



PLAN COMMISSION MEETING AGENDA

**TUESDAY, May 10, 2016
AT 6:00 PM**

- 1) ROLL CALL
- 2) Minutes of the April 26, 2016 meeting
- 3) Significant Common Council Actions
- 4) NEW BUSINESS
 - a) **CONDITIONS AND RESTRICTIONS** – Review Conditions and Restrictions for a Planned Unit Development for the properties at 7721 S. Pennsylvania Ave.; and 2100, 2200, and 2280 E. Drexel Ave. submitted by HSI Oak Creek Partners, LLC, on behalf of Mary Voelker, Margaret Munson, and Life Creek Church, Inc. (Tax Key Nos. 779-9991-001, 779-9006, 779-9007, 779-9008). Follow this item on Twitter **@OakCreekPC#OCPCHSI**.
 - b) **PLAN REVIEW** – Review site, building, landscaping, and lighting plans submitted by Mark TeGrootenhuis, HSI Commercial, for a health clinic facility and parking structure on the property at 7901 S. 6th St. (Tax Key No. 813-9056-000). Follow this item on Twitter **@OakCreekPC#OCPCFroedtert**.
 - c) **PLAN COMMISSION CONSULTATION** – Discussion of Code requirements and applicable zoning districts for Craft Distilleries, Wineries, and Breweries.
 - d) **ZONING TEXT AMENDMENT** – Review a proposed amendment to Chapter 17 to create Section 17.0316: B-6 Interchange Regional Retail District. Follow this item on Twitter **@OakCreekPC#OCPCTextAmend**.
 - e) **REZONE** - Review a request submitted by Walden OC, LLC to rezone the property located at 1830R W. Drexel Ave. from P-1, Park District, to B-6, Interchange Regional Retail District (Tax Key No. 784-9021). Follow this item on Twitter **@OakCreekPC#OCPCWalden**.
- 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, APRIL 26, 2016

Alderman Dan Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Carrillo, Commissioner Johnston, Alderman Bukiewicz, Alderman Guzikowski, Commissioner Siefert, and Commissioner Chandler. Mayor Scaffidi and Commissioner Correll were excused. Also present: Doug Seymour, Director of Community Development; Kari Papelbon, Planner; and Michael Kressuk, Assistant Fire Chief.

Commissioner Dickmann moved to approve the April 12, 2016 meeting minutes. Commissioner Siefert seconded. On roll call: All voted aye except for Commissioner Chandler, who abstained.

Ms. Papelbon provided an overview of the Significant Common Council Actions.

Common Council concurred with the Mayor's reappointment of Chauncey Chandler and Wally Dickmann to the Plan Commission for a three year term expiring in 2019.

CSM

Nick Wimmer, Wimmer Communities

6871, 6881, 6881R, 6933, 6939, 6955 S. 13th St.

TAX KEY NOs: 736-8010-001, 736-8999-004, 736-8999-003, 736-8007, 736-8990-001, 736-8011

Ms. Papelbon provided an overview of the request and advised that a right-of-way vacation needed to be added to the CSM as required by the County before recording. Ms. Papelbon added that the staff recommendation did not include 6955 S. 13th Street due to a typographical error and it must be included. No other changes are proposed with this CSM.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Nick Wimmer, Wimmer Communities, for the properties at 6871, 6881, 6881R, 6933, 6939, 6955 S. 13th St. be approved, with the following conditions:

1. That all easements are included on the map prior to recording.
2. That all technical corrections are made prior to recording.

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

Plan Review – Wimmer Communities, Centennial Park

**Ownership: Arbors at Centennial Park, LLC, 5300 S. 108TH St., #103, Hales Corners, WI 53130
401 E. Centennial Dr.**

TAX KEY NOs: 860-9046-000

Ms. Papelbon explained that the applicant is requesting modifications to the east and northwest entrances off Centennial Drive. The proposed plan will expand the width of the driveways slightly, relocate the community mailboxes and add several parking stalls near the mailboxes for improved traffic flow.

Alderman Bukiewicz opened up the discussion to the Commission for questions/comments.

Commissioner Chandler inquired as to the layout prior to the requested change specific to the parking, and also the reason for the changes to be made.

Nick Wimmer, 5300 S. 108th St., #103, Hales Corners, WI 53130, responded that at the west entry there was no parking, so this will add additional parking spaces in the area where residents pickup their mail. At the east entrance there was visitor parking and that will be relocated. This will create greater visibility and easier turning off of Centennial Drive.

Commissioner Dickmann asked if the changes were made due to citizen requests or if Wimmer Communities wanted the change. He added that he did like the changes due to the safety aspect.

Mr. Wimmer replied that they worked with the post office regarding the community mailbox kiosks and found that the change would be more effective and that adding parking stalls near the kiosk would help alleviate traffic concerns.

Commissioner Johnston added that Wimmer Communities are willing to save the berm and not reduce the screening. There will be no change in stormwater with this project and it complies with all standards.

Commissioner Siepert moved that the Plan Commission approves the site and landscape plans submitted by Wimmer Communities for the Centennial Park property at 401 E. Centennial Dr., with the condition that all building and fire codes are met.

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

**Rezone & Planned Unit Development – HSI Oak Creek Partners, LLC, on behalf of Mary Voelker, Margaret Munson, and Life Creek Church, Inc.
7721 S. Pennsylvania Ave.; and 2100, 2200, and 2280 E. Drexel Ave.
TAX KEY NOs: 779-9991-001, 779-9006, 779-9007, 779-9008**

Ms. Papelbon provided an overview of the request for rezoning and planned unit development. Ms. Papelbon explained that HSI plans to do this project in two phases. Phase I would include the retention pond, the parking area, buildings, the pool, clubhouse and gazebo area on the south. Phase II would include the retention pond, the buildings and the parking areas on the west side.

A CSM will be required to combine the properties as currently these features cross property lines. There will be no departures from zoning. Engineering is working with the applicant to address curb and gutter issues along with a Traffic Impact Analyses study for the area. Ms. Papelbon explained that if the Plan Commission recommends approval of this request, staff will prepare conditions and restrictions for presentation at the May 10, 2016 Plan Commission meeting.

Tony DeRosa, HSI Properties, 18500 W. Corporate Drive, Brookfield, WI 53045, provided a presentation. He explained that they have scaled back the project from 400 (four-hundred) units to 290 (two-hundred ninety) units and shifted the density north off of Drexel and increased setbacks on the south and the east side. He explained that all streets within the development will be private meaning the maintenance of them will be the responsibility of the property owner. He advised that garbage collection will also be privatized.

Mr. DeRosa explained that this is a privately financed project with no TIF. Mr. DeRosa is hopeful that if approved construction on the first phase would start this fall.

Commissioner Dickmann asked if the streets are privately financed, do they still have to meet public standards.

Commissioner Johnston explained that they do not have to meet the City public standards.

Commissioner Siefert questioned fire department staff how they worked out accessing the property for calls as well as vehicles parking and blocking access roads.

Assistant Fire Chief Kressuk explained that they do have to meet national fire codes for access roads and this will be part of the review process for them. He explained that there are preliminary plans at this time and as the plans change the fire department will be updated. Kressuk explained that they have been working with HSI and if the roads do not connect they are discussing extending them slightly to make them more accessible and beneficial for fire department vehicular travel. He stated that they would work with the site managers to maintain open access roadways.

Alderman Bukiewicz asked about fire hydrants and if the buildings would have sprinklers.

Assistant Fire Chief Kressuk responded that there will be ongoing discussion as to placement of hydrants because any modifications to the roadways, sidewalks or building locations will affect the location of the fire hydrants. Kressuk advised that HIS reps did meet with the fire department to discuss these items.

Commissioner Siefert inquired about signage for the development.

Alderman Bukiewicz responded that it is too early to discuss that item.

Ms. Papelbon responded that signage would not be discussed until site plan review.

Commissioner Dickmann inquired if there would be any problems with purchasing the land.

Mr. DeRosa responded that they don't anticipate any issues in buying the property; it's more about working through the approval process. Once they work through the approval process a closing on the property would take place.

Alderman Bukiewicz opened the floor to public comment.

Glen McCoy, 7739 S. Pennsylvania Avenue: Mr. McCoy asked if they could put in a swale to fix the drainage issues that he still has today after the property abutting his added ten inches of fill and this redid the whole wetlands. He asked that they consider a roundabout or speed bumps in the road plan to deter speeding. Mr. McCoy asked if the roadway that was west boundary of the church could be reinstated so as to provide a third route in/out of the area. He also commented that the road by the clubhouse is only a half road that only goes to the edge of the apartments and does not meet up with the other road that goes out by the church.

Paul Goepfert, 2629 E. Honeysuckle Drive: Mr. Goepfert stated that he is opposed to this project and against rezoning due to the traffic bottlenecks that this will cause. He stated that while it is a great concept, it would be more beneficial in another area of the city.

Arden Degner, 8540 S. Pennsylvania Avenue: Mr. Degner commented that all of the apartment buildings are at the same elevation. He also handed out a statement that he wanted to be included in the record. The statement included the suggestion to mandate HSI Oak Creek Partners to escrow for future road repairs, sand bagging in the event of flooding, the installation of traffic controls, installation of deceleration and acceleration lanes on Pennsylvania and Drexel Avenues, and the installation of desalination equipment due to the runoff of ice melt.

Mr. DeRosa explained that the buildings are not at the same elevation. The site drops from south to north. A grouping of four buildings is a certain elevation and as you go further north it continues to drop.

Alderman Bukiewicz explained that the agenda item this evening is only for the rezoning of the property.

Commissioner Siefert inquired if there are plans to widen Pennsylvania Avenue north of Drexel and if it would fit in with the development.

Commissioner Johnston responded that is a consideration in the five year plan. There's the matter of getting funding and working with South Milwaukee on this widening which will go all the way to Rawson Avenue.

Commissioner Siefert asked if there were plans for a third entrance/exit on the west side.

Mr. DeRosa stated that at this point they are not considering that.

Alderman Bukiewicz stated that there is an issue with the land on the west side of the property.

Commissioner Johnston stated that area has wetlands on the west side.

Glen McCoy, 7739 S. Pennsylvania Avenue, stated that originally when the Korean Church was built a road was vacated and that there is room on the property to have a third exit.

Alderman Bukiewicz stated that road would be shared with the Life Creek Church and that there would need to be a mutual agreement between the developers and the church.

Commissioner Dickmann questioned the need for the two phases of building, and asked whether Phase II would wait until all the units in Phase I were rented out.

Tony DeRosa stated the plan would be to go from Phase I right into Phase II. Phase II would be subject to market conditions, but believed there would be no issues with renting the units and they would go right away.

Commissioner Dickmann moved that the Plan Commission recommends that the Common Council approves the rezoning of the properties at 7721 S. Pennsylvania Ave.; and 2100, 2200, and 2280 E. Drexel Ave. to Rm-1 (PUD), Multifamily Residential Planned Unit Development after a public hearing and subject to conditions and restrictions that will be prepared for the Commission's review at their next meeting (May 10, 2016).

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

Plan Review – Drexel Town Square Hotel Group, LLC

Ownership: Drexel Square Hotel Group, LLC, 5629 NW Rio Grande Blvd., Los Ranchos, NM 87107

7980 S. Market St.

TAX KEY NO: 813-9033-000

Ms. Papelbon provided an overview of the project for the proposed TownPlace Suites hotel to be located at 7980 S. Market Street.

Commissioner Siefert questioned the height of the building, and whether the fire department would be able to reach the roof with their ladder truck. He also asked if the height was in line with airport requirements.

Ms. Papelbon stated that this would be a 4-story building with roof elements. There are no limits or height restrictions within this PUD.

Doug Seymour, Director of Community Development, responded that there is a maximum height of 120 (one-hundred and twenty) feet for compliance with FAA regulations, and this project is well within that limit.

Assistant Fire Chief Kressuk advised that the fire department would be able to facilitate and access the roof appropriately.

Commissioner Chandler inquired if the representatives were in attendance and if they could provide samples of the materials that they will be using and if there would be any verbiage on the canopies.

David Plank & Ethan Skeels, Kahler-Slater, 111 W. Wisconsin Ave., Milwaukee, WI 53203

David Plank responded that there is no signage on the canopy.

Commissioner Chandler questioned if glazing and required material percentages have been met.

Ms. Papelbon responded yes.

Alderman Guzikowski questioned details of the building plan to include lighting and the monument sign.

Ms. Papelbon responded to those questions and showed the various areas and items on the renderings.

Ethan Skeels responded that both areas of the one story portion of the building along Market Street have pendant lights that are located between the storefronts that add a little street lighting. The entryway will also have some of these lights. They are hoping to break ground in July.

Commissioner Dickmann questioned the east entranceway's location to the lobby.

Ms. Papelbon provided the rendering of the area and showed the route through the hotel.

Commissioner Carrillo requested information on the outdoor patio plans.

Mr. Skeels responded that one of the patios will have two outdoor gas grills for the guests to utilize, and added that the patio that opens to the pool will have a fire pit. Commissioner Siepert asked about the tapered roof design and the reason for it.

Mr. Skeels responded that the building design is supplied via Marriott and their Town Place Suites design is part of the brand they have established for the hotel chain. This

prototype just came out in December of 2015 and will be one of the first of this design to be built in this country.

Mr. Seymour added that architecture is a very subjective thing, and that in relation to the prior approved plan for the Four Points, staff feels this is much more appropriate for Drexel Town Square.

Commissioner Chandler questioned if signage would be reviewed at this time.

Ms. Papelbon responded that the only sign that is being reviewed at this time is the monument sign. The representatives provided their "general sign location plan," so, in other words, they are proposing to have wall signs on the north, west and east which are approvable/acceptable locations for the PUD. There are no other signage details at this time.

Alderman Bukiewicz commented that he likes the architecture and it is a standout building for a hotel and the materials are durable and will look great. Alderman Bukiewicz asked where the air handlers and heating equipment will be located and if there will be an emergency backup generator as well as where they will place snow removed from the areas.

Mr. Skeels responded that the dumpster enclosure will be face brick to match the brick on the building along with a metal slats. Mr. Skeels added that in regards to the snow removal and storage along the east of the property there is an easement that has been executed with Meijer. There is also an area south of the dumpster area that will not be heavily landscaped that will provide an additional area for snow storage. Mr. Skeels advised that there will be no mechanical equipment on the lower roof and any equipment that is required on the upper roof will be placed inside the attic spaces that are created by the roof forms and vented through them. Mr. Skeels advised that that they do not have an emergency generator.

Alderman Bukiewicz questioned if they will meet all fire codes. Mr. Skeels responded that they would.

Commission Dickmann questioned vegetation being used for screening equipment.

Mr. Skeels responded that their landscape architects with Graef have been involved since the beginning and have selected plants that will be durable and are proper screening materials.

Alderman Bukiewicz moved that the Plan Commission approves the site and building plans submitted by Drexel Town Square Hotel Group, LLC, for the property located at 7980 S. Market St. with the following conditions:

1. That all building and fire codes are met.

2. 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.
3. That detailed plans for signage are reviewed and approved by the Plan Commission prior to submission of permit applications.
4. That all mechanical equipment (ground, building, and rooftop) is screened from view.
5. That final photometric and lighting plans indicating the approved luminaire type, pole type, color, and height for Drexel Town Square are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector, prior to the issuance of building permits.
6. That the exterior brick veneer meets the minimum 4-inch thick requirement per Code.
7. That plans addressing grading, drainage, and stormwater quality (including the use of stormwater best management practices) be approved by the City Engineer prior to the issuance of building permits.
8. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

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

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. Roll call: All voted aye. The meeting adjourned at 7:15 p.m.

ATTEST:

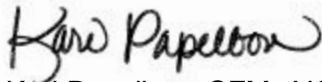
Douglas Seymour, Plan Commission Secretary

4/29/16

Date

Summary of Significant Common Council Actions

1. **APPROVED** Ordinance No. 2803, approving a conditional use amendment for the property at 6819 S. Howell Ave., allowing for the operation of a private bus service storage yard.
2. **APPROVED** Resolution No. 11706-050316, approving a certified survey map for the properties at 6871, 6881, 6881R, 6933, 6939, 6955 S. 13th St.
3. **APPROVED** a professional services agreement with R.A. Smith National, Inc., in an amount not to exceed \$105,600 for wetland permitting, staking, and detailed infrastructure plans and specifications for the Phase II extension of South 20th Street approximately 1600 linear feet north of its current planned terminus.
4. **APPROVED** Resolution No. 11691-041916, a Resolution Approving the Second Amendment to the Tax Incremental District No. 11 Finance Development Agreement by and between the City of Oak Creek and Oak Creek Medical Developer, Inc. (HSA Project)
5. **APPROVED** Resolution No. 11697-041916, a Resolution Approving the Parking and Access Agreement by and Between the City of Oak Creek and Oak Creek Medical Developer, Inc. (HSA Project).



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a

DATE: May 10, 2016

PROJECT: Conditions & Restrictions – HSI Oak Creek Partners, LLC, on behalf of Mary Voelker, Margaret Munson, and Life Creek Church, Inc.

ADDRESS: 7721 S. Pennsylvania Ave.; and 2100, 2200, and 2280 E. Drexel Ave.

TAX KEY NO: 779-9991-001, 779-9006, 779-9007, 779-9008

STAFF RECOMMENDATION: That the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the rezoning of the properties at 7721 S. Pennsylvania Ave.; and 2100, 2200, and 2280 E. Drexel Ave. to Rm-1 (PUD), Multifamily Residential Planned Unit Development after a public hearing and subject to conditions and restrictions.

Ownership: Mary Voelker, Margaret Munson, and Life Creek Church, Inc.

Size: 24.81 acres, 5.67 acres, 2.10 acres, 4.50 acres (excluding proposed ROW)

Existing Zoning: Rs-1, Single Family Residential; FF, Flood Fringe; FW, Floodway; I-1, Institutional

Adjacent Zoning: North – P-1, Park District; FF, Flood Fringe; FW, Floodway; Rs-1, Single Family Residential

East – Rs-1, Single Family Residential; Rd-1, Two Family Residential

South – Rs-1, Single Family Residential; Rs-2, Single Family Residential; P-1, Park District

West – I-1, Institutional; P-1, Park District

Comprehensive Plan: Mixed Residential.

Wetlands: Yes (see plans).

Floodplain: Yes, flood fringe and floodway on the north (see maps).

Official Map: Yes, Officially-Mapped Streets exist through the parcels (see map).

Commentary: At the April 26, 2016 meeting, the Plan Commission recommended Common Council approval of the proposed rezone of the properties at 7721 S. Pennsylvania Ave.; and 2100, 2200, and 2280 E. Drexel Ave. to Rm-1 (PUD), Multifamily Residential Planned Unit Development. Site, building, landscaping, and related reviews will occur at a later date. If the Plan Commission is comfortable with the Conditions and Restrictions, the appropriate action would be to recommend that the Common Council approve them as part of the Planned Unit Development.

Prepared by:

Kari Papelbon, CFM, AICP
Planner

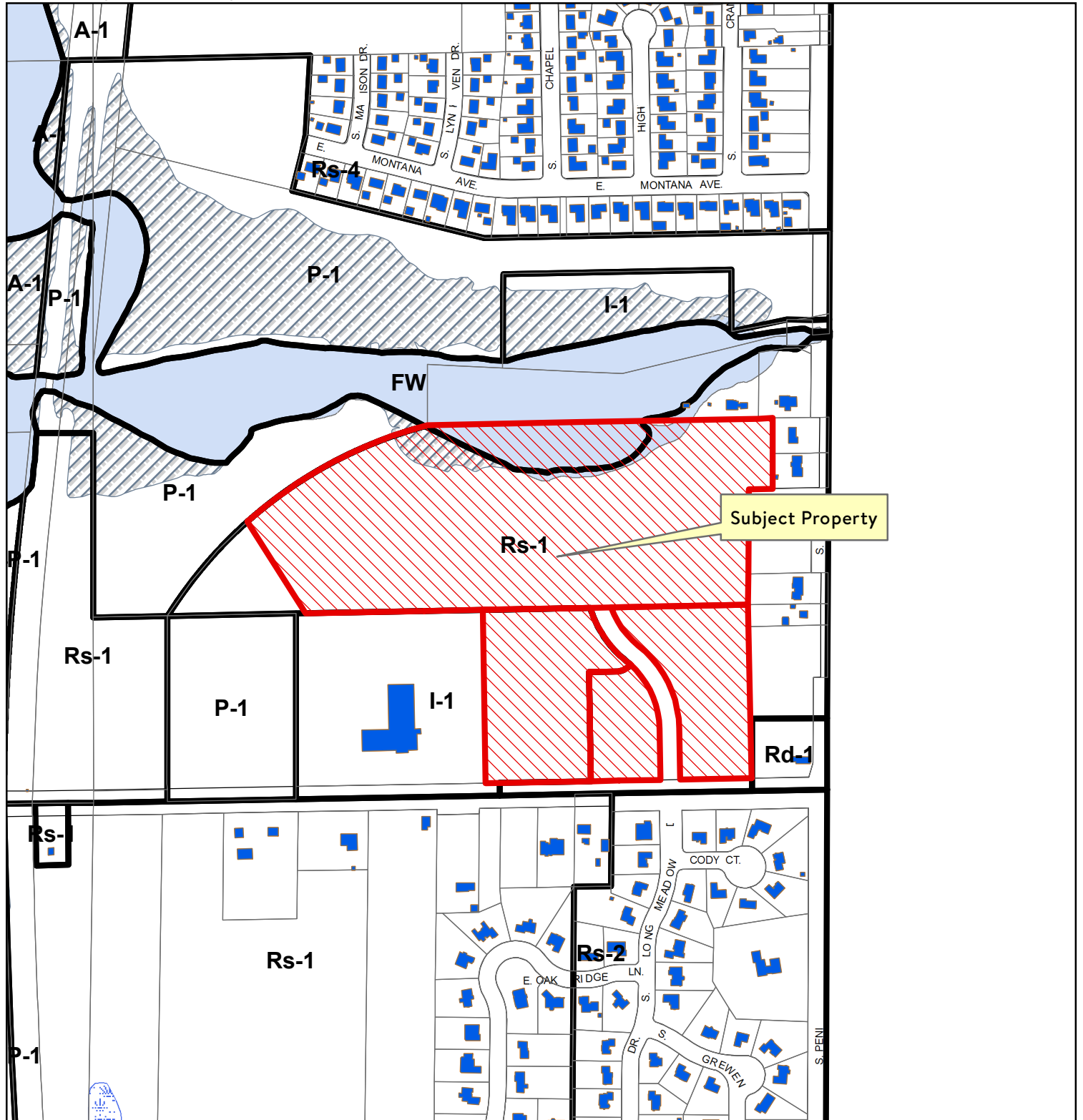
Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

7721 S. Pennsylvania Ave.,

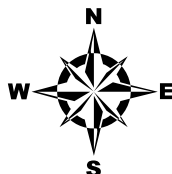
2100, 2200, 2280 E. Drexel Ave.





