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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, March 10, 2015  
AT 6:00 PM**

- 
- 1) ROLL CALL
  - 2) Minutes of the February 24, 2015 meeting
  - 3) Significant Common Council Actions
  - 4) NEW BUSINESS
    - a) PLAN REVIEW – Review site, building, and landscaping plans submitted by Jim Kaiser, PCA Architecture, for a proposed financial institution with drive-through facilities on the property at 130 W. Town Square Way (Tax Key No. 813-9044). Follow this item on Twitter **@OakCreekPC#OCPCUSBank**.
  - 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, FEBRUARY 24, 2015

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Johnston, Commissioner Carillo, Alderman Bukiewicz, Alderman Guzikowski, Commissioner Siepert and Commissioner Chandler. Excused: Commissioner Dickmann and Commissioner Correll. Also present: Kari Papelbon, Planner and Mike Kressuk, Assistant Fire Chief.

Commissioner Siepert moved to approve the February 10, 2015 meeting minutes. Alderman Guzikowski seconded. On roll call: All voted aye, except Mayor Scaffidi and Commissioner Chandler who abstained. Motion carried.

**Minor Land Division**

**RJ Bast, Go Riteway**

**7433 S. 10<sup>th</sup> St.**

**7380, 7444 & 7460 S. 13<sup>th</sup> St.**

**Tax Key Nos. 764-9006, 764-9020, 764-9007, 764-9052**

Ms. Papelbon provided an overview of the proposal, and stated that the Commission may want to add the condition for including wetlands and flood fringe on the CSM.

Daniel Daily, 7463 S. 13<sup>th</sup> Street, asked if the bus company is going to be allowed to have ingress/egress on 13<sup>th</sup> Street. Ms. Papelbon stated that access wouldn't change with this CSM proposal; however, with their future plans it might. Since 13<sup>th</sup> Street is a County highway, the County would have to review the plans for ingress/egress for those properties.

Commissioner Johnston asked that the removal of the building on the property be shown on the CSM as a technical correction.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by RJ Bast, Go Riteway, for the properties at 7433 S. 10<sup>th</sup> St., 7380 S. 13<sup>th</sup> St., 7444 S. 13<sup>th</sup> St., and 7460 S. 13<sup>th</sup> St. be approved with the condition that any technical corrections are made prior to recording, and that all wetlands and floodplains are delineated prior to recording the CSM. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**Plan Review**

**Kwik Trip**

**7880 S. 10 St.**

**Tax Key No. 783-9073**

Ms. Papelbon provided an overview of the proposal. Discussion ensued regarding vehicle access. Troy Mleziva, Real Estate Manager, 1626 Oak Street, La Crosse, Wisconsin, stated the primary access point for ingress would be the south entrance/exit. Vehicles requiring diesel fuel heading westbound would use the shared access drive with Superior Die, and exit onto 10<sup>th</sup> Street at the north entrance/exit. Alderman Bukiewicz asked if the applicant has been in contact with Superior Die regarding the shared access drive. Mr. Mleziva responded that they will be finalizing an easement agreement with Superior Die as part of the closing.

Alderman Bukiewicz asked the applicant to describe the screening (fence) on the south side of the property. Ms. Papelbon stated that it is vegetative screening, not a fence. Mr. Mleziva explained that the landscape plan does not include a fence. It is a combination of bushes, trees and shrubs.

Mayor Scaffidi stated his concern that the detention pond will become a debris collector, and stated that the City expects that area to be maintained.

Mr. Mleziva stated that the CNG enclosure will be fenced off with an architectural aluminum panel. It will be a full privacy panel painted a dark neutral color. There is a row of landscaping around it as well.

Commissioner Siefert asked if the public would be able to access the CNG enclosure. Mr. Mleziva responded that it is controlled access for employees only. The CNG dispensers are located at the diesel fuel dispensing area for the public.

Commissioner Johnston stated that the east half of the storm water pond is only 2' deep, so there is a strong potential to have the whole east half just be cattails. It doesn't meet the requirements for MMSD or WisDNR. The Engineering Department is working with the applicant to get that resolved. One of the suggestions is to remove some of the parking stalls near the east end of the pond. That would give room to expand the pond. The revision received by the Engineering Department showed a retaining wall along the south edge of parking, with one over on the right-of-way line as well. That is not what the Engineering Department was hoping to see there in getting grass to grow and getting that sloped out with the pond.

Commissioner Johnston informed the applicant that when the traffic signals go in at 10<sup>th</sup> & Drexel, the south entrance is going to become a right-in/right-out only. Alderman Guzikowski asked when the traffic signals will be installed. Commissioner Johnston responded that will be evaluated this year to determine needs, and then it is a matter of budgeting for the signal installation.

Alderman Guzikowski stated his concern that the monument sign not block anyone's view at the traffic signal. Ms. Papelbon responded that there is a vision triangle requirement on all properties. Staff will ensure that the monument sign will not be in that vision triangle. Commissioner Johnston reminded the Commission that there is an Oak Creek Northbranch Industrial Park sign there. Mayor Scaffidi stated that could be moved.

Alderman Bukiewicz asked if the stormwater pond is a retention or detention pond. Commissioner Johnston stated they have to get to a detention pond to meet water quality standards. The west half is 4' deep. That is what the Engineering Department is trying to get the applicant to extend so that that depth is across the whole frontage.

Commissioner Chandler asked if there was a place for truck parking. Mr. Mleziva responded that they have a load zone designated to the north of the store for deliveries, but no stalls for trucks. They do not anticipate overnight truck parking.

Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Leah Berlin, Kwik Trip, for the property at 7880 S. 10<sup>th</sup> St., with the following conditions:

1. That all building and fire codes are met.
2. That all mechanical equipment is screened.
3. That stormwater and grading plans are submitted for approval by the Engineering Department prior to issuance of permits.
4. That updated landscaping plans be submitted to the Department of Community Development for review and approval prior to the issuance of building permits.

Commissioner Johnston seconded. On roll call: all voted aye. Motion carried.

**Rezone  
City of Oak Creek  
9770 S. 20<sup>th</sup> Street (portion of)  
Tax Key No. 903-9041 (portion of)**

Ms. Papelbon explained that the rezone is proposed to bring the entire property into the same zoning district.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that a portion of the property at 9770 S. 20<sup>th</sup> St. be rezoned from I-1, Institutional to M-1 (PUD), Manufacturing Planned Unit Development after a public hearing. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

Commissioner Carillo moved to adjourn. Alderman Bukiewicz seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:33 p.m.

