



PLAN COMMISSION MEETING AGENDA

TUESDAY, January 26, 2016
AT 6:00 PM

- 1) ROLL CALL
- 2) Minutes of the January 12, 2016 meeting
- 3) Significant Common Council Actions
- 4) OLD BUSINESS
 - a) SIGN / BUILDING PLAN REVIEW – Review a proposed sign plan submitted by Steve Ignarski, Prairie Sign and Lighting, LLC, for the MattressFirm retail portion of the property located at 320 W. Town Square Way (Tax Key No. 813-9048). Follow this item on Twitter **@OakCreekPC#OCPCMattressFirm**
- 5) NEW BUSINESS
 - a) PLAN REVIEW – Review proposed site, building, landscaping, and lighting plans submitted by Shawn McKibben, Oak Park Place, for the assisted living and memory care facility (Phase I) on the property located at 1980 W. Rawson Ave. (Tax Key No. 736-8995-001). Follow this item on Twitter **@OakCreekPC#OCPCOakParkPlace**
 - b) CERTIFIED SURVEY MAP – Review a certified survey map submitted by Norb Theine, Apple Tower Development, Inc., for the properties at 8380, 8400, and 8432 S. 27th St. (Tax Key Nos. 831-9027, 831-9026, 831-9025). Follow this item on Twitter **@OakCreekPC#OCPCAppleTowerCSM.**
- 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 766-7000, by writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6th Street, 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 Oak Creek City Hall, 8040 South 6th Street during operating hours. (7:30 am-4 pm weekdays).

MINUTES OF THE
OAK CREEK PLAN COMMISSION MEETING
TUESDAY, JANUARY 12, 2016

Mayor Scaffidi called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Alderman Guzikowski, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Alderman Bukiewicz was not present at roll call, but arrived subsequently at 6:08 p.m. Also present: Kari Papelbon, Planner; and Pete Wagner, Zoning Administrator/Planner.

Commissioner Dickmann moved to approve the December 8, 2015 meeting minutes. Commissioner Siepert seconded. On roll call: all voted aye, excluding Alderman Bukiewicz, who arrived after roll call, and Commissioner Correll, who abstained. Motion carries.

Public Hearing – Sign Appeal
Steve Ignarski, PetSmart
320 W. Town Square Way
Tax Key No. 813-9048-000

Zoning Administrator/Planner Pete Wagner read the hearing notice and opened the hearing.

Mayor Scaffidi made first, second, third, and final call for public comment. Seeing none, the public hearing was closed.

Sign Appeal
PetSmart
320 W. Town Square Way
Tax Key No. 813-9048-000

Mayor Scaffidi introduced discussion of Item 5a, in which the applicant is requesting a variance allowing two wall signs to be installed on the entry side (west elevation) of the building, as well as one additional sign on the east elevation.

Commissioner Dickmann noted the discrepancy between the total area of each sign listed on the sign appeal, as opposed to the total area of each sign shown on the submitted sign plans, and asked Mr. Wagner to clarify if this is because the applicant measures the area differently than the City does. Mr. Wagner answered that yes, this is because the applicant measures around the perimeter of the sign, while the City calculates measurements based on a rectangular perimeter which encompasses the lowest and highest points of the sign. Commissioner Dickmann asked if there was an industry standard for measurement of signs. Mr. Wagner commented that it differs from one community to another, but that in this particular case, the disparity is not an issue as the applicant is still within the allowed size parameters. Mr. Wagner added that this requested variance is not in reference to the size, but rather the quantity of the signs.

Commissioner Chandler asked to clarify the location of the three signs. Mr. Wagner displayed the graphic showing the location of the PetSmart logo, as well as a second sign advertising the store's grooming services. These signs are both located on the front (west) elevation. The east elevation would include a smaller PetSmart logo sign. Mr. Wagner again clarified that the code allows for only one sign per entry façade. Commissioner Chandler asked whether the Applicant was available to give more information.

Chris Wrobel (Kieffer & Co, Inc.), 585 Bond Street, Lincolnshire, IL:

Mr. Wrobel clarified that PetSmart is looking to add the additional sign to promote their grooming service.

Commissioner Siepert commented on the fact that many of the new businesses coming to Drexel Town Square are requesting to have additional signs and questioned whether there should be a standard for

that area. Mr. Wagner noted that while the City does limit the number of signs allowed per the code, there will always be circumstances in which additional signage may be warranted if a business is a four-sided architecture. The DTS plan allows for one entrance per façade, so if more signage is requested, there should be more entrances to the business. Because of PetSmart's location facing an additional road, the City created a special elevation to allow for an additional entrance on the other side of the building. Mr. Wagner noted however, that the sign code cannot possibly allow for all of the different building and sign combinations that might be requested. Therefore the City has not changed the code to allow for these special circumstances simply to avoid having to address an increase in sign appeals, but all are open for discussion and would be addressed on a case-by-case basis.

Mayor Scaffidi added that DTS will present some specific challenges with its many winding interior roadways and buildings with significant elevations, but ultimately, as with other sign projects within the City, the signage for these buildings will have to make sense for the area as well as be aesthetically pleasing.

Commissioner Carrillo inquired about the City's regulations on placement of window signage for DTS. Kari Papelbon referenced the limitations on how much of a window can contain signage (such as vinyl lettering). Ms. Papelbon noted that window signage can take up no more than 25 percent of the individual window panel, but no illuminated signage would be allowed. Commissioner Carrillo inquired whether the applicant would still be allowed to use window signage if the sign appeal was denied by the Commission. Ms. Papelbon answered that this option would still be available to them.

Commissioner Correll inquired about the size of the signs. Ms. Papelbon noted that within the DTS General Development and Regulating Plan, there are differences in what is allowed in terms of square footage and height relative to what is allowed by regular Code; therefore, the size of the proposed signs is not an issue. Commissioner Correll added that the third sign being requested is quite small, but expressed concern that if the Commission allowed the grooming sign, they might still use additional window signage for other services they offer, and felt that might be excessive. Ms. Papelbon answered that there would be restrictions on how much window signage would be allowed, and that she would need to review the Plan before making further comment.

The Applicant added that because the grooming services offered by PetSmart are not widely known, he was concerned that if they are only allowed to use window signage to advertise this service, those signs might not be large enough to draw attention as drivers are passing by, given the small size of some of the windows and the limitations as far as what percentage of the window can be covered.

Alderman Bukiewicz moved that the Plan Commission grants the variance allowing two wall signs on the west elevation and one wall sign on the east elevation of the building located at 320 W. Town Square Way. Commissioner Dickmann seconded. On roll call: Commissioner Dickmann, aye; Commissioner Johnston, aye; Commissioner Carrillo, no; Alderman Bukiewicz, aye; Mayor Scaffidi, aye; Alderman Guzikowski, aye; Commissioner Correll, aye; Commissioner Siepert, aye; Commissioner Chandler, no. Motion carried.

Conditions and Restrictions

Drexel Partners, LLC

600 W. Drexel Avenue

Tax Key No. 782-9000-000

Ms. Papelbon reviewed recommendations made by the Plan Commission at the December 8, 2015 meeting, to approve a request by the Applicant for a Conditional Use Permit for a proposed two-tenant building with a drive-through facility at 600 W. Drexel Ave.

Ms. Papelbon mentioned that the discussion on this item would be in two parts – first to discuss the planned thirty-two (32) parking stalls for the building and any additional parking and access requirements, and secondly, addressing the landscaping for the building.

Ms. Papelbon first introduced discussion regarding parking and access for the two-tenant building – one tenant being a restaurant with drive-through facility, the second proposed to be a general commercial

tenant space suited for a small medical or professional services business, which would have different parking restrictions compared with standard commercial properties. Ms. Papelbon invited the Applicant to speak to the Commission regarding the parking and landscaping for the building.

Jason Luther, 7116 W. Wells St., Wauwatosa:

The Applicant stated that he was there for the Conditional Use to allow the drive-through for the restaurant tenant. With regard to the parking for the building, the restaurant would be heavily focused on drive-through traffic, with an anticipated 50% of the total business coming from drive-through customers. The second tenant is proposed to be a physical therapy space. The Applicant expressed that the two types of businesses would complement each other in terms of their peak times of operation, and in light of this, the proposed number of parking stalls would be adequate for both tenants.

Alderman Bukiewicz expressed that he did not have any issue with the proposed number of parking spaces, but emphasized the need to control the flow of traffic, considering the already heavy traffic on Drexel Avenue, which will only increase as development of the area continues.

Commissioner Dickmann inquired whether there would be any outside dining space. The Applicant answered that the restaurant tenant would like to have a small patio area to the southwest of the building.

Ms. Papelbon next addressed the landscaping options available and the challenges to this particular site, noting that if there are any modifications to the landscaping requirements in the Conditions and Restrictions Item 5, Sections B, C, and D, the Plan Commission would have the authority to address those at Site Plan Review.

Mr. Luther mentioned the concern is Item 5D, referring to the minimum three-foot landscaped area between the edge of the pavement and the entrance elevation of the building. Because of the size of the lot, he noted it was very difficult to maintain that landscape buffer, but would be willing to put in planter boxes or other landscape elements to soften the appearance in the front.

Alderman Bukiewicz moved that the Plan Commission recommend that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit allowing a restaurant with a drive-through facility on the property at 600 W. Drexel Ave. after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Sign/Building Plan Review
Steve Ignarski, Prairie Sign and Lighting, LLC
MattressFirm
320 W. Town Square Way
Tax Key No. 813-9048-000

Kari Papelbon introduced the discussion of a request for a second sign on the north elevation of the building, which would require the removal of a decorative element which was presented in the original plans on April 28, 2015. Modification of the building to allow for the addition of this sign on the north elevation would be contrary to the plans approved in April. Ms. Papelbon also noted that the requested sign is out of proportion with the scale of the building façade. The recommendation is to maintain the approved building design and sign locations from April 28th, but if the Plan Commission determines that a wall sign on the north elevation is acceptable, staff recommends scaling the sign to fit proportionally on the stucco on the northwest portion of the building and removing the wall sign on the east elevation.

Commissioner Correll noted that he is not in favor of the location of the proposed sign, and preferred the original building design.

Commissioner Chandler inquired about the size of the proposed signs. Ms. Papelbon answered that the north elevation sign is out of proportion with the building, but not necessarily out of compliance with Code.

Alderman Bukiewicz remarked that he also preferred the original design of the building, and noted that because of the positioning of the building, he did not feel the sign on the north façade is necessary. He

added that he felt it is out of scale with the building and detracts from the exterior brickwork.

Commissioner Carrillo added that if the sign were moved to the stucco area of the north elevation, it would be in such close proximity to the sign on the east façade that it might not be needed.

Mayor Scaffidi mentioned that the Commission was in favor of the earlier proposal, and asked whether the Applicant was available to speak about the proposed changes.

Steve Ignarski, 11108 42nd Avenue, Pleasant Prairie:

Mr. Ignarski noted their concern that if the sign was moved to the stucco area on the north elevation, the sign would need to be stacked rather than linear, which MattressFirm does not want to do. He added that the original drawings included a “swoosh,” which was omitted because the sign exceeded the allowed square footage. Mayor Scaffidi asked the Applicant whether MattressFirm made a change to their logo by eliminating the “swoosh.” Mr. Ignarski answered that it was removed just for this project, but it is still part of their corporate logo, adding that MattressFirm is already compromising on the design of the sign with the “swoosh” eliminated. With their anticipated traffic primarily on Drexel Avenue, they felt that if the north façade sign were approved, they would eliminate the sign on the east elevation.

Alderman Bukiewicz remarked that he prefers the signs on the east and west facades, as bypassing traffic would be traveling in these two directions.

Alderman Guzikowski noted that he did not agree with the elimination of the center pillar on the brick portion of the north elevation, and preferred the original design which included the “swoosh.”

Commissioner Correll asked for clarification on MattressFirm’s intent to have their signage placed on the north elevation, despite the Plan Commission’s opinion that the signs should be placed relative to the eastbound and westbound traffic on Drexel Avenue. The applicant verified that they would like the sign placed on the north elevation.

Commissioner Carrillo asked to clarify that the sign would be in white letters, despite the fact that their corporate logo is red. Mr. Ignarski confirmed that yes, the letters would be white.

Commissioner Johnston inquired of the Applicant whether the sign could be reduced so they could maintain the look of their corporate logo including the “swoosh.” Mr. Ignarski replied that yes, this could be done.

Commissioner Correll reiterated that the scale of the sign is too large for the north façade. Mr. Ignarski replied that he did not know the length of the available wall on the east elevation, or how much the sign would need to be reduced for placement on east façade. Currently the signs feature a 34-inch letter, and Mr. Ignarski asked to what size he would need to reduce the sign letters. Ms. Papelbon replied that the maximum height of the sign is determined by a calculation of 15 percent of the maximum height of the wall, which is 21 feet to the top of the parapet.

Commissioner Chandler asked for clarification on the location of the signs. Ms. Papelbon replied that the proposal is for the signs to be placed on the west and north facades. The original building approval showed signage on the east and west facades. The staff recommendation is to maintain the original sign placement as approved; however, if the Plan Commission determines that a sign on the north façade is appropriate, then the staff recommendation is to eliminate the east sign and scale down the sign on the north façade so that it fits appropriately on the stucco of the north elevation.

Commissioner Dickmann inquired whether it would be necessary for the Commission to approve the request at this meeting. Considering that the sign would not be constructed at this point, he suggested that the decision be postponed pending a proposal which includes all of the staff and Commission recommendations.

Mayor Scaffidi inquired whether the item could be postponed until the next Plan Commission meeting. Mr. Ignarski replied that two weeks would not compromise his schedule. Mayor Scaffidi suggested that the Applicant work with the Planning staff and return with a new proposal based on recommendations made.

Item held to be readdressed at the January 26 meeting.

Rezone

Kelvin Schroeder, South Shore Group

7518 S. Howell Avenue

Tax Key No. 781-9993-000

Kari Papelbon explained that staff supports the requested change of zoning from Rd-1, Two-Family Residential, to B-4, Highway Business, but has several concerns that the Applicant should consider with regard to the site plan. First, there is no water or sewer currently servicing the property, and second, the proposed configuration of the driveways may present a conflict.

Mayor Scaffidi asked to clarify whether the Applicant would be sharing a driveway with the Sikh Temple. Ms. Papelbon noted that there would not be a shared driveway - the Kelvin Schroeder and Sikh Temple driveways would be adjacent to one another. Mayor Scaffidi inquired whether there would be a strip of green space between the driveways. Ms. Papelbon answered that she believed there would be some space between them, but the Sikh Temple driveway is not shown on the drawing.

Commissioner Siepert inquired what types of businesses are proposed for the property. Ms. Papelbon replied that Kelvin Schroeder would be occupying one of the spaces. The other tenants have not yet been identified, but possible tenants would be related to the bridal industry, such as wedding planners, florists, bridal wear shops, etc.

Commissioner Chandler inquired whether the Applicant was present.

Eric Highum, 17855 Bermuda Blvd., Brookfield, WI:

Commissioner Chandler asked if Mr. Highum was aware of the Commission's concern regarding the water and sewer. Mr. Highum answered that yes, he was aware of the concern, and that this was figured into the cost of the project. He explained that water would be brought up from Manitoba Ave., which would be the closest proximity. Mr. Highum also addressed the Mayor's earlier question regarding the division between the property and the neighboring Sikh Temple, stating that there is an estimated twenty feet between the driveways. If there were any changes made, it would probably be to create a directional driveway with the southern entrance traffic moving into the parking lot, and the northern traffic exiting the parking lot. Ms. Papelbon emphasized that these concerns would be addressed after the rezone, when the plans are being developed for site plan approval.

Alderman Bukiewicz added that the rezone from Residential to Business makes perfect sense in this location.

Alderman Guzikowski inquired about the drive-through shown on the drawing. Ms. Papelbon answered that the drawing was merely showing where a drive-through could be located. If a drive-through is proposed at a later time, the Applicant would need to return for a Conditional Use Review.

Mr. Highum noted that an offer has been made on the land, but the purchase is contingent on approval of the rezone. If the rezoning is not approved, they will not follow through with the purchase.

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the property at 7518 S. Howell Ave. be rezoned from Rd-1, Two-Family Residential, to B-4, Highway Business. Alderman Guzikowski seconded. At roll call: all voted aye. Motion carried.

Certified Survey Map

Oak Creek-Franklin Joint School District

8640 S. Howell Ave. & 340 E. Puetz Rd.

Tax Key Nos. 827-9014-001 & 827-9026-001

Kari Papelbon explained that intent of the proposed CSM is to combine the former site of the City Hall and Library, the current site of the Community Center, and the current site of the High School, noting that there is an easement affecting S. Knights Place and that a second easement agreement may be added as a condition of approval.

Commission Johnston noted that when Knights Place was vacated in 2012, the agreement included language defining that easement, and stating that it shall remain in place for all the structures underground. The main easement needed is for a public water main that runs north and south on Knights Place, which will become item three for the conditions of approval.

Alderman Bukiewicz stated that the proposed CSM is the first step needed for the School District to commence the building project, so he did not see any reason for not approving the CSM.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that the Certified Survey Map for the properties at 8640 S. Howell Ave. and 340 E. Puetz Rd. be approved with the following conditions:

1. That all technical corrections are made prior to recording.
2. That all easements are shown on the map prior to recording.
3. That a separate water main exhibit and easement is created for the public water main on Knights Place.

Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 7:04 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

1-18-16

Date



Significant Common Council Actions

ITEM: 3

DATE: January 26, 2015

Summary of Significant Common Council Actions

1. **APPROVED** - Ordinance No. 2787, amending Ordinance No. 2747, to extend Section 11, Time of Compliance, to a deadline of December 21, 2016, for the commencement of construction of Phase I on the property located at 8760 S. Mayhew Dr. (3rd District).
2. **APPROVED** - Ordinance No. 2786, an amendment to the Comprehensive Plan for the City of Oak Creek affecting properties at 7721 S. Pennsylvania Ave.; 2100, 2200, and 2280 E. Drexel Ave. (held 1/5/16) (1st District).
3. **APPROVED** - Resolution No. 11675-011916, approving a certified survey map for the properties at 8640 S. Howell Ave. and 340 E. Puetz Rd. (3rd District).

A handwritten signature in cursive script that reads "Kari Papelbon".

Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a
DATE: January 26, 2016

PROJECT: Sign Plan Review – Steve Ignarski, Prairie Sign & Lighting (for MattressFirm)

ADDRESS: 320 W. Town Square Way

TAX KEY NO: 813-9048-000

STAFF RECOMMENDATION: That the Plan Commission approves the sign plan submitted by Steve Ignarski, Prairie Sign & Lighting, on behalf of MattressFirm for the property at 320 West Town Square Way with the following conditions:

1. That one (1) wall sign on the west elevation (maximum height of primary sign = 40 inches) and one (1) wall sign on the east elevation (maximum height of primary sign = 37.8 inches) in the locations shown on the plans approved April 28, 2015 are approved.
2. That one (1) internally-illuminated secondary monument sign (6’0” x 6’0”) on the south portion of the property as shown on the plans approved April 28, 2015 with panels for both tenants is approved.
3. That a permit application for all signs is submitted to the Inspection Department.

Ownership: Drexel Oak Creek, WI, LLC, 901 Wabash Ave., Ste. 300, Terre Haute, IN 47807

Size: 1.555 acres

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

Adjacent Zoning: North – M-1, Manufacturing; C-1, Shoreland Wetland Conservancy; FF, Flood Fringe
 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: N/A.

