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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, August 25, 2015
AT 6:00 PM

-
- 1) ROLL CALL
 - 2) Minutes of the August 11, 2015 meeting
 - 3) Significant Common Council Actions
 - 4) 6:00 PM SIGN APPEAL HEARINGS
 - a) Hold a public hearing on a proposed sign appeal for the property at 8201 S. Howell Ave. submitted by Joan Farrell, Goodwill Retail Services, Inc., that would allow Goodwill to install a total of four wall signs; two wall signs on the east and west elevations of the building (Tax Key No. 813-9020-002). Follow this item on Twitter **@OakCreekPC#OCPCGoodwill**.
 - 5) NEW BUSINESS
 - a) SIGN APPEAL - Consider a request for sign appeal for the property at 8201 S. Howell Ave. submitted by Joan Farrell, Goodwill Retail Services, Inc., that would allow Goodwill to install a total of four wall signs; two wall signs on the east and west elevations of the building (Tax Key No. 813-9020-002). Follow this item on Twitter **@OakCreekPC#OCPCGoodwill**.
 - b) PLAN REVIEW - Review site, building, and landscaping plans submitted by Joan Farrell, Goodwill Retail Services, Inc., for site, building, and landscaping modifications to a portion of the property at 8201 S. Howell Ave. (Tax Key No. 813-9020-002). Follow this item on Twitter **@OakCreekPC#OCPCGoodwill**.
 - 6) ADJOURN

PLEASE NOTE

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

Summary of Significant Common Council Actions

1. **Approved:** Ordinance No. 2771, amending Section 6.01 of the Municipal Code relating to a change in the official map for section sixteen.
2. **Approved:** Resolution No. 11632-081815, approving a certified survey map for the property at 8040 S. 6th St. (Tax Key No. 813-9034).
3. **Approved:** Resolution No. 11633-081815, approving a certified survey map for the property at 10304 S. Oakview Parkway. (Tax Key No. 955-1011-000).
4. **Approved:** Resolution No. 11634-081815, approving a certified survey map for the property at 10551 S. Oakview Parkway. (Tax Key No. 955-1015-000).
5. **Approved:** Resolution No. 11635-081815, approving a certified survey map for the property at 300 S. Oakview Parkway. (Tax Key No. 955-1012-000)



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a & 5a

DATE: August 25, 2015

PROJECT: Sign Appeal – Joan Farrell (Goodwill Retail Industries)

ADDRESS: 8201 S. Howell Avenue

TAX KEY NO: 813-9020-002

STAFF RECOMMENDATION: Staff does not make recommendations for sign appeals.

Ownership: Demco Wisconsin 1, LLC

Size: 5.434 acres

Existing Zoning: B-4 CU, Highway Business District, Conditional Use

Adjacent Zoning: North – B-4, CU, Highway Business District, Conditional Use
East – B-4, Highway Business District
South – B-3, Office & Professional Business District
West – B-4, CU, Highway Business District, Conditional Use

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A

Floodplain: N/A

Official Map: N/A

Commentary: The applicant is requesting a variance from Section 17.0706(j)(2) which states only individual tenants with their own exterior entrance shall be permitted one wall sign. A sign plan for this development was approved in allowing tenants to install two wall signs, one. One on both the east and west building elevations. The applicant is requesting two additional wall signs.

The applicant is proposing to install 75 square-foot channel letter sign over the main entrance of the building and a 18.25 square-foot channel letter wall sign on the drive-through canopy on the east side of the building. In addition there will be 87 square-foot channel letter wall sign on the west side of the building and a 18.25 square-foot channel letter wall sign on the west side of the of canopy. The proposed signs comply with all other sign code regulations.

Included with this report is the applicant's rationale for the additional wall signs.

If the Plan Commission is comfortable granting this variance, the Plan Commission can make a motion to grant a variance allowing Goodwill Retail Industries to install a total of four wall signs; two wall signs on the east and west elevations of the building.

When considering a variance, the Plan Commission must make the final decision on appeals using the following criteria:

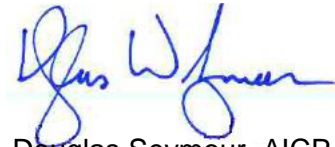
- a. There shall be no public harm and there shall be a public benefit.
- b. Variance considerations shall include enhancement of the overall character of a neighborhood or mitigation of unusual site conditions.
- c. The sign will not result in an undue concentration of signage which renders it difficult or confusing to read existing signs.
- d. The effect a proposed sign may have on depreciating property values of a neighborhood.
- e. The Plan Commission in its deliberation of an adjustment may consider the location of the proposed sign, the height, the size, the appearance, number, and location of other signs in the vicinity of the proposed sign, and any other factor as the Plan Commission deems appropriate.

Prepared by:



Peter Wagner
Zoning Administrator/Planner

Respectfully Submitted:



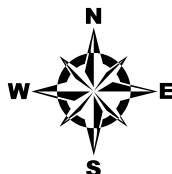
Douglas Seymour, AICP
Director of Community Development

Location Map

8201 S. Howell Ave.



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



Legend

 8201 S. Howell Ave.

Publish 8/13/2015

**CITY OF OAK CREEK
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION**

A public hearing for a sign appeal will be held:

Date: Tuesday, August 25, 2015
Time: 6:00 p.m.
Place: Oak Creek City Hall
COMMON COUNCIL CHAMBERS
8640 South Howell Avenue
Oak Creek, WI 53154
Appellant: Joan Farrell (Goodwill Retail Industries)
Tax Key No. 813-9020-002
Property location: 8201 S. Howell Avenue
To Request: A variance from Section 17.0706(j)(2) which states only individual tenants with their own exterior entrance shall be permitted one wall sign.
If granted, the variance would allow Goodwill Retail Industries to install a total of four wall signs; two wall signs on the east and west elevations of the building.
Zoning of Property: B-4, Highway Business District

All interested persons wishing to be heard are invited to be present.

Dated this 13th Day of August, 2015

PLAN COMMISSION
CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Steve Scaffidi, Chairman

Public Notice

For questions concerning this notice, please contact the Oak Creek Deputy Clerk at 768-6511.

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 S. Howell Avenue, Oak Creek, Wisconsin 53154.

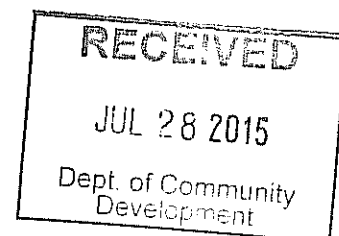
It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.



July 28, 2015

Ms. Kari Papelbon, Planner
City of Oak Creek
8640 S. Howell Avenue
Oak Creek, WI 53154

RE: Goodwill Store and Donation Center
8201 S. Howell Avenue
Sign Variance Information



Dear Kari:

Per our previous conversations, emails and communication about this project, we are submitting the notice of sign appeal and application for review before the Plan Commission for the variance requested for the Goodwill project proposed at 8201 S. Howell Avenue. As you know, Goodwill has requested four wall signs for this new location. There are a number of reasons Goodwill is asking for a variance on the total number of signs for the project while remaining under the total signage square footage threshold.

As far as the formal application and letter response, please see these items listed below:

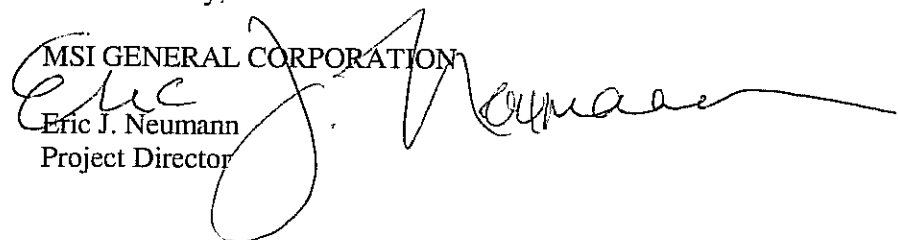
1. **Variance requested** – We request four (4) wall signs for this project to be placed on four different surfaces. These includes two “Goodwill” signs on both the front or east elevation and the rear or west wall of the building, in addition we would like to place two directional signs with “Donation Center” on the east and west facade of the drive through donation canopy.
2. **What special conditions exist which would cause practical difficulty or unnecessary hardship if the variance request is not granted?** – Due to the layout of the site, and the dual nature of Goodwill’s business, and the multiple entrances throughout the entire center, we believe it is critical to provide proper identification and directional signage on multiple facades of the building. Due to the multi-sided nature of the building and its surrounding, it is necessary to identify the east (Howell Ave.) and the west sides (Woodman’s) of the store to Goodwill’s customers with their corporate “Goodwill” logo. With regard to the west sign, this location has four-sided access and will continue to become even more traveled from west to east as the site to the west of this store gets developed. Please note that identification of this store from those going to Woodman’s or other future facilities will help Goodwill to keep their sales at levels necessary to maintain a successful store. However since Goodwill operates a Retail Store and Donation Center, we are requesting the additional directional signage on the donation canopy, which is on the north side of the building. This signage is critical wayfinding for the donors, who provide the products that are sold at this location. Without knowing there is a drop off here and where it is on site, it could affect the donation quantities and ultimately the store success. Additionally, this directional signage will alleviate any unnecessary traffic searching for the donation drop-off with the clear identification of the donation entrance.

