
 - CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 90 DAYS AFTER THE DATE OF FINAL ACCEPTANCE. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.



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1683 Walnut Grove Ave.
Rosemead, California
91770

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ARCH PROJECT #: 14044.004

ARCHITECT:

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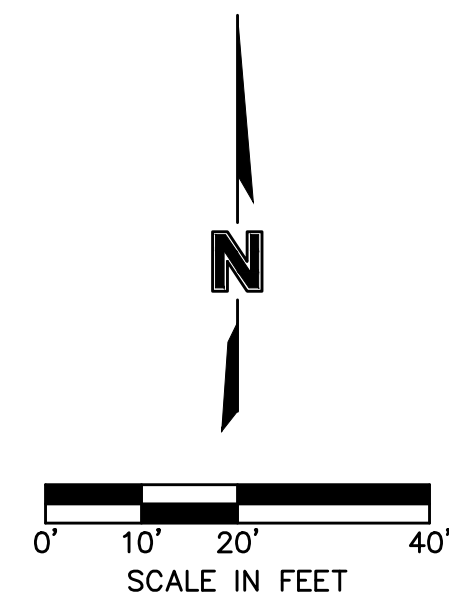
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Landscape Plan

L1.01

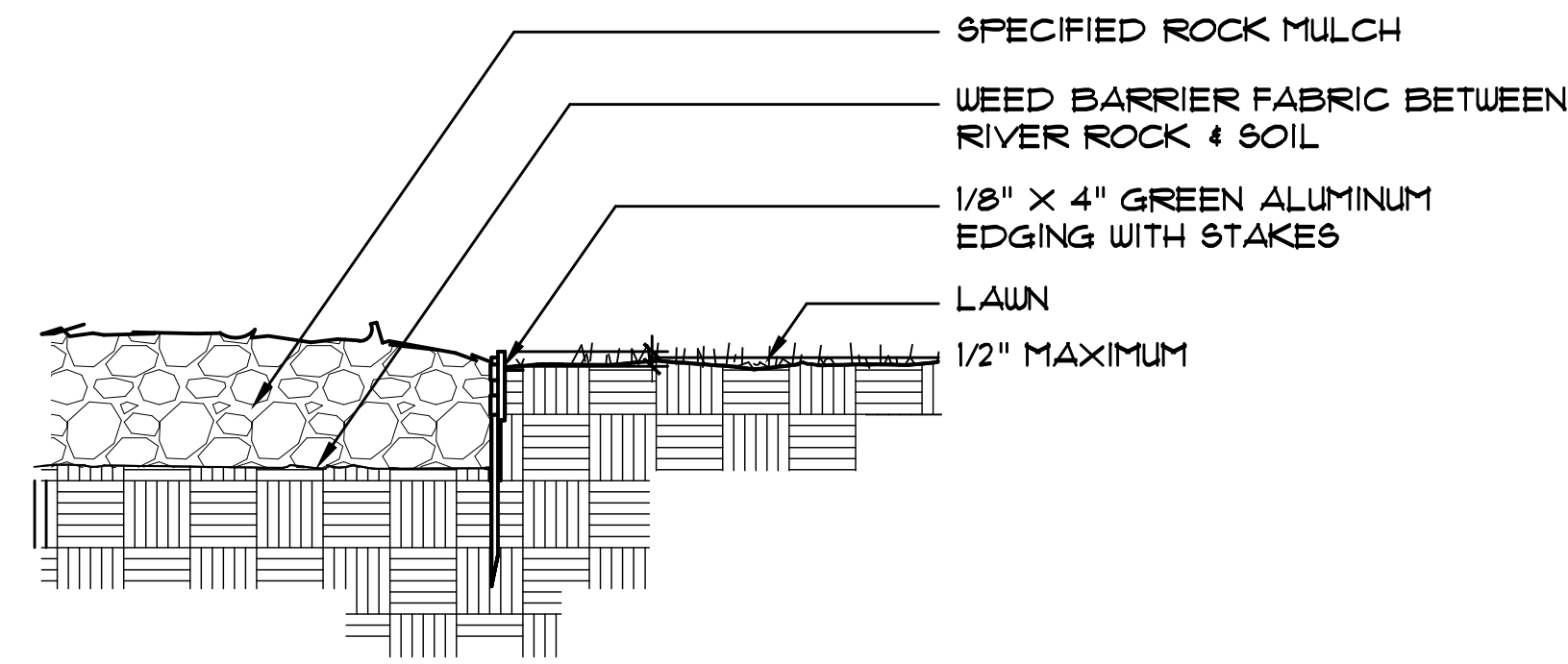
SITE PLAN 06.09.14



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

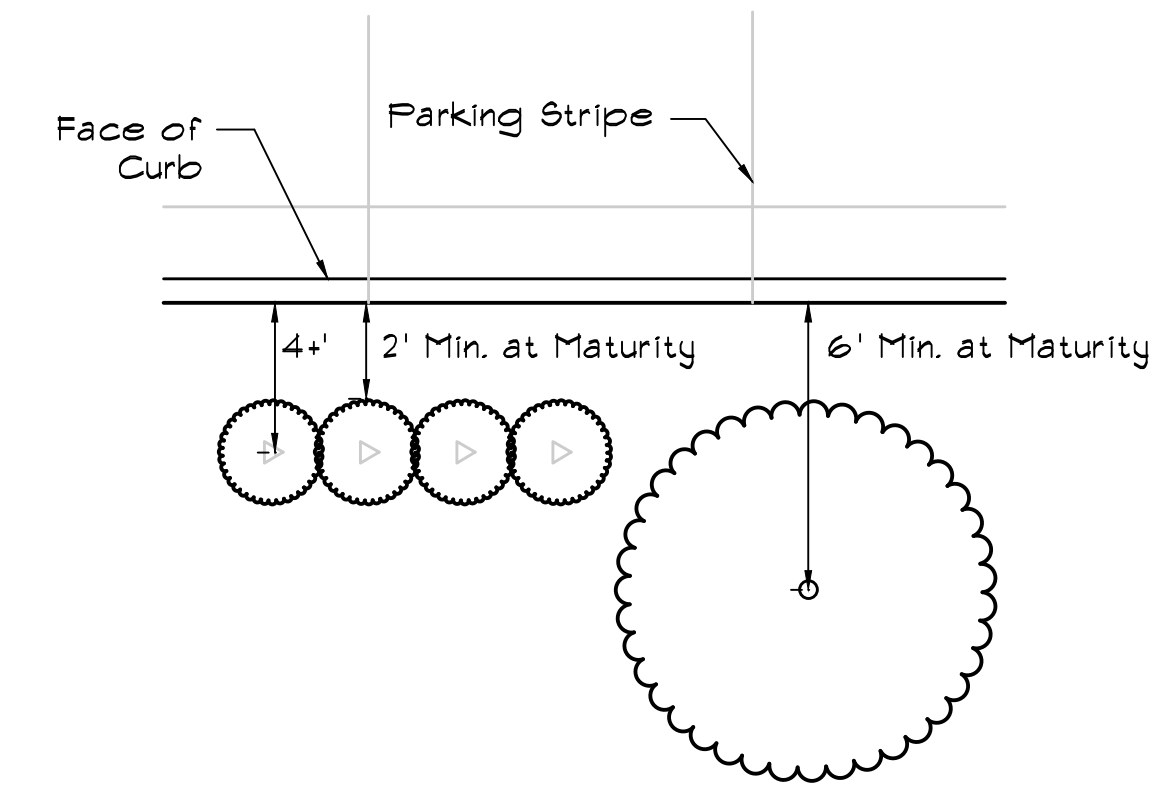
PLANTING NOTES

- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF OAK CREEK, WISCONSIN AND THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY STOCK ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL TREES SHALL BE CALIPERED AND ANY UNDERSIZED TREES SHALL BE REJECTED. SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 12" ABOVE THE GRADE.
- PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS SHALL BE COMMENCED DURING EITHER THE SPRING (MARCH 15-JUNE 15) OR FALL (SEPTEMBER 1 - OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- BACKFILL ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL. THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
- ALL LANDSCAPE PLANTING AREAS, EXCLUDING TURF AREAS SHALL BE MULCHED WITH A MINIMUM OF 3-4" SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON PLANS. AREAS DESIGNATED ON THE PLAN AS RIVER ROCK SHALL RECEIVE 2" DIAMETER CLEAN RIVER ROCK TO A DEPTH OF 4". THE CONTRACTOR SHALL SUBMIT RIVER ROCK SAMPLES FOR APPROVAL.
- ALL RIVER ROCK SHALL BE PLACED ON WEED BARRIER FABRIC. THE CONTRACTOR SHALL SUBMIT WEED BARRIER FOR APPROVAL.
- STEEL LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS AS NOTED ON LANDSCAPE PLANS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A HIGH-EFFICIENCY, AUTOMATIC IRRIGATION SYSTEM ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD TO MEET ALL CITY REQUIREMENTS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
- THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).



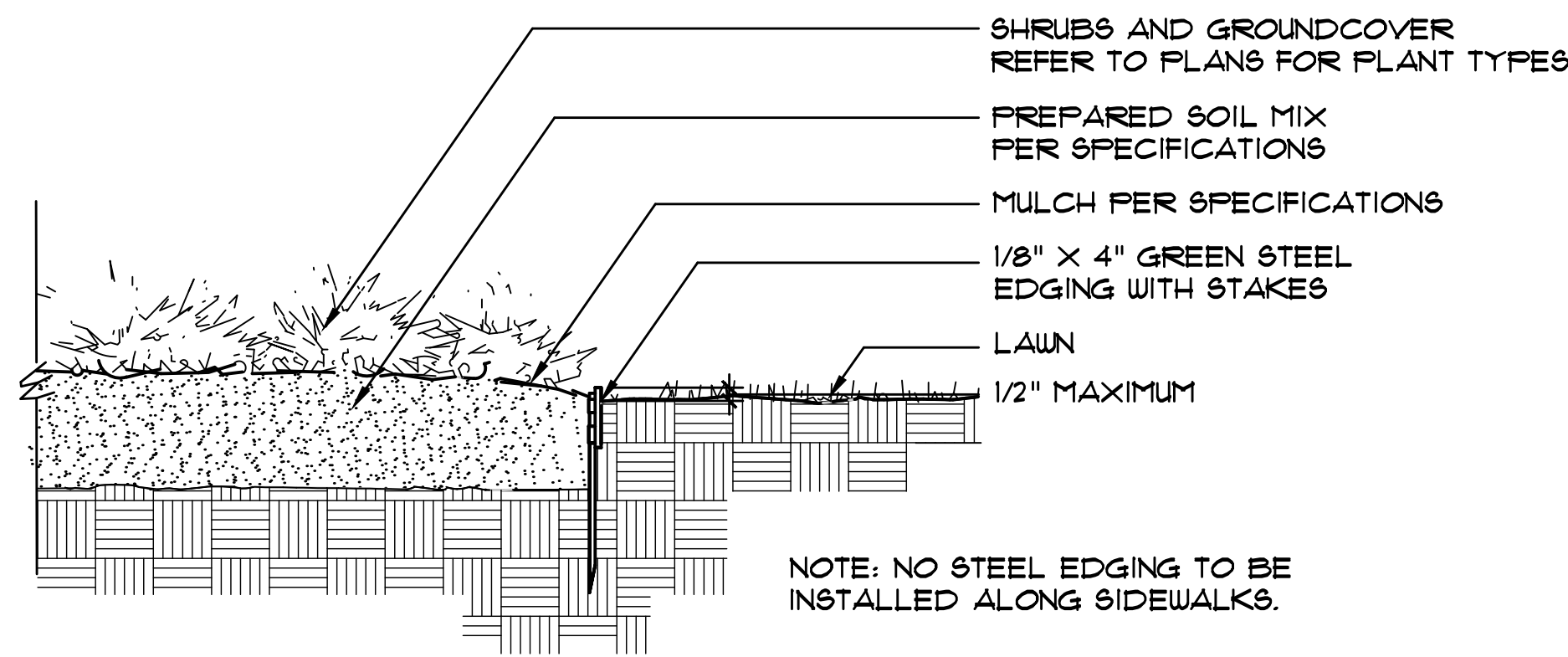
6 River Rock Detail

not to scale



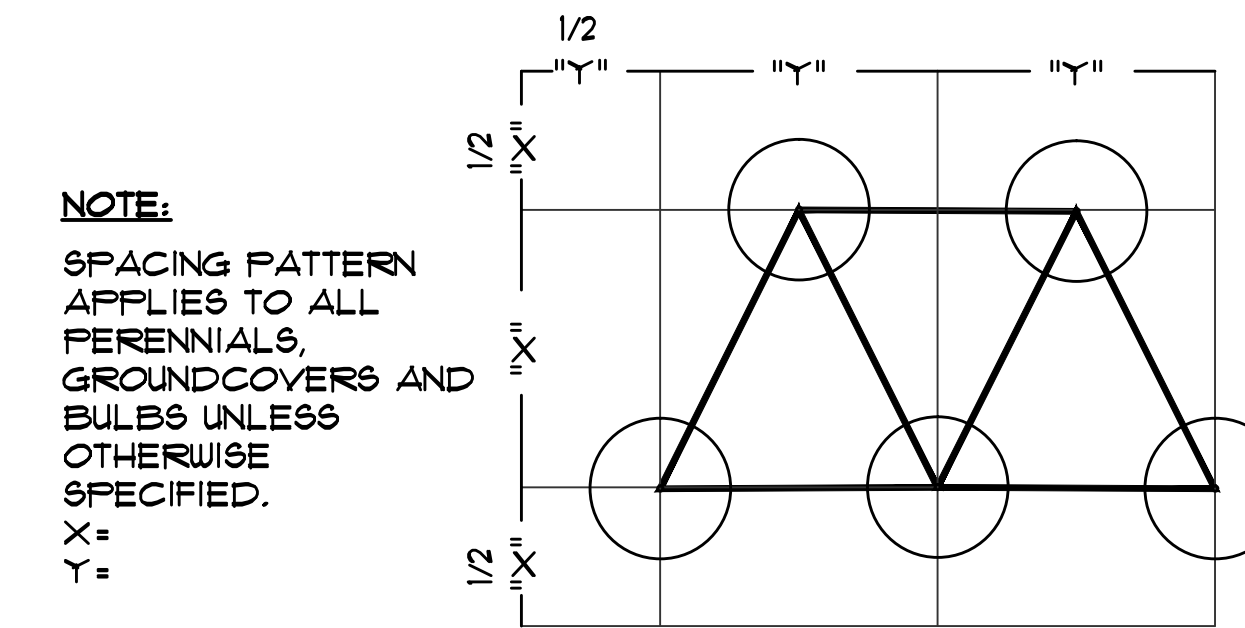
5 Typical Curb Overhang Spacing

not to scale



4 Steel Edging Detail

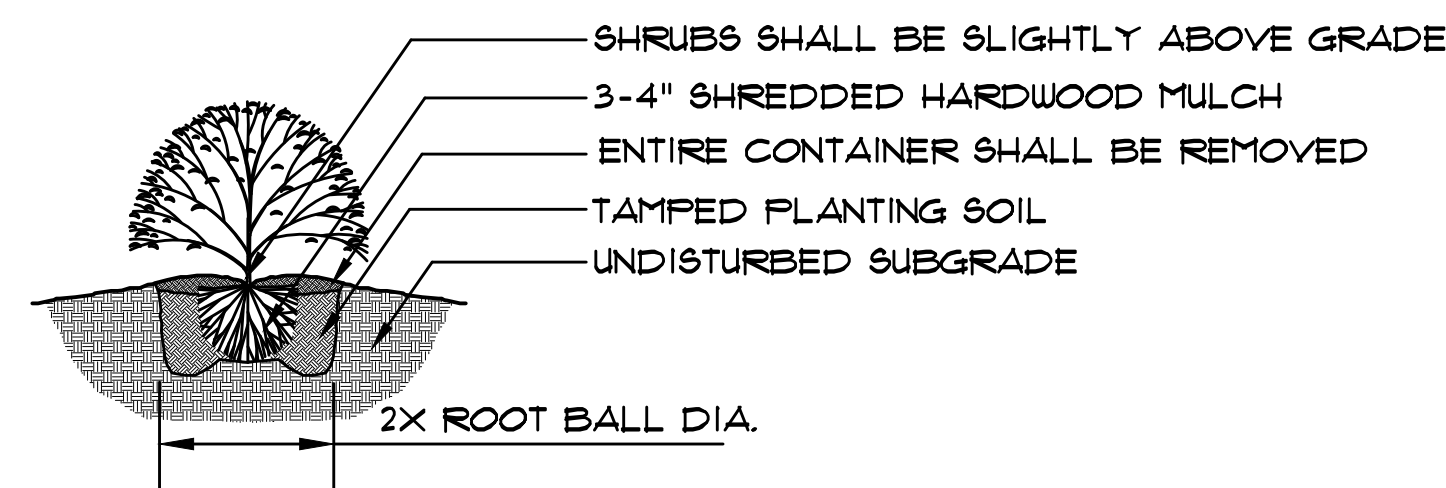
not to scale



NOTE:
SPACING PATTERN APPLIES TO ALL PERENNIALS, GROUNDCOVERS AND BULBS UNLESS OTHERWISE SPECIFIED.
X =
Y =

3 Groundcover Layout Detail

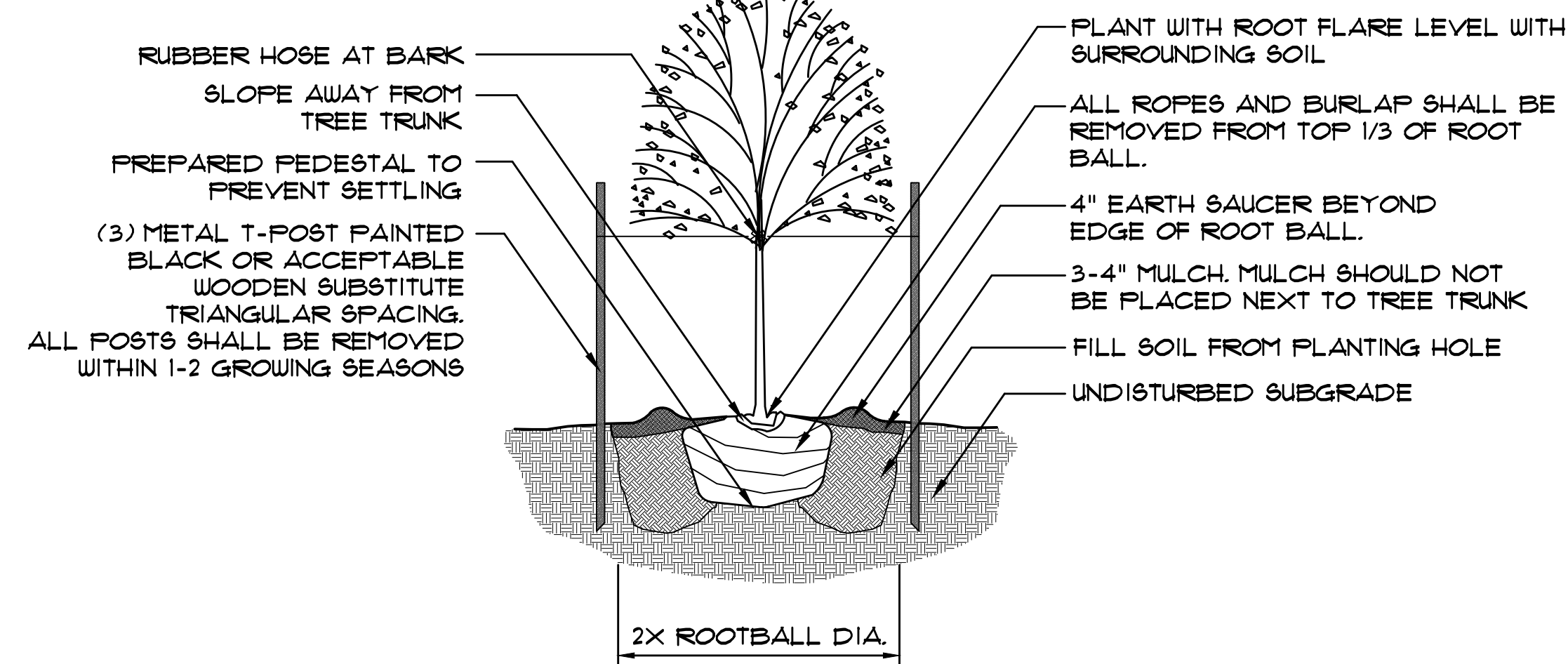
not to scale



- NOTES:**
- MINIMUM ROOT SPREAD TO BE IN ACCORDANCE WITH ANLA STANDARDS
 - PRUNE DAMAGED LIMBS OR ROOTS AFTER INSTALLATION
 - MAKE SURE ROOTS DO NOT DRY OUT DURING INSTALLATION
 - SOAK GENEROUSLY TO COMPACT AND SETTLE

2 Shrub Planting Detail

not to scale



- NOTES:**
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING
 - IN AREAS OF TURF, SURROUND BED WITH 6' DIAMETER OF MULCH

1 Deciduous Tree Planting Detail

not to scale



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91770

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ARCHITECT:



STAMP:

