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Common Council
Chambers
8040 S. 6th St.
Oak Creek, WI 53154
(414) 766-7000

PLAN COMMISSION MEETING AGENDA

TUESDAY, February 9, 2016
AT 6:00 PM

- 1) ROLL CALL
- 2) Minutes of the January 26, 2016 meeting
- 3) Significant Common Council Actions
- 4) NEW 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**
 - b) PLAN REVIEW – Review proposed site, building, and landscaping plans submitted by Blair Williams, Wired Properties, for an addition to the building and revisions to the exterior dining area on the property located at 7979 S. Main St. (Tax Key No. 813-9053). Follow this item on Twitter **@OakCreekPC#OCPCMMainStW.**
- 5) ADJOURN

PLEASE NOTE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 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 26, 2016

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

Commissioner Siepert moved to approve the January 12, 2016 meeting minutes. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

Sign/Building Plan Review
MattressFirm
320 W. Town Square Way
Tax Key No. 813-9048

Ms. Papelbon explained that the difference between this application before the Plan Commission and the last meeting was that the applicants have decided to remove the proposed wall sign on the north elevation, restricting the signs to both the east and west elevations as staff recommended and was recommended by the Plan Commission.

Steve Ignarski, Prairie Sign & Lighting, 11108 42nd Avenue, Pleasant Prairie, Wisconsin stated that MattressFirm wants a sign without the swoosh, and wants to push for bigger signs.

Commissioner Chandler asked for more information on the color of the signs. Mr. Ignarski responded they would be white LED white flex faces. The swoosh is a yellow vinyl graphic with white LED. However, the applicants wishes to install the signs without the swoosh with larger lettering.

Commissioner Carrillo stated that she understands the applicant wants the signs without the swoosh and bigger lettering. Her concern is that when the swoosh is removed, it becomes really large in that area and it overpowers the PetSmart sign, which is smaller and contained within that square. Commissioner Carrillo stated that the sign is more appealing with the swoosh, even though it is adding a little color to the sign because it looks more balanced in that area. Mayor Scaffidi stated he concurred with Commissioner Carrillo.

Alderman Bukiewicz stated that the overall length without the swoosh is longer. Alderman Bukiewicz stated his personal preference that the sign with the swoosh looks better. If the applicant wants it gone, however, he is okay with that.

Mayor Scaffidi asked for a consensus from the Commission.

Commissioner Siepert stated he likes the sign without the swoosh. Ms. Papelbon noted that the applicant has pointed out that the sign on the east elevation is right-justified, rather than being centrally placed.

Alderman Bukiewicz moved that the Plan Commission approves the sign plan submitted by Steve Ignarski, Prairie Sign and Lighting, on behalf of MattressFirm for the property at 320 W. Town Square Way with the following conditions:

1. That one (1) wall sign on the west elevation without the swoosh (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 that the sign is strictly in block letters with panels for both tenants is approved.

3. That a permit application for all signs is submitted to the Inspection Department.

Commissioner Siepert seconded. Ms. Papelbon asked for clarification on the motion - whether the block letters are for all signage or just the monument sign. Alderman Bukiewicz responded that the block lettering applies to all of the signs.

On roll call: Commissioner Johnston - no; Commissioner Carrillo - no; Alderman Bukiewicz - aye; Mayor Scaffidi - aye; Alderman Guzikowski - no; Commissioner Siepert - aye; Commissioner Chandler - no. Motion failed.

Mayor Scaffidi stated that the Plan Commission's direction to the applicant is that they want the swoosh incorporated into the signage.

Ms. Papelbon stated that she wanted to ensure that the Plan Commission understood that this action means they have not approved the signs at all. This would require the applicant to come back again for sign review. Mayor Scaffidi stated that is what happens when there are "no" votes. Ms. Papelbon then clarified that this is a complete "no" vote on all of the signs. Mayor Scaffidi confirmed this understanding, and advised the applicant to come back before the Plan Commission in two weeks with the signage that the City is looking for. The motion was made for the signage without that. The motion was denied. There will be a fresh meeting with a fresh motion with the signage that the Plan Commission has asked for. Ms. Papelbon stated that staff would work with the applicant to proceed.

**Plan Review
Oak Park Place
1980 W. Rawson Ave.
Tax Key No. 736-8995-001**

Ms. Papelbon provided an overview of the proposed plans for Phase I of the Oak Park Place development. This phase includes a 2-story (split) building with 42 units of memory care (single-occupancy) and 40 units of assisted living (three 2-bedroom units, 37 single-occupancy units). The plans have been slightly revised from the concept plan to comply with setbacks to future S. 20th St. right-of-way, all parking stalls are centralized (57 shown, 54 required per Conditions and Restrictions). One correction required – the building setback to the south property line should be revised to 30 feet. One monument sign is proposed on the south, but exceeds the height limit by 4 inches. Per the City Engineering Department, the referred location for the sign is outside the vision triangle as measured from the future 20th St. right-of-way. However, if the proposed location is approved, the sign will be required to be moved when S. 20th St. is expanded.

Ms. Papelbon then showed the proposed renderings, and asked the applicant to provide the perspectives for each. She then explained that the use of composite products requires a $\frac{3}{4}$ majority approval of the Plan Commission, and that Code 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. Masonry and composite materials calculations are shown on Sheet A5.0. It will be up to the Plan Commission to determine whether the proposed materials and percentages are acceptable.

Daniel Lemery, 6915 S. 20th Street, stated his concerns about the sidewalk and sewers. He inquired about widening 20th Street. Commissioner Johnston responded that, at this time, there are no plans to widen 20th Street. There are also no plans to install sidewalks on 20th Street or Rawson Avenue.

Jean Villwock, 7029 S. 20th Street, stated that the land across from her is filled with foundry sand. She asked if the WisDNR has a problem with this area being disturbed. Commissioner Johnston stated that that will be up to the developer to go over all the processes for environmental concerns.

Commissioner Johnston stated that the applicant is pushing the building to the east because in the event that 20th Street is widened, it is proposed to expand the east and not to the west. That is how the right-of-way is laid out now. They [applicants] are honoring the proposed right-of-way and pushing the building further east.

Mayor Scaffidi asked if the applicant was aware of the soil conditions on the site. Shawn McKibben, Oak Park Place, Madison, Wisconsin stated they have done a Phase I environmental study on this already. They did not see anything in the study regarding the sandy soils. Although they have not done soil borings yet, he does not anticipate any issues with that.

Asst. Chief Kressuk commented on the hydrant placement. The Fire Department has been working with the civil engineer for this firm regarding this. They have come up with some solutions. They have been very receptive to the Fire Department's requests. They are very close to having hydrant coverage surrounding that structure.

Asst. Chief Kressuk stated that regarding the name, Oak Creek has Oak Park apartments and now the proposed Oak Park Place community living. When a call is received by the dispatch center, there are a couple of pieces of key information. One is the street address and number, but the other is a common name that is also a part of the CADD system. If someone is calling but doesn't know the address, they will use the common name for the establishment. That is a key element to the City's dispatch system. Sometimes the name is the only identifier for the facility. Asst. Chief Kressuk stated that he brought this up for information that there is a potential for confusion with two facilities having the same name. There are some considerations that work in the favor of the applicant in this case. The numbering scheme is different. Oak Park Apartments have a different numbering scheme because of their location in the City than Oak Park Place. Asst. Chief Kressuk did speak with the applicants, and is well aware that there is branding - this is the name of their company and the name they would like to use. The Fire Department is willing to work with the applicant to come up with a solution.

Alderman Bukiewicz stated that this is a nice-looking complex. He is glad to hear, for the residents' sake, that the road will be planned to go to the east. One of his concerns is getting the emergency vehicles in the development. Asst. Chief Kressuk stated that they have taken a look at the access around the structure. The applicant has provided a ring road around the entire facility. That is a very advantageous situation along with the parking up front. One of the key elements they worked with was the placement of the Fire Department connection to the sprinkler system. They have a relatively large area in the northwest corner that includes a pad and a load dock-type situation. The applicant was very receptive to working with the Fire Department on these issues.

Alderman Bukiewicz asked if anyone would be entering on the far north entrance because, for the most part, people are going to use the southern entrance. That is going to be a two-way in and out. There will be people making a left-hand turn towards 20th Street and that might be a problem. Commissioner Johnston stated that, given the alignment that they have there, at times there could be an issue with traffic backing up on 20th Street, and making a left move out of there could be challenge. There is nothing in the plans right now for that intersection with this project. Alderman Bukiewicz proposed restricting left-hand turns. Commissioner Johnston suggested revisiting this issue once the facility is up and running. Mr. McKibben stated that the employee shift changes do not typically coincide with typical rush hours. The first shift is 6 AM to 2 PM, and the second shift is 2 PM to 10 PM.

Commissioner Siefert asked about the need for the proposed retaining walls. Mr. McKibben explained that the retaining walls are about 3-4 feet tall, and are being installed because of the changes in grade.

Commissioner Siefert asked about the white part of the building that is shown on the north elevation. Mr. McKibben explained that that is a community room/auditorium type space. That area sticks out from the rest of the building about 3 feet.

Commissioner Chandler asked if they meet all the requirements for percentages of building materials. Ms. Papelbon responded that those are the two considerations for the Plan Commission. The use of composite materials requires a $\frac{3}{4}$ majority approval of the Plan Commission. The other portion is whether or not the composite material will be considered by the Plan Commission as a masonry material to meet the 65% minimum. Ms. Papelbon reviewed the materials: composite materials, stone veneer and brick veneer. Mr. Kruser explained that where it's 65% for the whole building, it is about an even split for the stone and the brick.

Commissioner Johnston stated that the applicant should work with City engineering staff because there

are some unique stormwater issues that will have to be worked through when the construction plans are drafted. Commissioner Johnston asked what the intended use was for the sidewalks on the back of the building that connect to the ring road. Mr. Kruser responded that one use is to get people out of the building in case of an emergency. For those residents that would like to take a walk, the fire lane will be used very little so that will be a way for them to walk around the site. Commissioner Johnston asked if residents can get access back to the sidewalk on the front of the building or if they have to walk through the parking lot. Mr. Kruser responded that there is not a connection back out to the front.

Commissioner Chandler asked why the monument sign does not meet the requirements. Mr. Kruser stated the height was supposed to be adjusted to 6', but is listed as 6'4". The sign should probably be 10 feet from the future right-of-way, and it is not. They (applicants) are trying to position it near the corner of Rawson and 20th. If they push it further east, there is a nice mature tree that they would like to leave, so they want to relook at location. Rather than having that at an angle, they can look at having it perpendicular to Rawson so that it can be seen a face on each side in either direction.

Commissioner Chandler asked if the Plan Commission was being asked to vote on the monument sign this meeting. Ms. Papelbon stated that if the Plan Commission approves of a sign that meets the maximum height requirements, City staff can work with the applicant on siting it. Overall, the design would need the Plan Commission's approval. Ms. Papelbon suggested adding a condition saying one monument sign at a maximum height of 6 feet is approved.