3. **Why variance requested is not contrary to the public interest and will not endanger public safety and welfare?** – In response to this question, we believe that the additional signage will actually make the site and public safety much better by providing the directions needed to allow traffic to flow more efficiently through and around the site and to clearly identify the retail entry and donation drop-off areas for the different customers.
4. **Why variance requested will be in accordance with the spirit of the zoning ordinance?** – Even though Goodwill is requesting two (2) additional building mounted signs beyond what the code allows, they have compromised by not exceeding the maximum amount of signage area allowed for their space which is 200 square feet. In this case 198.4 square feet of signage is being proposed. We are also identifying the various functions of the store in a proper manner so that it is utilized properly, efficiently and does not cause traffic or other consumer confusion issues.
5. **How the variance, if granted, will cause substantial justice to be done?** – By granting the variance, it will allow Goodwill to operate at their highest potential possible with donors and shoppers, insuring them as a long term and successful addition to this center and retail area of Oak Creek.

We trust that this letter will answer the questions required for the variance application process. We would also like to point out that we understand that the smiling G square signs that are shown on the current building elevations do not appear to be on raceways, however, we can and will mount those on raceways if absolutely necessary. Please note we bring this point up because the letters that are used for both Goodwill and the donation area are typically directly mounted to the building and individually cored through the wall for the power feeds, therefore are not requiring raceways. Raceways are typically used to provide a single point of electrical connection to a sign as a more economical method of signage and a less attractive method, in our opinion of how to place individual letters on a building. Please comment on the need for a raceway, or spacer or gap between the surface mounted box square sign for the smiling G.

After review of this application and the attached documents, please contact me at your convenience with any questions you may have and to confirm that we will be placed on the August 25th Agenda to present our points for this variance. We again, appreciate your time and efforts in this process and look forward to our future meetings and discussions.

Most sincerely,

MSI GENERAL CORPORATION

Eric J. Neumann
Project Director

EJN:kf

c: Patrick Blum
Nic Maciejewski
Kelly Tellez
Bert Zenker
Kathryn Sullivan

Encls.

GOODWILL RETAIL SERVICES



SINGLE SOURCE RESPONSIBILITY™



07.24.2015

GOODWILL RETAIL SERVICES



SINGLE SOURCE RESPONSIBILITY™



07.24.2015



Plan Commission Report

ITEM: 5b

DATE: August 25, 2015

PROJECT: Plan Review – Joan Farrell, Goodwill Retail Services, Inc.

ADDRESS: 8201 S. Howell Ave.

TAX KEY NO: 813-9020-002

STAFF RECOMMENDATION: That the Plan Commission approves the site and building plans submitted by Joan Farrell, Goodwill Retail Services, Inc., for the property at 8201 S. Howell Ave. with the following conditions:

1. That all building and fire codes are met.
2. That all mechanical equipment (ground, building, and rooftop) is screened from view.
3. No outdoor storage or display of merchandise is allowed.
4. That directional signage is no larger than 6 square feet per sign.
5. That revised landscaping plans are submitted for review and approval by the Director of Community Development prior to issuance of building permits.
6. That final lighting plans detailing all proposed lighting fixtures (sconces, canopy, etc.) are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector, prior to submission of building permit applications.
7. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
8. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

Ownership: Demco Wisconsin 1, LLC, 2060 N. Humboldt Ave., Ste. 250, Milwaukee, WI 53212

Size: 5.434 acres

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

Adjacent Zoning: North – B-4 (CU), Highway Business
East – B-4, Highway Business; Rs-3, Single Family Residential; Rd-1, Two-Family Residential
South – B-3, Office and Professional Business; M-1, Manufacturing
West – B-4 (CU), Highway Business

Comprehensive Plan: General Industrial.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting site, building, landscaping, signage, and lighting plan approval for proposed site and building modifications to a portion of the property at 8020 S. Howell Ave. Building modifications are limited to the retail space currently occupied by Ace Hardware (tenant is vacating the property).

Goodwill Retail Services, Inc. is proposing to modify the façades of the east and north elevations of the existing building with vertical metal panels at the main entrance (east), blue standing seam awnings, additional sconces, windows, and a new donation center canopy (north). The proposed metal panels as accent materials will constitute no more than 25% of the visible perimeter of the building. The proposed canopy will be constructed with silver break metal fascia and steel tube columns (anchored with split face CMU bases) to match the decorative metal panels above the entrance.

Although no outdoor storage or display of merchandise has been proposed, staff has recommended a condition of approval for clarification. Outdoor storage had been allowed behind the decorative fence as part of the Ace

Hardware store. This proposal removes that fence for the donation center. Donations will be accepted one hour prior to the store opening (Monday – Saturday beginning at 8 AM, Sunday beginning at 9 AM) through closing.

Several signs are proposed as part of this development. The Plan Commission reviewed a request for signage as part of the previous sign appeal review this evening. One item that will need to be revised pertains to the square footage of the proposed directional signs. Per Section 17.0706(j)(3) directional signs may be no larger than 6 square feet.

In addition to the proposed façade changes, modifications to the loading dock area on the south and west sides of the building will necessitate a slight redesign of the curbs and landscape islands. The recessed loading dock will be screened with an earth tone composite fence and landscaping along the extended island. The small island will be redesigned, landscaped, and will remain the site for the trash enclosures and transformer. All transformers are proposed to be screened with vegetation. Any additional mechanicals are also required to be screened. Comments regarding the landscaping plan were submitted by the City Forester and provided to the applicant.

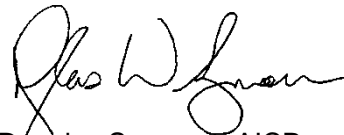
No changes are proposed to the existing parking on the site. Deliveries are anticipated 3-5 times per week during normal business hours.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

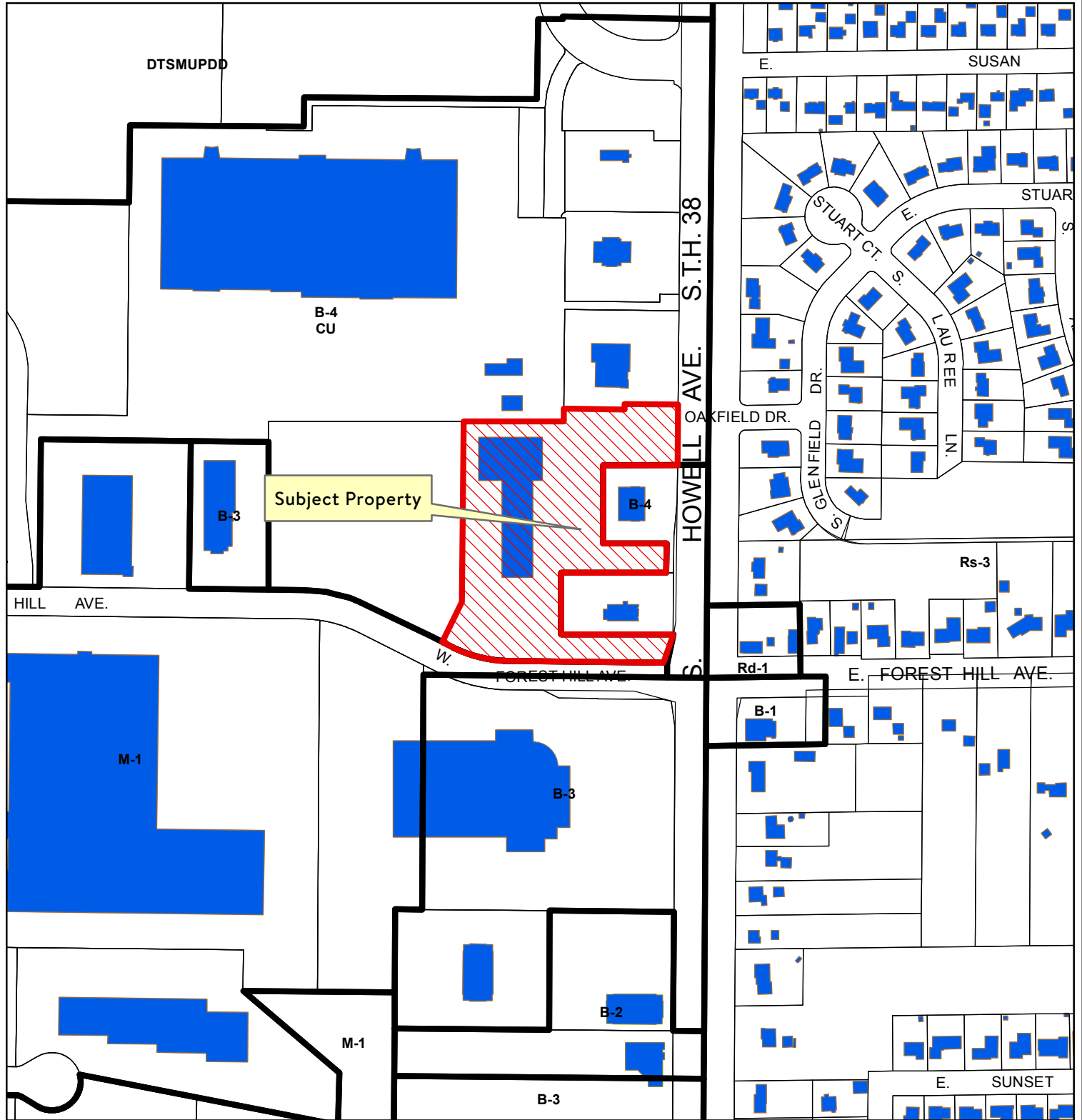
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

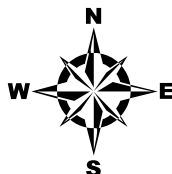
8201 S. Howell Ave.