## Summary of Significant Common Council Actions

1. Approved Ordinance No. 2756, amending Section 17.0403(e) of the Municipal Code to reduce the parking setback to rights-of-way from 40 feet to 30 feet in the M-1, Manufacturing District.
2. Approved Ordinance No. 2755, amending Ordinance No. 2670 to extend Section 11, Time of Compliance.
3. Approved Ordinance No. 2758 for a conditional use permit for a Community Based Residential Facility (CBRF) at 1326 W. Willow Dr.
4. Approved Ordinance No. 2757, rezoning a portion of the property located at 2200 W. Drexel Ave. from P-1, Park District to I-1, Institutional.
5. Approved Resolution No. 11598-030315 for a CSM for the properties at 7433 S. 10<sup>th</sup> St., 7380 S. 13<sup>th</sup> St., 7444 S. 13<sup>th</sup> St. and 7460 S. 13<sup>th</sup> St.



Kari Papelbon, CFM, AICP  
Planner



# Plan Commission Report

ITEM: 4a  
DATE: March 10, 2015

**PROJECT:** Plan Review – Jim Kaiser, PCA Architecture for US Bank

**ADDRESS:** 130 W. Town Square Way

**TAX KEY NO:** 813-9044

**STAFF RECOMMENDATION:** That the Plan Commission approves the site and building plans submitted by Jim Kaiser, PCA Architecture, for the US Bank property located at 130 W. Town Square Way with the following conditions:

1. That all building and fire codes are met.
2. That an updated site plan showing the removal or relocation of the parking stalls on the east **OR** a sidewalk around the building to the entry are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.
3. That all landscaping plans are submitted for review and approval by the Director of Community Development prior to the issuance of building permits.
4. That updated detailed lighting plans are submitted for review and approval by the Department of Community Development, upon recommendation of the Electrical Inspector, prior to the issuance of building permits.
5. That detailed plans for signage are reviewed and approved by the Plan Commission (**or the Director of Community Development – specify in motion**).
6. That plans addressing grading, drainage, and stormwater quality (including the use of stormwater best management practices) be approved by the City Engineer prior to the issuance of building permits.
7. That all mechanical equipment is screened from view.
8. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

**Ownership:** US Bank--Rich Thiermann, 777 E. Wisconsin Ave., Ste. 3175, Milwaukee, WI 53202

**Size:** 1.1721 acres

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

**Adjacent Zoning:**

- North – DTSMUPDD, Drexel Town Square Mixed Use Development District
- East – B-2 (CU), Community Business
- 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:** N/A.

**Commentary:** Jim Kaiser, PCA Architecture, on behalf of US Bank, is requesting approval of a US Bank branch on the property at 130 W. Town Square Way. 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.

The proposed building is located within the Perimeter Commercial Sub-district, which is described in the regulating plan as the portion of Drexel Town Square that

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

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

#### Active Streets and Sustainability/Walkability

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). Both sides of West Town Square Way have been identified as landscape zones.

Landscape zones (LZ) are identified where

*a strong landscape perimeter is intended to replace the building edge. In order to do this, landscape zones must include multiple layers of continuous elements such as hedges, decorative fences, and closely spaced trees. The goal is to create a strong, rhythmic system of elements that clearly designates the public walkways/easements and acts as an attractive, pedestrian friendly feature. Typical lot edge landscapes with sparsely placed plant material should not be considered adequate. Longer landscape zones, which extend for more than 100', should be more elaborate and wider with more layers of elements (e.g., a hedge, decorative fence and double tree line). Other features might be used to create a surrogate building face with free-standing pergolas, arbors, loggias, arcades, and garden walls.*

In this area along the north side of West Town Square Way, the LZ will incorporate street trees and a bioretention area. Both of these elements will be installed by One West Drexel, and plans for which are currently being finalized.

In addition to the LZ, a mixed building and landscape zone (MLZ) has been identified on the east property line along Howell Avenue. This zone requires a combination of a build-to-zone and a landscape zone where the precise location of structures is difficult to prescribe. In this case, this zone will provide a buffer between the Howell Avenue streetscape and the proposed building (with a few parking stalls). However, additional landscaping will be required in this area to complement the approved landscaping to the north (Water Street Brewery) and existing landscaping along Howell Avenue.

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. The landscaping plan will need to meet the requirements of the Landscape Zone (LZ) to the extent that it is allowable within the bioretention area.

### Parking

The DTSMUPDD general development plan and regulating plan identifies the approximate parking supply and demand requirements for commercial office/retail as 3.5 – 5 stalls per 1,000 gross square feet. This equates to between 14 and 20 parking stalls for the proposed 3,900 square-foot building. Although the site plan shows a total of 26 stalls provided, seven (7) of those stalls are on the east side of the building. No entrance exists on this side of the building, nor is there an internal sidewalk provided for pedestrians to walk to the entrance on the west. Therefore, anyone who parks in these stalls would be walking within the drive-through aisle to reach the front entrance. Staff recommends eliminating or relocating these stalls to the west, or providing a pedestrian sidewalk to the entrance elevation.

Additionally, there are 9 parking stalls proposed along the west side of the building. In order to maintain a clear pedestrian access to the entrance, staff recommends relocating the proposed handicap parking stall south.

### Maintenance and Operation

Due to the proposed usage of the building, no separate service areas are depicted. Dumpsters are proposed behind an enclosure on the southeast side of the lot. The enclosure will be constructed of 6-foot-tall brick veneer walls, with a cast stone cap, to match the building. Painted rib metal pan and steel gates will be attached to the enclosure with painted steel tube posts. Vegetation is proposed on three sides; however, the type of vegetation proposed around the enclosure will not provide complete screening due to the heights of the ornamental grasses and shrubs.

### Landscape, Streetscape, Community Places, Signage & Lighting

Detailed signage plans were not included in the initial submittal and are not part of this review; however, the number of signs proposed may require a sign appeal. Two monument signs are depicted on the site plan on the east and west sides of the parcel. General locations for these signs may change as they must be located outside of easements, and landscaping is required at the base of all monument signs. Detailed sign plans will need to be approved (either by the Commission or Director of Community Development) prior to the issuance of building permits.

Light locations have been identified in both of the parking areas (one each), two along the northern property line, two recessed lights under the drive-through canopy, and a wall-mounted light above the emergency exit on the south elevation of the building. The Gardco Pureform luminaire approved as part of the overall Drexel Town Square lighting plan will be used. Poles will be black to match the luminaires and will meet height requirements. Additional building and pedestrian lighting such as sconces or bollards may also be incorporated and Staff will work with the Applicant on such details. The final lighting 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. However, the landscape plan overall requires additional treatments on the east as mentioned previously. It is also recommended that, if possible, the parking area on the west be moved such that there is sufficient space for planting vegetative screening. Landscape elements, rather than lawn, should continue along the southern property line.

Ground-mounted mechanicals will be required to be screened with appropriate vegetation or fencing per Appendix C of the general development plan and regulating plan.