Alderman Guzikowski asked whether sidewalks would be installed if the road is ever widened in the future. Commissioner Johnston responded that it would be anticipated that sidewalks would go along with that road. Right now, they (applicants) are trying to preserve some of the trees along 20th Street. In the future, if sidewalks go in, those trees go down and the road gets widened out, this will be a major project.

Arden Degner, 8540 S. Pennsylvania Ave., stated that the WisDOT has arranged for sidewalk across Rawson Avenue. That road is marked across the access lane from the southbound road for a sidewalk. However, nothing has been done. Mr. Degner suggested that this item only be approved with sidewalks on Rawson Avenue to continue and to allow passage of individuals.

Mr. Degner stated that further north on 20th Street there are sidewalks on both sides south of College Avenue up to the 6800 block. Mr. Degner asked that the Plan Commission continue that kind of access.

Alderman Bukiewicz moved that the 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.
7. That all exterior materials are approved as proposed.
8. That one monument sign with a maximum height of 6 feet as proposed in the renderings is approved, and the location will be determined by City staff and the developer at a later date.

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

**Certified Survey Map
Apple Tower Development
8380, 8400, 8432 S. 27th Street
Tax Key Nos. 831-9027, 831-9026, 831-9025**

Ms. Papelbon explained 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. With the exception of some clarifying language and a condition explaining the process required for the development of Outlot 1, the proposed conditions of approval are the same as were approved for the previous CSM.

Commissioner Johnston asked if the conditions of approval were going to be notes on the CSM for clarifications for Outlot 1, and would there be an objection for a note to be placed that the wetland delineation was not completed for Outlot 1. Ms. Papelbon responded that there is a wetland delineation required to be completed prior to development in condition number 4.

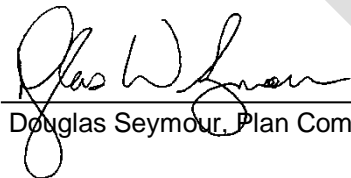
Alderman Bukiewicz moved that the Plan Commission recommends to the Common Council that the Certified Survey Map for the properties at 8380, 8400, and 8432 S. 27th St. be approved with the following conditions:

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.

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 6:53 p.m.

ATTEST:



Douglas Seymour, Plan Commission Secretary

Date 2/2/16



Plan Commission Report

ITEM: 4a
DATE: February 9, 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: At the meeting on January 26, 2016, the Plan Commission did not approve of the proposed sign package for MattressFirm. Concerns raised were for the overall size of the proposed signs in relation to the wall and adjacent PetSmart signs. The applicant was advised to reduce the overall size of the full logo sign to be compliant with PUD requirements. Those revisions are in your packets. For reference, the approved wall signs for PetSmart (logo signs) are:

	Letter Height	Overall Height	Width	Square Footage
West Elevation	42 inches	66 7/8 inches	22' 6 7/8 inches	125.8
East Elevation	30 inches	47 3/4 inches	16' 1 3/8 inches	64.1

MattressFirm is proposing the following:

	Letter Height	Overall Height	Width	Square Footage
West Elevation	25 inches	39 11/16 inches	22' 3/8 inches	72.9
East Elevation	23 13/16 inches	37.8 inches	20' 11 ½ inches	66.0

Both proposed signs are compliant with the requirements of the Plan (DTS). Staff recommends approval with the conditions proposed above.

January 26, 2016

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 façade 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 façade 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 façade 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 Papellbon, CFM, AICP
Planner

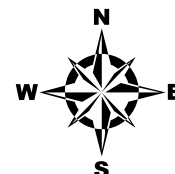
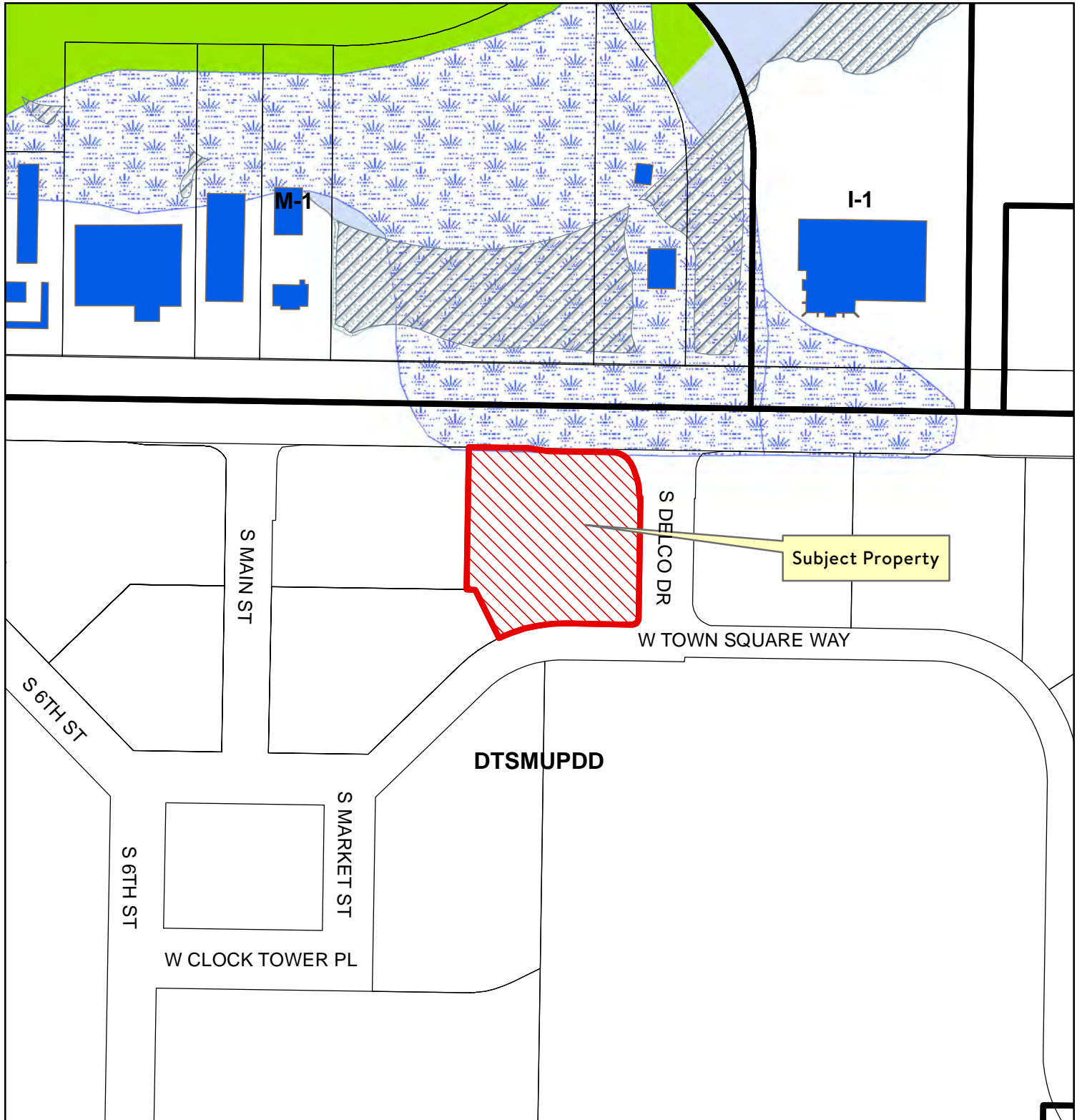
Respectfully Submitted by:



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)

S1

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



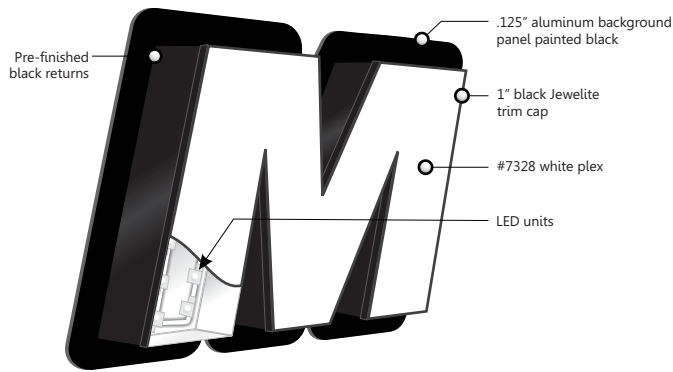
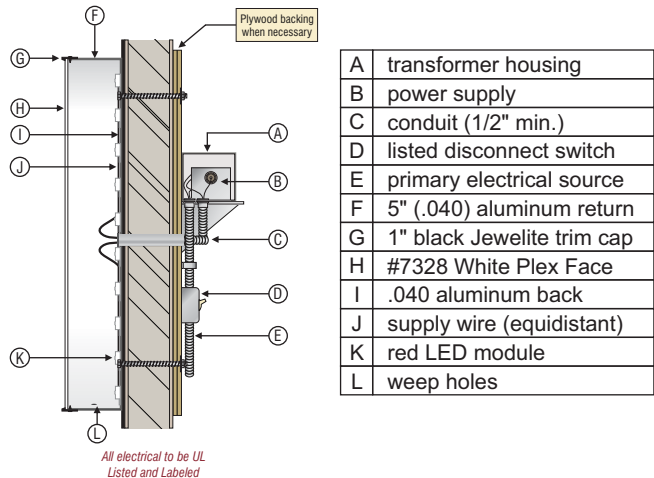
Revisions:	
Revised OAH not to exceed 37.8" / 1/19.16 / BD	X
Revised to show 25" letterset / 1/19.16 / BD	X
Revised to S1 / 2/11.6 / BD	X

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



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 remove 34" letterset / 12.03.15 / BD	X

S3

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

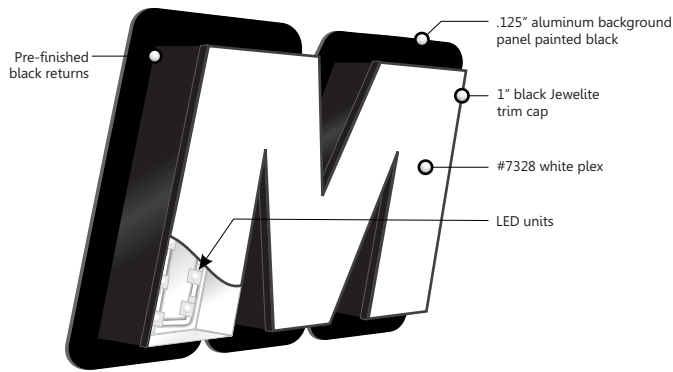
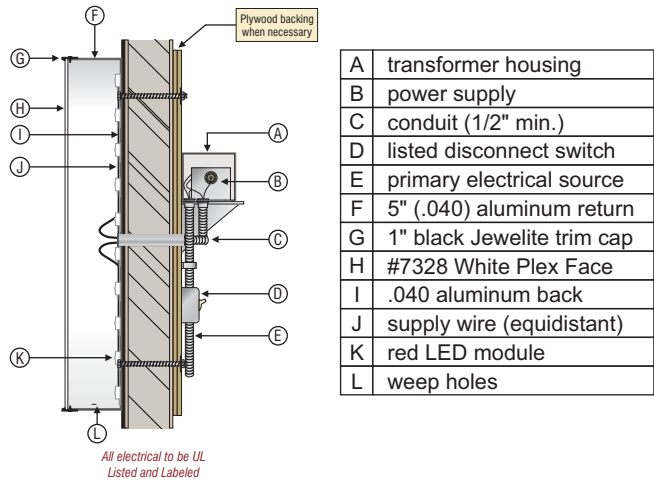


Revisions:	
Revised to show overall height at 37.8' / 119.16 / BD	X
Revised to S3 / 2.16 / BD	X
	X

S3 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



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.