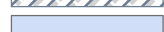
This map is not a survey of the actual boundary of any property this map depicts.



Department of Community Development



Legend

-  Subject Properties
-  Floodfringe
-  Floodway

**City of Oak Creek – Planned Unit Development (PUD)
Conditions and Restrictions**

Applicant: Tony DeRosa, HSI Oak Creek Partners, LLC
Property Addresses: 7721 S. Pennsylvania Ave.; 2100,
2200, & 2280 E. Drexel Ave.
Tax Key Number(s): 779-9991-001, 779-9006, 779-9007,
779-9008

Approved by Plan Commission: TBD
Approved by Common Council: TBD
(Ord. #TBD)

1. LEGAL DESCRIPTION

That part of the Southwest 1/4 of Section 10, Township 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin bounded and described as follows:

Commencing at the Northeast corner of the said Southwest 1/4 Section running thence South 0° 18' 15" West along the East line of said Southwest 1/4 Section, 1325.15 feet; thence South 88° 54' 35" West, 200.00 feet to the place of beginning of lands hereinafter described: thence South 0° 18' 15" West and parallel to the East line of said Southwest 1/4 Section, 250.00 feet; thence South 88° 54' 35" West, 83.70 feet; thence South 0° 18' 15" West and parallel to the East line of said Southwest 1/4 Section 412.36 feet to the South line of the North 1/2 of the South 1/2 of said 1/4 Section; thence North 88° 39' 57" West along the South line of the North 1/2 of the South 1/2 of said 1/4 Section 1.12 feet; thence South 1° 14' 37" East, 617.19 feet; to the North line of East Drexel Street; thence South 88° 57' 40" West, 946.32 feet along said North line; thence North 1° 02' 25" West, 616.67 feet to the South line of the North 1/2 of the South 1/2 of said 1/4 Section; thence South 88° 57' 07" West, 629.97 feet along said South line; thence North 32° 28' 36" West, 386.31 feet; thence Northeasterly 733.78 feet along the arc of a curve whose center lies to the Southeast whose radius is 1576.12 feet and whose chord bears North 61° 53' 50" East, 727.17 feet; thence North 88° 51' 02" East 1228.39 feet to the point of beginning.

EXCEPTING therefrom those lands described in Warranty Deed recorded as Document No. 8736612.

ALSO;

Lots 2, 3, and 4 of Certified Survey map No. 8230, recorded on April 14, 2010, in Reel 7343 of Certified Survey Maps, as Document No. 9863468, being a part of the Southeast ¼ of the Southwest ¼ of Section 10, Town 5 North, Range 22 East, in the City of Oak Creek, County of Milwaukee, State of Wisconsin.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

A. A precise detailed site plan for the area affected by the Planned Unit Development shall be submitted to, and approved by, the Plan Commission prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) General Development Plan

- a) Detailed building locations with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
 - i) Location
 - ii) Number & type(s) of dwellings
 - iii) Number of garage & surface spaces
 - iv) Dimensions
 - v) Setbacks

2) Landscape Plan

- a) Screening plan for outdoor storage
- b) Number, initial size and type of plantings
- c) Parking lot screening/berming

3) Building Plan

- a) Architectural elevations
- b) Building floor plans
- c) Materials of construction

4) Lighting Plan

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

- h) Location(s) of loading berths
- i) Location of sanitary sewer (existing & proposed)
- j) Location of water (existing & proposed)
- k) Location of storm sewer (existing & proposed)
- l) Location(s) of wetlands (field verified)
- m) Location(s), square footage and height of sign(s)

5) Grading, Drainage and Stormwater Management Plan

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

6) Fire Protection

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

- B. All plans for new buildings, additions, or exterior remodeling shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.
- C. For any new buildings or structures and additions, site grading and drainage, stormwater management and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.
- D. A Development Agreement shall be completed between the owner(s) and the City if deemed necessary by the City Engineer so as to ensure the construction or installation of public or other improvements required in Item 1(e) above, and/or as specified by these conditions and restrictions.
- E. Plans and specifications for any necessary public improvements within developed areas (e.g. sanitary sewer, water main, storm sewer, etc.) shall be subject to approval by the City Engineer.
- F. If required by the City of Oak Creek, public easements for telephone, electric power, sanitary sewer, storm sewer and water main shall be granted. Said easements shall be maintained free and clear of any buildings, structures, trees or accessory outdoor appurtenances. Shrubbery type plantings shall be permitted; provided there is access to each of the aforementioned systems and their appurtenances.
- G. All electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of this property.
- H. For each stage of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit.
- I. There shall be a maximum of twenty (20) multifamily buildings, and a maximum of 290 units. Accessory buildings, garages, a clubhouse, a pool, and a gazebo may be permitted so long as they are compliant with all applicable provisions of the Municipal Code and these conditions and restrictions. Any increase in the number of multifamily buildings or units shall require an amendment to these conditions and restrictions.

3. PARKING AND ACCESS

- A. A Traffic Impact Analysis (TIA) shall be performed and submitted to the Engineering Department for review prior to the submission of applications for Plan Commission review of Phase I plans (including, but not limited to: site, building, landscaping, and lighting).
- B. Parking for this project shall be provided in accordance with Section 17.0401 of the Municipal Code as follows:

<u>Unit Type</u>	<u>*Required Parking</u>
Efficiency / 1-bedroom unit	1.5 stalls
1-bedroom + den / Two-bedroom unit	2 stalls

**Minimum parking requirements includes garage spaces.*

- C. Where 90° parking is indicated on the site plans, individual-parking stalls shall be nine (9) feet in width by eighteen (18) feet in length. The standards for other types of angle parking shall be those as set forth in Section 17.0403(d) of the Municipal Code.
- D. Movement aisles for 90° parking shall be at least twenty-two (22) feet in width.
- E. All off-street parking areas shall be surfaced with an all-weather wearing surface of plant mix asphaltic concrete over crushed stone base subject to approval by the City Engineer. A proposal to use other materials shall be submitted to the Plan Commission and the Engineering Department for approval. All parking areas, garages, and private drives, within a phase, shall be in place prior to the issuance of an occupancy permit for any building in that phase.
- F. Other parking arrangements, showing traffic circulation and dimensions, shall be submitted to the Plan Commission for approval.
- G. All driveway approaches to this property shall be in compliance with all the standards set forth in Chapter 6 of the Oak Creek Municipal Code. Any off-site improvements shall be the responsibility of the property owner.
- H. All off street parking areas shall be landscaped in accordance with Sections 17.0330 & 17.0403 of the Municipal Code.
- I. Parking shall be located in a garage or carport or on a driveway that does not exceed twenty-four (24) feet in width, except for a spur that is a maximum of ten (10) feet by twenty (20) feet or the flare to access a parking area in the side or rear yard.
- J. Adjustments to required parking may be made by the Plan Commission in accordance with Section 17.0404.

4. LIGHTING

All plans for new outdoor lighting for each stage of the development shall be reviewed and approved by the Plan Commission and Electrical Inspector in accordance with Section 17.0808 of the Municipal Code.

5. LANDSCAPING

- A. Parking Lot Screening. Those parking areas for five (5) or more vehicles if adjoining a residential zoning district line or public right-of-way shall be screened from casual view by an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means approved by the City Plan Commission. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way. All screening materials shall be placed and maintained at a minimum height of three (3) feet.
 - 1. At least one ornamental deciduous tree, no less than 2.5" caliper, shall be incorporated into the design for every 35 linear feet of public street frontage.
 - 2. At least 25% of the total green space area shall be landscaped utilizing plant materials, other than maintained turf, that contribute to ground coverage.
 - 3. For purposes of determining the number of plants necessary to meet the minimum 25% ground coverage requirement, plant types are categorized by their general size and potential mature at-grade coverage area.

<u>Plant Type</u>	<u>Area of Coverage Provided</u>
Evergreen Tree (>8' Dia.)	75 sq. ft.
Large Shrub (6-8' Dia.)	38 sq. ft.
Medium Shrub (4-6' Dia.)	20 sq. ft.
Small Shrub (2-4' Dia.)	12 sq. ft.
Perennial (4.5" Pot)	6 sq. ft.

* Note shade and ornamental trees are not considered a plant type contributing to "at grade" coverage.

4. To assure a diversity of color, texture and year-round interest, the total number of plant materials must be comprised of a minimum 25% evergreens, but no more than 70%.
- B. Interior Landscape Area. All public off-street parking lots which serve five (5) vehicles or more shall be provided with accessory landscaped areas; which may be landscape islands, landscape peninsulas or peripheral plantings totaling not less than five (5) percent of the surfaced area. Landscape islands or peninsulas shall be dispersed throughout the off-street parking area. Landscape islands shall provide a minimum 30-inch clear area for vehicle overhang and snow storage. One shade tree shall be provided within the interior planting area for every 300 square feet of interior landscaping. For parking lots designed for twenty-five (25) parking spaces or more, interior parking lot landscaping shall be provided at the following rates:

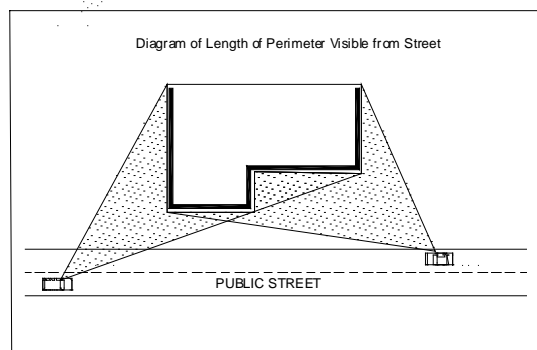
<u>Total Paved Area</u>	<u>Required Interior Planting Area</u>
0-49,999 sq. ft.	5% of paved area
50,000 sq. ft. or larger	10% of paved area

- C. Perimeter Landscape Area. In an effort to prevent adjacent parking lots from becoming one large expanse of paving, perimeter landscaping shall be required. The perimeter strip shall be a minimum 5 feet in width. A minimum of one tree and five shrubs is required for every 35 linear feet of the perimeter of the parking area and located within the perimeter landscape area.
- D. Landscaping Adjacent to Buildings. There shall be a minimum three-foot landscaped area provided between the edge of pavement and the entrance elevation of the building.
- E. Screening of Trash. Trash receptacles shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
- F. Screening of Ground Mounted Mechanical Equipment. Ground mounted mechanical equipment shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
- G. Screening of Roof Mounted Mechanical Equipment. Roof mounted mechanical equipment shall be screened from casual view.
- H. Retaining Walls. No retaining wall shall exceed four (4) feet in height unless it has been designed and its construction supervised by a Professional Engineer. A retaining wall may be stepped to achieve greater height. Each step of the wall shall be no more than four (4) feet in height and shall be set back a minimum of three (3) feet from the previous step. Acceptable materials for retaining walls are: segmental masonry type, timber, or concrete.
- I. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.

- J. Buffer Yards. Appropriate buffers shall be provided between dissimilar uses as set forth in Section 17.0205 (d) of the Municipal Code.
- K. Submittal Requirements. A Landscape Plan (to scale) must be submitted which includes details of all proposed landscaping, buffering and screening, including the estimated cost of the landscaping. These plans shall be prepared by a landscape professional and show the location and dimensions of all existing and proposed structures, parking, drives, right-of-ways and any other permanent features, and all other information required by the Plan Commission, including but not limited to the following:
 1. A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing and the scientific and common names of all landscape materials used.
 2. The location and type of existing trees over four (4) inches in diameter (measured six (6) inches above the ground) within the area to be developed.
 3. The location and percent of slope of all proposed berms using one (1) foot contours.
 4. Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
 5. Methods used in staking, mulching, wrapping or any other early tree care used.
 6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule.
- L. The Plan Commission may modify any of the above standards by a $\frac{3}{4}$ majority vote of those Commissioners present at a meeting, but only if supplemental design elements or improvements are incorporated into the project which compensate for the modification of the particular standard.
- M. All landscaping within a phase shall be in place prior to the issuance of an occupancy permit for any building in that phase.

6. ARCHITECTURAL STANDARDS

- A. No building shall be permitted if the design or exterior appearance is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- B. No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades of surrounding properties and presents an attractive appearance to the public. Predominant exterior building materials must be of high quality. These include, but are not limited to brick, stone and tinted/textured concrete masonry units (CMUs). Smooth-faced concrete block, EIFS products (such as Dryvit) or pre-fabricated steel panels are not permitted as a primary exterior building material.
- C. The facade of a multifamily residential building shall be provided with an acceptable brick or decorative masonry material that covers at least sixty-five (65) percent of the surface of the total exterior wall area of the building.
- D. Material and color samples shall be submitted to the Plan Commission for review and approval.



- E. The Plan Commission may modify any of the above standards by a ¾ majority vote of those Commissioners present at a meeting, but only if supplemental design elements or improvements are incorporated into the project which compensate for the modifications of the particular standard.
- F. The relative proportion of a building to its neighboring buildings or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- G. Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.
- H. Sides of a building that are visible from adjoining residential properties and/or public streets should contribute to the pleasing scale features of the building by featuring characteristics similar to the front façade of the building.
- I. Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rights-of-way and adjacent residential uses.
- J. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule; as well as the approved protection of the identified wetlands and woodlands on the approved plan.

7. BUILDING HEIGHT, AREA, AND DENSITY STANDARDS

- A. No principal building or part of a principal building shall exceed fifty (50) feet in height provided that the building is limited to a maximum of three (3) habitable stories.
- B. No accessory building shall exceed seventeen (17) feet in height.
- C. The total minimum floor area of a principal building shall be:
 - 1. Efficiency dwelling unit – 350 square feet per dwelling unit.
 - 2. One-bedroom dwelling unit – 500 square feet per dwelling unit.
 - 3. Two-bedroom dwelling unit – 700 square feet per dwelling unit.
 - 4. Three-bedroom dwelling unit – 1,000 square feet per dwelling unit.
 - 5. Four-bedroom or larger dwelling unit – 1,300 square feet per dwelling unit.
- D. The sum total of the floor area on all floors of the principal building and all accessory buildings shall not exceed fifty (50) percent of the lot area.
- E. Maximum unit densities shall be in accordance with the following:
 - 1. Efficiency and one-bedroom units – 18.2 dwelling units per net acre.
 - 2. Two-bedroom units – 14.5 dwelling units per net acre.
 - 3. Three-bedroom units – 9.7 dwelling units per net acre.
 - 4. Four or more bedroom units – 7.3 dwelling units per net acre.

8. BUILDING AND PARKING SETBACKS

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure*	30'	25'	10'

Accessory Structure**	30'	See Section 17.0501	See Section 17.0501
Off-street Parking	25'	15'	15'

* Per Section 17.0311(f)(2), no multifamily residential structure shall be located closer than fifty (50) feet to a single-family district line. Rs-1 exists to the north, east, and to the centerline of Drexel Ave. (south); Rs-2 extends to the centerline of Drexel Ave. (south).

**No accessory structures shall be permitted in the front yard or in required buffer yards.

9. MAINTENANCE AND OPERATION

- A. The number, size, location and screening of appropriate solid waste collection units shall be subject to approval of the Plan Commission as part of the required site plan. Solid waste collection and recycling shall be the responsibility of the owner.
- B. Removal of snow from off-street parking areas, walks and access drives shall be the responsibility of the owners.

10. SIGNS

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code. All signs must be approved by the Plan Commission as part of the site plan review process.

11. PERMITTED USES

- A. All permitted uses in the Rm-1, Multifamily Residential zoning district.
- B. Twenty (20) multifamily residential buildings in excess of four (4) dwelling units per structure, not to exceed 290 total units at a density not to exceed 9.7 dwelling units per net acre.
- C. Usual and customary accessory uses to the above listed permitted uses.

12. TIME OF COMPLIANCE

The operator of the Planned Unit Development shall commence work in accordance with these conditions and restrictions as follows:

- A. Phase I of the Planned Unit Development shall commence within **eighteen (18)** months from the date of adoption of the ordinance authorizing the issuance of this PUD.
- B. Phase II of the Planned Unit Development shall commence within **forty-eight (48)** months from the date of adoption of the ordinance authorizing the issuance of this PUD.
- C. This Planned Unit Development approval shall expire
 - 1. Within **eighteen (18)** months after the date of adoption of the ordinance if a building permit for Phase I has not been issued for this use; **OR**
 - 2. Within **forty-eight (48)** months after the date of adoption of the ordinance if a building permit for Phase II has not been issued for this use.
- D. **Upon expiration of this permit for Phase I only, the zoning for the property (EXCLUDING FW, Floodway, and FF, Flood Fringe Districts) will revert back to Rs-1, Single Family Residential and I-1, Institutional.**

E. Upon expiration of this permit per Section (C), the applicant shall re-apply for Planned Unit Development approval prior to recommencing work or construction for either Phase of development.

13. OTHER REGULATIONS

Compliance with all other applicable City, State, DNR and Federal regulations, laws, ordinances, and orders not heretofore stated or referenced, is mandatory.

14. VIOLATIONS & PENALTIES

Any violations of the terms of this Planned Unit Development shall be subject to enforcement and the issuance of citations in accordance with Section 1.20 of the City of Oak Creek Code of Ordinances. If the owner, applicant or operator of the Planned Unit Development is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the city shall have the right to revoke this Planned Unit Development, subject to the provisions of paragraph 14 herein. Nothing herein shall preclude the City from commencing an action in Milwaukee County Circuit Court to enforce the terms of this Planned Unit Development or to seek an injunction regarding any violation of this Planned Unit Development or any other city ordinances.

15. REVOCAION

Should an applicant, his heirs, successors or assigns, fail to comply with the conditions and restrictions of the approval issued by the Common Council, the Planned Unit Development approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Planned Unit Development as set forth in Section 17.1007 of the Municipal Code.

16. ACKNOWLEDGEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their subsidiaries, related entities, successors and assigns.

Owner / Authorized Representative Signature

Date

(please print name)

EXHIBIT A: CONCEPT SITE PLAN (CIVIL)

DRAFT

SITE STATISTICS

TWO STORY WALKUP BUILDINGS WITH 11,15 & 20 UNIT CONFIGURATIONS ALONG WITH A CLUBHOUSE AND POOL
 CLUBHOUSE - 5,600 SF
 GAZEBO - 1,600 SF
 11 UNIT BUILDING - 17,350 SF (1109 SF/UNIT)
 15 UNIT BUILDING - 21,186 SF (195 SF/UNIT)
 20 UNIT BUILDING - 21,186 SF (195 SF/UNIT)
 * SF/UNIT DOES NOT INCLUDE GARAGE
 TOTAL AREA: 418,984 SF (26% FAR)

290 UNITS OVERALL
 224 ENCLOSED GARAGE STALLS
 445 ON-SITE PARKING STALLS
 669 TOTAL PARKING STALLS

STUDIO	16	5%
ONE BEDROOM	108	37%
ONE PLUS DEN	14	5%
TWO BEDROOM	120	41%
THREE BEDROOM	32	12%
OVERALL UNIT COUNT	290	

PARKING CONSISTS OF ATTACHED GARAGES
 PARKING STALLS FOR RESIDENTS AND VISITORS

ATTACHED GARAGES 224(33%)
 ONSITE STALLS 445

OVERALL PARKING 669
 2.31 STALLS/UNIT

ALTA SURVEY AREA 37.08 ACRES
 ADDITIONAL AREA OF PUBLIC ROADWAY 1.12 ACRES
 AVAILABLE FOR FUTURE DEVELOPMENT 38.20 ACRES
 TOTAL AVAILABLE AREA 76.40 ACRES
 (EXCLUDES WETLANDS) 36.43 ACRES

UNITS PER USABLE ACRE 8(7.96) UNITS/ACRE
 OPEN SPACE PER UNIT AREA 802.738 SQFT (50%)
 (18.43 ACRES)

OPEN SPACE PER UNIT AREA 2768.06 SQFT
 (.064 ACRES)

19 APRIL 2016



Proposed Multi Family Development
CONCEPTUAL SITE PLANNING
HSI Development, Oak Creek



Plan Commission Report

ITEM: 4b

DATE: May 10, 2016

PROJECT: Plan Review – Mark TeGrootenhuis, HSA Commercial (Froedtert)

ADDRESS: 7901 S. 6th St.

TAX KEY NO: 813-9056-000

STAFF RECOMMENDATION: That the Plan Commission approves the site and building plans submitted by Mark TeGrootenhuis, HSA Commercial, for the property located at 7901 S. 6th St. with the following conditions:

1. That all building and fire codes are met.
2. That the screen wall be connected to the building or that additional landscaping is provided to screen the loading dock.
3. That staff comments regarding the north (gate extension, width reduction) and south (parallel parking) access drives are incorporated into revised plans.
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 detailed plans for signage are reviewed and approved by the Plan Commission prior to submission of permit applications.
6. That the wall sign location on the south elevation as proposed is approved. The wall sign location on the east and west elevations are NOT approved. The applicant/tenant may submit a sign appeal request for wall signs on the east and west elevations.
7. That all mechanical equipment (ground, building, and rooftop) is screened from view.
8. That final photometric and lighting plans indicating the approved luminaire type, pole type, color, and height for Drexel Town Square are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector, prior to the issuance of building permits.
9. That plans addressing grading, drainage, and stormwater quality (including the use of stormwater best management practices) be approved by the City Engineer prior to the issuance of building permits.
10. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

Ownership: One West Drexel, LLC, c/o Wispark, LLC, 301 W. Wisconsin Ave., Ste. 400, Milwaukee, WI 53203

Size: 6.9025 acres

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

Adjacent Zoning: North – M-1, Manufacturing; FF, Flood Fringe; FW, Floodway, B-2 (CU), Community Business
East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development Dist.
South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development Dist.
West – Rm-1 (PUD), Multifamily Residential; FF, Flood Fringe

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting site, building, landscaping, and lighting plan approval for the proposed Froedtert – Drexel Town Square Health Clinic on the property at 7901 S. 6th St. The review of these site and building plans is governed by the general development plan and regulating plan for the Drexel Town Square Mixed Use Planned Development (DTSMUPDD).

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

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

The plans as presented generally conform to the general development plan and regulating plan.

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

... is conceived as an urban mixed-use sub-district with a variety of residential, commercial, and mixed-use buildings. The vision for the area is to create a vertically and/or horizontally integrated mixed-use concept where the interaction of housing types and commercial uses provide the opportunity for an interesting urban experience and economically viable commercial enterprises. The southern portion of this area is occupied by a town square that will attract pedestrian traffic from all across the site. Hospitality buildings or a larger commercial office building may fit the northwest portion of this area. The southeast corner (between the city Hall and large format-retail) has the opportunity to accommodate additional development consistent with the character of the Mixed-Use Subarea.