### Building Design Guidelines

US Bank is proposing a one-story, 3,900 square-foot LEED Certified building with a 3-lane drive-through on the north. The roofline varies through the use of parapets: the entry façade includes a parapet at a height of 20'9", which is mirrored on the northeast corner. On the southeast corner of the building is an 18'9" brick veneer tower element.

Aluminum storefronts are shown on both sides of the entry façade parapet on the west, which wraps around the southwest corner to meet the brick tower. On the west elevation glass and brick veneer comprise a majority of the building materials (89%), with 11% being composite metal panel. Of the overall 41% glazing proposed on the west elevation, a majority (25% of the facade) is clear glass, and 16% is either spandrel or frosted glass. Spandrel is proposed along the bottom of the northwest storefront, with frosted glass above both storefronts and the entry. A minimum of 30% clear glazing is required on this elevation as it is considered a primary entry façade.

On the south elevation clear glazing is at 23% and frosted glazing is at 12%. The location of the clear and frosted glazing matches that on the west elevation. Brick veneer is shown at 40%, with composite metal panels providing the remaining 25% of the façade. A minimum of 20% clear glazing is required on this elevation as it is considered a non-entry façade. Up to 50% of the required glazing may be spandrel glazing on this elevation.

The aluminum storefront is also incorporated on the east elevation between the tower and parapet. Although the total glazing on this elevation is shown at 39%, a majority is frosted and spandrel glazing as this is where the "back of house" operations are expected to be within the building. Clear glazing comprises only 7% of the elevation, while 18% is proposed to be spandrel and 14% is proposed to be frosted glass. Brick veneer is the dominant building material on this façade, with 10% proposed to be composite metal panel. A minimum of 30% clear glazing is required on this elevation as it is considered a special condition façade, which requires the same treatment as a primary entry facade.

