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Common Council
Chambers
8640 S. Howell Ave.
PO Box 27
Oak Creek, WI 53154
(414) 768-6527

PLAN COMMISSION MEETING AGENDA

**TUESDAY, September 23, 2014
AT 6:00 P.M.**

-
- 1) ROLL CALL
 - 2) Minutes of the September 9, 2014 meeting
 - 3) Significant Common Council Actions
 - 4) NEW BUSINESS
 - a) PLAN REVIEW – Review site and building plans submitted by Pat Lawlor, WE Energies, for an expansion to the outdoor coal storage, a coal reclaimer, and associated equipment at the Elm Road Generating Station located at 10770 S. Chicago Rd. & 11060 S. Chicago Rd. (Tax Key Nos. 966-9999-002 & 965-9999-001). Follow this agenda item on Twitter **@OakCreekPC#OCPCWEEnergies**.
 - b) PLAN REVIEW – Review site, building, landscaping, and lighting plans submitted by Blair Williams, Wired Properties, for two mixed-use buildings located at 331 W. Drexel Ave. (Tax Key No. 813-9031-000). Follow this agenda item on Twitter **@OakCreekPC#OCPCWired**.
 - c) TEMPORARY USE – OUTDOOR STORAGE – Review a temporary use permit for the outdoor storage and assembly of monotube arms for the Howell Avenue construction located at 124 E. Rawson Avenue. Follow this agenda item on Twitter **@OakCreekPC#TempUse**
 - 5) ADJOURN

PLEASE NOTE

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

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, SEPTEMBER 9, 2014

Alderman Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Bukiewicz, Alderman Guzikowski, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Also present was Pete Wagner, Planner.

Commissioner Dickmann moved to approve the minutes of the August 26, 2014 meeting. Commissioner Siepert seconded. Roll call: All voted aye. Motion carried.

Significant Common Council Actions

There were no comments or concerns from the Commission.

Plan Review

Wisconsin Granite Depot

6720 S. 27th Street

Tax Key No. 737-9038

Mr. Wagner explained that the main reason this item is not being recommended for approval by Planning staff is that there is no space for future parking. Staff is concerned that if the current occupant leaves the building, it would create a hardship to the new owner who may not have the same type of business and requires more parking. If the property is not saleable because of this, the building will be vacant for some time.

Commissioner Dickmann asked if the discrepancy in the green space calculations had been worked out from the last meeting. Mr. Wagner responded that this issue had been resolved.

Commissioner Dickmann asked if the waste material dumpster issue had been addressed from the last meeting. Mr. Wagner explained that there are two dumpsters proposed in the loading dock area. One is for trash and one for disposing of scrap stone materials. There will be a four-foot masonry wall to screen the loading docks as well as the dumpsters on the south side.

Mr. Wagner stated that he made the applicant aware that truck parking should not be included as part of the parking stall calculation. The applicant did modify the plan to state the exact number of parking stalls. This condition (#3) can be included with condition #4 to state that all technical corrections need to be addressed.

Mr. Wagner stated that condition #5 could be eliminated.

Mr. Wagner stated that the Fire Department, as of September 8, 2014, had not worked out the final issue with the applicant regarding additional hydrant coverage and locations. Also, the City has not received revised plans showing the proposed fire truck turnaround. Mr. Wagner stated that a condition should be added stating that if there are any substantial modifications to the site resulting from meeting with the Fire Department regarding any fire protection plan, that the Plan Commission will need to review the site plan.

Steve Sharpe, architect, 5110 S. Loomis Road, Waterford, WI, explained that the screening could have consisted of like material of the building, which is decorative concrete block, or vegetative screening. Mr. Sharpe stated that there is fencing there now that is wrinkled or tattered. He stated his intention to straighten that out. He stated that the difference in elevation between the Menard's property and Wisconsin Granite in some places is 8 feet. Part of it is sloped grass grade and a varied height retaining wall that goes to about 3½'. Mr. Sharpe explained that they are proposing to put the privacy wall along the whole length of the loading dock. It is 4' high and is the same material of the building. This will screen the loading dock and the dumpsters. This makes landscaping on the south side unnecessary and there is no room for plantings.

Commissioner Siepert inquired about the fence on the east end. Mr. Sharpe explained that the fence was a requirement to screen the loading dock on the east side of the current building. Now that the loading operations are moved to the south and west portion of the building, there will be no loading dock activity in view. The only reason he was thinking of taking it out is so that the Fire Department could have complete access to the perimeter of the building.

Mr. Sharpe suggested that a portion of the building could be converted to indoor parking.

Commissioner Johnston asked about snow removal. Mr. Sharpe stated there is room in the back and front. If need be, the owner will truck out the snow. Commissioner Johnston stated that if the snow is piled up on the south side, it will be difficult for an emergency vehicle to get in there. Mr. Sharpe stated that if that is a concern for the Fire Department, he would bring the snow to the last 10' of the property leaving 30' for the Fire Department.

Commissioner Johnston stated his concern about having unscreened, open-topped dumpsters. Mr. Sharpe stated they are screened by a 4' high wall all the way along the south side of the property and are sitting in an inside corner of the building. They are actually screened on three sides by either masonry building or masonry wall. Commissioner Johnston asked if there would be a gate across the front of the dumpsters as is always required by the City. Mr. Sharpe responded that there are none proposed at this time.

Commissioner Chandler asked if there could be a redevelopment plan that a section of the addition could be used for indoor parking. Mr. Wagner stated that the wording must be worked out with City staff and the applicant/architect outside of the Plan Commission meeting before including the condition as part of the recommendation.

Commissioner Correll stated his concerns that issues brought up last week have not been addressed such as the dumpsters not being enclosed and fencing. Mr. Sharpe stated the reason for the fencing was to screen the outdoor storage, which is still there today. Once the building addition is constructed, there will be no need for the fencing. Mr. Wagner stated that the site plan could be modified to reflect removal of the fencing.

Bob Gibbons, 6711 S. 26th Street, expressed his concern about having to look at a big brick wall. He stated it would be a bad decision to approve this addition. He would prefer to keep the fence on the north side.

Alderman Bukiewicz suggested reducing the size of the addition, and reconfiguring the loading docks to create more parking. Alderman Bukiewicz asked how many planned parking spaces they are off by. Mr. Wagner responded 45 just for the new addition.

Mr. Wagner summarized that there are three revisions being proposed.

- 1) A gate enclosure has to be shown on the site plan and installed around the dumpsters.
- 2) The north fence should remain, but the gate on the west end should be removed for Fire Department accessibility.
- 3) Removal of fence on the south side once the building is constructed. It is no longer needed to screen outdoor storage.

Mr. Wagner added that the suggestion was made for language in the conditions for indoor parking should the need arise due to change in use of the building. There was also discussion that language be incorporated into this approval for a redevelopment caveat that if this building were to be vacant for an extended period of time, that something would be done by the property owner to correct the vacancy.

Commissioner Carillo stated she would like to see the removal of all chain link fencing and use landscaping to make the back of the building more attractive. Mr. Gibbons stated his concern that the landscaping on the south side has not been maintained, and therefore, would not be effective as screening. Commissioner Correll asked how language could be included so that the City can hold the applicant to maintaining the south side landscaping. Mr. Wagner stated that this would be handled through an established procedure and follow up with the Weed Commissioner.

Commissioner Chandler asked what would be the next step for the applicant if this item is denied. Mr. Wagner stated that this item could be held again, but the applicant must be given clear direction. These specific items include a revised site plan and the following conditions:

- 1) show the dumpster gate enclosure
- 2) removal of the south and east fence
- 3) keep the north fence
- 4) submit a landscaping plan for review by the Plan Commission or review/approval at staff level with the addition of trees
- 5) all building and fire codes are met and if any significant site modifications are required as a result of Fire Department review, this item comes back to the Plan Commission
- 6) a minimum of 58 parking stalls be maintained on the property
- 7) detailed lighting plans be approved by the Electrical Inspector prior to issuance of building permits
- 8) grading, drainage and stormwater plans be approved by the Engineering Department prior to the issuance of building permits

Alderman Bukiewicz suggested these issues be worked out and this item be brought back before the Plan Commission in two weeks.

Ismail Fursat (sp?), 8200 S. Glenfield Drive, business partner at Wisconsin Granite, stated his concern about needing the additional space to remain competitive in this market. They need the space to display the product in the showroom and more space to store the product. He also stated that he has cleaned up the back of the property and has responded to the neighbor's concerns about maintaining the landscaping. He had concerns about theft of the product because it is stored outside, which is another reason for requesting this addition.

Mr. Wagner summarized the issues to give direction to the applicant.

- 1) Site plan modifications have to occur to reflect the change in fencing (removal of the east and south fence)

- 2) Revised site plan showing the dumpster enclosure including a gate
- 3) Detailed landscape plan enhancing the landscaping on the east side of the building

Mr. Wagner stated he is looking at four conditions.

- 1) That the minimum of 58 parking stalls be maintained on the property.
- 2) Landscaping plans are submitted for review and approval – Plan Commission or staff level
- 3) That all building and fire codes are met
- 4) Revised site plan to reflect the change in fencing and dumpster gate enclosure
- 5) If the site plan has to be substantially modified to accommodate fire protection plan, they would have to come before the Plan Commission for approval.

Commissioner Dickmann asked if he could see pictures of what the building is going to look like on the north side so he can see what the neighbor's view will be. Mr. Sharpe stated they did incorporate windows on the north side and landscaping. He suggested walking the property with the neighbor to see what they will be looking at and what their concerns are.

Commissioner Correll motioned to hold this item based on the suggestions made during the evening, and a request for a color rendering of the building, especially from the neighbor's view and view from Menard's. Commissioner Dickmann seconded. On Roll Call: All voted aye.

Commissioner Carillo motioned to adjourn. Commissioner Siepert seconded. On Roll Call: All voted aye. Meeting was adjourned at 7:41 p.m.

Summary of Significant Common Council Actions
September 16, 2014

1. **Approved:** Amend Sections 14.40(c) and Section 14.82 of the Municipal Code to specify a maximum of eight (8) parcels or outlots that may be divided by certified survey map for properties that are zoned for commercial, industrial, or mixed use development.



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a

DATE: September 23, 2014

PROJECT: Plan Review – WE Energies
ADDRESS: 10770 & 11060 S. Chicago Rd.
TAX KEY NO: 966-9999-002 & 965-9999-001

STAFF RECOMMENDATION: That Plan Commission approves the site and building plans submitted by Pat Lawlor, WE Energies, for the properties located at 10770 & 11060 S. Chicago Rd., with the condition that all building and fire codes are met.

Ownership: Wisconsin Electric Power Co., d/b/a We Energies

Size: 105.950 acres & 128.891 acres

Existing Zoning: M-1 (CU), Manufacturing; LOD, Lakefront Overlay District

Adjacent Zoning: North – M-1, Manufacturing; LOD, Lakefront Overlay District
East – Lake Michigan
South – City limits with Caledonia
West – M-1 (CU), Manufacturing

Comprehensive Plan: Institutional & Resource Protection Area.

Wetlands: N/A.

Floodplain: Yes, along lakeshore.

Official Map: N/A.

Commentary:

We Energies is requesting approval of an expansion of the site bulk material handling area at 10770 & 11060 S. Chicago Rd. from 15 acres to 30 acres. As part of the project, the outdoor coal storage will expand within the area created by the rail loop. New equipment, a new coal stacker, and a new coal reclaimer will be added to the site. Between 50 and 100 personnel are anticipated during the construction period.

Stormwater will be controlled via a detention basin that will be constructed prior to earthwork for the project. DNR permits and approval by the Public Service Commission will also be required.

Additional details for the expansion are included with your packet. The intention is to complete the project and be ready for operation in 2017.