APPROVED

PC Decision Date: 1-12-16. *Kare Papillon*

Site Identification - FRONT Elevation
Store #2472 - Oak Creek, WI



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585 Bond Street - Lincolnshire, IL 60069
PHONE: (847) 520-1255 FAX: (847) 520-1543
www.kieffersigns.com

CUSTOMER: **PETSMART**

LOCATION: Oak Creek, WI

SALESMAN: HSE DESIGNER: KB

DATE: 9/1/15



PRODUCTION PROCESSING

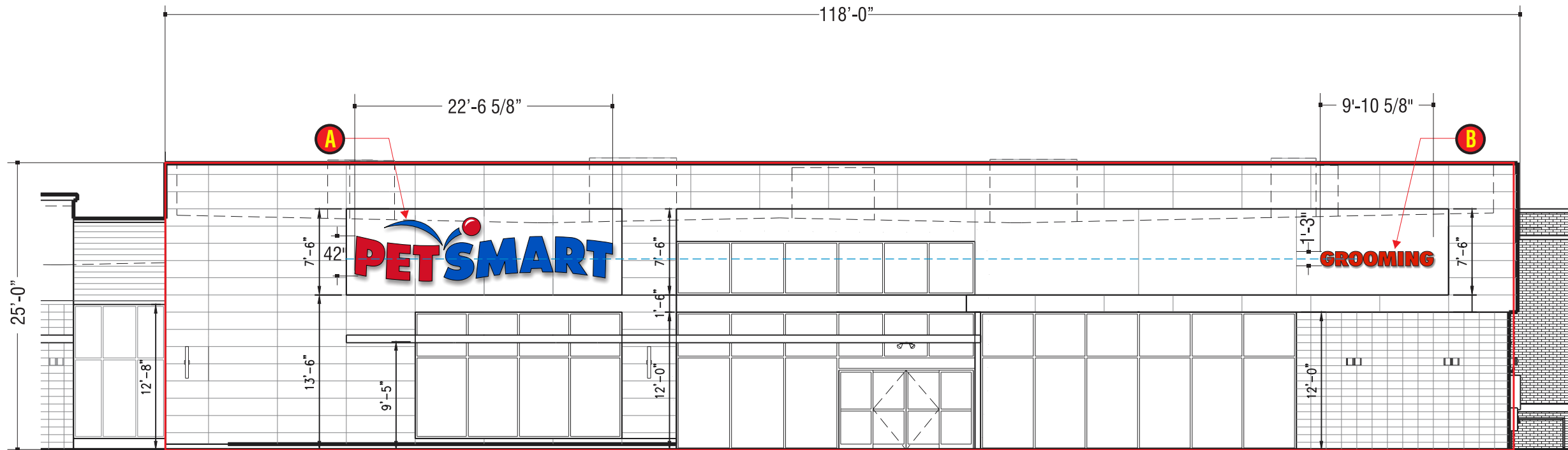
Job #	
-001	
-002	
-003	
-004	

INITIALS:									
DATE:									

REVISION:	A	B	C	D	E	F	G	H

B69477

118'-0" x 25'-0" = 2950
2950 x 20% = 590 Sq.Ft. allowed



FRONT (WEST) ELEVATION

3/32" = 1'-0"

A 42" L.E.D. Letter/Logo Set
REFERENCE DWG. #B69477C
for specifications & color details

102.36 sq. ft.

B 15" L.E.D. Letter Set
REFERENCE DWG. #B50972
for specifications & color details

12.35 sq. ft.



APPROVED

PC Decision Date: 1-12-16.

Kare Papelton

Site Identification - REAR Elevation Store #2472 - Oak Creek, WI



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585 Bond Street - Lincolnshire, IL 60069
PHONE: (847) 520-1255 FAX: (847) 520-1543
www.kieffersigns.com

CUSTOMER: **PETSMART**

LOCATION: Oak Creek, WI

SALESMAN: HSE DESIGNER: KB

DATE: 9/1/15



COMPANION FILES

PRODUCTION PROCESSING

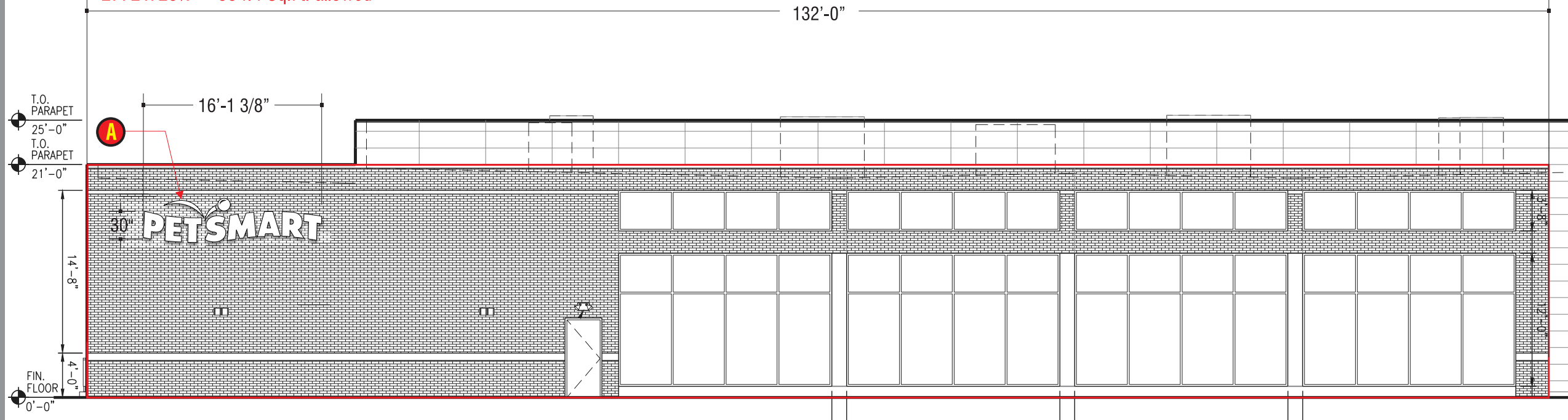
Job #	
-001	
-002	
-003	
-004	

INITIALS:									
DATE:									

REVISION:									
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B69477A

132'-0" x 21'-0" = 2772
2772 x 20% = 554.4 Sq.Ft. allowed



REAR (EAST) ELEVATION

A 30" L.E.D. Letter/Logo Set
 REFERENCE DWG. #B69477D
 for specifications & color details

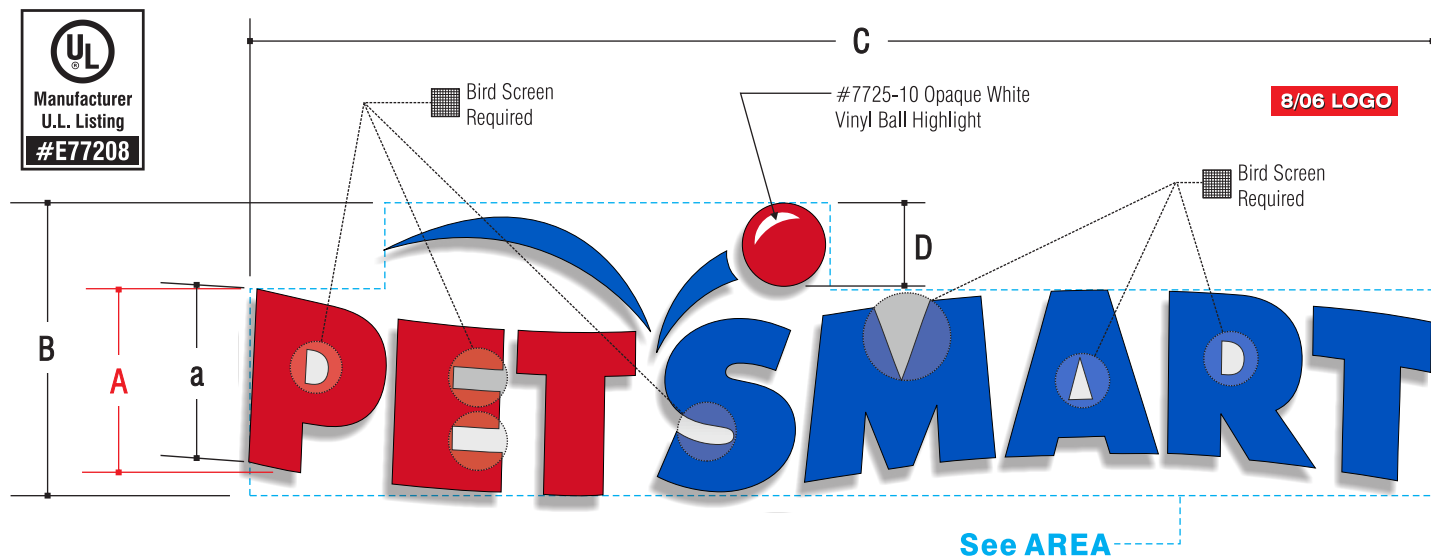
52.22 sq. ft.



APPROVED

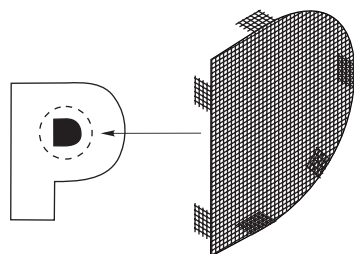
PC Decision Date: 1-12-16. *Handwritten signature: Kim Papillon*

Individual Internally Illuminated REMOTE L.E.D. Letter Set



Letter Set Layout

N.T.S.