Commentary: This item was held at the previous meeting. Plan Commissioners advised the applicant to revise the drawings to show a scaled sign that did not require alteration of the building façade on the north elevation, and/or to show a scaled sign on the east elevation that incorporated the “swoosh” element. The applicant has chosen to remove the request for a sign on the north elevation, and has incorporated the “swoosh” element on both the west and east elevations. For reference, wall signs cannot exceed 15% of the retail floor height of the building. This limits the height of the allowable sign to 40 inches on the west elevation, and 37.8 inches on the east elevation.

January 12, 2016

The Applicants, on behalf of MattressFirm, are requesting approval for two signs on the northern retail portion of the 2-tenant commercial building under construction at 320 W. Town Square Way. Signs are subject to review under Sections 17.0701 - 17.0715 of the Municipal Code and the DTSMUPDD General Development Plan and Regulating Plan ("the Plan").

Per Appendix B, Section B of the Plan, the following signs are allowed:

- One primary sign per entry facade per tenant.
- 1 - 2 flag signs per entry facade.
- 1 eye-level sign / graphic per 12 linear feet of entry facade.
- Maximum height of primary signage = 15% of retail floor height.

As the property is also within the Perimeter Commercial Sub-District, with a special condition facade on the east and frontage along Drexel Ave., additional primary signage is allowed. Therefore, one primary sign is allowed

- On the west entrance for the MattressFirm space.
- On the east elevation (non-entry facade facing Delco Dr.).
- On the north elevation (see staff summary below).

Per Appendix B, Section E-1 of the Plan, the following ground monument signs are allowed within the Perimeter Commercial Sub-District:

- One ground monument sign per street frontage.
- Signs along West Town Square Way and internal development roads are considered secondary monument signs.
- Secondary monument signs are limited to a width of 6'0" and may not be more than 6'0" above a major roadway.

The following signs have been requested:

1. **Wall signs** - Two (2) internally-illuminated channel letter signs measuring 99.10 square feet to be placed on the north elevation (facing the Drexel Ave.) and 72.15 square feet on the west elevation above the entrance. Plan Commissioners will note that the proposed sign on the north elevations includes a modification to the building facade that was previously approved April 28, 2015. The middle pillar originally extended to the same height above the main roofline as the parapets. With the location of the proposed sign on this elevation, the pillar is proposed to be eliminated above the window area.
2. **Monument sign** - One (1) internally-illuminated secondary monument sign (6'0" x 6'0") on the south portion of the property along West Town Square Way. This monument sign will have panels for both PetSmart and MattressFirm.

Staff Summary

Plan Commissioners will recall that the building elevations reviewed and approved at the April 28, 2015 meeting showed wall signs on the east and west elevations, not on the north elevation. Staff feels that modifying the building to accommodate a wall sign on the north elevation is contrary to the approved plans

that included the design elements and sign locations discussed during the April 28 meeting. The proposed sign on the north elevation is out of scale with that portion of the building façade and obscures the brick reveal. The recommendation is to maintain the approved building design and sign locations.

However, should the Plan Commission determine that a wall sign on the north elevation is acceptable, staff recommends scaling the sign to fit proportionately on the stucco portion (northwest) of the building, and removing the wall sign on the east elevation. Both scenarios are included as conditions of approval for consideration.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

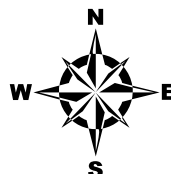
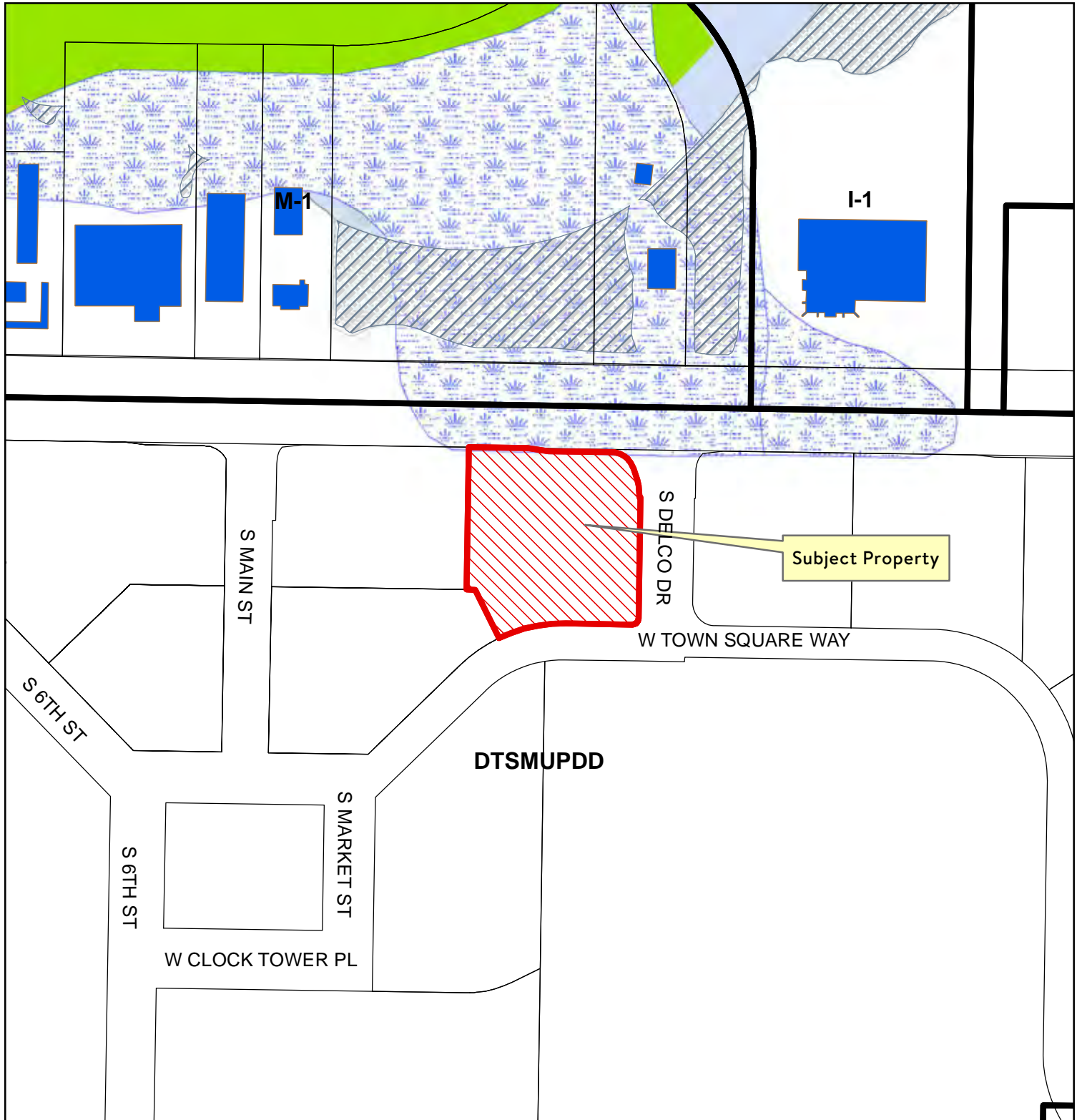
Respectfully Submitted by:













Douglas Seymour, AICP
Director of Community Development

Location Map

320 W. Town Square Way



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

Legend	
	320 W. Town Square Way / 7901 S. Delco Dr.
	Wetland
	Floodfringe
	Floodway
	Flood Fringe (FF)
	Shoreland Wetland Conservancy (C-1)
	Lakefront Overlay District (LOD)
	Mixed Use Neighborhood Overlay (NO)
	Mixed Use Office Overlay (OO)
	Regional Retail Overlay District (RR)

MATTRESS FIRM

RECOMMENDATION BOOK

Oak Creek North

Oak Creek, WI

West Drexel Ave. / South Howell Ave.

12-08-14, 02-17-15, 8-17-15, 10-21-15, 12-04-15,
01-18-16, 01-19-16

Kirk Wyllie _____ Date _____

Landlord Approval _____ Date _____

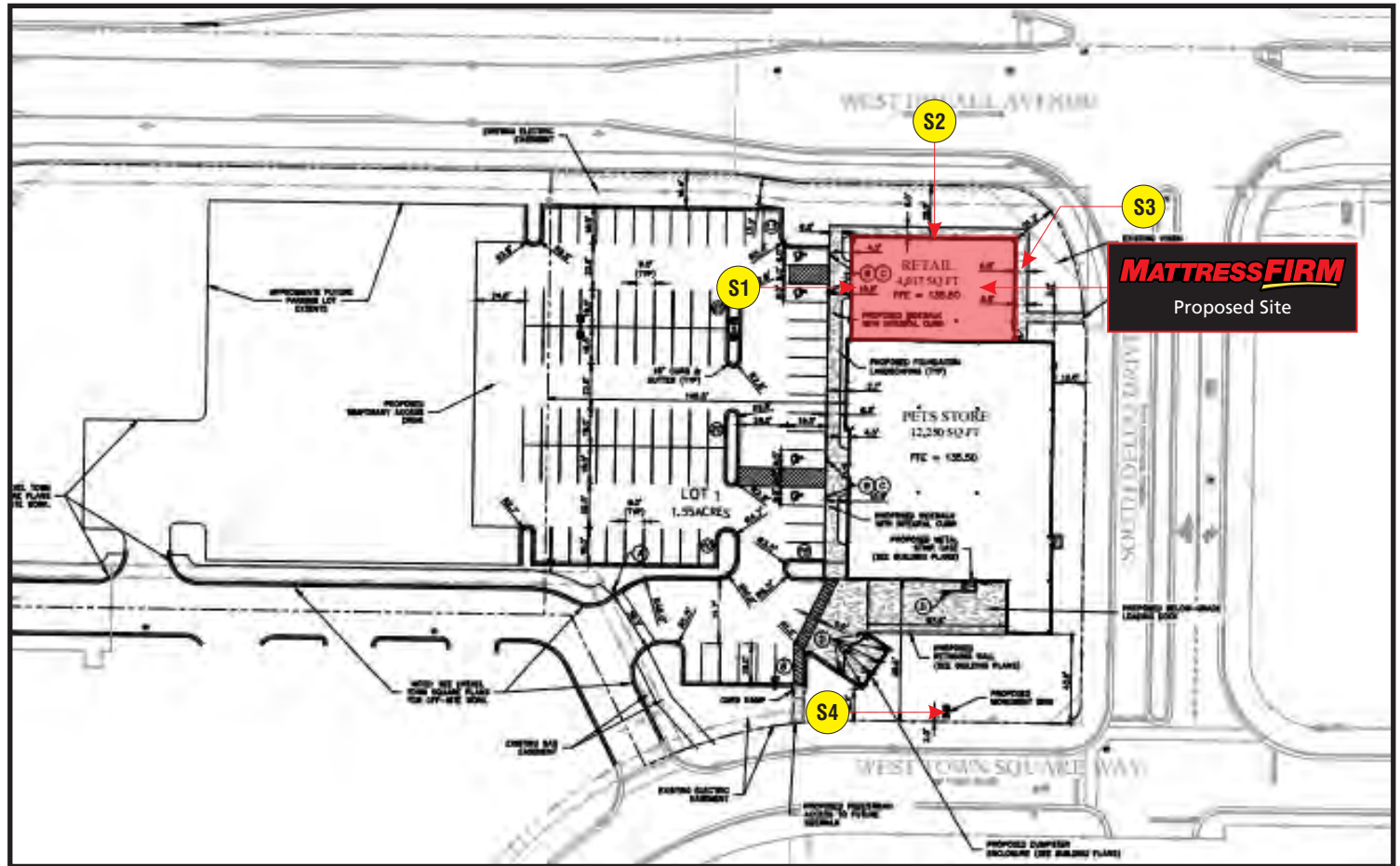


PM - Mark Connelly



Site Plan

- S1** Remote Wired - Face-Lit Channel Letters
- S2** No Letterset
- S3** Remote Wired - Face-Lit Channel Letters
- S4** Replacement Face



Revisions:	
Updated site plan / 02.16.15 / BD	X
Updated site plan with new photo / 08.17.15 / BD	X
Revised per changes / 11.16 / BD	X

Paint Specifications:

**Landlord confirms building paint colors to be
Mattress Firm standard colors below:**

Yes / No



Manufacturer: Glidden Professional
 Color: Hale Village
 Specify No: 20YY 22/129
 Order No: A1827
 Finish: Satin
 Contact: www.gliddenprofessional.com
 Location: Main Color



Manufacturer: Glidden Professional
 Color: Jefferson House
 Specify No: 30YY 47/145
 Order No: A1810
 Finish: Satin
 Contact: www.gliddenprofessional.com
 Location: Alternate to P-2 for Accent Trim

**If other colors are used please provide
color information below:**

Manufacturer: _____
 Color: _____
 Specify No: _____
 Order No: _____
 Finish: _____
 Contact: _____
 Location: _____

Manufacturer: _____
 Color: _____
 Specify No: _____
 Order No: _____
 Finish: _____
 Contact: _____
 Location: _____

Landlord approval: _____

Landlord approval: _____

S1a

Remote Wired Face-Lit Channel Letters - White - With Background Panel



*Letterset size restricted by length of cream colored fascia band



Revisions:	Removed swoosh / 12.04.2015 / BD
Revised elevations / 12.16.14 / BD	X
Revised elevation and revised to 25" letterset / 02.16.15 / BD	X
Revised letterset size and updated elevation photo / 8.17.15 / BD	X

S1b

Remote Wired Face-Lit Channel Letters - White - With Background Panel & Swoosh



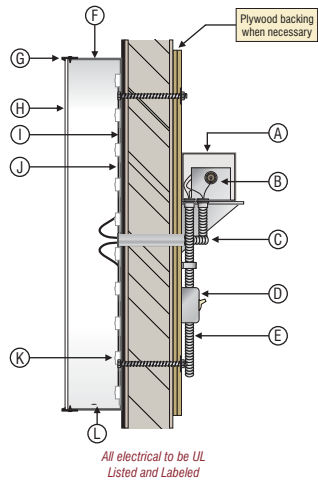
Revisions:	Removed swoosh / 12.04.2015 / BD
Revised OAH not to exceed 37.8" / 1/19.16 / BD	X
Revised to show 25" letterset / 1/19.16 / BD	X
X	X

S1

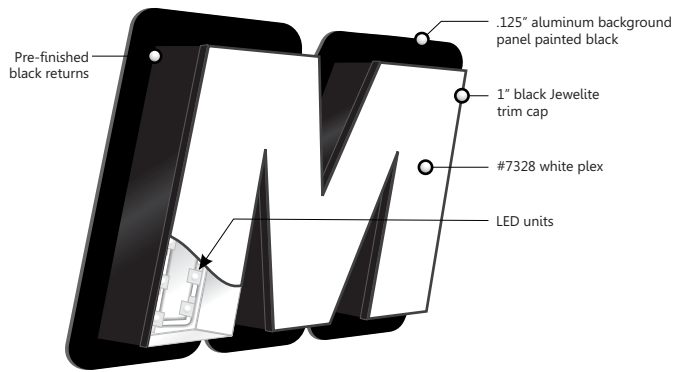
Remote Wired Face-Lit Channel Letters - White - With Background Panel

All letters to have 5" deep aluminum returns with 3/16" #7328 white plex faces. Returns to be pre-finished black. Faces to be attached via 1" Jewelite black trim cap retainer system. Illumination to be provided by white LEDs. Attach letters to background panel (.125" thick aluminum, painted black). Entire assembly to be mounted flush to fascia.

Remote Wired Letter Cross Section Detail



A	transformer housing
B	power supply
C	conduit (1/2" min.)
D	listed disconnect switch
E	primary electrical source
F	5" (.040) aluminum return
G	1" black Jewelite trim cap
H	#7328 White Plex Face
I	.040 aluminum back
J	supply wire (equidistant)
K	red LED module
L	weep holes



*Letterset size restricted by length of cream colored fascia band



25'-6 11/16"

29"

MATTRESS FIRM

33 7/8"

Square Footage	Allowed Square Footage
72.15	100

Revisions:	
Removed swoosh / 12.03.15 / BD	X
X	X
X	X

S2

North Elevation No Signage Proposed



Revisions:	Removed signage / 1/8.2016 / BD
Revised elevations / 12.16.14 / BD	X
Revised letterset size and updated elevation photo / 8.17.15 / BD	X
Revised to remote 34" letterset / 12.03.15 / BD	X

Removed signage / 1/8.2016 / BD	X
	X
	X

File Location:
ArtDept\CoreelColors\Mattress Firm

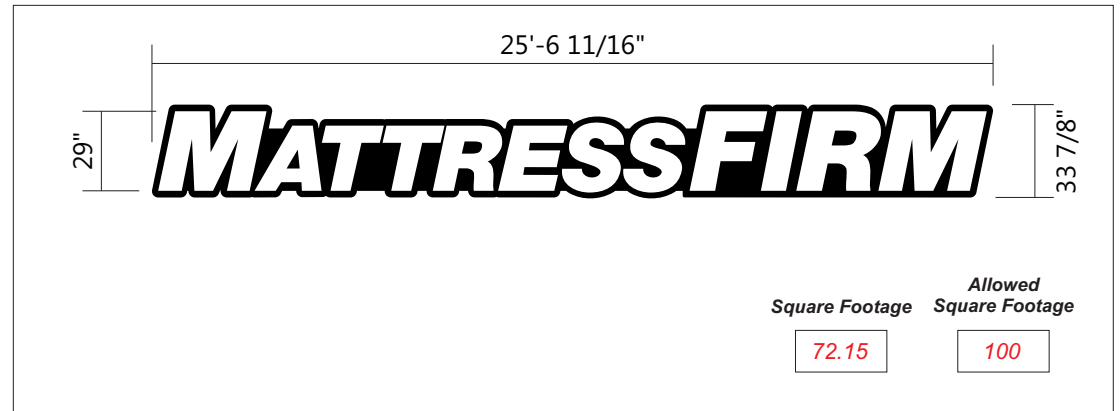
Date: 12-08-14
Designer: BD PM: MC

City/State: Oak Creek, WI
Address: West Drexel Ave. / S Howell Ave.

Drawing # **C43315-S2**
Site Name **Oak Creek North**

S3a

Remote Wired Face-Lit Channel Letters - White - With Background Panel



Revisions:	
X	
X	
X	
X	

S3b

Remote Wired Face-Lit Channel Letters - White - With Background Panel & Swoosh



Revisions:	
Revised to show overall height at 37.8' / 119.16 / BD	X
X	X
X	X

S4 Replacement Faces - (Qty. 2)

Manufacture and install (2) new 3/16" white lexan faces decorated with first surface vinyl.

Note: Technical survey required prior to manufacture.



Sign Criteria

****Freestanding Signs, Including Ground Signs and Pole Signs****

- a. Tenant monument by developer or landlord, face replacements required

****Wall Signs****

- a. Allowed 20% of wall area, not to exceed 100 square feet per elevation
- b. Two signs are permitted (tenant is on end cap)



CURRAN ARCHITECTURE

6925 EAST 96TH ST., SUITE 105
INDIANAPOLIS, IN 46250
O :: 317.288.0681
F :: 317.288.0753

APPROVED

PC Decision Date: 4-28-15.