Prepared by:

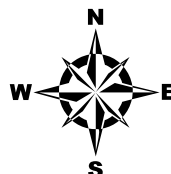
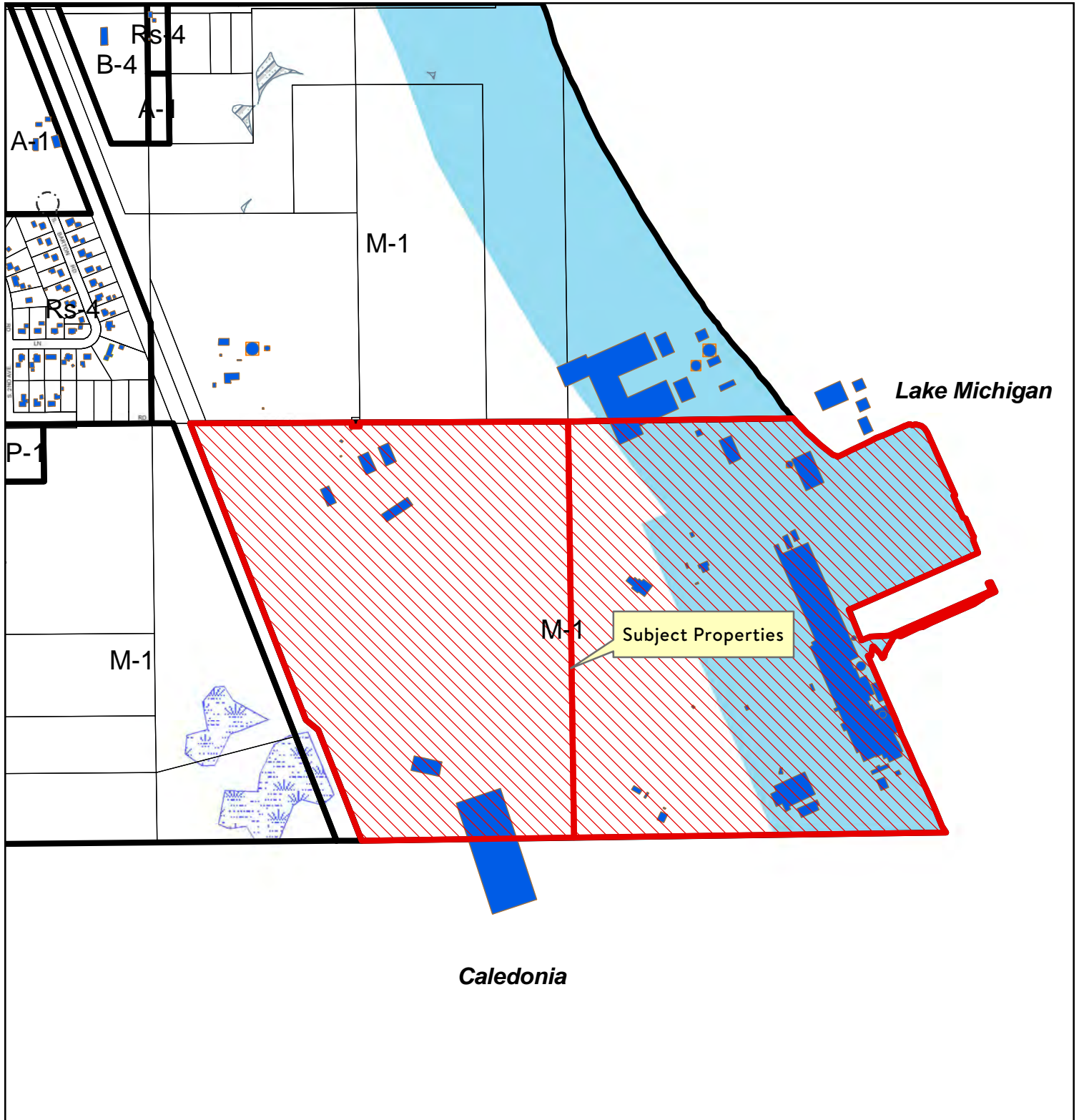
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

10770 & 11060 S. Chicago Rd.



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

Legend	
	10770 & 11060 S. Chicago Rd.
	Existing Street Pattern
	Wetland
	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)

**City of Oak Creek Plan Review Application
Attachment A - Project Description
We Energies Oak Creek Power Plant and Elm Road Generating Station
Site Bulk Material Handling Expansion Project**

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 - g. SWPPP Grading and Drainage Plan, 30918-12-11-035-008**

1. Introduction

Wisconsin Electric Power Company ("WEPCo"), d/b/a We Energies, is proposing to expand the outdoor coal storage facilities and install a new coal stacker, a new coal reclaimer and associated equipment at the Elm Road Generating Station ("ERGS") and Oak Creek Power Plant ("OCP") site to support the fuel supply needs of both power plants ("Project").

The Oak Creek generating site is comprised of two power plants; OCP and ERGS. The ERGS and OCP units have a combined net generating capacity of approximately 2400 megawatts. The plants are served by common fuel handling facilities known as Site Bulk Material Handling ("SBMH").

Upon completion of the Plan Review by the City of Oak Creek, WEPCo plans to file a request for a Certificate of Authority (CA) with the Public Service Commission of Wisconsin (PSCW) and file all necessary permit applications with the Wisconsin Department of Natural Resources (WDNR) for approval to construct the Project.

Upon receipt of all necessary permits and approvals as described below, we will commence procurement of equipment and construction of the Project. Construction of the Project is expected to commence in 2015 and commissioning of the Project is expected to be completed and ready for operation in 2017.

2. Project Description

The proposed Project consists of installing additional outdoor coal storage area, additional coal handling systems, dust control equipment and support facilities. See the attached Plot Plan for details. Site development to support the construction of the proposed facilities includes clearing an unused portion of the area inside the rail loop; excavating and leveling the hillside and grading adjacent areas; reconfiguring the east-west access road to the SBMH Car Dumper Facilities; constructing a bulldozer access road to the new coal pile from the maintenance shed; and other civil items including retaining walls, storm water runoff swales and a coal pile runoff basin. The proposed facilities are described below.

Outdoor Coal Storage Area

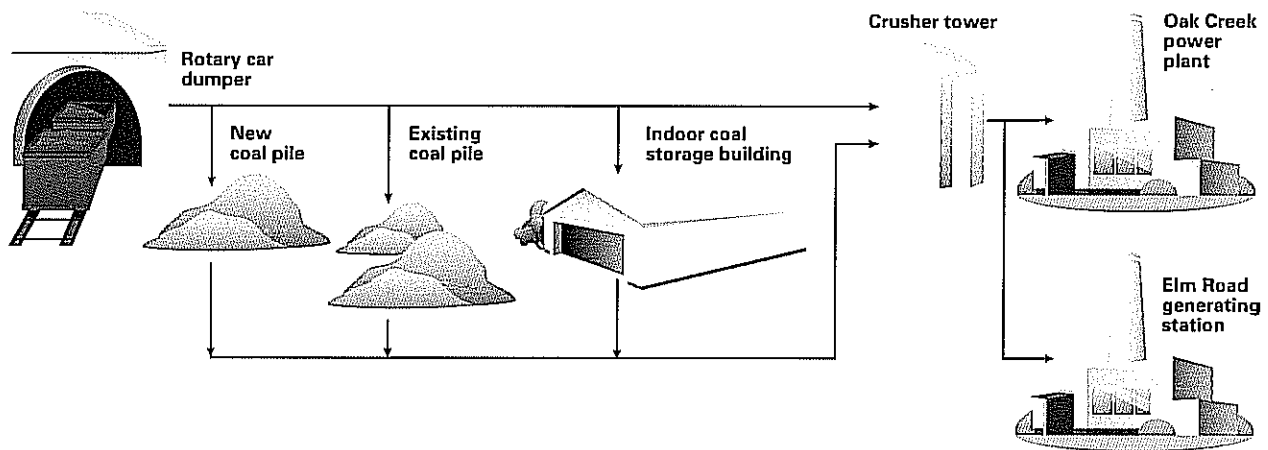
The proposed Project will expand the outdoor coal storage to increase the storage capacity to support the expected operation of both ERGS and OCP. The current outdoor coal storage area is approximately 15 acres. The expanded area will total approximately 30 acres. The attached Site Plan shows the existing coal storage area and the proposed new coal storage area. The changes to the coal storage area are summarized below in Table 1.

Table 1 - Proposed changes to the outdoor coal storage area.

Coal Pile	Pile Area, acres		Approximate Capacity, tons	
	Current	After Project	Current	After Project
Existing Storage	15	15	750,000	750,000
New Storage	n/a	15	n/a	750,000
TOTAL	15	30	750,000	1,500,000

Coal Handling Facilities

The coal will be placed on the new coal pile via either a fixed or radial stacker drawing from the existing coal handling system at transfer tower 1A. Coal will be drawn from the new coal pile via new in-ground reclaim hoppers, a reclaim tunnel and a new transfer tower delivering coal to the existing crusher tower, which can direct coal to OCPP and/or ERGS. See the simplified diagram below. The new coal handling system will also include expansion of the existing dust collection systems, a new stacker dust suppression system, and a new coal pile dust suppression system.



Support Facilities and Systems

New facilities will also include a coal pile run-off basin with connection(s) to the site's existing wastewater treatment system, conveyor system electrical facilities, fire protection facilities, and reclaim tunnel.

3. Project Schedule & Construction Sequence

Upon completion of the Plan Review by the City of Oak Creek, WEPCo plans to file a request for a Certificate of Authority (CA) with the Public Service Commission of Wisconsin (PSCW) and file all necessary permit applications with the Wisconsin Department of Natural Resources (WDNR) for approval to construct the Project.

Upon receipt of all necessary permits and approvals as described below, we will commence procurement of equipment and construction of the Project. Construction of the Project is expected to commence in 2015 and commissioning of the Project is expected to be completed and ready for operation in 2017.

The lay down and staging area for construction will be under the existing electric transmission lines that are located north of the existing coal yard and coal facilities maintenance/tractor building.

The sequence of construction for the Project will proceed as follows. Following mobilization, one of the first activities will be the relocation of the northern-most ATC electric transmission line that runs through the area north of the existing coal pile and runs partially through the area of the new coal pile. The transmission line will be relocated to vacant positions on existing transmission towers just to the south.

Construction of the storm water run-off and sediment control basin will occur ahead of the earth work to protect water resources from erosion. A permanent lined coal pile runoff basin will also be constructed as part of the Project. Road work will commence once the transmission line is relocated and the storm water environmental controls for construction conditions are completed. This will be followed by the clearing and excavation of the new coal pile area as well as the start of the construction of the new coal pile retaining walls. Once the area is brought to a level elevation, construction of the reclaim tunnel, foundations and the installation of equipment will be performed. As installation of the various systems is completed, tie-ins to existing coal handling facilities and systems will be made. During tie-in of the new conveyors, there will be several short periods where coal conveyors will need to be out of service. These will be planned so as not to interrupt the operation the ERGS and OCPP units.

4. Project Permits & Approvals

Permits and Approvals will be required from the Public Service Commission of Wisconsin (PSCW) and the Wisconsin Department of Natural Resources (WDNR) as described below. All necessary permits and approvals will be obtained from these entities prior to start of construction or as otherwise required.

Public Service Commission of Wisconsin (PSCW) Approval: Pursuant to §196.49 and §1.12, Wis. Stats., and Chapter PSC 112, Wis. Adm. Code, a Certificate of Authority (CA) will need to be approved by the PSCW prior to commencement of construction.

Water-Related Permits and Approvals: There are four water-related permits and approvals needed for this Project.

- a. NR 216 – WPDES General Permit for Construction Site Runoff;
- b. Ch. 281.36 – Permit authorizing wetland fill;
- c. WPDES Permit Modification – Permit WI-0000914-7 authorizing the discharge of an emergency outfall from the new proposed coal pile runoff basin; and
- d. NR 108 – Plan approval for the new coal pile runoff basin.

Air-Related Permits and Approvals: A preconstruction permit from the Wisconsin Department of Natural Resources will be required for this Project.

5. Fire Protection

The Project will include an extension of the existing fire protection system for the new equipment. The fire protection design and equipment will be reviewed with the Oak Creek Fire Department and will be installed in accordance with all state and local codes.

6. Hours of Operation

The coal handling equipment and facilities are expected to operate 24 hours a day, every day of the year, to provide fuel to the ERGS and OCPP power plants as necessary.

7. Frequency of Deliveries

Construction materials and equipment will be delivered to the site using semi-trucks and trailers. Materials and equipment are expected to be delivered to the site in a sequenced schedule in order to minimize the amount of laydown storage on site and to reduce the amount of deliveries each day. Deliveries will only be accepted during normal business hours. Although material and equipment is expected to be shipped in optimum sizes, there are no deliveries anticipated that would require special permits or approvals. As we have with the deliveries for other projects at the power plant, we will continue to work with the police department regarding notification of deliveries to the site for this project.

8. Employment

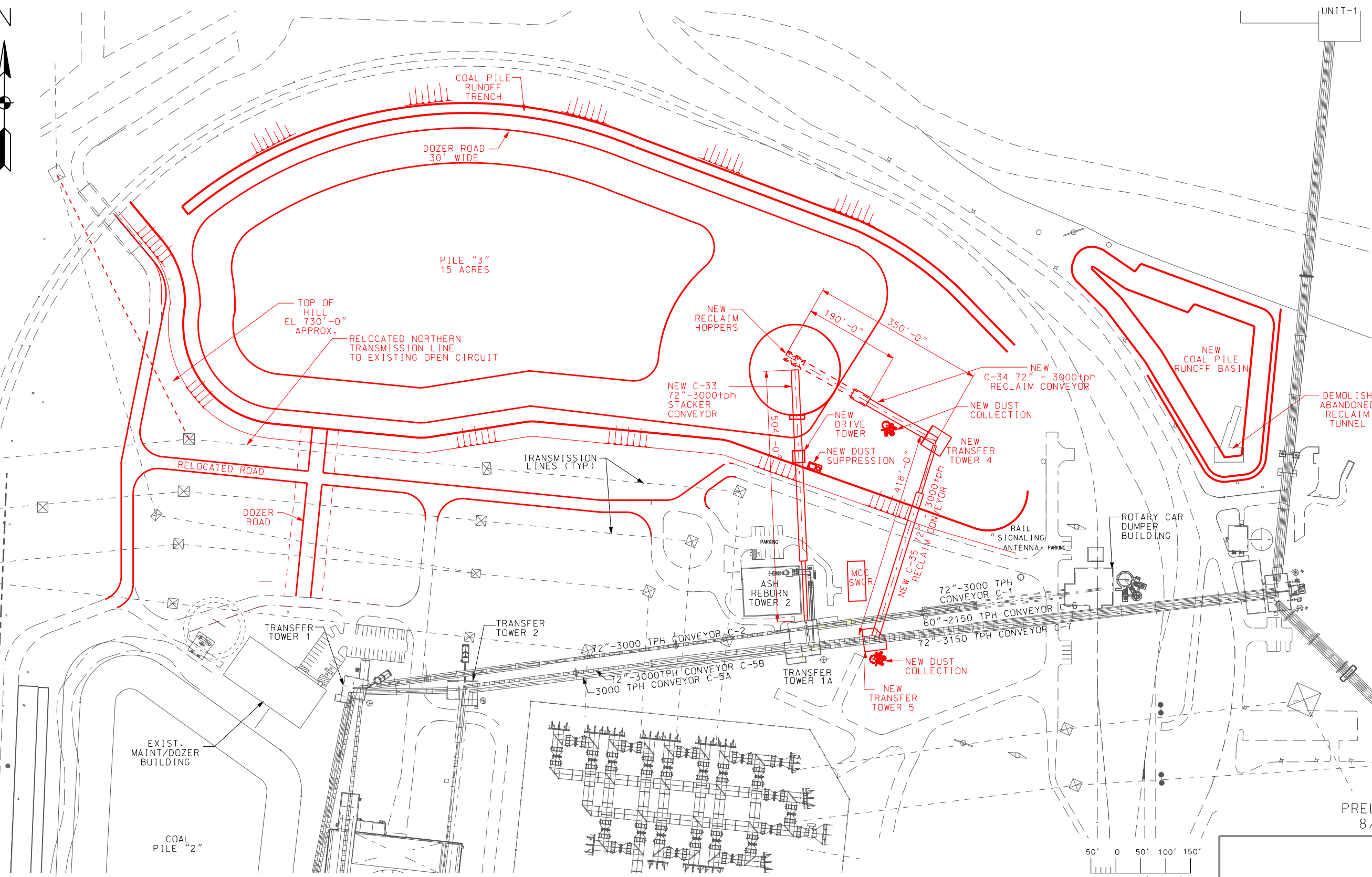
During the construction and start-up phases of this project, the number of construction, start up and support personnel are estimated to be an average of 50, with a peak of 100. All of the construction personnel are expected to work an 8-12 hour day shift with the exception of a minimal amount of multiple shift work during outage periods or other occasional needs.