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

Active Streets and Sustainability/Walkability

According to the regulating plan, the most critical requirement for active pedestrian streets is a sense of enclosure. As such, the plan establishes build-to-zones (BTZ), landscape zones (LZ), and a mixed building and landscape zone (MLZ). **Landscape zones (LZ)** are required along the north property line west of the proposed building. These areas are identified where

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

A **Build-to Zone (BTZ)** is required on the corner of Drexel Avenue and wrapping around the proposed building(s) that front 6th Street. This zone is defined as

*... the space extending between (a) the property line defining the edge of a public right-of-way (or the line defining the edge of the public easement on a private road, or the functional equivalent of such lines) and (b) a predetermined maximum setback line (shown in the diagrams for each block).
For the BTZ:*

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

Mixed Building and Landscape Zones (MLZ) extend on both sides of the 6th Street entrances (see Figure 4: Build To Zones). These zones are identified where

it is difficult to prescribe the precise locations of building on the lot. In such case, such as the Perimeter Commercial Sub-district, a new building might occupy the edge of the lot along one side or, in some case, just be located in the middle of the lot. In such circumstances the zone along the outer perimeter of the lot, abutting the public right of way should be a combinations of a build-to-zone and a landscape zone.

The proposed 3-story medical building is situated on the north and east corner of the property, parallel to Drexel Avenue. On the west side of the property, and set back more than 70 feet from Drexel Avenue, the plans show a 4-story, freestanding parking garage.

Landscaping has been provided in front of the parking garage and surrounding the medical building. Staff worked with the Applicant and their consultants to address the activation and treatment of the street-level areas; as such, landscaping was enhanced, an outdoor seating area was added off the southeast corner of the building, and an additional pedestrian connection to the public sidewalk was included.

Plan Commissioners should note, with regard to the BTZ, LZ, and MLZ areas, that the programmatic needs of the facility and planned future additions to the medical building affect the location and orientation of the proposed structures. Easement locations and widths along Drexel Avenue also affect the placement of the structures. Recognizing those unique circumstances, the BTZ, LZ, and MLZ area requirements will be considered fulfilled with some minor revisions to the landscape plans.

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

Access & Parking

Three driveways provide access to the site: on the north from Drexel Ave., on the east from 6th St. (main), and on the shared access with the Emerald Row apartments on the southeast. Staff has several concerns for the north drive with regard to controlled access. This drive is intended to be used solely for delivery and emergency vehicle access, and to prevent general access the plans show a security gate at the island south of the loading dock/service area. While this may prevent general vehicle access from going directly into the parking structure

and surface lot, it does not extend across the emergency turnaround area (island). There should be a complete physical separation from the access drive to the parking structure to ensure proper usage. Staff recommends extending the gate east across the turnaround, and working closely with the Fire Department regarding the controls for that gate and hydrant placement. Staff also recommends reducing the width of the access drive beginning at the location of the gate (by the northeast corner of the parking structure) to further indicate that this is not meant for access to the parking structure. Finally, the shared access drive on the south shows six (6) parallel on-street parking stalls on the Froedtert side (north). The General Development Plan shows parallel parking along the entire drive. Staff recommends including an option in the plans that incorporates this parking configuration.

The DTSMUPDD general development plan and regulating plan identifies the approximate parking demand for medical office buildings as 5 spaces per 1,000 gross square feet. Based on the size of the proposed facility, approximately 92,000 square feet, 460 parking stalls would be required. Information supplied by the Applicants indicates that 100-110 employees would be onsite at peak shift, and the hours of operation are 7:00 AM – 7:00 PM. Additional metrics indicate that the medical facility needs are based on 4.25 stalls per 1,000 gross square feet, or 392 standard stalls plus 13 disabled stalls. At projected build-out, a total of 574 standard stalls and 19 disabled stalls would be required per the submitted analysis.

The plans include 225 surface parking stalls and 425 stalls in the parking structure, for a total of 650 stalls. Based on the above, and recognizing the future parking needs of the facility, the proposed onsite parking exceeds requirements by 63 stalls.

Pedestrian connections to the public sidewalk are provided on the east adjacent to the outdoor patio area, and on the north side of the main entrance on 6th Street. Other walkways and stairways connecting to the public sidewalks are for emergency access. Internal walkways connect the parking structure to the sidewalk on the southwest side of the building, and through the parking lot to the main building entrances.

Service, Maintenance, and Operation

Deliveries will be made via the proposed single loading dock on the northwest portion of the building. Dumpsters and a generator will also be located in this area, which will be screened by the cantilevered precast panel enclosure wall (over 9 feet tall). However, a gap exists between the end of the screen wall and the building, which would make the loading dock visible from Drexel Ave. While there is vegetation proposed along Drexel Avenue, staff has concerns with potential visibility of and unauthorized access to the loading dock area. Staff recommends connecting the screen wall to the building and providing a door for access if needed. If that is not a viable option, staff recommends adding tall screening vegetation immediately adjacent to the screen wall and within the off-set of the sidewalk. Additionally, although the dumpsters and generator are fully screened from view, it is recommended that gates be added to the enclosure to prevent unauthorized access, debris build-up, and animal intrusion.

Landscape, Streetscape, Community Places, Signage & Lighting

General locations for the wall signs and two directional signs are identified on the proposed plans. Detailed signage plans will be submitted for Plan Commission review at a later date. Per Appendix B of the General Development Plan and Regulating Plan, the following signs are allowed:

1. One (1) primary sign per entry façade per tenant.
2. One-two (1-2) flag signs per entry façade.
3. One (1) eye-level sign/graphic per 12 linear feet of entry façade.

The following sign locations have been proposed:

1. Wall Signs - one per elevation on the east, south, and west. Neither the east nor west elevation has a public entrance.

2. Directional Signs – one in the boulevard at the main entrance on 6th St., and one at the secondary entrance on 6th St. (south).

Based on the submissions, the proposed sign location on the south elevation by the Urgent Care entrance is allowed. As there are no public entrances on the east or west elevations, the signs are not allowed and would require variances. It will be up to the tenant to determine whether to submit a sign appeal in the future. All proposed signs will be submitted for Plan Commission review at a later date.

Lighting photometrics have been provided and are under review by the Electrical Inspector. Decorative sconces (Portfolio) will be placed at the entrances and canopies. Both of the approved street light fixtures for Drexel Town Square - Gardco PureForm and Cyclone - will be used. Cyclone fixtures and residential-height poles will be located on the south access drive as the property abuts the Emerald Row apartments. Gardco fixtures and commercial-height poles (Valmont round, non-tapered, maximum 25 feet tall) will be used in the remainder of the parking lot. Final plans must be approved by the Director of Community Development and Electrical Inspector prior to the submission of building permit applications (see conditions above).

Landscaping plans have been submitted depicting vegetation surrounding the building, along the outdoor patio, screening for parking areas, and landscape islands. Although these plans are generally in conformance with requirements, minor revisions may be required. A condition of approval for final landscaping plans to be approved by the Director of Community Development is listed in the staff recommendation above.

Building Design Guidelines

The proposed 3-story building design allows for two future additions on the west (the Ambulatory Surgery Center and Emergency Department) and one on the southeast (Cancer Care). For ease of review, the proposed exterior building materials are listed below per elevation.

North

- Two types of precast panels (neutral colors, 3 finishes) comprise 55% of the building façade on this elevation – striated on the screen wall, Radiology section (behind the screen wall), and on the section housing the building systems. Non-striated panels are used on the majority of the elevation, which is where the staff and patient care areas are located.
- Three types of glass comprise 25% of the building façade. Most of that 25% is either clear (3%) or gray tinted (18%). Clear glass is on the ground level staff space on the northeast corner. Gray tinted windows are provided for privacy of the interior medical areas. Spandrel (4%) is proposed to hide the building systems area.
- Two types of metal panels comprise the remainder of the building materials on this elevation – striated for the vertical recesses between precast panel types, and smooth prefinished insulated aluminum panels on the northeast corner.

East

- Metal panels comprise 44% of the building materials on this elevation – 42% smooth prefinished insulated aluminum panels, and 2% striated metal panel.
- Striated precast panels comprise 12% of the building materials, mostly on the ground-level and between metal panels.
- Tinted glass (22%), clear glass on ground-level areas (10%), and spandrel (14%) on the lower portions of the glazing systems and pharmacy areas comprise a total 44% of the building materials on this elevation.

South

- Precast panels are the primary building material on this elevation, 33% of which is striated. The non-striated panels (7%) are on a small portion of the second and third floors on the west.

- Smooth refinished insulated aluminum panels (20%) are primarily on the main entrance portion of the building and the Urgent Care tower element. Striated metal panels (7%) are in the recesses between the two precast panel types.
- Tinted glass (23%), clear glass (5%), and spandrel glass (5%) comprise the remainder of the building materials on this elevation. Clear glass is located on the ground floor entrance areas.

West

- Precast panels comprise a majority of the materials on this elevation – 48% is striated and 26% is non-striated (second and third floor areas).
- Metal panels (striated – 6%, smooth – 5%) are limited to 11% for screening and accents.
- No clear glass is proposed on this elevation due to the programming needs of the facility; however, tinted glass (10%) and spandrel glass (6%) are provided in staff and patient care areas.

Two prefinished ACM panel and precast-wrapped column canopies are provided over each of the main entrance areas on the south, and a small prefinished ACM panel canopy is provided over the EMS service access area on the west.

Utility boxes exist on the property, which will be required to be screened. Rooftop mechanicals are proposed to be screened via the prefinished corrugated aluminum panel screen. Corrugated metal screening is not listed in the DTSMUPDD, and will require a ¾ majority approval of the Plan Commission if considered an acceptable material. All other building or ground-mounted mechanicals will be required to be screened.

The 4-story parking structure is proposed to be constructed of the same precast panels to match the main building on all elevations except the west, which is proposed to be mainly basic structural panels. The stairwells will be constructed with the same smooth prefinished aluminum panels and gray tinted glass as the main building as well.

Summary

Based on the submitted information, and with the conditions of approval above, Staff feels that the plans meet the intent and spirit of the requirements in the General Development Plan and Regulating Plan. This is a significant building site that anchors the northwest corner of Drexel Town Square. It is especially important that the design of this site and building addresses the key elements of the DTSMUPDD. Staff recognizes and appreciates the need to balance cost with function, design impact on the neighborhood, and aesthetics; however, the design choices made on this building will have impacts beyond its own site. The significant investments that have been and continue to be made within Drexel Town Square rely upon the remaining developments to uphold the same. Staff greatly appreciates the coordinated efforts with the Applicant’s consultants to address issues with the plans.

Staff recommends approval of the plans with the proposed conditions of approval above.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

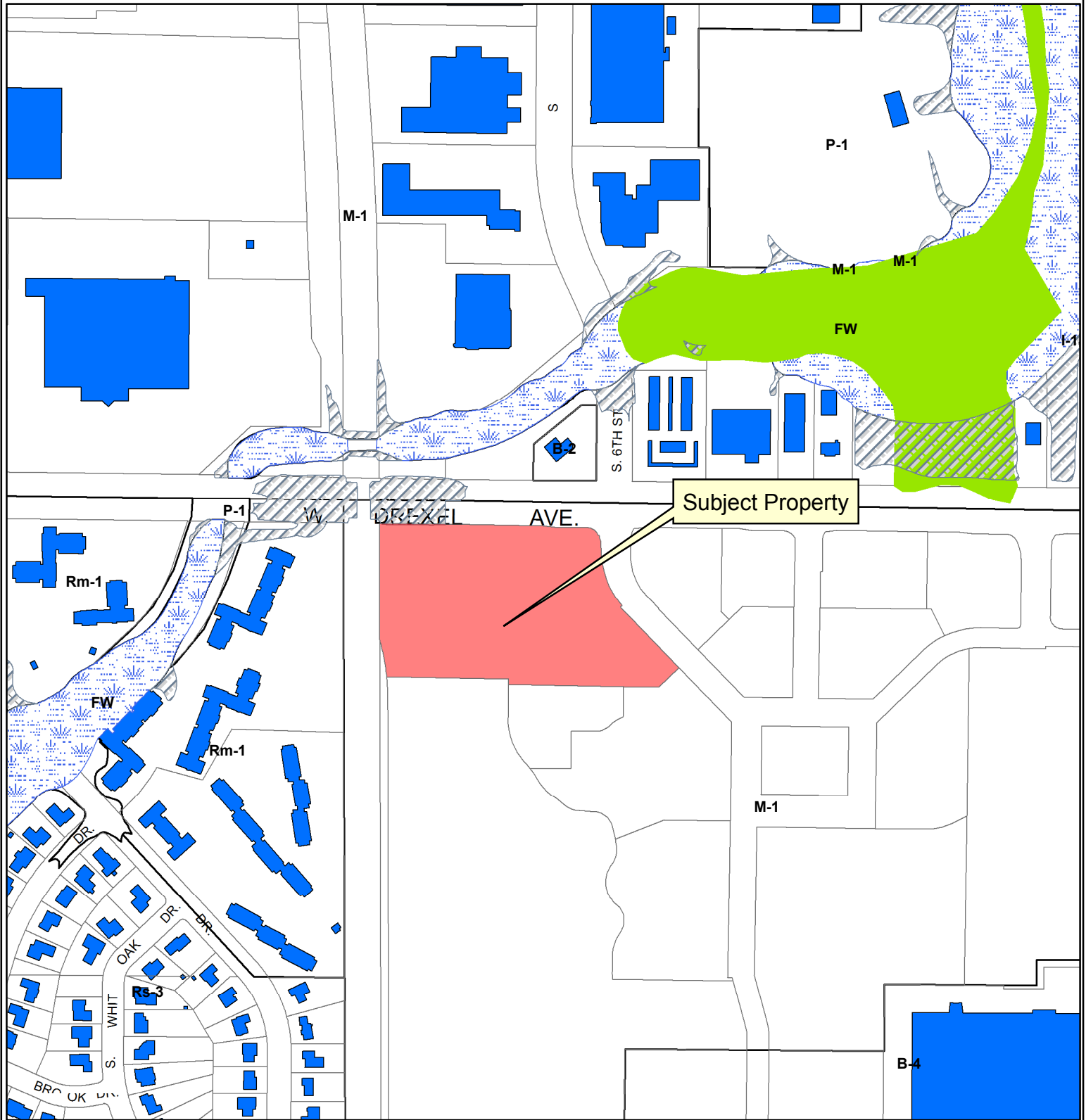
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

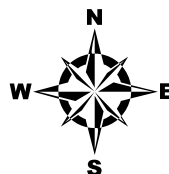
7901 S. 6th St.



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



Department of Community Development



Legend	
	7901 S. 6th St.
	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)



April 11, 2016

Attention: City of Oak Creek – Dept of Community Development / Plan Commission

Regarding: Froedtert's Drexel Town Square Health Center

7901 South 6th Street

Oak Creek WI 53154

The proposed Froedtert Drexel Town Square Health Center is approximately 92,000 square feet. It includes the following components:

- Primary Care Clinic and Urgent Care
- Imaging department, internal Lab services, Retail Pharmacy
- Consultive Cancer clinic, Non-Oncologic Infusion and Pharmacy
- Ambulatory Surgery Center for day surgeries
- Specialty Clinic services
- Rehab Therapy and Gym
- Cardiac Diagnostics
- Support Spaces

The proposed Parking Structure is 3 level and accommodates 425 cars. The site accommodates 225 parking stalls.

The on-site functions of garbage dumpsters, emergency generator and transformer are screened from view. This screened area also screens the delivery area for the facility. On-site storm water management is accommodated by adjacent DTS' site retention pond.

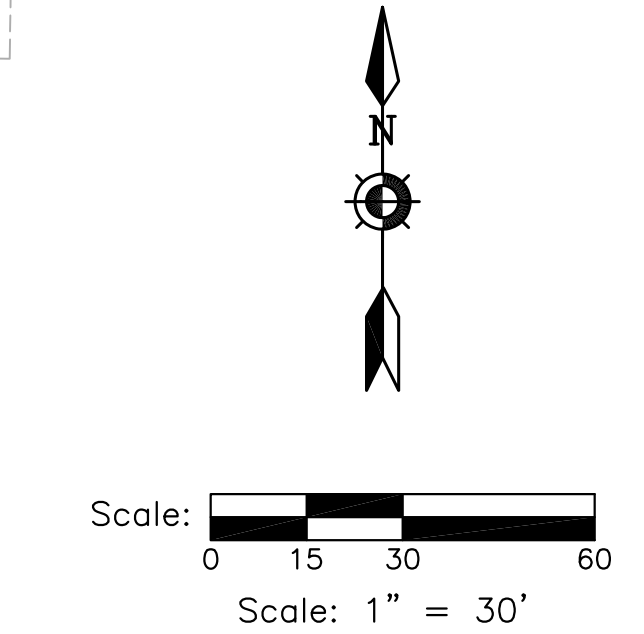
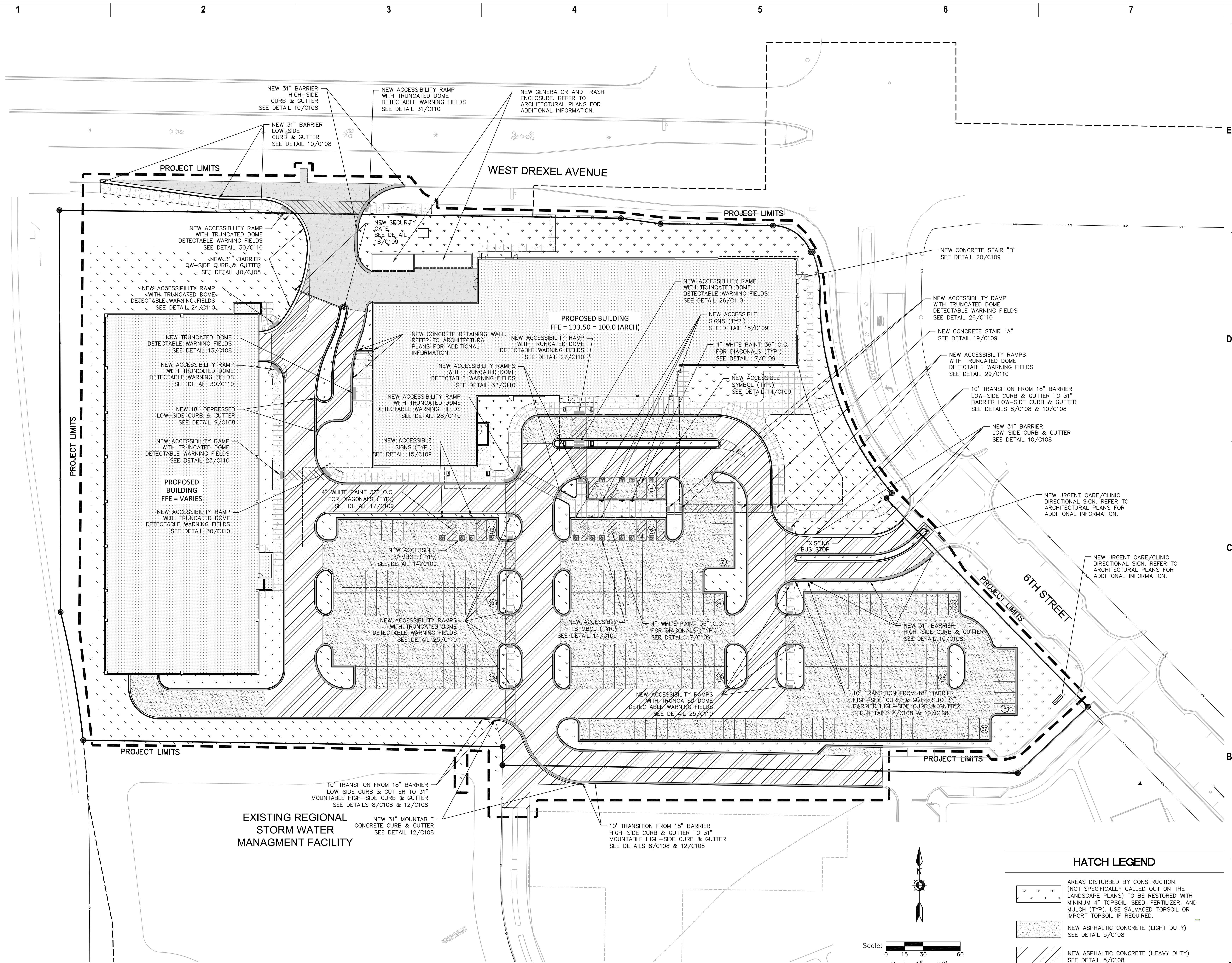
The hours of operation are 7:00 am to 7:00pm.

The facility will have a peak Full Time Employee (FTE) of 100-110.