The north elevation contains the highest percentage of brick veneer (66%) as this is the location of the drive-through lanes. Clear glazing (20%) is shown at the drive-up window and within the northwest aluminum storefront. Spandrel (2.5%) is shown along the bottom of the aluminum storefront windows, while frosted glass (2.5%) is shown above the clear glazing as in the west elevation. A minimum of 20% clear glazing is required on this elevation as it is considered a non-entry façade. Up to 50% of the required glazing may be spandrel glazing on this elevation.



The drive-through canopy itself is mostly brick with composite metal panel. Lane signage will be affixed to the metal portion of the canopy.

All window elements are recessed from the parapets and tower elements to give the building depth and create an appearance of multiple façade layers. Composite metal panel provides an awning over the entry, and aluminum sunshades are shown on the southwest and south. Staff suggests adding aluminum sunshades over the aluminum storefront system on the east elevation to add to the visual depth. Adding the sunshade on this elevation will qualify as an alternative to street level clear window glazing requirements. The addition of sconces or planters will also help to enhance the building façade in lieu of meeting street level clear glazing percentage requirements.

Any rooftop mechanicals should be sited such that they are completely screened from view by the roof elements. Mechanicals on the building itself will also require screening.

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 Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

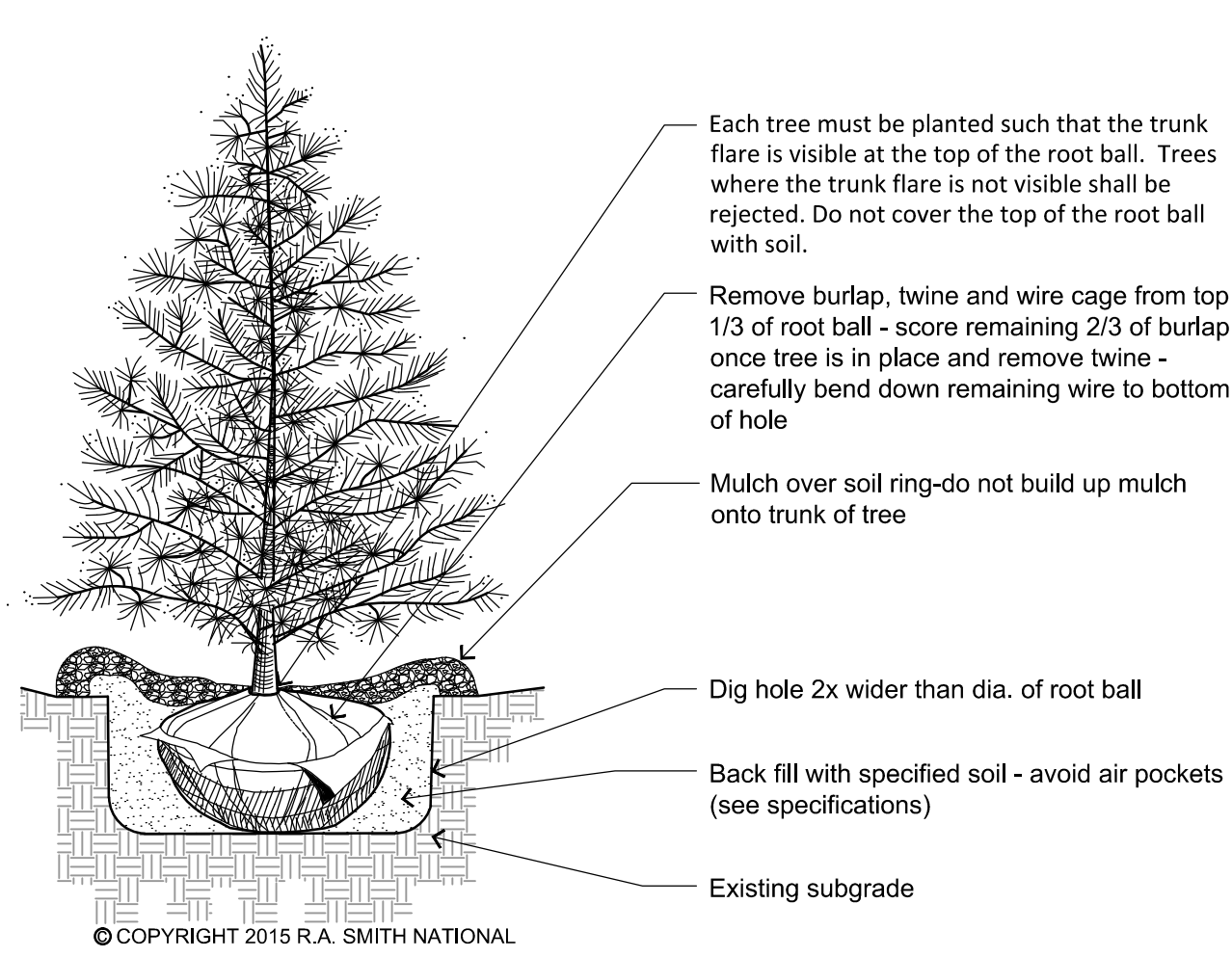
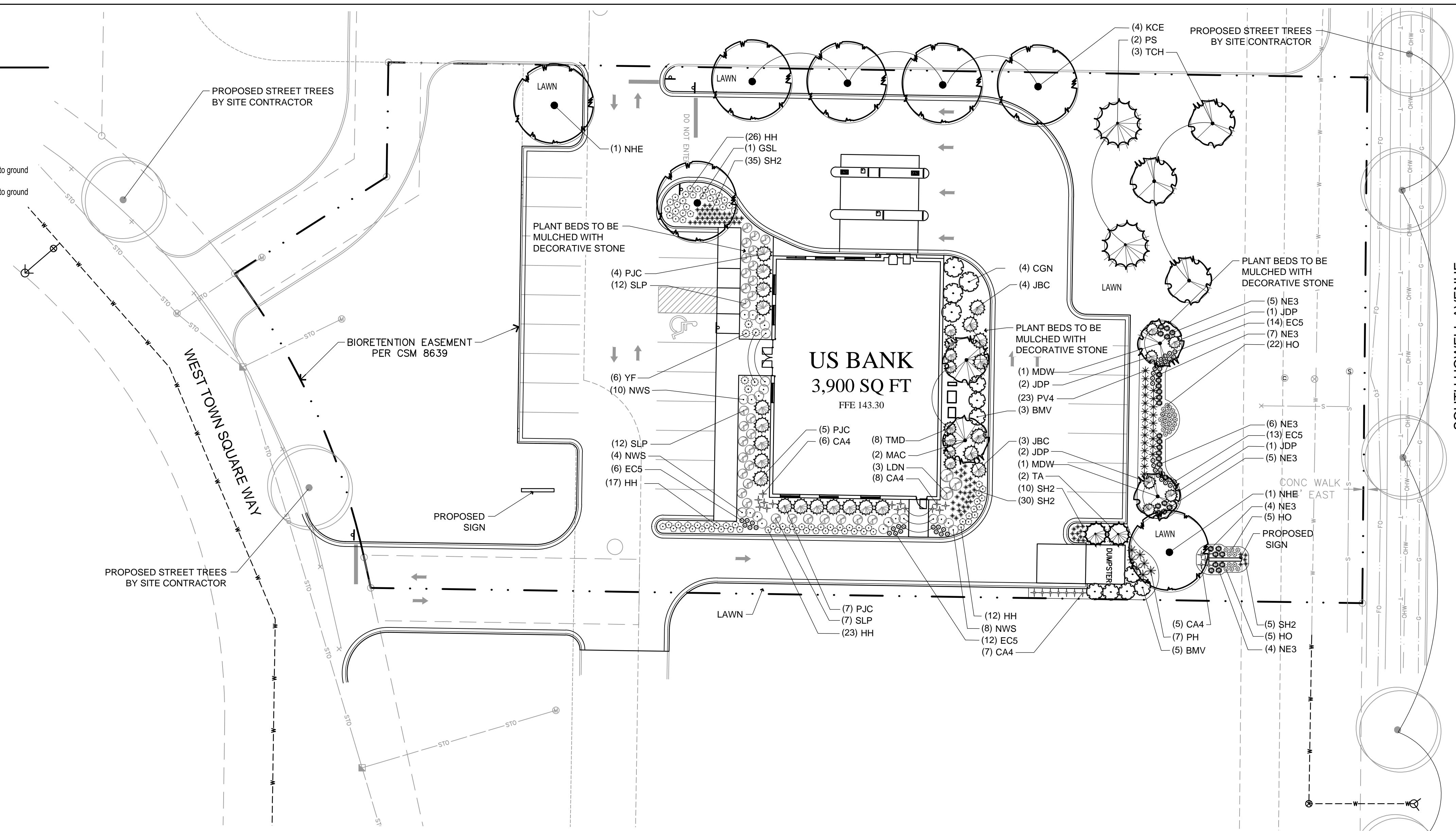