PANDA EXPRESS

DREXEL TOWN SQUARE
S HOWELL AND TOWN SQUARE WAY
8041 S. HOWELL AVE
OAK CREEK, WI

Landscape Details



Know what's below.
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L1.02





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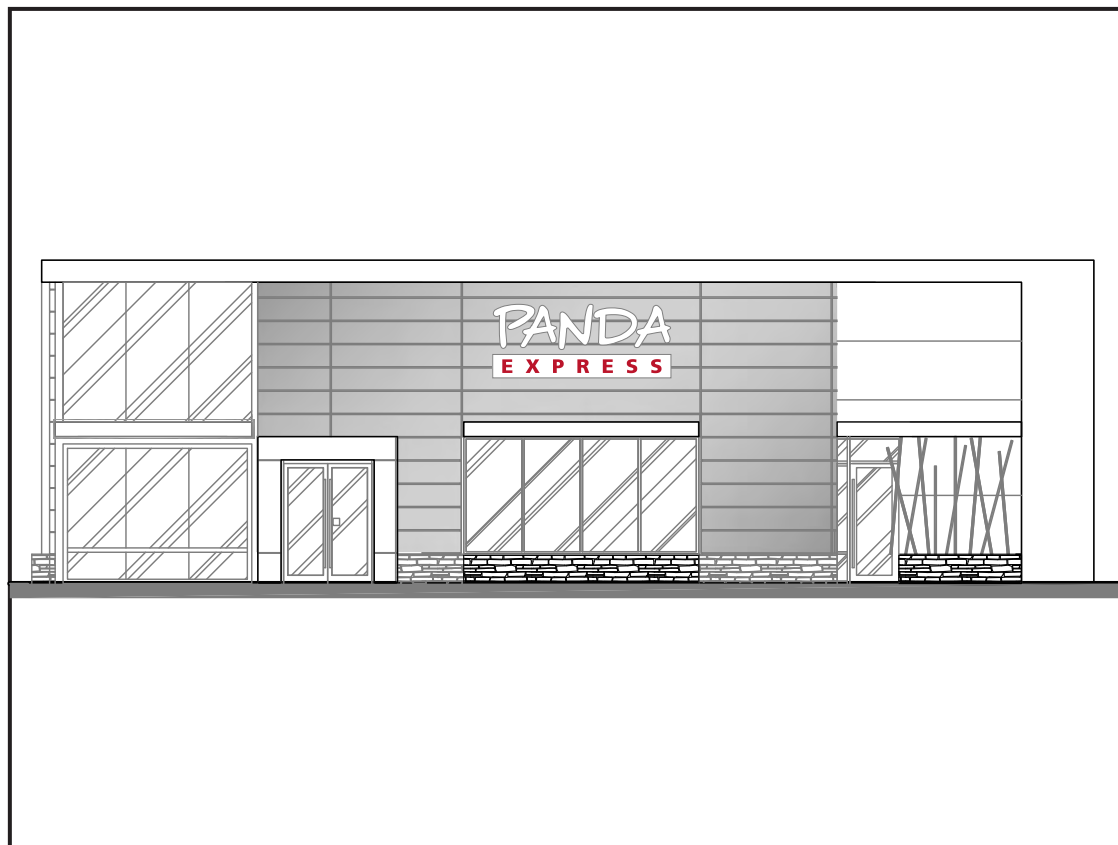




Proposed Sign Package

Drexel Ave & Howell Ave
Oak Creek, WI

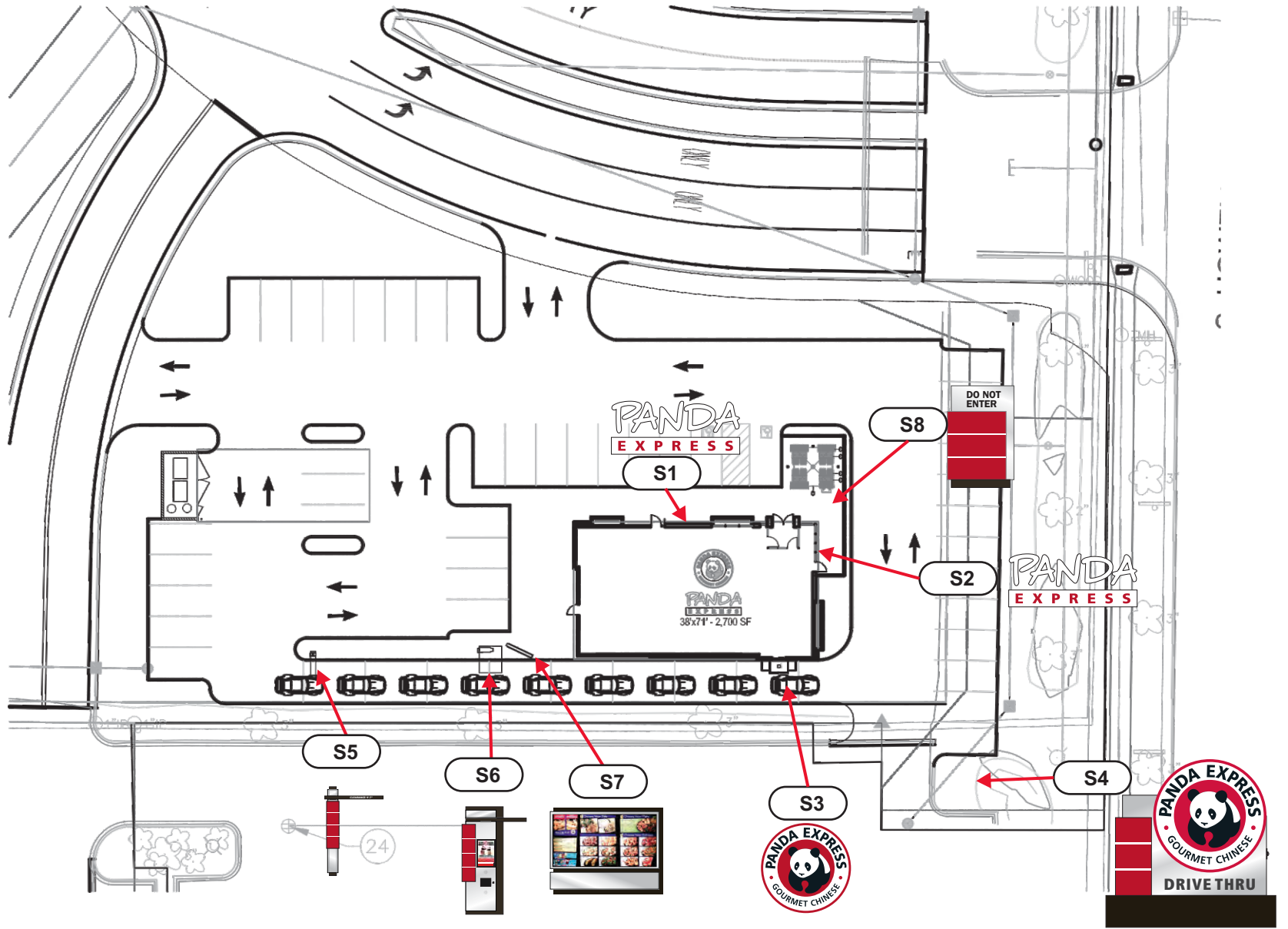
January 23, 2014
March 6, 2014



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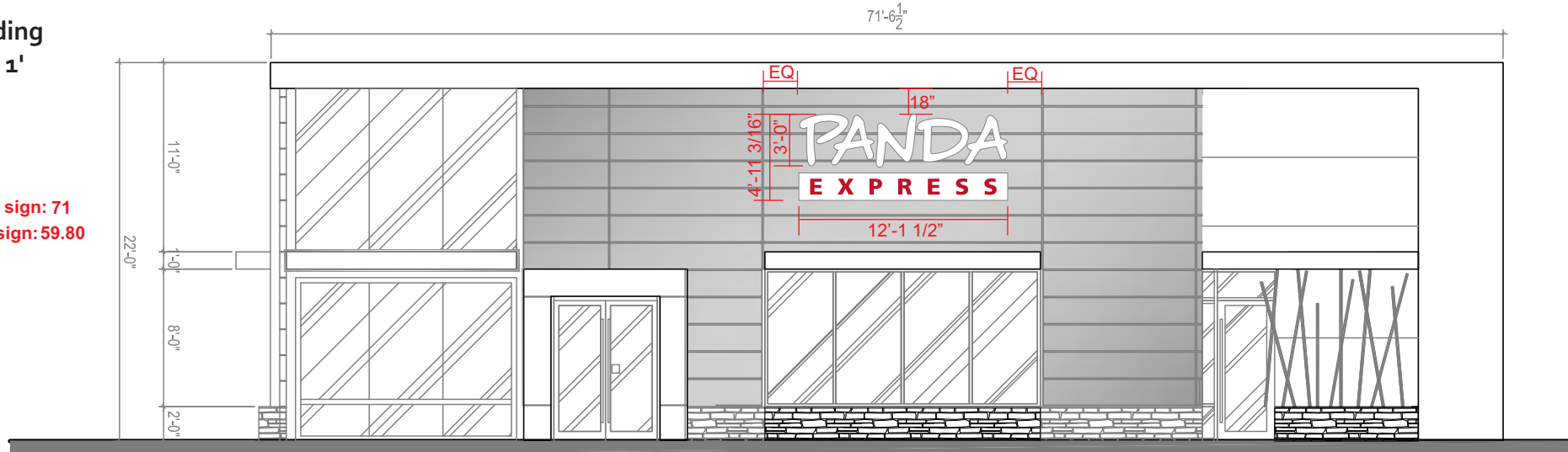
Site Plan



Elevations 1 

Medium Building
Scale: 3/32" = 1'

Allowable size of sign: 71
Proposed size of sign: 59.80



Allowable size of sign: 38.00
Proposed size of sign: 26.61



Elevations 2 

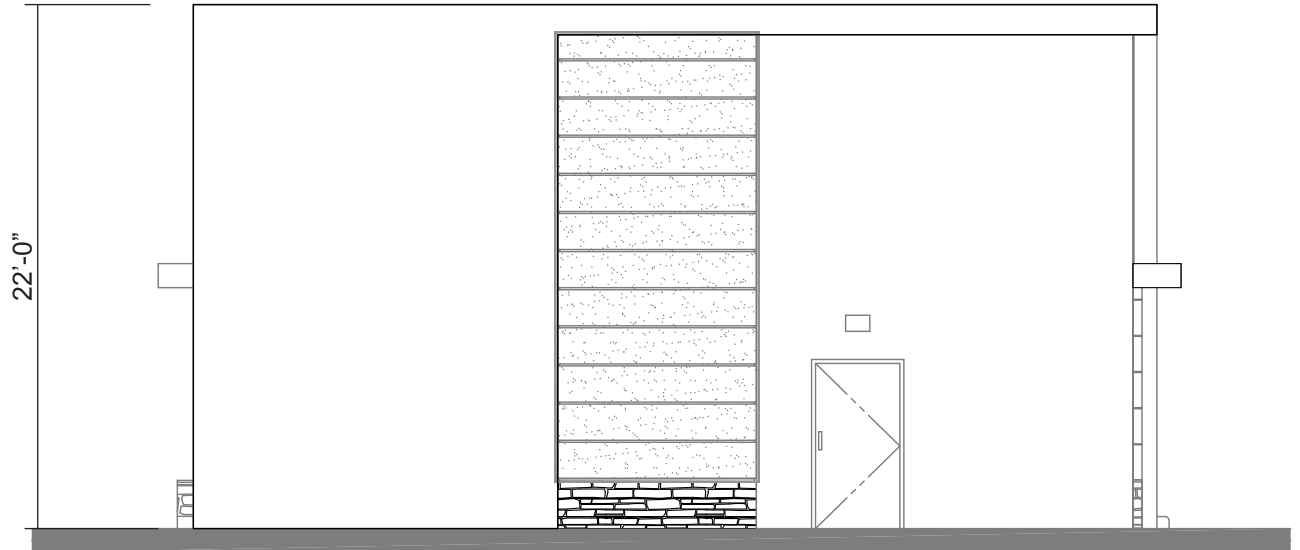
Medium Building
Scale: 3/32" = 1'

Allowable size of sign: 35.5
Proposed size of sign: 36.0



Area allowed per code: x

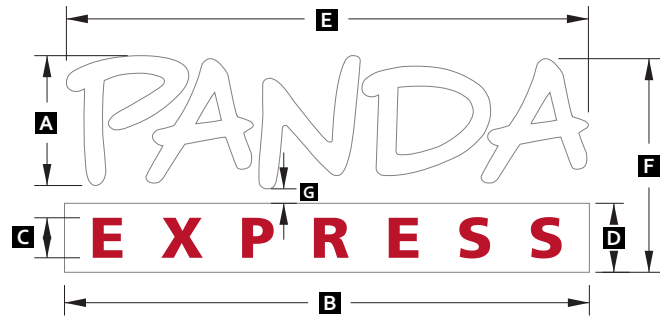
Allowable size of sign: x
Proposed size of sign: 0



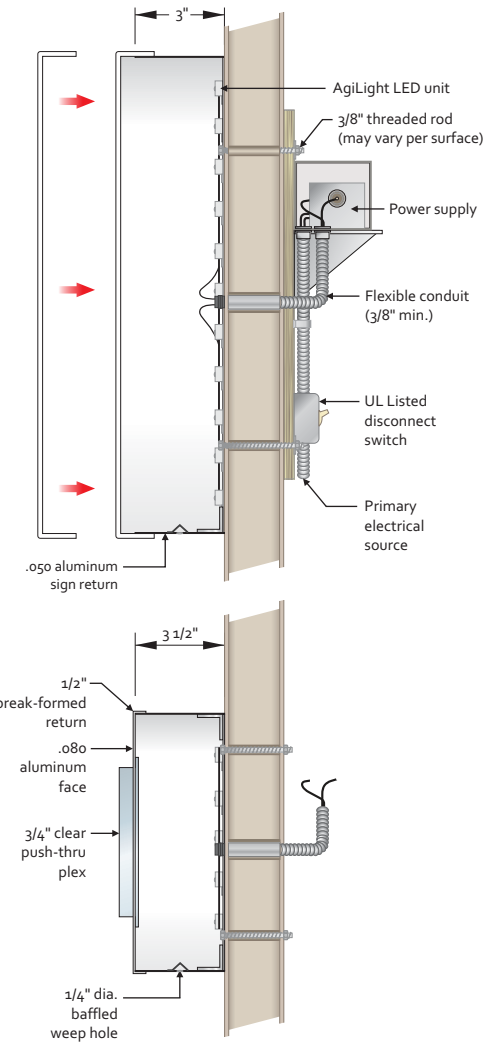
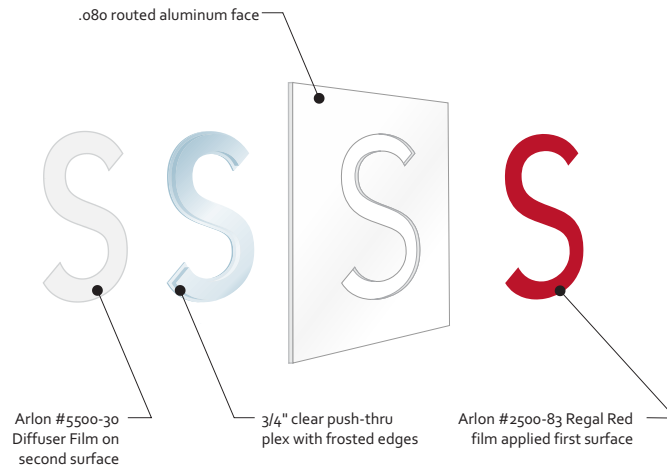
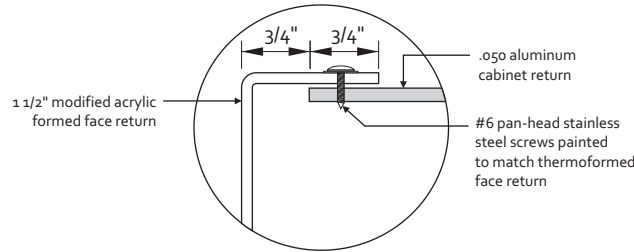
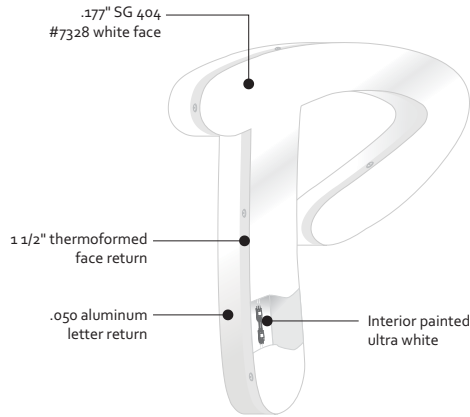
S1

White Face-Lit Letterset and Secondary Cabinet - (Qty. 1)

Install new illuminated letterset and secondary cabinet on elevation.



A	B	C	D	E	F	G	sf
3'-0"	12'-1 1/2"	11 1/16"	1'-7 1/8"	12'-0 11/16"	4'-11 3/16"	4"	59.80



"Panda" Letterset

Letter Face	Thermoformed Return	Letter Return	Letter Back
<input type="checkbox"/> .177 Polycarbonate Color: #7328 White Finish: Gloss	<input type="checkbox"/> .177 Polycarbonate Color: #7328 White Finish: Gloss	<input type="checkbox"/> .050 Aluminum Color: White Finish: Pre-Finished Interior Painted Ultra White	<input type="checkbox"/> .063 Aluminum Color: Ultra White Finish: Gloss

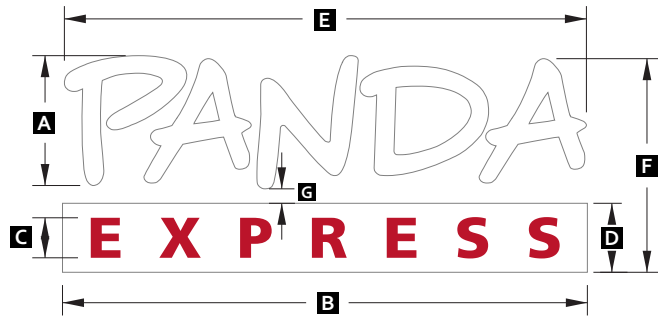
"EXPRESS" Cabinet

Sign Face / Break-Form	Cabinet Return	Cabinet Back	Copy
<input type="checkbox"/> .080 Aluminum Color: White Finish: Gloss	<input type="checkbox"/> .080 Aluminum Color: White Finish: Gloss	<input type="checkbox"/> .063 Aluminum Color: Ultra White Finish: Gloss	<input checked="" type="checkbox"/> Arlon #2500-83 Regal Red vinyl applied first surface

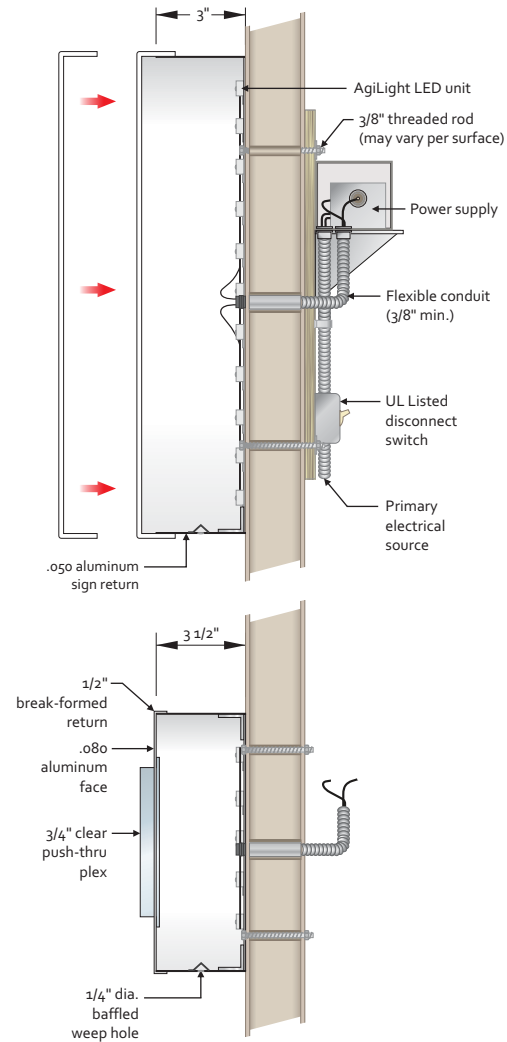
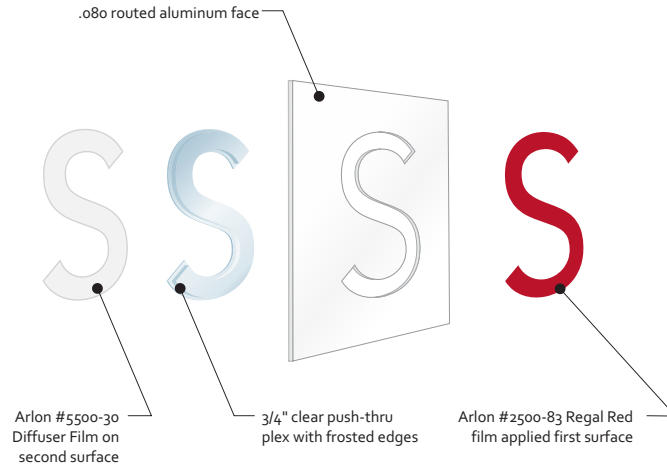
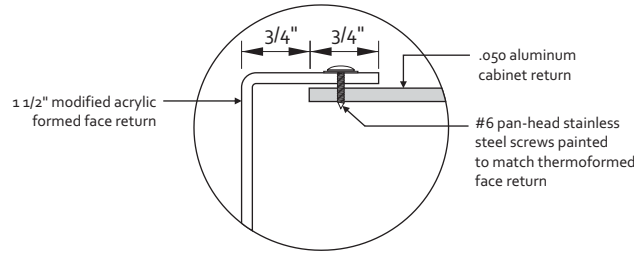
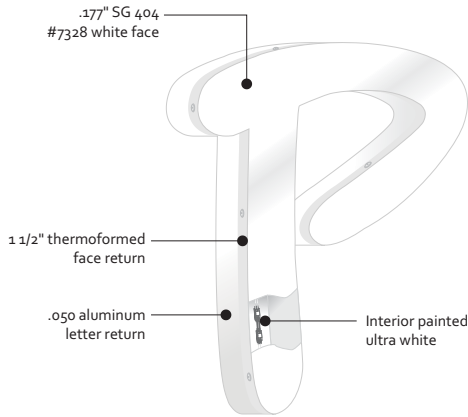
S2

White Face-Lit Letterset and Secondary Cabinet - (Qty. 1)

Install new illuminated letterset and secondary cabinet on elevation.