BIRD SCREEN DETAIL

Mfg. Bird Screen in Letter Openings as shown.
 LETTERS: P, A, M, R - w/ FLAT TABS
 LETTER (E&S): w/ 90 degree RETURNS
 SCREENS: Screens are Fabricated from 1/4" Aluminum Mesh Hard Cloth.
 Inset 2" From letter face & attach w/ pop-rivets and flat washers

SIZES						
ITEM NUMBER	A	a	B	C	D	AREA-Sq.Ft.
PMN-LED-RM-42	42"	3'-3 1/4"	5'-6 7/8"	22'-6 5/8"	1'-7"	102.36

TRIM-CAP RETAINERS
 1/4-20 NC rivnut & rod

LETTER RETAINER NOTES:

Retainers for **42" LETTER SET** (Bounce & Ball included) will be **1" BLACK TRIM-CAP.**

'PET SMART' Letters

A ILLUMINATION TYPE	L.E.D. - SLOAN
FOR PET	RED- CL5
FOR SMART	BLUE- V SERIES
B FACES THICKNESS	3/16"
COLOR FOR PET	RED - SEE COLOR SCHEDULE
COLOR FOR SMART	BLUE - SEE COLOR SCHEDULE
C RETURN DEPTH	5" FINISHED DEPTH
COLOR	DK.BRONZE PRE-COAT
THICKNESS	.040 x 5.3" COIL
D RETAINER TYPE	SEE RETAINER NOTES
SIZE	AS NOTED
COLOR	AS NOTED
E BACKS MATERIAL	ALUMINUM
GAUGE	.063
F WIREWAY SIZE	-
TYPE	-
G POWER SOURCE	SLOAN
H MOUNTING INTERNAL	REFER TO CHART NOTE
EXTERNAL	REFER TO CHART NOTE
I SCREWS SIZE	#8 x 1/2" PHILLIPS HD.
COLOR	MATCH RETAINERS
J SWITCH TYPE	DISCONNECT/TOGGLE
*ON EACH LETTER OR CIRCUIT.	

*2 WEEP HOLES PER LETTER REQUIRED (1/4" DIA.).
 *CAULK REQUIRED.

Bounce/Ball Logo

A ILLUMINATION	L.E.D. - SLOAN
FOR BALL	RED- CL5
FOR BOUNCE	BLUE- V SERIES
B FACE THICKNESS	3/16"
COLOR FOR BALL	RED - SEE COLOR SCHEDULE
COLOR FOR BOUNCE	BLUE - SEE COLOR SCHEDULE
C RETURN DEPTH	5" FINISHED DEPTH
COLOR	DK.BRONZE PRE-COAT
THICKNESS	.040 x 5.3" COIL
D RETAINER TYPE	SEE RETAINER NOTES
SIZE	AS NOTED
COLOR	AS NOTED
E BACKS MATERIAL	ALUMINUM
GAUGE	.063
F WIREWAY SIZE	-
TYPE	-
G POWER SOURCE	SLOAN
H MOUNTING INTERNAL	REFER TO CHART NOTE
EXTERNAL	REFER TO CHART NOTE
I SCREWS SIZE	#8 x 1/2" PHILLIPS HD.
COLOR	MATCH RETAINERS
J SWITCH TYPE	DISCONNECT/TOGGLE
*ON EACH LETTER OR CIRCUIT.	

*2 WEEP HOLES PER LETTER REQUIRED (1/4" DIA.).
 *CAULK REQUIRED.

8/06 LOGO



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www.kieffersigns.com

CUSTOMER: **PETSMART**

LOCATION: Oak Creek, WI

SALESMAN: HSE DESIGNER: KB

DATE: 9/1/15



COMPANION FILES

PRODUCTION PROCESSING

Job # _____

-001 _____

-002 _____

-003 _____

-004 _____

INITIALS: DATE:

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REVISION:

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B69477C

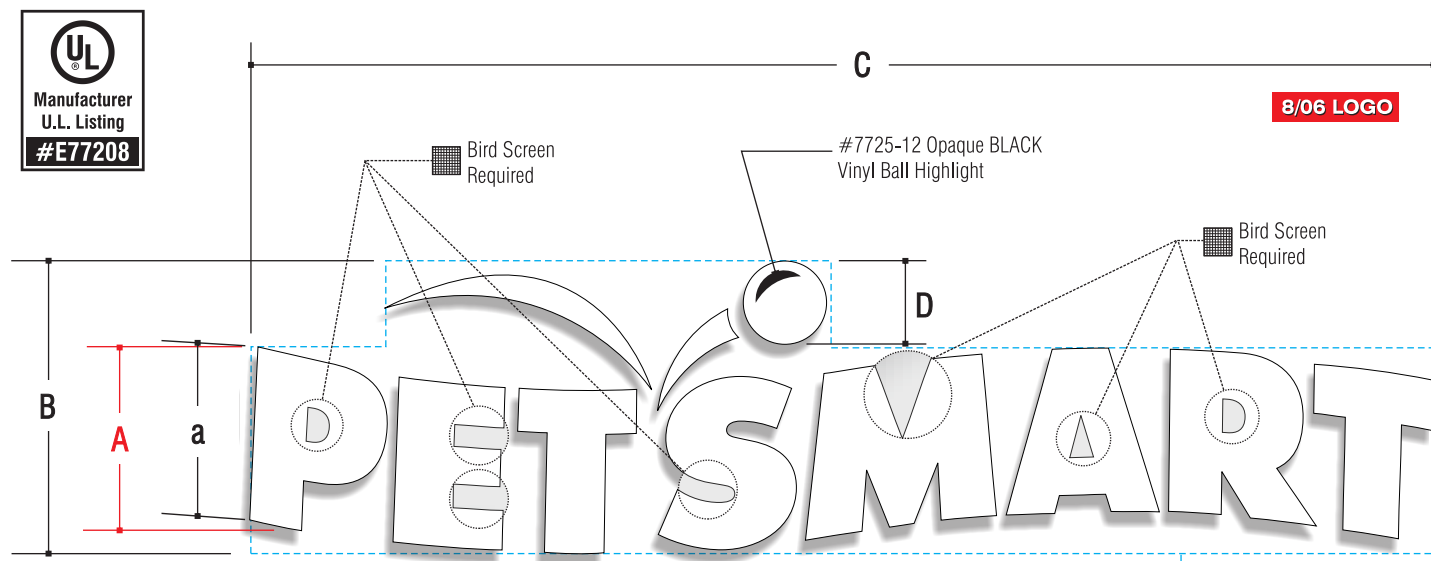


APPROVED

PC Decision Date: 1-12-16.

Harv Papellon

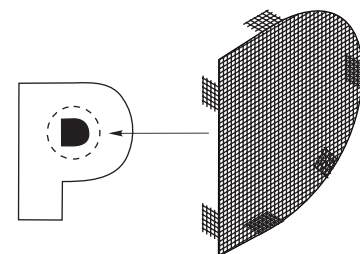
Individual Internally Illuminated REMOTE L.E.D. Letter Set
WHITE



See AREA

N.T.S.

Letter Set Layout - ALL WHITE FACES



BIRD SCREEN DETAIL

Mfg. Bird Screen in Letter Openings as shown.
LETTERS: P, A, M, R - w/ FLAT TABS
LETTER (E&S): w/ 90 degree RETURNS
SCREENS: Screens are Fabricated from 1/4" Aluminum Mesh Hard Cloth.
Inset 2" From letter face & attach w/ pop-rivets and flat washers

SIZES						
ITEM NUMBER	A	a	B	C	D	AREA-Sq.Ft.
PMN-LED-RM-30	30"	2'-4"	3'-11 3/4"	16'-1 3/8"	1'-15/8"	52.22

TRIM-CAP RETAINERS
1/4-20 NC rivnut & rod

LETTER RETAINER NOTES:

Retainers for **30" LETTER SET** (Bounce & Ball included) **will be 1" BLACK TRIM-CAP.**

'PetsMart' Letters

A ILLUMINATION	L.E.D. - SLOAN
TYPE	WHITE CL5
B FACE	THICKNESS 3/16"
COLOR	#7328 WHITE PLEXIGLAS
C RETURN	DEPTH 5" FINISHED
COLOR	DK.BRONZE PRE-COAT
THICKNESS	.040 x 5.3" COIL
D RETAINER	TYPE SEE RETAINER NOTES
SIZE	AS NOTED
COLOR	AS NOTED
E BACKS	MATERIAL ALUMINUM
GAUGE	.063
F WIREWAY	SIZE STANDARD
TYPE	ALUMINUM
G POWER SOURCE	SLOAN
H MOUNTING	INTERNAL 5/16" RIVNUT
EXTERNAL	5/16" THREADED ROD
I SCREWS	SIZE #8 x 1/2" PHILLIPS HD.
COLOR	MATCH RETAINERS
J SWITCH	TYPE DISCONNECT/TOGGLE

*ON EACH LETTER OR CIRCUIT.
*2 WEEP HOLES PER LETTER REQUIRED (3/8" DIA.).
*CAULK REQUIRED.

Color Schedule:

ALL Faces - #7328 WHITE Plexiglas
Returns will be DARK BRONZE,
Retainers will be BLACK.

Bounce/Ball Logo

A ILLUMINATION	L.E.D. - SLOAN
TYPE	WHITE CL5
B FACE	THICKNESS 3/16"
COLOR	#7328 WHITE PLEXIGLAS
C RETURN	DEPTH 5" FINISHED
COLOR	DK.BRONZE PRE-COAT
THICKNESS	.040 x 5.3" COIL
D RETAINER	TYPE SEE RETAINER NOTES
SIZE	AS NOTED
COLOR	AS NOTED
E BACKS	MATERIAL ALUMINUM
GAUGE	.063
F WIREWAY	SIZE STANDARD
TYPE	ALUMINUM
G POWER SOURCE	SLOAN
H MOUNTING	INTERNAL 5/16" RIVNUT
EXTERNAL	5/16" THREADED ROD
I SCREWS	SIZE #8 x 1/2" PHILLIPS HD.
COLOR	MATCH RETAINERS
J SWITCH	TYPE DISCONNECT/TOGGLE

*ON EACH LETTER OR CIRCUIT.
*2 WEEP HOLES PER LETTER REQUIRED (3/8" DIA.).
*CAULK REQUIRED.



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CUSTOMER: **PETSMART**

LOCATION: Oak Creek, WI

SALESMAN: HSE DESIGNER: KB

DATE: 9/1/15



COMPANION FILES

PRODUCTION PROCESSING

Job # _____
-001 _____
-002 _____
-003 _____
-004 _____

INITIALS: DATE: _____

REVISION: _____

A - _____
B - _____
C - _____
D - _____
E - _____
F - _____
G - _____
H - _____

B69477D

8/06 LOGO



Plan Commission Report

ITEM: 4b
DATE: February 9, 2016

PROJECT: Plan Review – Blair Williams, Wired Properties (on behalf of BelAir Cantina)

ADDRESS: 7979 S. Main St.