9. Process Materials & Outside Storage

No new process materials will be introduced to the site for this project. The new coal handling equipment will utilize the same process materials as the existing coal handling equipment. Additional oil and grease will be required for the new pumps, motors, bearings, transformers, etc., however, these materials are typical to those already used on site and will be stored and cared for following station approved procedures in accordance with State/Federal regulations. Construction debris and waste will be properly managed and recycled or disposed of in accordance with State/ Federal regulations.

10. Drawings

- a. Project Location Map, Sketch 16
- b. Site Plan, Sketch 14
- c. Plot Plan, Sketch 13
- d. Plot Plan Aerial, Sketch 11
- e. Elevation View - Stack-out Conveyor, 5150614-06
- f. Elevation View - Reclaim Conveyor, 5150614-07
- g. SWPPP Grading and Drainage Plan, 30918-12-11-035-008



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REVISION APPROVAL RECORD			REV			DATE			REVISIONS			BY			CHKR			DRAWING STATUS			PROJECT NO.:		
DISCIPLINE	BY	DATE	DISCIPLINE	BY	DATE	A	8/7/14	ISSUED FOR CLIENT REVIEW	RLR		ISSUED	REV	DATE	SDE	PEM	30918	30918						
ARCH.			MECHANICAL			B	8/14/14	INCORPORATED CLIENT COMMENTS	RLR														
BUILDING SERVICES			PIPING			C	8/15/14	ISSUED FOR CA	RLR		PRELIMINARY	D	8/22/14										
CIVIL			PROCESS			D	8/22/14	ISSUED FOR PERMIT	RLR														
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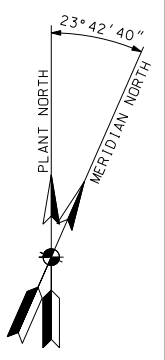
URS
 URS ENERGY & CONSTRUCTION, Inc.
 510 CARNEGIE CTR.
 PRINCETON, NJ 08540
 (609) 720-2000

**OAK CREEK SBM
 COAL PILE EXPANSION
 PLOT PLAN**

DWG. NO. **SKETCH 13** REV **D**

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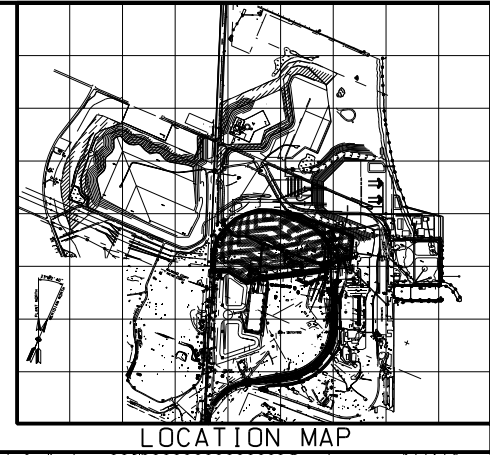


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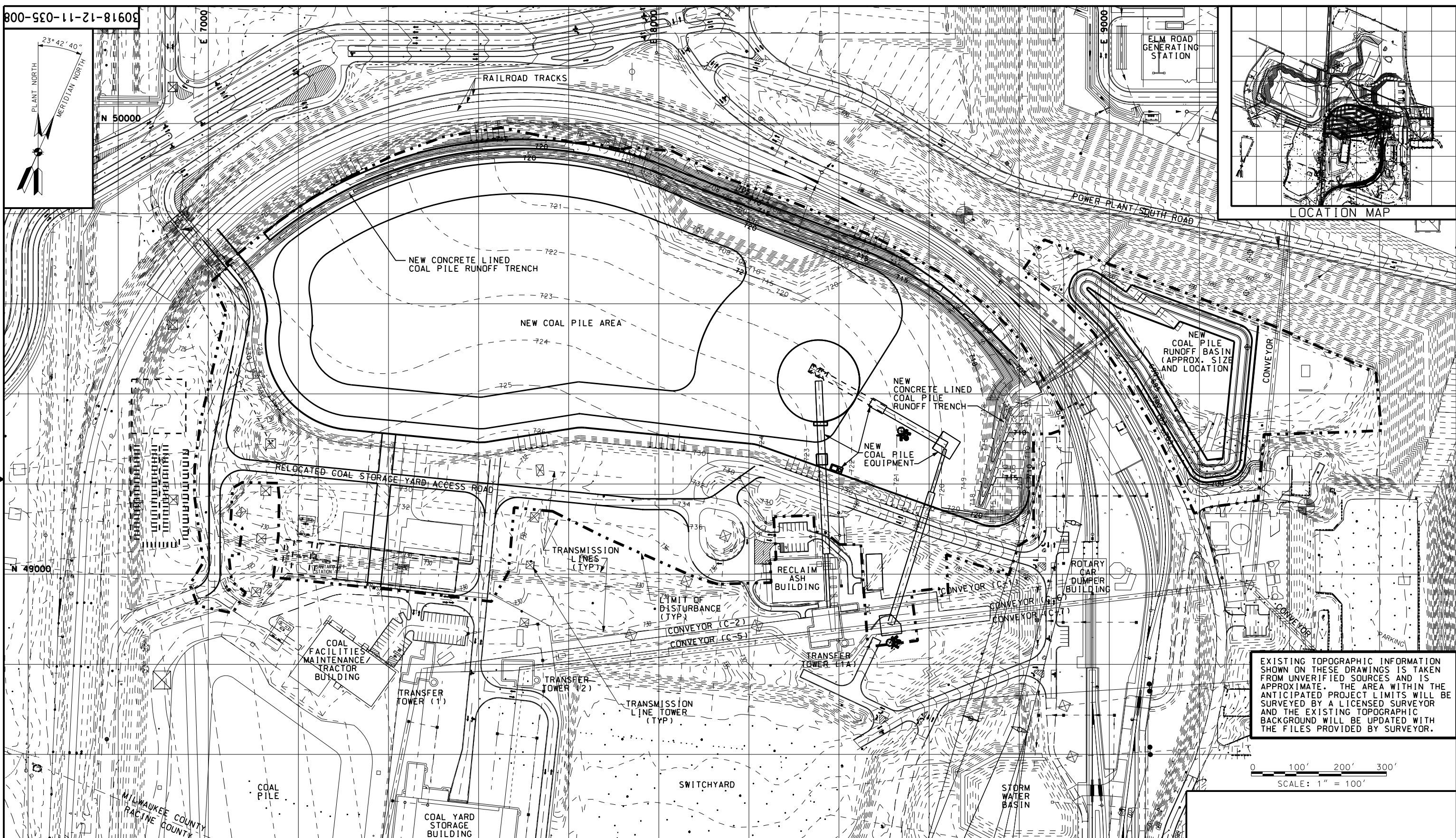
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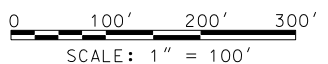
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LOCATION MAP



EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE DRAWINGS IS TAKEN FROM UNVERIFIED SOURCES AND IS APPROXIMATE. THE AREA WITHIN THE ANTICIPATED PROJECT LIMITS WILL BE SURVEYED BY A LICENSED SURVEYOR AND THE EXISTING TOPOGRAPHIC BACKGROUND WILL BE UPDATED WITH THE FILES PROVIDED BY SURVEYOR.



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USERS: \$USERS
PLOT SENT: \$DATES
FILE: \$FILES

NOTES:
1. FOR GENERAL NOTES AND LEGEND SEE DRAWING 30918-12-11-035-002.

REVISION APPROVAL RECORD				REVISIONS				DRAWING STATUS				PROJECT NO.:				
DISCIPLINE	BY	DATE	REV	DATE	DESCRIPTION	BY	CHKR	ISSUED	REV	DATE	SDE	PEM	30918			
ARCH.			A	08/01/14	ISSUED FOR IN HOUSE AND CLIENT REVIEW	GK	NG						DRAWN:	GK	DATE:	07/21/14
BUILDING SERVICES			B	08/11/14	ISSUED FOR PERMIT	GK	NG	PRELIMINARY	B	08/11/14	JM	WL	CHECKED:	NG	DATE:	07/31/14
CIVIL								APPROVED FOR CONSTRUCTION					SCALE:			1"=100'
ELECTRICAL								NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED AND DATED. DESTROY ALL PRINTS BEARING EARLIER DATE AND/OR REV.NO.								
ENVIRON.																
GEN. ARRANG. I & C																

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URS ENERGY & CONSTRUCTION, Inc.

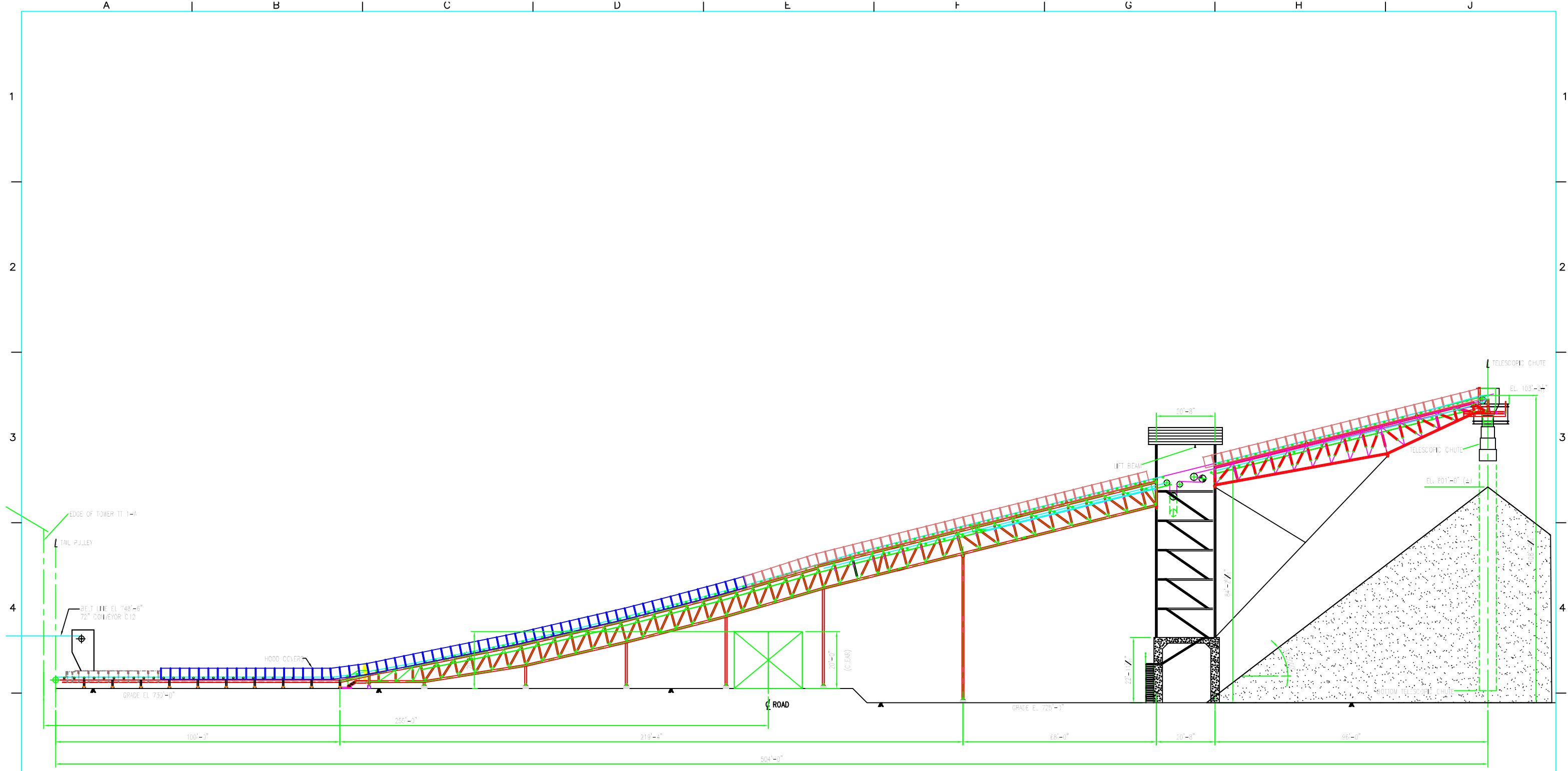
510 CARNEGIE CTR.
PRINCETON, NJ 08540
(609) 720-2000