Handwritten signature: Fred Papillon

CERTIFICATION

NOT FOR CONSTRUCTION



THIS DRAWING AND THE IDEAS, DESIGNS AND CONCEPTS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF CURRAN ARCHITECTURE, AND ARE NOT TO BE USED OR REPRODUCED, WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF CURRAN ARCHITECTURE. © COPYRIGHT 2014, CURRAN ARCHITECTURE

PROJECT INFORMATION

DREXEL TOWN SQUARE
LOT 1
OAK CREEK, WISCONSIN
THOMPSON THRIFT

ISSUE DATES

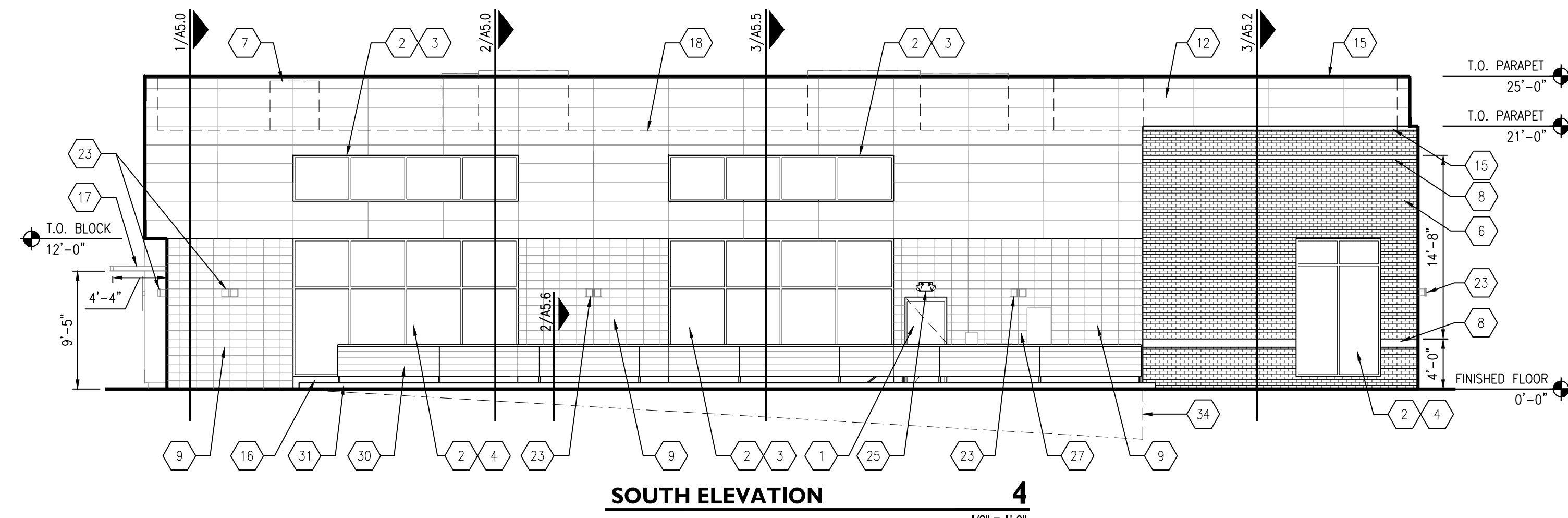
PERMIT SET X-X-XX

150009
EXTERIOR ELEVATIONS

A3.1

KEYED NOTES

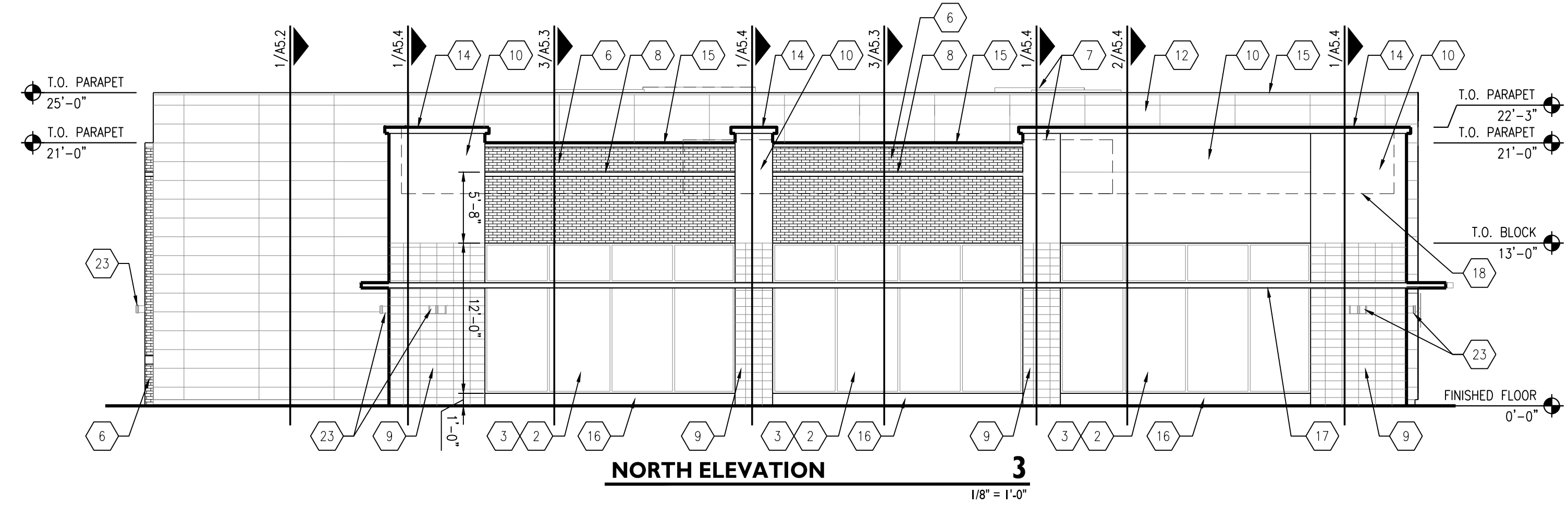
- PAINTED STEEL DOOR, PAINT TO MATCH ADJACENT WALL MATERIAL.
- PRE-FINISHED ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM.
- CLEAR GLAZING.
- FROSTED FILM SPANDREL GLAZING.
- DOOR, REFER TO DOOR SCHEDULE.
- RUNNING BOND MODULAR BRICK, BRAMPTON BRICK, RED VELOUR.
- APPROXIMATE LOCATION OF ROOF TOP UNITS.
- CAST STONE ACCENT, SANDSTONE/LIGHT BEIGE COLOR. REFER TO WALL SECTIONS.
- 4" BURNISHED BLOCK VENEER WALL, STACK BOND, GRAND BLANC CEMENT PRODUCTS, COLOR TO BE ASWAN.
- STUCCO, DRYVIT, ALMOND 462, SANDBLAST TEXTURE.
- STUCCO, DRYVIT, BUCKSKIN 449, SANDBLAST TEXTURE.
- NICHHA ILLUMINATION SERIES 18" X 6'-0" FIBER CEMENT RAIN SCREEN PANELS OVER STUD FRAME. STACK BOND. COLOR TO MATCH SHERWIN WILLIAMS SW7531 CANVAS TAN. FASTENERS, TRIM, AND RELATED BRACKETS TO BE SOURCED FROM PANEL SUPPLIER.
- HARDIEPLANK SIDING, SMOOTH FINISH, SAIL CLOTH.
- STUCCO CORNICE CONSTRUCTION WITH PREFINISHED METAL COPING. STUCCO TO BE DRYVIT ALMOND 462 SANDBLAST TEXTURE. REFER TO WALL SECTIONS.
- METAL COPING, CLEAR ANODIZED FINISH.
- METAL PANEL, CLEAR ANODIZED FINISH.
- CANOPY, STEEL TUBE FRAME WITH HARDIEBOARD FINISH. COLOR TO MATCH...REFER TO X/AX.X FOR DETAILS.
- ROOF LINE BEYOND. SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR TRUSS DEPTHS.
- APPROXIMATE LOCATION OF SIGNAGE PROVIDED BY TENANT. SHOWN FOR REFERENCE ONLY. COORDINATE WITH TENANT AND SIGN SUPPLIER/INSTALLER ON ANY REQUIRED BLOCKING IN WALL. PROVIDE POWER FOR SIGN WITHIN 5' OF SIGN LOCATION.
- STUCCO CONTROL JOINT.
- 3/4" MASONRY CONTROL JOINT.
- MASONRY EXPANSION JOINT.
- INVUE ENTRI SCONCE LIGHT, COORDINATE WITH TENANT. PROVIDE POWER.
- EUREKA PLATE OUT SCONCE LIGHT, COORDINATE WITH TENANT. PROVIDE POWER.
- INSTALL WAL PACK EXTERIOR LIGHT WIRED TO EMERGENCY EXIT LIGHTING. TYPICAL ABOVE EGRESS DOORS. LIGHT TO BE WIRED TO T PANEL AS PART OF TENANT BUILD OUT.
- PROVIDE RECESSED MOUNTED KNOX BOX. COORDINATE WITH FIRE DEPARTMENT ON FINAL LOCATION.
- UTILITY INFED LOCATION. COORDINATE EXACT LOCATION WITH UTILITY COMPANIES, MEP AND CIVIL DRAWINGS. ALL UTILITY PANELS, PIPING, ETC. TO BE PAINTED TO MATCH WALL SURFACE.
- OVERHEAD DOOR WITH DOCK SEALS.
- GATE DOOR, DARK BROWN HARDIEPANEL OVER STEEL TUBE FRAMING.
- RAILING, LIGHT BEIGE HARDIEPANEL OVER 1-1/2" METAL TUBE FRAME.
- CONCRETE RETAINING WALL, REFER TO CIVIL DRAWINGS.
- 1-1/2" METAL TUBE FRAME.
- ROOFTOP MECHANICAL SCREEN. FIBER-CEMENT WITH ALUMINUM COPING. REFER TO X/X.X.
- LINE OF RECESSED TRUCK DOCK, REFER TO CIVIL DRAWINGS.



SOUTH ELEVATION

4

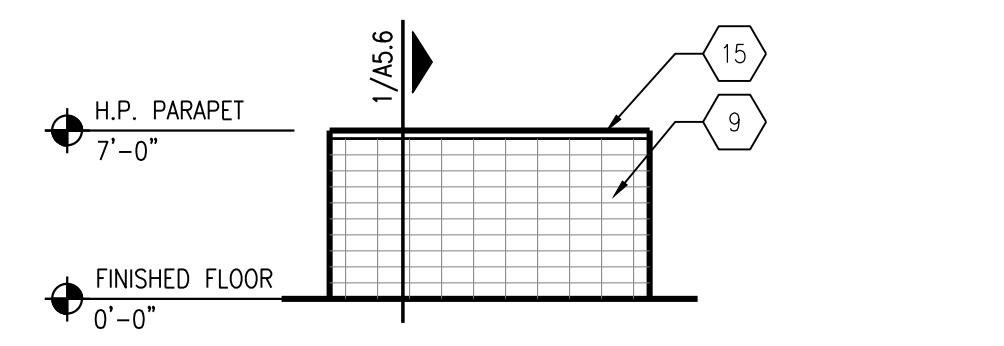
1/8" = 1'-0"



NORTH ELEVATION

3

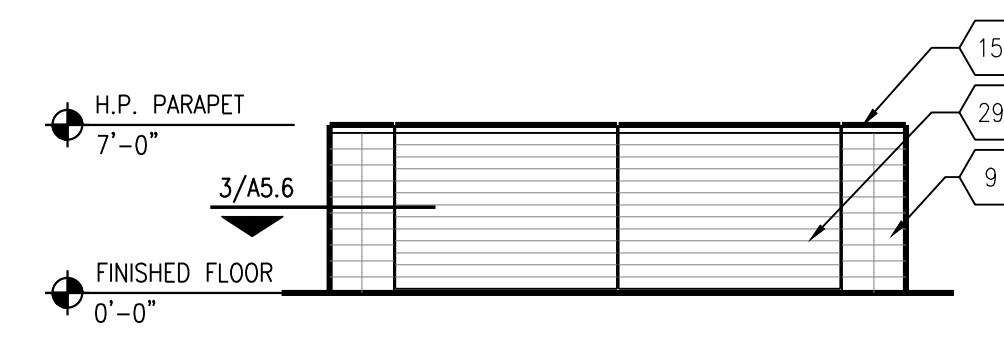
1/8" = 1'-0"



DUMPSTER ENCLOSURE

7

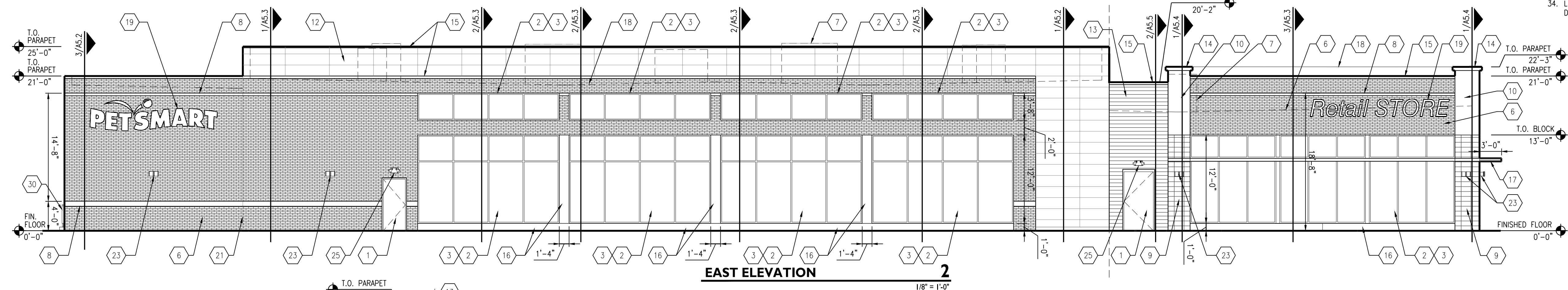
1/8" = 1'-0"



DUMPSTER ENCLOSURE

8

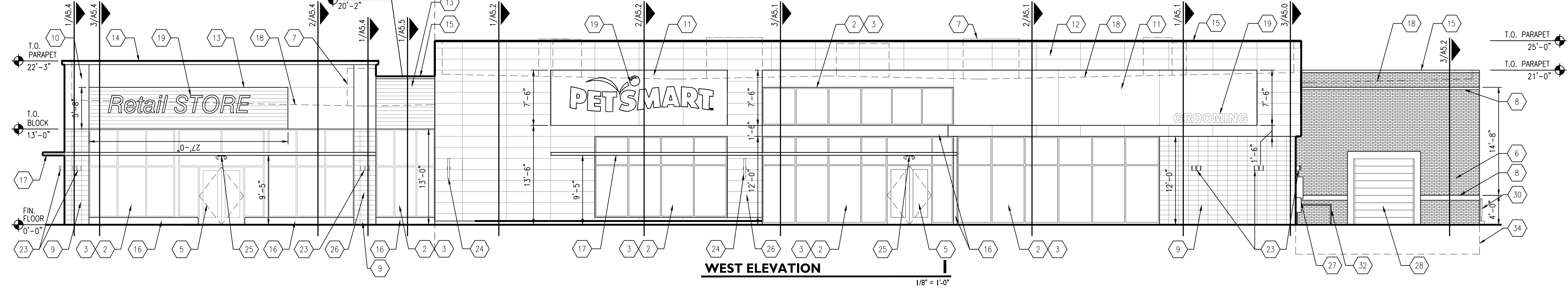
1/8" = 1'-0"



EAST ELEVATION

2

1/8" = 1'-0"



WEST ELEVATION

1

1/8" = 1'-0"

APPROVED

Kari Papellon

PC Decision Date: 4-28-15.



DREXEL TOWN SQUARE LOT 1



APPROVED

PC Decision Date: 4-28-15.

Gene Papellon



DREXEL TOWN SQUARE LOT 1





Plan Commission Report

ITEM: 5a

DATE: January 26, 2016

PROJECT: Plan Review – Shawn McKibben, Oak Park Place

ADDRESS: 1980 W. Rawson Ave.

TAX KEY NOs: 736-899-5001

STAFF RECOMMENDATION: That Plan Commission approves the site and building plans submitted by Shawn McKibben, Oak Park Place, for Phase 1 of the licensed elderly community living arrangement with a capacity of sixteen (16) or more persons and housing for the elderly/multiple-family dwellings in excess of four (4) dwelling units per structure development at 1980 W. Rawson Ave., with the following conditions:

1. That all revised plans (site, building, landscaping, etc.) are submitted in digital and paper formats for review and approval by the Department of Community Development prior to the submission of building permit applications.
2. That all mechanical equipment (ground, building, and rooftop) is screened from view.
3. That all building and fire codes are met.
4. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
5. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
6. That final lighting details are submitted for final approval by the Electrical Inspector prior to the issuance of building permits.

Ownership: Legacy/Rawson, LLC, 2008 Saint Johns Ave., Highland Park, IL 60035

Size: 6.2955 acres

Existing Zoning: Rs-4, Single Family Residential

Adjacent Zoning: North – Rm-1 (PUD), Multifamily Residential Planned Unit Development
East – I-94
South – P-1, Park District
West – Rs-4, Single Family Residential

Comprehensive Plan: Mixed Residential.

Wetlands: Yes, see map.

Floodplain: None.

Official Map: Yes, 20th Street right-of-way on west.

Commentary: The Applicant is requesting site, building, and landscaping plan approval for Phase I of the Oak Park Place development at 1980 W. Rawson Ave. Plan Commissioners will recall that this property was rezoned in 2015 to Rm-1, Multifamily Residential with a Conditional Use for a licensed elderly community living arrangement with a capacity of sixteen (16) or more persons and housing for the elderly/multiple-family dwellings in excess of four (4) dwelling units per structure.

Phase I includes 42 units of memory care (single-occupancy) and 40 units of assisted living (three 2-bedroom units, 37 single-occupancy units) in a 2-story (split) building. The site plan has been slightly revised from the concept plan provided as part of the Conditional Use Permit request to comply with setbacks to the future

right-of-way on S. 20th St., and to centralize all parking stalls by the building. Per the Conditions and Restrictions, parking is calculated at 1 stall per 3 patient beds, plus 1 stall per employee for the largest shift. This equates to a minimum of 54 stalls, and 57 are shown on the plans. Loading areas, which are enclosed with garage doors, are on the northwest corner of the building. Although all setbacks for the building and parking are met with the proposed plan, the south building setback should be revised to show 30 feet rather than 25 feet (setback to public right-of-way).

One monument sign is proposed on the southwest corner of the lot. Section 17.0705(a) of the Municipal Code restricts residential development signs to a maximum height of 6 feet and 48 square feet on one side (96 square feet total). Signs within residential districts may not be illuminated per Section 17.0711(g) of the Municipal Code. Based on the submission, the proposed monument sign exceeds the height restriction by 4 inches. It will be up to the Applicant whether to pursue a variance through the sign appeal process or revise the sign to meet the provisions of the Municipal Code.

Signs must be located a minimum of 10 from street rights-of-way and side/rear lot lines, and outside of vision triangles. Per the Engineering Department, the preferred location is outside of the vision triangle as measured from the future S. 20th St. right-of-way. However, staff has informed the applicant that if the proposed location, based on the current S. 20th St. right-of-way, is approved, the sign will be required to be moved at such time S. 20th St. is expanded.

Proposed building materials for the 2-story (split) building include composite fascia, trim, shake siding, lap siding, and freeze board; stone sills, lintels, and veneer; brick veneer; and windows. Three prefinished metal guardrail fences are proposed on the west (elevation R) for outdoor seating, and on the east for the second-floor patio (elevation H) and to separate the outdoor courtyard from the service road. Per Section 17.1009(a)(2), the use of composite products requires a $\frac{3}{4}$ majority approval of the Plan Commission. Subsection (i) requires a minimum of 65% of the total exterior wall area of a multifamily residential building to be comprised of brick or decorative masonry material. Calculations of each proposed exterior building material per elevation are forthcoming. Percentages for total wall area, masonry, masonry windows and doors, non-masonry materials, and non-masonry windows and doors are shown on Sheet A5.0. It will be up to the Plan Commission to determine whether the proposed materials and percentages are acceptable.