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



Department of Community Development



Legend

 8201 S. Howell Ave.

Proposed Goodwill Retail Store & Donation Center – Project Narrative
8201 South Howell Avenue, Oak Creek, WI

Goodwill Retail Services, Inc. plans to occupy the space currently occupied by Ace Hardware and just south of Woodman's Food Market at 8201 South Howell Avenue. The project consists of site, landscape, façade and interior modifications to the existing 16,500 square foot space. Goodwill will lease the space from the current owner and pay all the associated property taxes as well as sales tax on the items sold in the store.

The modifications, among other things, include adding a separate donations entrance and canopy on the north side of the building. The canopy above the donation entrance will protect donors from the elements and enhance the donation experience. A new recessed loading dock with one dock door and a compactor will be added on the south side of the building. The dock will be screened by a composite fence and landscaping. With the addition of the compactor Goodwill will eliminate it's need for an outdoor trash enclosure. The main parking field for the shopping center will not be modified. The east (main) façade will be updated with a new design that includes new vertical metal panel, new signage, and new window openings with blue standing seam awnings and accent lights. The north façade facing the adjacent private drive also will be updated with a new Donation Center with new signage and (2) new window openings with blue standing seam awnings and accent lights. These elements are extremely important to Goodwill's branding and the majority of their Retail Store & Donation Centers throughout Southeastern Wisconsin and Metro Chicago have these trade characteristics. The added storefront glazing at the northeast corner will allow donors and shoppers a view in and out of the sales floor space. Goodwill will update the interior of the space to current Goodwill standards which include polished concrete floors, painted drywall walls and painted exposed joist and deck. Lastly, a new sign will be added to the west side of the building similar to adjacent tenants.

The proposed Goodwill Retail Store & Donation Center is considered a retail use within the guidelines of the City of Oak Creek's zoning code and therefore an allowed use in the B-4 zoning district.

Goodwill Store & Donation Centers – a strong retailer

Goodwill Retail Services, Inc. (affiliate of Goodwill Industries of Southeastern Wisconsin and Metro Chicago) currently operates 62 Goodwill Store & Donation Centers in Southeastern Wisconsin and Northeastern Illinois, (24 of which are in Wisconsin). The latest store openings in Wisconsin included, Brookfield, WI (March 20th 2015) and Brown Deer, WI (May 22nd 2015)

Goodwill Store & Donation Centers are retail stores specializing in the resale of quality donated items. Goodwill gives their patrons the opportunity to sign up for a loyalty program called Club Goodwill Rewards. As a member, you will receive extra discounts and email alerts of special events and promotions. Club Goodwill has over *1.2 million* members throughout their territory.



Goodwill

Industries of Southeastern Wisconsin, Inc.

Annually, Goodwill measures the lifestyle, shopping, media consumption habits and personal demographics of American consumers across 77 top tier markets which include the Chicago and Milwaukee DMA's (Designated Market Areas). This study is conducted by Nielsen-Scarborough-Arbitron. It also includes a Goodwill custom study which annually assesses awareness of Goodwill in the marketplace. The most recent study showed the following:

- The percentage of respondents who have shopped at Goodwill in the past 30 days has risen steadily from 2005 (14%) to 2014 (27%).
- The percentage of respondents who have purchased at Goodwill in the past 30 days has risen from 2005 (7%) to 2014 (17%).

Studies demonstrate the growing trend to resale shopping. The Percentage of U.S. Consumers who shopped for used goods doubled to about 30% in the past decade. Resale represents a sociable way to recycle goods and is a way for consumers to stretch dollars without the stigma of years past.

Goodwill continues to experienced strong comparative store sales increases annually, and outperforms conventional retailers:

- Goodwill comparative store sales finished with a 5.1% increase over 2013.
- The number of transactions, items per transaction and average sale per transaction all increased in established stores in 2014 over 2013.
- Donor counts for 2014 increased 7.4% over 2013.

This store will include an easily accessible donations drop-off along the north façade of the building. Here, donors are greeted by an attendant who will unload their donated goods, and provide them with a receipt which may be used for tax purposes. These donations are sorted for quality, priced for sale, and brought to the sales floor. There is an ongoing rotation of fresh merchandise brought to the sales floor. Merchandise on the sales floor turns over every 3 to 4 weeks and on average 60-70% of all donations are sold. Merchandise not fit for sale is baled and sent to a distribution center, where it will be sold for salvage or recycled. All of these services are handled within the footprint of the building, no outdoor storage or trash is planned for this project. A compactor, with interior access only, is used for trash disposal. It is estimated that each Goodwill Store & Donation Center recycles 2,000,000 pounds of goods each year. Aside from the positive environmental impact on landfills, this reduces a community's trucking and hauling expenses, saving tax payers tens of thousands of dollars each year.

Goodwill installs interior and exterior web-based 24 hour surveillance cameras at all sites. Along with posting signs and providing a very clean, well maintained site, these cameras deter any donors from dropping off items outside of normal business hours.



The proposed store in Oak Creek, WI will employ 40-50 individuals in full or part time employment, ranging from management to supervisory, to various production and customer service opportunities. During an average day, there are approximately 15 employees on site at one time. That number increases to 25 or more employees at once during the busiest shopping days. Half or more are full time positions and flexible to the needs of the individual. Goodwill pays competitive wages and offers a comprehensive benefits package.

Goodwill Store and Donation Centers operate seven days a week. Monday through Friday stores currently operate from 9:00 a.m. - 9:00 p.m., Saturday from 9:00 a.m. - 9:00 p.m., and Sunday from 10:00 a.m. - 8:00 p.m. Each day, the donation entrance opens one (1) hour earlier to accept donations for the convenience of our donors. Each evening, lighting associated with the donation entrance and canopy is powered down when the donation entrance closes.

There is very limited truck traffic related to the operation. In addition to an occasional delivery of supplies by UPS or similar provider, a Goodwill truck will service the store approximately 3-5 times per week, during normal operating hours, via the truck dock. No trucks will be left onsite, unless inside the loading dock and no products or pallets will be stored outside the building.

Goodwill Industries of Southeastern Wisconsin, Inc.

Goodwill Industries of Southeastern Wisconsin relies heavily on the revenue generated from the sale of donated items at these Goodwill Store & Donation Centers to help fund their mission. Goodwill's mission is to provide training, employment and supportive services to individuals with disabilities or disadvantages who seek greater independence. Founded in 1919, Goodwill Industries of Southeastern Wisconsin, Inc. is the largest of 168 Goodwill affiliates in the US and Canada. Its territory encompasses 13 counties in Wisconsin and 10 counties in Illinois. This Goodwill employs approximately **6,100** people. Last year, Goodwill Industries of Southeastern Wisconsin and Metropolitan Chicago provided services to approximately **70,000 individuals**.

The mission services are primarily funded by the retail sales and therefore Goodwill seeks sites in top retail corridors to facilitate convenient donations and attract new shoppers. Goodwill also looks to locate in vibrant communities with active local organizations. In other communities Goodwill has led targeted donation drives, like electronics, to help the community with recycling. Managers and Goodwill employees become active in the local Chambers and business organizations and well as participate in local community events. Goodwill takes great pride in the communities in which they locate and looks forward to being an active participant of Oak Creek.