OAK CREEK
SBMH COAL PILE EXPANSION - SWPPP
FINAL GRADING AND DRAINAGE PLAN

DWG. NO. 30918-12-11-035-008

REV B

uebor.d.bdr



72" X 504'-0" STACKOUT CONVEYOR C-33

REF.	DWG NO.	DESCRIPTION


REF.	DWG NO.	DESCRIPTION

NO.	BY	CHK.	DATE	CLIENT	DESCRIPTION

NO.	BY	CHK.	DATE	CLIENT	DESCRIPTION
C	MWH		08/08/14		
B	PDG		08/05/14		

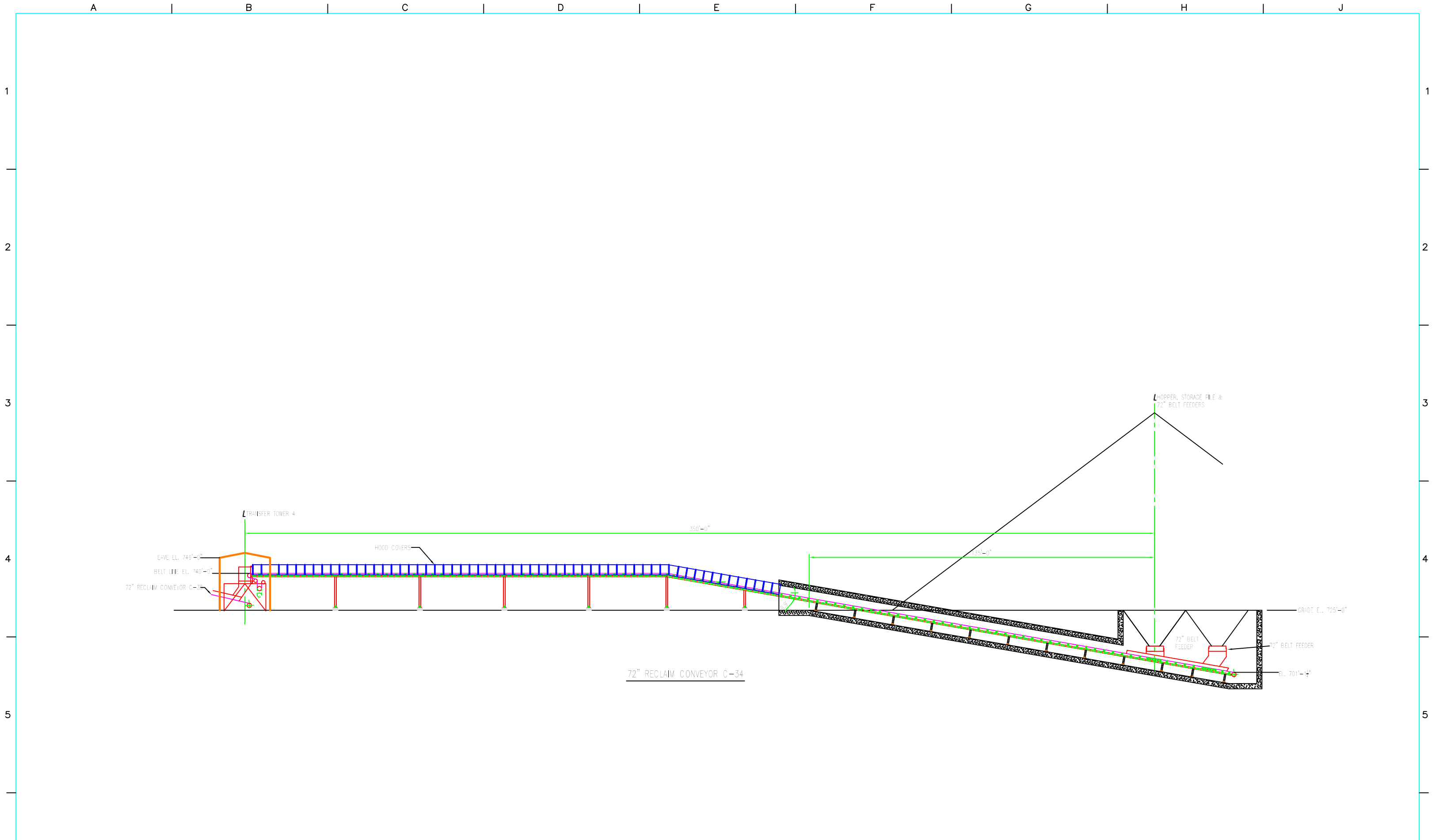
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CHECKED BY:								
RELEASED TO CLIENT:								
RELEASED FOR FABRICATION:								
APPROVED BY:								

ITEM	NO. REV.	DESCRIPTION	MARK	REMARKS



90 EAST HALSEY ROAD SUITE 107
PARLIPPANY, N.J. 07054
WWW.MATRIXSERVICE.COM

GENERAL ARRANGEMENT	SCALE 1/16"=1'-0"	CONTRACT No: 5151-4054	REV. No.
72" STACKOUT CONVEYOR	5150614-06		C
WE ENERGIES - ELM ROAD GENERATING STATION			



REV. NO.	DATE	BY	CHK.	DESCRIPTION										
					NO.	BY	CHK.	DATE	CLIENT	DESCRIPTION				

DWG. NO.	DESCRIPTION

DRAWN BY:	NO.	DATE	PRELIMINARY ISSUE	REMARKS
RGH	07/28/14			
CHECKED BY:				
RELEASED TO CLIENT:				
RELEASED FOR FABRICATION:				
APPROVED BY:				

ITEM NO.	DESCRIPTION	MARK	REMARKS

		90 EAST HALSEY ROAD SUITE 107 PARLIPPANY, N.J. 07054 WWW.MATRIXSERVICE.COM	
GENERAL ARRANGEMENT		SCALE 1/16"=1'-0"	CONTRACT No: 5151-4054
72" RECLAIM CONVEYOR C-34		5150614-07	
WE ENERGIES - ELM ROAD GENERATING STATION			



Plan Commission Report

ITEM: 4b

DATE: September 23, 2014

PROJECT: Plan Review – Blair Williams, Wired Properties Mixed-Use Buildings

ADDRESS: 331 W. Drexel Ave.

TAX KEY NO: 813-9031-000

STAFF RECOMMENDATION: That Plan Commission approves the site and building plans submitted by Blair Williams, Wired Properties, for the property located at 331 W. Drexel Ave., with the following conditions:

1. That all building and fire codes are met.
2. That detailed plans for signage are reviewed and approved by the Plan Commission (or the Director of Community Development).
3. That details for the dumpster enclosures are submitted for review and approval by the Department of Community Development prior to the issuance of building permits.
4. That all landscaping plans are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.

Ownership: Blair Williams, Wired Properties, 2022 E. North Ave. #300, Milwaukee, WI 53202

Size: 9.0267 acres

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

Adjacent Zoning: North – M-1, Manufacturing; FF, Flood Fringe; FW, Floodway; C-1, Shoreland Wetland Conservancy
 East – DTSMUPDD, Drexel Town Square Mixed Use Development District
 South – DTSMUPDD, Drexel Town Square Mixed Use Development District
 West – DTSMUPDD, Drexel Town Square Mixed Use Development District

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: Yes, officially-mapped streets include the 6th Street extension and Delco Drive.

Commentary: Blair Williams, Wired Properties, is requesting approval of two mixed-use buildings (B3 and C3) on the southern half of the property at 331 W. Drexel Ave. The review of these site and building plans are governed by the general development plan and regulating plan for the Drexel Town Square Mixed Use Planned Development.

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

- Allow for the successful implementation of the general urban design patterns as in the DTSMUPDD.

- Allow designers and developers reasonable flexibility in the creation of specific designs to meet current and future market and economic realities.
- Generate and sustain economic and social value as subareas develop and redevelop over time.
- Ensure high quality development that creates a vibrant, diverse, clean, safe, destination.
- Create meaningful community places for current and future users through the integration of buildings, site, and landscape features.
- Ensure that building and site designs create an attractive, interactive environment for pedestrians, cyclists, and motorists.

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

Both buildings are located within the Mixed-Use Sub-district, which is described in the regulating plan as "... an urban mixed-use sub-district with a variety of residential, commercial, and mixed-use buildings. The vision for the area is to create a vertically and/or horizontally integrated mixed-use concept where the interaction of housing types and commercial uses provide the opportunity for an interesting urban experience and economically viable commercial enterprises."

This review will be segmented into sections corresponding with the sections of the DTSMUPDD.

Active Streets and Sustainability/Walkability

Design for this area is divided by block - Block B is west of Main Street and Block C is east of Main Street. It is further divided by a west-east access drive. The B3 and C3 buildings under review in this application are south of that access drive. This information will become more important for the Plan Commission to understand when reviewing the Parking section below.

According to the regulating plan, the most critical requirement for active pedestrian streets is a sense of enclosure. As such, the plan establishes build-to zones (BTZ), landscape zones (LZ), and a mixed building and landscape zone (MLZ). The interface between the B3 and C3 mixed-use buildings and the public streets (South Main Street, West Town Square Way, and a portion of South 6th Street) has been identified as a build-to zone.

Build-to zones are defined as "the space extending between (a) the property line defining the edge of a public right-of-way (or line defining the edge of the public easement on a private road, or the functional equivalent of such lines) and (b) a predetermined maximum setback line (shown in the diagrams for each block)." The following apply to the BTZ:

- At least 60%-90% of the linear edge shall be building facade.
- The BTZ must include the building's front facade.
- Architectural elements such as porches, decks, stoops, bay or oriel windows, balconies, awnings, roof eaves, pergolas, covered walkways, ornamental features, chimneys, and lights should also fall within the BTZ range.
- In no case shall BTZs extend into a utility easement, beyond a property line, or interfere with required vision triangles.
- Within a public right-of-way some encroachments should be allowed for temporary uses such as tables, planters, heaters, sidewalk signage, and similar elements that extend past the property line. All encroachments must take out a permit and be approved by the City of Oak Creek.

In addition to the BTZ, a mixed building and landscape zone (MLZ) has been identified along portions of South 6th Street and West Town Square Way. These zones require a combination of a build-to-zone and a landscape zone where the precise location of structures is difficult to prescribe. In some cases, these zones will provide a buffer between the active streetscape and parking areas.

The proposed landscape plan illustrates significant landscaping along the public streets adjacent to this development. Staff will continue to work with the applicant to refine the landscape plan as needed. The landscape plan will likely be revised at such time end-users (tenants) submit for required reviews. Landscaping along the Main Street portions will be addressed in overall landscape plans for Drexel Town Square.

Unless the Commission directs otherwise, the final landscape plans will be approved by the Director of Community Development prior to the issuance of building permits.

Parking

The DTSMUPDD regulating plan identifies the following approximate parking supply and demand requirements by use:

- Housing – 1 stall/bedroom
- Retail – 3.5 to 5 stalls per 1,000 gross square feet
- Restaurant (sit down) – 8-12 stalls per 1,000 gross square feet

It is difficult to determine the exact number of required parking stalls without knowing the specific uses and associated square footage. However, the applicant's representatives have provided the following parking calculations:

- Building A (B3)

Ground floor square footage: 18,251

(6) one-bedroom apartments @ 708 square feet each

(21) two-bedroom apartments @ 1,112 – 1,267 square feet each

(9) three-bedroom apartments @ 1,443 – 1,677 square feet each

Total underground parking (reserved for apartments): 48 stalls based on a residential parking ratio of 1.3 stalls/unit

Total surface and on-street parking stalls: 48

- Building B (C3)

Ground floor square footage: 18,384

(8) one-bedroom apartments @ 708 square feet each

(14) two-bedroom apartments @ 1,115 – 1,272 square feet each

(6) three-bedroom apartments @ 1,272 – 1,720 square feet each

Total underground parking (reserved for apartments): 48 stalls based on a residential parking ratio of 1.5 stalls/unit

Total surface and on-street parking stalls: 76

A caveat to the figures above is that they do not include the opportunities for shared parking with the remaining Block B and Block C buildings north of the access drive. Once the shared parking is considered, the available number of parking stalls increases to approximately 213 for all "B" buildings (or 5.6 stalls per

1,000 gross square feet of retail) and approximately 236 for all “C” buildings (or 4.9 stalls per 1,000 gross square feet of retail).

Maintenance and Operation

Each building has a footprint of over 18,000 square feet, with retail/restaurant spaces on the ground floors and controlled-access underground parking for the apartments. Building A (B3) will have 3 levels of apartments (a total of 36) and Building B will have 2 levels of apartments (a total of 28). Tenant space on the ground floors of each building have not been finalized as of writing this report; however, casual dining, health & beauty, traditional retail, and dental have been offered as general categories for the ground floor uses.

It is likely that the south corner of Building A (B3) will be occupied by a restaurant, and patio seating is depicted on the plans. Landscaping enhancements, including a potential decorative privacy wall, will be submitted once that tenant has been officially announced.