TAX KEY NOs: 813-9053

STAFF RECOMMENDATION: That Plan Commission approves the site and building plans submitted by Blair Williams, Wired Properties, for modifications to a portion of the building and exterior dining area at 7979 S. Main St., with the following conditions:

1. That the pedestrian access path between the public sidewalk and parking lot remain open and unobstructed at all times.
2. That the proposed paver area immediately across from the outdoor dining area incorporates bicycle parking.
3. That lighting in the exterior dining area and pocket park be reduced or turned off during non-business hours.
4. 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.
5. That all mechanical equipment (ground, building, and rooftop) is screened from view.
6. That all building and fire codes are met.
7. That updated detailed lighting plans are submitted for review and approval by the Department of Community Development, upon recommendation of the Electrical Inspector, prior to the issuance of building permits.
8. That detailed plans for signage are reviewed and approved by the Plan Commission.

Ownership: DTS Mixed Use, LLC, 2022 E. North Ave., Ste. 300, Milwaukee, WI 53202

Size: 1.168 acres

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

Adjacent Zoning: North – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
 East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
 South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
 West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development District

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: Blair Williams, Wired Properties, is requesting site, building, and landscaping plan approval for modifications to a portion of the building and exterior dining area at 7979 S. Main St. The outdoor dining area is for the BelAir Cantina restaurant on the southwest corner of the building.

As a reminder, the review of these building plans are governed by the general development plan and regulating plan (“The Plan”) for the Drexel Town Square Mixed Use Planned Development. Under the terms

of the Plan, the Oak Creek Plan Commission is charged with interpreting and assuring compliance with the DTSMUPDD. Building permits will not be issued without Plan Commission approval. Copies of the approved and proposed plans are included in your packets.

Originally, the outdoor dining area was open-air. The proposal is to expand the dining area, adding a large canopy structure with planter boxes attached to the building itself, and a second, smaller sunshade attached to the rear wood slat privacy wall. Proposed building materials include wood slats and beams, translucent polycarbonate roof panels, and steel tube columns and outriggers. All materials, with the exception of the polycarbonate roof panels, are listed as acceptable materials in the Plan. Polycarbonate panels are not specifically listed in the Plan; however, the use of "other creatively used high quality and durable building materials" that enrich the pedestrian experience are encouraged. A $\frac{3}{4}$ majority approval of the Plan Commission for the use of the polycarbonate material will be required. Staff recommends approval.

Plan Commissioners will note that the landscaping in the area, as well as the pedestrian walkway connection between the public sidewalk and the parking lot, have changed from the original approval (included in your packets). Landscaping was reduced to allow for the expansion of the outdoor dining area and to create a pocket park where the dining area ends. A revised, detailed landscape plan will be required to be submitted per the proposed condition of approval above. The pedestrian access was relocated from approximately the center of the outdoor area to the dining portion. Staff has concerns for the potential for this area to be restricted (dining podium, gate, etc.), and has proposed a condition that this access path remain open and unobstructed at all times.

Lighting for the outdoor seating area and the pocket park will be via recessed downlighting fixtures and string lights. Staff recommends a condition that the exterior lighting be reduced or turned off during non-business hours.

Finally, there is a parking lot island directly across from the exterior dining area that had included landscaping in the original approved plans. Now the proposal shows pavers with no landscaping. Staff has concerns for the reduction in landscaping in the overall proposal, and recommends if this paver area is approved that it incorporates bicycle parking to complement the existing bicycle and pedestrian infrastructure.

These changes, with the proposed conditions of approval, are consistent with the Drexel Town Square Mixed Use Planned Development District General Development Plan and Regulating Plan. It is the Plan Commission's discretion to determine whether these changes to the original approved plans are acceptable.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

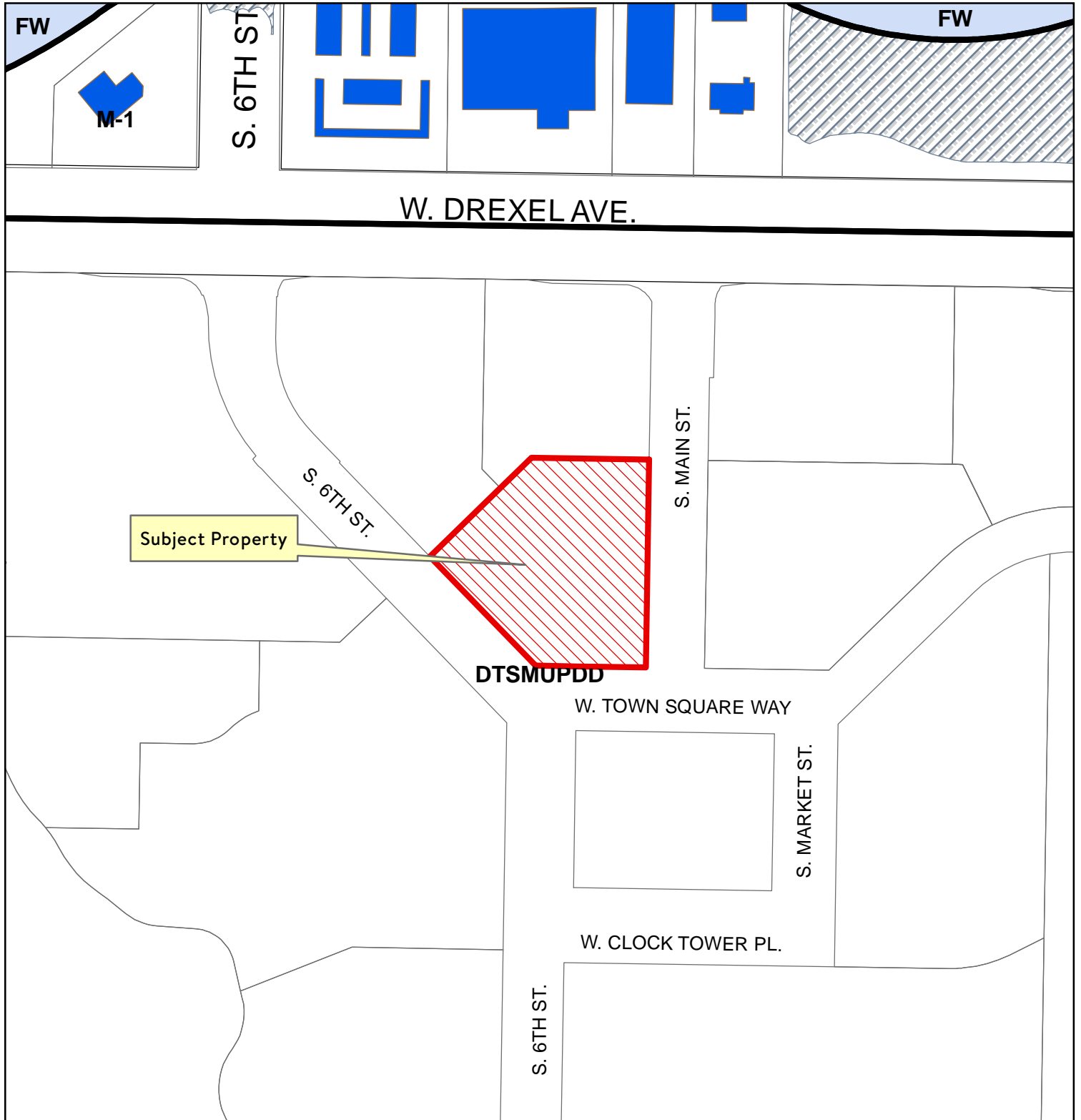
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

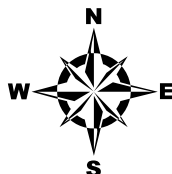
7979 S. Main St.



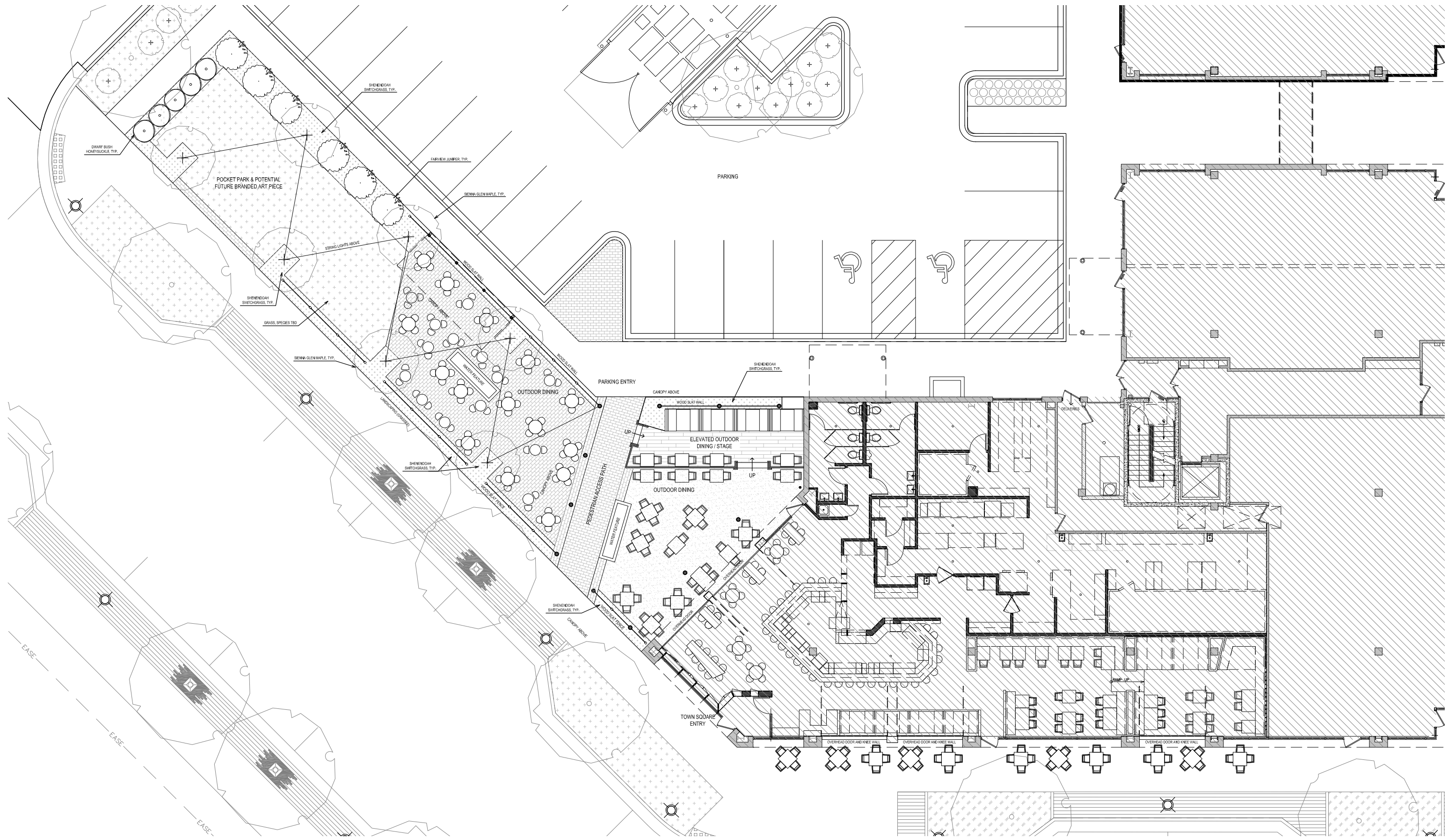
This map is not a survey of the actual boundary of any property this map depicts.