Renee Kubesh, RA, EDAC, LEED AP

reneek@eua.com

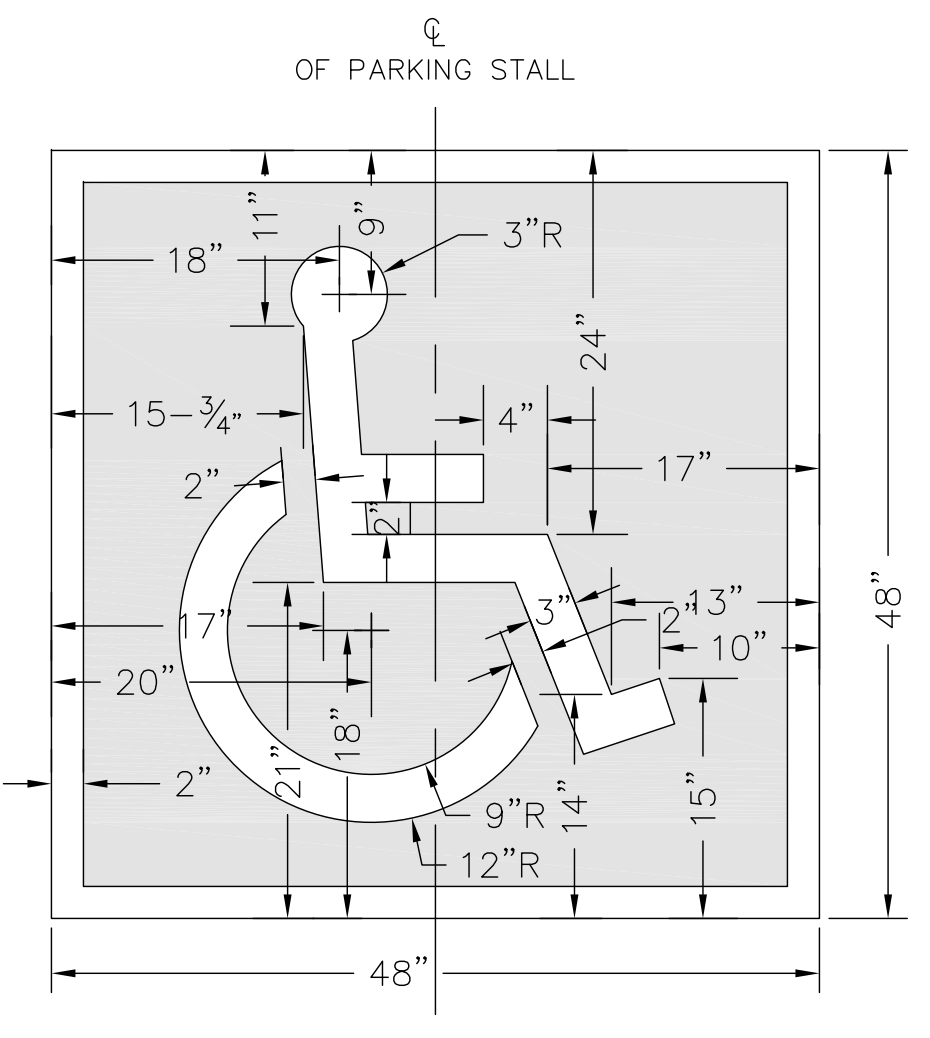
414.291.8168 dd



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

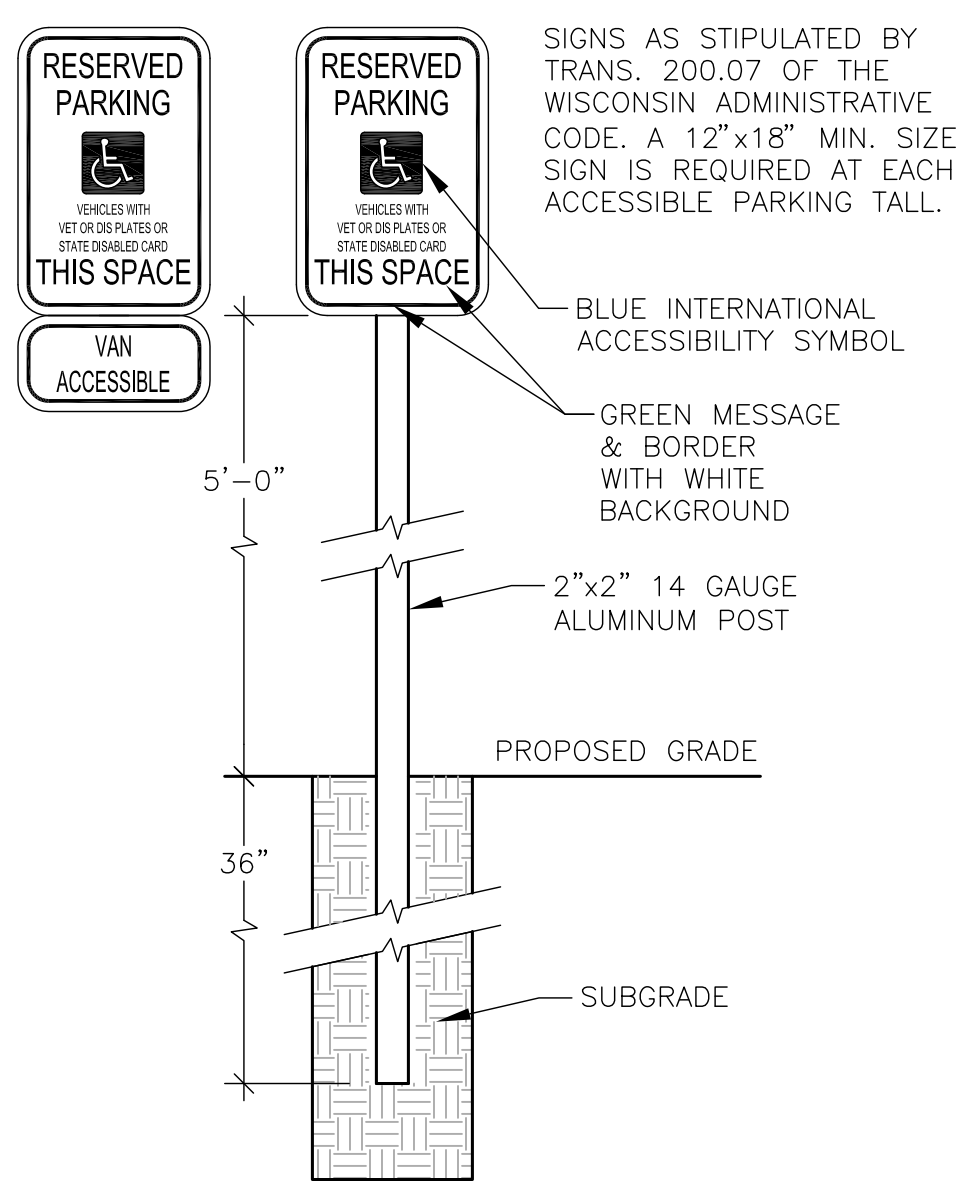
HATCH LEGEND	
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
	NEW ASPHALTIC CONCRETE (LIGHT DUTY) SEE DETAIL 5/C108
	NEW ASPHALTIC CONCRETE (HEAVY DUTY) SEE DETAIL 5/C108
	NEW CONCRETE SLAB SEE DETAILS 6/C108 & 7/C108
	NEW HEAVY DUTY CONCRETE SLAB SEE DETAILS 6/C108 & 7/C108
	NEW HIGH-SIDE CURB & GUTTER SEE DETAILS 8/C108-12/C108
	NEW LOW-SIDE CURB & GUTTER SEE DETAILS 8/C108-12/C108

E



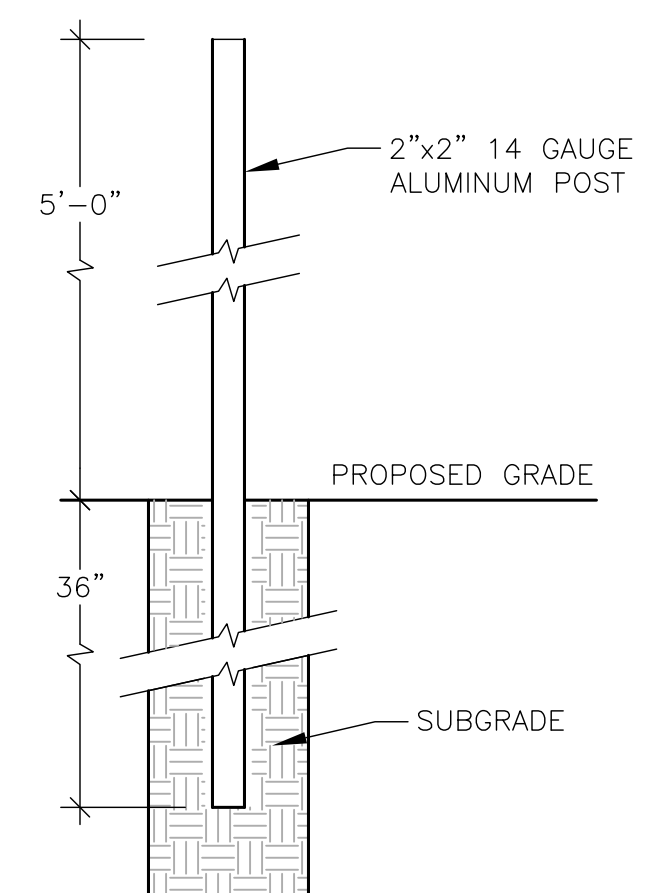
NOTE: SYMBOL AND BORDER SHALL BE PAINTED WHITE. BACKGROUND SHALL BE PAINTED BLUE.

14 ACCESSIBLE PARKING STALL SYMBOL
N.T.S.



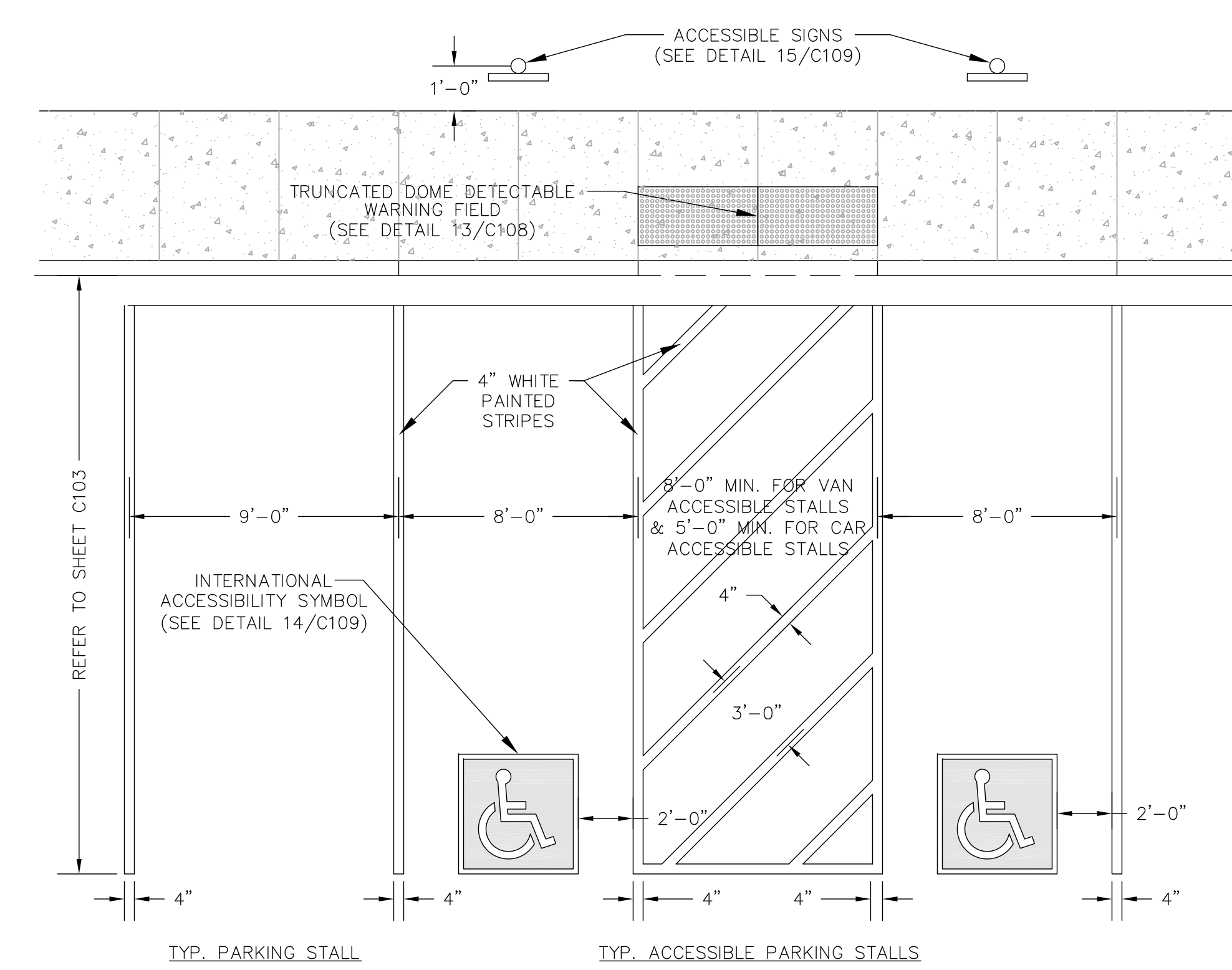
*INSTALL SIGNS USING THE TELESAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

15 ACCESSIBLE PARKING STALL SIGN
N.T.S.



*INSTALL SIGNS USING THE TELESAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

16 SIGN POST DETAIL
N.T.S.



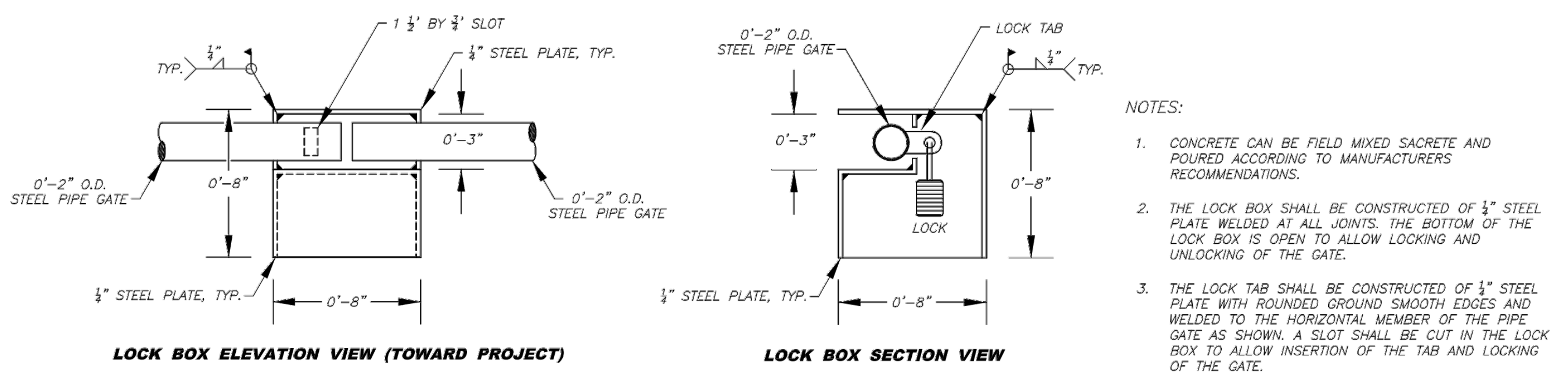
17 ACCESSIBLE PARKING STALL MARKING
N.T.S.

D

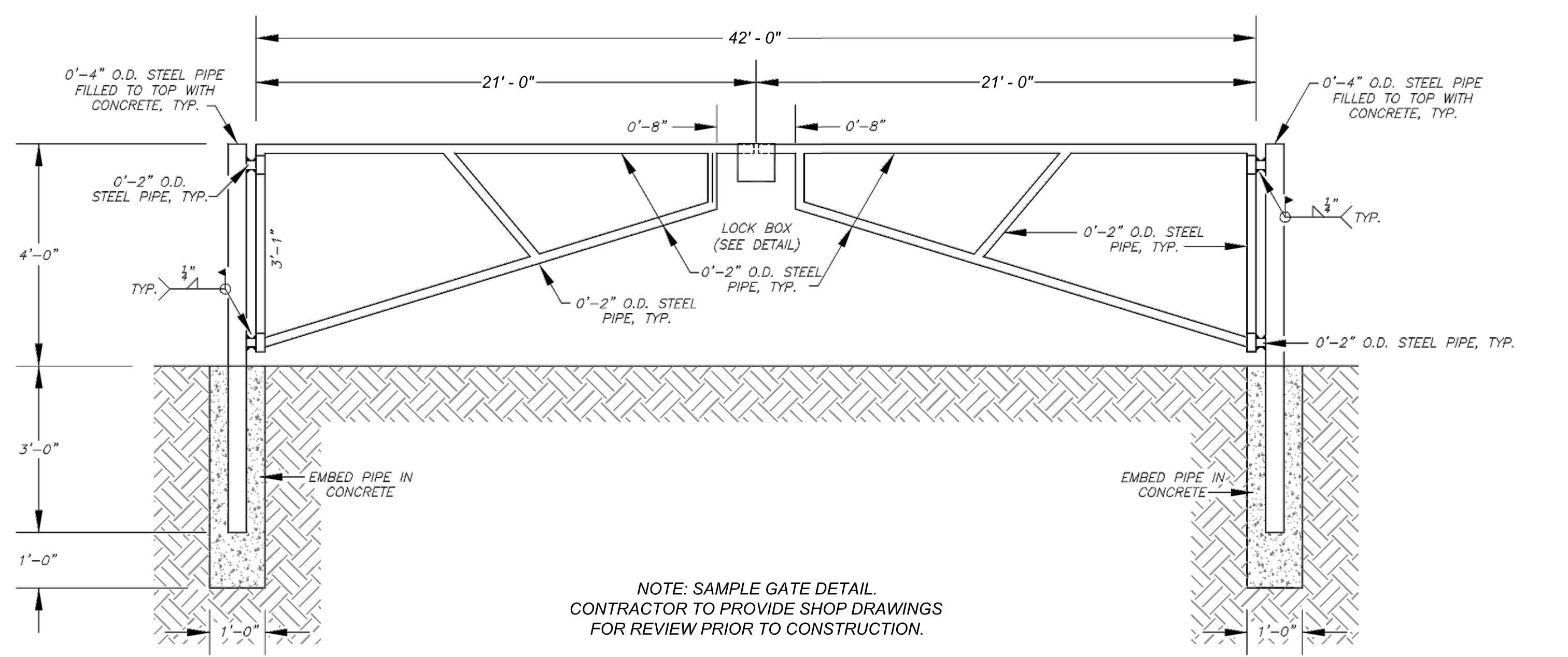
C

B

A

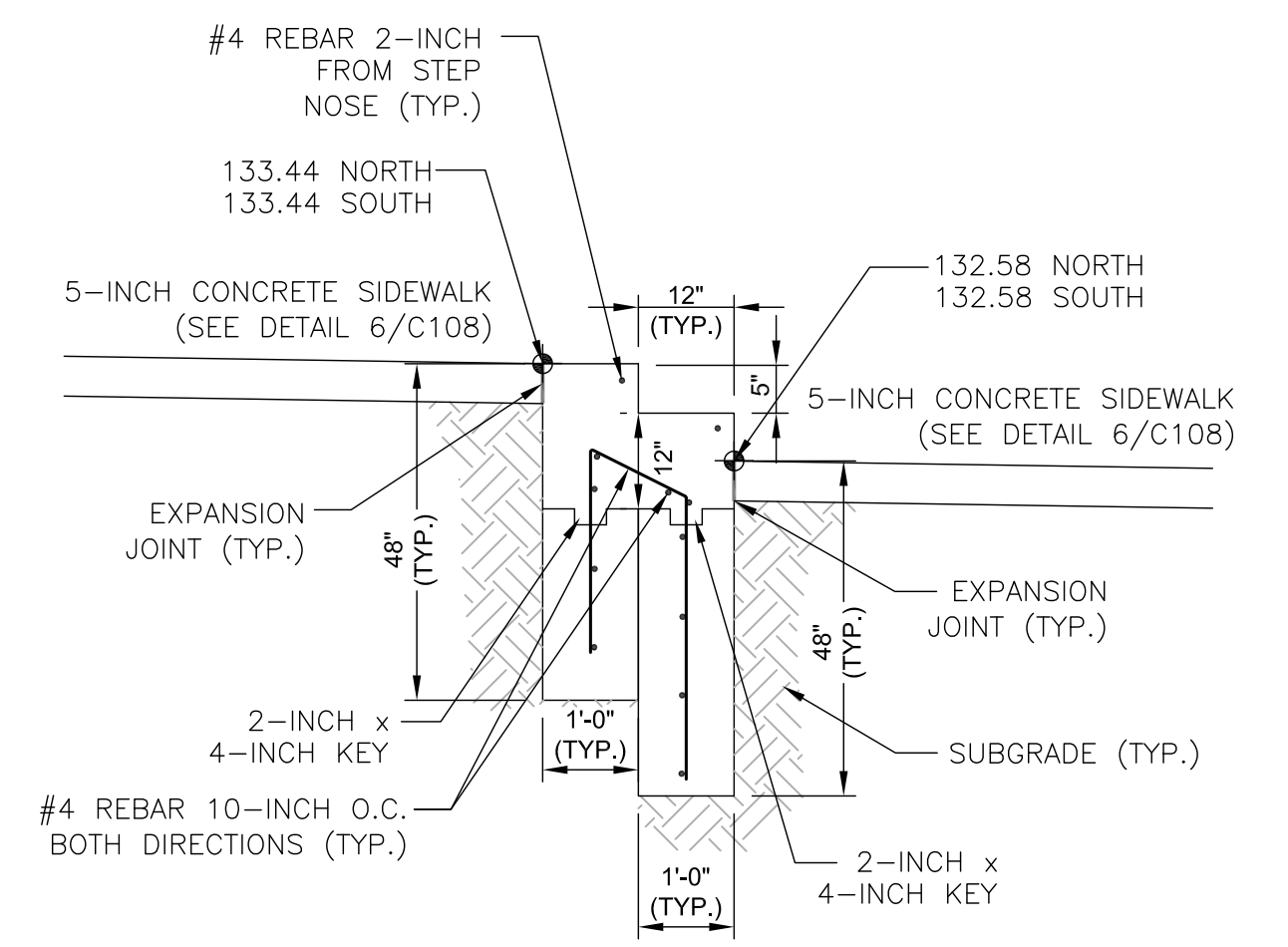


NOTES:
1. CONCRETE CAN BE FIELD MIXED SACRETE AND FLOURED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
2. THE LOCK BOX SHALL BE CONSTRUCTED OF 3/4" STEEL PLATE WELDED AT ALL JOINTS. THE BOTTOM OF THE LOCK BOX IS OPEN TO ALLOW LOCKING AND UNLOCKING OF THE GATE.
3. THE LOCK TAB SHALL BE CONSTRUCTED OF 1/2" STEEL PLATE WITH ROUNDED GROUND SMOOTH EDGES AND WELDED TO THE HORIZONTAL MEMBER OF THE PIPE GATE AS SHOWN. A SLOT SHALL BE CUT IN THE LOCK BOX TO ALLOW INSERTION OF THE TAB AND LOCKING OF THE GATE.