Landscaping plans have been submitted and reviewed by the City Forester. Revisions may be required, and staff continues to work with the applicant on the plans. A condition of approval recommends that final landscape plans be submitted for review and approval by the Department of Community Development prior to submission of building permit applications.

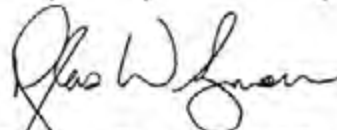
Comments were received from the Water and Sewer Utility regarding sizing of the water main, the need for a proposed valve, slope requirements in one location, and noting that there is no coverage along the east side of the building for fire protection. The Fire Department reviewed the plans and stated that they would work with the architect to ensure available access and adequate turn-arounds for fire apparatus.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

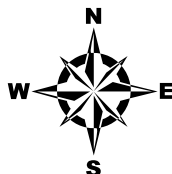
1980 W. Rawson Ave.



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



Department of Community Development



Legend



1980 W. Rawson Ave.



OAK PARK PLACE

OAK CREEK

OAK CREEK

WISCONSIN

GENERAL DRAWING SYMBOLS

	DETAIL MARKER		SECTION MARKER
	INTERIOR ELEVATIONS		EXPANDED PLAN
			NORTH ARROW
	DOOR SYMBOL		HEARING IMPAIRED
	SPECIALTY DOOR		WHEELCHAIR ACCESSIBLE
	WINDOW SYMBOL		DRINKING FOUNTAINS
	WALL SYMBOL		SIGN LOCATION
	ASSEMBLY TAG		REVISION / ADDENDUM DESIGNATION
	ROOM NUMBER		SMOKE DETECTOR
	FIRE EXTINGUISHER - CABINET TYPE		FIRE EXTINGUISHER - CYLINDER TYPE
	DOOR HOLD DEVICE		BOULDER WALL
	EXIT LIGHT		

NOTE:
ALL DIMENSIONS ARE STUD TO STUD UNLESS OTHERWISE NOTED.

ABBREVIATIONS

A: AREA	EA: EACH	MAINT: MAINTENANCE	SCHED: SCHEDULE
AB: ANCHOR BOLT	EIPS: EXTERIOR INSULATION FINISH SYSTEM	MAT: MATERIAL	SECT: SECTION
ACoust: ACOUSTICAL	EJ: EXPANSION JOINT	MAX: MAXIMUM	SF: SQUARE FOOT
ACT: ACOUSTICAL TILE	EL: ELEVATION	MECH: MECHANICAL	SHIT: SHEET
ADDM: ADDENDUM	ELEC: ELECTRICAL	MEMB: MEMBRANE	SHING: SHEATHING
AFI: ABOVE FINISHED FLOOR	ALT: ALTERNATE	MEZZ: MEZZANINE	SHWR: SHOWER
ALU: ALUMINUM	ALUM: ALUMINUM	MFG: MANUFACTURER	SM: SIMILAR
ANCH: ANCHOR	ANOD: ANODIZED	DNCL: ENCLOSURE	SPEC: SPECIFICATION
APPROX: APPROXIMATE	APRVD: APPROVED	EPDM: ETHYLENE PROPYLENE DIENE MONOMER	SQ: SQUARE
ARCH: ARCHITECTURAL	EQ: EQUAL	EQIP: EQUIPMENT	SS: STAINLESS STEEL
B: BOTTOM (OF)	EW: EACH WAY	EXC: EXCAVATE, EXCAVATION	STD: STANDARD
BD: BOARD	EXST: EXISTING	EXT: EXTERIOR	STL: STEEL
BDRM: BEDROOM	FD: FLOOR DRAIN	FC: FOUNDATION	STOR: STORAGE
BIT: BITUMINOUS	BL: BUILDING LINE	BLDG: BUILDING	STRUC: STRUCTURAL
BLK: BLOCK	BLG: BLOCKING	BM: BEAM	SUSP: SUSPENDED
BOT: BOTTOM	SP: BASE PLATE	BRG: BEARING	SYM: SYMMETRICAL
BSPMT: BASEMENT	CLG: CEILING	CLO: CLOSET	SYS: SYSTEM
CLR: CLEAR	CLR OPG: CLEAR OPENING	CMU: CONCRETE MASONRY UNIT	T: TREAD
CONTR: CONTRACTOR	CONT: CONTINUOUS	CORR: CORRIDOR	T&B: TOP AND BOTTOM
CPT: CARPET	CSMT: CASEMENT	CT: CERAMIC TILE	TEL: TELEPHONE
DBL: DOUBLE	OP: DEEP	DL: DEAD LOAD	TEMP: TEMPORARY
DMO: DEMOLITION	DF: DRINKING FOUNTAIN	DIAG: DIAGONAL	THK: THICK
DIA: DIAMETER	DISP: DISPENSER	DN: DOWN	TILT: TILT
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	TOILET: TOILET
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	TRICK: TRICK
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	TY: TYPICAL
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	UNEX: UNEXCAVATED
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	UNO: UNLESS NOTED OTHERWISE
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	VCT: VINYL COMPOSITION TILE
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	VERT: VERTICAL
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	VEST: VESTIBULE
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	VIR: VAPOR RETARDER
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	W: WITH
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	W/O: WITHOUT
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	WC: WATER CLOSET
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	WD: WOOD
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	WH: WATER HEATER
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	WIN: WINDOW
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	WT: WEIGHT
DTL: DETAIL	DWG: DRAWING(S)	DS: DOWNPOUT	YD: YARD

PROJECT: OAK PARK PLACE OAK CREEK 1980 WEST RAWSON AVE OAK CREEK, WISCONSIN 53154	OWNER: OAK PARK PLACE OF OAK CREEK, LLC 719 JUPITER DRIVE MADISON, WI 53716
ARCHITECT/INTERIOR DESIGN: ARCHITECTURAL DESIGN CONSULTANTS, INC. 30 WISCONSIN DELLS PARKWAY PO BOX 580 LAKE DELTON, WI 53940 PHONE NUMBER: (608) 254-6181 FAX NUMBER: (608) 254-2139	CIVIL CONSULTANT: PROFESSIONAL ENGINEERING, LLC 818 NORTH MEADOWBROOK LANE WAUNAKEE, WI 53597 PHONE NUMBER: (608) 849-9378 FAX NUMBER: (608) 237-2129
STRUCTURAL CONSULTANT: MP SQUARED STRUCTURAL ENGINEERS, LLC 583 DONOFRIO DRIVE, SUITE 201 MADISON, WI 53719 PHONE NUMBER: (608) 821-4770	OWNER'S MEP CONSULTANT: DESIGNBUILDERS TBD

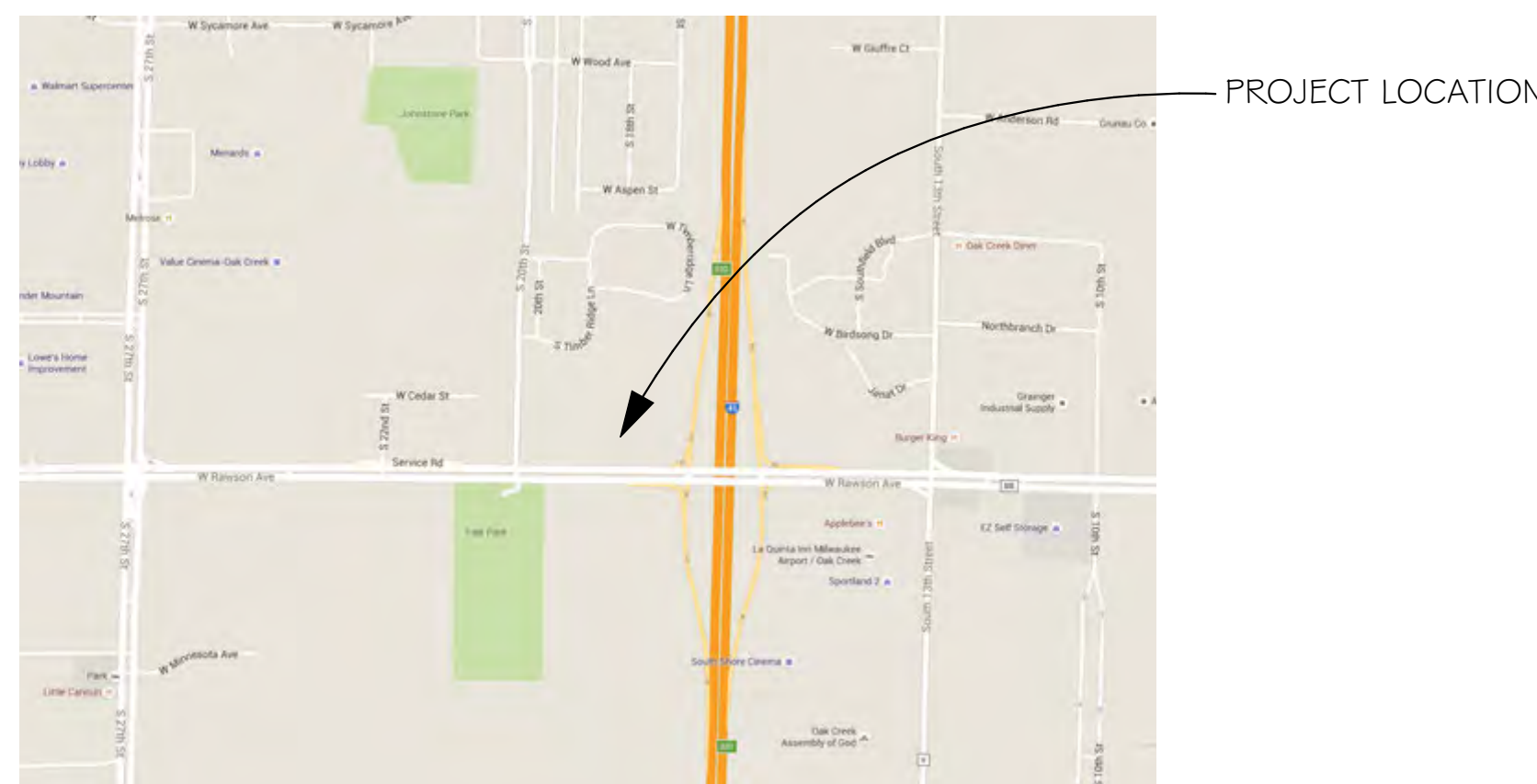
BUILDING INFORMATION:	
OCCUPANCY:	I-2 MEMORY CARE (CBRF)
CLASS OF CONSTRUCTION:	I-I ASSISTED LIVING (RCAC)
SPRINKLERED:	YES (NFPA 13)
NUMBER OF STORIES:	1
NUMBER OF FLOORS:	1
FLOOR AREAS:	GROUND: 40,685 SF FIRST: 53,504 SF
TOTAL BUILDING AREA:	94,189 SF
BUILDING FOOTPRINT:	53,504 SF
ADCI PROJECT NUMBER:	15-120
BUILDING CODES:	2009 INTERNATIONAL BUILDING CODE/WISCONSIN AMENDMENTS DHS CH. 63 - CBRF DHS CH. 89 - RCAC NFPA 72 - FIRE ALARM SYSTEM NFPA 13 - AUTOMATIC SPRINKLER SYSTEM

INDEX OF DRAWINGS:	
TS	TITLE SHEET

CIVIL:	
C100	EXISTING CONDITIONS
C200	SITE PLAN
C300	GRADING PLAN
C301	EROSION CONTROL PLAN
C400	UTILITY PLAN
C401	STORM SEWER SCHEDULE
C402	STORM SEWER SCHEDULE
C500	STORMWATER DETAILS
C501	STORMWATER DETAILS
C502	SITE DETAILS
C503	SITE DETAILS
C504	SITE DETAILS
L11	LANDSCAPE PLAN
SL100	SITE LIGHTING
SL101	SITE LIGHTING DETAILS

ARCHITECTURAL	
A0.0	OVERALL GROUND FLOOR PLAN
A1.0	OVERALL FIRST FLOOR PLAN
A2.0	OVERALL ROOF PLAN
A5.0	ELEVATIONS
A5.1	ELEVATIONS
A5.2	ELEVATIONS
A5.3	ELEVATIONS
A5.4	ELEVATIONS

RENDERINGS	
1	RENDERING 1
2	RENDERING 2
3	RENDERING 3
4	RENDERING 4
5	RENDERING 5
6	RENDERING 6



VICINITY MAP

NOT TO SCALE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

OAK PARK PLACE

OAK CREEK

TITLE SHEET 1X17 SET

Architectural Design Consultants, Inc.

30 Wisconsin Dells Parkway • P.O. Box 580

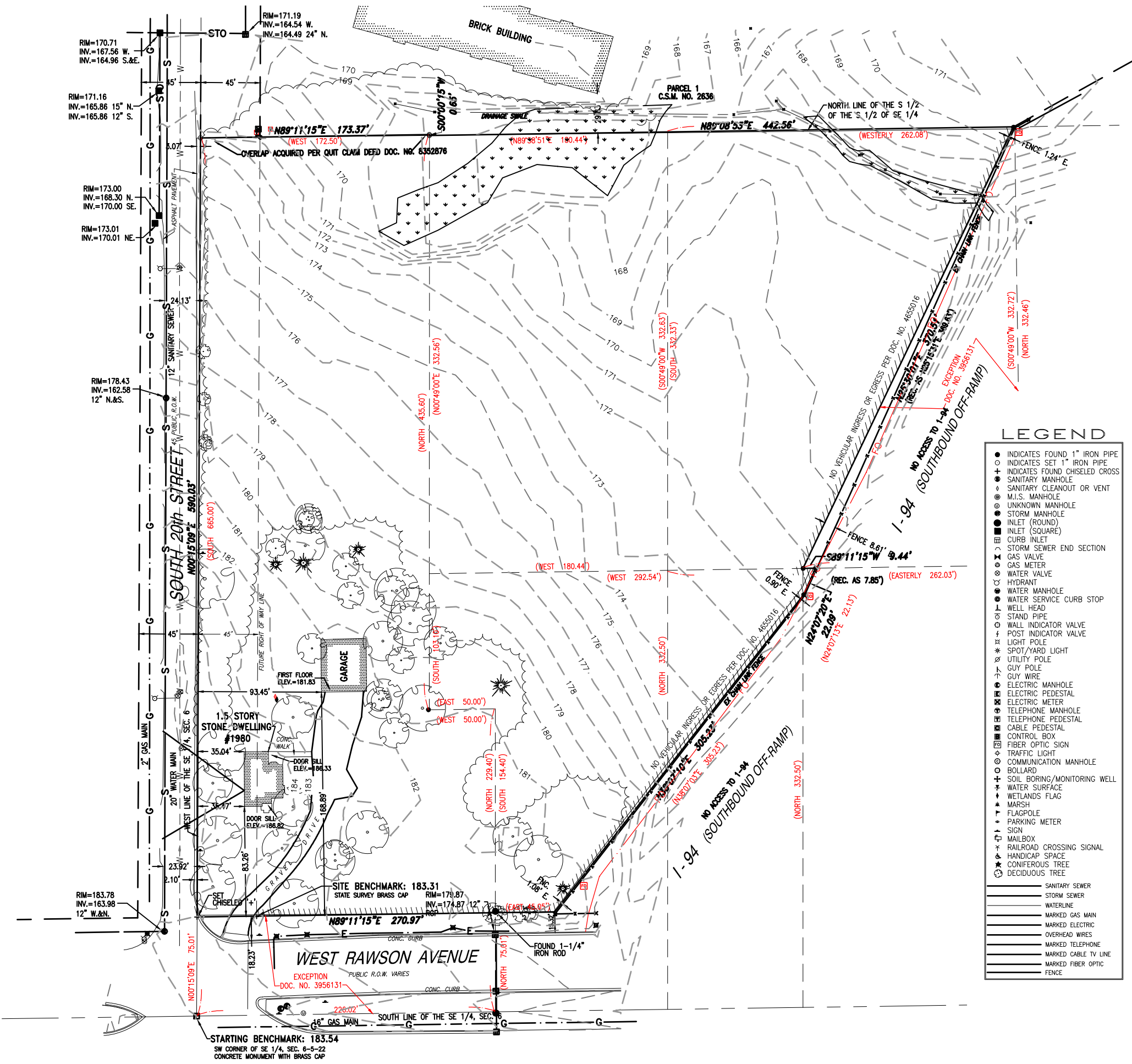
Lake Delton, WI 53940

Phone: (608) 254-6181 Fax: (608) 254-2139

This document contains confidential or proprietary information of Architectural Design Consultants, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or displayed in whole or in part except as specifically authorized by Architectural Design Consultants, Inc.

Drawn By:	J. Henley
Architect:	Mark Kruser
Date:	2015-12-21
Scale:	AS NOTED
Job Number:	15-120

SHEET NUMBER
TS



LEGAL DESCRIPTION

That part of the Southeast 1/4 of Section 6, in Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said 1/4 Section; thence East along the South line of said 1/4 Section 226.02 feet to a point which is 2432.70 feet West of the Southeast corner of said 1/4 Section; thence North on a line which is parallel to the East line of said 1/4 Section 229.40 feet to a point; thence West on a line which is parallel to the South line of said 1/4 Section 50.00 feet to a point; thence North on a line which is parallel to the East line of said 1/4 Section 435.60 feet to a point; thence West on a line which is parallel to the South line of said 1/4 Section 172.50 feet to a point on the West line of said 1/4 Section; thence South along the West line of said 1/4 Section 665.00 feet to the place of beginning.

Excepting therefrom that part conveyed to the State Highway Commission of Wisconsin in an Award of Damages recorded on June 20, 1962 in Volume 4250, Page 536, as Document No. 3956131, described as follows: That part of the Southeast 1/4 of Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said 1/4 Section; thence East along the South line of said 1/4 Section 226.02 feet to a point which is 2432.70 feet West of the Southeast corner of said 1/4 Section; thence North on a line which is parallel to the East line of said 1/4 Section to a point 75 feet North of and at right angles to the South line of said 1/4 Section; thence West and parallel with said South line of said 1/4 Section to a point in the West line of said 1/4 Section; thence South on and along the said West line to the point of commencement.

Also,
That part of the South 1/2 of the Southeast 1/4 of Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said 1/4 Section; running thence North 00°49'00" East along the East line of said 1/4 Section 665.97 feet to a point in the North line of the South 1/2 of said 1/4 Section; thence South 89°58'51" West along the North line of the South 1/2 of the South 1/2 of said 1/4 Section 2302.76 feet to the point of beginning of the land to be described; running thence South 00°49'00" West and parallel to the East line of the South 1/2 of the South 1/2 of said 1/4 Section 332.63 feet to a point which point is 332.50 feet North of the South line of said 1/4 Section; thence West and parallel to the South line of said 1/4 Section 180.44 feet to a point; thence North 00°49'00" East and parallel to the East line of said 1/4 Section 332.56 feet to a point in the North line of the South 1/2 of the South 1/2 of said 1/4 Section; thence North 89°58'51" East along the North line of the South 1/2 of the South 1/2 of said 1/4 Section 180.44 feet to the point of beginning.

Also,
That part of the South 1/2 of the Southeast 1/4 of Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows, to-wit: Commencing at the Northeast corner of the South 1/2 of the South 1/2 of said 1/4 Section which corner is 665.97 feet North of the Southeast corner of said 1/4 Section; running thence West along the North line of the South 1/2 of the South 1/2 of said 1/4 Section 2040.18 feet to the place of beginning of the land about to be described; continuing thence West along the North line of the South 1/2 of the South 1/2 of said 1/4 Section 262.08 feet to a point; thence South and parallel to the East line of said 1/4 Section 332.33 feet to a point which is 332.50 feet North of the South line of said 1/4 Section; thence East and parallel to the South line of said 1/4 Section 262.03 feet to a point; thence North and parallel to the East line of said 1/4 Section 332.46 feet to the place of beginning.