Storage space for both apartments and tenants is considered in the underground parking level for both buildings. It is anticipated that the spaces will become more defined based on tenant needs. Deliveries and move-ins will likely occur in the striped/no parking areas. A dedicated area located at the “elbow” of each building at the parking lot and adjacent to the apartment lobby stairwell has been dedicated for move-in activities as well. Some deliveries may occur on-street.

Dumpsters for both buildings will be located in the individual surface parking lots. Enclosure details are forthcoming, but the applicant’s consultants have indicated that the enclosures will match the building materials and colors. The locations have been identified based on maneuverability calculations by Graef.

Landscape, Streetscape, Community Places, Signage & Lighting

While detailed signage plans were not included in the initial submittal, they appear to be consistent with the first generation development proposal and the regulating plan. There will be signs on the corners of the buildings and at the lobby entrances to identify the apartments, and each retail/restaurant space will have their own signs. General locations for the signs are shown on the renderings. Detailed sign plans will need to be approved (either by the Commission or Director of Community Development) prior to the issuance of building permits.

The cyclone (decorative) light fixtures and poles approved for the overall Drexel Town Square lighting plan will be used in both parking lots. Decorative sconces are currently being developed for pedestrian-level lighting on the building. A lighting photometric plan was submitted (but not included in the staff report). This plan will need to be approved by the Electrical Inspector prior to the issuance of building permits, and will meet the outdoor lighting requirements of the regulating plan.

Part of the streetscape also includes the treatment of stormwater. Although stormwater for the entire Drexel Town Square development is being designed as a whole, there remain requirements to address stormwater quality on a site - specific basis. Based on the submitted landscaping plan, the site meets the requirements for open/green space.

Building Design Guidelines

Each of the buildings has been designed with the concept of integrating the traditional downtown, urban commercial spaces with housing on the top levels. While the buildings are separate and stand on their own, a pedestrian arcade through the center of each encourages an interaction across Main Street.

Building A (B3) is composed of burnished block with aluminum storefronts and corresponding metal trim, fabric awnings, and both pedestrian (flag) and primary signage on the ground level. The apartment levels will include varying colors of cement board panels and brick cladding as the main building materials, accented with wood or similar panels at the windows. Each apartment will have a cable railing system with wood cap and steel channel balcony. Although there is a pattern and rhythm to the building, it does not appear flat or monotonous, and a roof feature at the north and south ends complements the variation in the overall roof line.

Building B (C3) will be one story shorter than Building A, but will continue the theme of retail and restaurant space on the ground level with apartments on the second and third levels. This building varies the color on the ground level, but uses similar materials to Building A – burnished block with aluminum storefronts, fabric awnings, and signage. Apartment levels will be constructed with brick cladding as the primary material, with cement board and wood panel accents. The balconies and roof features will be similar to those in Building A.

Summary

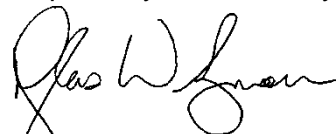
Overall, staff feels that the submitted plans generally conform to the requirements of the DTSMUPDD, and have recommended approval with conditions listed above.

Prepared by:



Kari Papellbon, CFM, AICP
Planner

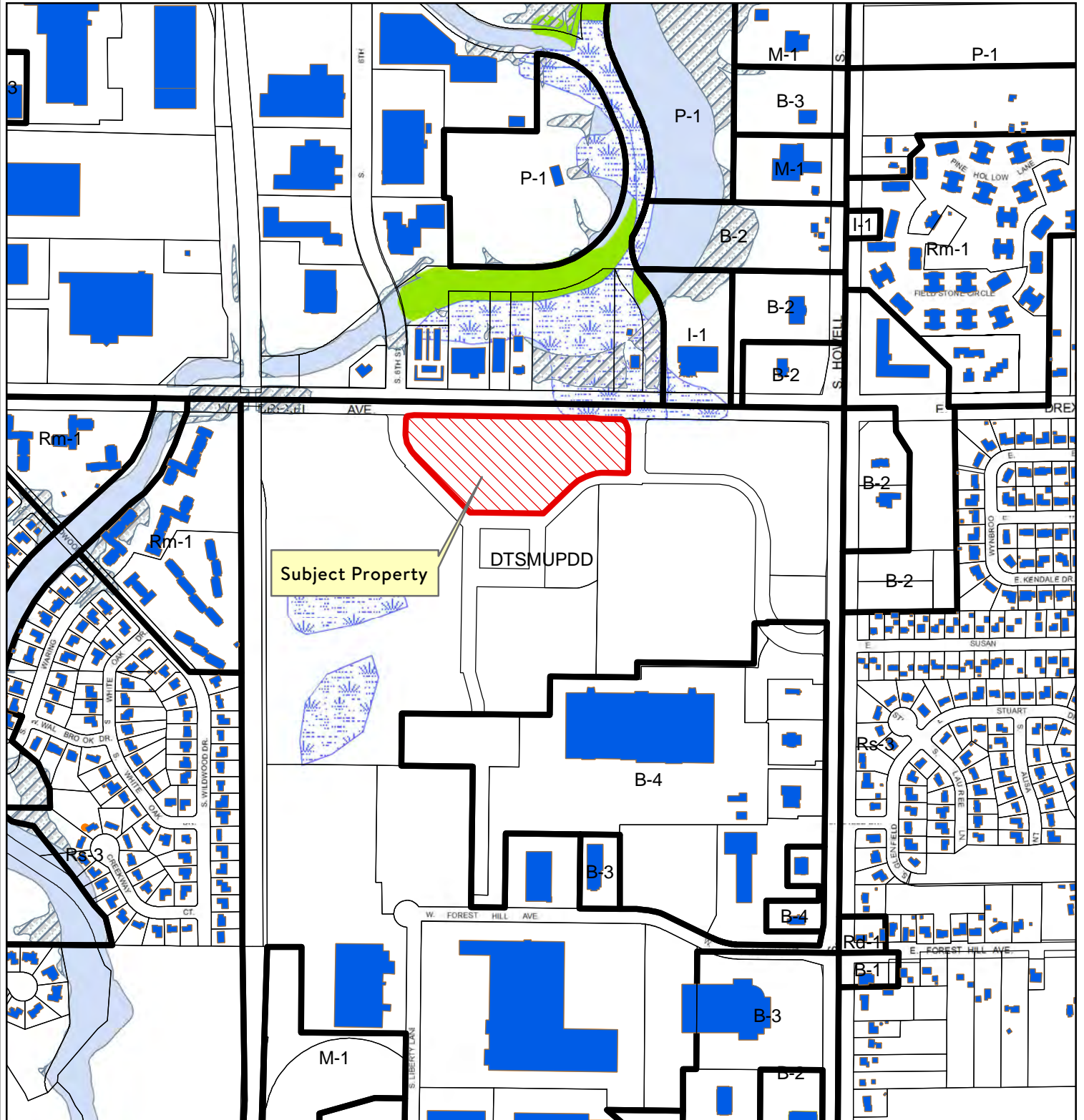
Respectfully Submitted by:



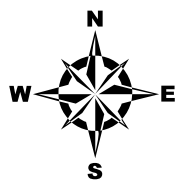
Douglas Seymour, AICP
Director of Community Development

Location Map

331 W. Drexel Ave.



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

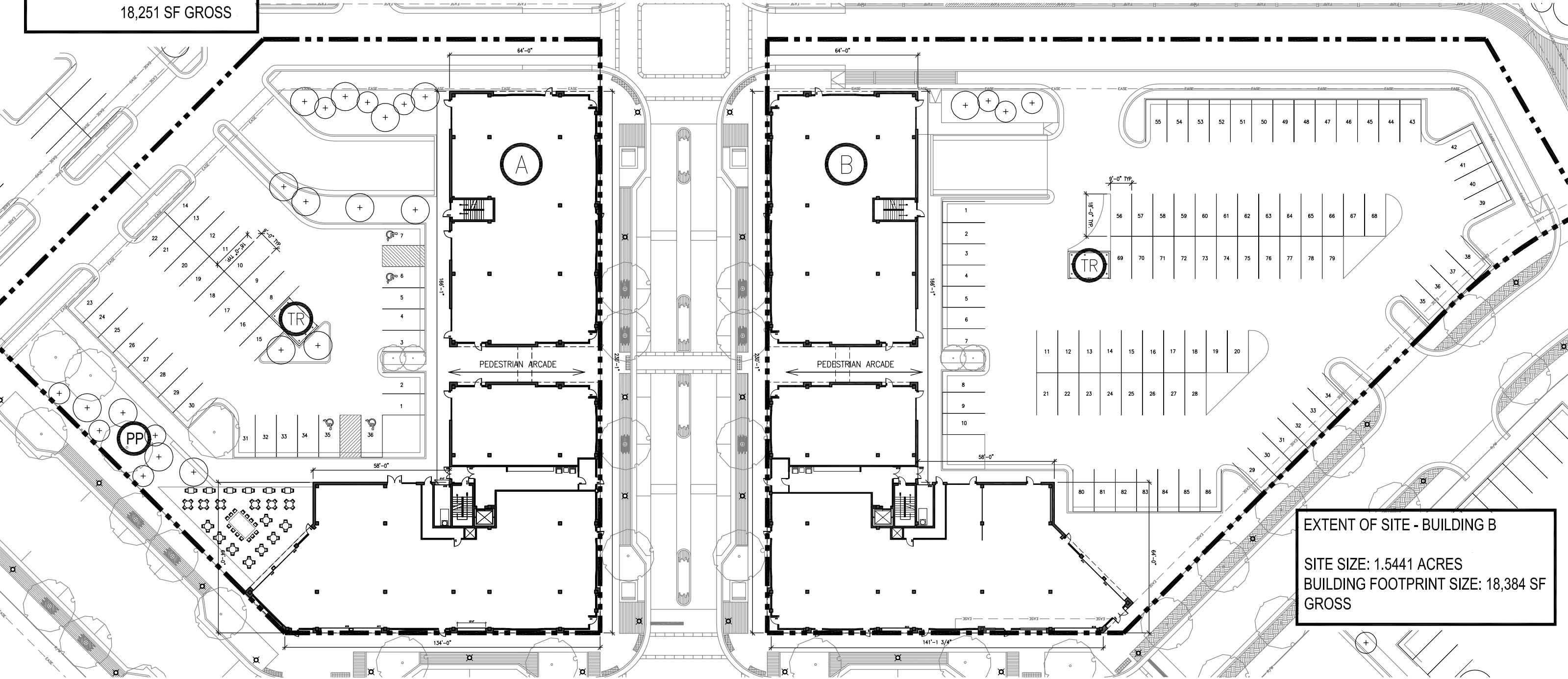


Legend	
	331 W. Drexel Ave.
	Floodfringe
	Floodway
	Wetland
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)

DREXEL TOWN SQUARE MAIN STREET APARTMENTS

EXTENT OF SITE - BUILDING A
 SITE SIZE: 1.1673 ACRES
 BUILDING FOOTPRINT SIZE:
 18,251 SF GROSS

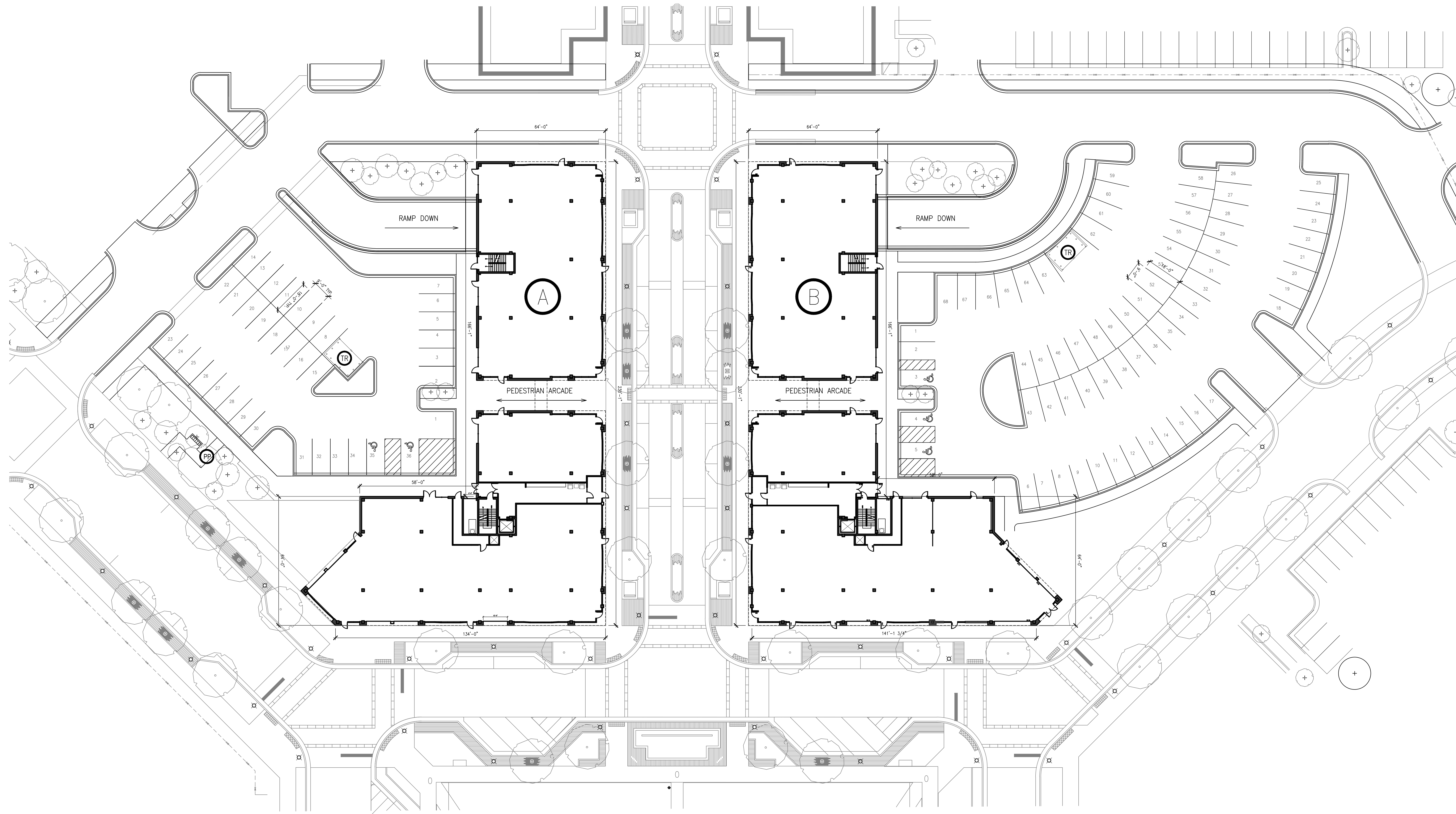
EXTENT OF SITE - BUILDING B
 SITE SIZE: 1.5441 ACRES
 BUILDING FOOTPRINT SIZE: 18,384 SF GROSS



KEY

- TR** TRASH ENCLOSURE – MATERIALS TO MATCH BUILDINGS.
- PP** POCKET PARK – TREE & LANDSCAPED AREA WITH SEATING & SMALL WALKING PATH

ARCHITECTURAL SITE PLAN | 1" = 40'-0"



NOTE:
FOR BUILDINGS A & B: BUILDING,
PARCEL, & LIMIT OF
CONSTRUCTION AREAS PER CIVIL
DRAWINGS.