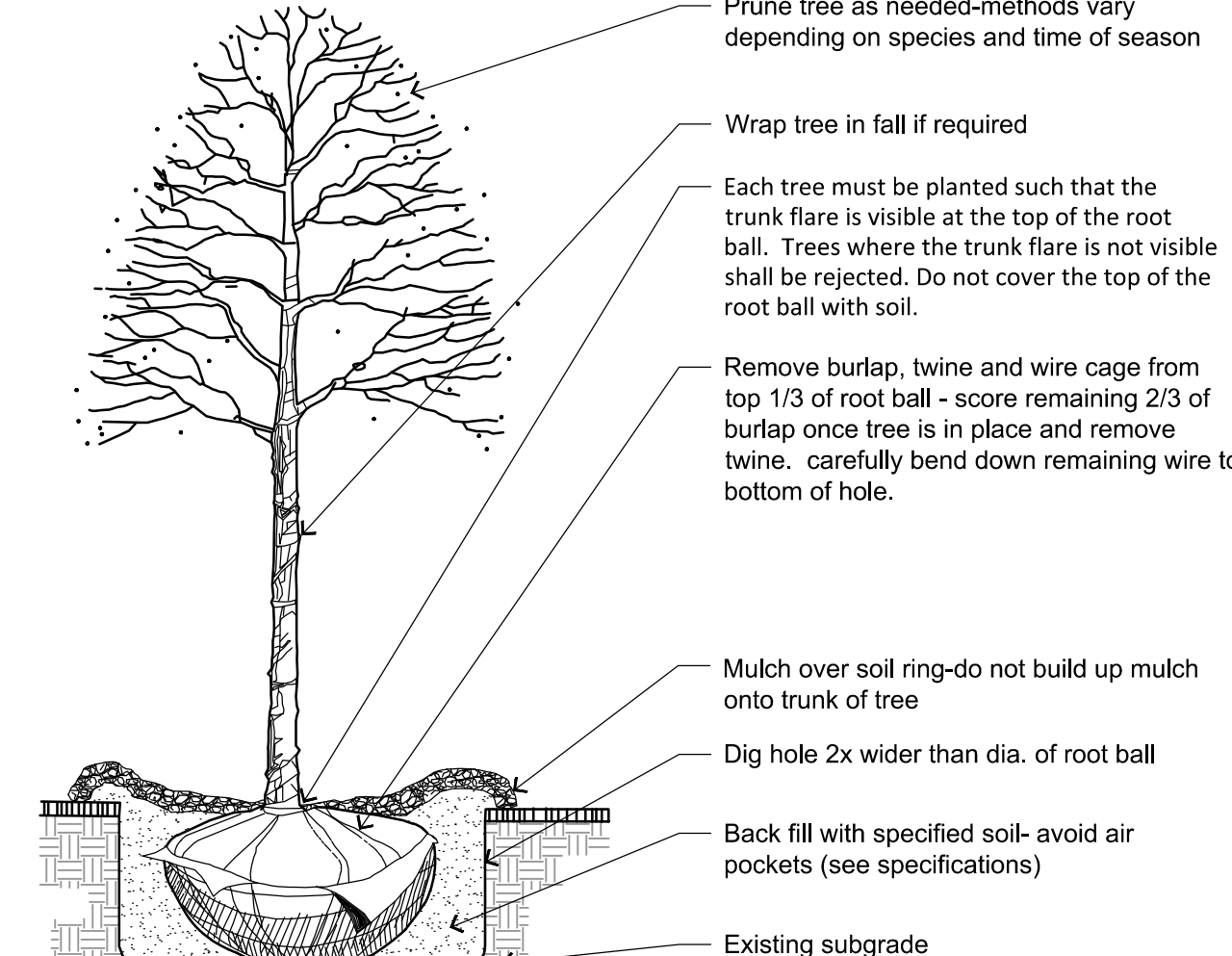


**PLANT SCHEDULE**

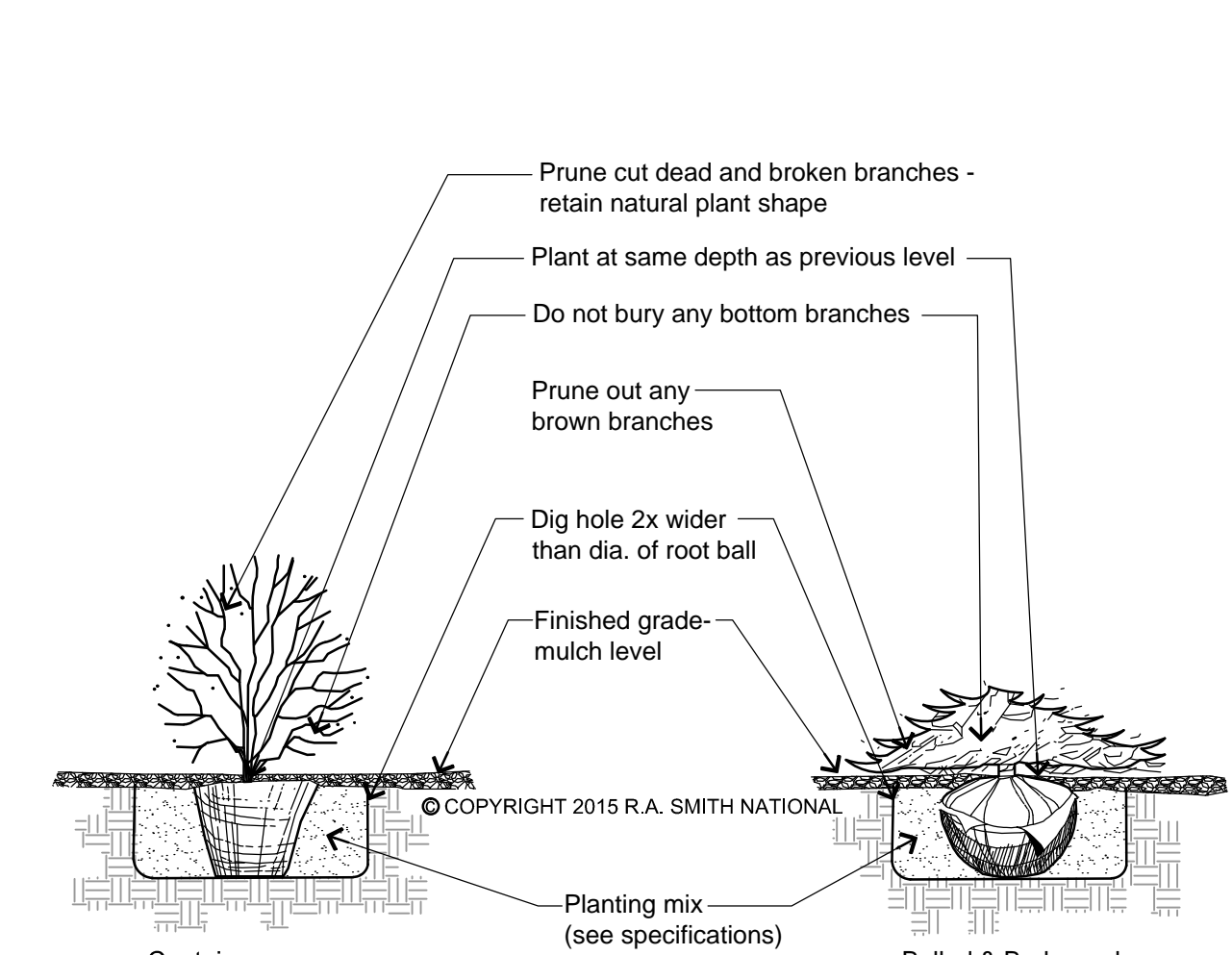
DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
GSL	1	Skyline Honey Locust	Gleditsia tricanthos 'Skyline'	2 1/2" CAL	B&B	Full, matching heads
KCE	4	Espresso Kentucky Coffeetree	Gymnocladus dioica 'Espresso'	2 1/2" CAL	B&B	Full, matching heads
NHE	2	New Horizon Elm	Ulmus x 'New Horizon'	2 1/2" CAL	B&B	Full, matching heads
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PS	2	Scotch Pine	Pinus sylvestris	6' HT.	B&B	Semi-sheared, fully branched to ground
TA	2	Techny Arborvitae	Thuja occidentalis 'Techny'	5' HT	B&B	Semi-sheared, fully branched to ground
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
TCH	3	Thornless Cockspear Hawthorn	Crataegus crus-galli inermis TM	2" CAL	B&B	Full, matching heads
MAC	2	Adirondak Crabapple	Malus x 'Adirondak'	2" CAL	B&B	Full, matching heads
MDW	2	Donald Wyman Crab Apple	Malus x 'Donald Wyman'	2" CAL	B&B	Full, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CGN	4	Center Glow Ninebark	Physocarpus opulifolius 'Center Glow'	3' HT	CONT.	
LDN	3	Little Devil Dwarf Ninebark	Physocarpus opulifolius 'Little Devil' TM	24" HT	CONT.	
NWS	22	Nearly Wild Shrub Rose	Rosa shrub 'Nearly Wild'	12" SPD	CONT.	
SLP	31	Little Princess Spiraea	Spiraea x bumalda 'Little Princess'	15" HT	CONT.	
BMV	8	Blue Muffin Arrowwood	Viburnum dentatum 'Blue Muffin'	3' HT	B&B	
EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PJC	16	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	5 GAL.	CONT.	
JBC	7	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 GAL.	CONT.	
JDP	6	Dwarf Procumbent Juniper	Juniperus procumbens	5 GAL.	CONT.	
TMD	8	Dense Yew	Taxus x media 'Densiformis'	18" HT	B&B	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA4	26	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL.	POT	
PH	7	Heavy Metal Switch Grass	Panicum virgatum 'Heavy Metal'	1 GAL.	POT	
PV4	23	Northwind Switch Grass	Panicum virgatum 'North Wind'	1 GAL.	POT	
SH2	80	Prairie Dropseed	Sporobolus heterolepis 'Tara'	1 GAL.	POT	
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC5	45	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High' TM	4 1/2"	POT	18" Spacing
HH	78	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	
HO	32	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'	4 1/2"	POT	
NE3	31	Walkers Low Catmint	Nepeta x faassenii 'Walkers Low'	4 1/2"	POT	24" Spacing
YF	6	Adam's Needle	Yucca filamentosa	5 GAL.	CONT.	