A	B	C	D	E	F	G	sf
2'-0"	8'-1"	7 3/8"	1'-0 3/4"	8'-0 1/2"	3'-3 1/2"	2 11/16"	26.61



"Panda" Letterset

Letter Face	Thermoformed Return	Letter Return	Letter Back
<input type="checkbox"/> .177 Polycarbonate Color: #7328 White Finish: Gloss	<input type="checkbox"/> .177 Polycarbonate Color: #7328 White Finish: Gloss	<input type="checkbox"/> .050 Aluminum Color: White Finish: Pre-Finished Interior Painted Ultra White	<input type="checkbox"/> .063 Aluminum Color: Ultra White Finish: Gloss

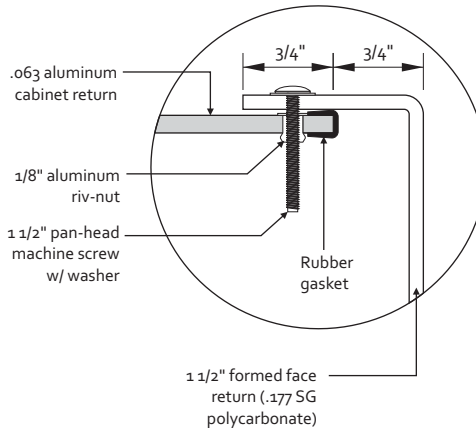
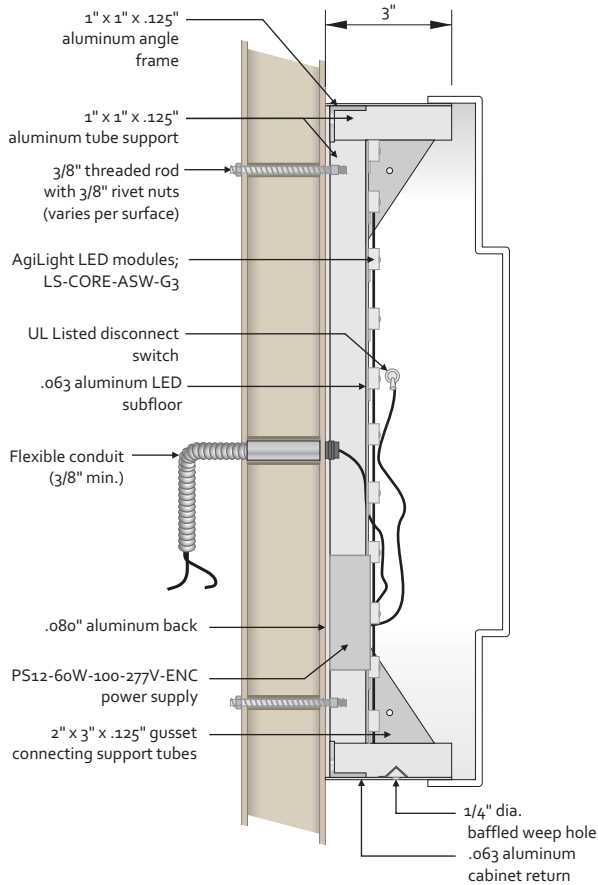
"EXPRESS" Cabinet

Sign Face / Break-Form	Cabinet Return	Cabinet Back	Copy
<input type="checkbox"/> .080 Aluminum Color: White Finish: Gloss	<input type="checkbox"/> .080 Aluminum Color: White Finish: Gloss	<input type="checkbox"/> .063 Aluminum Color: Ultra White Finish: Gloss	<input checked="" type="checkbox"/> Arlon #2500-83 Regal Red vinyl applied first surface

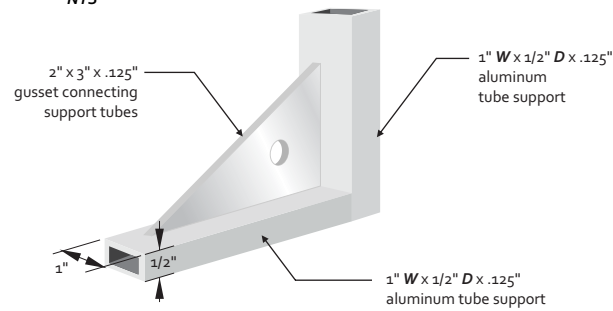
S3

Illuminated Panda Logo with Thermoformed Face - (Qty: 1)

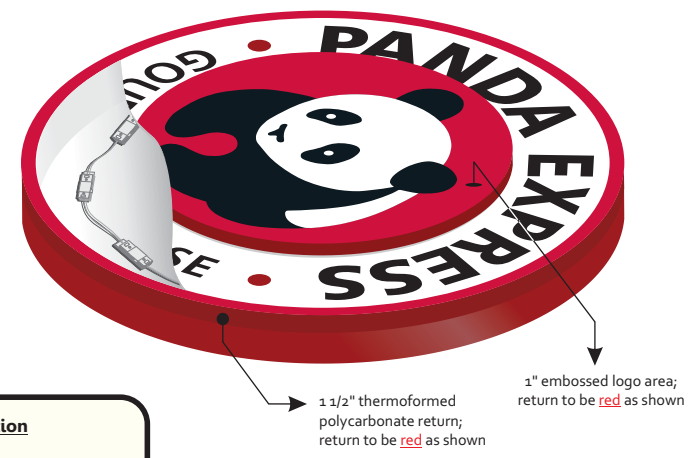
Install new illuminated panda logo cabinet on elevation.



Gusset Connection Detail NTS



A	B	C	D	E	F	G	H	sf
6'-0"	6'-0"	7 13/16"	4 5/8"	2 13/16"	3'-9 3/4"	3'-2 3/8"	4'-5 11/16"	36.0



Sign Face	Thermoformed Return	Sign Return	Sign Back	Embossed Face Decoration
<input type="checkbox"/> .177 SG 404 Polycarbonate	<input type="checkbox"/> .177 SG 404 Polycarbonate	<input type="checkbox"/> .063 Aluminum	<input type="checkbox"/> .080 Aluminum Color: Ultra White Finish: Gloss	<input type="checkbox"/> To Match #2793 Red <input type="checkbox"/> Black <input type="checkbox"/> White
Color: Clear Embossed Graphics	Color: Clear	Color: to match Hunter Red Coil Finish: Akzo Nobel Baked Enamel, Gloss Finish to match Coil Stock Interior Painted Ultra White		Embossed face to be painted second surface. Red and black to be sprayed second surface first and then white to be sprayed over entire face.
Return area on embossed panda logo to be red as shown.				



FILE LOCATION: ArtDept\Core\Colors\Panda Express
DATE: 1/23/2014
DESIGNER: PM PM: MS

REVISIONS:
X _____
X _____
X _____

X _____
X _____
X _____

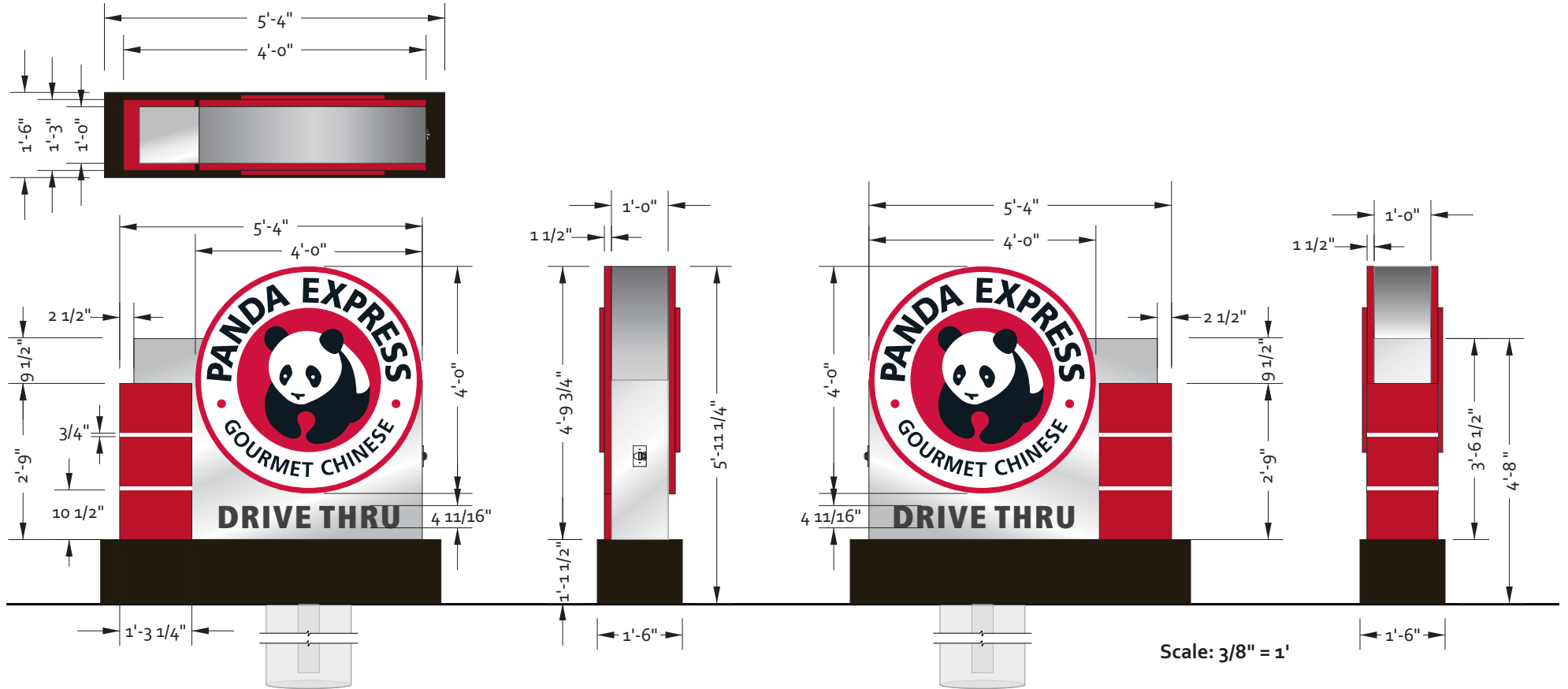
CITY/STATE: Oak Creek, WI
ADDRESS: Drexel Ave & Howell Ave

Drawing # C39434
Site Name -

S4

Illuminated Monument Sign - (Qty. 1)

Install new internally illuminated double-faced monument sign.
Refer to site plan for exact location.



Decor Panel Cabinet

.090 Aluminum Cladding

Color: Panda Red
Finish: Akzo Nobel Baked Enamel, Matte Finish

Arlon #4100-02 Reflective White Film (Reveals)

Main Cabinet

.090 Aluminum

Color: Panda Silver
Finish: Akzo Nobel Baked Enamel, Matte Finish

Base/Skirt

.090 Aluminum

Color: Painted to Match Alpolic FR JBR Bronze
Finish: Akzo Nobel Baked Enamel, Matte Finish

Illuminated Panda Logo

Standard 36" Logo with Clear Embossed Polycarbonate Face

To Match #2793 Red
 Black
 White

"DRIVE THRU" Copy


.150 Bitro BK-50 Day/Night Acrylic


S5

DT-R Clearance Bar - (Qty: 1)


Install new DT-R Clearance Bar sign. Refer to site plan for exact location.

Decor Panels


 .125 Aluminum
Color: Panda Red


 Arlon #4100-02 Reflective
White Film

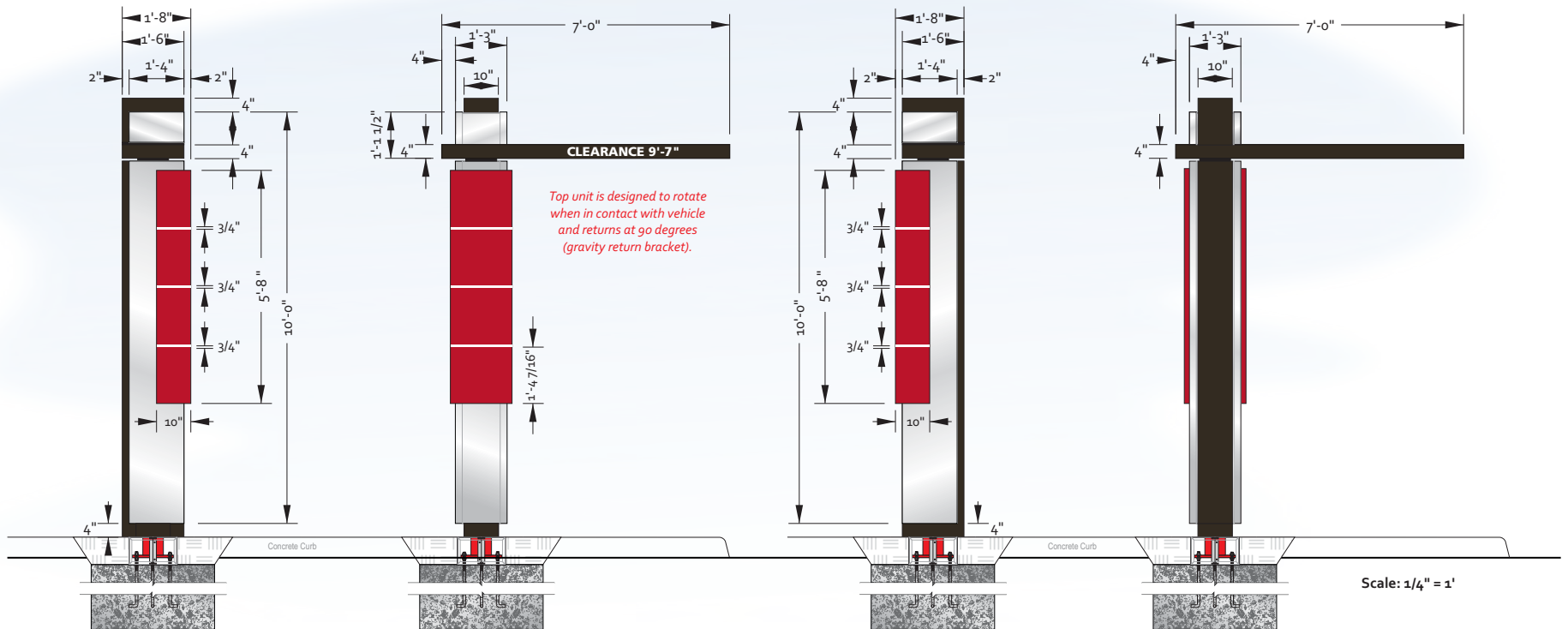
Main Cabinet Surround

 .125 Aluminum
Color: Panda Silver

Main Cabinet / Clearance Bar

 .125 Aluminum
Color: Painted to Match
Alpolc FR JBR Bronze

 Arlon #4100-02 Reflective
White Film

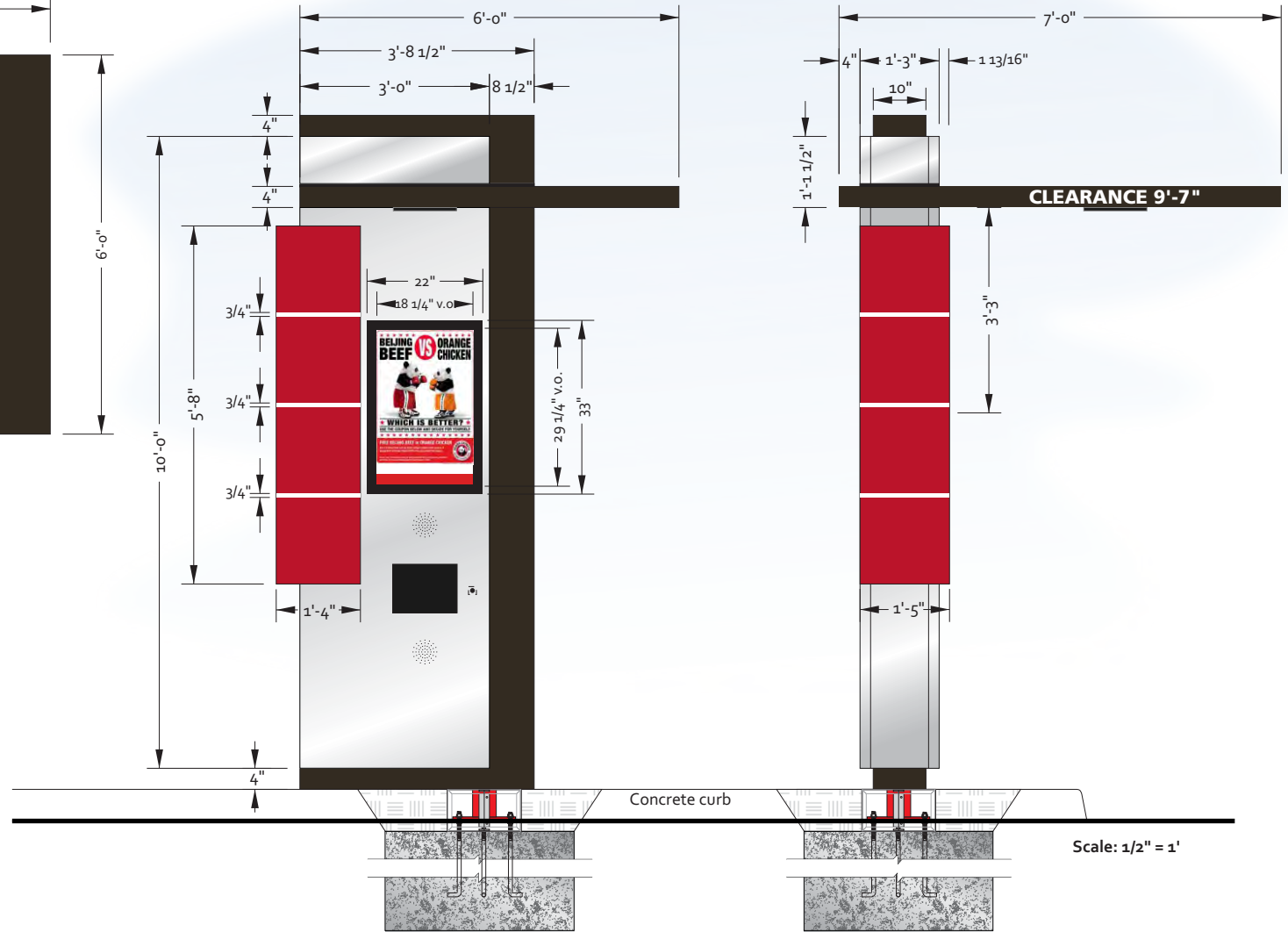
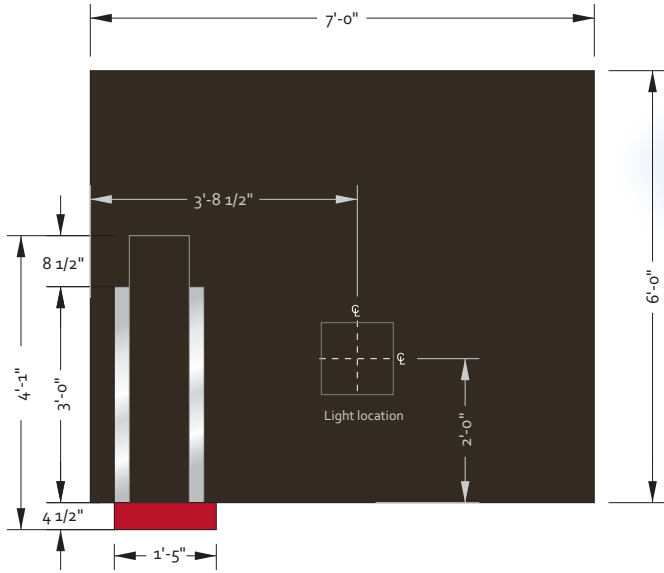


S6



DT Canopy with OCU Panel - (Qty: 1)

Install new DT Canopy with OCU Panel. Refer to site plan for exact location.