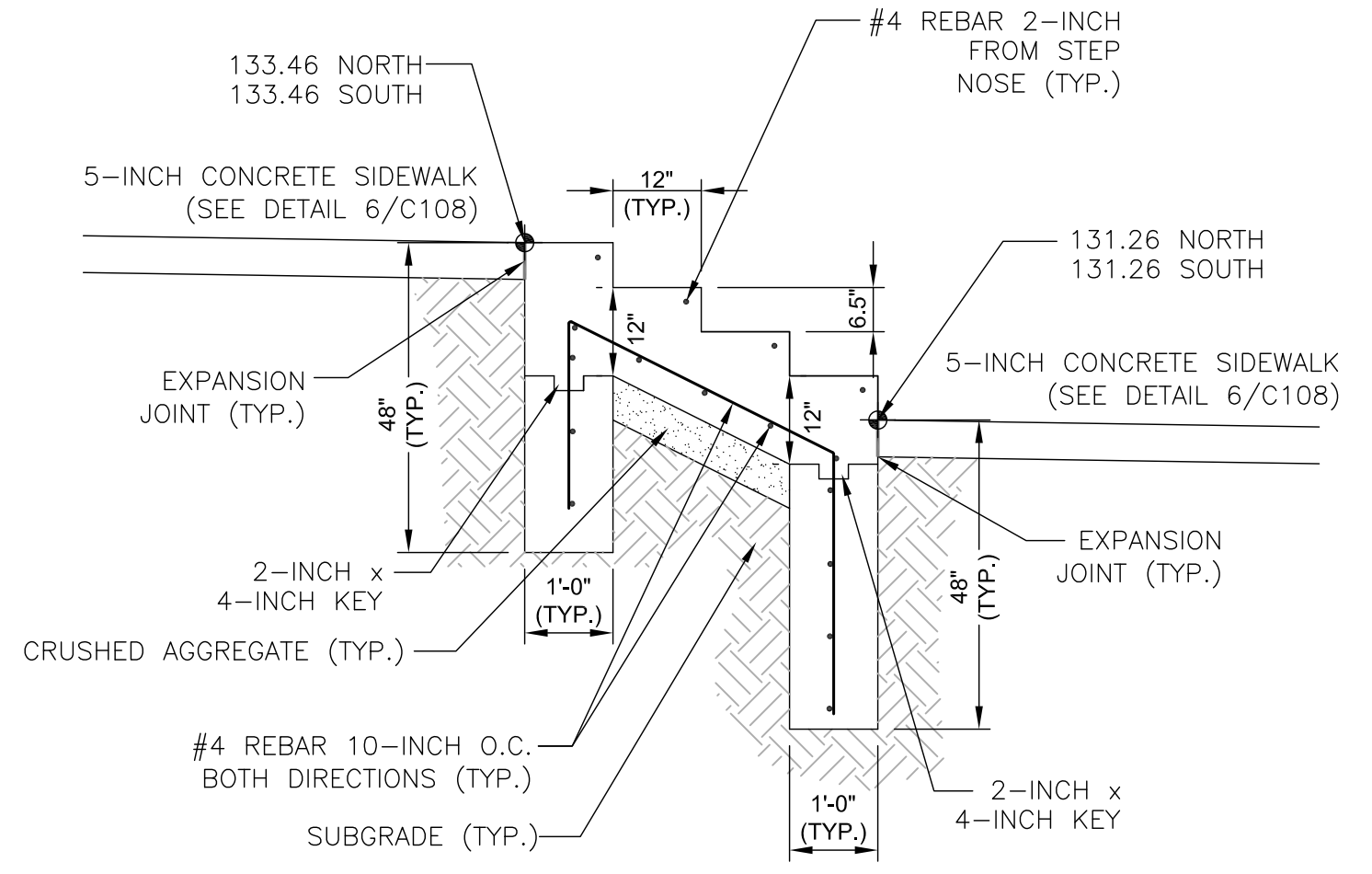
NOTE: SAMPLE GATE DETAIL. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO CONSTRUCTION.

18 SECURITY GATE DETAIL
N.T.S.



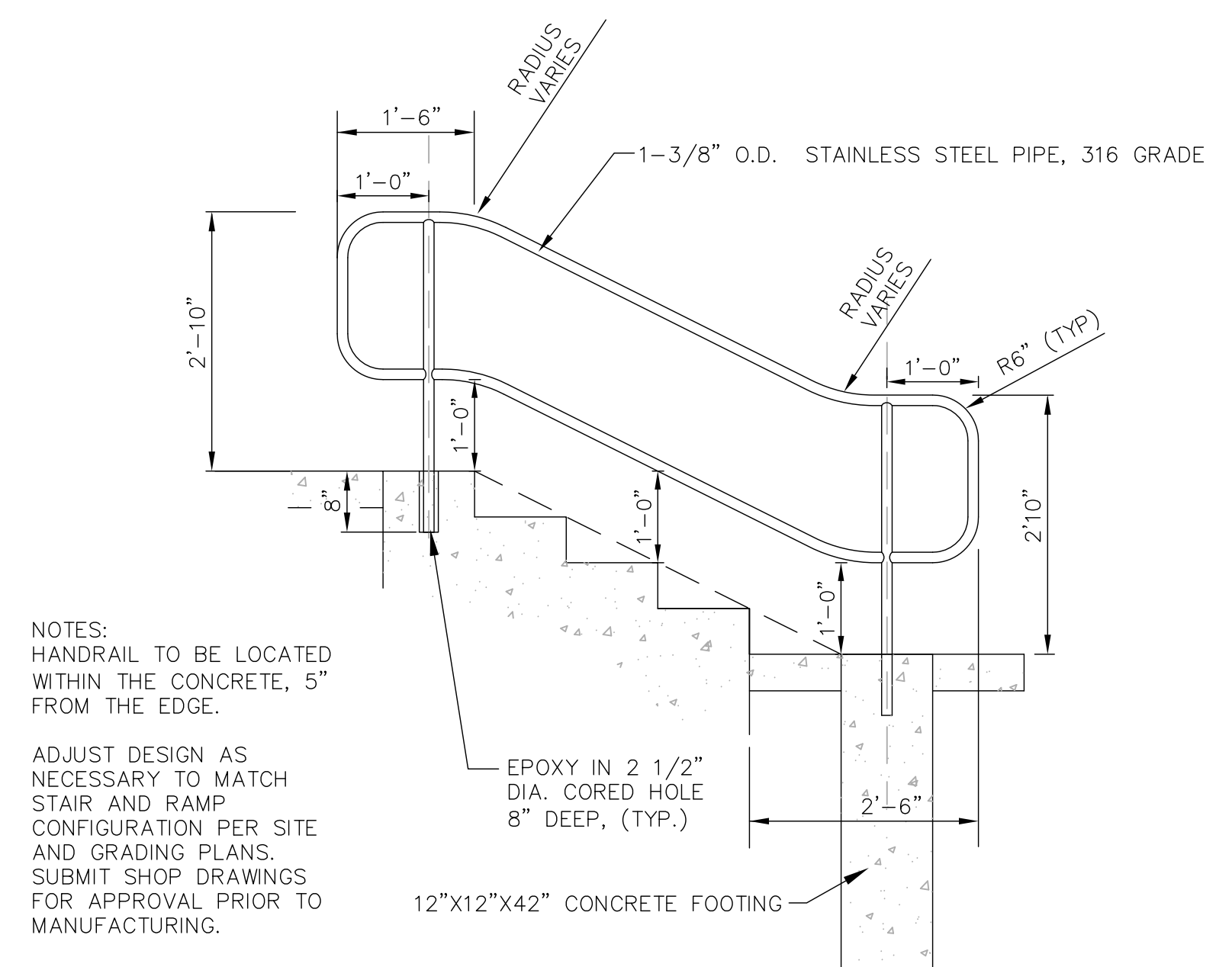
NOTE: SEE DETAIL 21/C109 FOR RAILING DETAILS. HOLES CORED IN THE CONCRETE FOR RAILING POSTS MUST BE A MINIMUM OF 5" IN FROM THE EDGE OF THE STAIRS.

19 SECTION AT CONCRETE STAIR A
N.T.S.



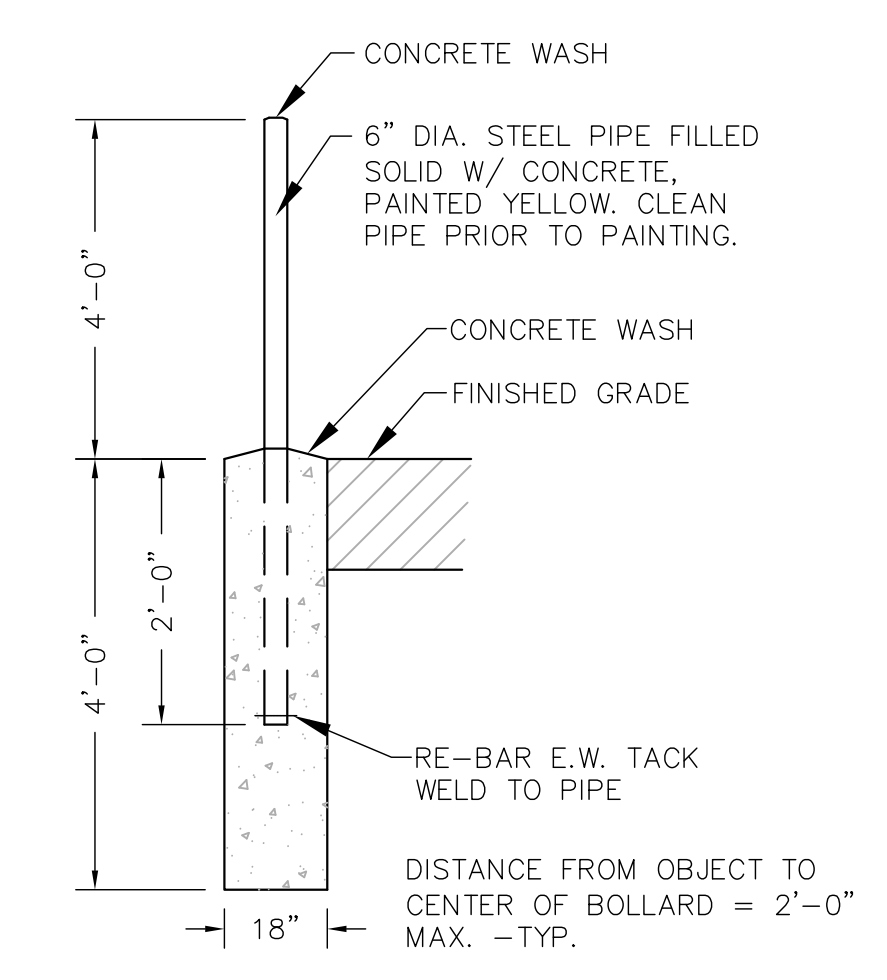
NOTE: SEE DETAIL 21/C109 FOR RAILING DETAILS. HOLES CORED IN THE CONCRETE FOR RAILING POSTS MUST BE A MINIMUM OF 5" IN FROM THE EDGE OF THE STAIRS.

20 SECTION AT CONCRETE STAIR B
N.T.S.



NOTES:
HANDRAIL TO BE LOCATED WITHIN THE CONCRETE, 5" FROM THE EDGE.
ADJUST DESIGN AS NECESSARY TO MATCH STAIR AND RAMP CONFIGURATION PER SITE AND GRADING PLANS. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO MANUFACTURING.

21 STAINLESS STEEL PIPE STAIR/RAMP HANDRAIL
N.T.S.



22 STEEL BOLLARD
N.T.S.



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madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 telephone 608.442.5350



PROJECT INFORMATION
FH - DREXEL TOWN SQUARE HEALTH CENTER

7901 South 6th Street
Oak Creek WI, 53154

ISSUANCE AND REVISIONS

CITY OF OAK CREEK
PLANNING COMMISSION
SUBMITTAL

#	DATE	DESCRIPTION

KEY PLAN



SHEET INFORMATION

PROJECT MANAGER RK
PROJECT NUMBER 414167
DATE MAY 02, 2016

SITE DETAILS

C109

Plant Schedule

Scientific Name	Common Name	Quantity	Spacing	Install Size	Size Maturity in ft. (Height/Spread)	Notes Parking Lot Screening
Deciduous Trees						
ABS Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry: multi-stem	11	Per Plan	6' tall B&B	20-25/15-20'	
AC Malus 'Adirondak'	Adirondak Crabapple	10	Per Plan	1.5" caliper B&B	15/10'	
CH Celtis occidentalis	Common Hackberry	11	Per Plan	2.5" caliper B&B	60/60'	
FE Ulmus 'Frontier'	Frontier Elm	7	Per Plan	2.5" caliper B&B	40-50/40'	
GB Ginkgo biloba	Ginkgo Tree: MALE ONLY	10	Per Plan	2.5" caliper B&B	50-80/40'	
RL Tilia americana 'Redmond'	Redmond Linden	6	Per Plan	2.5" caliper B&B	40-50/30'	
SWO Quercus bicolor	Swamp Oak	11	Per Plan	2.5" caliper B&B	60/60'	
VFE Ulmus americana 'Valley Forge'	Valley Forge Elm	12	Per Plan	2.5" caliper B&B	60-80/60'	
WFT Chionanthus virginicus	White Fringetree	9	Per Plan	6' tall B&B	12-20/12-20'	
WKH Crataegus viridis 'Winter King'	Winter King Hawthorn	6	Per Plan	2.5" caliper B&B	25/20'	
Evergreen Tree						
SP Pinus sylvestris	Scots Pine	7	Per Plan	7' tall B&B	30-60/30-40'	
WP Pinus strobus	Eastern White Pine	11	Per Plan	7' tall B&B	50-80/20-40'	
Deciduous Shrubs						
AV Viburnum trilobum 'Alfredue'	Alfredue Viburnum	35	Per Plan	#2 cont.	5-6/5-6'	
CC Cotoneaster apiculatus	Cranberry Cotoneaster	20	Per Plan	#2 cont.	2-3/3-6'	
GBC Aronia melanocarpa var. elata	Glossy Black Chokeberry	88	Per Plan	#2 cont.	5/4-5'	20 SF
GLS Rhus aromatica 'Gro-low'	Gro-low Sumac	48	Per Plan	#2 cont.	2-3/6-8'	20SF
SWN Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	12	Per Plan	#2 cont.	5-6/4-5'	
WRW Weigela florida 'Alexandra'	Wine & Roses Weigela	53	Per Plan	#2 cont.	4-5/4-5'	20SF
WV Viburnum cassinoides	Witherod Viburnum	50	Per Plan	#2 cont.	5-7/5-7'	
Evergreen Shrubs						
CY Taxus x media 'Chadwickii'	Chadwick Yew	44	Per Plan	#5 cont.	4-6/6-8'	
KCJ Juniperus chinensis 'Pfitzeriana Kallay'	Kallays Compact Juniper	73	Per Plan	#5 cont.	3/6-8'	38 SF
SGJ Juniperus chinensis 'Pfitzeriana Kallay'	Sea Green Juniper	30	Per Plan	#5 cont.	4-5/6-8'	
Perennials						
BCP Phlox subulata 'Blue'	Blue Creeping Phlox	159	18" o.c.	4.5" pot		
BNS Cimicifuga 'Black Negligee'	Black Negligee Snakeroot	19	Per Plan	4.5" pot		
MPC Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	96	Per Plan	4.5" pot		
MSG Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	283	Per Plan	4.5" pot		
PDS Sporobolus heterolepis	Prairie Dropseed Grass	29	Per Plan	4.5" pot		
RS Perovskia polymorpha	Russian Sage	42	Per Plan	4.5" pot		
SBA Aster azureus	Sky Blue Aster	42	Per Plan	4.5" pot		
SDD Hemerocallis 'Stella D' Oro'	Stella D' Oro Daylily	204	Per Plan	4.5" pot		
WBA Amsonia tabernaemontana	Willow Bluestar Amsonia	135	Per Plan	4.5" pot		6 SF

NOTE: Installation contractor is responsible for verifying plant count from plan. Plan quantities take precedence over list.

QTY PLANNING NOTE:

INTERIOR PARKING GREEN SPACE REQUIREMENT
 PARKING LOT SQUARE FOOTAGE: 106,501 SF
 GREEN SPACE SQUARE FOOTAGE: 12,488 SF (11.7%)
 REQUIRED SHADE TREES: 10,850/300=36 TREES
 PROVIDED SHADE TREES: 37 TREES

PARKING LOT SCREENING REQUIREMENT
 TOTAL GREEN SPACE: 4,175 SF
 REQUIRED TREE & SHRUBS: 10 TREES & 48 SHRUBS
 PROVIDED TREE & SHRUBS: 10 TREES & 55 SHRUBS
 PERCENTAGE EVERGREEN: 47.8%

PERIMETER LANDSCAPE REQUIREMENT
 LINEAR FOOTAGE: 334 LF
 REQUIRED TREE & SHRUBS: 10 TREES & 48 SHRUBS
 PROVIDED TREE & SHRUBS: 10 TREES & 55 SHRUBS

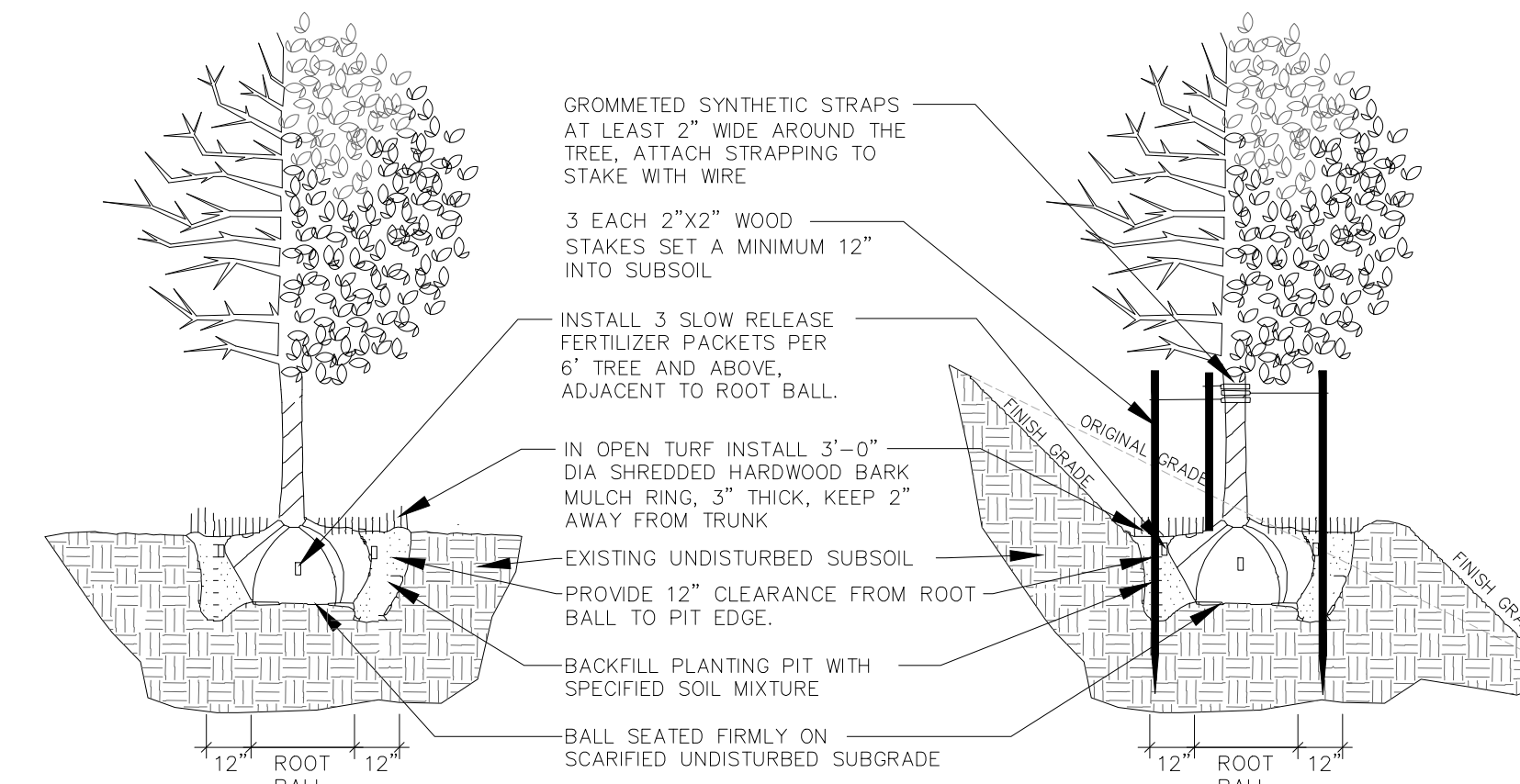
1 LANDSCAPE SCHEDULE

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

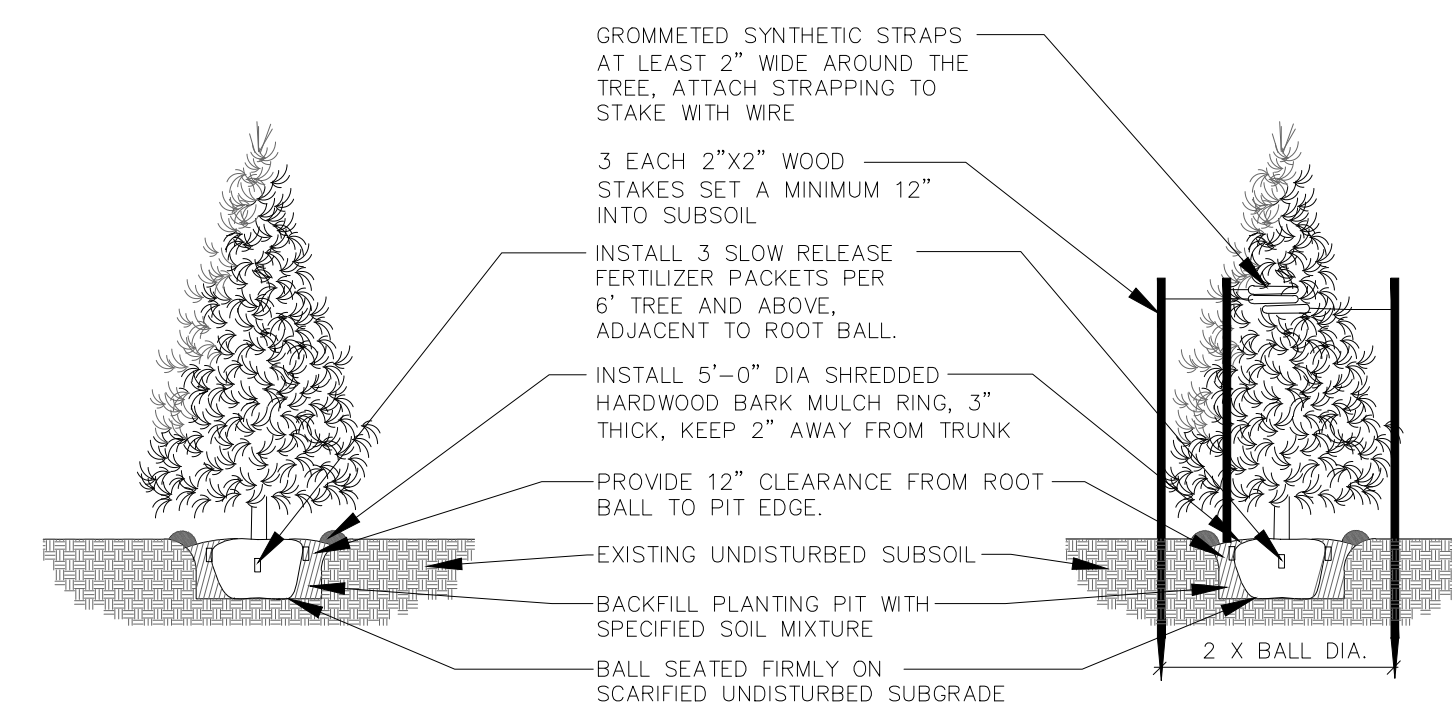
- ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
- BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. NOT DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
- LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF HARDWOOD SHREDDED BARK MULCH OVER TYPAR WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
- INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ADJUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "Y" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
- REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
- REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
- PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOLS.
- PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
- PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
- PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
- WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
- FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
- INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
- STAKING - ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOLES - UTILIZE GROMMETED SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
- REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