**1** EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE



**2** DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE



**3** SHRUB PLANTING DETAIL  
NOT TO SCALE

THIS PLAN IS FOR MUNICIPAL REVIEW ONLY, NOT FOR BIDDING OR CONSTRUCTION PURPOSES. ALL DETAILS AND SPECIFICATIONS WILL BE INCLUDED ON FINAL CONSTRUCTION DRAWINGS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF OAK CREEK EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WDR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

R.A.SMITH NATIONAL ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH NATIONAL.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

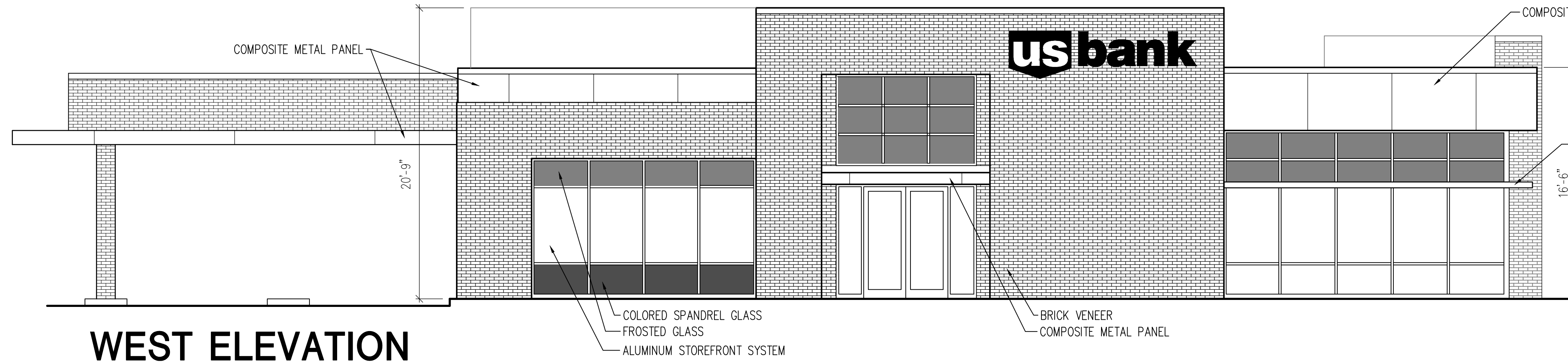
**RECEIVED**  
By Kari Papelbon at 1:00 pm, Mar 02, 2015

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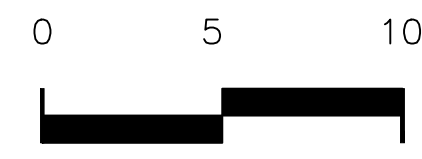
DESCRIPTION	
DATE	
<b>R.A. Smith National</b> <i>Beyond Surveying and Engineering</i> www.rasmithnational.com	
DREXEL TOWN SQUARE - US BANK OAK CREEK, WI	LANDSCAPE PLAN
U:\Wilson LA.JPG	
© COPYRIGHT 2015 R.A. Smith National, Inc.	
DATE: 02/10/2015	
SCALE: 1" = 20'	
JOB NO. 3140291	
PROJECT MANAGER: ROBERT J. HARLEY, P.E.	
DESIGNED BY: CNS	
CHECKED BY: CNS	
SHEET NUMBER	
L 100	

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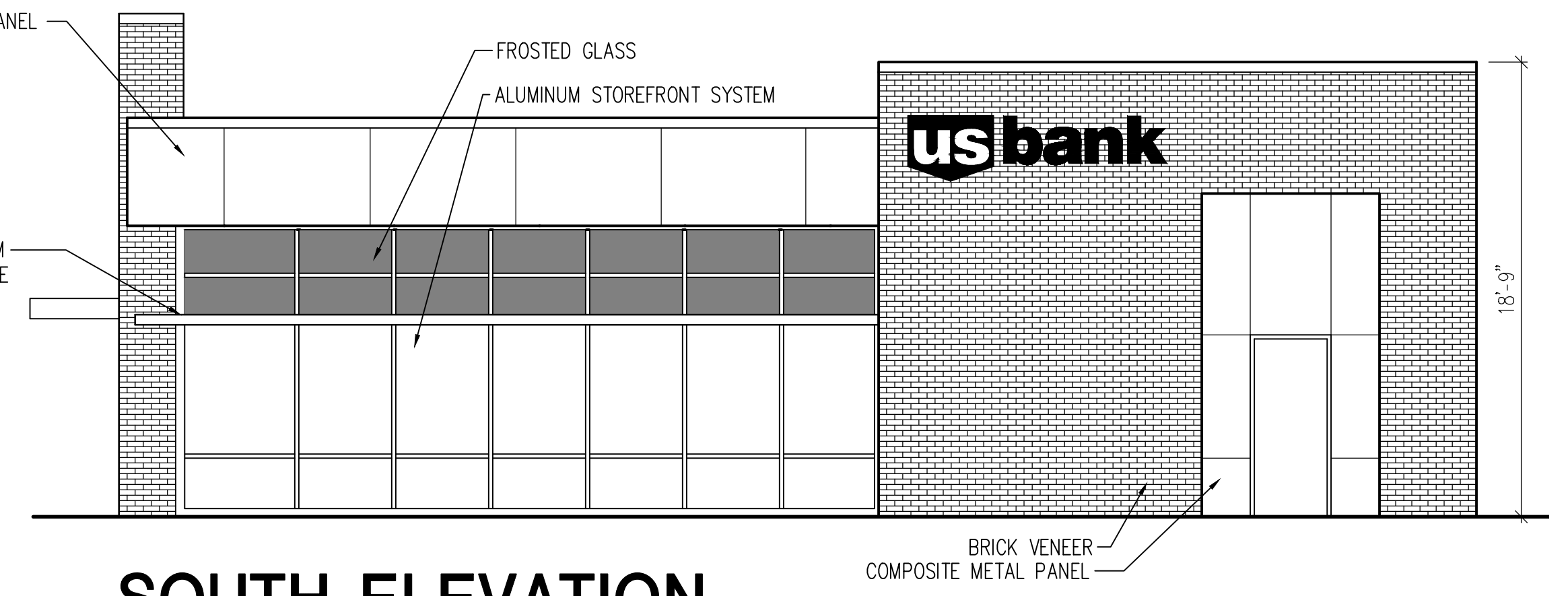