Decor Panels

- .125 Aluminum
Color: Panda Red
- Arlon #4100-02 Reflective White Film

Main Cabinet Surround

- .125 Aluminum
Color: Panda Silver

Main Cabinet / Canopy

- .125 Aluminum
Color: Painted to Match
Alpolic FR JBR Bronze
- Arlon #4100-02 Reflective White Film

REVISIONS:	
X	
X	
X	

CITY/STATE: Oak Creek, WI
ADDRESS: Drexel Ave & Howell Ave

Drawing # C39434
Site Name -

Scale: 1/2" = 1'

S7

DT Menu Board - (Qty: 1)

Install new DT Menu Board. Refer to site plan for exact location.



Main Cabinet Surround

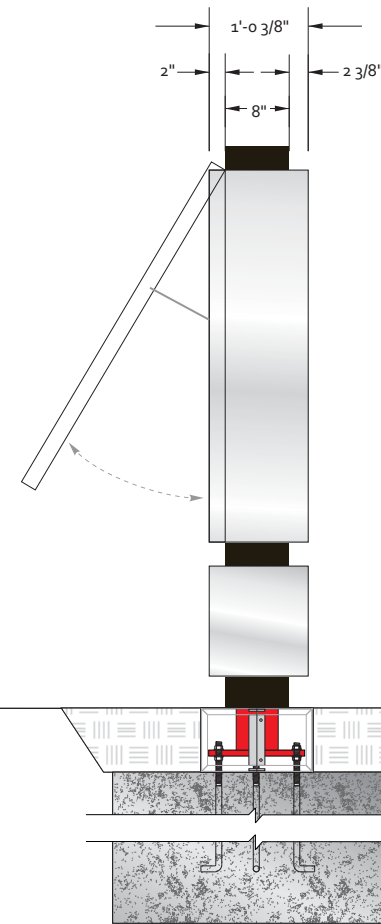
 .080 Aluminum

Color: Panda Silver

Main Cabinet / Canopy

 .080 Aluminum

Color: Painted to Match
Alpolic FR JBR Bronze

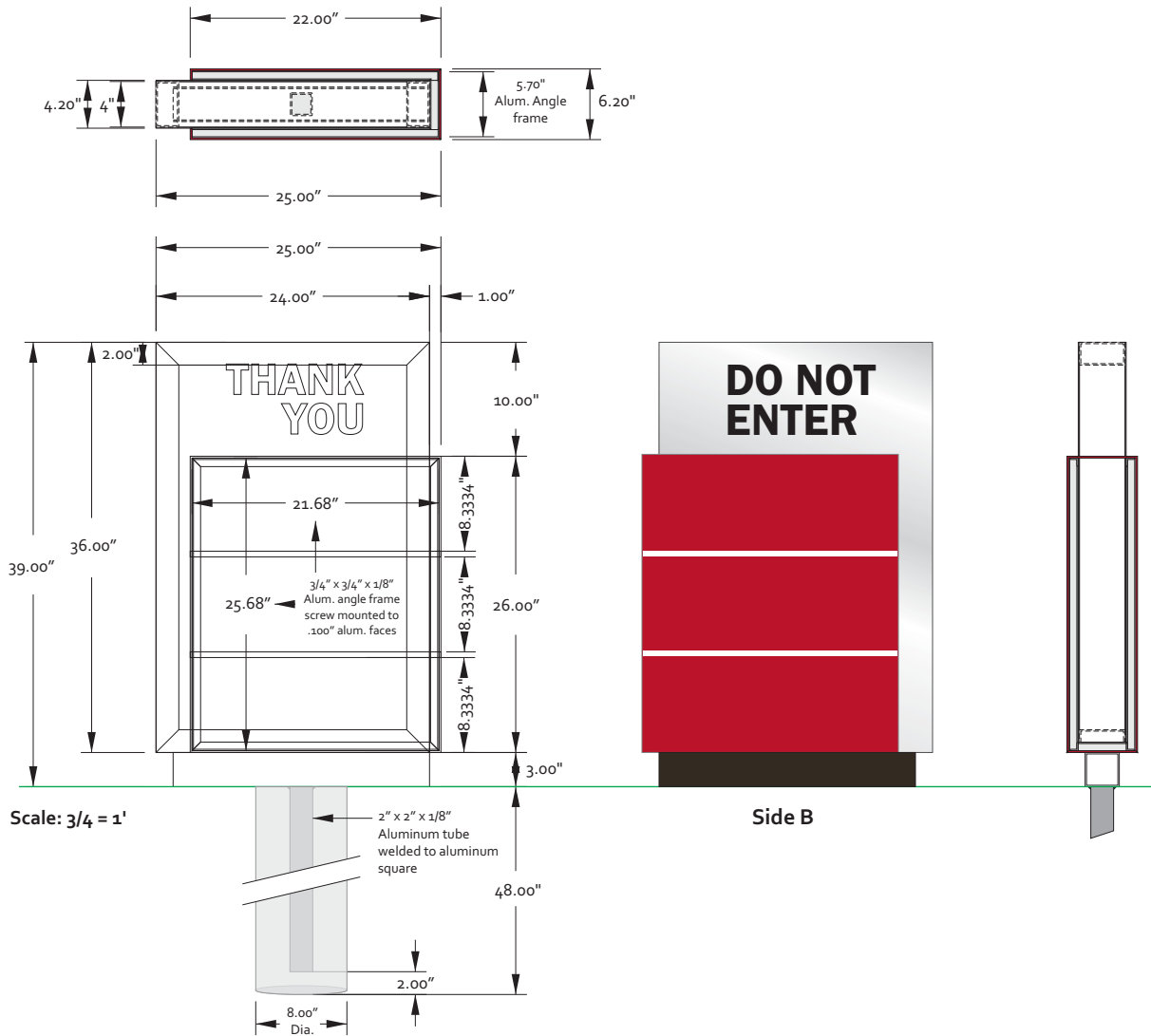


Scale: 1/2" = 1'

S8

Non-Illuminated Directional - (Qty: 1)

Install new non-illuminated directional. Refer to site plan for exact location.





Plan Commission Report

ITEM: 4e

DATE: July 8, 2014

PROJECT: Temporary Use – Concrete & Asphalt (Aggregate) Recycling & Crushing Plant – Phil Purpero, C.W. Purpero, Inc.

ADDRESS: 813 W. College Ave.

TAX KEY NO: 717-9999-001

STAFF RECOMMENDATION: That the Plan Commission approves the temporary use permit for the temporary concrete and asphalt recycling and crushing plant at 813 W. College 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 the temporary use shall expire on May 31, 2015.
4. That the site be restored and re-vegetated within 60 days following the expiration of the temporary use permit (by July 30, 2015).

Ownership: CW Purpero, Inc., 5770 S. 13th St., Milwaukee, WI 53221

Size: 17.489 acres

Existing Zoning: M-1, Manufacturing

Adjacent Zoning:

- North – City of Milwaukee
- East – M-1, Manufacturing; M-1 (CU), Manufacturing; I-1 (CU), Institutional
- South – M-1, Manufacturing; FW, Floodway
- West – M-1, Manufacturing; FW, Floodway; FF, Flood Fringe

Comprehensive Plan: Air Transportation

Wetlands: Yes, along the floodway.

Floodplain: Yes, along the west floodway running diagonally to the south.

Official Map: N/A.

Commentary: The Applicant is requesting approval of a temporary concrete and asphalt recycling and crushing plant at 813 W. College Avenue. Materials will be hauled to the site from various projects in the area and stockpiled on the southwest portion of the property. Crushing will be performed by contract companies, commencing once the stockpile reaches 25,000 cubic yards.

Proposed days and hours of operation are Monday through Saturday from 6:00 AM to 6:00 PM. Crushing times have not been specified, and it is the Applicant’s expressed intent to limit Saturday work. The current noise ordinance limits hours of operation to between 7:00 AM and 8:00 PM. To be consistent with other temporary concrete batch and crushing operations in the City, Staff recommends the following:

	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 recycled materials will be hauled offsite in dump trucks and semi-trailer trucks to be used on various projects. An estimated 20 trips per hour is anticipated during peak times depending on the project. While the specific projects from and for which the materials will be hauled is not yet finalized, the Applicant has supplied proposed truck routes. Westbound projects will require trucks to follow College Ave. to the I-94 on/off ramps. Eastbound projects will require trucks to follow College Ave. to Howell Ave. and turn north or south.

Erosion control (e.g., silt fence, salvaged stripped topsoil, temporary seed, grading, truck tracking pad, truck cleanout containment area) is proposed to be installed according to WisDOT and DNR standards. Additionally, a water truck with a mechanical broom will be used for dust control purposes. Several DNR permits, including that for stormwater, will be required and are currently in the application process.

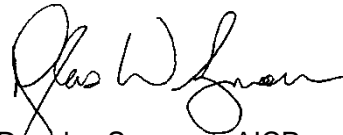
There is no plan for signage or lighting at this time. The site will be gated and it is anticipated that 5-6 vehicles will be stored on the property overnight. Due to the uncertainty surrounding the projects, the expiration date proposed by Staff is based upon active timeframes outlined in the application (spring/fall 2014 and after March 15, 2015). As was included in the temporary use permit for this property in 2010, the site should be restored and re-vegetated upon completion of the project. Staff has included a condition that the restoration and re-vegetation of the site be completed within 60 days of the expiration of the temporary use permit. If the Plan Commission is comfortable with these conditions, the appropriate action would be conditional approval of the temporary use permit.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

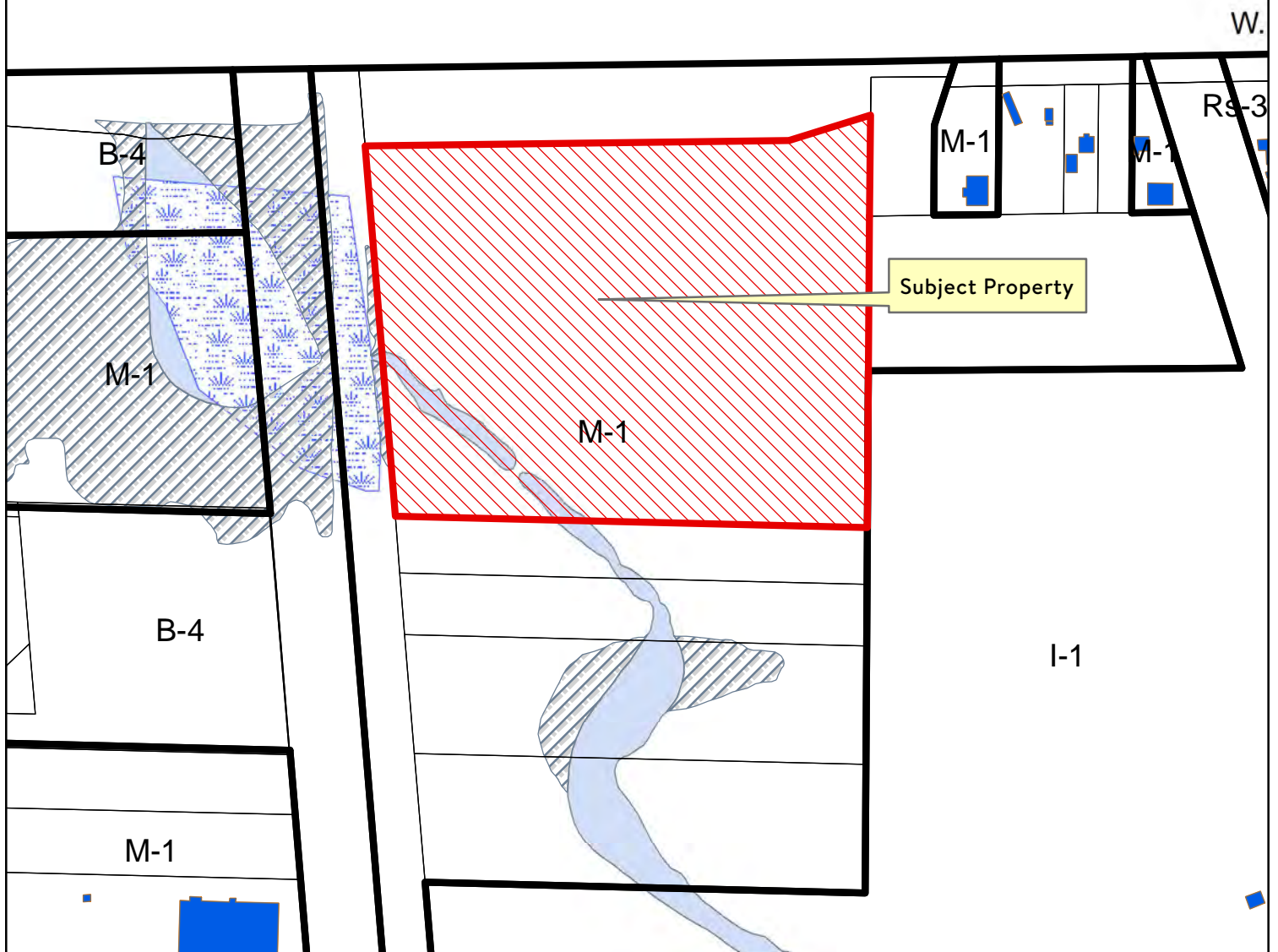


Douglas Seymour, AICP
Director of Community Development

Location Map

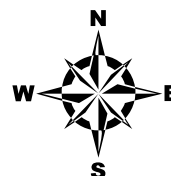
813 W. College Ave.

City of Milwaukee



OAKCREEK
— WISCONSIN —

Department of Community Development



Legend

- 813 W. College Ave.
- Existing Street Pattern
- Floodfringe
- Wetland
- Floodway

This map is not a survey of the actual boundary of any property this map depicts.



June 6, 2014

To: City of Oak Creek
City Planner/Department of Community Development

Re: College Ave. / South 6th Street
Concrete and Asphalt Recycling, Storage and Periodic Crushing

Dear Sir/Madam:

C.W. Purpero, Inc. ("Purpero"), located at 1190 West Rawson Avenue, Oak Creek, Wisconsin, requests that the City of Oak Creek issue a Temporary Conditional Use Permit (the "Permit") for the property it owns at the southwest corner of College Avenue and South 6th Street, legal description Com 110 ft S of NE corner or NW1/4 Section 5-5-22, Th S 803.96 FT W 975 FT NLY ASG ROW LI 742.77 FT ELY to A PT Which is 170 FT W & 160 FT S of NE Corner of SD 1/4 Sec., TH Nely to P.O.B. Cont. 17.489 ACS (the "Purpero Property"). The purpose of the Permit is to allow Purpero to erect and operate (the "Project") a temporary concrete and asphalt recycling, storage and periodic portable crushing plant for aggregate materials production on the Property.

In addition to the enclosed City of Oak Creek Plan Commission Application, we enclose the following supporting documents for your review:

- Exhibit A - Description of Operations
- Exhibit B - Time Frame and Hours of Operation
- Exhibit C - Site Layout
- Exhibit D - Truck Route
- Exhibit E - Erosion Control
- Exhibit F - Plant Operations
- Exhibit G - WDNR Tier 2 Storm Water Application and Proof of Coverage
- Exhibit H - SWPPP (Storm Water Pollution Prevention Plan)
- Exhibit I - Spill Response Plan

Purpero looks forward to working with the City of Oak Creek on this Project. If you have any questions or would like to discuss this matter further, please feel free to contact me at (414) 856-2850 x 104 (office) or (414) 349-9624 (cell) or e-mail me at purperop@purpero.com.

Thank you.






A handwritten signature in blue ink, appearing to read "Phil Purpero".

Phil Purpero, President
C.W. Purpero, Inc.

cc: Donald P. Gallo, Esq. (w/ encs.)

15410293

Purpero Site City of Oak Creek Milwaukee County, WI

-  Property Boundary
-  Upland
-  Filled or drained wetland
-  Wetland
-  Wetland Indicator Soils

1 in = 250 feet



0 250 500 Feet

File: E:\GIS_Data\mxd\MPave\ Purpero\Purpero_Wetlands.mxd

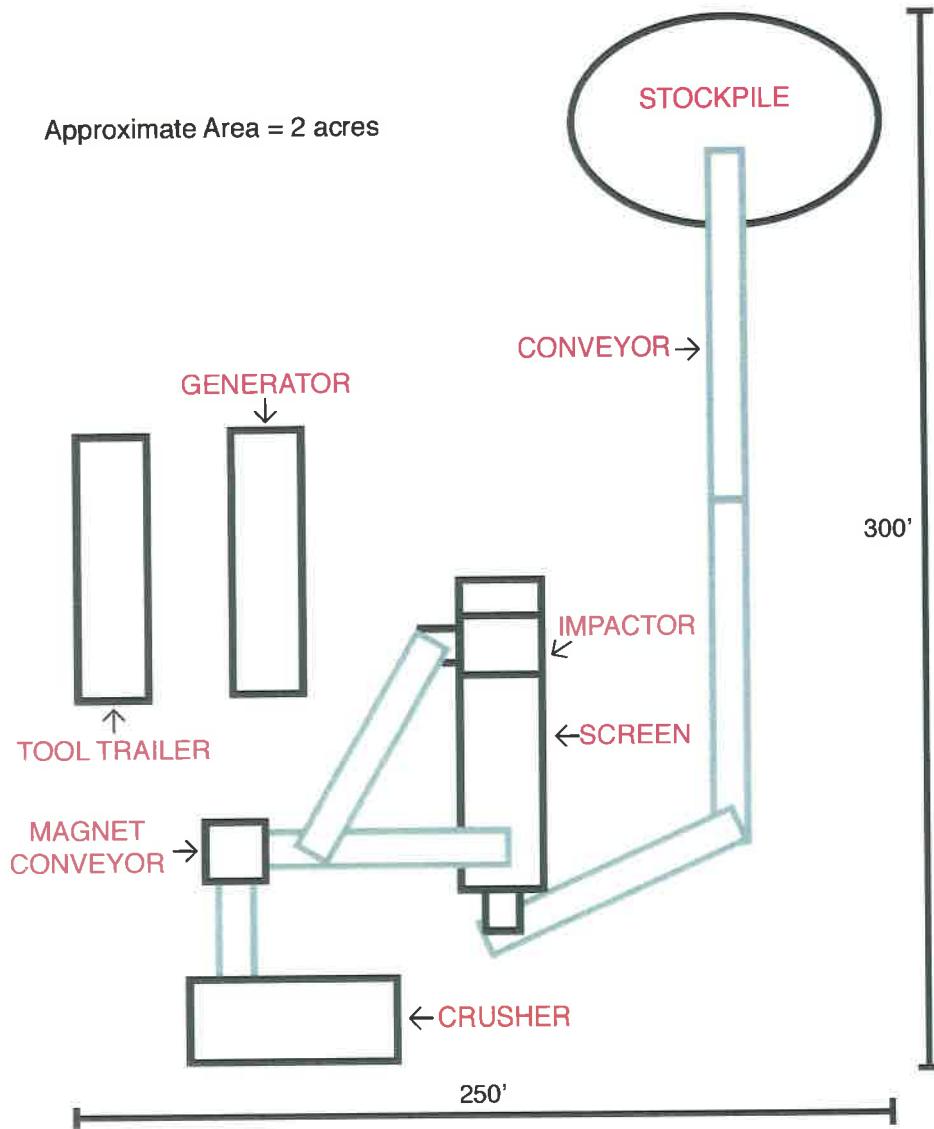
Sources: ESRI,
USGS, USDA

Author: Adam Nellessen
Date: 1/18/2010

NOTE: The geospatial location of all data on this map is approximate and not based upon legally recorded or surveyed datum.