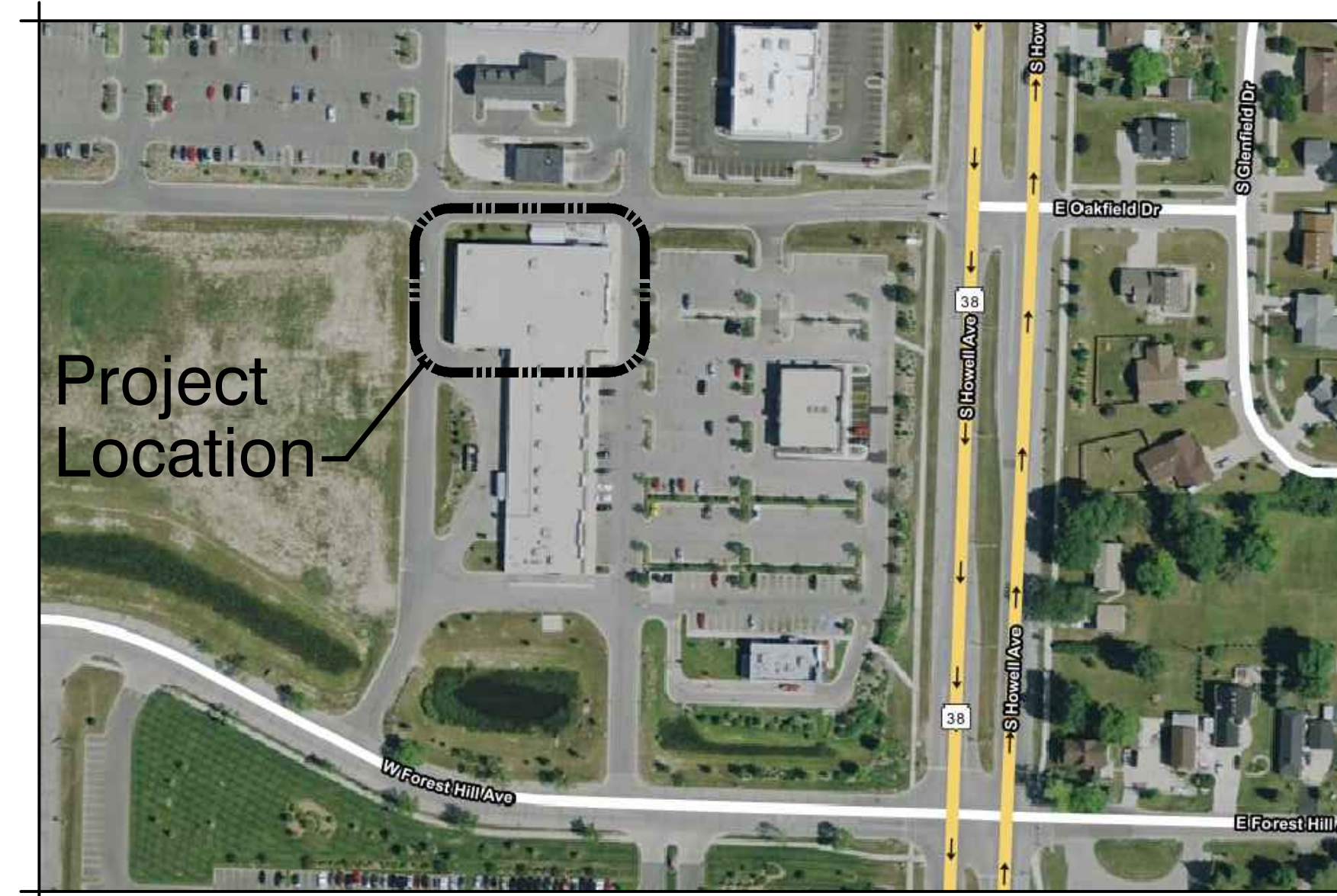
Project Name

Goodwill Retail Services

Project Address

8201 S. Howell Ave.

Oak Creek, WI 53154



Architects Seal

Engineers Seal

58
YEARS
OF
DESIGN
EXCELLENCE

SHEET INDEX		REVISIONS																																	
NO.	DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32		
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C-100	EXISTING CONDITIONS PLAN																																		
C-101	SITE PLAN																																		
C-102	GRADING & EROSION CONTROL PLAN																																		
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C-501	CONSTRUCTION DETAILS & SPECIFICATIONS																																		
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L-002	ENLARGED LANDSCAPE PLAN																																		
L-003	LANDSCAPE DETAILS, NOTES & SCHEDULES																																		
A-101	FLOOR PLAN																																		
A-201	EXTERIOR ELEVATIONS																																		



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661
FAX: 262-367-7390

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

REVISIONS:

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7-24-15 SUBMIT TO PLAN COMM.



PROJECT ADDRESS:

PROJECT NAME
Goodwill Retail Services
STREET ADDRESS
8201 S. Howell Ave.
CITY / STATE / ZIP
Oak Creek, WI 53154

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 6-2015 Drawn By: B. Zenker

Sheet Title:

COVER SHEET

Sheet Number:

G-001

Project Number:

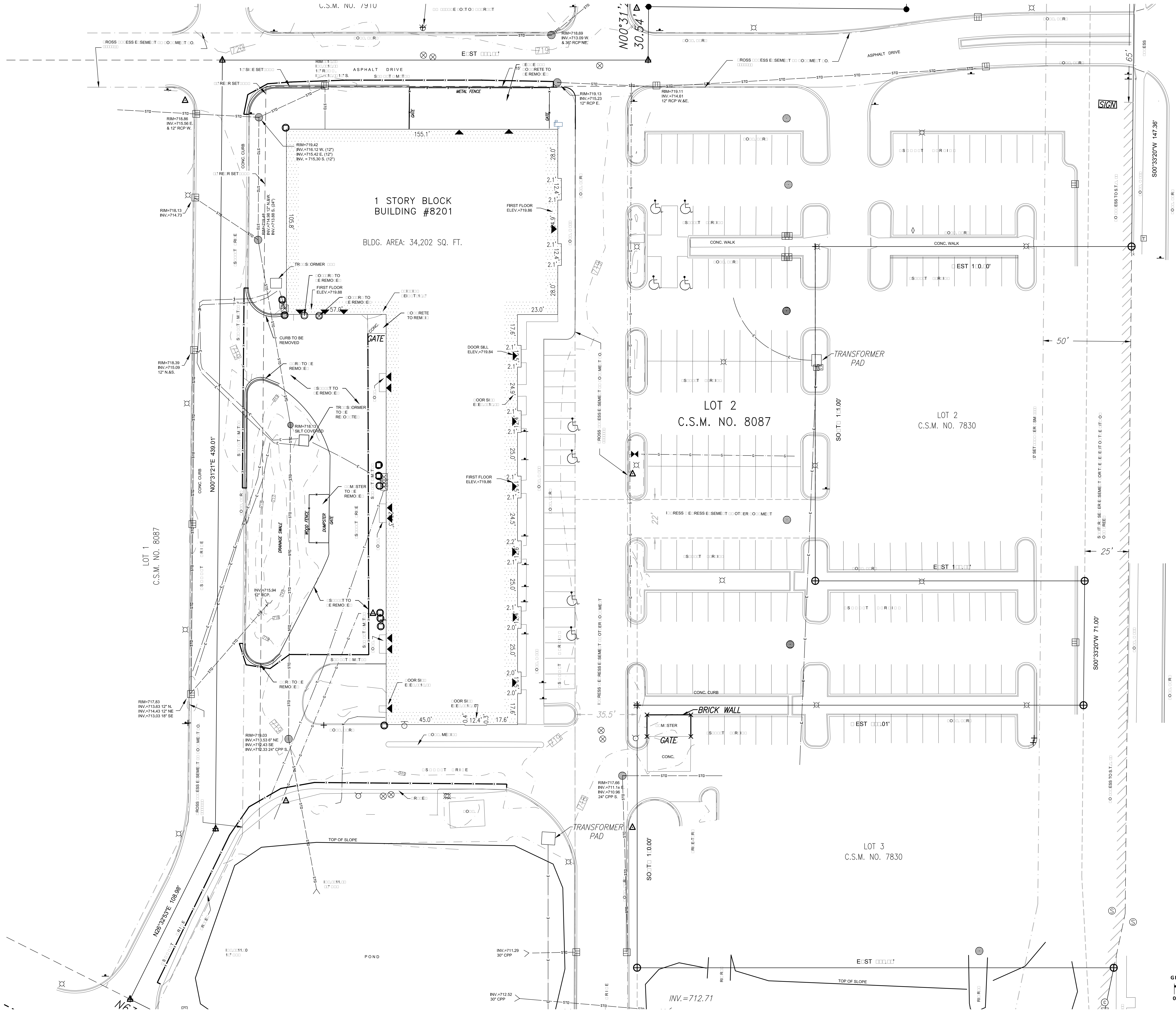
P11474

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



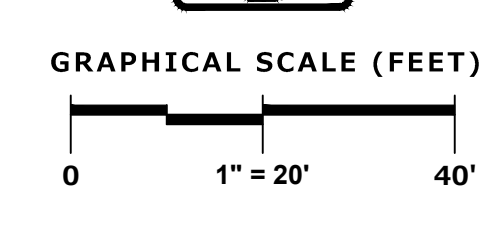
1 STORY BLOCK BUILDING #8201
BLDG. AREA: 34,202 SQ. FT.

LOT 2
C.S.M. NO. 8087

LOT 2
C.S.M. NO. 7830

LOT 3
C.S.M. NO. 7830

SOUTH HOWELL AVENUE (S.T.H. '38')



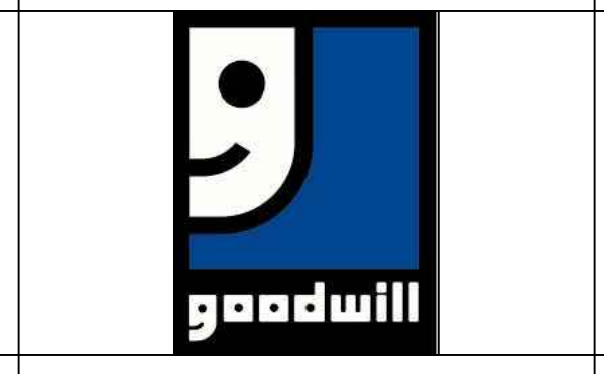
MSI GENERAL CORPORATION
P.O. BOX 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661
FAX: 262-367-7390

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7-24-15 SUBMIT TO PLAN COMM.