2 LANDSCAPE NOTES

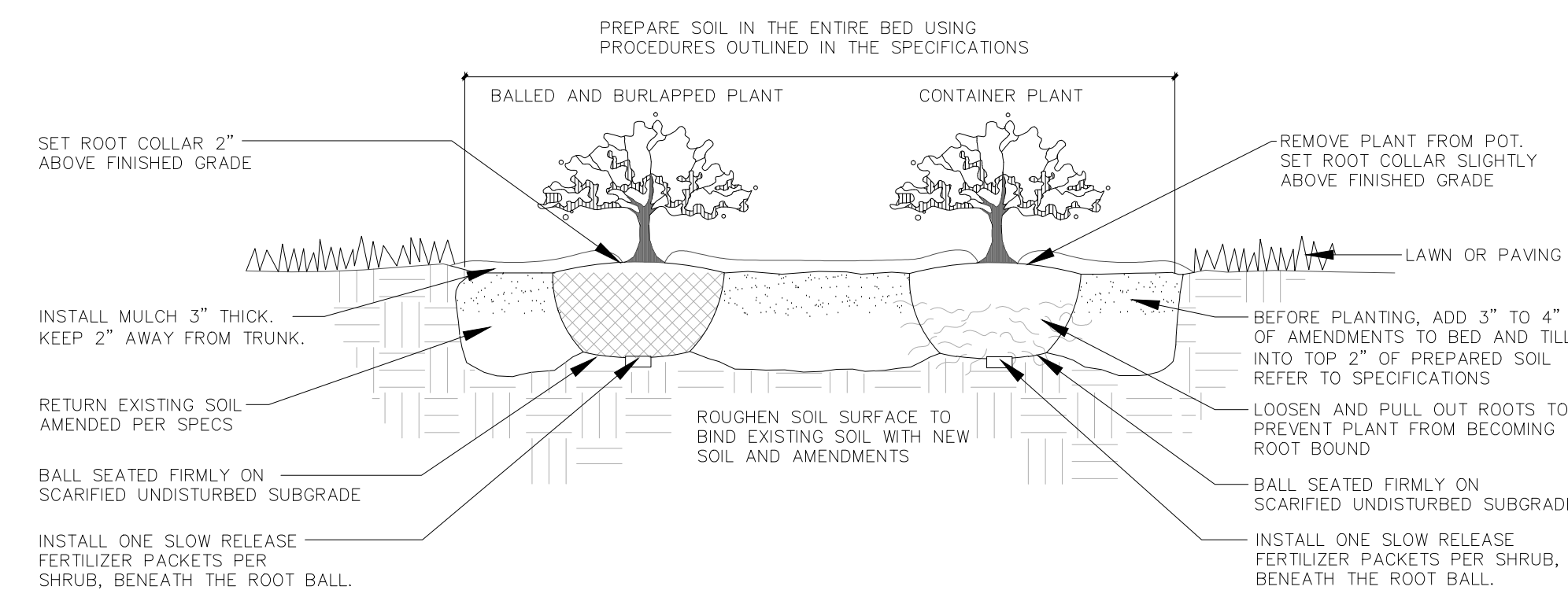
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



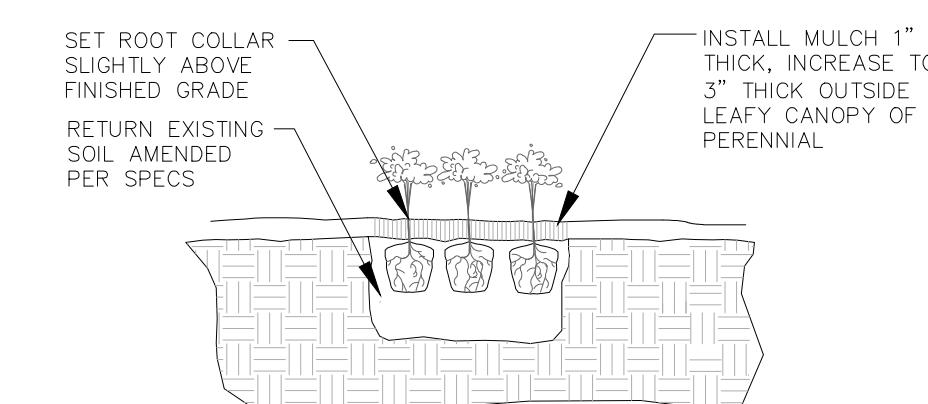
3 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
 N.T.S.



4 EVERGREEN TREE PLANTING & STAKING
 N.T.S.



5 DECIDUOUS & EVERGREEN SHRUB PLANTING
 N.T.S.



6 PERENNIAL PLANTING
 N.T.S.



eppstein uhen : architects

milwaukee 333 East Chicago Street
 Milwaukee, Wisconsin 53202
 telephone 414.271.5350
 madison 309 West Johnson Street, Suite 202
 Madison, Wisconsin 53703
 telephone 608.462.5350



PROJECT INFORMATION

HH - DREXEL TOWN
 SQUARE HEALTH
 CENTER

7901 South 6th Street
 Oak Creek WI, 53154

ISSUANCE AND REVISIONS

CITY OF OAK CREEK
 PLANNING COMMISSION
 SUBMITTAL

#	DATE	DESCRIPTION
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KEY PLAN



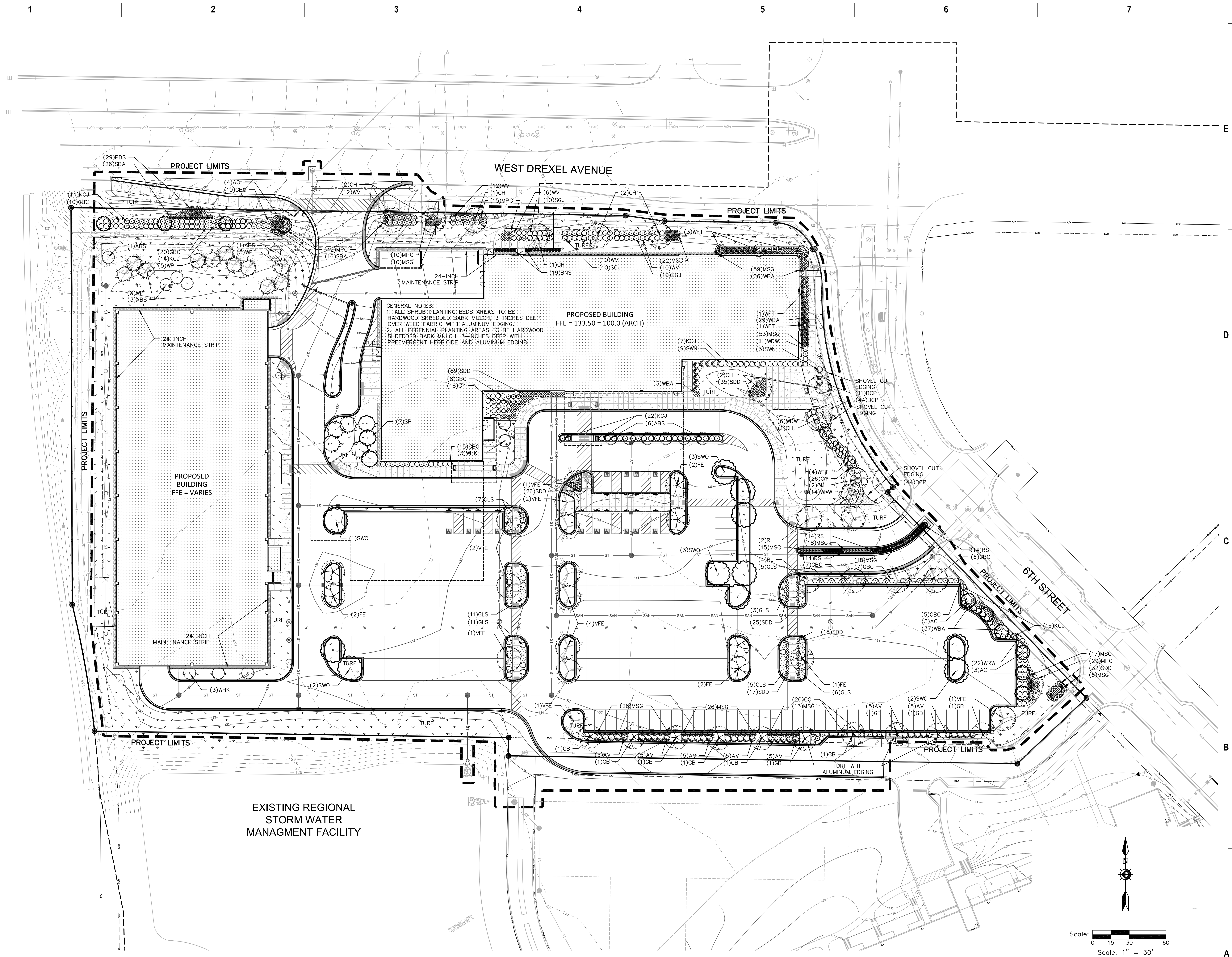
SHEET INFORMATION

PROJECT MANAGER Rk
 PROJECT NUMBER 414167
 DATE MAY 02, 2016

SITE LANDSCAPE
 DETAILS

L102

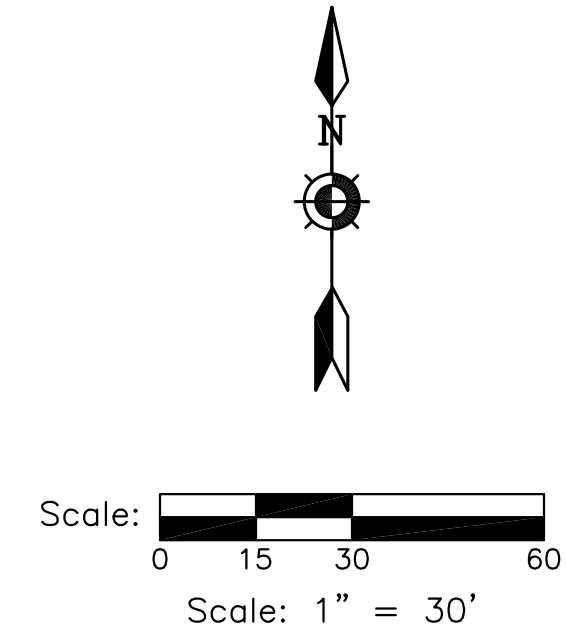
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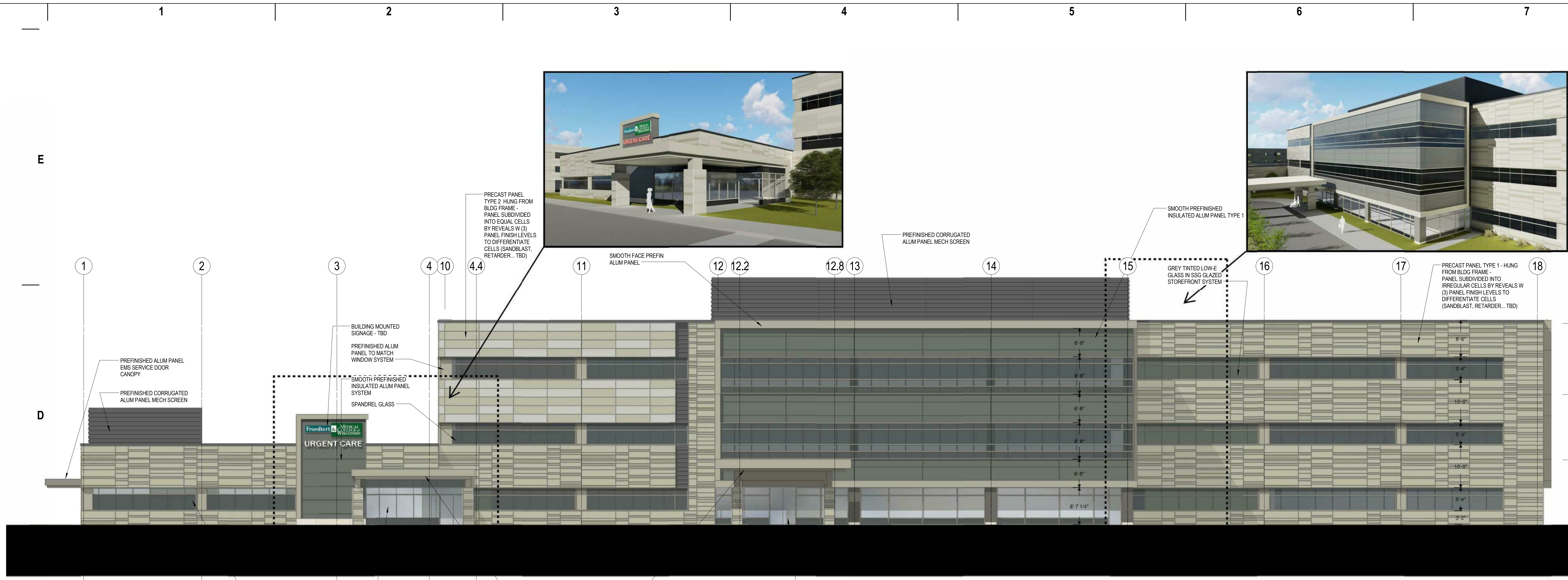


GENERAL NOTES:
1. ALL SHRUB PLANTING BEDS AREAS TO BE HARDWOOD SHREDDED BARK MULCH, 3-INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING.
2. ALL PERENNIAL PLANTING AREAS TO BE HARDWOOD SHREDDED BARK MULCH, 3-INCHES DEEP WITH PREEMERGENT HERBICIDE AND ALUMINUM EDGING.

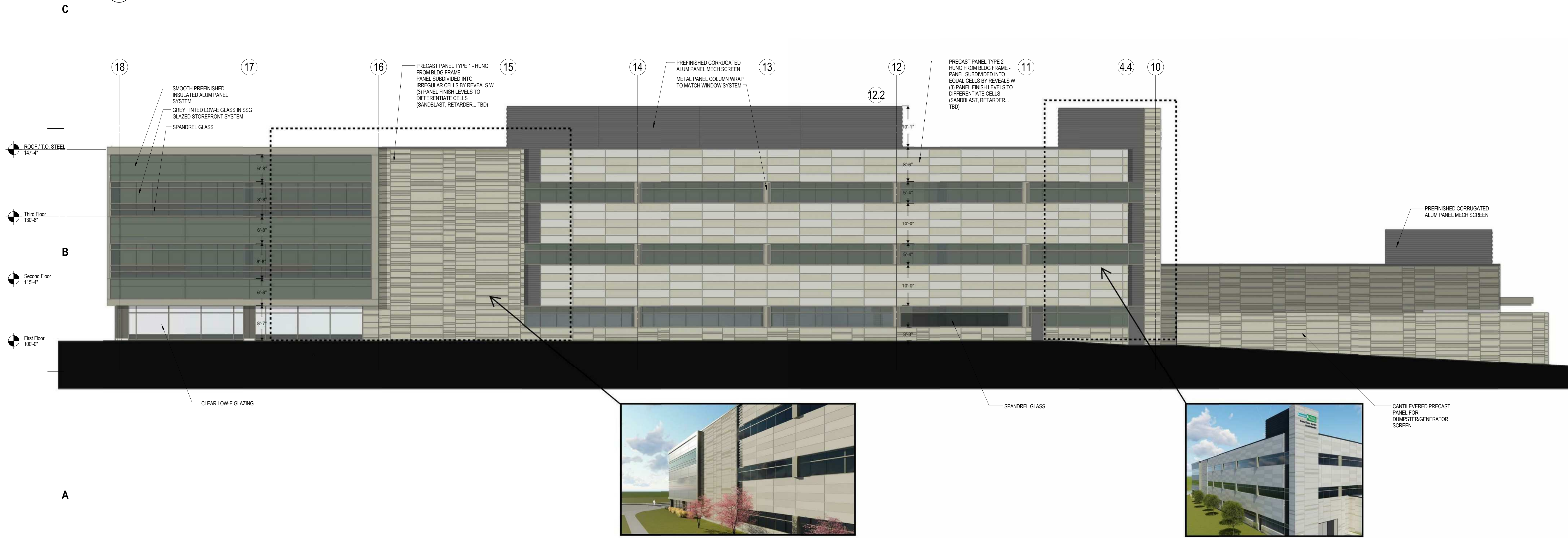
PROPOSED BUILDING
FFE = 133.50 = 100.0 (ARCH)

EXISTING REGIONAL
STORM WATER
MANAGEMENT FACILITY





C2 South Elevation Presentation
3/32" = 1'-0"



A1 North Elevation Presentation
3/32" = 1'-0"

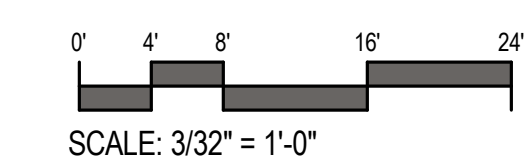
KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER RK
PROJECT NUMBER 414167
DATE MAY 04, 2016

EXTERIOR ELEVATIONS



- SHEET NOTES - EXTERIOR...**
- SEE SHEET <XXXX> FOR INDIVIDUAL EXTERIOR FRAME TYPES AND DIMENSIONS.
 - PROVIDE CONTINUOUS SEALANT AND BACKER ROD AT ALL PRECAST CONCRETE CONTROL JOINTS.
 - ALL VERTICAL INSIDE CORNERS TO HAVE 1/2" CONTROL JOINT.
 - EXTERIOR SIGNAGE ON BUILDING TO BE COORDINATED AND VERIFIED WITH ARCHITECT, OWNER AND SIGNAGE VENDOR.
 - ALL INSIDE AND OUTSIDE CORNERS OF PRECAST TRIM NOT TO BE MITERED.
 - CJ= INDICATES CONTROL JOINT - 1/2" GAP.
 - ML= INDICATES MOVEMENT JOINT - 1/2" GAP.

euta

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 madison 309 West Johnson Street, Suite 202
 Madison, Wisconsin 53703
 telephone 608.462.5350

HSA | PRIMECARE
 COMMERCIAL REAL ESTATE

Froedtert & Medical College

PROJECT INFORMATION

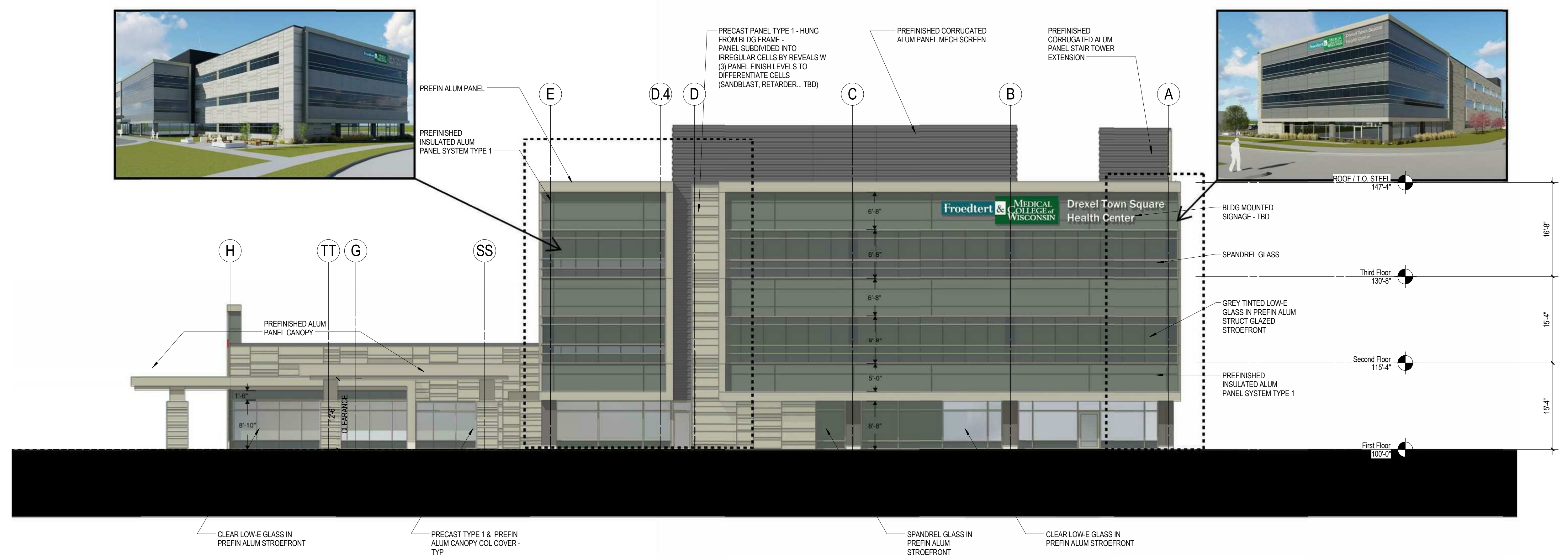
FH - DREXEL TOWN SQUARE HEALTH CENTER

7901 South 6th Street
 Oak Creek, WI 53154

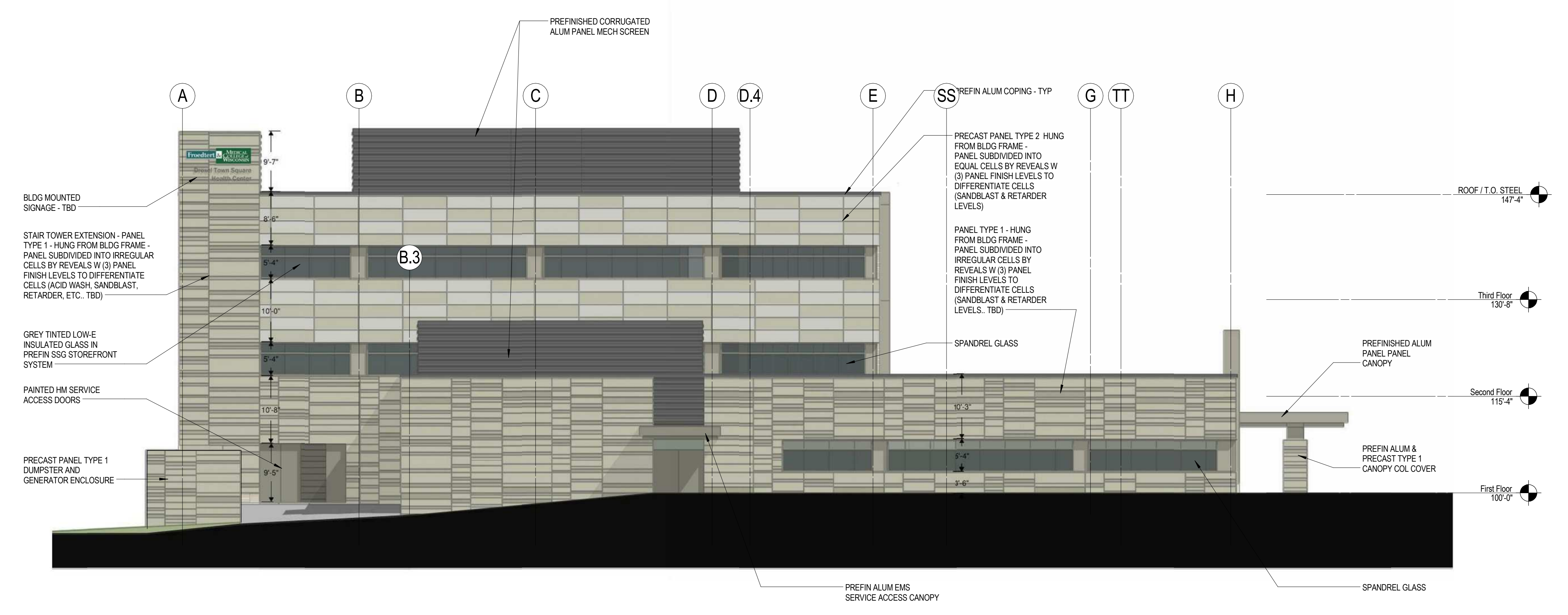
ISSUANCE AND REVISIONS

CITY OF OAK CREEK PLANNING COMMISSION SUBMITTAL

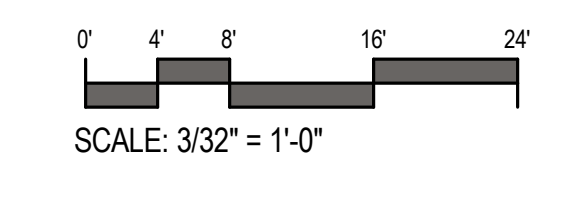
#	DATE	DESCRIPTION



C2 East Elevation Presentation
 3/32" = 1'-0"