TYPICAL PLANT SETUP



Miller Park

Harley-Davidson Museum

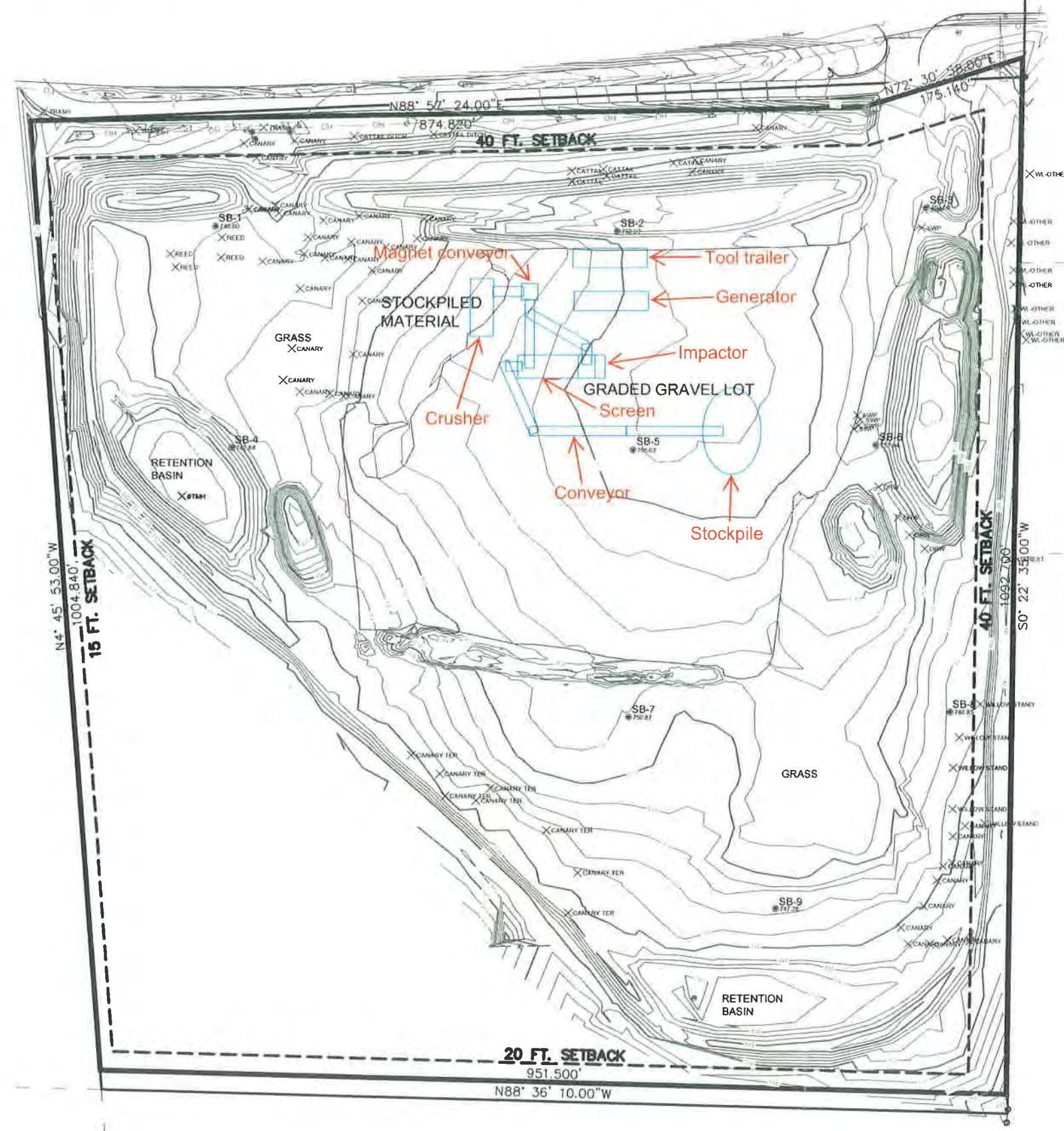


General Mitchell International Airport

W. COLLEGE AVE

LEGEND

- | | |
|---------|--------------------------|
| --- | SECTION 1/4 SECTION LINE |
| --- | PROPERTY LINE |
| --- | EASEMENT |
| -x-x-x- | CHAIN LINK FENCE |
| --- | TREE LINE |
| OH | OVERHEAD UTILITY LINE |
| E | ELECTRIC |
| T | TELEPHONE |
| FO | FIBER OPTIC |
| CTV | CABLE TV |
| SAN | SANITARY SEWER |
| FM | FORCE MAIN |
| ST | STORM SEWER |
| W | WATER MAIN |
| G | GAS |
| --- | EXISTING CONTOUR |
| ⊙ | MANHOLE |
| ⊙ | CATCH BASIN |
| ⊙ | CATCH BASIN (ROUND) |
| ⊙ | ROOF DRAIN |
| ⊙ | HYDRANT |
| ⊙ | WATER VALVE |
| ⊙ | GAS VALVE |
| ⊙ | UTILITY POLE |
| ⊙ | GUY WIRE |
| ⊙ | GAS METER |
| ⊙ | ELECTRIC METER |
| ⊙ | UTILITY PEDESTAL |
| ⊙ | TRAFFIC SIGNAL |
| ⊙ | LIGHT POLE |
| ⊙ | SOIL BORING |
| ⊙ | MONITORING WELL |
| ⊙ | IRON PIPE FOUND/SET |
| ⊙ | REBAR FOUND/SET |
| ⊙ | CHISELED CROSS FOUND/SET |
| ⊙ | PK NAIL FOUND/SET |
| ⊙ | SPIKE/NAIL |
| ⊙ | MONUMENT |
| ⊙ | BENCHMARK |
| ⊙ | SIGN |
| ⊙ | DECIDUOUS TREE |
| ⊙ | CONIFEROUS TREE |
| ⊙ | BUSH |
| ⊙ | POST |



6th ST & COLLEGE AVE
 OAK CREEK, WISCONSIN

NO.	REVISION	DATE	BY



DRAWING NO. 13510-V-000-Site-Map.dwg
DRAWN BY: PEH
DATE: 12/21/12
PROJECT NO: 31510
CHECKED BY:
APPROVED BY:
SHEET NO:

SITE 1

EXHIBIT A

Description of Operations

C.W. Purpero is planning to erect and operate an aggregate crushing plant (the "Project") on the property it owns at the southwest corner of College Avenue and South 6th Street in Oak Creek (the "Purpero Property") to produce recycled concrete and asphalt materials for area projects (see attached area map and aerial photo of the property, the current Remedial Action Plan displaying finished grade/elevations and the current City license for clean fill). The daily activities will include hauling concrete and asphalt materials into the Purpero Property and hauling crushed aggregates by dump trucks and semi-trailer trucks out from the Purpero Property. Materials will be stockpiled on the southwest portion of the Purpero Property. The amount of truck activity will be determined by the size of each project and approximately 20 trips per hour could be expected during peak construction periods; however, there will be much less traffic during non-peak project periods and there will be extended periods of time with no truck traffic.

A water truck and mechanical broom will control dust and maintain clean and safe roadways so as to not endanger the traveling public during operations. The Purpero Property may also serve as an evening parking site for only 5 or 6 trucks and vehicles. C.W. Purpero is committed to maintaining a neatly organized and well-maintained staging and production site with only periodic use as area projects are performed.

EXHIBIT B

Time Frame and Hours of Operation

Site preparation and material delivery for the operations at the Purpero Property will commence in June or July, 2014 upon approval by the City of Oak Creek and final issuance of a crusher operation WPDES general permit by the WDNR and a stormwater general permit issued by the WDNR (see attached e-mail and draft permit application materials). Operations will be on-going periodically throughout the summer, fall and spring. There may be down periods of a week or more between stages throughout the construction season, at which time little or no activity may take place at the Property. During this time, the site will be gated to limit entry. During the winter months (approximately December 1, 2014 to March 15, 2015), operations at the site will be infrequent.

It is anticipated the hours of operation at the Purpero Property will be from 6:00 a.m. to 6:00 p.m. Monday through Saturday. At this time, the intent is to not perform work on Saturdays; however, adverse weather conditions, project schedules, and/or other unforeseen delays may necessitate some Saturday operations. C.W. Purpero will comply with all applicable city noise ordinances, trucking restrictions and other local ordinances and adjust the hours of operation accordingly.

EXHIBIT D

Truck Route

As the crushed aggregate materials will be used on various projects, a defined truck route has not been identified at this time. Some of the materials will be used locally within the City of Oak Creek and some of the crushed aggregate material will be transported north or south via I-94.

EXHIBIT E

Erosion Control

C.W. Purpero will install and maintain necessary erosion control at its property. All erosion control will be installed to Wisconsin Department of Transportation and Wisconsin Department of Natural Resources standard specifications and will include, but not be limited to, installation of a silt fence around the site, salvage stripped topsoil, temporary seed, grading for storm water drainage, a truck tracking pad at the entry point and a truck cleanout containment area. A Stormwater Pollution Prevent Plan ("SWPPP") will be followed at all times (copy attached at Exhibit H).

If wetland areas are identified on or near the Purpero Property, they will be protected with the erosion control methods referenced above. See attached drawing for identified wetlands on and adjacent to the Purpero Property.

EXHIBIT F

Plant Operation

The Project's concrete and asphalt recycling, storage and periodic crushing operation will be state of the art and meet all Wisconsin Department of Transportation and Wisconsin Department of Natural Resources dust control specifications, will have a current crusher air operating permit and will have a WPDES wastewater discharge general permit. Crushing will be performed by contract crushing companies. The portable crusher will have a current air operations emission permit.

EXHIBIT G

WDNR Tier 2 Storm Water Application And Proof of Coverage

Historically, Michels Corporation operated a concrete batch plant (V-0132) under the statewide permit program (see Exhibit H for a copy of Michels' statewide permit documentation). We are currently proposing a temporary concrete and asphalt crushing operation where concrete and asphalt materials will be hauled to the site and periodically crushed once 25,000 cubic yards of material is stockpiled. We are working with Susan Eichelkraut, Stormwater Specialist (Wisconsin Department of Natural Resources) regarding a storm water general permit for the Property and Jamie Lambert, Waste Water Specialist (Wisconsin Department of Natural Resources) regarding a WPDES general non-metallic mining form for process wastewater discharge from the aggregate crushing operation.

EXHIBIT H

SWPPP (Storm Water Pollution Prevention Plan)

An updated Stormwater Pollution Prevention Plan ("SWPPP") is being prepared modifying the current SWPPP and incorporating the current stormwater detention and settling ponds. We are working with Susan Eichelkraut, Stormwater Specialist with the Wisconsin Department of Natural Resources ("WDNR"), and Jamie Lambert, Waste Water Specialist with the WDNR, to complete and secure an updated SWPPP and the non-metallic mining form for wastewater discharge. Attached is a copy of the historical Michels Paving Wisconsin Pollutant Discharge Elimination System (WPDES) General Permit for Concrete Product Operations (Permit #WI-0046507-5).

SPILL RESPONSE PLAN

6th and College Temporary Aggregate Crushing Operation

The general purpose of the Spill Response Plan is as follows:

Purpose:

- The purpose of the Spill Response Plan is to provide knowledge of the potential for a hazardous substance spill into the environment, the possible substance of a spill that could occur, and information relating to an immediate response to an incident and to provide the appropriate information and protocol in such an event.

General information relative to the potential for spills:

- Report spills immediately to the Wisconsin Department of Natural Resources ("WDNR") Emergency Response -- Spills Hotline at: **1-800-943-0003**. A person who possesses or controls a hazardous substance which is discharged or who causes a discharge of a hazardous substance shall notify the WDNR immediately.

Summary of the potential for spills:

- Fuel delivery trucks, haul trucks or equipment overturning
- Refueling equipment shall be performed with care to prevent spills
- Always stand next to the fueling operation and never walk away or leave the refueling operation unattended
- Environmental Consultant: Sigma Environmental, 1-414-643-4139
- Provide a level platform for re-fueling of equipment and delivery of materials.

Spill response steps:

- If a spill occurs, the spill shall be contained, remediated and removed by and to a licensed hazardous material handler and facility. The WDNR will be contacted promptly along with the C.W. Purpero project management team and Sigma Environmental.

Follow-up Procedures:

- Environmental Consultant will provide proper testing and reporting.

The prevention measures shall include at least the following items:

Routine Inspections:

- Inspections of equipment and materials will occur daily along with monitoring and maintaining the job site equipment.

Spill containment kits:

- Kits will be positioned at pump locations and in the staging areas



Plan Commission Report

ITEM: 4f

DATE: July 8, 2014

PROJECT: Plan Review – Village Green, LLC

ADDRESS: 502 E. Centennial Dr.

TAX KEY NO: 860-9027

STAFF RECOMMENDATION: That Plan Commission approves the site and building plans submitted by Village Green, LLC, for the property located at 502 E. Centennial Dr. with the condition that all building and fire codes are met.

Ownership: Village Green, LLC, 5300 S. 108th St., Hales Corners, WI 53130

Size: 2.715 acres

Existing Zoning: Rm-1 (PUD), Single-Family Residential

Adjacent Zoning:
North – Rm-1 (PUD), Single-Family Residential
East – Rm-1 (PUD), Single-Family Residential
South – Rm-1 (PUD), Single-Family Residential
West – Rm-1 (PUD), Single-Family Residential

Comprehensive Plan: Mixed Residential.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting site and building plan approval for a carport on the property at 502 E. Centennial Dr. The carport will provide covering for one (1) handicap accessible parking stall for Americans with Disabilities Act (ADA) purposes on the west side of the existing Town Square Court parking lot. All setbacks will be met in the proposed location.

Shingles to match the existing apartment buildings will cover the 393 square-foot cantilevered carport roof. Painted tube steel columns will be anchored in concrete bollard/piers. Other than typical maintenance and restriping of the parking lot, there are no additional site modifications proposed.

Prepared by:

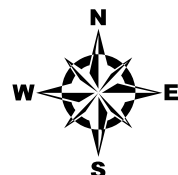
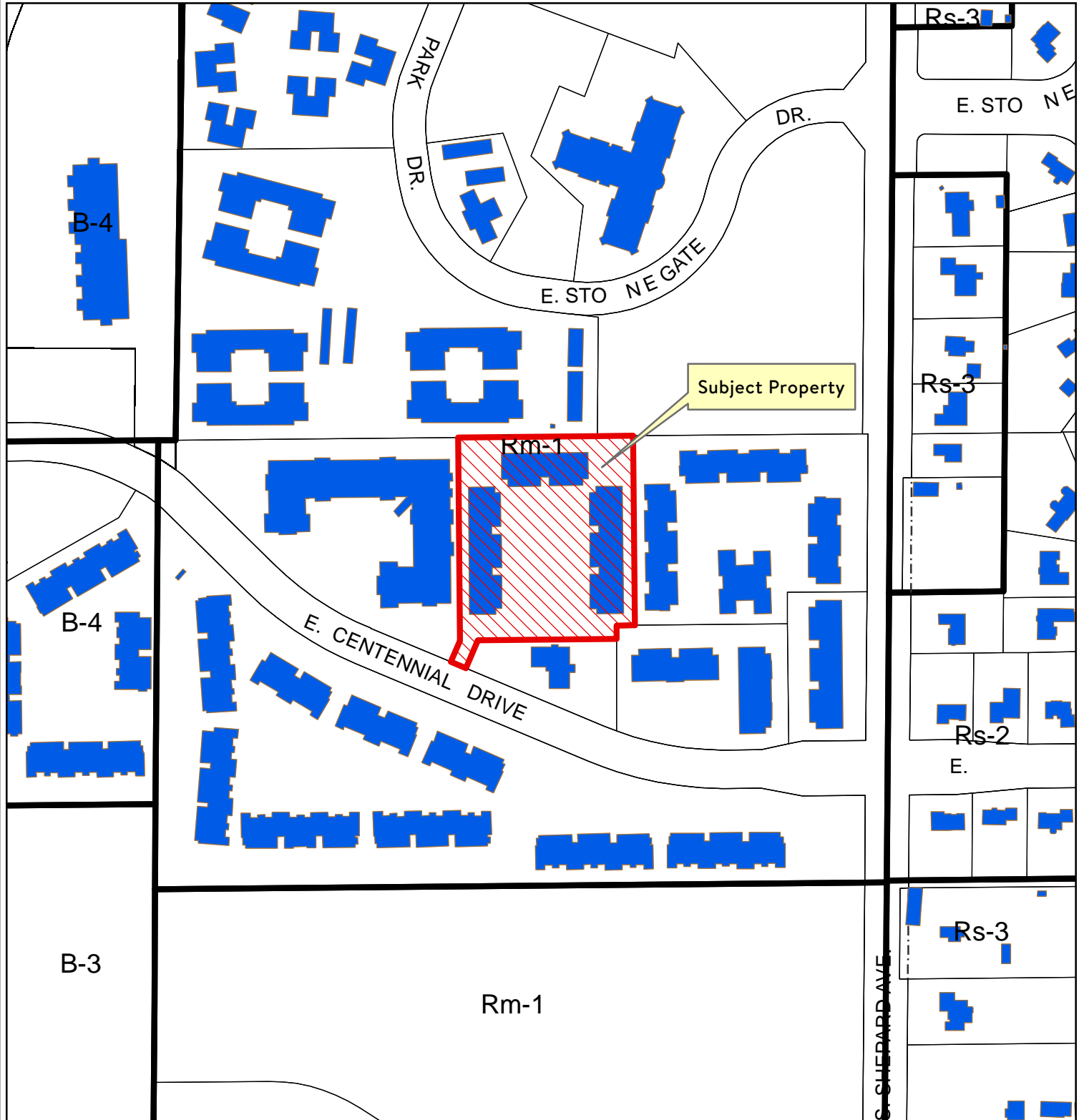
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

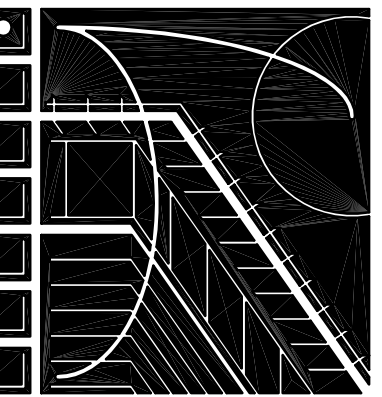
502 E. Centennial Dr.



Legend	
	502 E. Centennial Dr.
	Existing Street Pattern

PERMIT / CONSTRUCTION SET

ISSUE DATE: March 31, 2014



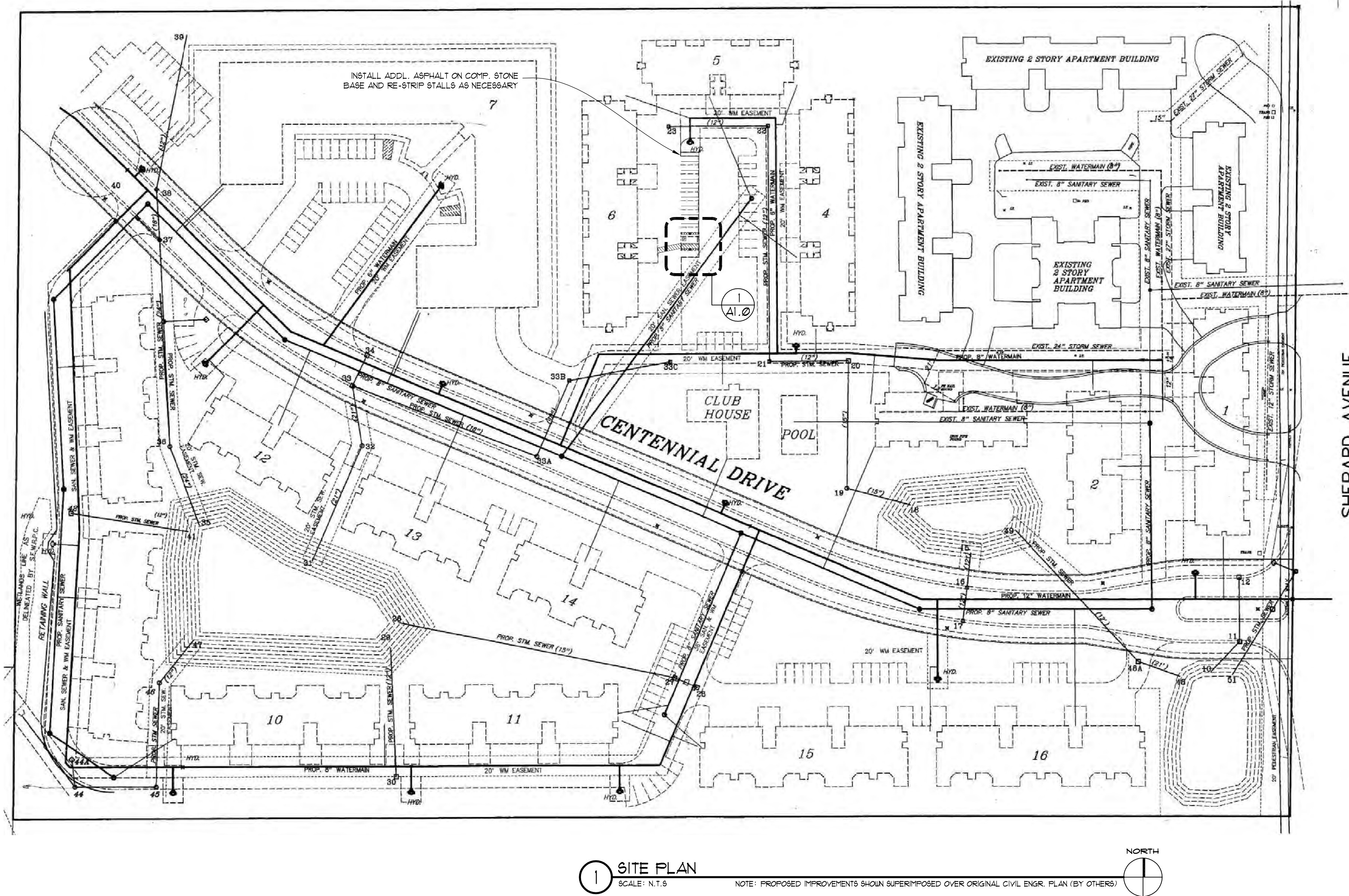
CHRYSA LIS :
ARCHITECTURE

5722 W. Wisconsin Av.
Wauwatosa, WI 53213
414.962.6305

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CHRYSA LIS ARCHITECTURE & HOME STUDIO, LLC

NOTE on BIDDING:
GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS (HENCEFORTH "BIDDER(S)") SHALL SUBMIT BIDS THAT INCLUDE ALLOWANCE FOR ALL ASPECTS OF THE WORK, INCLUDING ITEMS NOT SPECIFICALLY INDICATED IN THE DRAWINGS, BUT KNOWN BY THE BIDDER(S) TO BE NECESSARY TO COMPLETE THE WORK. ANY/ALL EXCLUSIONS SHALL BE LISTED IN DETAIL. BIDDER(S) SHALL INFORM THE ARCHITECT OF ANY/ALL CLARIFICATION QUESTIONS, ERRORS, OMISSIONS &/OR CONTRADICTORY INFORMATION, PRIOR TO SUBMISSION OF BIDS. SEE ADDITIONAL BIDDING AND GENERAL NOTES WITHIN THESE DOCUMENTS.