PROJECT ADDRESS:
Goodwill Retail Services
8201 S. Howell Ave.
Oak Creek, WI 53154

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Date: 6-2015
Sheet Title:
Sheet Number:
Project Number:
P11474

Drawn By: BLH

EXISTING CONDITIONS

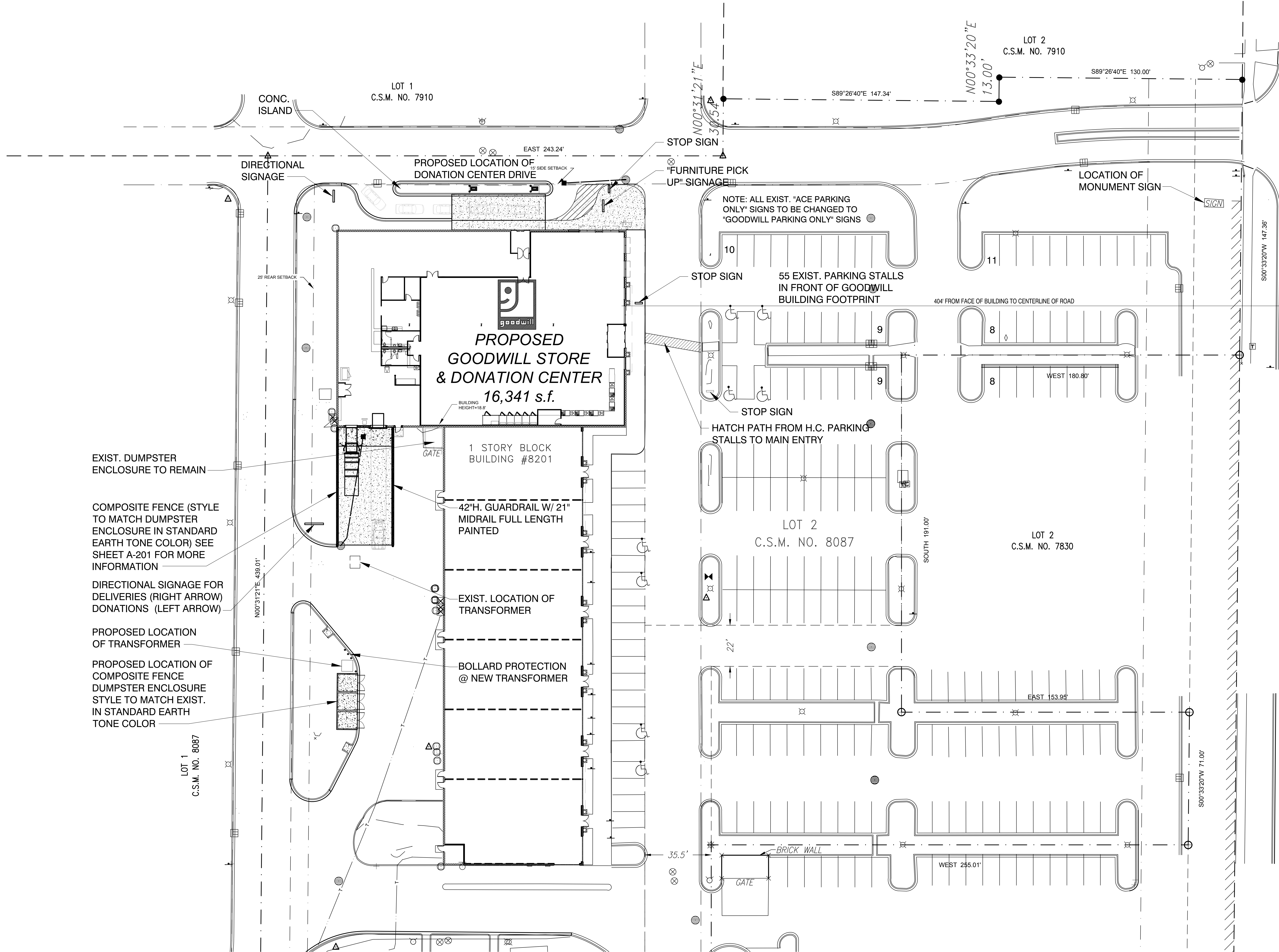
-100

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



SOUTH HOWELL AVENUE (S.T.H. '38)



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661
FAX: 262-367-7390

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7-24-15 SUBMIT TO PLAN COMM.



PROJECT ADDRESS:

PROJECT NAME
Goodwill Retail Services
STREET ADDRESS
8201 S. Howell Ave.
CITY / STATE / ZIP
Oak Creek, WI 53154

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SITE DATA		SETBACKS	
SITE AREA	236,984 S.F. 5.44 AC.	FRONT YARD (STREET)	25'
TENANT SPACE	16,341 S.F.	REAR YARD	25'
EXIST. IMPERVIOUS (64%)	151,921 S.F.	SIDE YARD	15'
PROP. IMPERVIOUS (60%)	155,334 S.F.	PARKING TOTAL	55
EXIST. GREEN SPACE (36%)	85,145 S.F.	ZONING	B-4 (HWY BUSINESS DIST.)
PROP. GREEN SPACE (34%)	81,732 S.F.	TAX PARCEL NO.	8139020002
TOTAL DISTURBED AREA	17,125 S.F.		

Date: 6-2015 Drawn By: B. Zenker

Sheet Title:
SITE PLAN

Sheet Number:
C-101

Project Number:
P11474

SITE PLAN 1" = 20'-0"

MANAGERS

ENGINEERS

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7-24-15 SUBMIT TO PLAN COMM.

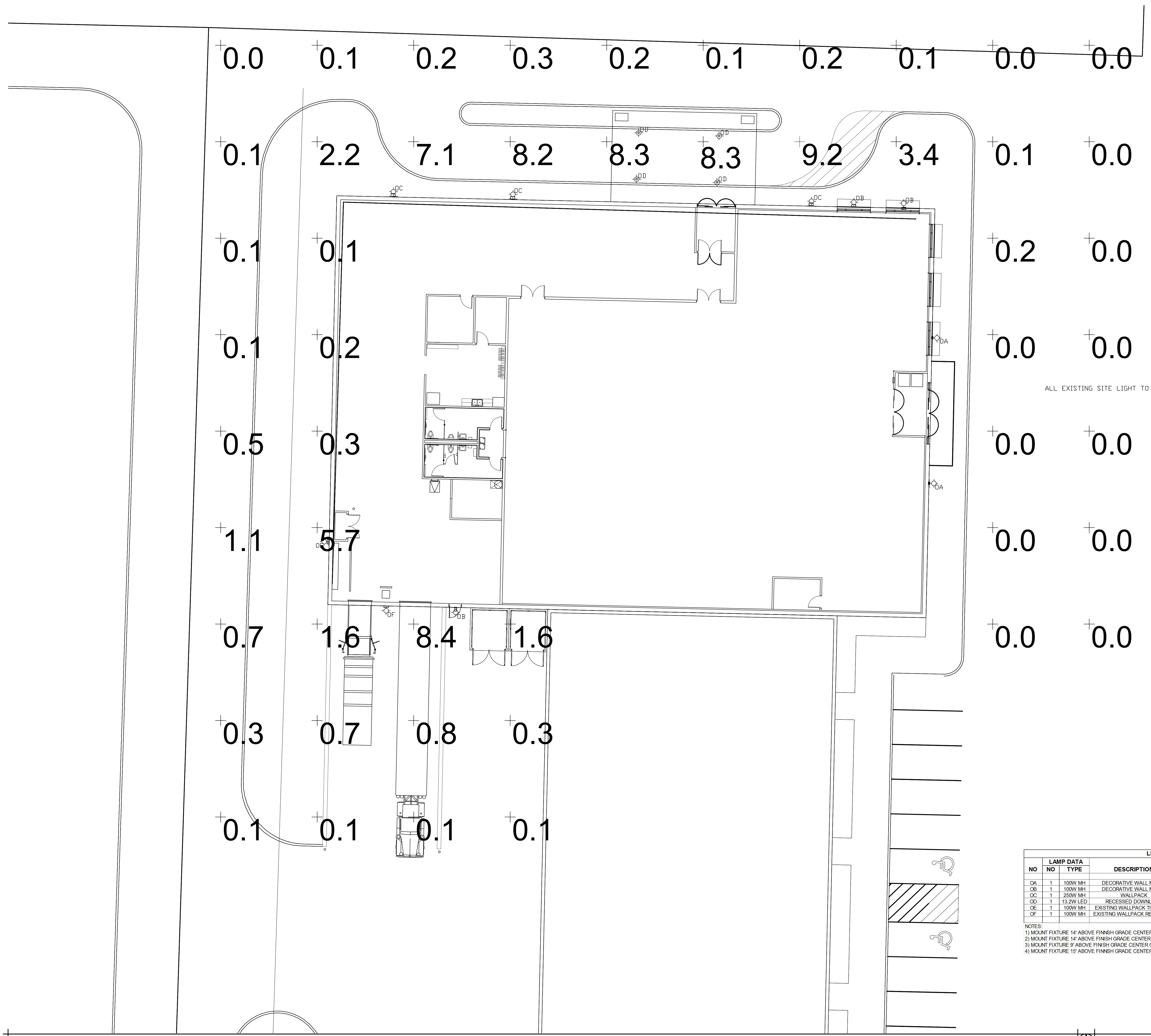


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PROJECT NAME
 Goodwill Retail Services
 STREET ADDRESS
 8201 S. Howell Ave.
 CITY / STATE / ZIP
 Oak Creek, WI 53154

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Date: 6-2015 Drawn By: B. Zenker
 Sheet Title: PHOTOMETRIC PLAN
 Sheet Number: C-106
 Project Number: P11474



ALL EXISTING SITE LIGHT TO REMAIN AS IS

LIGHTING FIXTURE SCHEDULE									
NO	LAMP DATA			LIGHTING FIXTURE			CEILING		SEE
	NO	TYPE	DESCRIPTION	MAKE	CATALOG NO.	MNTG.	TYPE	VOLT	
OA	1	100W MH	DECORATIVE WALL MOUNT	DM LIGHTING	4922-120-SILVER	WALL		120	1
OB	1	100W MH	DECORATIVE WALL MOUNT	COOPER	ENC-100-MP-120	WALL		120	2,3
OC	1	250W MH	WALL PACK	LITHONIA	TWP2 250M	WALL		120	4
OD	1	13.2W LED	RECESSED DOWNLIGHT	LITHONIA	6BLMB LED	REC		120	
OE	1	100W MH	EXISTING WALLPACK TO REMAIN			WALL		120	
OF	1	100W MH	EXISTING WALLPACK RELOCATED			WALL		120	4

- NOTES:
 1) MOUNT FIXTURE 14" ABOVE FINISH GRADE CENTER OF LIGHT FIXTURE.
 2) MOUNT FIXTURE 14" ABOVE FINISH GRADE CENTER OF LIGHT FIXTURE FOR FIXTURES ON THE NORTH SIDE OF BUILDING.
 3) MOUNT FIXTURE 9" ABOVE FINISH GRADE CENTER OF LIGHT FIXTURE FOR FIXTURE ON THE SOUTH SIDE OF THE BUILDING.
 4) MOUNT FIXTURE 15" ABOVE FINISH GRADE CENTER OF LIGHT FIXTURE.