Excepting therefrom that part conveyed to the State Highway Commission of Wisconsin in Award of Damages recorded on June 20, 1962 in Volume 4250, Page 538, as Document No. 3956131, described as part of the South 1/2 of the South 1/2 of the Southeast 1/4 of Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows, commencing at the Southeast corner of said 1/4 Section; thence North 00°49'00" East along the East line of said 1/4 Section 665.97 feet to a point in the North line of the South 1/2 of the South 1/2 of said 1/4 Section; thence South 89°58'51" West along the North line of the South 1/2 of the South 1/2 of said 1/4 Section 2040.18 feet to the point of beginning of the land to be described; thence South 00°49'00" West and parallel with the East line of said 1/4 Section 332.72 feet to a point; thence West and parallel with the South line of said 1/4 Section to a point located 2199.42 feet West of the Southeast corner of said 1/4 Section and 332.50 feet North 01°04'00" East and parallel with the West line of said 1/4 Section; thence Northeasterly to the place of beginning.

Also,
That part of the Southeast 1/4 of Section 6, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southeast corner of the above 1/4 Section; thence South 89°11'08" West along the South line of said 1/4 Section 2432.70 feet; thence North and parallel to the East line of said 1/4 Section 75.01 feet to the point of beginning which is the Northerly line of West Rawson Avenue; thence East and parallel to the South line of said 1/4 Section 45.05 feet; thence North 38°07'03" East 305.23 feet; thence North 24°07'13" East 22.13 feet; thence West and parallel to the South line of said 1/4 Section 292.54 feet; thence South and parallel to the East line of said 1/4 Section 103.10 feet; thence East and parallel to the South line of said 1/4 Section 50.00 feet; thence South and parallel to the East line of said 1/4 Section 154.4 feet to the point of beginning.

BASIS OF BEARINGS

Bearings are referenced to the West line of the Southeast 1/4 of Section 6 which is assumed to bear 500°15'09"W.

LAND AREA

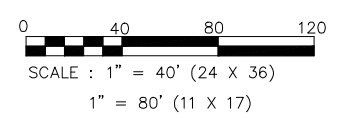
The Land Area of the subject property is 274,231 square feet, or 6.2955 acres.

VERTICAL DATUM

City of Oak Creek Datum.

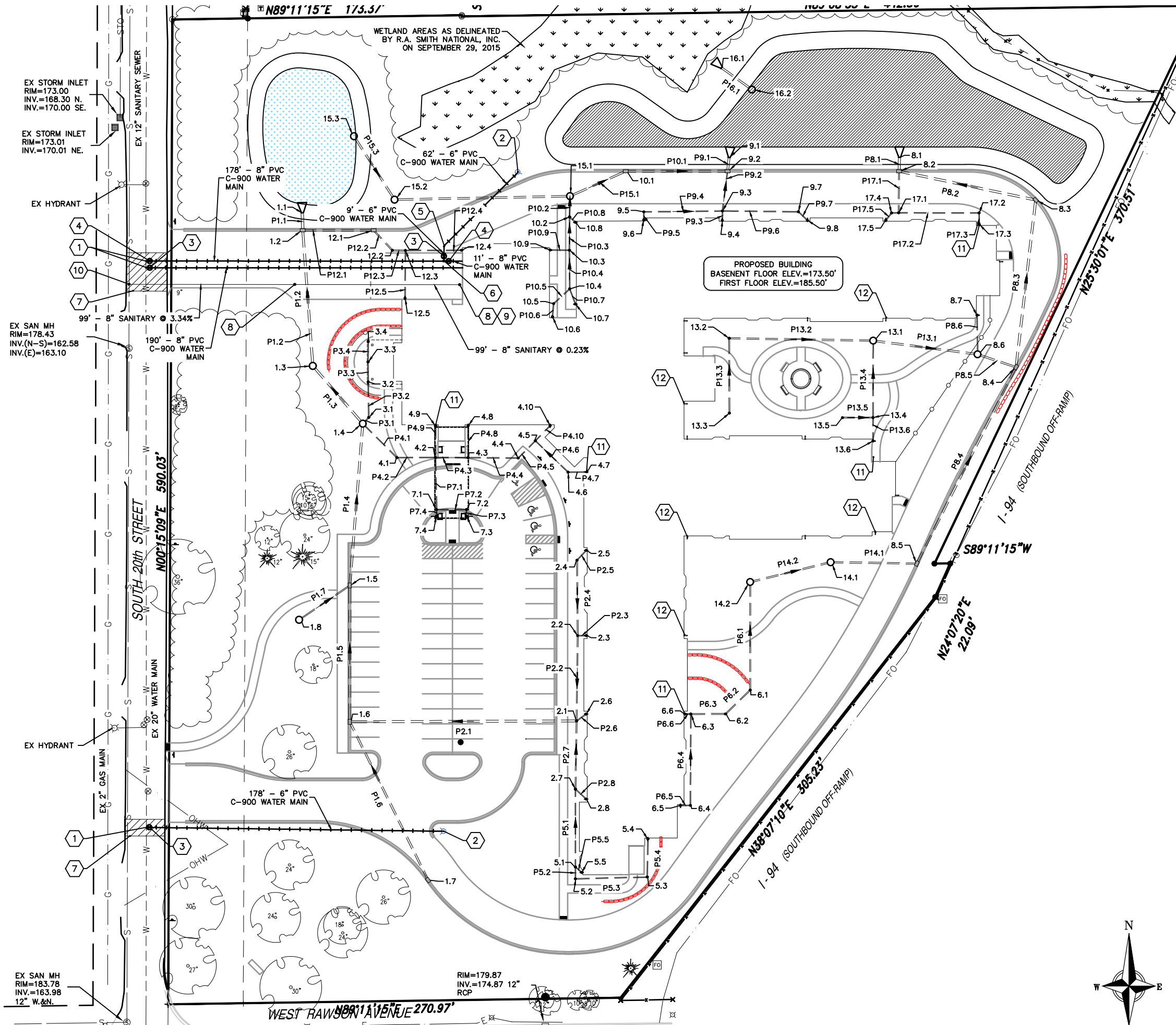
LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- ⊕ INDICATES FOUND CHISELED CROSS
- ⊕ SANITARY CLEANOUT OR VENT
- ⊕ M.I.S. MANHOLE
- ⊕ UNKNOWN MANHOLE
- ⊕ STORM MANHOLE
- ⊕ INLET (ROUND)
- ⊕ CURB INLET
- ⊕ STORM SEWER END SECTION
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER SERVICE CURB STOP
- ⊕ WELL HEAD
- ⊕ STAND PIPE
- ⊕ WALL INDICATOR VALVE
- ⊕ POST INDICATOR VALVE
- ⊕ LIGHT POLE
- ⊕ SPOT/YARD LIGHT
- ⊕ UTILITY POLE
- ⊕ GUY POLE
- ⊕ GUY WIRE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE PEDESTAL
- ⊕ CONTROL BOX
- ⊕ FIBER OPTIC SIGN
- ⊕ TRAFFIC LIGHT
- ⊕ COMMUNICATION MANHOLE
- ⊕ BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ FLAGPOLE
- ⊕ PARKING METER
- ⊕ SIGN
- ⊕ MAILBOX
- ⊕ RAILROAD CROSSING SIGNAL
- ⊕ HANDICAP SPACE
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE



818 N Meadowbrook Ln
Waunakee, WI 53597
Phone: (608) 849-9378

<p>ADCI Architectural Design Consultants, Inc. 30 Wisconsin Dells Parkway • P.O. Box 580 Lake Delton, WI 53940 Phone: (608) 254-6181 Fax: (608) 254-2139</p> <p style="font-size: small;">This document contains confidential or proprietary information of Architectural Design Consultants, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Architectural Design Consultants, Inc.</p>	<p style="text-align: center;">WISCONSIN</p> <p style="text-align: center;">OAK PARK PLACE OAK CREEK</p> <p style="text-align: center;">EXISTING CONDITIONS</p>
<p>Drawn By: K. JOHNSON Checked By: R. JOHNSON Date: 12-22-2015 Scale: AS NOTED Job Number: IS-120</p>	<p>SHEET NUMBER C100</p>

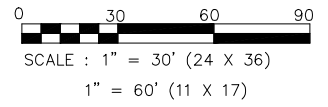


UTILITY NOTES

1. CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE AND WERE FIELD LOCATED FROM GROUND MARKING OR BASED OFF OF UTILITY RECORDS. THE LOCATIONS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
3. ALL SITE UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OAK CREEK STANDARD SPECIFICATIONS.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FOR ANY WORK TO BE DONE WITHIN THE RIGHT-OF-WAY.
5. CONTRACTOR SHALL OBTAIN ALL NECESSARY PLUGGING/CONNECTION PERMITS FROM THE CITY OF OAK CREEK PRIOR TO ANY UTILITY WORK. CONTRACTOR TO NOTIFY THE PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES.
6. RESTORATION OF PAVEMENT, CURB & GUTTER, AND SIDEWALK WITHIN THE STREET RIGHT OF WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE UNDERGROUND IMPROVEMENTS.
7. ALL STORM SEWER PIPE TO BE ADS N-12, OR SDR-35 PIPE AS NOTED ON THE STORM SEWER SCHEDULE.
8. CONTRACTOR SHALL CONFIRM CONNECTION ELEVATION GRADES OF ALL PIPES PRIOR TO BEGINNING CONSTRUCTION.
9. TRENCHED WATER MAIN SHALL BE C-900 PVC.
10. SANITARY SEWER SERVICES SHALL BE SDR-35 PVC.
11. ANY PERSON WHO INSTALLS A NONCONDUCTIVE WATER OR SEWER LATERAL MUST ALSO INSTALL A LOCATION WIRE OR OTHER EQUALLY EFFECTIVE MEANS FOR MARKING THE LOCATION OF THE LATERAL. METHOD SHALL BE APPROVED BY THE CITY.
12. CONTRACTOR TO COORDINATE NEW, RELOCATED AND/OR ABANDONED GAS, ELECTRIC, TELEPHONE, AND CABLE WITH APPROPRIATE UTILITY COMPANIES.
13. UTILITIES SERVING PROPOSED BUILDING(S) SHALL BE STUBBED WITHIN 5' OF THE PROPOSED BUILDING(S) AND STAKED.
14. ALL WATER MAIN PIPE AND FITTINGS SHALL BE INSTALLED TO A MIN. DEPTH OF COVER OF 6.5'. AFTER REGRADING, EXISTING WATER MAIN PIPE WHICH DOES NOT MEET THIS REQUIREMENT SHALL BE INSULATED.
15. STORM SEWERS WHICH CROSS AN ACTIVE SEWER OR WATER MAIN OR LATERAL SHALL HAVE A MINIMUM CLEAR VERTICAL CLEARANCE OF THREE (3) FEET. CROSSINGS WITH LESSER VERTICAL CLEARANCE SHALL BE PROTECTED FROM FROST DAMAGE BY PLACEMENT OF 2-INCH THICK POLYSTYRENE BOARD INSULATION.
16. BUILDING PLUMBER SHALL VERIFY SIZE, SLOPE, AND EXACT LOCATION OF PROPOSED SANITARY LATERALS AND WATER SERVICES PRIOR TO INSTALLATION.

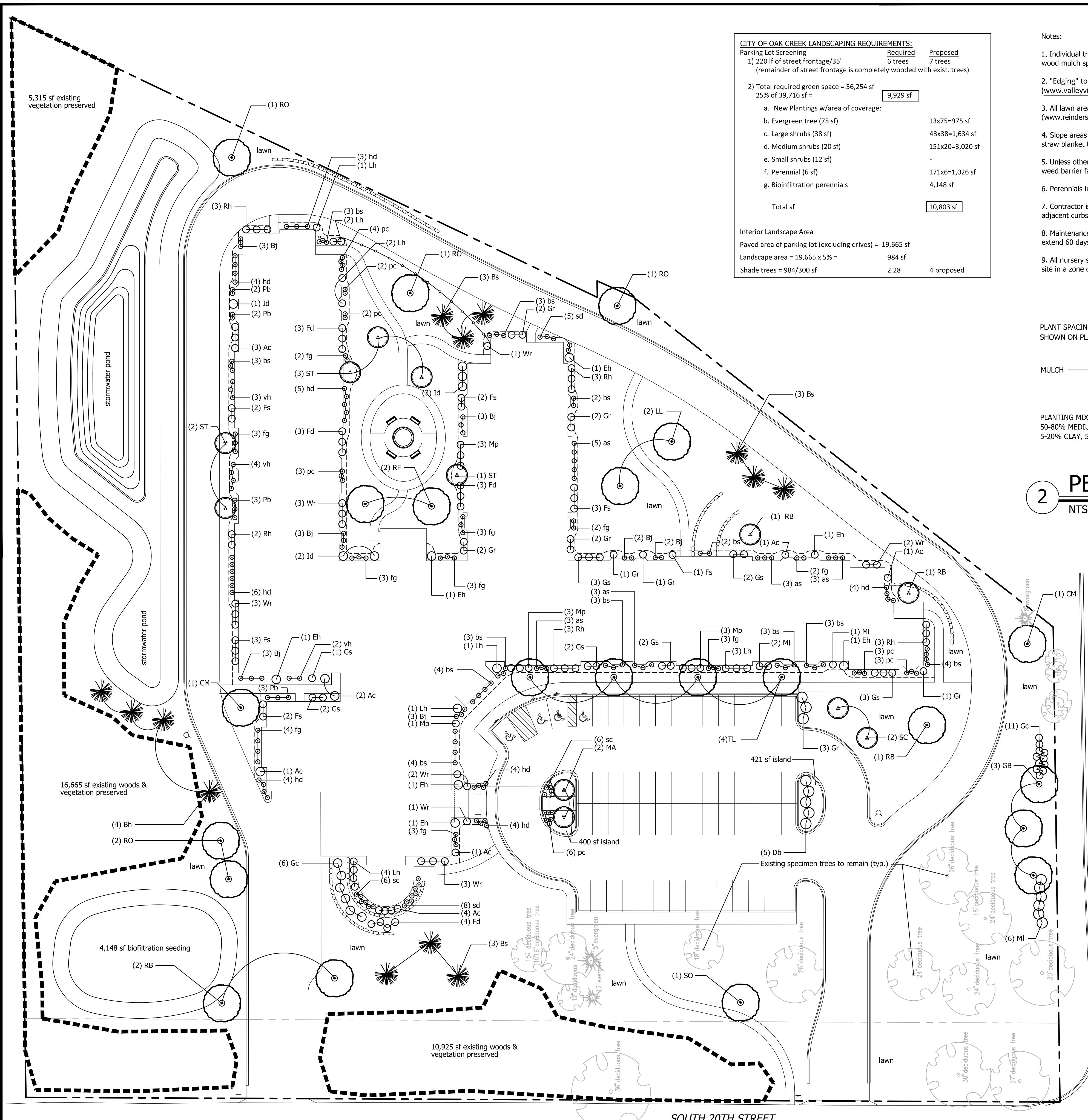
PLAN KEY

- 1 CONNECT TO EXISTING WATER MAIN. COORDINATE INSTALLATION WITH CITY WATER UTILITY
- 2 HYDRANT
- 3 6" WATER VALVE
- 4 8" WATER VALVE
- 5 45° BEND
- 6 8"x8"x6" TEE
- 7 UTILITY PATCH PER CITY REQUIREMENTS
- 8 TRAFFIC RATED SANITARY CLEANOUT
- 9 CONNECT TO SANITARY BLDG SEWER (SEE PLUMBING PLANS)
- 10 CONNECT TO EXISTING SANITARY SEWER WITH WYE CONNECTION PER OAK CREEK WATER & SANITARY UTILITY REQUIREMENTS
- 11 CONNECT TO ROOF DOWNSPOUT, TYP.
- 12 PROVIDE PRECAST SPLASH BLOCK AT DOWNSPOUT, TYP.



818 N Meadowbrook Ln
Waunakee, WI 53597
Phone: (608) 849-9378

<p>ADCI Architectural Design Consultants, Inc. 30 Wisconsin Dells Parkway • P.O. Box 580 Lake Delton, WI 53940 Phone: (608) 254-6181 Fax: (608) 254-2139</p> <p><small>This document contains confidential or proprietary information of Architectural Design Consultants, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Architectural Design Consultants, Inc.</small></p>	<p style="text-align: center;">WISCONSIN</p> <p style="text-align: center;">OAK PARK PLACE OAK CREEK</p> <p style="text-align: center;">UTILITY PLAN</p> <hr/> <p>Drawn By: K. JOHNSON Checked By: R. JOHNSON Date: 12-22-2015 Scale: AS NOTED Job Number: 15-120</p> <hr/> <p style="text-align: center;">SHEET NUMBER C400</p>
--	---

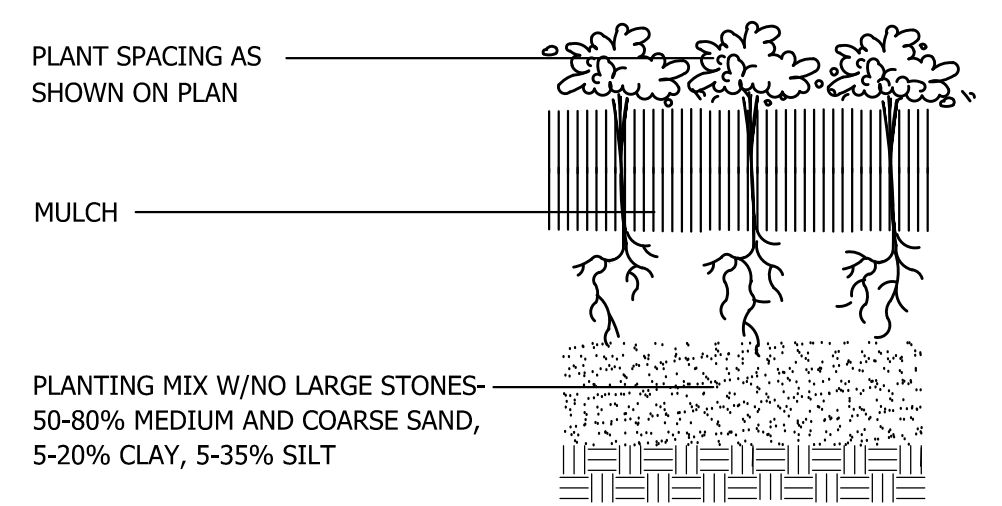


CITY OF OAK CREEK LANDSCAPING REQUIREMENTS:

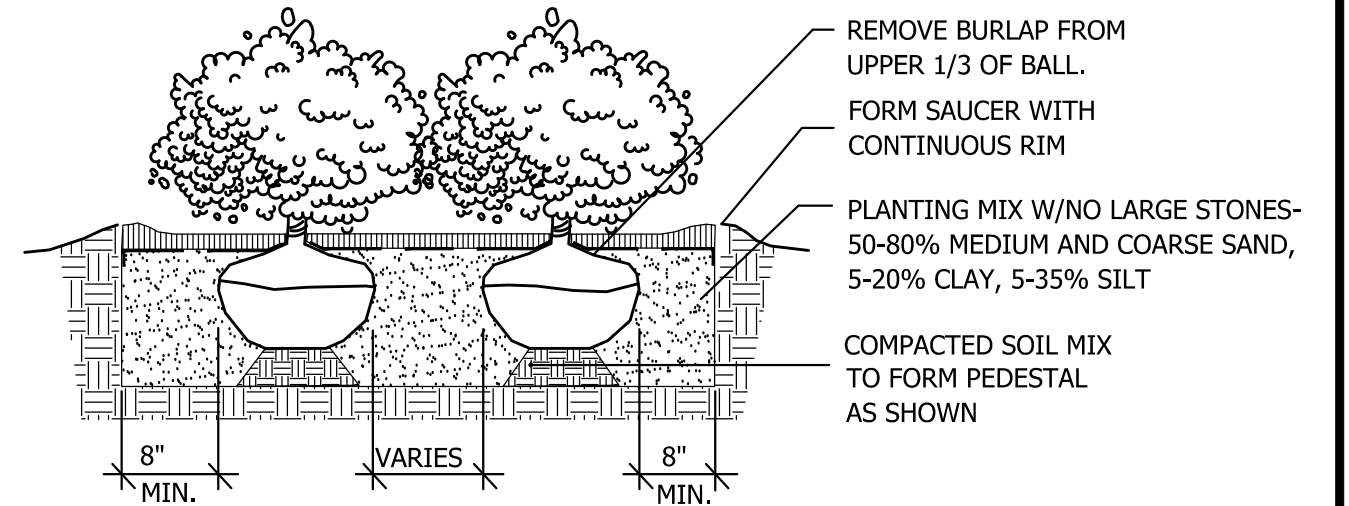
Parking Lot Screening	Required	Proposed
1) 220 lf of street frontage/35'	6 trees	7 trees
(remainder of street frontage is completely wooded with exist. trees)		
2) Total required green space = 56,254 sf		
25% of 39,716 sf =	9,929 sf	
a. New Plantings w/area of coverage:		
b. Evergreen tree (75 sf)	13x75=975 sf	
c. Large shrubs (38 sf)	43x38=1,634 sf	
d. Medium shrubs (20 sf)	151x20=3,020 sf	
e. Small shrubs (12 sf)	-	
f. Perennial (6 sf)	171x6=1,026 sf	
g. Bioinfiltration perennials	4,148 sf	
Total sf	10,803 sf	

Interior Landscape Area
 Paved area of parking lot (excluding drives) = 19,665 sf
 Landscape area = 19,665 x 5% = 984 sf
 Shade trees = 984/300 sf = 2.28 4 proposed

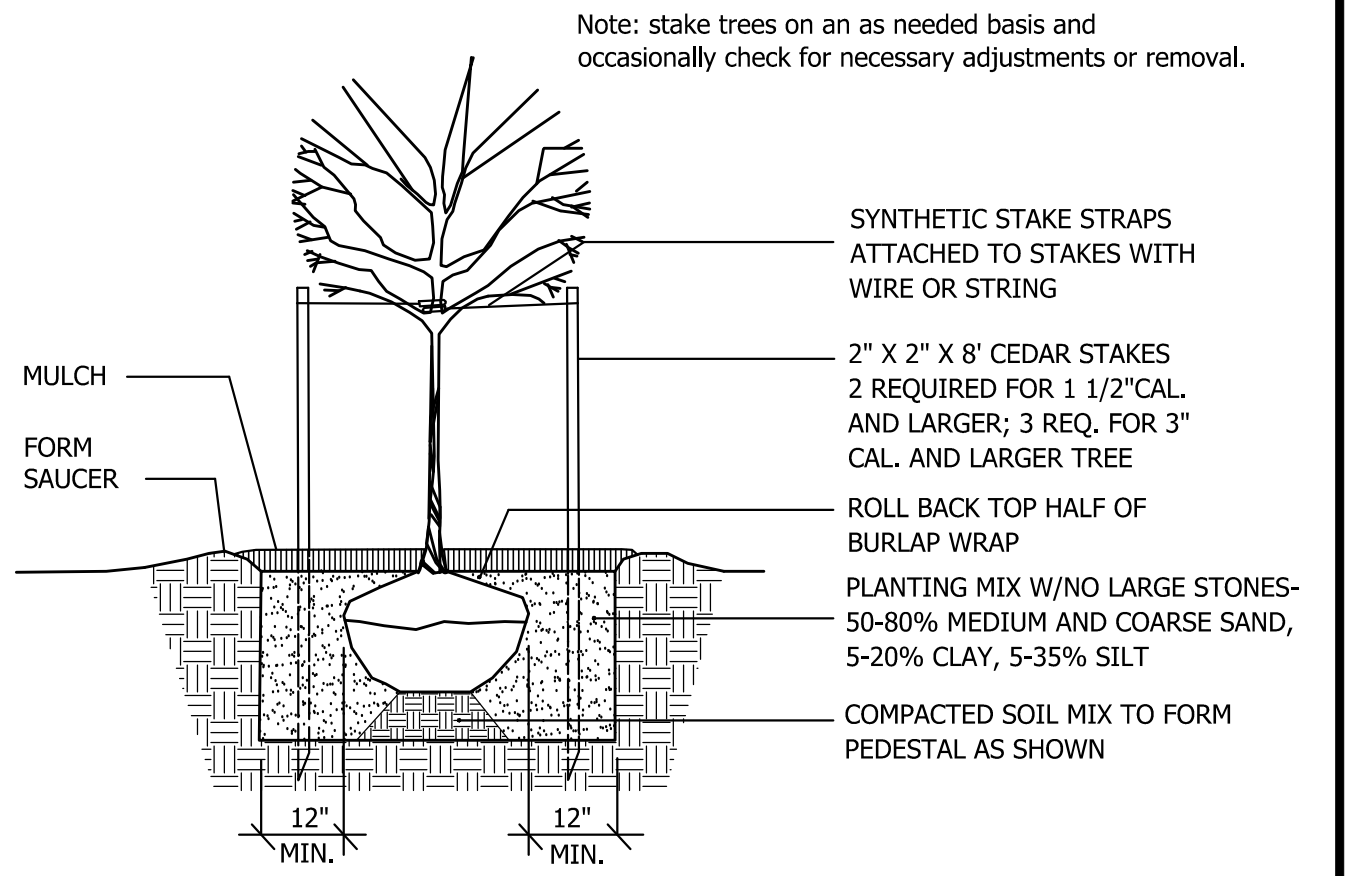
- Notes:
- Individual tree and shrub groupings found within lawn areas are to receive wood mulch rings and/or wood mulch beds consisting of a mixture of recycled brown dyed wood mulch spread to a 3" min. depth over a pre-emergent herbicide.
 - "Edging" to be professional grade polyethylene lawn edging available in 20' flat strips. Basis of Design: Valley View Black Diamond. Valley View Industries. (www.valleyviewind.com/professional/)
 - All lawn areas shall be fine graded and installed with seed at a rate of 200lbs. per acre. Basis of Design: Supreme Lawn Seed Mix, Reinders Company (www.reinders.com/golfssoftgoods/reinmixtures.asp).
 - Slope areas of 3:1 or greater and concentrated overland drainage channels shall be seeded with lawn seed mixture and overlaid with a single net, photo biodegradable straw blanket that is pegged with metal staples or biodegradable stakes. Basis of Design: Tensar D575. North American Green. (www.nagreen.com)
 - Unless otherwise indicated, plant beds to receive locally available, clean washed 1 1/2" - 2 1/2" durable landscape stone spread to a 3" min. depth over a commercial grade weed barrier fabric.
 - Perennials in mass bed plantings to be planted in staggered rows.
 - Contractor is responsible for repairing any and all damage to the adj. properties. Planted areas shall be replanted, damaged lawn areas shall be repaired with sod and adjacent curbs and pavement shall be re-paved.
 - Maintenance, watering and warranty of plants to extend for 12 months after project completion/acceptance. Maintenance, watering and warranty period for seed to extend 60 days from project completion/acceptance of installation.
 - All nursery stock (trees) shall be grown in clay loam soil for a min. of three growing seasons within 60 miles to the North or West, or 90 miles to the South of the project site in a zone compatible with USDA hardiness Zone 5b.



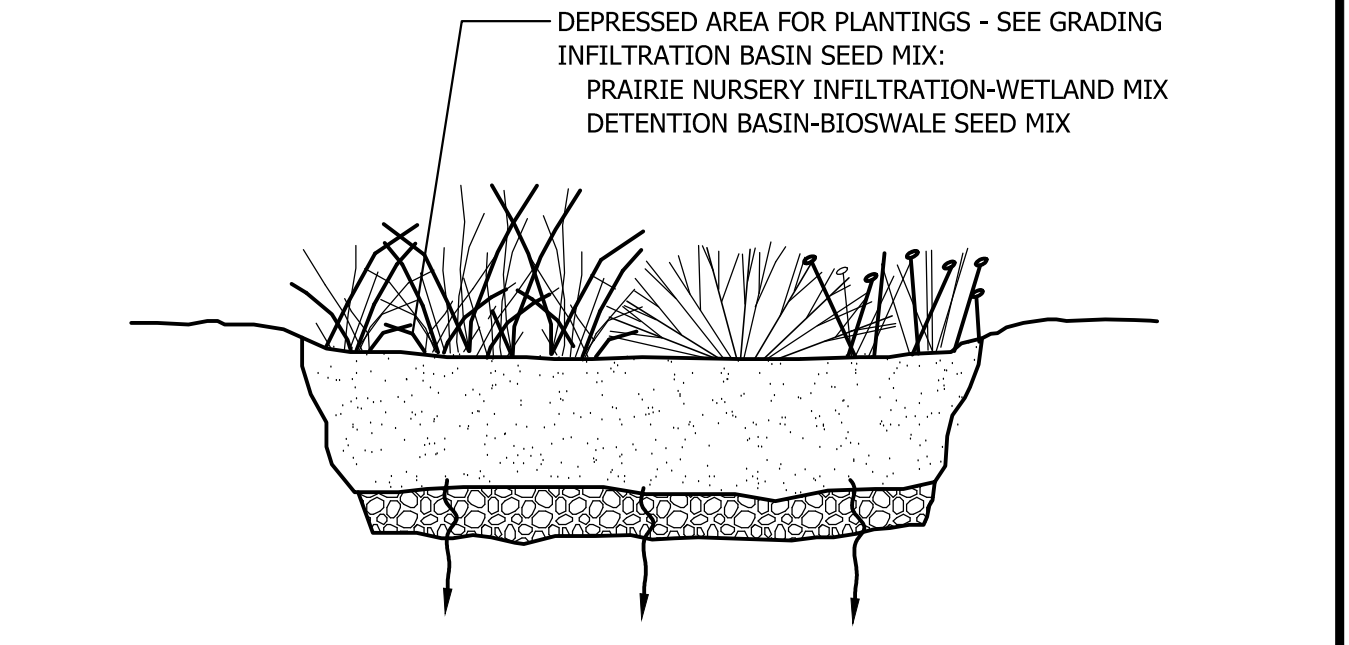
2 PERENNIAL PLANTING
NTS



3 SHRUB PLANTING
NTS



4 TREE PLANTING
NTS



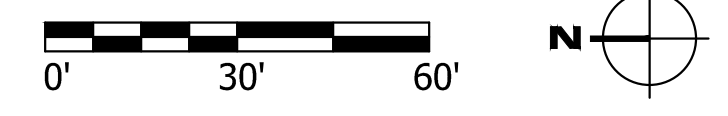
5 INFILTRATION SEEDING
NTS

DECIDUOUS and EVERGREEN TREES		
CM	Sugar Maple	3" B&B
SO	Swamp White Oak	3" B&B
LL	Littleleaf Linden	3" B&B
RF	Royal Frost Birch	6" B&B
RO	Red Oak	3" B&B
SC	Sargent Crabapple	1 1/2" B&B
ST	Sargent Tina Crabapple	1 1/2" B&B
MA	Magnolia 'Ann'	6" B&B
RB	Redbud (Columbus Strain)	6" B&B
TL	Japanese Tree Lilac	#7 Cont.
Bh	Black Hills Spruce	5" B&B
Bs	Blue Spruce	5" B&B
GB	Ginkgo Biloba	3" B&B

DECIDUOUS AND EVERGREEN SHRUBS		
Db	Dwarf Burningbush	#2 CONT.
MI	Meyer Lilac	#2 CONT.
Gc	Glossy Black Chokeberry	#2 CONT.
Mp	McKay White Potentilla	#2 CONT.
Gr	Cuthbert Grant Rose	#2 CONT.
Pb	Crimson Pygmy Barberry	#2 CONT.
Rh	P.J.M. Rhododendron	#2 CONT.
Ac	Am. Cranberry 'Alfredo Compact'	#2 CONT.
Wr	Wine and Roses Weigela	#2 CONT.
Id	'Ivory Halo' Dogwood	#2 CONT.
Gs	Goldmound Spirea	#2 CONT.
Eh	Endless Summer Hydrangea	#2 CONT.
Lh	Little Lime Hydrangea	#2 CONT.
Fs	Gro Low Fragrant Sumac	#2 CONT.
Bj	Blue Rug Juniper	#2 CONT.
Fd	Frau Dagmar Hastrup Rose	#2 CONT.

PERENNIALS		
Tg	Karl Foerster Feather Reed Grass	#1 CONT.
sc	'Prairie Splendor' Coneflower	#1 CONT.
hd	'Happy Returns' Daylily	#1 CONT.
sd	'Stella de 'Oro' Daylily	#1 CONT.
pc	Plum Pudding Coralbells	#1 CONT.
vh	Varietied Hosta	#1 CONT.
bs	Black Eyed Susan	#1 CONT.
as	'Autumn Fire' Sedum	#1 CONT.

1 LANDSCAPE PLAN



Issued: Jan. 14, 2016

Landscape Table

Project: Oak Park Place

Oak Creek Wisconsin

DECIDUOUS and EVERGREEN TREES			Plant Size	Height x Spread	Quantity
			Mature Size		
CM	Sugar Maple	Acer saccharum	3" B&B	50'x50'	2
SO	Swamp White Oak	Quercus bicolor	3" B&B	50'x40'	1
LL	Littleleaf Linden	Tilia cordata	3" B&B	35'x30'	2
RF	Royal Frost Birch	Betula 'Royal Frost'	6' B&B	30'x20'	2
RO	Red Oak	Quercus rubra	3" B&B	60'x50'	5
SC	Sargent Crabapple	Malus sargentii	1 1/2" B&B	6'x12'	2
ST	Sargent Tina Crabapple	Malus 'Tina'	1 1/2" B&B	6'x8'	6
MA	Magnolia 'Ann'	Magnolia x 'Ann'	6' B&B	10'x12'	2
RB	Redbud (Columbus Strain)	Cercis canadensis "Columbus Strain"	6' B&B	15'x15'	5
TL	Japanese Tree Lilac	Syringa reticulata	#7 Cont	25'x25'	4
Bh	Black Hills Spruce	Picea glauca densata	5' B&B	35'x45'	4
Bs	Blue Spruce	Picea pungens	5' B&B	35'x60'	9
GB	Ginko Biloba	Ginko biloba	3" B&B	50'x30'	3
DECIDUOUS AND EVERGREEN SHRUBS					
Db	Dwarf Burningbush	Euonymus alatus 'Compactus'	#2 CONT.	5'x5'	5
MI	Meyer Lilac	Syringa meyerii 'Palibin'	#2 CONT.	4'x5'	9
Gc	Glossy Black Chokeberry	Aronia melanocarpa var. elata	#2 CONT.	4'x4'	17
Mp	McKay White Potentilla	Potentilla fruticosa 'McKay's White'	#2 CONT.	2.5'x2.5'	10
Gr	Cuthbert Grant Rose	Rosa 'Cuthbert Grant'	#2 CONT.	3'x3'	14
Pb	Crimson Pygmy Barberry	Berberis thunbergii 'Crimson Pygmy'	#2 CONT.	2'x2'	10
Rh	P.J.M. Rhododendron	Rhododendron 'PJM'	#2 CONT.	4'x3'	14
Ac	Am. Cranberry 'Alfredo Compact'	Viburnum trilobum 'Alberto'	#2 CONT.	5'x5'	12
Wr	Wine and Roses Weigela	Weigela florida 'Alexandra'	#2 CONT.	4'x3'	14
Id	'Ivory Halo' Dogwood	Cornus alba 'Bailhalo'	#2 CONT.	5'x5'	6
Gs	Goldmound Spirea	Spiraea 'Goldmound'	#2 CONT.	18"x3'	17
Eh	Endless Summer Hydrangea	Hydrangea macrophylla 'Endless Summer'	#2 CONT.	4'x4'	7

Lh	Little Lime Hydrangea	Hydrangea paniculata 'Little Lime'	#2 CONT.	4'x4'	14
Fs	Gro Low Fragrant Sumac	Rhus aromatica 'Gro Low'	#2 CONT.	2'x6'	13
Bj	Blue Rug Juniper	Juniperus horizontalis	#2 CONT.	6"x3'	19
Fd	Frau Dagmar Hastrup Rose	Rosa 'Frau Dagmar Hastrup'	#2 CONT.	3'x3'	13

PERENNIALS

fg	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'K Foerster'	#1 CONT	4'x2'	30
sc	'Prairie Splendor' Coneflower	Echinacea 'Prairie Splendor'	#1 CONT.	2'x2'	12
hd	'Happy Returns' Daylily	Hemerocallis 'Happy Returns'	#1 CONT.	2'x3'	34
sd	'Stella de 'Oro' Daylily	Hemerocallis 'Stella de Oro'	#1 CONT.	2'x2'	13
pc	Plum Pudding Coralbells	Heuchera micrantha 'Palace Purple'	#1 CONT.	2'x2'	22
vh	Varieted Hosta	Hosta 'Albomarginata'	#1 CONT.	2'x2'	9
bs	Black Eyed Susan	Rudbeckia hirta	#1 CONT.	2'x2'	34
as	Autumn Fire Sedum	Sedum 'Autumn Fire'	#1 CONT.	2'X2'	17



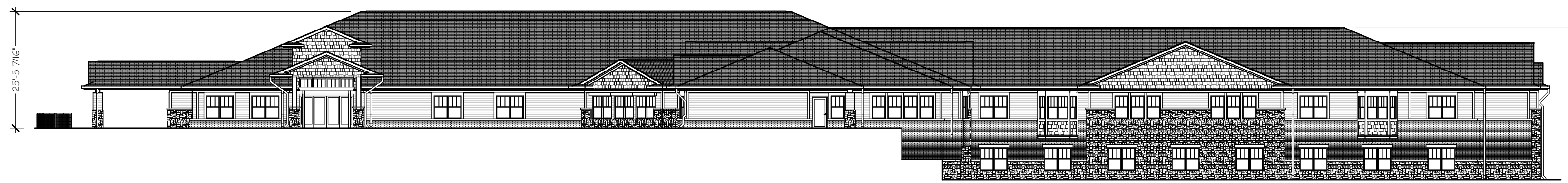
1 OVERALL NORTH ELEVATION

SCALE: 1" = 20'



2 OVERALL EAST ELEVATION

SCALE: 1" = 20'