ARCHITECTURAL SITE PLAN
1" = 20'

KEY

- TR TRASH ENCLOSURE - MATERIALS TO MATCH BUILDINGS.
- PP POCKET PARK - TREE & LANDSCAPED AREA WITH SEATING & SMALL WALKING PATH

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

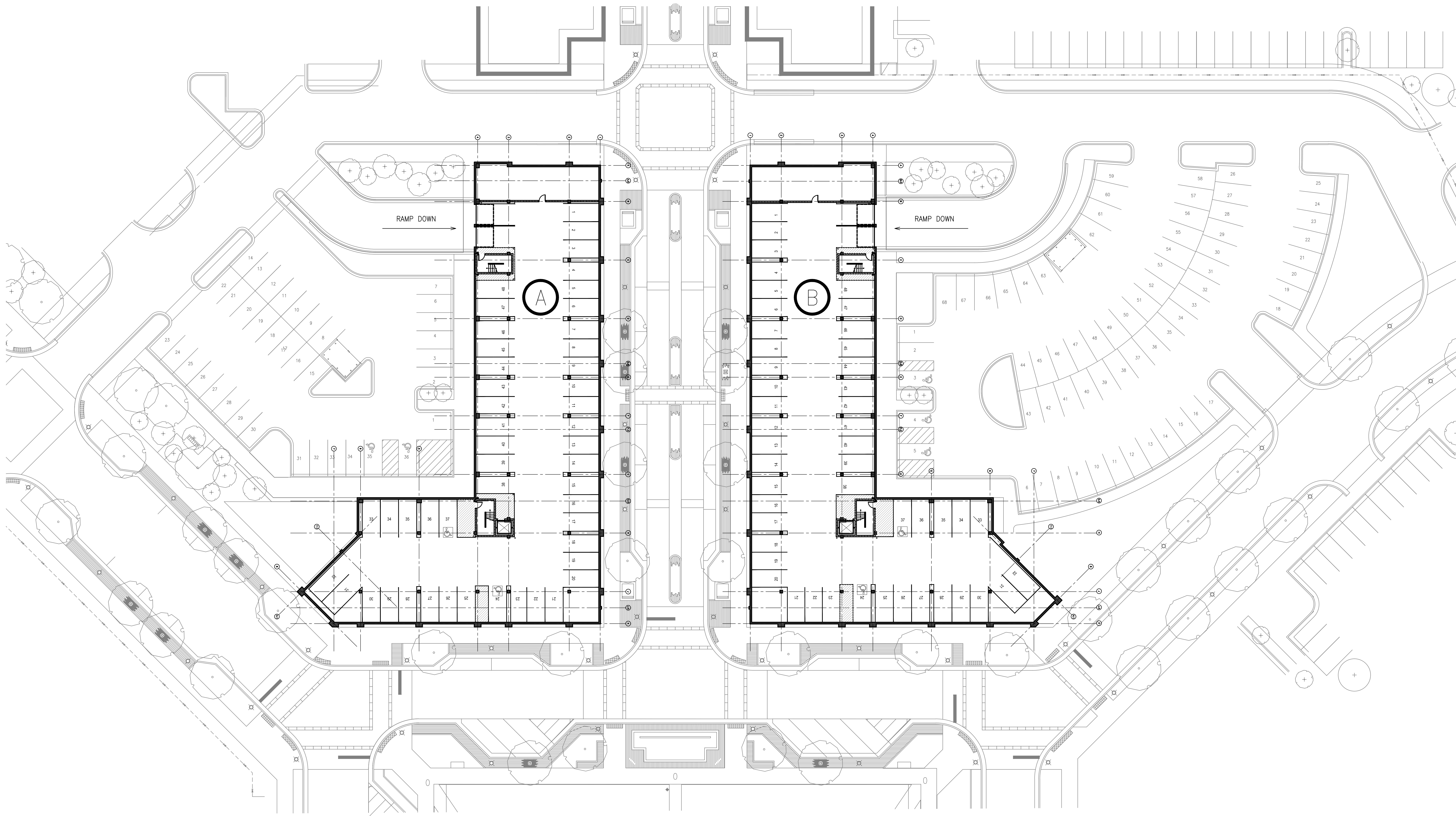
DREXEL TOWN SQ.
MAIN STREET
BUILDINGS

PTS. NO.
RCA Project No. 130111
Sheet Title
ARCHITECTURAL
SITE PLAN

Sheet No.
A-SITE

SCHEMATIC DESIGN SET

OAK CREEK, WI, 53154
Issue Date AUGUST 26, 2014



NOTE:
FOR BUILDINGS A & B: BUILDING,
PARCEL, & LIMIT OF
CONSTRUCTION AREAS PER CIVIL
DRAWINGS.

LOWER LEVEL FLOOR PLAN
1" = 20'

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

DREXEL TOWN SQ.
MAIN STREET
BUILDINGS

PTS NO.
RCA Project No. 130111
Sheet Title
LOWER LEVEL
FLOOR PLAN

Sheet No.
A-PL00

OAK CREEK, WI, 53154
Issue Date AUGUST 26, 2014

SCHEMATIC DESIGN SET

Copyright
Rinkaichung Architecture, Inc.
756 North Milwaukee Street, Suite 200
Milwaukee, Wisconsin 53202
Telephone: 414.612.0171

RINKAICHUNG
RINKAICHUNG ARCHITECTURE INC

SITE AREAS

BUILDING A (WITHOUT ALLEY EASEMENT)

TOTAL PARCEL AREA = 44,438 S.F. (1.02 AC.)
 TOTAL CONSTRUCTION AREA = 58,763 S.F. (1.35 AC.)
 TOTAL BUILDING = 73,000 S.F.
 BUILDING FOOTPRINT = 18,251 S.F. GROSS

PARKING LOT
 PAVEMENT AREA = 14,600 S.F.
 INTERIOR LANDSCAPE = 1,900 S.F. (13% OF PARKING AREA)

OTHER PAVING
 CONCRETE SIDEWALK/VEHICLE RAMP = 5,400 S.F.
 PATIO = 1,470 S.F.

LANDSCAPE/OPEN AREA
 PERIMETER PARKING LOT LANDSCAPE + SITE LANDSCAPE + OPEN AREA = 7,401 S.F.

BUILDING B (WITHOUT ALLEY EASEMENT)

TOTAL PARCEL AREA = 59,427 S.F. (1.36 AC.)

TOTAL CONSTRUCTION AREA = 75,917 S.F. (1.74 AC.)

TOTAL BUILDING = 73,400

BUILDING FOOTPRINT = 18,354 S.F. GROSS

PARKING LOT
 PAVEMENT AREA = 31,000 S.F.
 INTERIOR LANDSCAPE = 3,000 S.F. (10% OF PARKING AREA)

OTHER PAVING
 CONCRETE SIDEWALK/VEHICLE RAMP = 8,400 S.F.
 PATIO = 1,300 S.F.

LANDSCAPE/OPEN AREA
 PERIMETER PARKING LOT LANDSCAPE + SITE LANDSCAPE + OPEN AREA = 9,267 S.F.

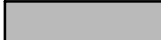
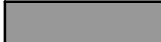

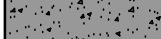
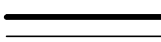

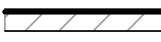


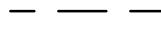
GENERAL NOTES

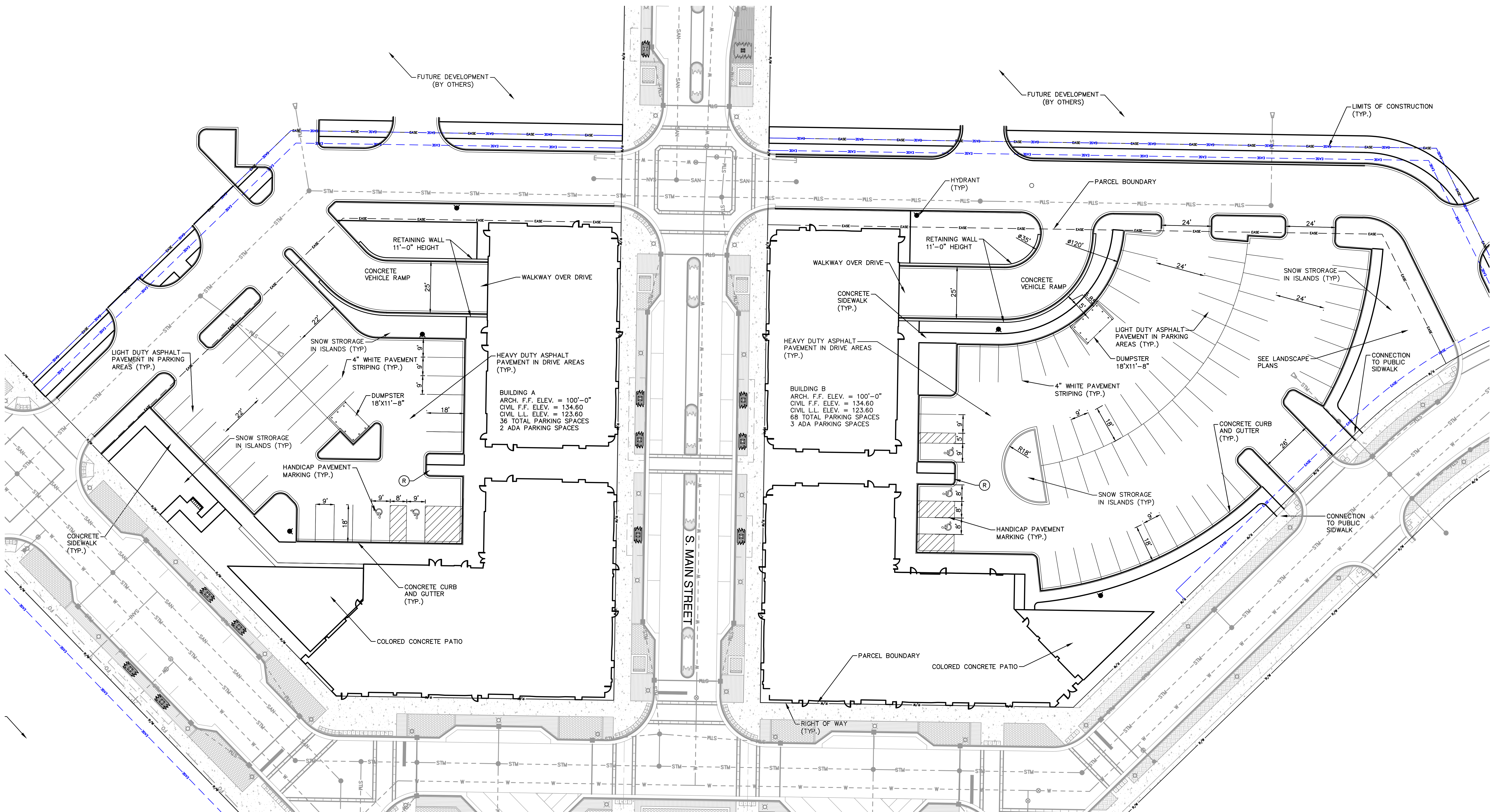
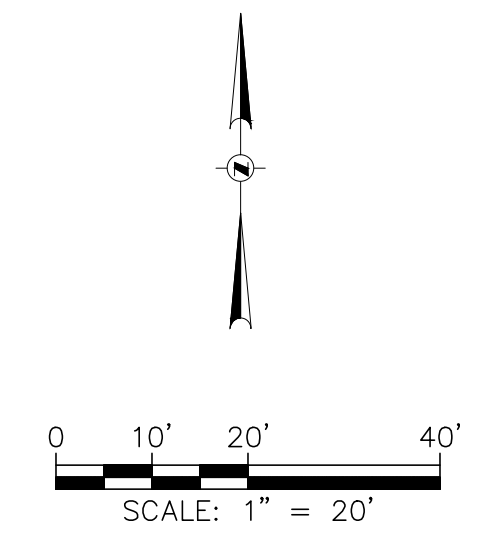
1. THE BASE PLAN SHOWN WAS CREATED FROM THE DREXEL TOWN SQUARE PUBLIC INFRASTRUCTURE DESIGN PLANS. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. CONTRACTOR SHALL REFER TO SHEET CO.01 FOR BENCHMARKS, DATUM, AND EXISTING SITE ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LAYOUT NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CURB AND GUTTER IS SHOWN.
2. THE BUILDING OUTLINE SHOWN IS FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER FOR STAKING OF THE BUILDING.