PHOTOMETRIC PLAN 1" = 10'-0"

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

Submitted by Enterprise Lighting, LTD.



Job Name:
Goodwill Industries - Brown Deer, WI

Catalog Number:
4922-120V-SILVER

Notes:

Type:

O2

ELL14-45638

D.M. Lighting

#4915 STANDARD WET LOCATION



This recessed wall mounted luminaire is suitable for wet locations. Available in H.I.D. with different front covers to coordinate with your decor. Surface mount is also available with Integral Ballast as an option.

W3



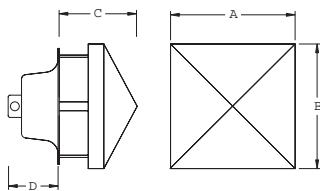
Job Name:
Goodwill Industries - Brown Deer, WI

Catalog Number:
4922-120V-SILVER

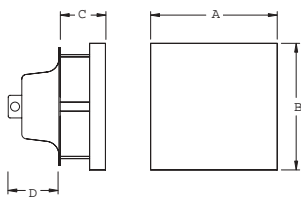
Type:
O2

Notes:

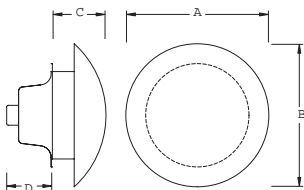
ELL14-45638



CATALOG#	LAMPING	DIMENSIONS				NOTES
		A	B	C	D	
4915	1 50W ED-17MH	14"	14"	8 1/2"	5 5/8"	REMOTE BALLAST STANDARD WITH
4916	1 70W ED-17MH	14"	14"	8 1/2"	5 5/8"	RECESSED MOUNT
4917	1 100W ED-17MH	14"	14"	8 1/2"	5 5/8"	LUMINAIRE



CATALOG#	LAMPING	DIMENSIONS				NOTES
		A	B	C	D	
4920	1 50W ED-17MH	14"	14"	5"	5 5/8"	REMOTE BALLAST STANDARD WITH
4921	1 70W ED-17MH	14"	14"	5"	5 5/8"	RECESSED MOUNT
4922	1 100W ED-17MH	14"	14"	5"	5 5/8"	LUMINAIRE



CATALOG#	LAMPING	DIMENSIONS				NOTES
		A	B	C	D	
4925	1 50W ED-17MH	18"	18"	6 3/4"	5 5/8"	REMOTE BALLAST STANDARD WITH
4926	1 70W ED-17MH	18"	18"	6 3/4"	5 5/8"	RECESSED MOUNT
4927	1 100W ED-17MH	18"	18"	6 3/4"	5 5/8"	LUMINAIRE

ORDERING INFORMATION
CATALOG NUMBER + FINISH + OPTIONS OR MODIFICATIONS

D.M. Lighting
a division of d.m.hannegan, inc

3192 Factory Drive, Pomona, CA 91768
Phone: (909) 595-7075
Fax: (909) 595-0670

STANDARD SPECIFICATIONS	
Material	Fabricated With A260 Brass Shield and Aluminum Backplate
Diffuser	(CG) Clear Glass Enclosure
Ballast	(ELB) Electronic or (MAG) Magnetic
Voltage	(120V) or (277V)
Finish	(*) Standard Paint
WET LOCATION	
ETL listed	

AVAILABLE ADDERS	
FINISHES	ORDERING OPTIONS
BBZ	Brushed Bronze Paint
CC	Custom Color
	Custom Finishes available on request
	(SMT) Surface mount with Integral Ballast

SILVER



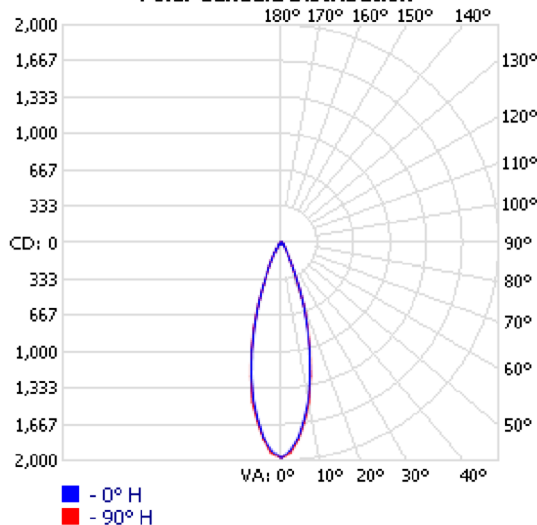
INDOOR PHOTOMETRIC REPORT

CATALOG: 6BLMW LED

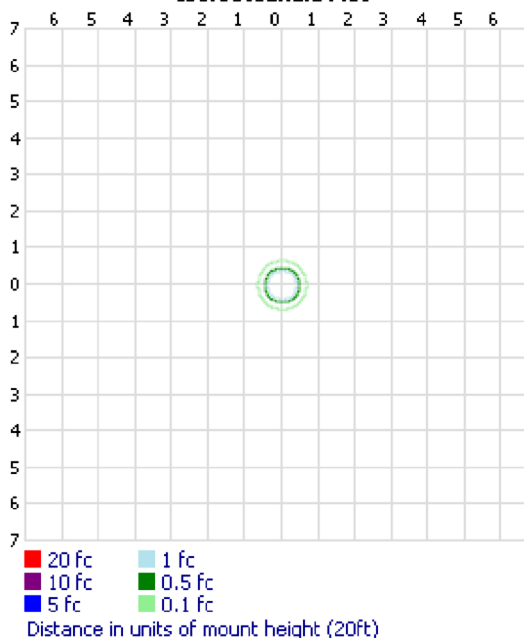
TEST #: LTL21404
 TEST LAB: ACUITY BRANDS LIGHTING CONYERS LAB
 TEST DATE: 2/23/2012
 CATALOG: 6BLMW LED
 DESCRIPTION: 6" L SERIES LED RECESSED MODULE, 620 LUMENS, 3000K CCT
 SERIES: 6" L SERIES LED MODULES
 LAMP CAT #: 3000K LED DOWNLIGHT
 LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 648, **ABSOLUTE PHOTOMETRY ***
 INPUT WATTAGE: 13.2
 LUMINOUS OPENING: CIRCULAR (DIA: 5.52")
 CIE CLASS: DIRECT
 MAX CD: 1,975.0 AT HORIZONTAL: 0°, VERTICAL: 0°
 SPACING CRITERION: @ 0 = 0.51 / @ 90 = 0.51



Polar Candela Distribution



Isofootcandle Plot



***TEST BASED ON ABSOLUTE PHOTOMETRY WHERE LAMP LUMENS=LUMENS TOTAL**
***CUTOFF CLASSIFICATION AND EFFICIENCY CANNOT BE PROPERLY CALCULATED FOR ABSOLUTE PHOTOMETRY.**

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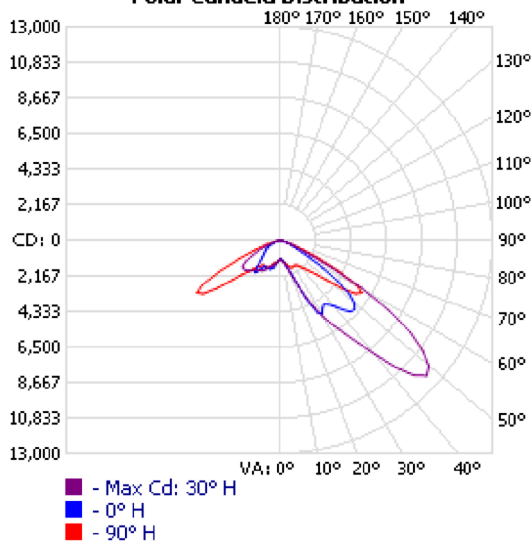
OUTDOOR PHOTOMETRIC REPORT

CATALOG: TWF2 250M (PULSE)

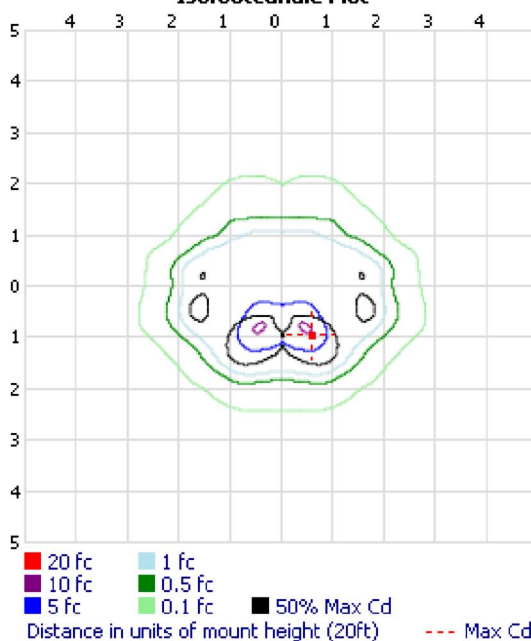
TEST #: LTL18478
 TEST LAB: ACUITY BRANDS LIGHTING CONYERS LAB
 TEST DATE: 1/27/2010
 CATALOG: TWF2 250M (PULSE)
 DESCRIPTION: CONTOUR SERIES BUILDING MOUNTED WALLPACK WITH VERTICAL LAMP AND GLASS LENS
 SERIES: TWF
 LAMP CAT #: M250/U/BT28/PS
 LAMP: ONE 250-WATT CLEAR BT28 METAL HALIDE, VERTICAL BASE UP POS.
 LAMP OUTPUT: 1 LAMP, RATED LUMENS/LAMP: 22000
 BALLAST / DRIVER: M153/M138
 INPUT WATTAGE: 291
 LUMINOUS OPENING: RECTANGLE (L: 12.72", W: 9")
 MAX CD: 12,196,0 AT HORIZONTAL: 30°, VERTICAL: 47.5°
 CUTOFF CLASS: FULL CUTOFF
 ROADWAY CLASS: VERY SHORT, TYPE II
 EFFICIENCY: 60.2%