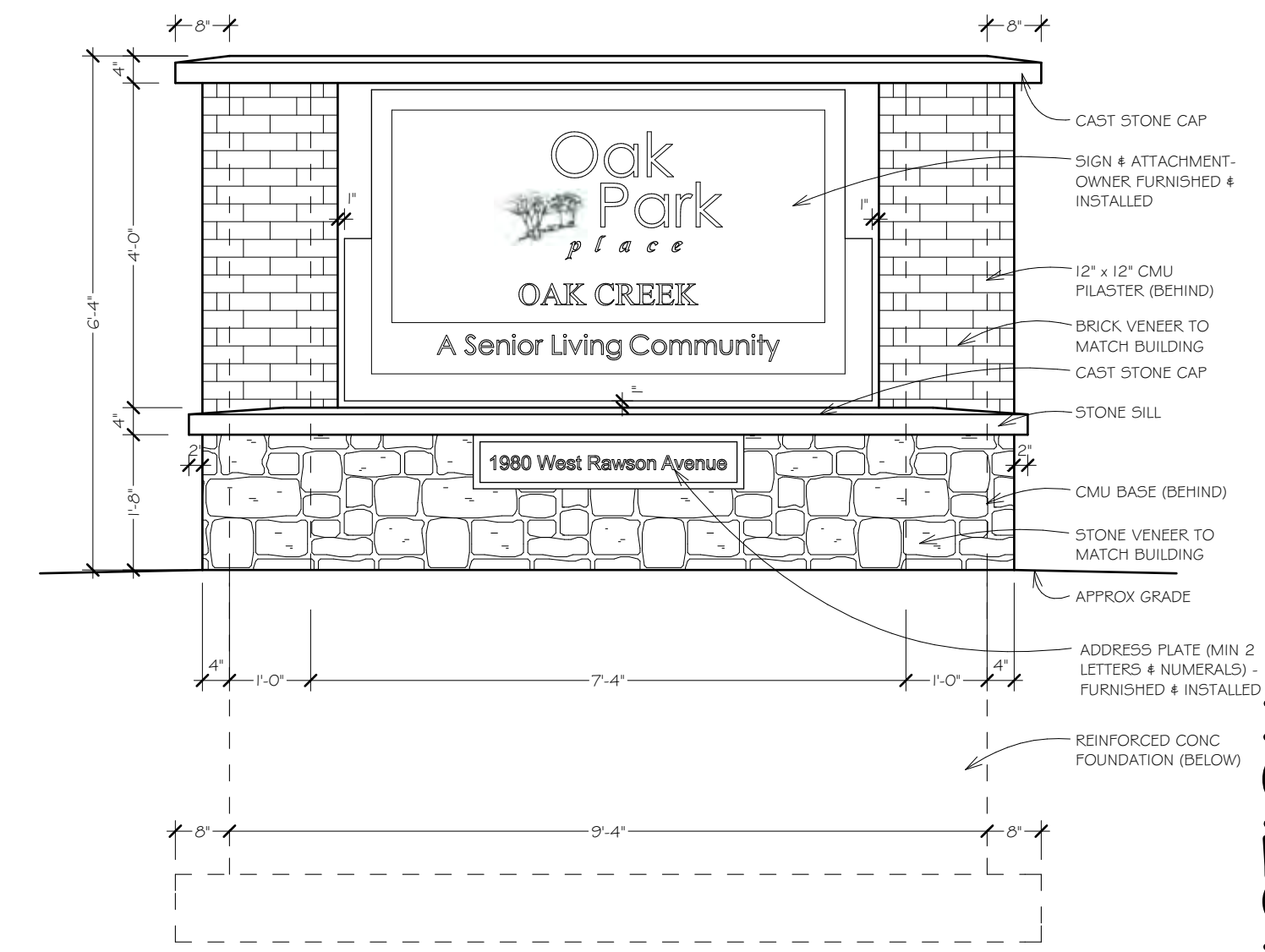
3 OVERALL SOUTH ELEVATION

SCALE: 1" = 20'



4 OVERALL WEST ELEVATION

SCALE: 1" = 20'



5 MONUMENT SIGN ELEVATION

SCALE: 1/2" = 1'-0"

ELEVATION KEY NOTES	
①	ASPHALT SHINGLES
②	COMPOSITE FASCIA
③	PRE FIN ALUMINUM GUTTERS & DOWNSPOUTS
④	COMPOSITE TRIM
⑤	STONE SILL
⑥	STONE VENEER
⑦	BRICK VENEER
⑧	COMPOSITE SHAKE SIDING
⑨	COMPOSITE LAP SIDING
⑩	COMPOSITE FREEZE BOARD
⑪	CONT RIDGE VENT
⑫	WOOD TRILLIS
⑬	PRE-FINISHED METAL GUARDRAIL
⑭	RETAINING WALL
⑮	STONE LINTEL
⑯	LOUVER

Elevation	% Masonry	%Non Masonry	Total wall SF	Masonry SF	Window/Door SF (Mas)	Non Masonry SF	Window/Door SF (non Mas)
A	54.0%	46.0%	1716.9	927.3	149.0	789.6	127.5
B	51.2%	48.8%	958.1	490.9	69.0	467.3	58.5
C	71.2%	28.8%	259.3	184.6	30.0	74.7	30.0
D	67.6%	32.4%	1020.8	689.9	81.0	330.9	45.0
E	75.4%	24.6%	3917.1	2954.6	570.0	962.5	466.7
F	75.3%	24.7%	968.1	729.0	96.0	239.1	90.0
G	74.5%	25.5%	2725.7	2030.1	491.0	695.5	417.5
H	73.7%	26.3%	1026.7	756.4	210.0	270.3	201.0
I	76.2%	23.8%	1974.2	1504.2	296.0	469.9	311.6
J	72.8%	27.2%	986.8	718.0	105.7	268.8	60.3
K	68.1%	31.9%	2190.8	1491.3	287.7	699.6	188.3
L	60.3%	39.7%	2243.6	1353.0	145.0	890.6	408.3
M	27.6%	72.4%	386.7	106.7	6.8	280.0	88.8
N	40.1%	59.9%	1672.2	670.5	123.4	1001.8	392.8
O	53.3%	46.7%	293.4	156.4	42.0	136.9	48.0
P	57.6%	42.4%	129.8	74.8	0.0	55.0	0.0
Q	34.0%	66.0%	65.5	22.3	52.0	43.3	64.0
R	44.8%	55.2%	1426.5	639.1	188.0	787.4	133.3
TOTAL	65%	35%	23962.0	15498.9	2942.6	8463.0	3131.7

ELEVATION MATERIAL CALCULATIONS

PRELIMINARY PLANS NOT FOR CONSTRUCTION

ADCI Architectural Design Consultants, Inc.
 30 Wisconsin Dells Parkway • P.O. Box 580
 Lake Delton, WI 53940
 Phone: (608) 254-6181 Fax: (608) 254-2139

OAK PARK PLACE
OAK CREEK
OVERALL ELEVATIONS

Drawn By: J. Herley
 Architect: Mark Kruser
 Date: 01-13-16
 Scale: AS NOTED
 Job Number: IS-120

SHEET NUMBER
A5.0

Monday, January 11, 2016 12:08 PM BIM Server: LPT\ADMIN1 - BIM Server 1515-120-DPP - Oak Creek WI



**Architectural Design
Consultants, Inc.**

**OAK CREEK
OAK PARK PLACE**



**Architectural Design
Consultants, Inc.**

**OAK CREEK
OAK PARK PLACE**



**Architectural Design
Consultants, Inc.**

**OAK CREEK
OAK PARK PLACE**



**Architectural Design
Consultants, Inc.**

**OAK CREEK
OAK PARK PLACE**



**Architectural Design
Consultants, Inc.**

**OAK CREEK
OAK PARK PLACE**





Plan Commission Report

ITEM: 5b
DATE: January 26, 2016

PROJECT: Certified Survey Map – Norb Theine, Apple Tower Development, Inc.

ADDRESS: 8380, 8400, and 8432 S. 27th St.

TAX KEY NO: 831-9027, 831-9026, 831-9025

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the Certified Survey Map for the properties at 8380, 8400, and 8432 S. 27th St. be approved with the following conditions:

1. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.
2. That a new Certified Survey Map or Subdivision Plat is submitted for review and approval by the Plan Commission and Common Council prior to the development of Outlot 1.
3. That the officially mapped street pattern for S. Orchard Way is depicted on the map prior to recording. Compliance with dedication of this street pattern per Municipal Code is required at the time a Certified Survey Map or Subdivision Plat is submitted for the development of Outlot 1.
4. That a wetland delineation be completed on Outlot 1 by a Wisconsin DNR-approved professional prior to development of Outlot 1. Should the survey indicate the presence of wetlands, a new CSM or Affidavit of Correction shall be submitted to the City of Oak Creek for review and approval per Municipal Code.
5. That deferred special assessments are paid in full prior to recording.

Ownership: Apple Tower Development, Inc., 6183 S. Packard Ave., Cudahy, WI 53110

Size: Lot 1 = 8.7904 acres, Lot 2 = 12.1331 acres; Lot 3 = 3.1605 acres

Existing Zoning: B-4, Highway Business; Rm-1 (CU), Multifamily Residential

Adjacent Zoning: North – B-2, Community Business; Rm-1 (PUD), Multifamily Residential
East – Rm-1 (PUD), Multifamily Residential
South – Rm-1 (PUD), Multifamily Residential
West – 27th St. (City Limits); B-2, Community Business; Rs-3, Single Family Residential

Comprehensive Plan: Single Family Residential; Two Family/Townhouse Residential; Planned Business.

Wetlands: To be delineated.

Floodplain: N/A.

Official Map: Yes, officially mapped streets exist on 8380 S. 27th St. (see attached location map).

Commentary: The Applicant is requesting approval of a Certified Survey Map that will reconfigure the properties at 8380, 8400, and 8432 S. 27th St. A version of this map was reviewed and approved by the Plan Commission and Common Council in October and November of 2015. Based on conversations among the landowners, City Staff, and purchasers of Lot 1, a revised map was submitted showing only the division of one building lot with the remaining land as one outlot. Lot 1 is anticipated to be the future location for the Villa Healthcare facility, which received a rezone and Conditional Use Permit in 2015.

Conditions of approval are listed above for the Commission's review. With the exception of some clarifying language and a condition explaining the process required for the development of Outlot 1, the conditions are the same as were approved for the previous CSM.

Prepared by:



Kari Papellbon, CFM, AICP
Planner

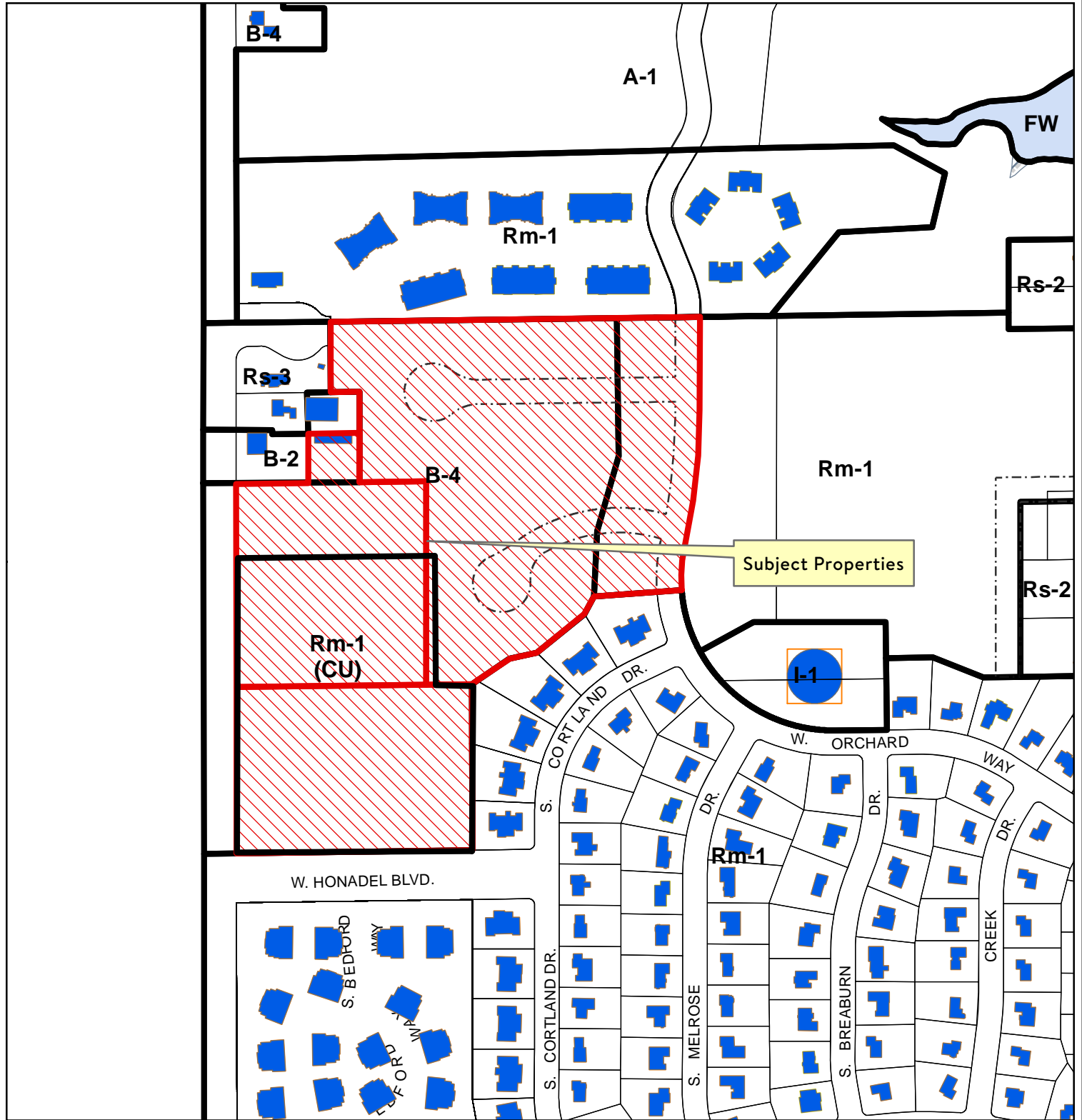
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

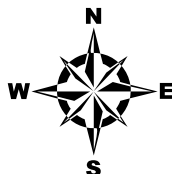
8380, 8400, 8432 S. 27th St.



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



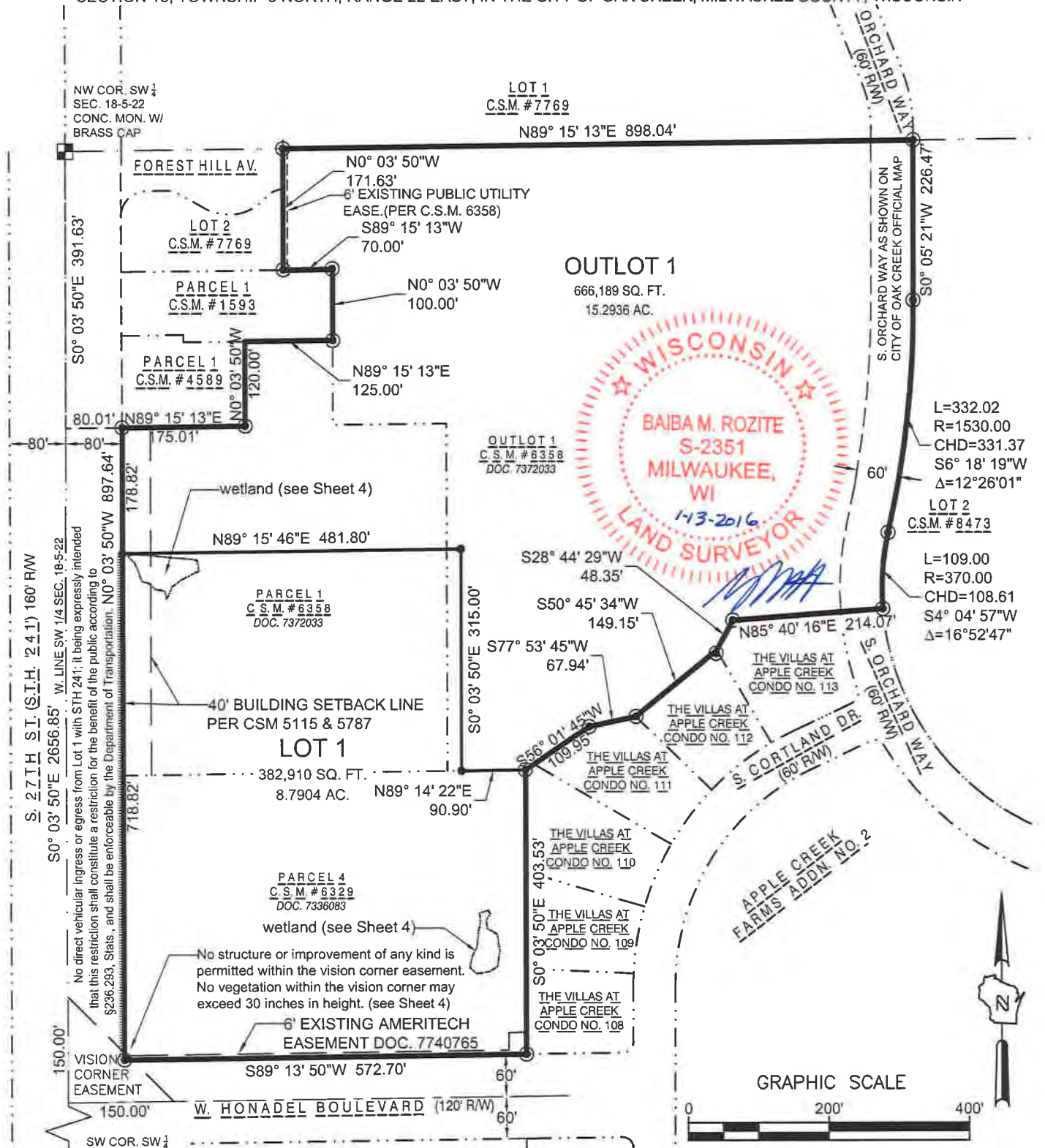
Department of Community Development



Legend	
	8380, 8400, 8432 S. 27th St.
	Floodfringe
	Floodway

CERTIFIED SURVEY MAP NO. _____

PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 6358, RECORDED AS DOCUMENT NO. 7372033 AND PARCEL 4 OF CERTIFIED SURVEY MAP NO. 6329, RECORDED AS DOCUMENT NO. 7336083, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

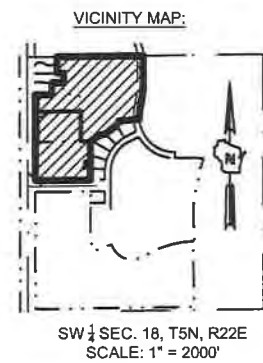


LEGEND & NOTES:

- INDICATES FOUND 1" DIAM. IRON PIPE UNLESS OTHERWISE NOTED.
- INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE WEST LINE OF THE SW 1/4 OF SEC. 18-5-22, ASSUMED TO BEAR N 0°03'50" W, AS PUBLISHED BY SEWRPC, NAD 1927

DISTANCES MEASURED TO THE NEAREST 0.01'
ANGLES MEASURED TO THE NEAREST 01"