**WEST ELEVATION**



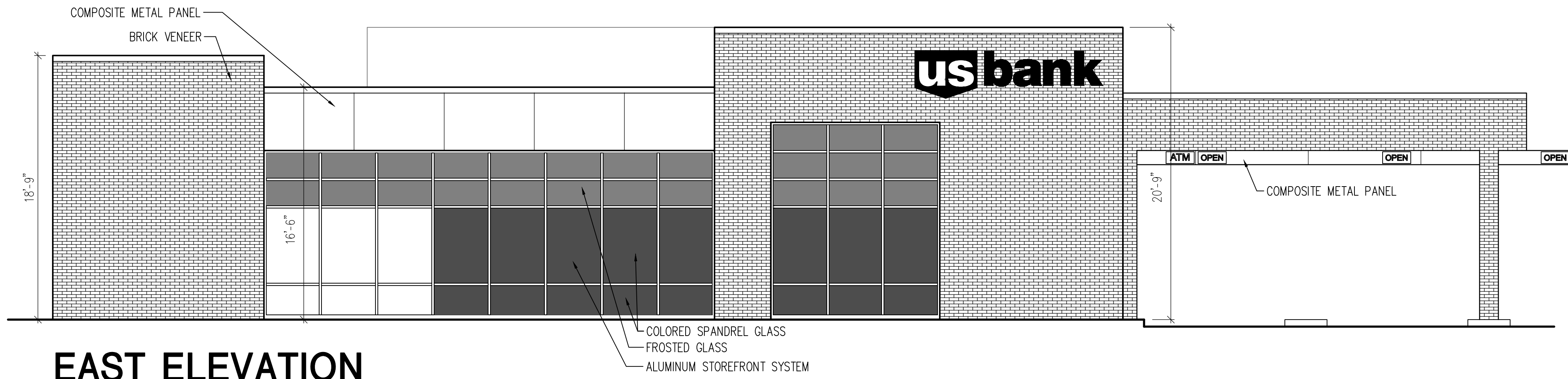
MATERIAL PERCENTAGES:  
 GLASS - 41%  
 CLEAR - 25%  
 FROSTED - 13%  
 SPANDREL - 3%  
 METAL PANEL - 11%  
 BRICK - 48%



**SOUTH ELEVATION**



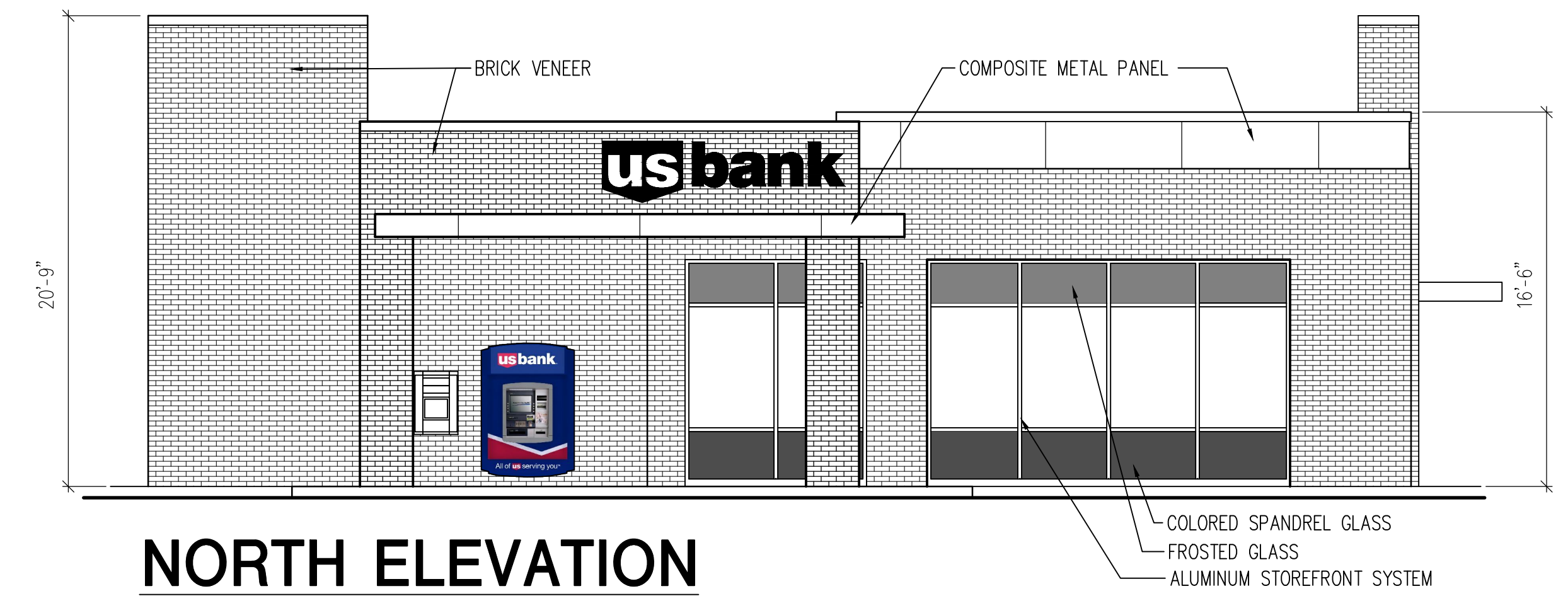
MATERIAL PERCENTAGES:  
 GLASS - 35%  
 CLEAR - 23%  
 FROSTED - 12%  
 METAL PANEL - 25%  
 BRICK - 40%