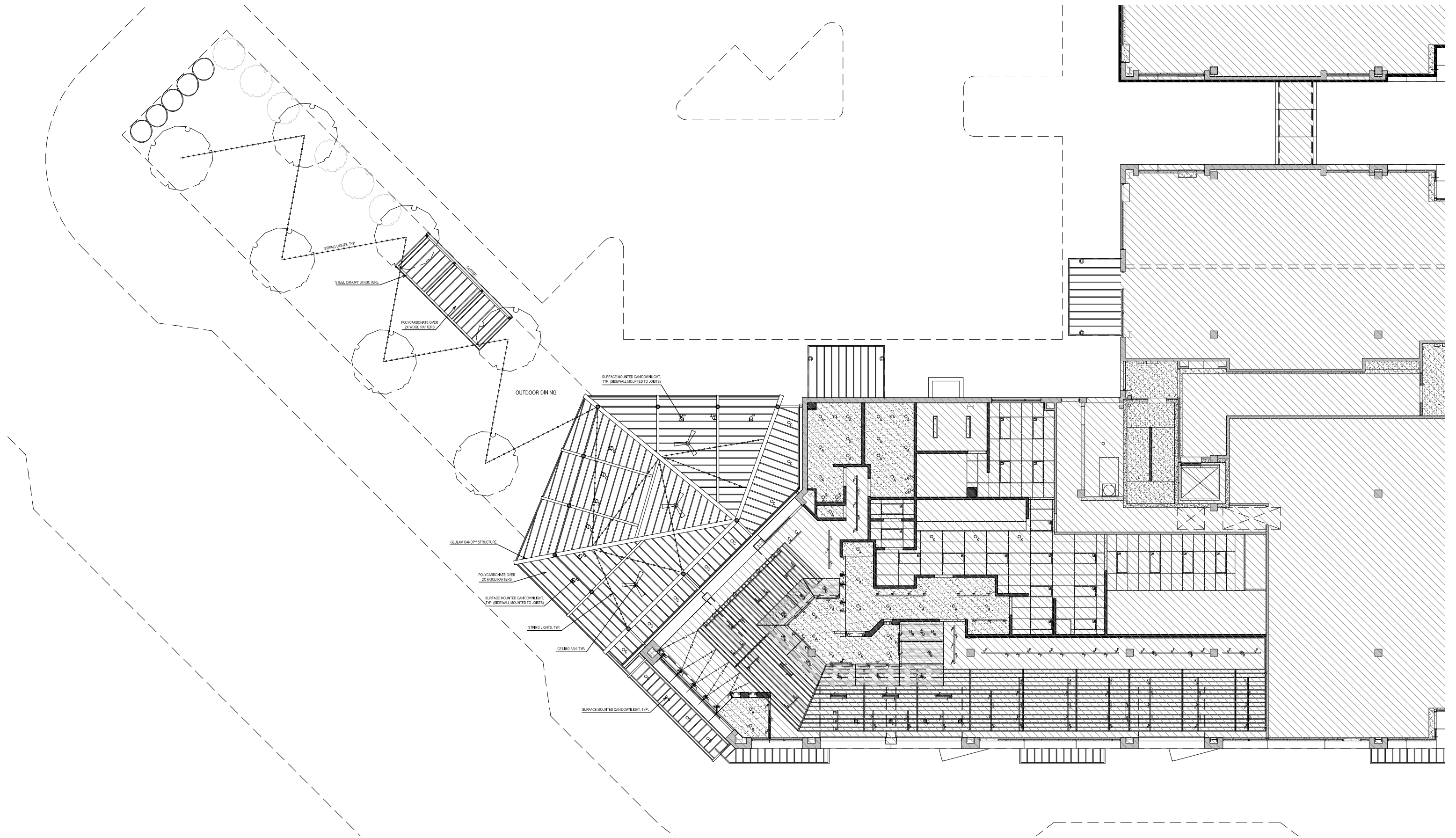


Department of Community Development



Legend	
	7979 S. Main St.
	Floodfringe
	Floodway





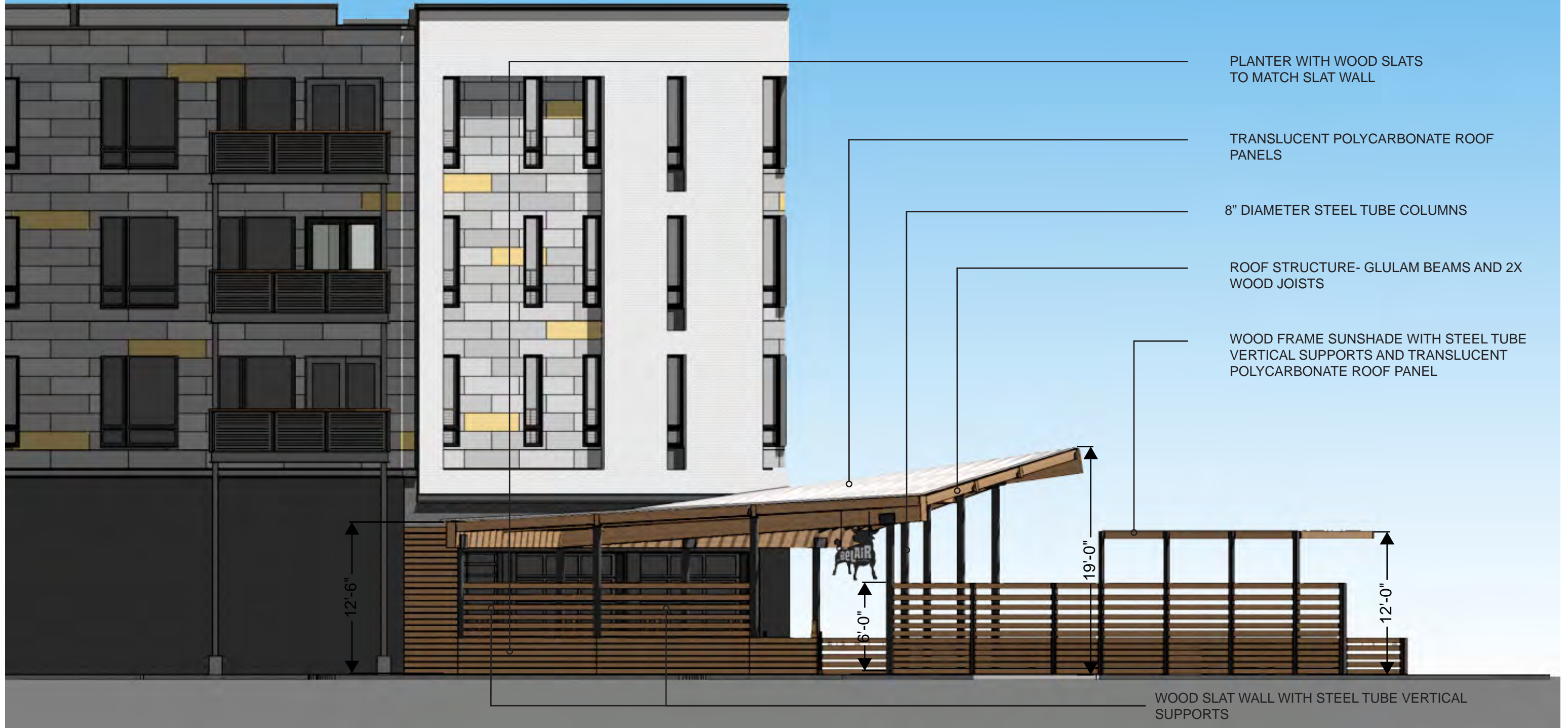
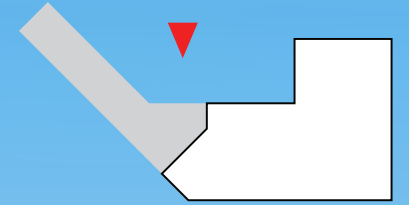












PLANTER WITH WOOD SLATS
TO MATCH SLAT WALL

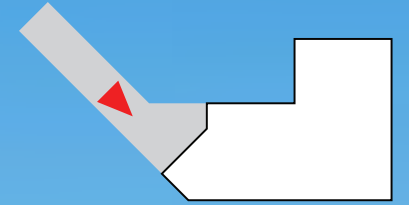
TRANSLUCENT POLYCARBONATE ROOF
PANELS

8" DIAMETER STEEL TUBE COLUMNS

ROOF STRUCTURE- GLULAM BEAMS AND 2X
WOOD JOISTS

WOOD FRAME SUNSHADE WITH STEEL TUBE
VERTICAL SUPPORTS AND TRANSLUCENT
POLYCARBONATE ROOF PANEL

WOOD SLAT WALL WITH STEEL TUBE VERTICAL
SUPPORTS

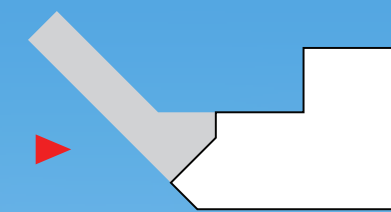


- PLANTER WITH WOOD SLATS TO MATCH SLAT WALL
- 8" DIAMETER STEEL TUBE COLUMNS
- TRANSLUCENT POLYCARBONATE ROOF PANELS
- ROOF STRUCTURE- GLULAM BEAMS AND 2X WOOD JOISTS
- WOOD SLAT WALL WITH STEEL TUBE VERTICAL SUPPORTS

12'-6"

6'-0"

19'-0"



TRANSLUCENT POLYCARBONATE
ROOF PANELS

ROOF STRUCTURE- GLULAM BEAMS
AND 2X WOOD JOISTS

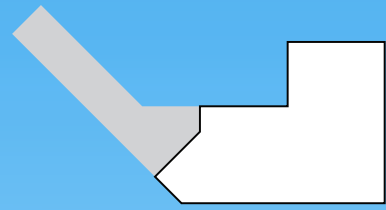
STEEL OUTRIGGERS FOR CANOPY
SUPPORT AT ENTRY

8" DIAMETER STEEL TUBE COLUMNS

WOOD SLAT WALL WITH STEEL
TUBE VERTICAL SUPPORTS

6'-0"
12'-0"

19'-0"
12'-0"



STEEL OUTRIGGERS FOR CANOPY SUPPORT AT ENTRY

8" DIAMETER STEEL TUBE COLUMNS

TRANSLUCENT POLYCARBONATE ROOF PANELS

ROOF STRUCTURE- GLULAM BEAMS AND 2X WOOD JOISTS

WOOD SLAT WALL WITH STEEL TUBE VERTICAL SUPPORTS



WOOD CLAD KNEEWALL AT OVERHEAD DOORS



Type V
FESTIVAL LIGHTING



Optional colors available



Festival Lighting
Light walkways and overheads with bright and cheerful festival lighting. Available in both traditional incandescent and energy saving LED styles.