NOTE on DESIGN-BUILD M.E.P.F.
IF INCLUDED IN THIS SET, ALL MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION DRAWINGS AND SPECIFICATIONS ARE FOR SCOPE INFO ONLY. ALL FINAL DESIGN, ENGINEERING AND STATE OR LOCAL APPROVAL FOR M.E.P. & F.P. SYSTEMS TO BE BY THE OWNER'S DESIGN/BUILD CONTRACTOR(S).



Centennial Park Apartments, Accessible Carport

PROJECT TEAM

CONSTRUCTION MGR.: WIMMER BROS. CONSTRUCTION
5300 S. 108th St., Suite 1
HALES CORNERS, WI 53130
CONTACT: NICK WIMMER
PHONE: (414)-529-3900
FAX: (414)-529-5348

CIVIL: N/A

STRUCTURAL: SPIRE ENGINEERING, INC.
130 W. Bruce St., Suite 420
Milwaukee, WI 53204
Contact: AL RENTMEESTER
P: 414.278.9200
E: atr@spireengineer.com

P/FP/M/E: (DESIGN BUILD, BY OTHERS)

BUILDING & CODE INFO

BUILDING CODE(S): SPS 360-366 and IBC (WIS)

ACCESSIBILITY: ICC/ANSI A117.1 2003
MUNICIPAL CODE: City of OAK CREEK

OCCUPANCY: S2 - STORAGE

CONSTRUCTION CLASSIFICATION: TYPE V-B

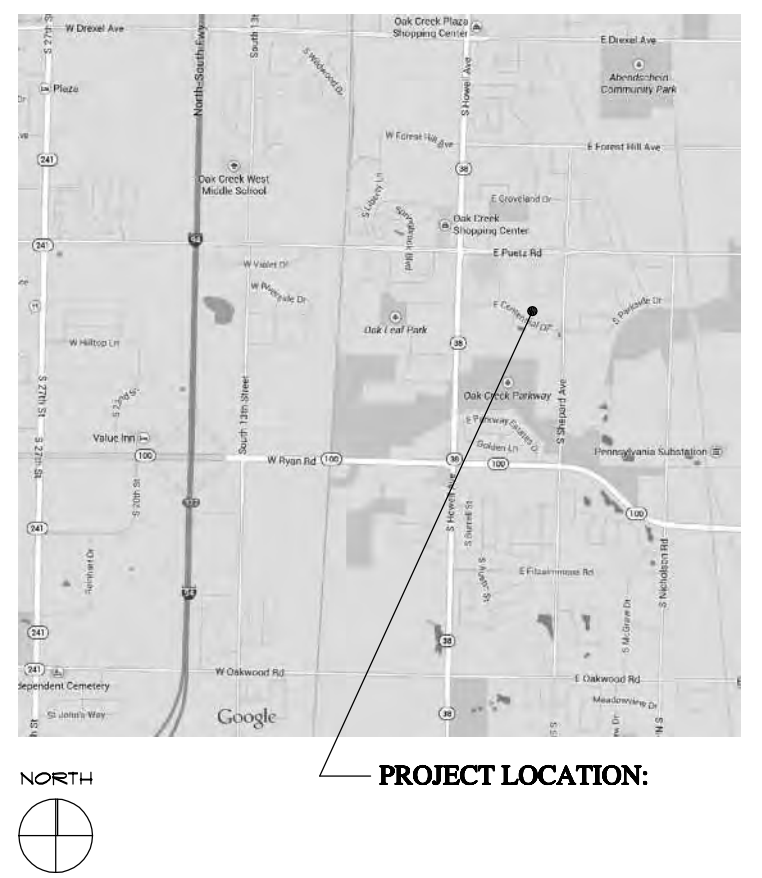
SPRINKLERS: n/a

FLOOR LEVELS: 1

STORIES: 1

AREAS: 342 sf

VICINITY MAP



SHEET INDEX

ARCHITECTURAL	
A0.0 COVER SHEET w/ SITE PLAN	
A1.0 PLANS & ELEVATIONS	
A2.0 SECTIONS	
A3.0 SCOPE SPECIFICATIONS	
STRUCTURAL	
S1.0 STRUCTURAL PLANS, DETAILS & NOTES	

ARCHITECTURAL
STRUCTURAL

PERMIT / CONSTRUCTION SET

REVISIONS:

DATE: 03-31-2014

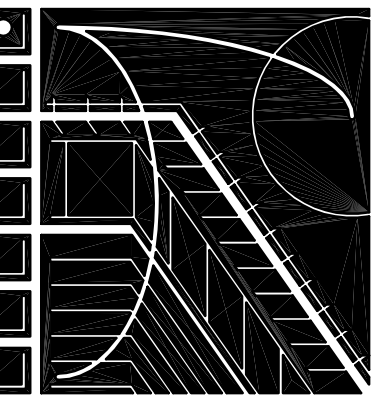
PROJECT ADDRESS:
Centennial Dr.
Oak Creek, WI

PROJECT NAME:
Centennial Park Apts.
Accessible Carport

PROJECT NUMBER:
1319

SHEET NAME:
COVER SHEET
w/ SITE PLAN

SHEET NUMBER:
A0.0



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ARCHITECTURE

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Wauwatosa, WI 53213
414.962.6305

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CHRYSLIS ARCHITECTURE & HOPE STUDIO, LLC

BIDDING

1. ALL BIDDERS (GENERAL CONTRACTOR AND SUB-CONTRACTORS) SHALL BECOME FAMILIAR WITH THE PROJECT SITE & BUILDING, AND FIELD VERIFY ALL EXISTING CONDITIONS AND ANY DETAILS TO BE MATCHED.
2. PRIOR TO SUBMISSION OF FINAL BIDS, THE BIDDERS SHALL INFORM THE ARCHITECT OF ANY OMISSIONS, ERRORS, AND/OR CONTRADICTION INFORMATION WITHIN THE DOCUMENTS.
3. THE BIDDERS ARE ENCOURAGED TO SUBMIT SUBSTITUTE BIDS FOR ALL ITEMS FOR WHICH A COST SAVINGS CAN BE REALIZED. SUBSTITUTE ITEMS SPECIFIED MUST BE OF EQUAL QUALITY AND AESTHETIC VALUE. NO SUBSTITUTIONS WILL BE PERMITTED WITHOUT FIRST VERIFYING WITH THE ARCHITECT AND OBTAINING FINAL APPROVAL FROM THE OWNER.
4. THE BIDDERS SHALL SUBMIT LUMP SUM BIDS THAT INCLUDE ALLOWANCE FOR ALL ASPECTS OF THE WORK, INCLUDING ITEMS NOT SPECIFICALLY INDICATED IN THE DOCUMENTS, BUT KNOWN BY THE BIDDERS TO BE NECESSARY TO COMPLETE THE WORK.
5. THE BIDDERS SHALL SUBMIT TO THE OWNER FOR REVIEW BY THE ARCHITECT A WRITTEN SUMMARY OF THE TOTAL BID (ITEMIZED, AND LISTING ANY/ALL ALTERNATES, SUBSTITUTES AND/OR EXCLUSIONS).
6. THE SUBMISSION OF A BID SHALL BE CONSTRUED AS AN INDICATION THAT THE BIDDER HAS FIELD VERIFIED EXISTING CONDITIONS REVEALED ALL CONTENT OF THE DOCUMENTS, UNDERSTANDS THE GENERAL SCOPE AND DESIGN INTENT, AND THAT THE BID INCLUDES ALL LABOR, MATERIALS, SERVICES, APPLICABLE PERMITS, ETC., FOR ALL ASPECTS OF THE WORK.

GENERAL CONDITIONS

1. GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY (UNLESS BY ARCHITECT'S REVIEW OF SHOP DRAWINGS OR PERIODIC OBSERVATION OF CONSTRUCTION) FOR:
 - COMPLIANCE WITH ALL APPLICABLE STATE & LOCAL BUILDING CODES, LOCAL ZONING ORDINANCES, AND O.S.H.A. SAFETY REGULATIONS.
 - LAND SURVEYING, GEOTECHNICAL ANALYSIS, CIVIL ENGINEERING, SITE UTILITIES INCLUDING APPROPRIATE GOVERNMENT AGENCIES, AUTHORITIES AND/OR UTILITY COMPANIES.
 - DESIGN-BUILD CONSULTANTS' SUBCONTRACTORS INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, ENGINEERING, DESIGN OF WALL, FLOOR, ROOF FRAMING, HVAC, PLUMBING, FIRE PROTECTION, ELECTRICAL, TELECOMMUNICATIONS, ETC.
 - OBTAINING ALL BUILDING PERMITS.
 - FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORMWORK, ETC.
 - SAFE CONDITIONS AND PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
2. ANY DAMAGES CAUSED TO ADJOINING PROPERTIES AS A RESULT OF THE CONSTRUCTION ACTIVITIES OF THIS PROJECT AND/OR THE CONTRACTOR'S FAILURE TO PROTECT AGAINST SUCH DAMAGE SHALL BE RESTORED AT THE GENERAL CONTRACTOR'S EXPENSE TO THE ORIGINAL CONDITIONS, TO THE SATISFACTION OF THE OWNER OF THE DAMAGED PROPERTY.
3. GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN THE EXISTING NATURAL TERRAIN AND BOUNDARIES AND UPON COMPLETION OF THE PROJECT SHALL LEAVE SAME IN GOOD, CLEAN ORDER AND RESTORE LANDSCAPING & PAVING AS APPLICABLE.

SHOP DRAWING AND MATERIAL SAMPLE SUBMITTALS

1. GENERAL CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DIRECTING, COORDINATING, REVIEWING AND APPROVING ALL SHOP DRAWING AND MATERIAL SAMPLE SUBMITTALS PRIOR TO FORWARDED TO THE ARCHITECT FOR GENERAL REVIEW IN REGARDS TO CONFORMANCE TO THE DESIGN INTENT.
2. GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CORRECTING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND TRADES.

ARCHITECT'S DOCUMENTS

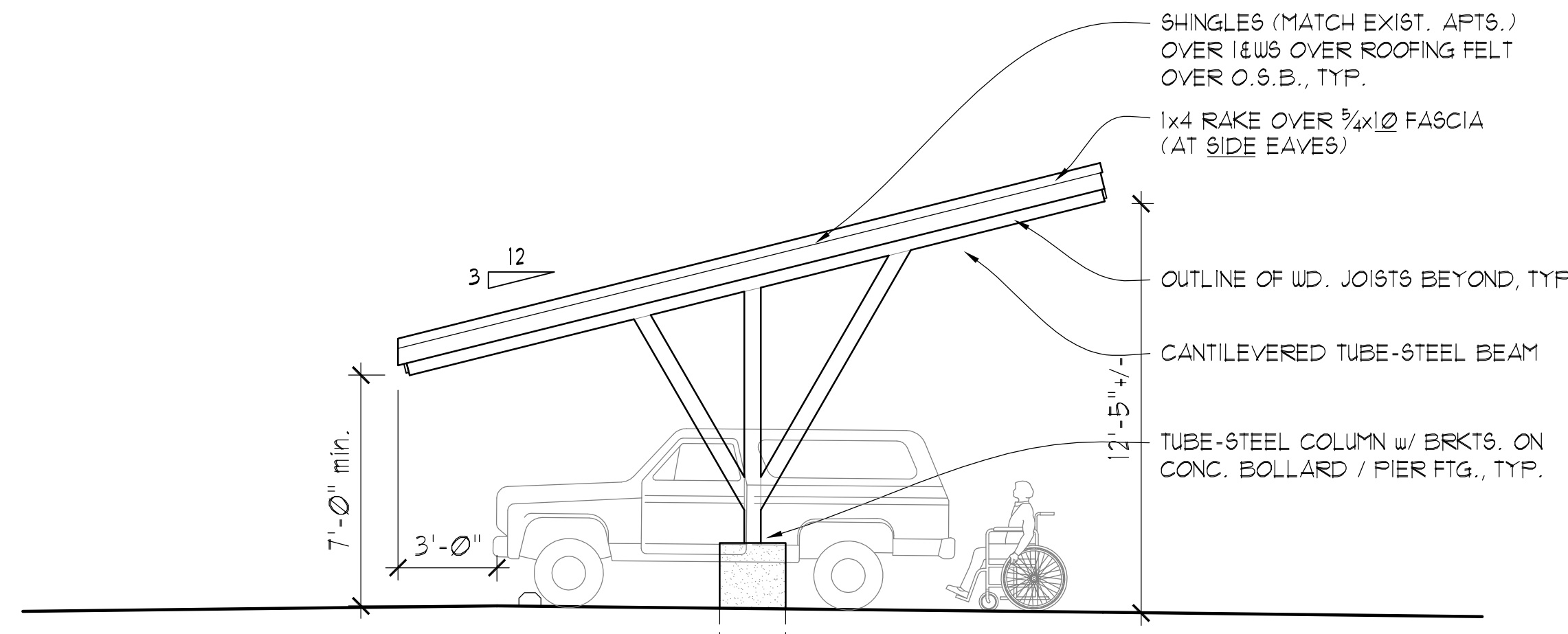
1. THE DESIGN DRAWINGS SHALL BE CONSIDERED THE INTELLECTUAL PROPERTY OF THE ARCHITECT AND ARE AVAILABLE FOR THE USE OF THE CONTRACTOR(S) IN EXECUTION OF THIS SPECIFIC PROJECT ONLY. NO OTHER USE OF THE DESIGN DRAWINGS SHALL BE PERMITTED.
2. THE INFORMATION CONTAINED ON THESE DRAWINGS IS IN ITSELF INCOMPLETE AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE.
3. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE. CONTRACTOR(S) ARE TO INFORM THE ARCHITECT PRIOR TO SUBMISSION OF FINAL BIDS OF ANY OMISSIONS, ERRORS, AND/OR CONTRADICTION INFORMATION WITHIN THE DOCUMENTS.
4. VARIATIONS IN ACTUAL CONDITIONS RELATIVE TO THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT BY THE GENERAL CONTRACTOR. ARCHITECT IS NOT RESPONSIBLE FOR HIDDEN CONDITIONS.
5. THE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS AND/OR THOSE WORKING IN SUCH CAPACITIES, IN REGARDS TO:
 - COST ESTIMATING AND BIDDING PROCEDURES.
 - MEANS AND METHODS OF CONSTRUCTION USED IN THE EXECUTION OF THE WORK.
 - SAFETY PROCEDURES AND PRECAUTIONS TAKEN ON THE PROJECT SITE.
 - OTHER RESPONSIBILITIES HEREIN LISTED AS BEING THOSE OF THE GENERAL CONTRACTOR.

MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, TELECOMMUNICATIONS, ETC.

- CONTRACTOR(S) TO VERIFY W/ OWNER ALL LOCATIONS, MODELS, FINISHES AND SPECIFICATIONS OF ALL FIXTURES AND EQUIPMENT, AND INSTALL ALL PER CURRENT APPLICABLE CODES.

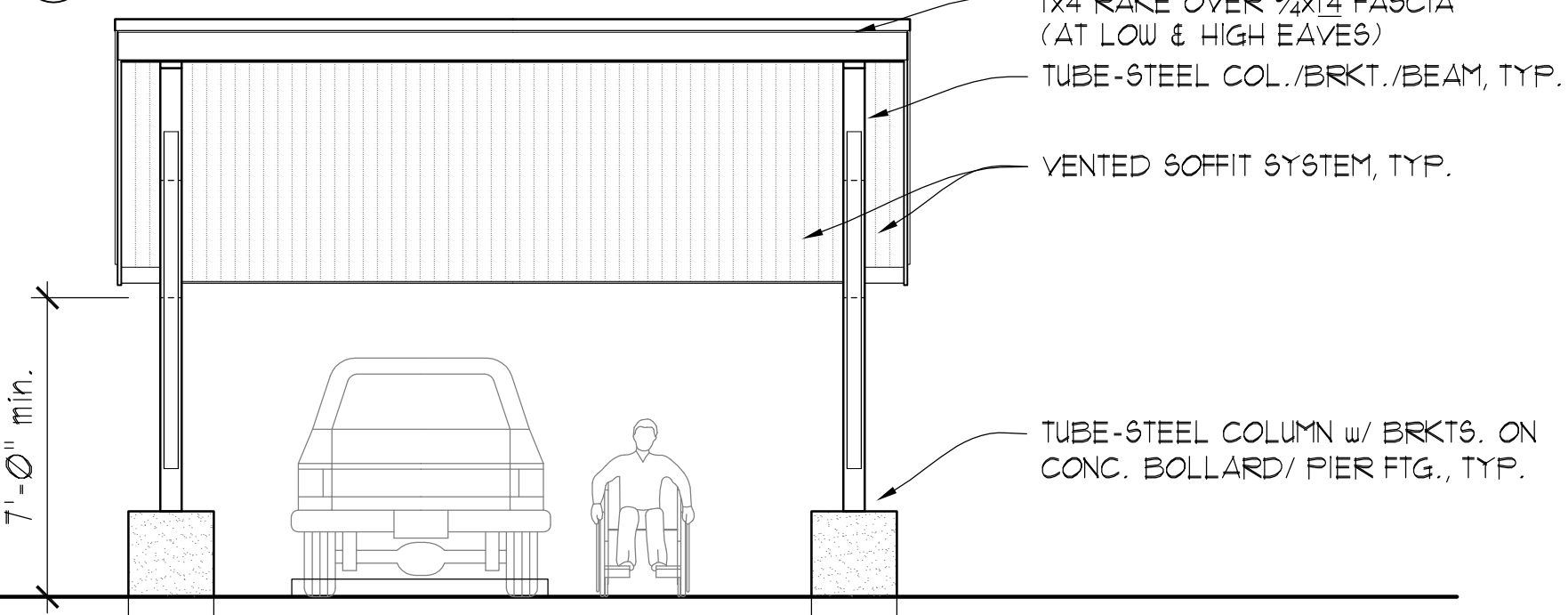
DIMENSIONS:

- ALL DIMENSIONS OF EXISTING CONDITIONS ARE APPROXIMATE. CONTRACTOR(S) TO FIELD VERIFY AS NECESSARY.

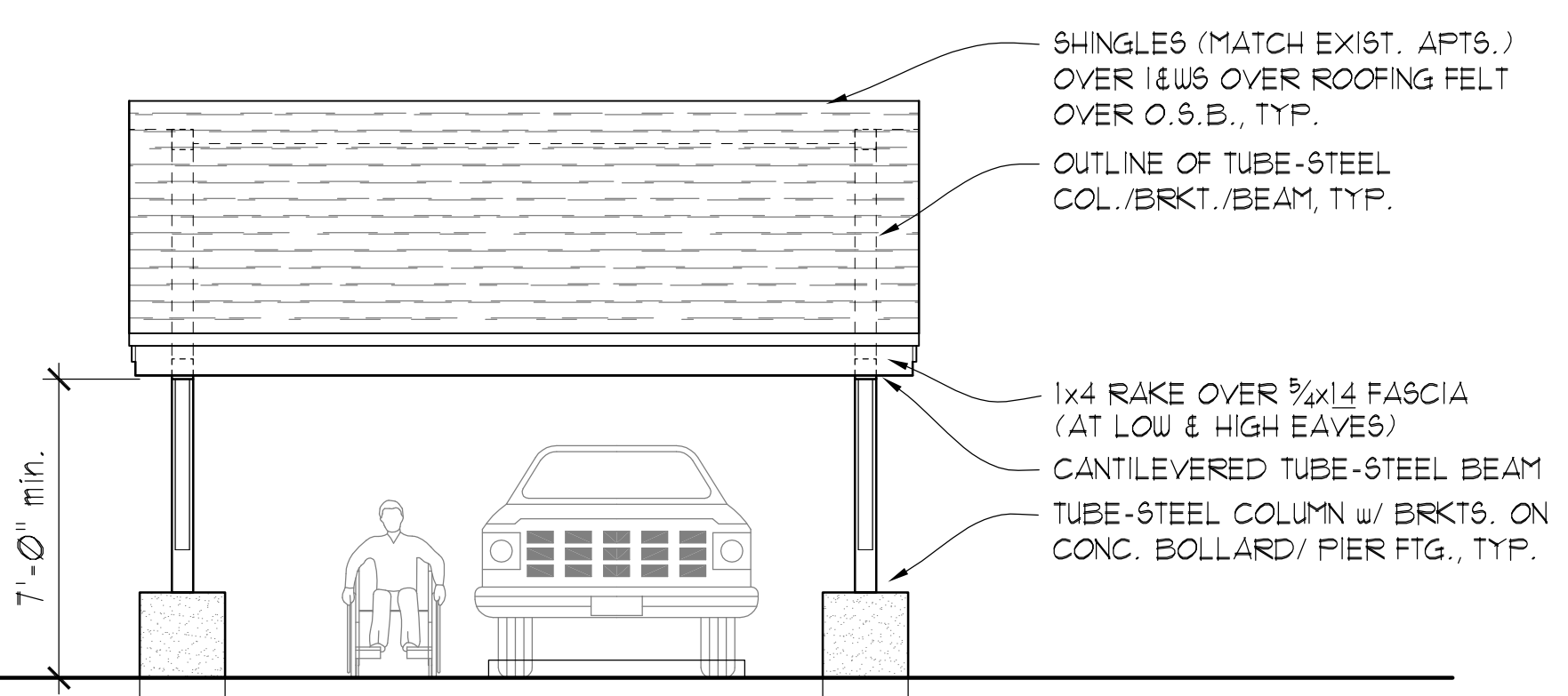


NOTE:
- ALL STRUCTURAL STEEL TO BE PAINTED, TYP.
- ALL EXPOSED WOOD TO BE PAINTED/STAINED, TYP.