A2 West Elevation Presentation
 3/32" = 1'-0"



KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER	RK
PROJECT NUMBER	414167
DATE	MAY 02, 2016

EXTERIOR ELEVATIONS

A201

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eppstein uhen : architects

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350



PROJECT INFORMATION

FH - DREXEL TOWN
SQUARE HEALTH
CENTER

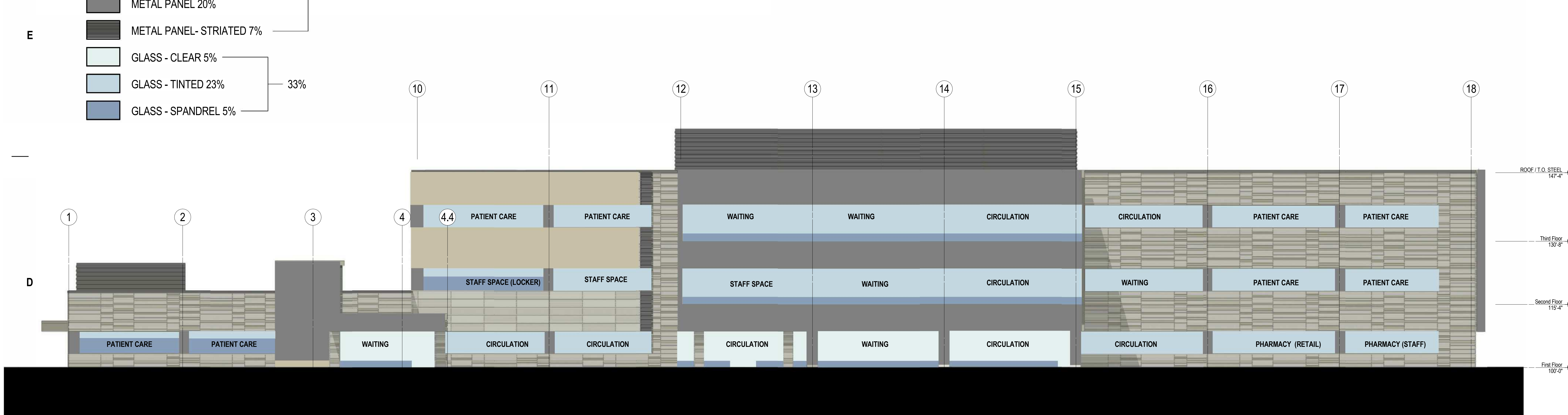
7901 South 6th Street
Oak Creek, WI 53154

ISSUANCE AND REVISIONS

CITY OF OAK CREEK
PLANNING COMMISSION
SUBMITTAL

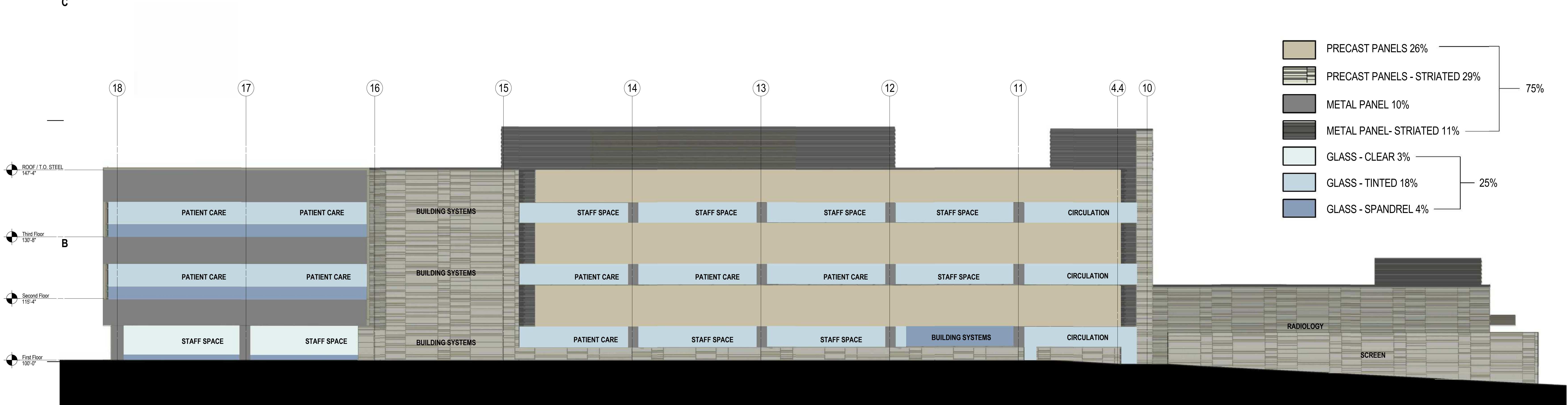
#	DATE	DESCRIPTION

- PRECAST PANELS 7%
 - PRECAST PANELS - STRIATED 33%
 - METAL PANEL 20%
 - METAL PANEL - STRIATED 7%
 - GLASS - CLEAR 5%
 - GLASS - TINTED 23%
 - GLASS - SPANDREL 5%
- 67%
- 33%



C1 South Elevation Presentation Materials
3/32" = 1'-0"

- PRECAST PANELS 26%
 - PRECAST PANELS - STRIATED 29%
 - METAL PANEL 10%
 - METAL PANEL - STRIATED 11%
 - GLASS - CLEAR 3%
 - GLASS - TINTED 18%
 - GLASS - SPANDREL 4%
- 75%
- 25%



A1 North Elevation Presentation Materials
3/32" = 1'-0"

KEY PLAN

SHEET INFORMATION

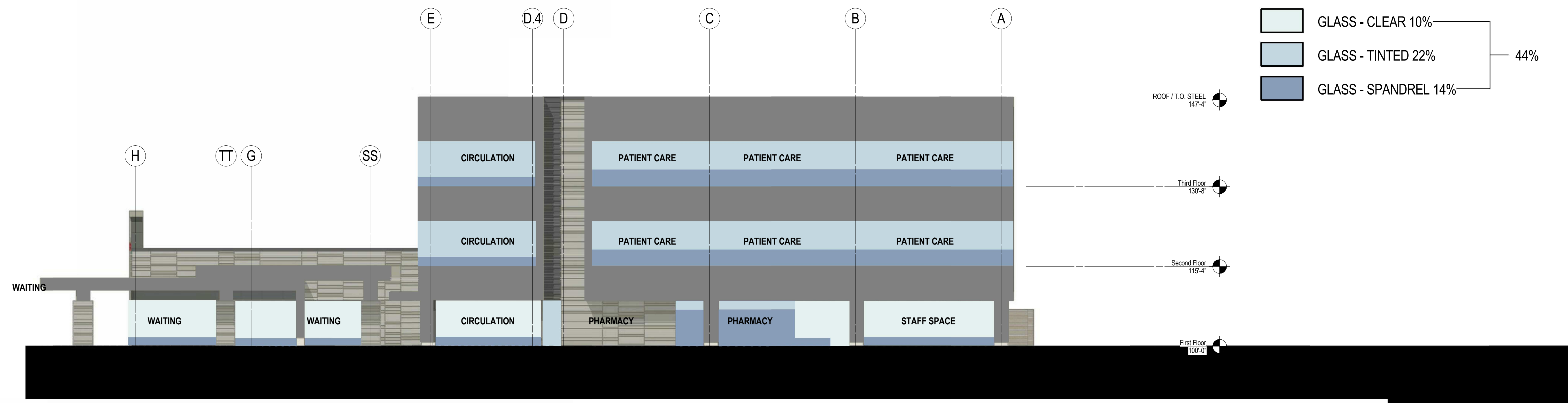
**PROGRESS DOCUMENTS
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PROJECT MANAGER RK
PROJECT NUMBER 414167
DATE MAY 02, 2016

EXTERIOR
ELEVATION
MATERIALS

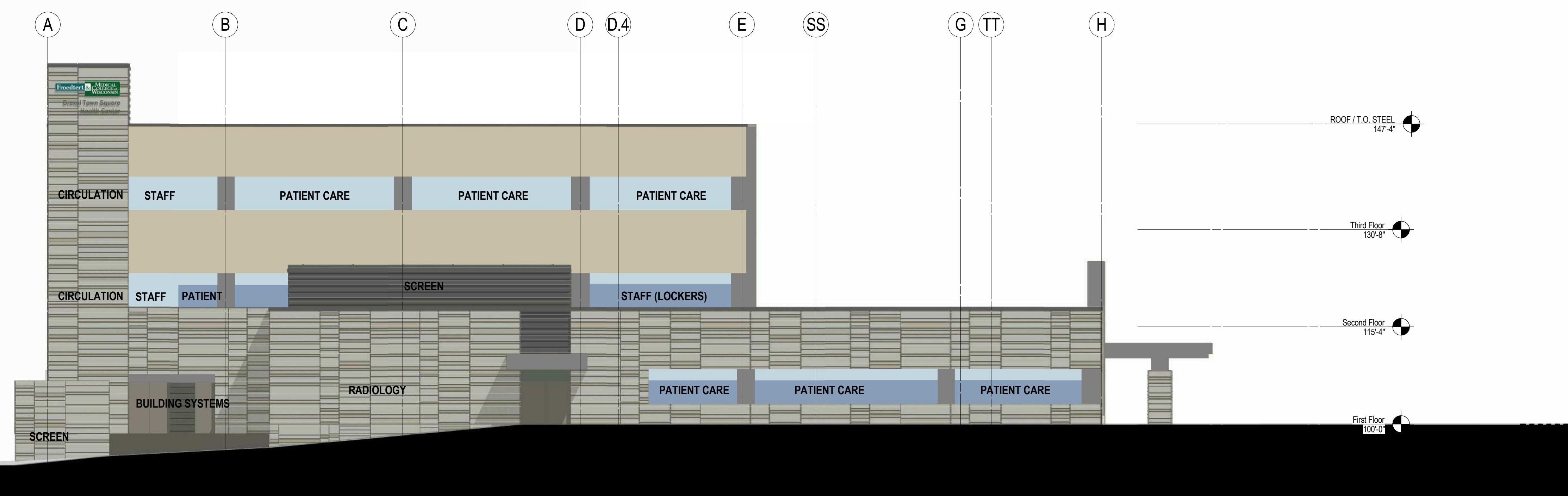
A200a

- PRECAST PANELS 0%
 - PRECAST PANELS - STRIATED 12%
 - METAL PANEL 42%
 - METAL PANEL - STRIATED 2%
 - GLASS - CLEAR 10%
 - GLASS - TINTED 22%
 - GLASS - SPANDREL 14%
- 56%
- 44%



C2 East Elevation Presentation Materials
3/32" = 1'-0"

- PRECAST PANELS 26%
 - PRECAST PANELS - STRIATED 48%
 - METAL PANEL 5%
 - METAL PANEL - STRIATED 6%
 - GLASS - CLEAR 0%
 - GLASS - TINTED 10%
 - GLASS - SPANDREL 6%
- 84%
- 16%



A2 West Elevation Presentation Materials
3/32" = 1'-0"

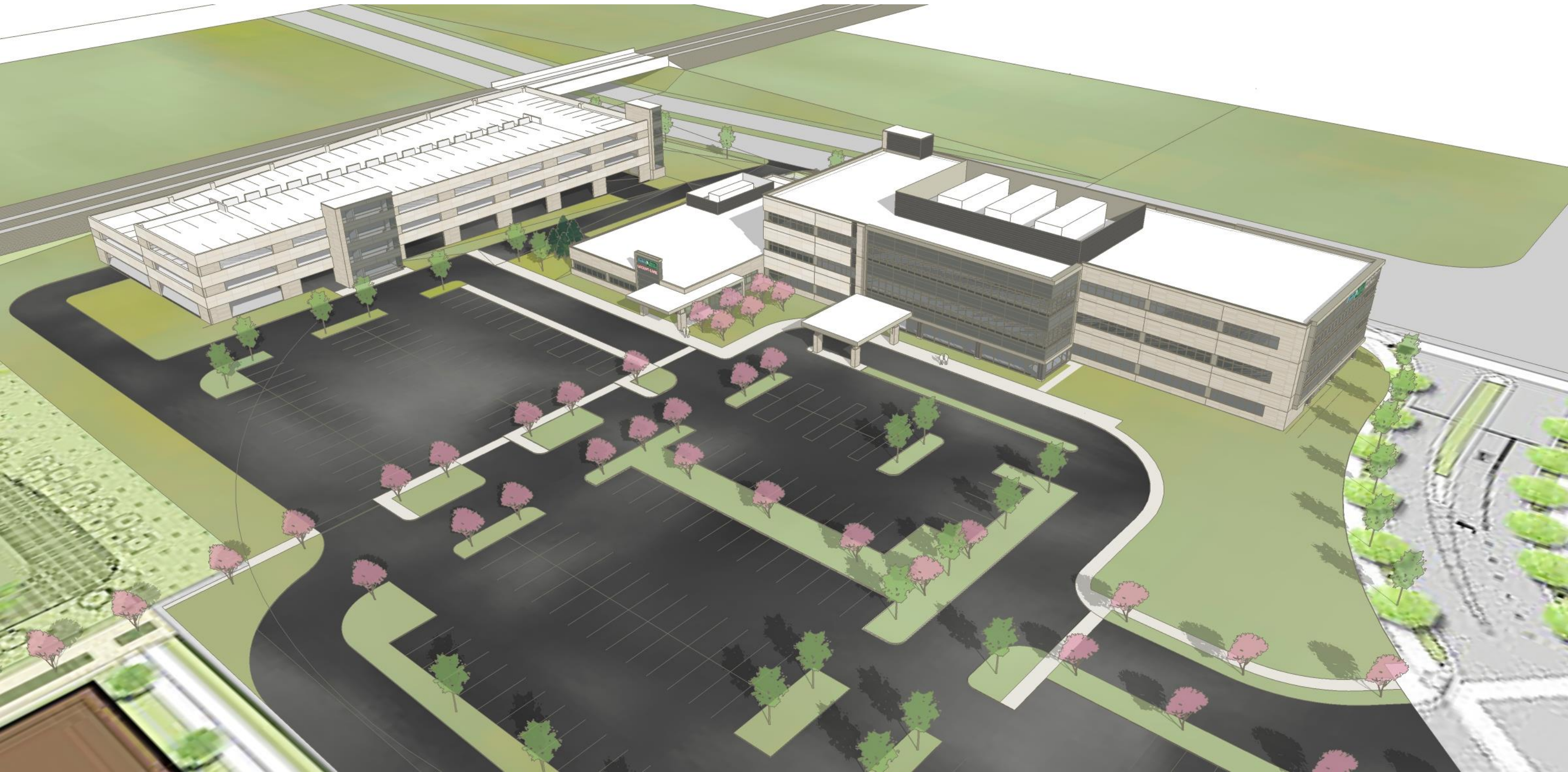
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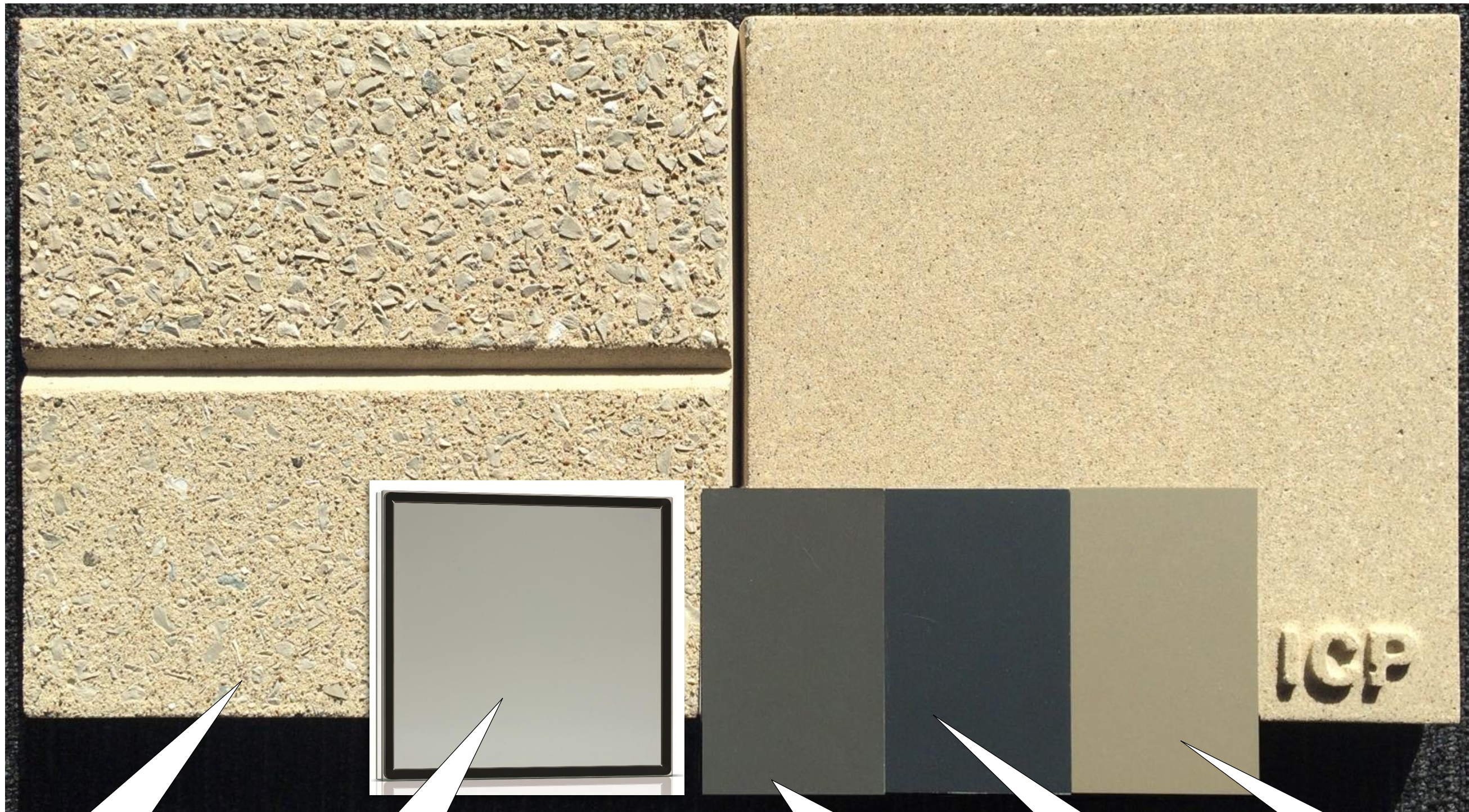
PROJECT MANAGER RK
PROJECT NUMBER 414167
DATE MAY 02, 2016

EXTERIOR
ELEVATION
MATERIALS

A201a







PRECAST CONCRETE CONCEPT SAMPLE - WITH BUFF SANDS AND LOCAL AGGREGATES - (3) FINISH LEVELS - LIGHT SANDBLAST, WATER BLAST, AND RETARDERS

GRAY TINTED LOW-E INSULATED GLASS (CLEAR GLASS NOT SHOWN)

PEWTER MEDIUM GRAY SMOOTH INSULATED PANEL

CHARCOAL GRAY MECHANICAL ROOFTOP ENCLOSURE AND ACCENT

CHAMPAGNE ALUM WINDOW FRAME AND METAL PANEL

BUILDING MATERIAL PALETTE

FROEDTERT DREXEL TOWN SQUARE HEALTH CENTER

1

2

3

4

5

6

7

E

D

C

B

A



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MAIN CLINIC ENTRANCE FROM SOUTHEAST



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VIEW FROM INTERSECTION OF DREXEL AVE AND 6TH STREET



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 Madison, Wisconsin 53703
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PROJECT INFORMATION