- A. Flame Cool White LED Medium Base Bulbs**
Sold in boxes of 10
- B. Flame Warm White LED Medium Base Bulbs**
- C. Standard Cool White LED Medium Base Bulbs**
Sold in boxes of 10
- D. Standard Warm White LED Medium Base Bulbs**
Sold in boxes of 10

- E. Festival Lighting 130 Volt System Without Bulb**
(24" spacing, medium base, suspended sockets)
- Festival Lighting 130 Volt System With Bulb**
(24" spacing, medium base, suspended sockets, Bulb: 7.5 watts or 11 watts, medium base, clear)
- G. Frosted LED Globes Medium Base (E27) - 12 LEDs**
(24" spacing, medium base, inline sockets, Bulb: 7.5 watts or 11 watts, medium base, clear)

- F. G-50, Faceted Candelabra Base - 3 LEDs**
130 Volt, .96 watts
Medium Candelabra Base
Sold in boxes of 25
- G-50, Faceted Medium Base (E27) - 10 LEDs**
130 Volt, .96 watts
Medium Base
Sold in boxes of 25

STRING LIGHTS



OPEN 6" ROUND CYLINDER
PAR SERIES / 150 WATT MAX INC

SPC0609INC

APPLICATION

6" Diameter cylinder series for use with incandescent PAR lamps.

FEATURES

Spectrum Surface Solutions series provides traditional architectural style with high performance energy efficient illumination. Rugged design with flexible mounting, finish and lamping options make these extremely versatile fixtures.

FINISH

Multi-stage polyester powder-coat process applied on our dedicated paint lines. A wide variety of standard and custom finishes are available. All exposed materials are chromate pretreated to resist corrosion.

ELECTRONICS

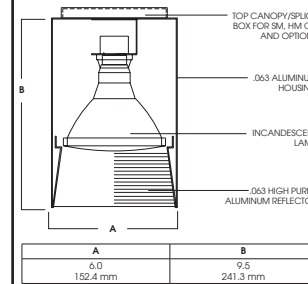
120 Volt standard.

CONSTRUCTION

Drawn .040 aluminum fixture housing. Specular primary optical reflectors provide high efficiency illumination. Stainless steel hardware with galvanized steel brackets to resist corrosion. Reflector spun .063 high purity aluminum and finished to specification.

LABELS

ETL/UL/CSA listed for damp locations. Manufactured and built to UL standard No. 1598.



A	B
6.0 152.4 mm	9.5 241.3 mm

SERIES	LAMP	REFLECTOR	MOUNTING	FINISH
SPC0609INC	R30 PAR30 PAR38	6030-SG-Semi-Diffuse Low Intensity WH-White Finish BB-Black Micro Baffle WB-White Micro Baffle	HM*-Hang-Straight Mounting HMAAT**Field Cuttable Length Hang Straight Pendant PM*-Pendant Mount SM-Surface Mount WM-Wall Mount	GW-Gloss White GB-Gloss Black BZ-Bronze OB-Oil Rubbed Bronze PI-Polium SI-Silver GA-Galvanized CH-Charcoal GH-Graphite AM-Anodic Malachite SN-Sun Gold EG-Evergreen VE-Veide Green BL-Blue Streak RD-Red Baron OB-Orange CO-Copper Metallic Consult Factory for Colored or Metal Finishes

EXAMPLE: SPC0609INC/PAR38/6030SG/HM36/GW

Dimensions shown are nominal. Spectrum Lighting is continually improving products and reserves the right to make changes that will not alter performance or appearance with or without written notice.

PROJECT: _____ TYPE: _____
CAT. NO.: _____



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FIXTURE 'C'



ADJUSTABLE LENSED 6" ROUND
PAR SERIES / 100 WATT MAX INC

SPCYK0609INC

APPLICATION

6" Diameter cylinder series for use with incandescent PAR lamps.

FEATURES

Spectrum Surface Solutions series provides traditional architectural style with high performance energy efficient illumination. Rugged design with flexible mounting, finish and lamping options make these extremely versatile fixtures.

FINISH

Multi-stage polyester powder-coat process applied on our dedicated paint lines. A wide variety of standard and custom finishes are available. All exposed materials are chromate pretreated to resist corrosion.

ELECTRONICS

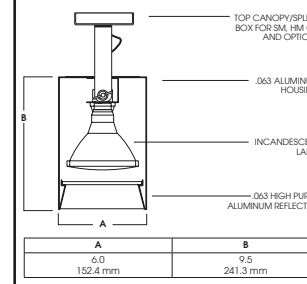
120 Volt standard.

CONSTRUCTION

Extruded .125 6063 aluminum fixture housing. Specular primary optical reflectors provide high efficiency illumination. Impact resistant tempered glass lenses. Stainless steel hardware with galvanized steel brackets to resist corrosion. Reflector spun .063 high purity aluminum and finished to specification.

LABELS

ETL/UL/CSA listed for damp locations. Manufactured and built to UL standard No. 1598.



A	B
6.0 152.4 mm	9.5 241.3 mm

SERIES	LAMP	REFLECTOR	LENS	MOUNTING	FINISH
SPCYK0609INC	R30 PAR30 PAR38	6020-SG-Semi-Diffuse Low Intensity RB-Regressed Baffle / Splay XB-Cross Blade	GL-Clear Tempered Glass Lens FG-Frosted Glass Lens PG-Prismatic Glass Lens FL-Fresnel Glass Lens SO-Micro Prism Solite™ Lens WL-Wall Location	HM*-Hang-Straight Mounting HMAAT**Field Cuttable Length Hang Straight Pendant PM*-Pendant Mount SM-Surface Mount WM-Wall Mount	GW-Gloss White GB-Gloss Black BZ-Bronze OB-Oil Rubbed Bronze PI-Polium SI-Silver GA-Galvanized CH-Charcoal GH-Graphite AM-Anodic Malachite SN-Sun Gold EG-Evergreen VE-Veide Green BL-Blue Streak RD-Red Baron OB-Orange CO-Copper Metallic Consult Factory for Colored or Metal Finishes

EXAMPLE: SPCYK0609INC/PAR38/6020SG/PG/HM36/GW

Dimensions shown are nominal. Spectrum Lighting is continually improving products and reserves the right to make changes that will not alter performance or appearance with or without written notice.

PROJECT: _____ TYPE: _____
CAT. NO.: _____



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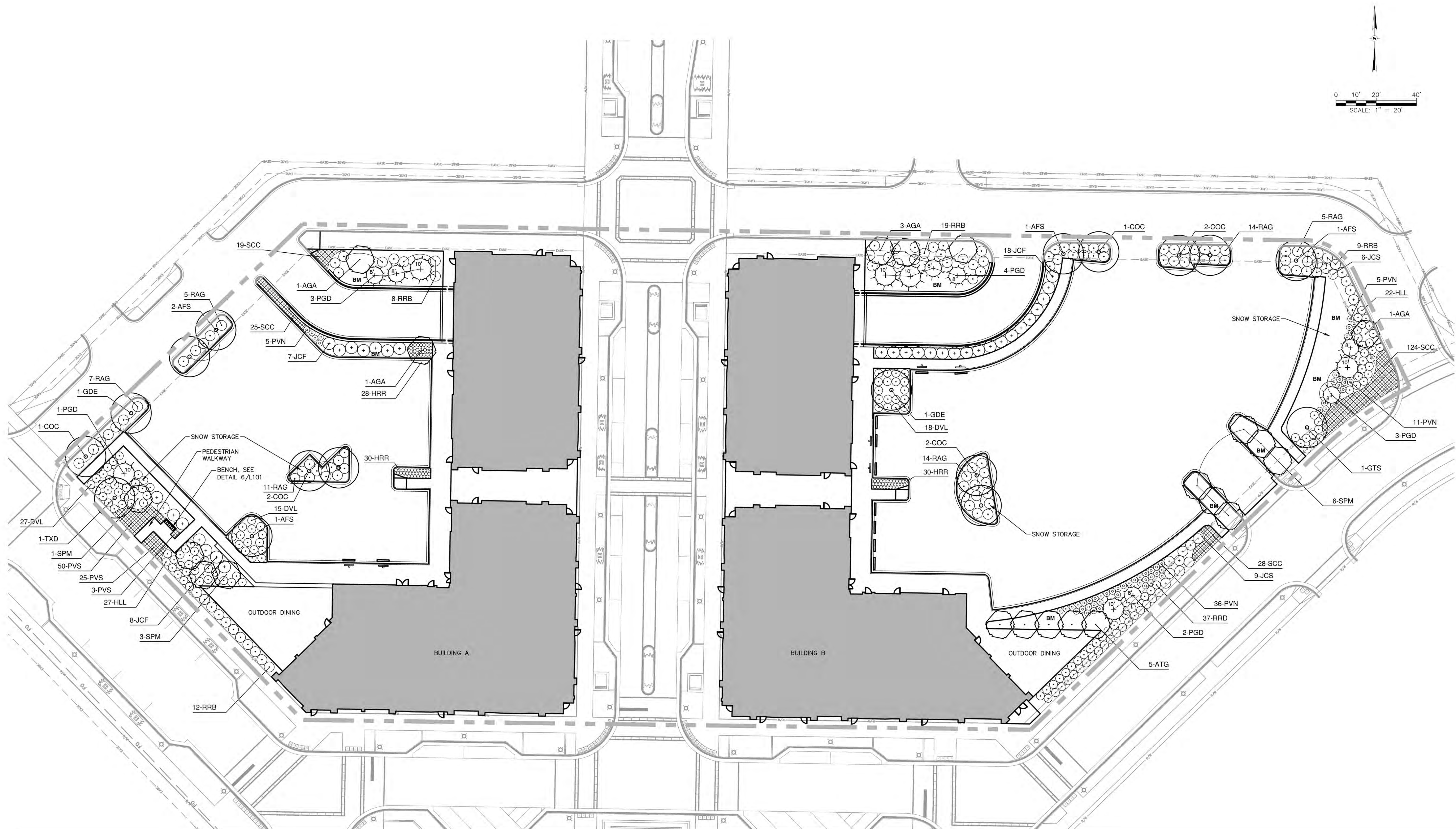
FIXTURE 'D'