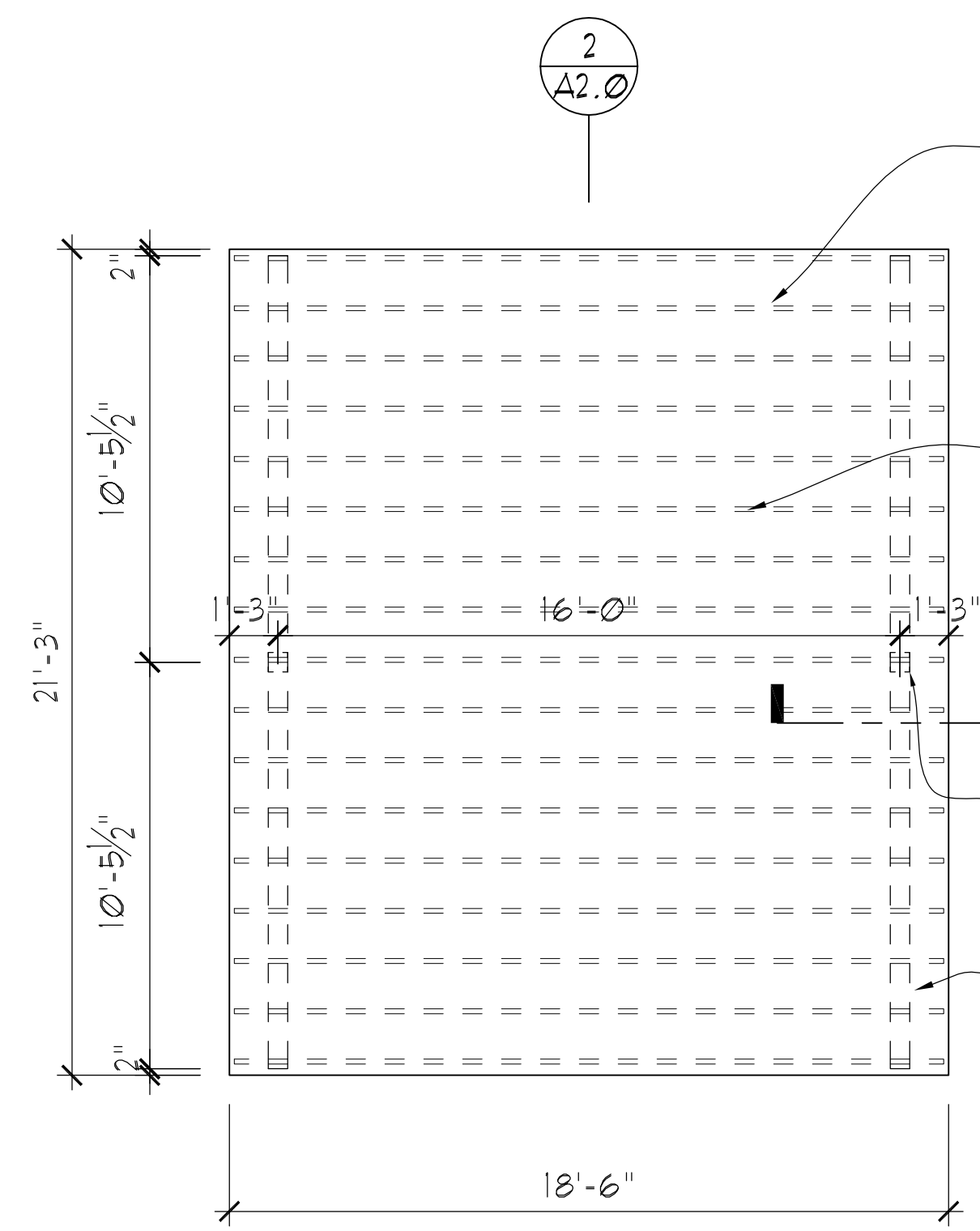
5 SIDE ELEVATION, TYP.
SCALE: 1/4"=1'-0"



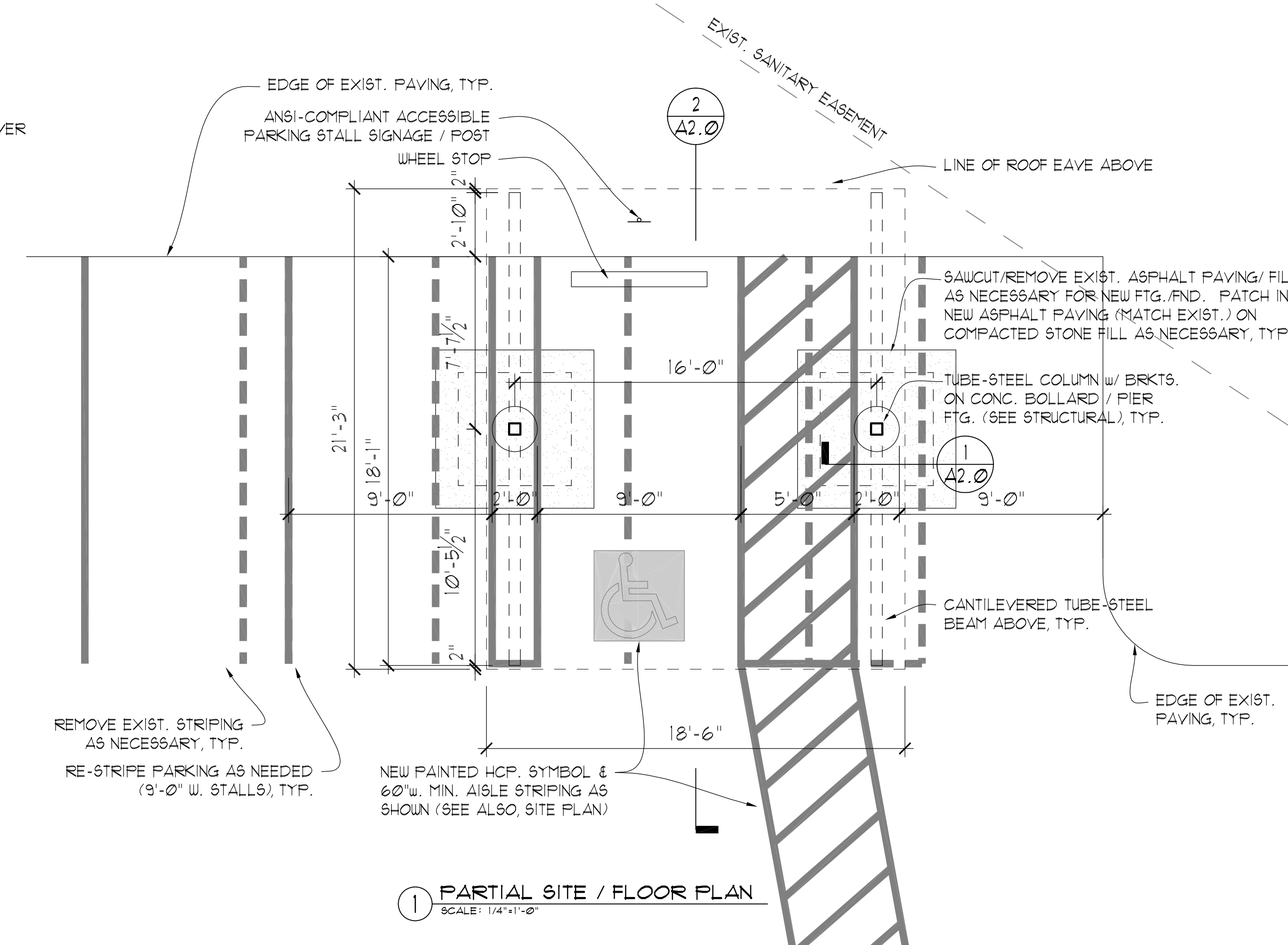
3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



4 REAR ELEVATION
SCALE: 1/4"=1'-0"



2 ROOF PLAN
SCALE: 1/4"=1'-0"



1 PARTIAL SITE / FLOOR PLAN
SCALE: 1/4"=1'-0"

PERMIT / CONSTRUCTION SET

REVISIONS:

	△
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DATE: 03-31-2014

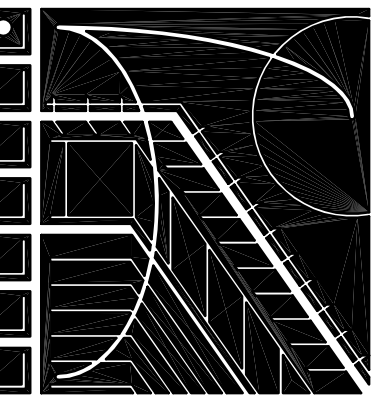
PROJECT ADDRESS: Centennial Dr. Oak Creek, WI

PROJECT NAME: Centennial Park Apts. Accessible Carport

PROJECT NUMBER: 1319

SHEET NAME: SITE/ FLOOR PLAN, EXTERIOR ELEVATIONS

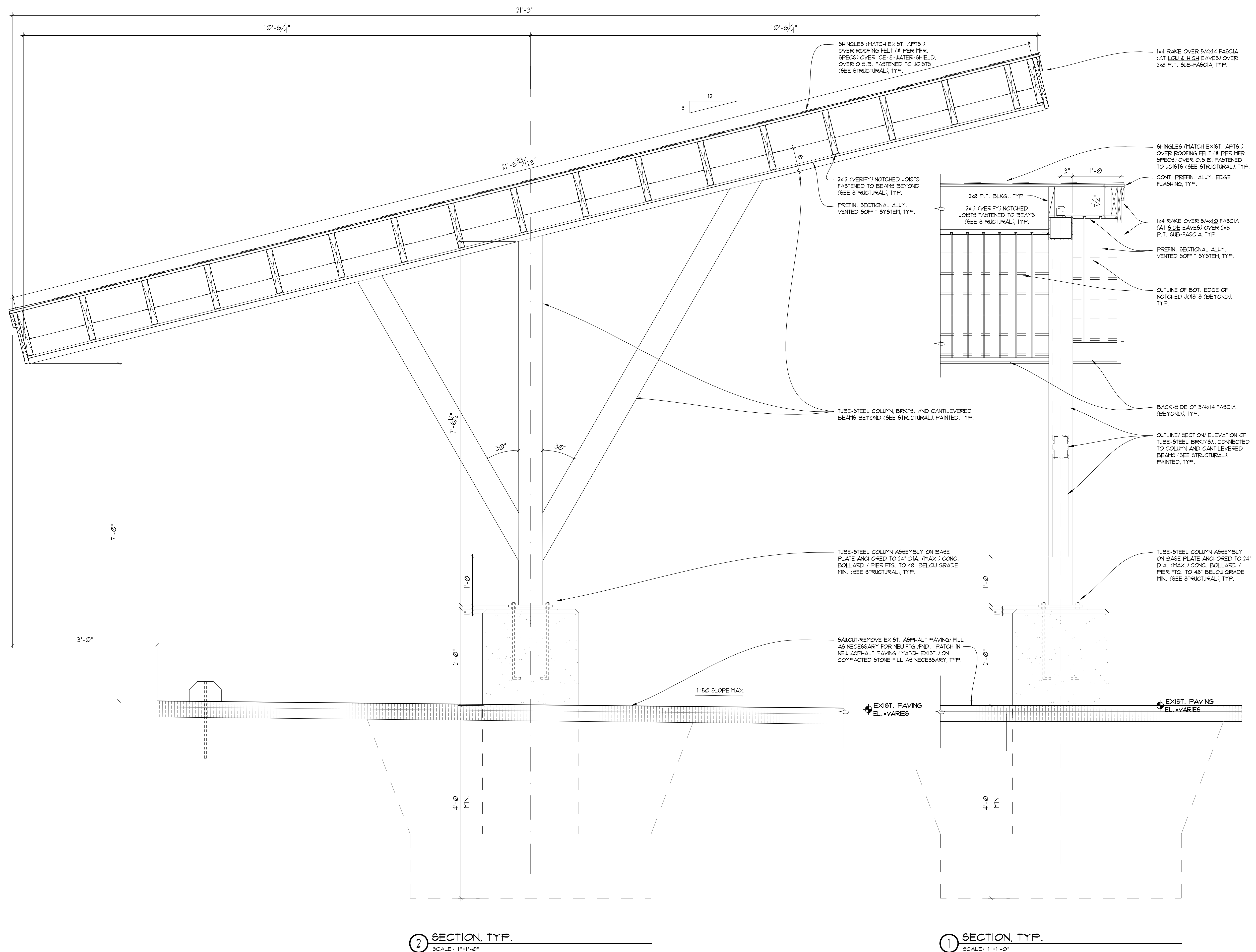
SHEET NUMBER: A1.0



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PERMIT / CONSTRUCTION SET

REVISIONS:

DATE: 03-31-2014

PROJECT ADDRESS:
Centennial Dr.
Oak Creek, WI

PROJECT NAME:
Centennial Park Apts.
Accessible Carport

PROJECT NUMBER:
1319

SHEET NAME:
BUILDING SECTIONS

SHEET NUMBER:

A2.0



Plan Commission Report

ITEM: 4g

DATE: July 8, 2014

PROJECT: Plan Commission Resolution – Woodman’s Food Market, Inc.

ADDRESS: 8131 S. Howell Avenue

TAX KEY NO: 813-9014-006

STAFF RECOMMENDATION: That Plan Commission approves Resolution No. 2014-01, modifying a future parking restriction for Woodman’s Food Market, Inc. for the property at 8131 S. Howell Avenue.

Ownership: Woodman’s Food Market, Inc.

Size: 21.7 acres

Existing Zoning: B-4, Highway Business CU

Adjacent Zoning: North – DTSMUPDD
East – B-4, Highway Business CU
South – B-4, Highway Business CU, B-3, Office and Professional Business and M-1 Manufacturing
West – B-4, Highway Business CU

Comprehensive Plan: Planned Mixed Use

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: On March 14, 2006 the Plan Commission conditionally approved site, building and landscaping plans for the Woodman’s Food Market at 8131 S. Howell Avenue. Based on the size of the building and the number of employees the Municipal Code established a requirement for a total of 1050 parking spaces for the project. At the time, Woodman’s proposed constructing 725 of those spaces, citing their past experience with similar sized facilities.

Section 17.0404 of the Municipal Code states that the minimum number of required parking spaces may be adjusted by the Plan Commission on a case-by-case basis provided that sufficient open space shall be provided which, if converted to parking spaces, would provide off-street parking to meet the full requirements of (the Municipal Code) at the time of application.

The site plan adopted by the Commission illustrated a total of 725 constructed parking spaces, but also provided open space on the western portion of the site to accommodate the additional 326 spaces. Section 17.0404(e) of the Municipal Code states that the Plan Commission shall review the adequacy of parking where an adjustment to parking requirements has been granted within one year following such parking modification grant--and periodically thereafter--to determine that the conditions justifying the parking requirement still exist. Based on the operation of the site since its opening, it would appear that the 725 spaces are more than adequate to support the parking needs of the retail operation.

As part of the effort to develop Drexel Town Square the City has been working with Woodman’s (as well as other neighboring property owners) to coordinate stormwater and access. These cooperative discussions culminated in a right of way transfer agreement with Woodman’s that will provide the public street right of way necessary for the completion of South 6th Street through Drexel Town Square. As part of this

agreement Woodman's would have the opportunity to develop a portion of their property along this new public street (6th Street). This new development parcel would encompass the area that was set aside on the site plan to meet the future parking requirement.

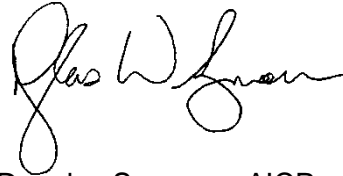
The operation of the site since its opening has provided sufficient historical data to suggest that the 725 parking spaces constructed for the Woodman's development are more than enough to accommodate the needs of their customers and employees. As such, this resolution would acknowledge that the future parking area is no longer necessary, and this restriction can be released to allow for development of this parcel.

Prepared by:



Kari Papellbon, CFM, AICP
Planner

Respectfully Submitted by:

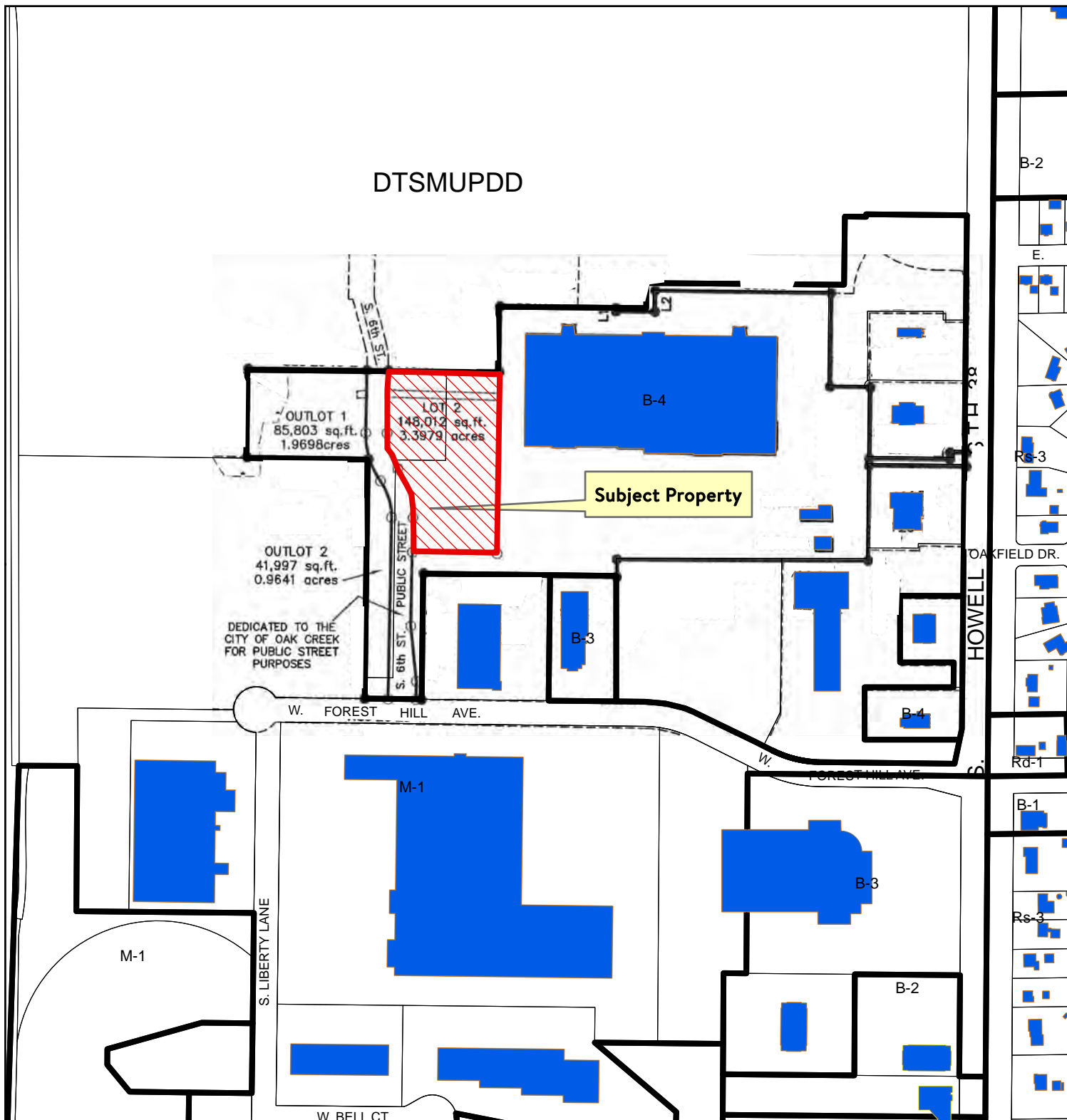


Douglas Seymour, AICP
Director of Community Development

Location Map

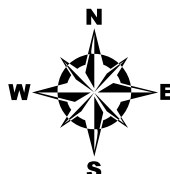
8131 S. Howell Ave.

DTSMPUPDD




OAKCREEK
— WISCONSIN —

Department of Community Development



Legend

 8131 S. Howell Ave.

This map is not a survey of the actual boundary of any property this map depicts.