Polar Candela Distribution



Isofootcandle Plot



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 LTL18478
 VISUAL PHOTOMETRIC TOOL

DESCRIPTION

The Entri luminaires' family of modular faceplate designs provide a tasteful architectural statement equally suitable for indoor and outdoor environments. Available luminous faceplate window adds a signature look, while affording custom color capability.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

HOUSING: One piece die-cast aluminum construction for precise tolerance control and repeatability in manufacturing. Accommodates either up or down mounting configurations with no modifications. Downlight and uplight lens' are impact resistant 5/32" thick tempered clear or frosted flat glass, sealed to the housing with high strength VHB adhesive tape and a continuous silicone bead gasket. Silicone wireway plug on housing back wall seals incoming electrical leads to prevent moisture and dust entry. **FACEPLATE:** One piece die-cast aluminum faceplate utilizes a continuous silicone gasket to seal securely to housing. Side hinged faceplate swings open via release of one flush mount die-cast aluminum latch on housing side panel. Available luminous glass insert is .16" thick frosted glass, secured to back of faceplate with a continuous EPDM gasket. Available colored gel film secures behind glass.

Electrical

ELECTRICAL COMPONENTS: Ballast and related electrical componentry are heat sunk to the housing for cooler operation and prolonged life.

Optical

OPTICAL SYSTEMS: Choice of ten high efficiency optical systems constructed of premium 95% reflective anodized aluminum sheet, or bright specular anodized polished spun aluminum. Available distributions include Type III, Type III with 10% secondary glow, Type III with pencil secondary, Forward Throw, Forward Throw with 10% secondary glow, Forward Throw with pencil secondary, FX grazing optic, FFX 50% up/50% down grazing optic, Tight Spot, and 50% up/50% down Tight Spot. Optical segments are rigidly mounted inside a heavy wall aluminum housing for superior protection. All segment faces are clean of rivet heads, tabs, or other means of attachment which may cause streaking in the light distribution. All reflector modules feature quick disconnect wiring plugs. T6 Pulse Start Metal Halide lamps feature G12 lampholders, and Compact Fluorescent lamps feature GX24q-(3,4,5) 4-pin lampholders.

Mounting

Standard zinc plated attachment plate mounts directly to 4" J-Box. Fixture slides over mounting plate and is secured with two concealed stainless steel fasteners. Mounting plate features one-piece, EPDM

gasket on back side of plate to firmly seal fixture to wall surface, forbidding entry of moisture and particulates. Optional mounting arrangements utilize a die-cast aluminum adapter box to allow for surface conduit wiring, and emergency battery pack capability.

Finish

Housing finished in a five-stage premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult your lighting representative at Eaton for more information.



ENCI/ENT/ENV ENTRI

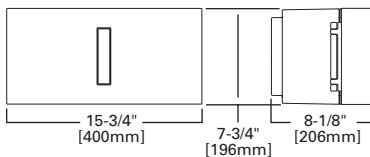
26 - 250W

Pulse Start Metal Halide
Compact Fluorescent

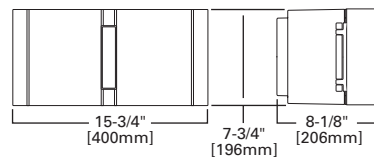
ARCHITECTURAL WALL
LUMINAIRE

ORDERING INFORMATION

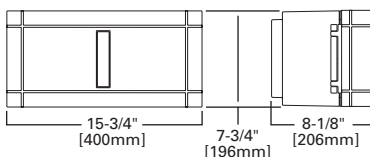
ENCI (Round Clean)



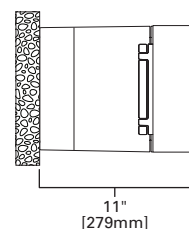
ENT (Triangle Reveals)



ENV (Round Reveals)



CONDUIT MOUNT / BATTERY BACK BOX



CERTIFICATION DATA

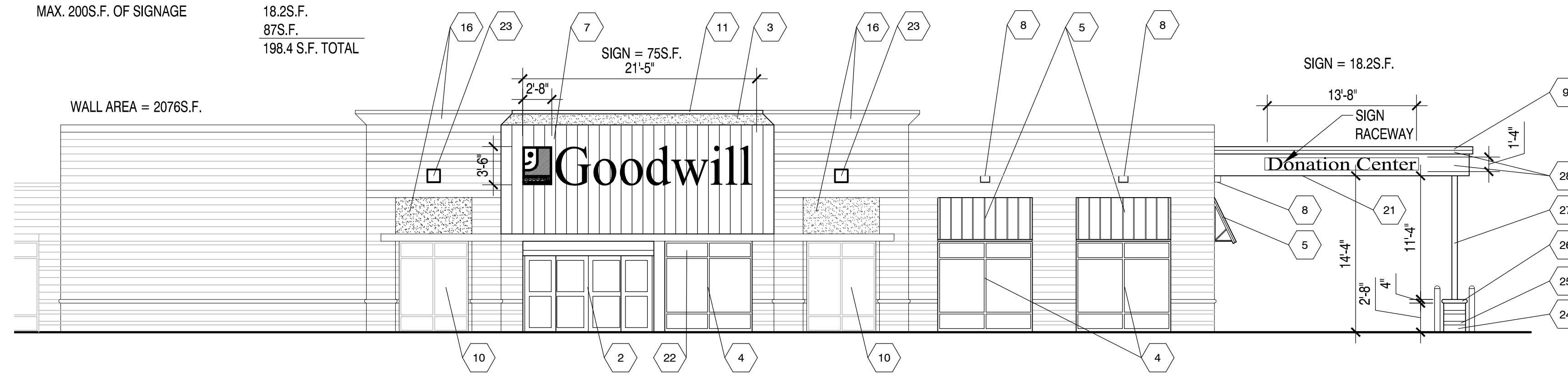
IP66 Rated
U.L. 1598 Listed
CSA Listed
40°C Ambient Temperature Rating
ISO 9001
Full Cutoff (In downlight only configurations with no faceplate window)

SHIPPING DATA

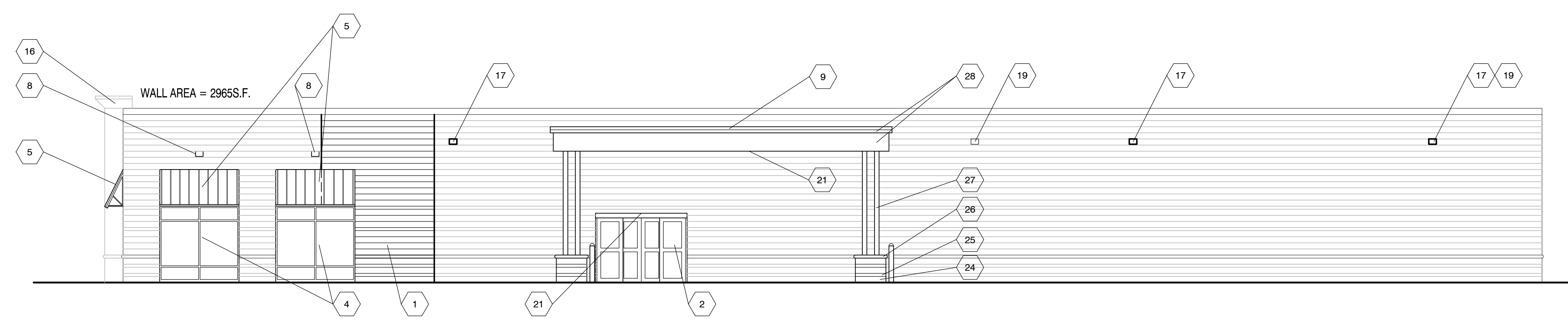
Approximate Net Weight:
16 lbs. (7.3 kgs.)