**EAST ELEVATION**



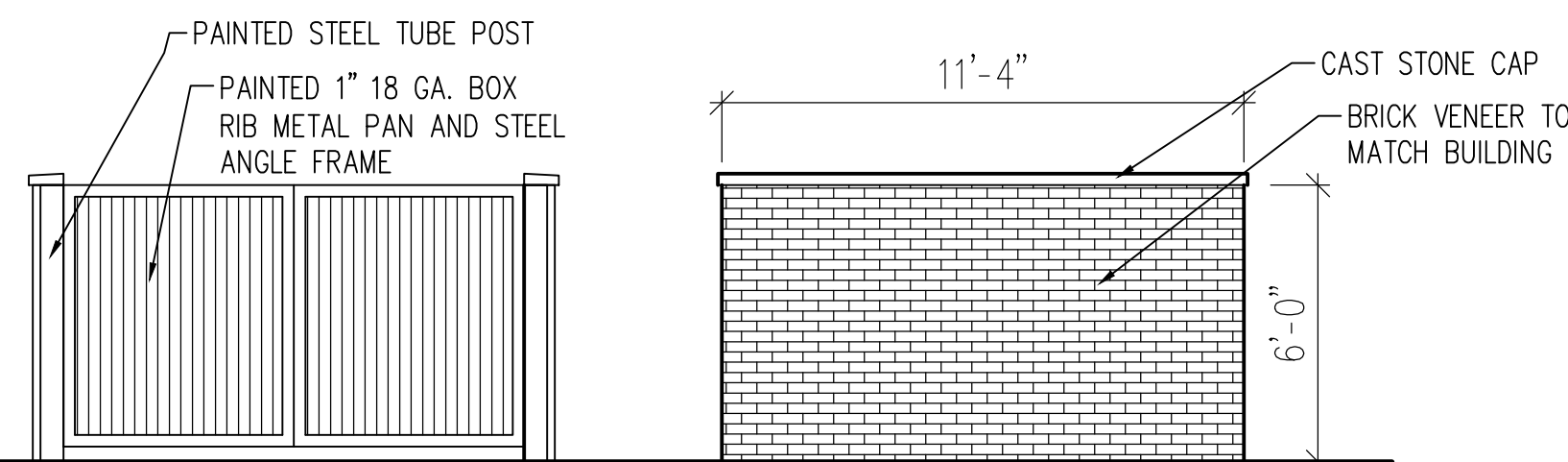
MATERIAL PERCENTAGES:  
 GLASS - 39%  
 CLEAR - 7%  
 FROSTED - 14%  
 SPANDREL - 18%  
 METAL PANEL - 10%  
 BRICK - 51%



**NORTH ELEVATION**



MATERIAL PERCENTAGES:  
 GLASS - 25%  
 CLEAR - 20%  
 FROSTED - 2.5%  
 SPANDREL - 2.5%  
 METAL PANEL - 9%  
 BRICK - 66%



**FRONT ELEVATION      SIDE ELEVATION  
 DUMPSTER ENCLOSURE**

**EXTERIOR MATERIAL COLORS**

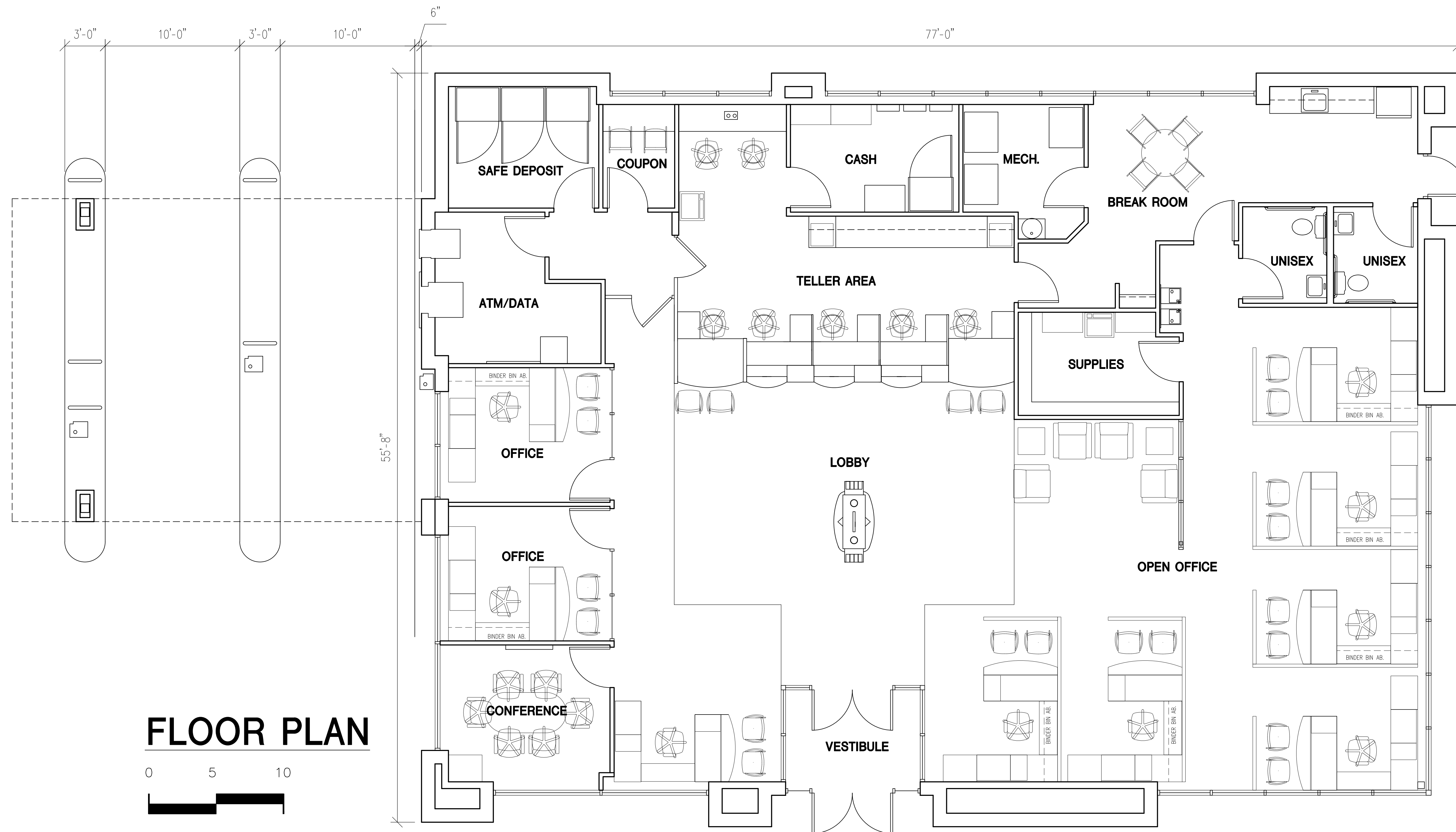
BRICK VENEER: ACME BRICK COMPANY, "STANTON" MODULAR  
 COMPOSITE METAL PANEL: "SIERRA TAN"  
 ALUMINUM STOREFRONT: CLEAR ANODIZED



LOT 5  
 DREXEL TOWN SQUARE  
 OAK CREEK, WISCONSIN



RECEIVED  
 By Kari Papelbon at 2:59 pm, Mar 02, 2015



# FLOOR PLAN



LOT 5  
 DREXEL TOWN SQUARE  
 OAK CREEK, WISCONSIN







**NORTHWEST CORNER**



**SOUTHWEST CORNER**



**NORTHEAST ELEVATION**



**SOUTHEAST CORNER**



LOT 5  
 DREXEL TOWN SQUARE  
 OAK CREEK, WISCONSIN