RESOLUTION NO. 2014-01

**A RESOLUTION BY THE CITY OF OAK CREEK PLAN COMMISSION
MODIFYING A FUTURE PARKING RESTRICTION FOR WOODMAN'S FOOD MARKET,
INC.**

WHEREAS, on March 14, 2006 the City of Oak Creek Plan Commission ("PLAN COMMISSION") conditionally approved site, building, and landscaping plans for the Woodman's Food Market, Inc. at 8131 S. Howell Avenue ("WOODMAN'S"), and;

WHEREAS the approved site plan, as illustrated by EXHIBIT A – WOODMAN'S SITE PLAN WITH FUTURE PARKING RESTRICTION identified the parking requirements established by Section 17.0403 of the Municipal Code, and;

WHEREAS the total number of parking spaces provided by WOODMAN'S (715) was less than the 1050 spaces required by the Municipal Code, and;

WHEREAS Section 17.0404 of the Municipal Code states that the minimum number of required parking spaces may be adjusted by the Plan Commission on a case-by-case basis provided that sufficient open space shall be provided which, if converted to parking spaces, would provide off-street parking to meet the full requirements of (the Municipal Code) at the time of application, and;

WHEREAS the approved site plan illustrated an area on the WOODMAN'S property that would be set aside to meet the parking requirements of the Municipal Code should the Plan Commission determine it to be necessary., and;

WHEREAS, Section 17.0404(e) of the Municipal Code states that the Plan Commission shall review the adequacy of parking where an adjustment to parking requirements has been granted within one year following such parking modification grant--and periodically thereafter--to determine that the conditions justifying the parking requirement still exist., and;

WHEREAS, the PLAN COMMISSION, having reviewed the parking demand generated by WOODMAN'S has determined that the 725 spaces provided are sufficient to accommodate the parking demand generated by the customers and employees of the facility.

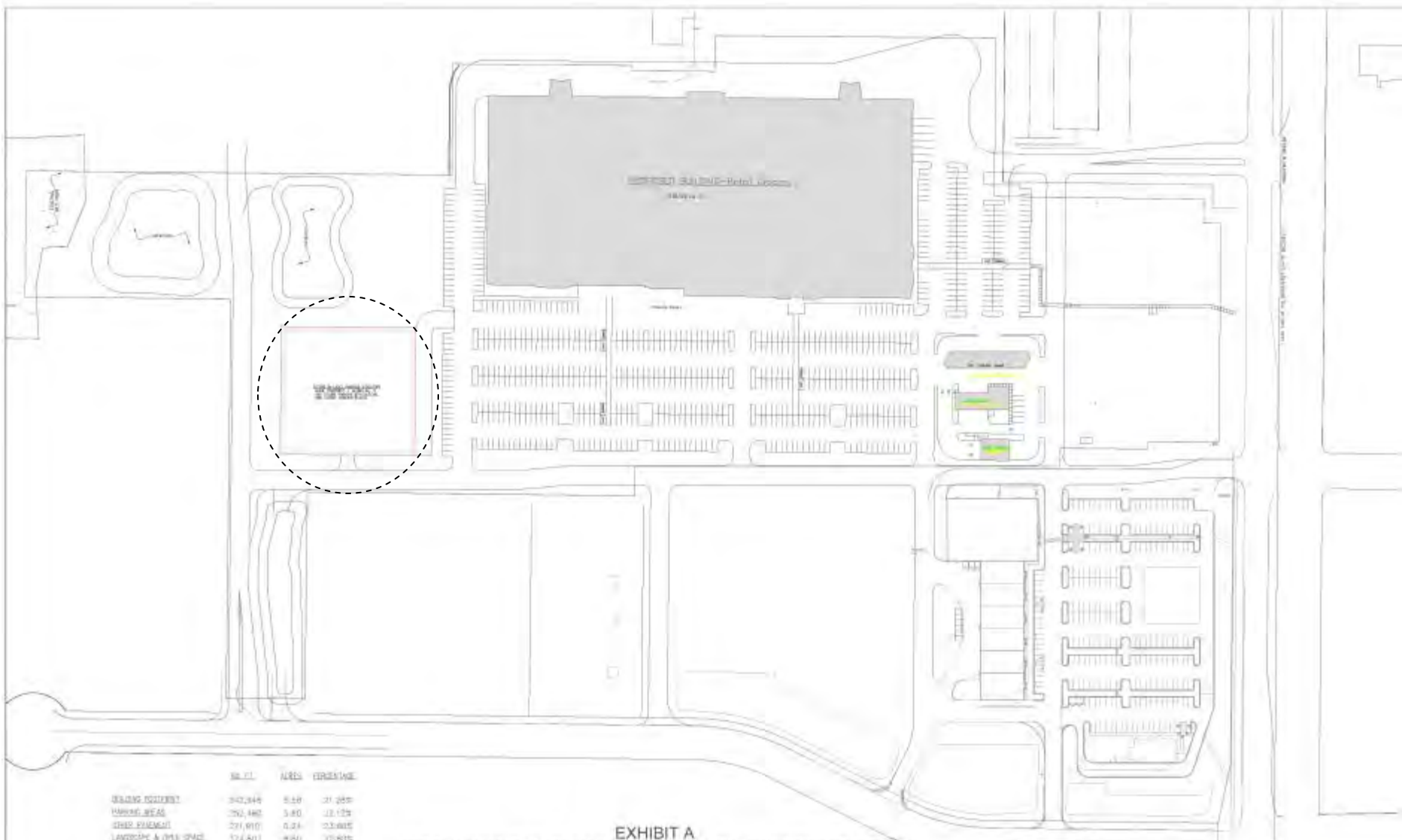
NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Oak Creek that the future parking restriction indicated on the approved site plan dated March 14, 2006 be rescinded, and that the requirement to set aside space for an additional 326 vehicles on the WOODMAN'S property is eliminated.

Adopted this 8th day of July, 2014.

Plan Commission Chair

Attest:

Secretary of the Plan Commission



**EXHIBIT A
WOODMANS SITE PLAN WITH FUTURE PARKING RESTRICTION**

	NO. FT.	AREAS	PERCENTAGE
BUILDING FOOTPRINT	340,348	5.59	21.28%
PARKING DECK	250,480	3.80	22.12%
DRIVE DRIVEWAY	271,610	0.24	13.88%
LANDSCAPE & OPEN SPACE	574,201	8.59	35.80%
WOODMANS LOT TOTAL	1,442,143	28.22	
EXISTING LOT TOTAL	159,639	3.25	
TOTAL PARKING AREA	1,601,782	31.47	

PARKING REQUIREMENTS	
1 SPACE PER 150 SQ. FT. (GROSS FLOOR AREA - 407 CUSTOMER SALES AND SERVICE AREA, 140,427 S.F.)	271
1 SPACE PER EMPLOYEE ON LATEST SHIFT (GROCERY STORE - 100 EMPLOYEES)	100
MOTOR VEHICLE REPAIR STATION (3 PER 15,000 SQUARE FEET EMPLOYEES = 4 SPACES)	14
TOTAL PARKING SPACES REQUIRED	385

SPACES PROVIDED (GROCERY STORE)	712
SPACES PROVIDED (GAS & LUBE)	12
SPACES PROVIDED (TWO PARKING GARAGES)	328
TOTAL PARKING SPACES PROVIDED	1052
HANDICAP SPACES REQUIRED	19
HANDICAP SPACES PROVIDED	19

Notes	
NO.	DESCRIPTION





Plan Commission Report

ITEM: 4h

DATE: July 8, 2014

PROJECT: Plan Review – AAA Service & Engineering

ADDRESS: 6960 S. 10th St.

TAX KEY NO: 735-9006-003

STAFF RECOMMENDATION: That Plan Commission does not approve the expansion of the outdoor gravel storage area and reduction in the open space requirement for the property located at 6960 S. 10th St.

Ownership: Michael Mazur DBA the Emjay Company, P.O. Box 108, Oak Creek, WI 53154

Size: 6.180 acres

Existing Zoning: M-1, Manufacturing

Adjacent Zoning: North – M-1, Manufacturing
East – M-1 (CU), Manufacturing; M-1, Manufacturing
South – M-1, Manufacturing; M-1 (CU), Manufacturing
West – M-1 (CU), Manufacturing

Comprehensive Plan: Planned Industrial.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: At the June 24, 2014 Plan Commission meeting, site, building, and landscaping plans for a 5,500 square-foot single-story addition to the west side of the existing building on the property at 6960 S. 10th St. were reviewed and conditionally approved. Plan Commissioners will recall that one of the conditions was for all required stormwater, erosion control, and grading plans to be submitted for review and approval by the Engineering Department prior to the issuance of building permits.

In the course of working with the Applicant's consultants to meet this condition, it was discovered that the gravel outdoor storage area had been expanded sometime between 2007 and 2010 to encompass the entire eastern portion of the property behind the existing building. This caused the open space on the property to be reduced below the 30% required in Section 17.1009(a)(21). Both the expansion of the storage area and the reduction in the open space were never reviewed and approved by the City.

Tonight's review is intended to provide clarification and resolution to these matters. Several options exist to achieve this end:

1. The Applicant can remove the expanded storage area and reestablish it with vegetated open space to meet the 30% requirement.

This is the option supported by staff.

2. The Plan Commission can grant approval after the fact for the expanded gravel outdoor storage area and/or a reduction in the 30% open space requirement. Approval of this would require a ¾ majority of the Plan Commission "only if supplemental design elements or improvements are incorporated into the project which compensate for the modification." This is left to the Plan Commission's

discretion; however, the supplemental design changes can include, for example, increased vegetation elsewhere on the site.

This option is not supported by staff.

3. A combination of 1 and 2, which is proposed by the Applicant's consultant.

The Applicant is in the planning stages for a 40,000 square-foot crane bay manufacturing addition to the east side of the existing building with a goal to begin construction next spring. With that in mind, the proposal is for AAA to request Plan Commission review and approval for the addition prior to April 1, 2015. Part of that application will include a request for a reduction in the 30% green space requirement. Should an application not be approved by that deadline, a portion of the outdoor stone storage area would be removed and reestablished with vegetation to meet the minimum 30% open space requirement (see the attached proposed site plan).

Should this option be chosen by the Plan Commission, staff recommends including a deadline for the reestablishment of vegetation on the property as well. The Zoning Administrator, as matter of procedure, will also send a Notice of Violation with a deadline to coincide with the proposed addition approval deadline of April 1, 2015.

4. Additional options as determined by the Plan Commission during meeting discussion.

As all options above do not impact the addition to the west portion of the existing building approved by the Plan Commission on June 24, building permit review processes will not be affected.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

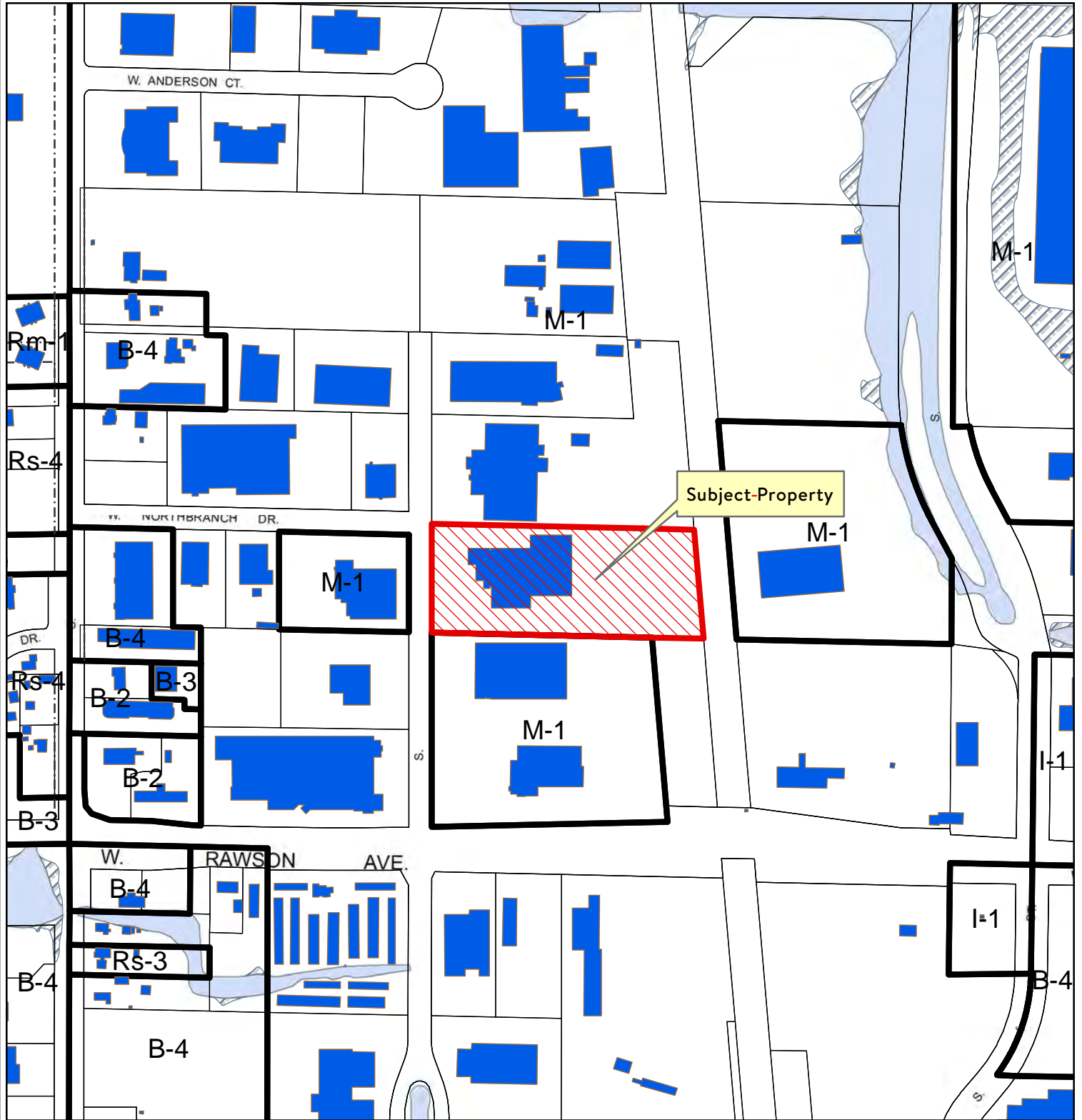
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

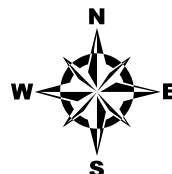
Location Map

6960 S. 10th St.


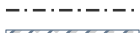




OAKCREEK
— WISCONSIN —

Department of Community Development



Legend

-  6960 S. 10th St.
-  Existing Street Pattern
-  Floodfringe
-  Wetland
-  Floodway

This map is not a survey of the actual boundary of any property this map depicts.

June 26, 2014

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

*Ridgewood Corporate Center
N56 W16743 Ridgewood Dr. | Suite 100
Menomonee Falls, WI 53051
Ph 262-703-3000 | Fx 262-703-3001*

Att: Kari Papelbon, CFM, AICP
Planner

Re: Formerly AAA Sales & Engineering
6960 S. 10th Street

Dear Kari:

This letter and attached materials follow our Plan Commission meeting of earlier this week (June 24, 2014), in which the over one million dollar (\$1,000,000) office addition/renovation project for the above noted facility was approved by the Plan Commission.

Please note that the condition of approval discussed at length Tuesday night (the compliance of the entire site as per the current storm water codes) has been reviewed and the site is in compliance with applicable codes. From our perspective, this project is fully compliant with the conditions of the Plan Commission approval.

As of earlier this morning I am in receipt of your email (attached) in which a new condition of a 30% greenspace ratio, not addressed in the Plan Commission action, has been added. In the spirit of cooperation, we offer the following to address this concern.

Overview:

-AAA is currently in the planning stages for a 40,000 square foot crane bay manufacturing addition to the east of the subject facility. This addition would represent a multi-million dollar investment in the facility and result in at least 20 additional skilled employee positions. Current plans call for a spring 2015 construction start for this project.

Proposed Action:

-Should this east addition project proceed, the stone area located in the east site area is critical for the successful operation of this business. As part of the City approvals for this project, we would request a deviation from the 30% greenspace requirement.

-Should AAA not receive City approvals for the east addition by April 1, 2015, AAA would modify the east proportion of the site as per the attached site plan. The stone in the noted area would be removed and a greenspace area be established. This would bring the site into compliance with the 30% greenspace requirement.

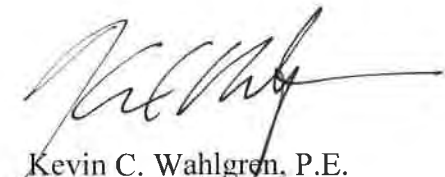
As time is of the essence with our construction schedule, we are asking that you address the above matter administratively and allow us to proceed with building permitting.

Should this new requirement involve another appearance at the Plan Commission, we respectfully request an appearance at the July 8 meeting. If this action is required, we would request that Building Inspection be advised to proceed with the processing of the building permit application and hold the release until after the additional Plan Commission action.

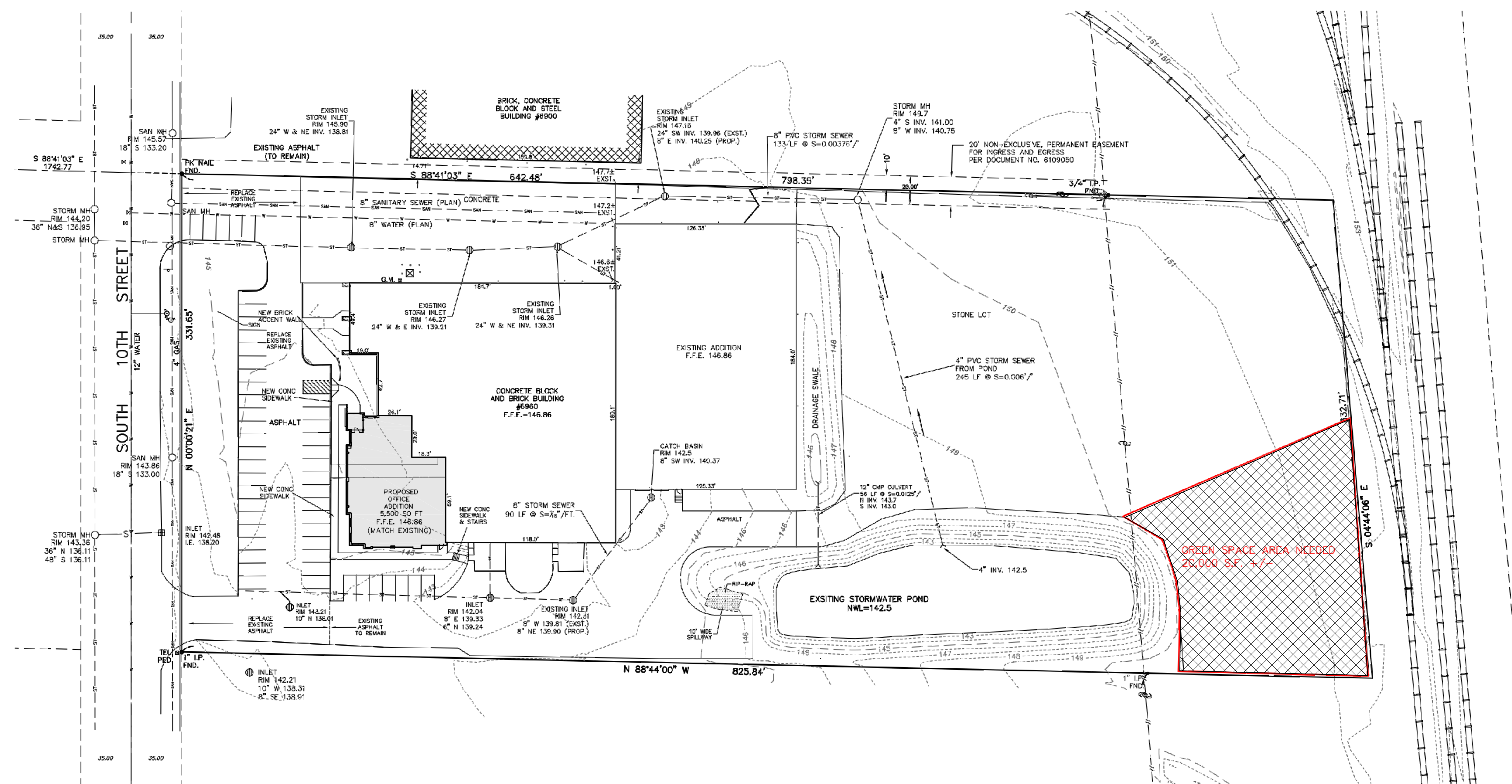
Your cooperation in the matter is critical in allowing AAA to continue to grow and prosper as a proud member of Oak Creek's business community.

Best Regards,

WAHLGREN-SCHWENN INC.



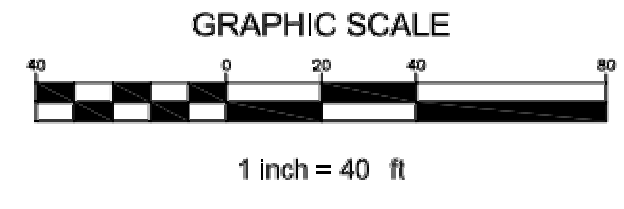
Kevin C. Wahlgren, P.E.
President



AAA SALES AND SERVICE
 6960 SOUTH 10TH STREET OAK CREEK, WI

GREEN SPACE AREA NEEDED
 20,000 SF +/-

LEGEND	
---○6---	EXISTING CONTOUR
—96—	PROPOSED CONTOUR
x 96.5	PROPOSED ELEVATION
—ST—	PROPOSED STORM SEWER
x x x x x x x x x x	PROPOSED SAW CUT
□ □ □ □ □ □ □ □ □ □	PROPOSED SILT FENCE



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CJE NO.: 1428R0
 JUNE 26, 2014

**SITE GRADING, STORM SEWER
 AND EROSION CONTROL PLAN**

C1.0
 SHEET 1 OF *