FACE OF BUILDING TO CENTERLINE OF ROAD = OVER 300'
THIS DIMENSION ALLOWS FOR MAX. 200S.F. OF SIGNAGE

GOODWILL PROPOSES (4) SIGNS
75S.F.
18.2S.F.
87S.F.
198.4 S.F. TOTAL



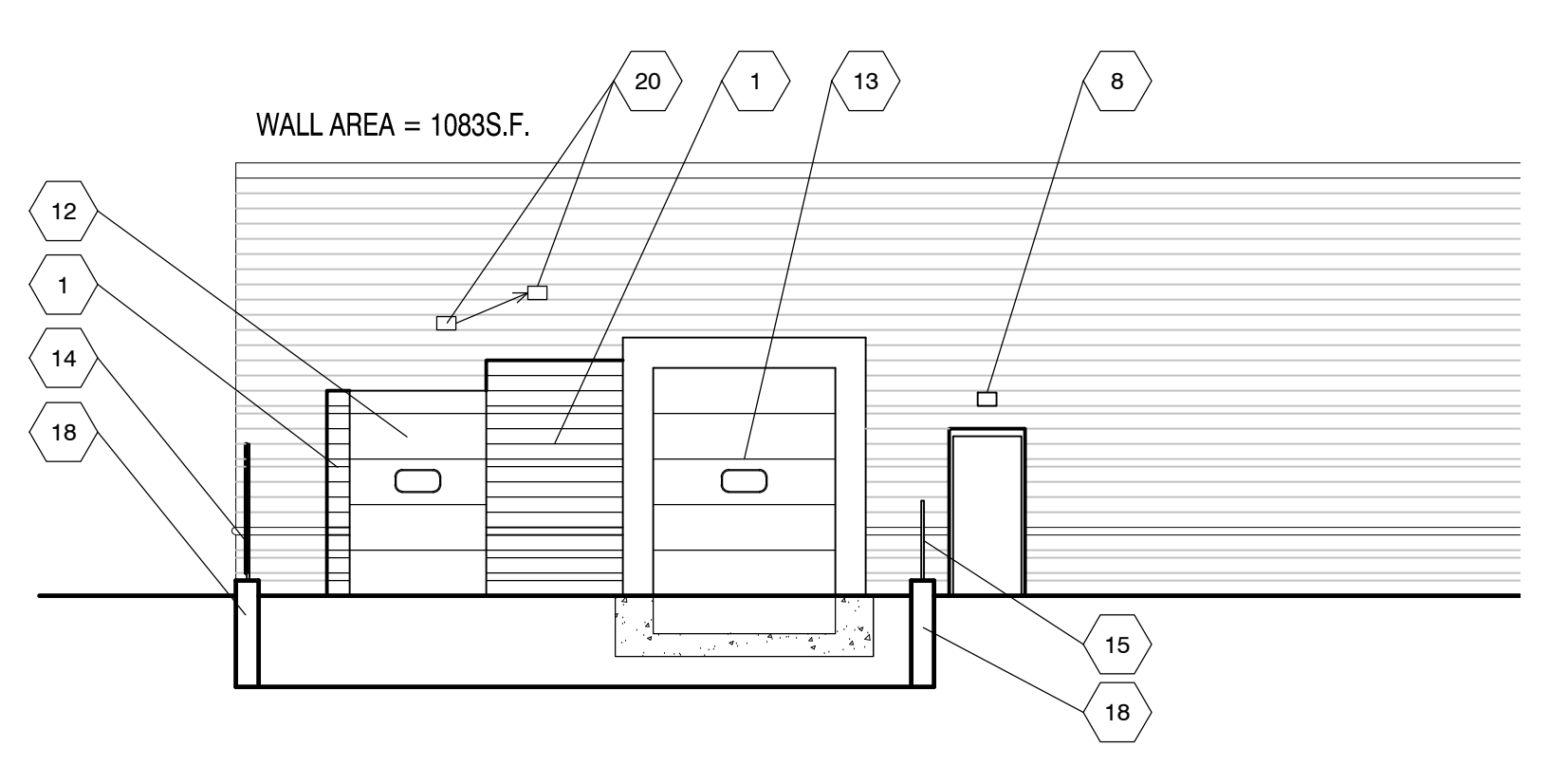
EAST ELEVATION



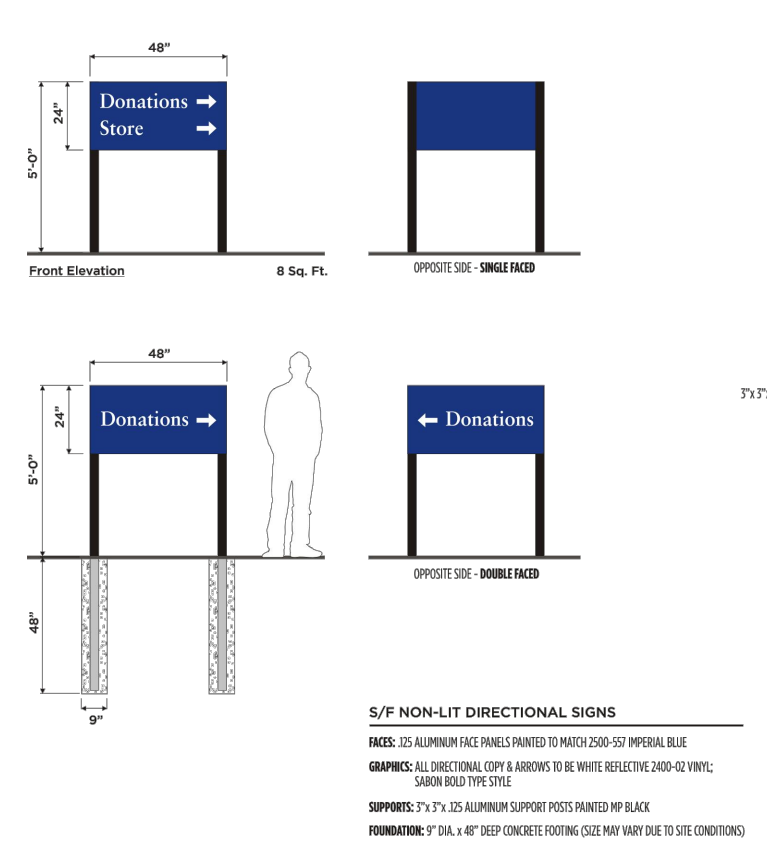
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



DIRECTION SIGNAGE SAMPLE

NOTE: SEE EAST & WEST ELEVATION FOR SPECIFIC SIGN SIZES/AREAS



ENTRY SIGNAGE



DONATION SIGNAGE



MONUMENT SIGN ELEVATION

EXTERIOR MATERIAL KEY NOTES

- 1 REUSE EXIST. CMU UNITS TO INFILL THE AREAS OF DEMOLISHED DOORS (MATCH EXIST. BANDING)
- 2 NEW ALUMINUM ENTRANCE W/ 1" INSULATED LOW E CLEAR GLASS TO MATCH EXISTING WINDOW SYSTEM
- 3 E.I.F.S. GROWN TO MATCH EXIST. IN COLOR & TEXTURE
- 4 NEW THERMAL BREAK CLEAR ANODIZED ALUMINUM WINDOW SYSTEM TO MATCH EXISTING W/ 1" INSULATED LOW E CLEAR GLAZING
- 5 PETERSEN ALUMINUM CORPORATION SNAP CLAD STANDING SEAM AWNING (COLOR: AWARD BLUE), TYP.
- 6 PRE-FINISHED BREAK METAL PANEL (COLOR: SILVER)
- 7 PETERSEN ALUMINUM CORPORATION FLUSH METAL WALL PANELS (COLOR: SILVER)
- 8 DECORATIVE AWNING DOWN LIGHT
- 9 PRE-FINISHED SILVER BREAK METAL PARAPET CAP TO MATCH DECORATIVE METAL PANEL #6
- 10 EXISTING WINDOW SYSTEM TO REMAIN
- 11 PRE-FINISHED METAL COPING TO MATCH EXISTING BUILDING PARAPET
- 12 NEW TRASH COMPACTOR INSULATED O.H. DOOR (COLOR: WHITE)
- 13 NEW DOCK INSULATED O.H. DOOR (COLOR: WHITE)
- 14 COMPOSITE FENCE W/ WOOD GRAN. EMBOSSEMENT IN STANDARD EARTH TONE COLOR
- 15 1/2" DIA. 42Y. GUARD RAIL W/ 2" HD RAIL PAINTED
- 16 INSTALL NEW FINISH COAT OVER EXIST. E.I.F.S.
- 17 NEW WALL PACK DOWN LIGHT FIXTURE
- 18 POURED CONCRETE RETAINING WALL SEALED
- 19 EXIST. WALL PACK DOWN LIGHT FIXTURE TO BE DEMOLISHED
- 20 EXIST. WALL PACK DOWN LIGHT FIXTURE TO REMAIN OR BE MOVED
- 21 PRE-FINISHED WHITE SOFFIT PANEL W/ (4) FLUSH MOUNT LED CAN LIGHT FIXTURES
- 22 BUILDING ADDRESS NUMBERS (SIZE, STYLE & FINAL LOCATION PER MUNICIPAL REQUIREMENTS)
- 23 DECORATIVE WALL SCENE LIGHT FIXTURE
- 24 SPLIT FACE CMU TO MATCH 8Y. TAN SPLIT FACE CMU OF EXIST. BUILDING
- 25 SPLIT FACE CMU TO MATCH 4Y. RED SPLIT FACE CMU OF EXIST. BUILDING
- 26 SMOOTH FACE PRECAST CONC. ROUND NOSE CAP TO MATCH 4Y. ROUND NOSE BAND OF EXIST. BUILDING
- 27 STEEL TUBE COLUMN PAINTED TO MATCH CANOPY FASCIA
- 28 PRE-FINISHED SILVER BREAK METAL FASCIA TO MATCH DECORATIVE METAL PANEL #6



MSI GENERAL CORPORATION
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FAX: 262-367-7390

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Oak Creek, WI 53154

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Date: 6-2015 Drawn By: B. Zenker
Sheet Title: EXTERIOR ELEVATIONS
Sheet Number:
Project Number:
A-201
P11474

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07.24.2015

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