LEGEND

-  - ASPHALT PAVEMENT
-  - HEAVY DUTY ASPHALT PAVEMENT
-  - CONCRETE SIDEWALK
-  - CONCRETE PAVEMENT
-  - CONCRETE CURB AND GUTTER
-  - HIGHSIDE CONCRETE CURB AND GUTTER
-  - FLUSH CONCRETE CURB AND GUTTER
-  - ADA RAMP WITH TRUNCATED DOMES
-  - TRUNCATED DOMES
-  - LIMITS OF CONSTRUCTION



FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

SCHEMATIC DESIGN SET

DREXEL TOWN SQ.
MAIN STREET
BUILDINGS

PTS. NO. 130111
RCA Project No.
Sheet Title

LAYOUT_PLAN

Sheet No. C300

OAK CREEK, WI, 53154
Issue Date AUGUST 26, 2014

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RINKA|CHUNG ARCHITECTURE, INC.
756 North Lincoln Street
Milwaukee, Wisconsin 53202
Telephone 414.633.9301

One Main Creek Corporate Center
123 South 4th Street, Suite 401
Milwaukee, WI 53204
414.251.1000
414.259.0075 fax
www.rca.com



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE
SHADE TREES					
AFS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5" BB	as shown	60h x 40w
COC	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2.5" BB	as shown	50-60h x 40-50w
GTS	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2.5" BB	as shown	45h x 35w
GDE	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	2.5" BB	as shown	50h x 50w
TTS	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2.5" BB	as shown	40-50h x 20-30w
EVERGREEN TREES					
PGD	Picea glauca var. densata	Black Hills Spruce	6'-8'-10' BB	as shown	20'-40h x 15-25w
ORNAMENTAL TREES					
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10'-12'clump BB	as shown	20h x 15w
SPM	Syringa pekinensis 'Morton'	China Snow Peking Lilac	10'-12'clump BB	as shown	25h x 20w
DECIDUOUS SHRUBS					
AMI	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry	24" ht	5'	2-3h x 4-5w
DVL	Dienella lonicera	Dwarf Bush Honeysuckle	24" ht	4'	4h x 4w
HLL	Hydrangea paniculata 'Little Lime'	Dwarf Limelight Hydrangea	24" ht	4'	3-4h x 3-4w
RRB	Rosa rugosa 'Belle Potemine'	Belle Potemine Rugosa Rose	24" ht	5'	4-5h x 4-5w
RRD	Rosa rugosa 'Dwarf Pavement'	Dwarf Pavement Rugosa Rose	18" ht	4'	2-3' h x 4' w
EVERGREEN SHRUBS					
JCF	Juniperus chinensis 'Fairview'	Fairview Juniper	5' ht	6"	15'-20h x 6'-7w
JCS	Juniperus chinensis 'Sea Green'	Sea Green Juniper	36" ht	5"	5h x 6w
PERENNIALS					
HRR	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 gal.	18"	18" h x 18"-20" w
ORNAMENTAL GRASSES & SEDGES					
PVN	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	36"	6h x 30" w
SCC	Schizachyrium scoparium 'Carouse'	Carouse' Little Bluestem	1 gal.	24"	30" h x 30" w

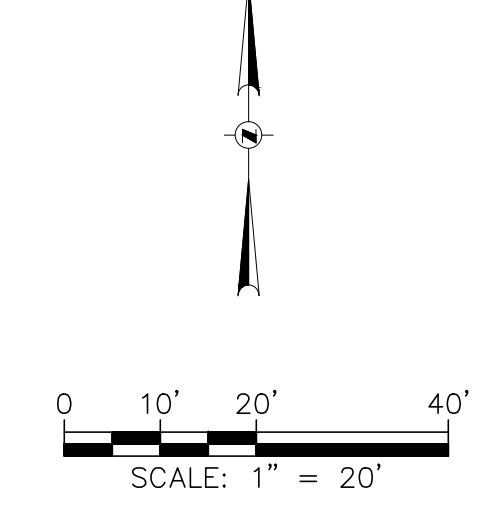
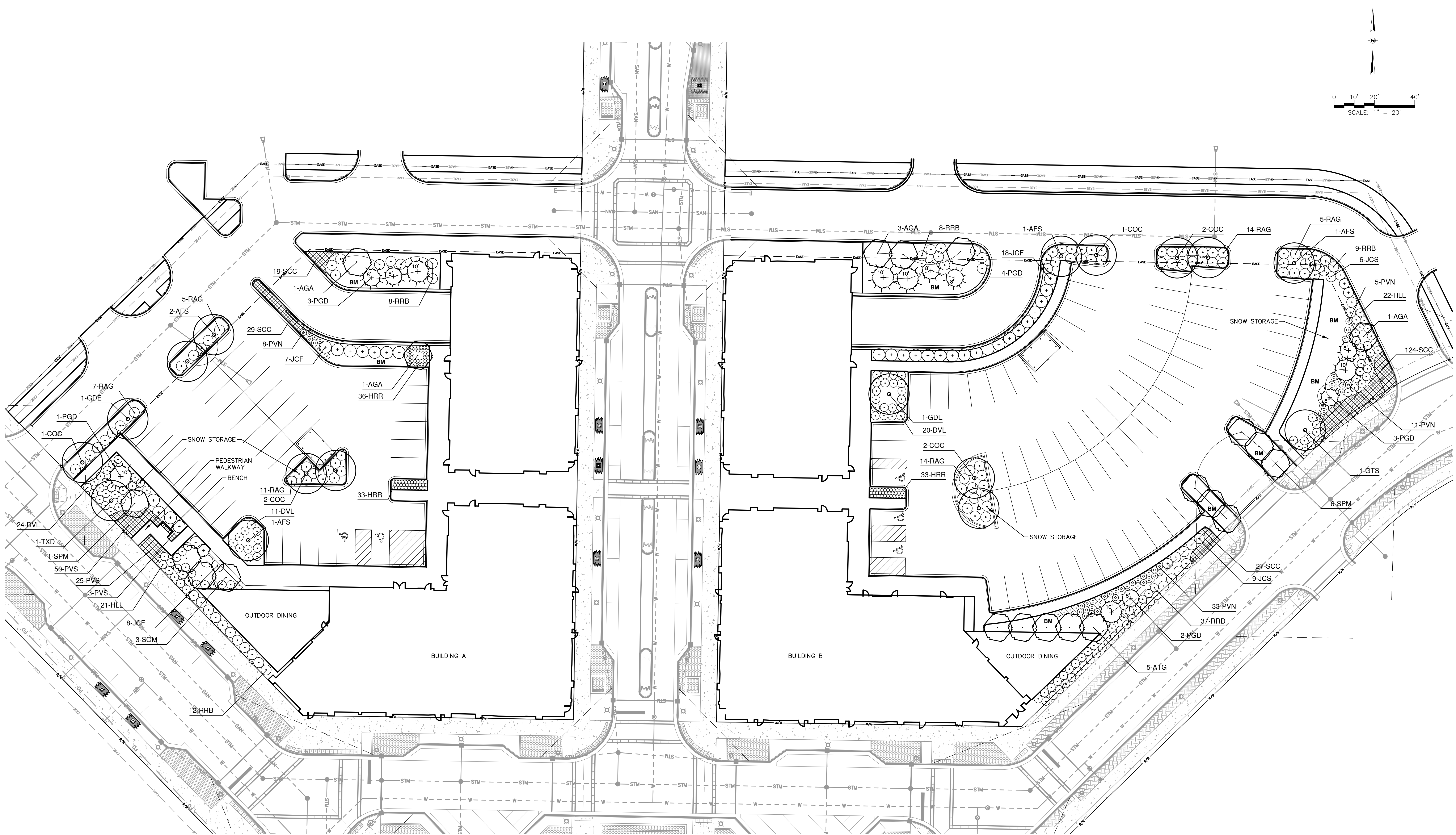
LANDSCAPE NOTES

- THE LANDSCAPE DESIGN HAS BEEN PROVIDED TO MEET, AT A MINIMUM, BOTH THE REQUIREMENTS OF THE CITY OF OAK CREEK MUNICIPAL LANDSCAPE CODE (SECTION 17.1010 LANDSCAPING) AND THE DREXEL TOWN SQUARE MIXED USE PLANNED DEVELOPMENT DISTRICT GENERAL DEVELOPMENT AND REGULATING PLAN DATED JUNE 11, 2013.
- DUE TO THE NEARLY-FULL COVERAGE OF THE PROPOSED LANDSCAPE PLANTINGS, AS NOTED ON THE OPEN SPACE SUMMARY BELOW, PLANT COVERAGE CALCULATIONS HAVE NOT BEEN PROVIDED. ALL APPLICABLE LANDSCAPE AND SCREENING REQUIREMENTS FOR THE SITE PERIMETER, BUILDING FOUNDATION AND PARKING LOT ARE CLEARLY BEING MET AS A RESULT OF THE FULL LANDSCAPE PLANTING COVERAGE.
- DUE TO THE SPECIAL CONDITIONS OF THE SITE, THE OWNER HAS SECURED SPECIAL PERMISSION TO DEVIATE FROM THE REQUIRED 10% INTERIOR PARKING LOT PLANTINGS. 9% HAS BEEN PROVIDED AND AGREED TO BY CITY STAFF. ALL PARKING LOT ISLANDS HAVE BEEN PROVIDED WITH LANDSCAPING.
- ALL PARKING LOT EDGES ALONG THE PUBLIC RIGHT-OF-WAY, AND WHERE POSSIBLE, HAVE BEEN PROVIDED WITH LANDSCAPE SCREENING.
- SEE SITE PLAN FOR ALL DIMENSIONS OF PAVING, PARKING, STRUCTURES, RIGHT-OF-WAY AND WALKWAYS.
- ALL PLANT BEDS SHALL BE COVERED WITH A 3" THICK LAYER OF SHREDDED, HARDWOOD BARK MULCH - SEE SPECIFICATIONS.

BUILDING A	
TOTAL SITE OPEN SPACE / LANDSCAPE PLANTING AREA:	7,401 SF
TOTAL PARKING LOT AREA:	12,754 SF
TOTAL LANDSCAPE PLANTING AREA:	333 SF (3% OF TOT. O.S.)
BUILDING B	
TOTAL SITE OPEN SPACE / LANDSCAPE PLANTING AREA:	8,267 SF
TOTAL PARKING LOT AREA:	24,332 SF
TOTAL LANDSCAPE PLANTING AREA:	509 SF (2% OF TOT. O.S.)

LANDSCAPE LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS / ORNAMENTAL GRASS
- SHREDDED BARK MULCH
- PARCEL LIMITS
- PROJECT LIMITS



FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

SCHEMATIC DESIGN SET
DREXEL TOWN SQ.
MAIN STREET
BUILDINGS

PIS NO. 130111
RCA Project No. 130111
Sheet Title
LANDSCAPE PLAN
Sheet No. **L100**

OAK CREEK, WI, 53154
Issue Date AUGUST 26, 2014

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BUILDING A
 - 1 LEVEL UNDERGROUND PARKING
 - 1 LEVEL OF RETAIL AT GRADE
 - 3 LEVELS OF APARTMENTS