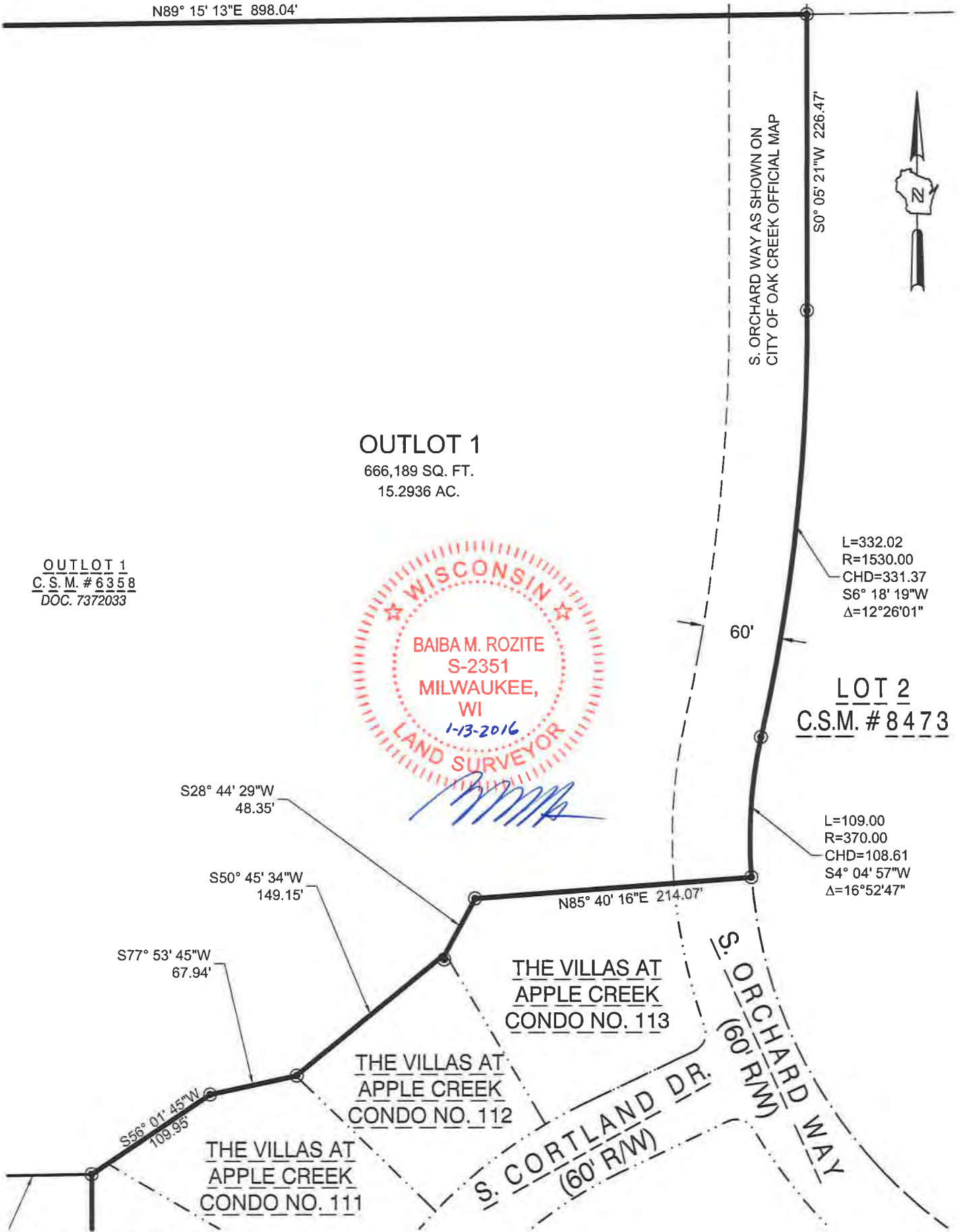
THE SIGMA GROUP
Single Source. Sound Solutions.

www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

OWNER/SUBDIVIDER:
APPLE TOWER DEVELOPMENT INC
6183 S. PACKARD AVE.
CUDAY, WI 53110

CERTIFIED SURVEY MAP NO. _____

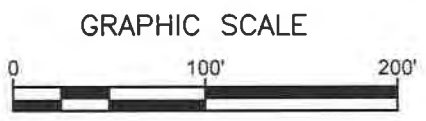
PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 6358, RECORDED AS DOCUMENT NO. 7372033 AND PARCEL 4 OF CERTIFIED SURVEY MAP NO. 6329, RECORDED AS DOCUMENT NO. 7336083, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



OUTLOT 1
C.S.M. # 6358
DOC. 7372033

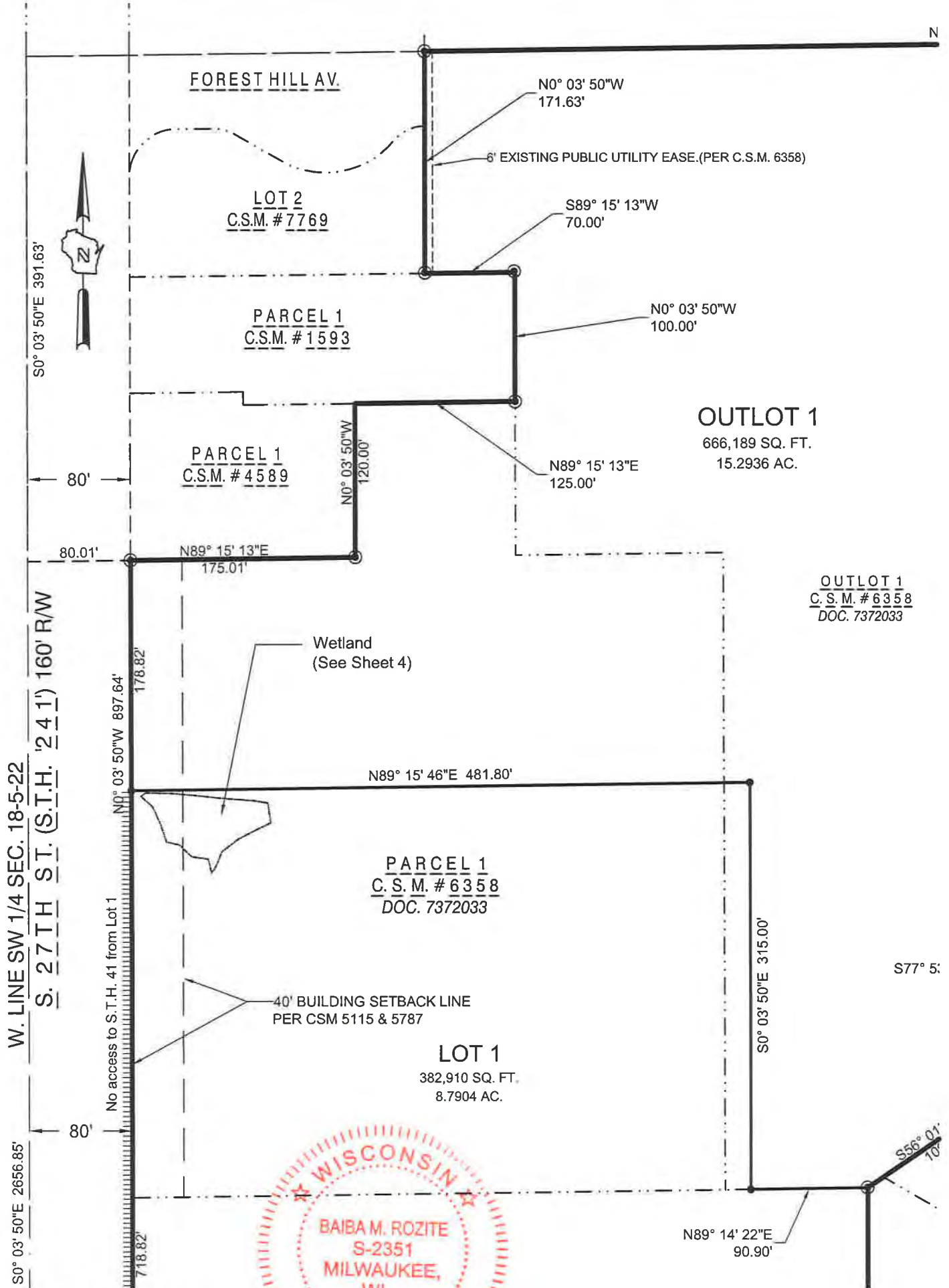


THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



CERTIFIED SURVEY MAP NO. _____

PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 6358, RECORDED AS DOCUMENT NO. 7372033 AND PARCEL 4 OF CERTIFIED SURVEY MAP NO. 6329, RECORDED AS DOCUMENT NO. 7336083, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN



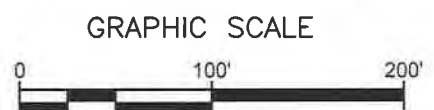
OUTLOT 1
C. S. M. # 6358
DOC. 7372033

PARCEL 1
C. S. M. # 6358
DOC. 7372033

LOT 1
382,910 SQ. FT.
8.7904 AC.



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

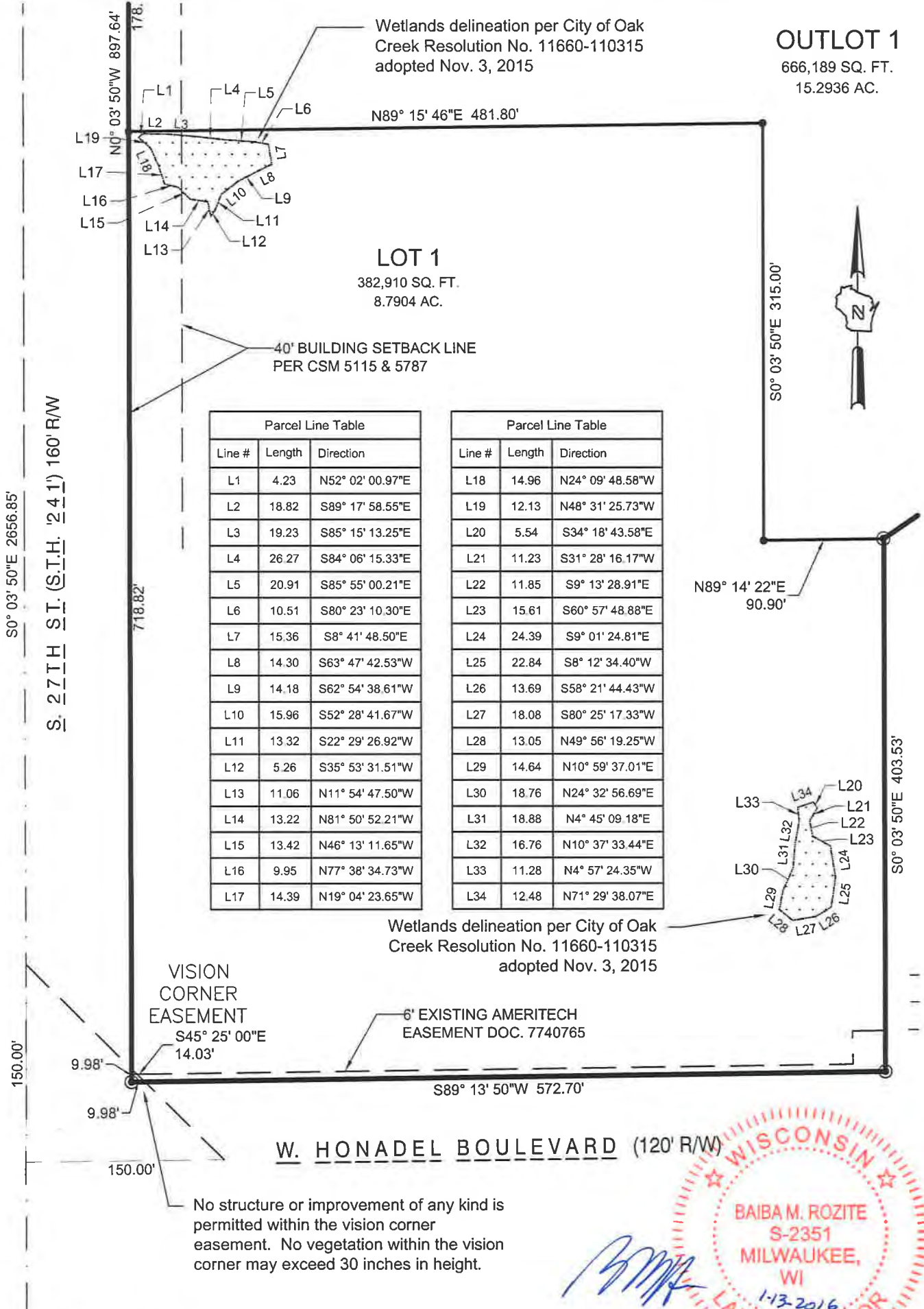


CERTIFIED SURVEY MAP NO. _____

PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 6358, RECORDED AS DOCUMENT NO. 7372033 AND PARCEL 4 OF CERTIFIED SURVEY MAP NO. 6329, RECORDED AS DOCUMENT NO. 7336083, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

OUTLOT 1
666,189 SQ. FT.
15.2936 AC.

LOT 1
382,910 SQ. FT.
8.7904 AC.



Parcel Line Table		
Line #	Length	Direction
L1	4.23	N52° 02' 00.97"E
L2	18.82	S89° 17' 58.55"E
L3	19.23	S85° 15' 13.25"E
L4	26.27	S84° 06' 15.33"E
L5	20.91	S85° 55' 00.21"E
L6	10.51	S80° 23' 10.30"E
L7	15.36	S8° 41' 48.50"E
L8	14.30	S63° 47' 42.53"W
L9	14.18	S62° 54' 38.61"W
L10	15.96	S52° 28' 41.67"W
L11	13.32	S22° 29' 26.92"W
L12	5.26	S35° 53' 31.51"W
L13	11.06	N11° 54' 47.50"W
L14	13.22	N81° 50' 52.21"W
L15	13.42	N46° 13' 11.65"W
L16	9.95	N77° 38' 34.73"W
L17	14.39	N19° 04' 23.65"W

Parcel Line Table		
Line #	Length	Direction
L18	14.96	N24° 09' 48.58"W
L19	12.13	N48° 31' 25.73"W
L20	5.54	S34° 18' 43.58"E
L21	11.23	S31° 28' 16.17"W
L22	11.85	S9° 13' 28.91"E
L23	15.61	S60° 57' 48.88"E
L24	24.39	S9° 01' 24.81"E
L25	22.84	S8° 12' 34.40"W
L26	13.69	S58° 21' 44.43"W
L27	18.08	S80° 25' 17.33"W
L28	13.05	N49° 56' 19.25"W
L29	14.64	N10° 59' 37.01"E
L30	18.76	N24° 32' 56.69"E
L31	18.88	N4° 45' 09.18"E
L32	16.76	N10° 37' 33.44"E
L33	11.28	N4° 57' 24.35"W
L34	12.48	N71° 29' 38.07"E



CERTIFIED SURVEY MAP NO. _____

PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 6358, RECORDED AS DOCUMENT NO. 7372033 AND PARCEL 4 OF CERTIFIED SURVEY MAP NO. 6329, RECORDED AS DOCUMENT NO. 7336083, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Baiba M. Rozite, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped Parcel 1 and Outlot 1 of Certified Survey Map No. 6358, recorded as Document No. 7372033 and Parcel 4 of Certified Survey Map No. 6329, recorded as Document No. 7336083, in the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Southwest $\frac{1}{4}$ section; Thence South $0^{\circ}03'50''$ East, 391.63 feet along the West line of said Southwest $\frac{1}{4}$ section; Thence North $89^{\circ}15'13''$ East, 80.01 feet to the East line of S. 27th Street (S.T.H. 241) and to the point of beginning; Continuing thence North $89^{\circ}15'13''$ East, 175.01 feet along the South line of Parcel 1 of Certified Survey Map No. 4589; Thence North $0^{\circ}03'50''$ West, 120.00 feet along the East line of said Parcel 1; Thence North $89^{\circ}15'13''$ East, 125.00 feet along the South line of Parcel 1 of Certified Survey Map No. 1593; Thence North $0^{\circ}03'50''$ West, 100.00 feet along the East line of said Parcel 1; Thence South $89^{\circ}15'13''$ West, 70.00 feet along the North line of said parcel 1; Thence North $0^{\circ}03'50''$ West, 171.63 feet along the East line of Lot 2 and Forest Hill Avenue in Certified Survey Map No. 7769 to the North line of the aforesaid Southwest $\frac{1}{4}$ section, also being the South line of Lot 1 of Certified Survey Map No. 7769; Thence North $89^{\circ}15'13''$ East, 898.04 feet along the South line of said Lot 1 and its Easterly extension; Thence South $0^{\circ}05'21''$ West, 226.47 feet along the West line of Lot 2 of Certified Survey Map No. 8473 to the beginning of a 1530.00 foot radius curve to the right, whose chord bears South $6^{\circ}18'19''$ West, 331.37 feet; Thence Southwesterly, 332.02 feet along the arc of said curve and along said Westerly line to the beginning of a 370.00 foot radius curve to the left, whose chord bears South $4^{\circ}04'57''$ West, 108.61 feet; Thence Southwesterly, 109.00 feet along the arc of said curve and along said Westerly line; Thence South $85^{\circ}40'16''$ West, 214.07 feet along the Northerly line of The Villas at Apple Creek Condo No. 113; Thence South $28^{\circ}44'29''$ West, 48.35 feet along the Northwesterly line of said condo plat; Thence South $50^{\circ}45'34''$ West, 149.15 feet along the Northwesterly line of The Villas at Apple Creek Condo No. 112; Thence South $77^{\circ}53'45''$ West, 67.94 feet along the Northerly line of The Villas at Apple Creek Condo No. 111; Thence South $56^{\circ}01'45''$ West, 109.95 feet along the Northwesterly line of The Villas at Apple Creek Condo No. 111; Thence South $0^{\circ}03'50''$ East, 403.53 feet along the West line of The Villas at Apple Creek Condo Nos. 110-108; Thence South $89^{\circ}13'50''$ West, 572.70 feet Long the North line of West Honadel Boulevard; Thence North $0^{\circ}03'50''$ West, 897.64 feet along the East line of S. 27th Street (S.T.H. 241) to the point of beginning

Said parcel contains a total of 1,049,099 SQUARE FEET OR 24.084 ACRES of land, more or less.

That I have made the survey, land division and map by the direction of the owner of said land. That the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with s. 236.34 of the Wisconsin Statutes and CHAPTER 14 OF THE CITY OF OAK CREEK MUNICIPAL CODE in surveying, dividing and mapping the same.


BAIBA M. ROZITE S-2351

1-13-2016

DATE



CERTIFIED SURVEY MAP NO. _____

PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 6358, RECORDED AS DOCUMENT NO. 7372033 AND PARCEL 4 OF CERTIFIED SURVEY MAP NO. 6329, RECORDED AS DOCUMENT NO. 7336083, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

OWNER'S CERTIFICATE

APPLE TOWER DEVELOPMENT INC., a corporation duly organized and existing under the laws of the State of Wisconsin, as owner, caused the land described on this map to be surveyed, divided and mapped as represented on this map.

APPLE TOWER DEVELOPMENT INC., as owner, does further certify that this map is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: The City of Oak Creek.

As owner I hereby restrict Lot 1, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with STH 241, also known as S. 27th Street, as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to §236.293, Stats., and shall be enforceable by the Department of Transportation.

IN WITNESS WHEREOF, the said APPLE TOWER DEVELOPMENT INC., owner, has caused these presents to be signed by its President, Norbert S. Theine, at _____, Wisconsin, this ____ day of _____, 20

APPLE TOWER DEVELOPMENT INC., by:

Norbert S. Theine, President

STATE OF WISCONSIN)

)SS

MILWAUKEE COUNTY)

Personally came before me this ____ day of _____, 20____, the above-named Norbert S. Theine, to me known to be the person who executed the foregoing instrument and to me known to be the President of APPLE TOWER DEVELOPMENT INC., and acknowledged that he executed the foregoing instrument as such member as the deed of said corporation, by its authority.

(SEAL) NOTARY PUBLIC *signature*, STATE OF WISCONSIN

notary printed name

MY COMMISSION EXPIRES _____.



CERTIFIED SURVEY MAP NO. _____

PARCEL 1 AND OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 6358, RECORDED AS DOCUMENT NO. 7372033 AND PARCEL 4 OF CERTIFIED SURVEY MAP NO. 6329, RECORDED AS DOCUMENT NO. 7336083, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN

CITY OF OAK CREEK PLAN COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE CITY OF OAK CREEK ON THIS ____ DAY OF _____, 20____.

STEPHEN SCAFFIDI, CHAIRMAN
CITY OF OAK CREEK

DOUGLAS W. SEYMOUR, CORRESPONDING
SECRETARY, CITY OF OAK CREEK

CITY OF OAK CREEK COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED AND ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF OAK CREEK ON THIS ____ DAY OF _____, 20____, BY RESOLUTION NO. _____.

STEPHEN SCAFFIDI, MAYOR
CITY OF OAK CREEK

CATHERINE A. ROESKE, CLERK
CITY OF OAK CREEK