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE
SHADE TREES					
AFS	<i>Acer x freemanii</i> 'Sienna'	Sienna Glen Maple	2.5' BB	as shown	60h x 40w
COC	<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Hackberry	2.5' BB	as shown	50' 60h x 40' 50w
GTS	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	Shademaster Honeylocust	2.5' BB	as shown	45h x 35w
GDE	<i>Gymnocladia dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	2.5' BB	as shown	50h x 50w
TXD	<i>Taxodium distichum</i>	Baldcypress	2.5' BB	as shown	50' 70h x 30' 40w
EVERGREEN TREES					
PGD	<i>Picea glauca</i> var. <i>densata</i>	Black Hills Spruce	6'-8'-10' BB	as shown	20' 40h x 15-25w
ORNAMENTAL TREES					
ATG	<i>Acer tataricum</i> 'Garann'	Hot Wings Tatarian Maple	10'-12' clump BB	as shown	18h x 18w
SPM	<i>Syringa pekinensis</i> 'Morton'	China Snow Peking Lilac	10'-12' clump BB	as shown	25h x 20w
DECIDUOUS SHRUBS					
DVL	<i>Dierilla lonicera</i>	Dwarf Bush Honeysuckle	24" ht	4'	4h x 4w
HLL	<i>Hydrangea paniculata</i> 'Little Lime'	Dwarf Limelight Hydrangea	24" ht.	4'	3' 4h x 3' 4w
RAG	<i>Rhus aromatica</i> 'Gro Low'	Gro Low Sumac	24" spread	5'	2h x 7w
RRB	<i>Rosa rugosa</i> 'Belle Poitevine'	Belle Poitevine Rugosa Rose	24" ht	5'	4' 5h x 4' 5w
RRD	<i>Rosa rugosa</i> 'Dwarf Pavement'	Dwarf Pavement Rugosa Rose	18" ht.	4'	2-3' h x 4' w
EVERGREEN SHRUBS					
JCF	<i>Juniperus chinensis</i> 'Fairview'	Fairview Juniper	5' ht.	6'	15' 20h x 6' 7w
JCS	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	36" ht.	5'	5h x 6w
PERENNIALS					
HRR	<i>Heemerocallis</i> 'Rosy Returns'	Rosy Returns Daylily	1 gal.	18"	18" h x 18" 20" w
ORNAMENTAL GRASSES & SEDGES					
PVN	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	1 gal.	36"	6h x 30" w
PVS	<i>Panicum virgatum</i> 'Shenadoah'	Shenadoah Switch Grass	1 gal.	30"	3h x 30" w
SCC	<i>Schizachyrium scoparium</i> 'Carousef'	Carousef Little Bluestem	1 gal.	24"	30" h x 30" w

LANDSCAPE LEGEND

- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS / ORNAMENTAL GRASS
- BM SHREDDED BARK MULCH
- PARCEL LIMITS
- LIMITS OF LANDSCAPE CONSTRUCTION



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE
SHADE TREES					
AFS	<i>Aster x freemanii</i> 'Sienna'	Sienna Oak Maple	2.5' BB	as shown	60" x 40"
COC	<i>Quercus occidentalis</i> 'Chicago Land'	Chicago Land Hackberry	2.5' BB	as shown	50-60" x 40-50"
STR	<i>Gleditsia triacanthos</i> 'Imperial'	Shademaster Honeylocust	2.5' BB	as shown	40" x 35"
GDE	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	2' BB	as shown	50" x 50"
TTS	<i>Tilia tomentosa</i> 'Sterling'	Sterling Silver Linden	2.5' BB	as shown	40-50" x 20-30"
EVERGREEN TREES					
PGD	<i>Picea glauca</i> var. <i>denata</i>	Black Hills Spruce	5'-6" O' BB	as shown	20'-40" x 15-25"
ORNAMENTAL TREES					
AGA	<i>Ampelocera x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Senecioberry	10'-12" diam BB	as shown	20" x 15"
SPM	<i>Syringa pinnatifida</i> 'Mortot'	China Snow Peeking Lilac	10'-12" diam BB	as shown	25" x 20"
DECIDUOUS SHRUBS					
AMP	<i>Aronia melanocarpa</i> 'Meion'	Ironchoke Beauty Black Chokeberry	24" H	3'	2'-3" x 4'-5"
DVL	<i>Diervilla korolkowii</i>	Dwarf Bush Honey suckle	24" H	4'	4" x 4"
HLL	<i>Hydrangea paniculata</i> 'Little Lime'	Dwarf Limelight Hydrangea	24" H	4'	3'-4" x 3'-4"
RRR	<i>Rosa rugosa</i> 'Banks Rose'	Banks Rose	24" H	5'	4'-0" x 4'-0"
RRD	<i>Rosa rugosa</i> 'Dwarf Rose'	Dwarf Rose	18" H	4'	2'-3" x 4'-0"
EVERGREEN SHRUBS					
JCF	<i>Jurinea chinensis</i> 'Fairview'	Fairview Juniper	2' H	6"	15'-20" x 6'-7"
JCS	<i>Jurinea chinensis</i> 'Sea Green'	Sea Green Juniper	36" H	5"	5" x 8"
PERENNIALS					
HRR	<i>Hemerocallis</i> 'Rosy Returns'	Rosy Returns Daylily	1 gal	18"	18" x 18" x 20"
ORNAMENTAL GRASSES & SEDGES					
PVN	<i>Panicum virgatum</i> 'Northward'	Northward Switch Grass	1 gal	36"	6" x 30"
SCC	<i>Schoenochloa scoparium</i> 'Carocane'	Carocane Little Bluestem	1 gal	24"	30" x 30"

LANDSCAPE NOTES

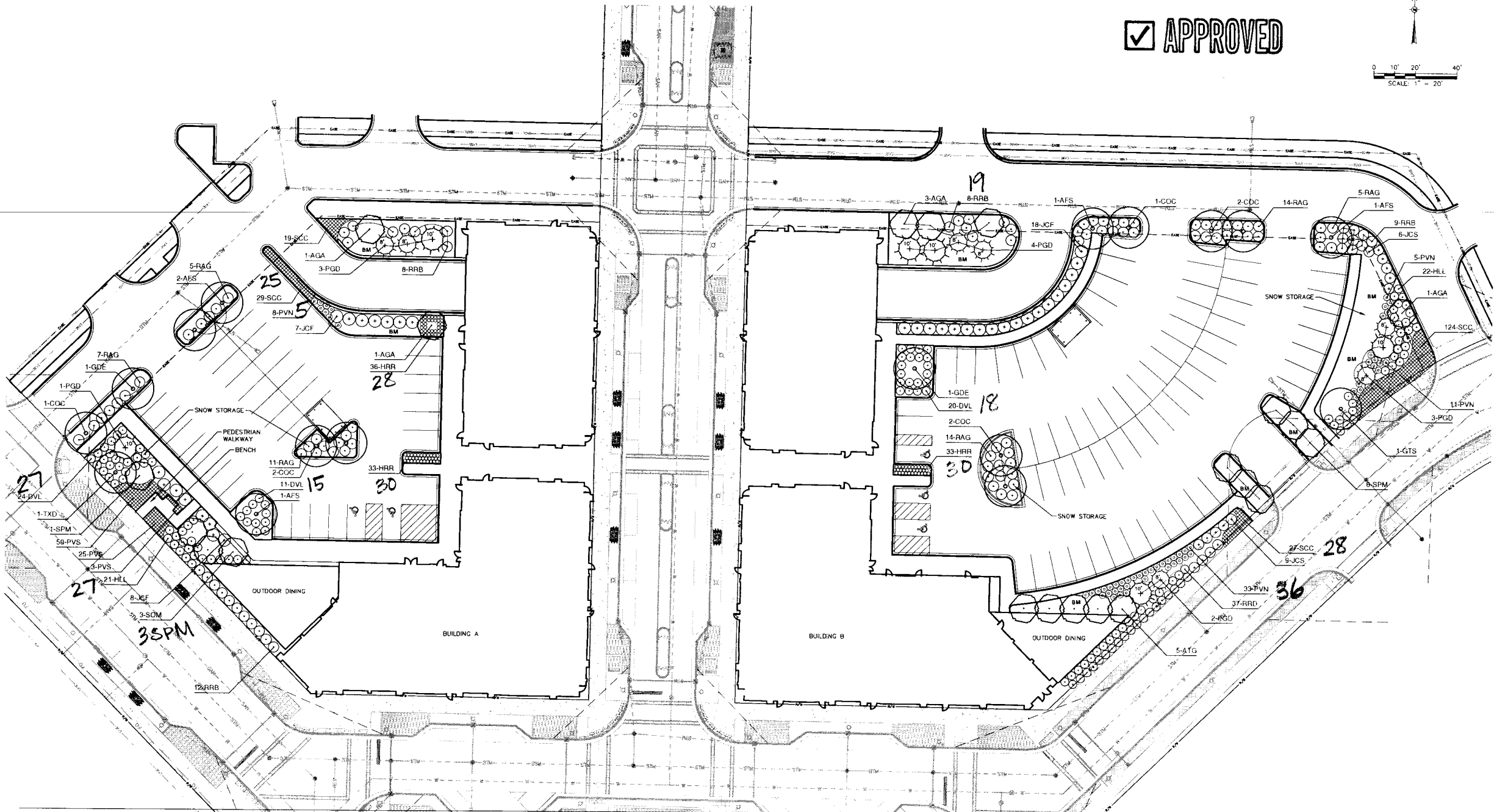
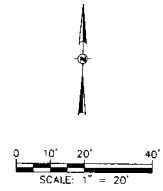
- THE LANDSCAPE DESIGN HAS BEEN PROVIDED TO MEET, AT A MINIMUM, BOTH THE REQUIREMENTS OF THE CITY OF OAK CREEK MUNICIPAL LANDSCAPE CODE (SECTION 17.1010 LANDSCAPING) AND THE DREXEL TOWN SQUARE MIXED USE PLANNED DEVELOPMENT DISTRICT GENERAL DEVELOPMENT AND REGULATING PLAN DATED JUNE 11, 2013.
- DUE TO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

BUILDING A	
TOTAL SITE OPEN SPACE/LANDSCAPE PLANTING AREA:	7,401 SF
TOTAL PARKING LOT AREA:	12,254 SF
TOTAL LANDSCAPE PLANTING AREA:	333 SF (2% OF TOT. O.S.)
BUILDING B	
TOTAL SITE OPEN SPACE/LANDSCAPE PLANTING AREA:	8,287 SF
TOTAL PARKING LOT AREA:	24,332 SF
TOTAL LANDSCAPE PLANTING AREA:	509 SF (2% OF TOT. O.S.)

LANDSCAPE LEGEND

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

APPROVED



OK-28 5-5-15

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

SCHEMATIC DESIGN SET

DREXEL TOWN SQ.
MAIN STREET
BUILDINGS

P/S No. 130111
RCA Project No. 130111
Sheet Title
LANDSCAPE PLAN

Sheet No. **L100**

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