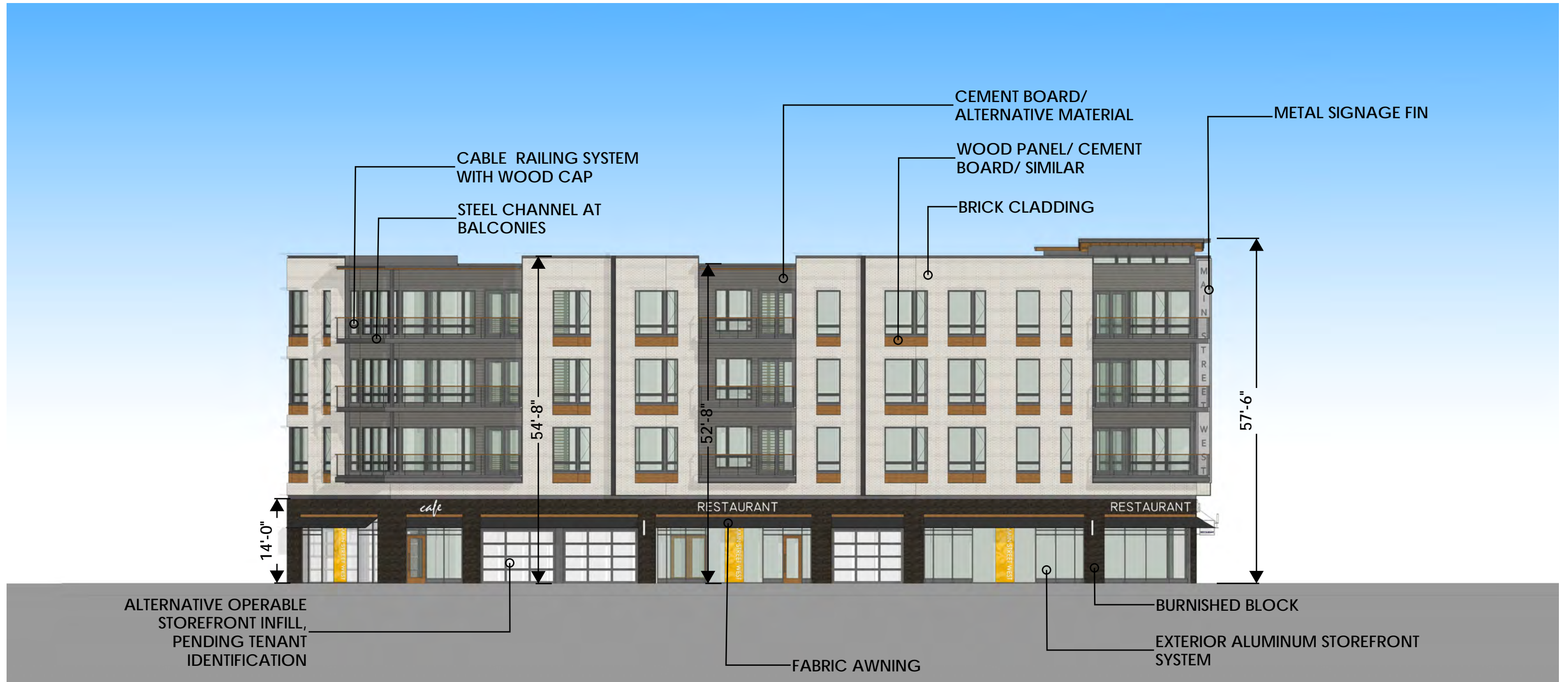
BUILDING "A" EAST ELEVATION

RINKA|CHUNG

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PRELIMINARY DRAFT
 NOT FOR CONSTRUCTION

AUGUST 26, 2014
 130111
 1/16" = 1'-0"



- BUILDING A**
- 1 LEVEL UNDEGROUND PARKING
 - 1 LEVEL OF RETAIL AT GRADE
 - 3 LEVELS OF APARTMENTS

BUILDING "A" SOUTH ELEVATION



BUILDING A
 - 1 LEVEL UNDERGROUND PARKING
 - 1 LEVEL OF RETAIL AT GRADE
 - 3 LEVELS OF APARTMENTS

BUILDING "A" WEST ELEVATION

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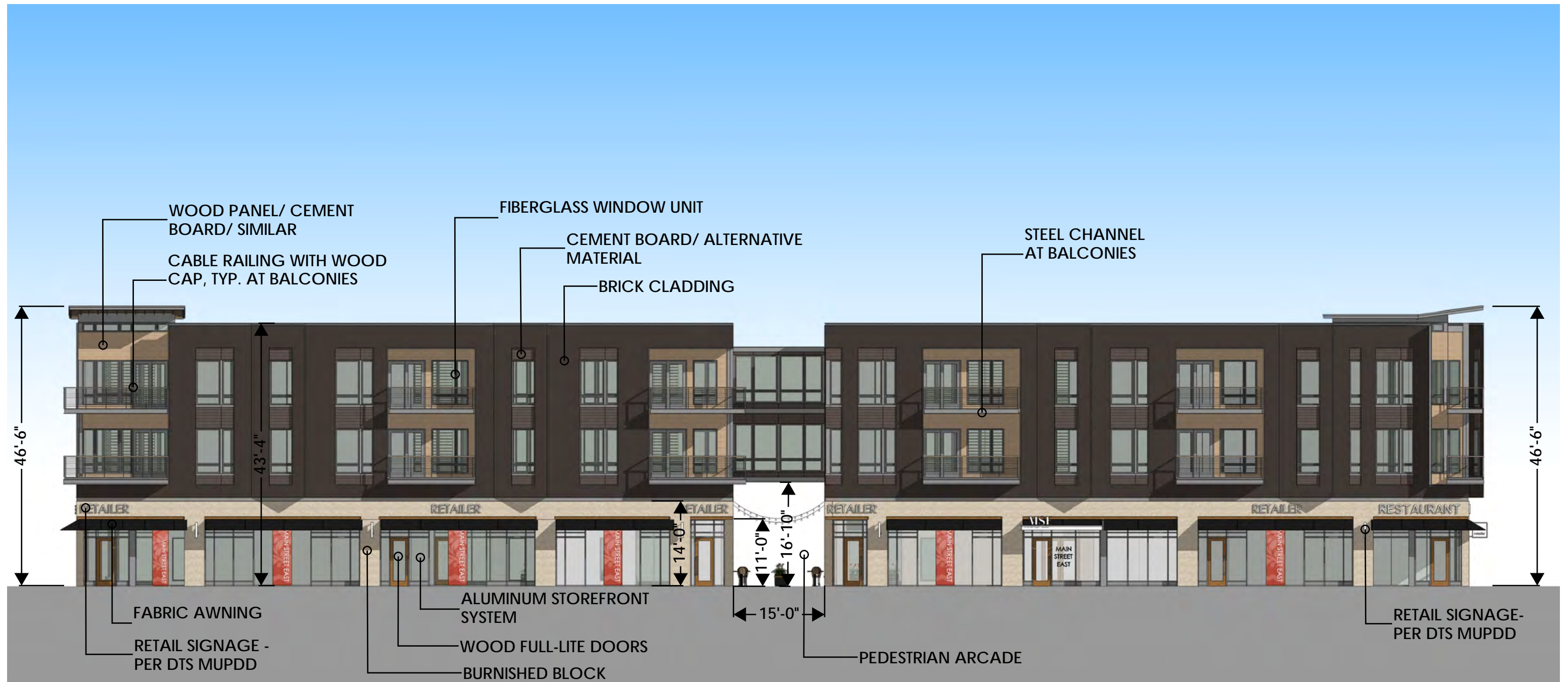
PRELIMINARY DRAFT
 NOT FOR CONSTRUCTION

AUGUST 26, 2014
 130111
 1/16" = 1'-0"



BUILDING A
 - 1 LEVEL UNDEGROUND PARKING
 - 1 LEVEL OF RETAIL AT GRADE
 - 3 LEVELS OF APARTMENTS

BUILDING "A" NORTH ELEVATION



BUILDING B
 - 1 LEVEL UNDERGROUND PARKING
 - 1 LEVEL OF RETAIL AT GRADE
 - 2 LEVELS OF APARTMENTS

BUILDING "B" WEST ELEVATION



BUILDING B
 - 1 LEVEL UNDERGROUND PARKING
 - 1 LEVEL OF RETAIL AT GRADE
 - 2 LEVELS OF APARTMENTS

BUILDING "B" SOUTH ELEVATION



BUILDING B
 - 1 LEVEL UNDEGROUND PARKING
 - 1 LEVEL OF RETAIL AT GRADE
 - 2 LEVELS OF APARTMENTS

BUILDING "B" EAST ELEVATION



- BUILDING B**
- 1 LEVEL UNDEGROUND PARKING
 - 1 LEVEL OF RETAIL AT GRADE
 - 2 LEVELS OF APARTMENTS

BUILDING "B" NORTH ELEVATION

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PRELIMINARY DRAFT
NOT FOR CONSTRUCTION

AUGUST 26, 2014
130111
1/16" = 1'-0"



WIRED
PROPERTIES

PHELAN
DEVELOPMENT

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PEDESTRIAN ARCADE



WIRED
PROPERTIES

PHELAN
DEVELOPMENT

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MAIN STREET WEST

RESTAURANT RESTAURANT

WIRED
PROPERTIES

PHELAN
DEVELOPMENT

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WIRED
PROPERTIES

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PROPERTIES

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Plan Commission Report

ITEM: 4c

DATE: September 23, 2014

PROJECT: Temporary Use – Outdoor Storage – J. Wenzell Enterprises (JWE)

ADDRESS: 124 E. Rawson Avenue

TAX KEY NO: 733-9005

STAFF RECOMMENDATION: That the Plan Commission approves the temporary use permit for the outdoor storage and assembly of monotube arms on the northeast corner of the property located at 124 E. Rawson Avenue until December 31, 2014.

Ownership: N G Service Inc.

Size: 1.95 acres

Existing Zoning: B-4, Highway Business District

Adjacent Zoning: North – B-4, Highway Business District
East – M-1, Manufacturing District
South – A-1, Limited Agricultural District
West – B-4, Highway Business District

Comprehensive Plan: Planned Business

Wetlands: No

Floodplain: None

Official Map: Planned Business

Commentary: The Applicant is requesting approval of an outdoor storage yard located at 124 E. Rawson Avenue for three months. Included in your packet is a map of the property showing where the materials will be stored. The materials will be monotube poles used for the stop lights at the various intersections of S. Howell Avenue as part of the ongoing road construction along S. Howell Avenue. In addition to the storage, the site will be used for the assembly of the monopoles prior to installation. The applicant feels that this site is the most suitable area since it is located near the project and is on a gravel surface. Staff agrees with the applicant that the property is suitable for this temporary use. The applicant has received a 14-day temporary use permit for outdoor storage that was authorized by the Zoning Administrator on 9/16/14.

Prepared by:

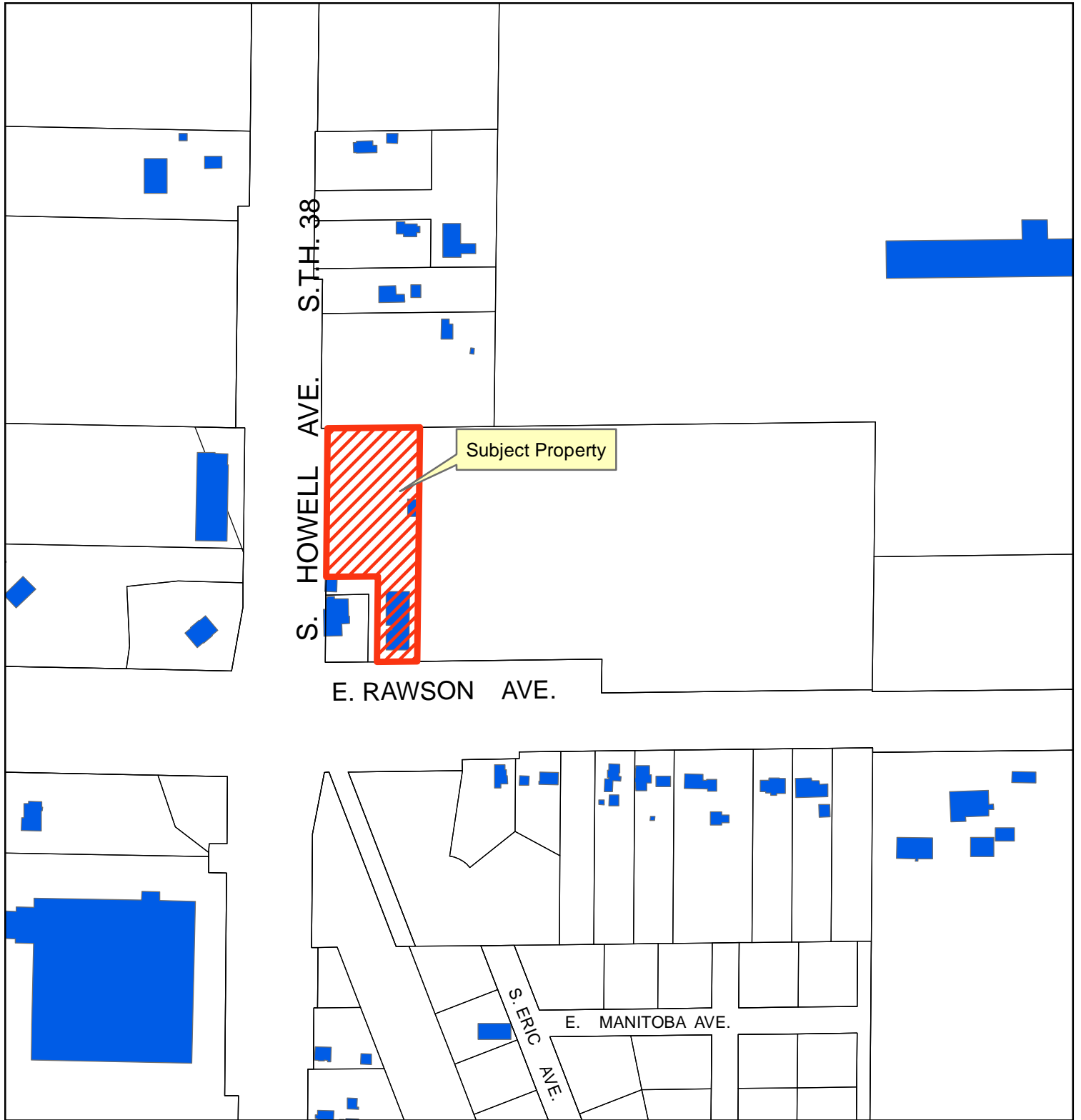
Peter Wagner
Zoning Administrator/Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

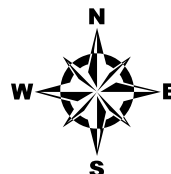
Location Map

124 E. Rawson Avenue





OAKCREEK
— WISCONSIN —

Department of Community Development



Legend

-  124_E._Rawson_Ave
-  Existing Street Pattern

Outdoor Storage Location

124 E. Rawson Avenue



OAKCREEK
— WISCONSIN —

Department of Community Development