FH - DREXEL TOWN SQUARE HEALTH CENTER

7901 South 6th Street
Oak Creek, WI 53154

ISSUANCE AND REVISIONS

DESIGN DEVELOPMENT

#	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER RK

PROJECT NUMBER 414167

DATE MAY 02, 2016

BUILDING IMAGES

A900

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ISSUANCE AND REVISIONS

CITY OF OAK CREEK
 PLANNING COMMISSION
 SUBMITTAL

#	DATE	DESCRIPTION

KEY PLAN

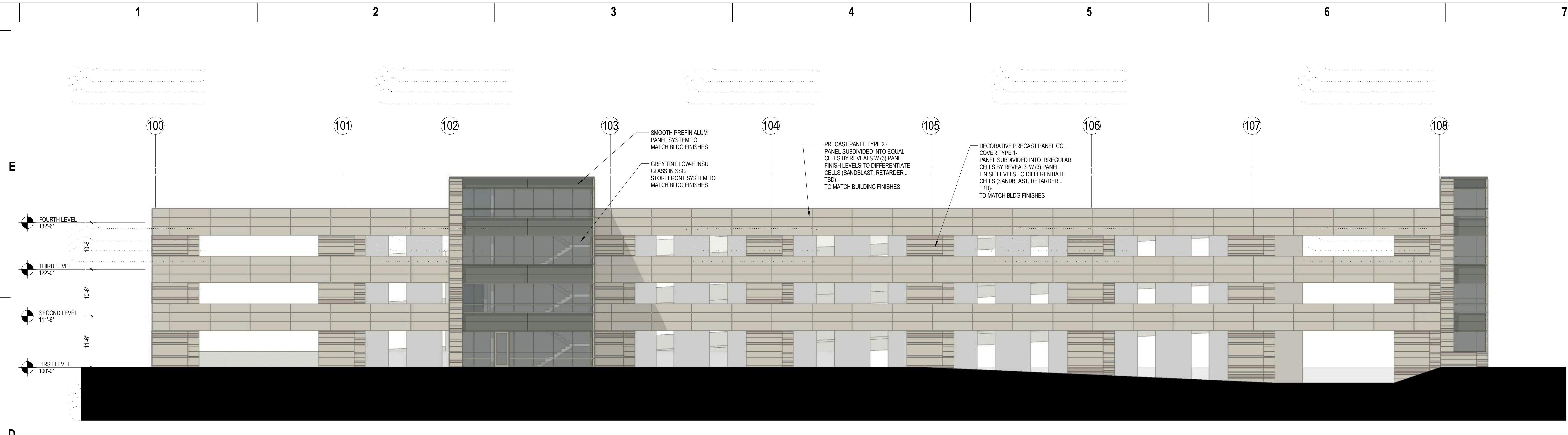
SHEET INFORMATION

**PROGRESS DOCUMENTS
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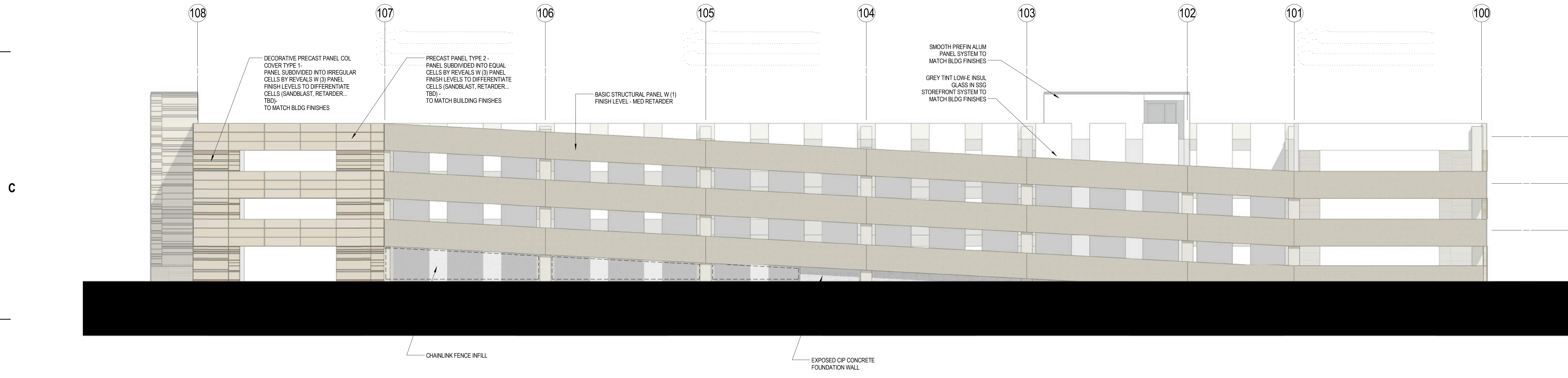
PROJECT MANAGER	RK
PROJECT NUMBER	414167
DATE	MAY 2, 2016

PARKING DECK - EXTERIOR ELEVATIONS

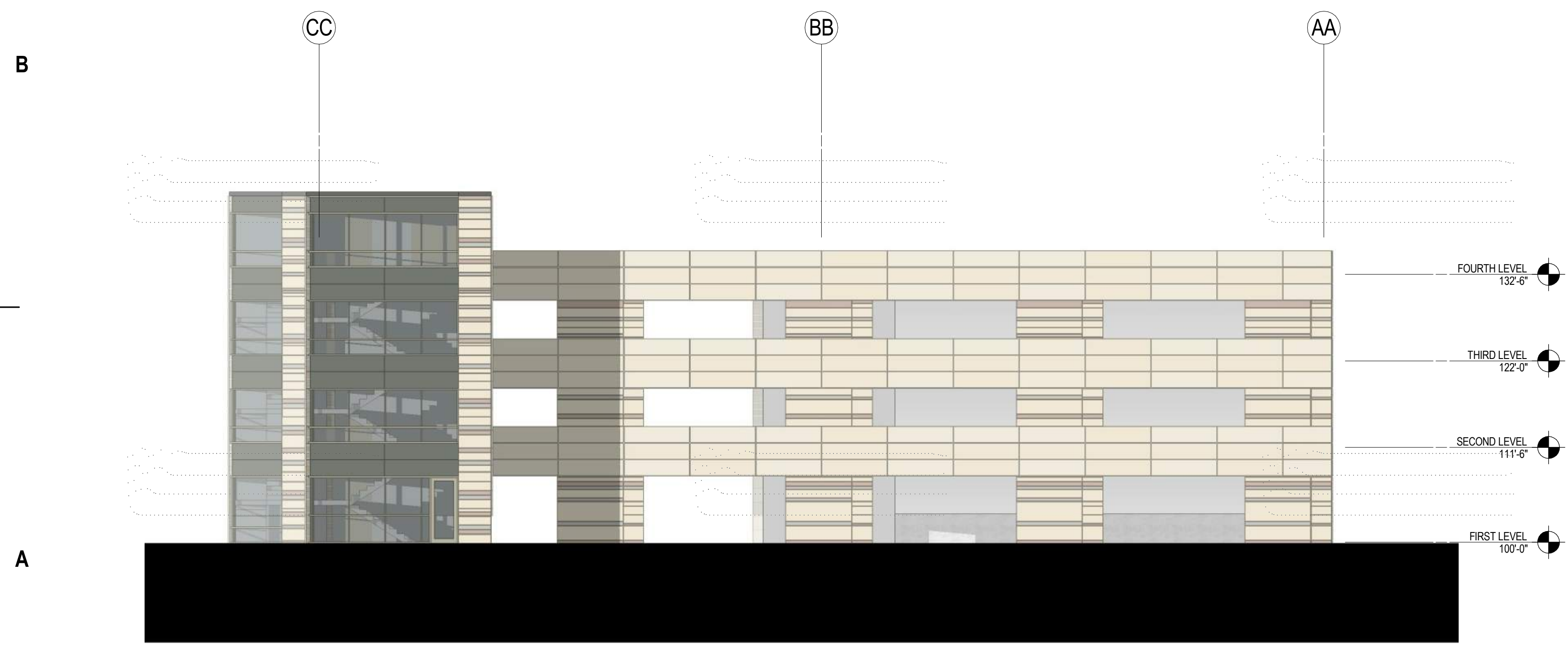
PDA200



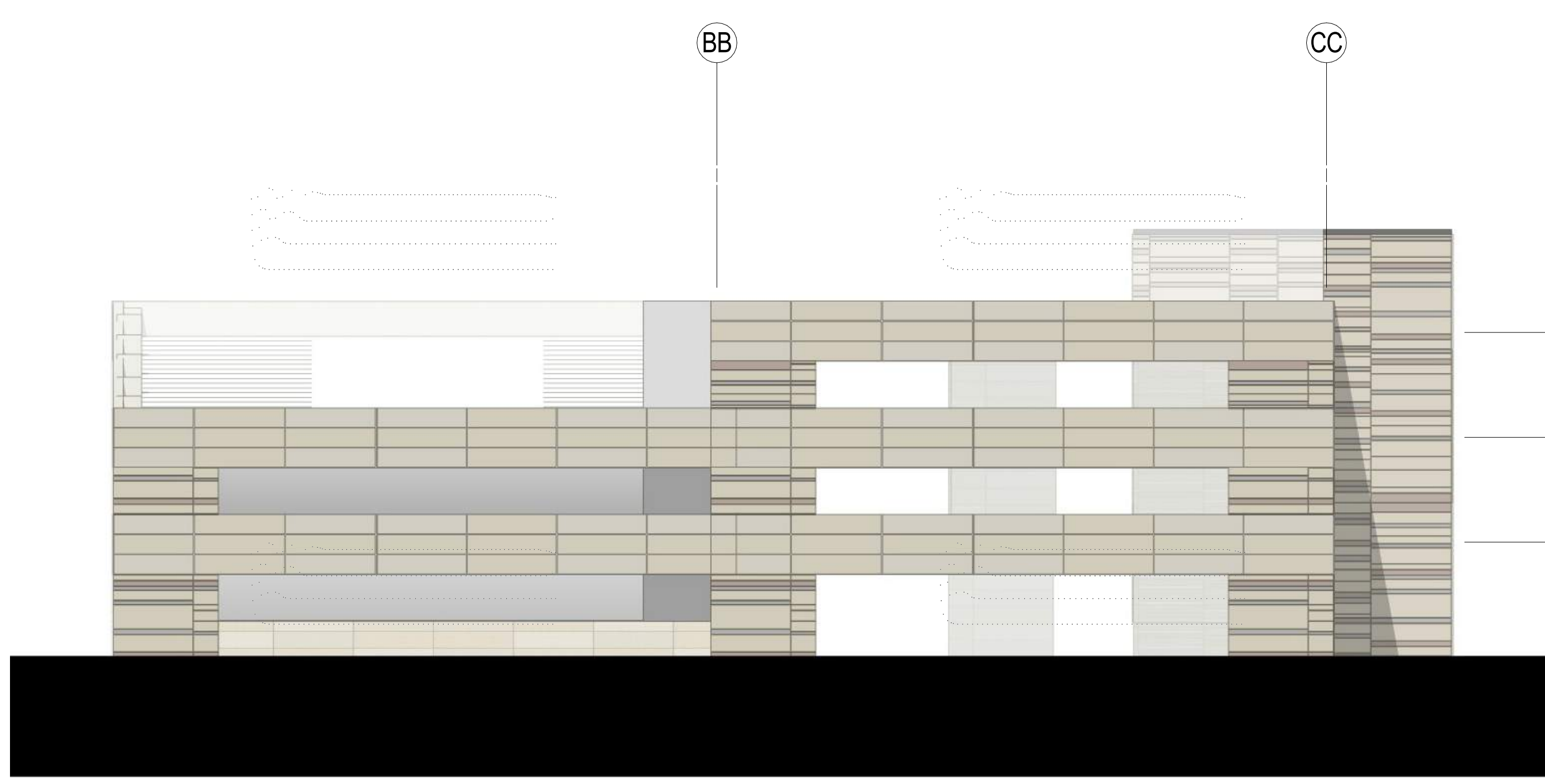
D6 EAST ELEVATION
 3/32" = 1'-0"



B6 WEST ELEVATION
 3/32" = 1'-0"



A3 NORTH ELEVATION
 3/32" = 1'-0"



A6 SOUTH ELEVATION
 3/32" = 1'-0"



Plan Commission Report

ITEM: 4c

DATE: May 10, 2016

PROJECT: Plan Commission Consultation –Craft Distillery/Brewery/Winery

Commentary: At the request of staff, the Plan Commission is being asked to look at the issue of permitting micro distilleries, breweries, and wineries in commercial and manufacturing districts. Currently, City code does not identify these uses as either permitted, or as conditional uses, in the commercial and manufacturing districts. Increasingly, communities are adding definitions and regulations for small scale craft/micro alcohol production and retail facilities to their codes. By defining and regulating small scale alcohol production facilities, communities agree that are appropriate uses in commercial districts.

Staff believes that small scale/micro brewery, distillery, or winery facilities would be appropriate in commercial districts as a conditional use, and as a permitted use, in the manufacturing district. Furthermore, staff suggests defining what constitutes a micro and regular brewery, distillery, and winery, and regulating production limits for micro uses. Full scale breweries, distilleries, and wineries would be a permitted uses in the manufacturing district only.

Production regulations vary from community to community. For example, a small scale brewery in Madison, WI limits productions to 5,000 barrels per year for brewpubs. Other communities, such as Evanston, IL, allow a microbrewery to produce 30,000 barrels a year. When it comes to regulating distilleries, communities vary as well. Golden, CO allows a micro distillery to produce 200 barrels a year, whereas, Missoula, MT allows up to 10,000 barrels per year. Great Lakes Distillery, a micro distillery, located in the Walker’s Point neighborhood, operates both a distillery and tasting room. Production facilities and bar/retail area each take up about half of the approximately 10,000-square-foot building. In 2012, they produced 7,000 cases of spirits or approximately 112 barrels.

In addition to production limits, some communities limit the square-footage allowed for production and retail operations within a building. These limits are usually associated for these types of uses in commercial districts. Limiting production size will assist in assuring that these types of businesses do not increase production to a level that would result in a full scale brewery or distillery. In Plover, WI, a micro distillery cannot exceed a production area of more than 10,000 square feet. Golden, CO limits a retail or tasting area to no more than 30% of the total floor area of the facility. The property is zoned Mixed Industrial which is considered a transitional zoning district from manufacturing to other uses such as commercial, office, or residential.

If the Plan Commission is comfortable with incorporating micro-distilleries, microbreweries, and microwineries and their larger production uses into City code, staff will prepare the necessary code amendments to allow for these types of uses.

Prepared by:

Peter Wagner, AICP
Zoning Administrator/Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development







Plan Commission Report

ITEM: 4d

DATE: May 10, 2016

PROJECT: Zoning Text Amendment – 17.0316 B-6, Interchange Regional Retail District

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that Section 17.0316 of the Municipal Code be amended to create a new Interchange Regional Retail zoning district, after a public hearing.

Commentary: The City's existing Zoning Code (Chapter 17) regulates commercial zoning districts (B-1 - Local Business, B-2 - Neighborhood Business, B-3 - Office and Professional Business and B-4 - Highway Business) according to their scale and intensity of permitted and conditional uses. You will note that there no longer is a B-5 zoning district. The B-5 district was originally used to regulate adult-oriented businesses, and has since been replaced by similar language in manufacturing zoning districts.

The proposal before you this evening is to create a new commercial zoning district: the B-6, Interchange Regional Retail zoning district. This new district recognizes the regional draw created by national or international destination retailers, and how the requirements of large projects such as these often differ from more traditional requirements of the City's zoning code that are designed to regulate groupings of local businesses.

Many of the specific requirements of this zoning district apply only to destination retailers in excess of 250,000 square feet. These destination retailers draw from a much larger trade area than local businesses, and thus may require greater visibility and freeway exposure to direct their customers – who in many cases will be from outside the region or state – to their premises in a safe and efficient manner. As such, the requirements and standards for signage are proposed to be different than the City's current standards, which would be ineffective and out of scale with such large commercial developments. Likewise, many of the City's landscaping standards and percentages, when applied to such a large development, may be considered excessive.

National or international destination retailers, in many cases, also have very specific brand standards which may include colors, materials and architectural styles that may not align with the City's current Code requirements.

While the proposed Code changes acknowledge the unique needs and requirements of destination retailers, they also are crafted in such a manner that hold adjacent supportive retail within the same zoning district to standards that are more consistent with the City's traditional standards for architecture, signage and landscaping.

Prepared by:

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

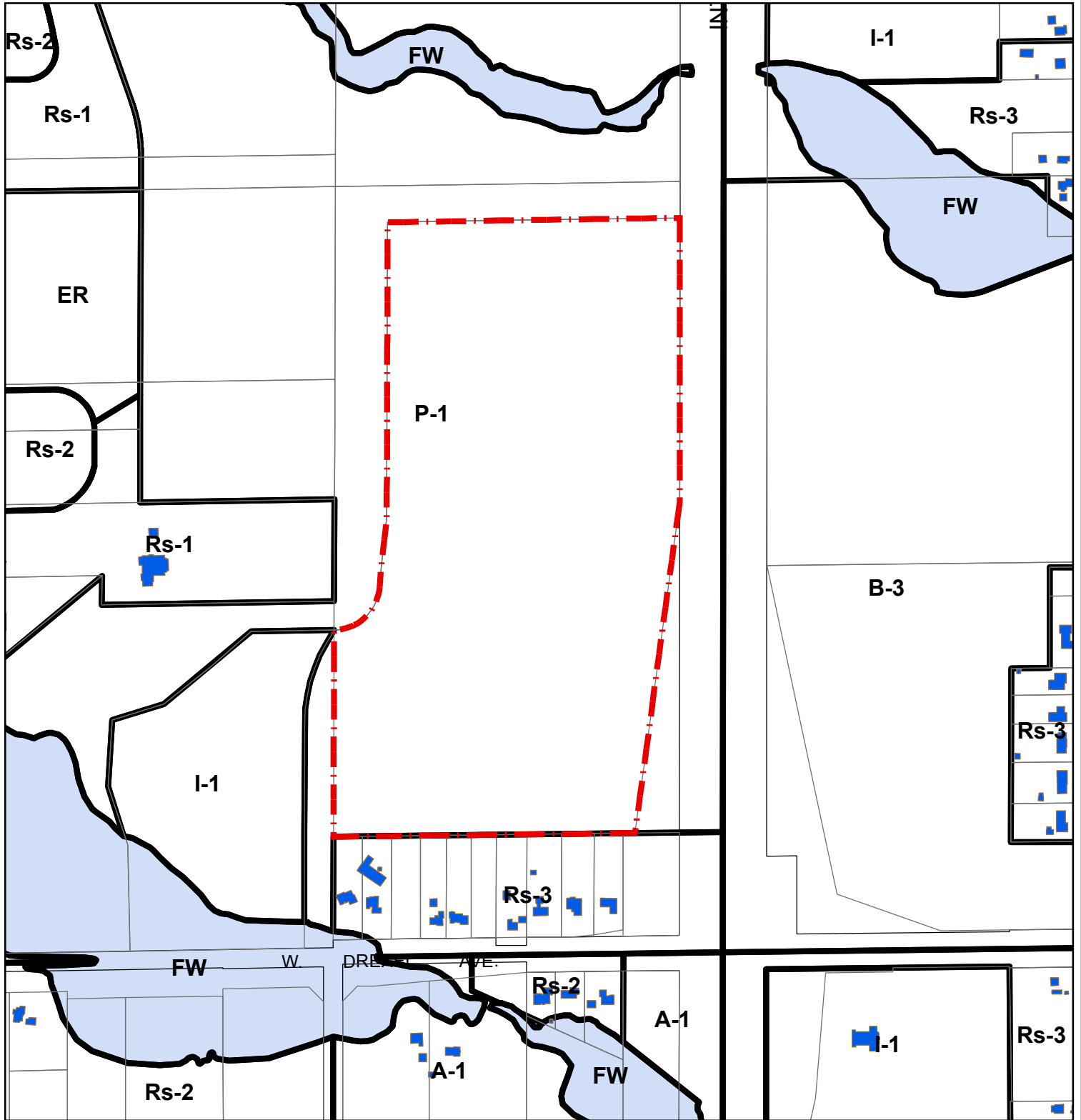
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

A handwritten signature in cursive script that reads "Douglas Seymour".

Douglas Seymour, AICP
Director of Community Development

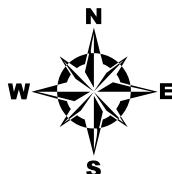
LOCATION MAP PROPOSED B-6 ZONING DISTRICT



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



Department of Community Development



Legend	
	Proposed B-6 District
	Floodway

SEC. 17.0316: B-6 INTERCHANGE REGIONAL RETAIL DISTRICT

The B-6 Interchange Regional Retail District is intended to provide for the orderly and attractive grouping of high-intensity retail, commercial and mixed uses along the federal interstate highway system. Areas that may be designated as part of the B-6 district shall be limited to contiguous premises that abut the federal interstate highway system, and at least one (1) premises shall include a Destination Retail building with a gross floor area of 250,000 square feet or more. The zoning regulations applicable to the B-6 District set forth in this Section 17.0316 override and supersede any and all contrary provisions in Chapter 17 of the Municipal Code. In the event that any other provisions of Chapter 17 are contrary to any provisions in this Section 17.0316, the provisions of this Section 17.0316 shall control.

a. *Definitions:*

- (1) Destination Retail. A type of store that attracts regional customers as their ultimate destination.
- (2) High-intensity uses. Uses which (a) are logically dependent upon, and can offer regional access within, one-half mile of freeway interchange entrances and exits, (b) draw customers from a trade area that extends beyond the Seven-County Southeastern Wisconsin Region, and (c) incorporate Destination Retail.
- (3) Seven-County Southeastern Wisconsin Region. The region of Wisconsin comprised of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha counties.

b. *Permitted uses: The following are permitted uses, provided that there is no outdoor storage of merchandise:*

- (1) Appliance stores.
- (2) Banks, savings and loan associations, and other financial institutions.
- (3) Confectioneries and ice cream stores.
- (4) Delicatessens.
- (5) Department stores.
- (6) Electronics stores.
- (7) Furniture stores.
- (8) Hardware stores.
- (9) Interior decorators and home interiors.
- (10) Private Indoor physical fitness centers and health clubs.
- (11) Offices including medical office buildings.
- (12) Restaurants, without drive-in or drive-through facilities.
- (13) Specialty food stores.
- (14) Theaters
- (15) Shoe stores.
- (16) Clothing stores.
- (17) Jewelry stores.
- (18) Hospitals and day surgery clinics.

c. *Permitted accessory uses:*

- (1) Cafeterias, delicatessens, bistros, and restaurants accessory to and located within the same building as a permitted use.
- (2) Cart storage areas and enclosures.
- (3) Customer pickup areas used in conjunction with the operation of the business.
- (4) Garages used for storage of vehicles used in conjunction with the operation of the business.

- (5) Garden centers attached to and primarily accessed from the principal structure.
- (6) Grocery stores within and accessory to a Destination Retail building.
- (7) Off-street parking and loading areas used in conjunction with the operation of the business.
- (8) Solar collectors attached to and serving only the principal structure.
- (9) Supervised and unsupervised children's play areas located within the same building as a permitted Destination Retail use.
- (10) Warehouse and office uses accessory to and located within the same building as a permitted Destination Retail use, provided that such uses may occupy greater floor area than the permitted use so long as the building has a gross floor area of 250,000 square feet or more.

d. Conditional uses:

- (1) Hotels
- (2) Restaurants with drive-in or drive-through facilities. No drive-in or drive through restaurant shall sell or dispense alcoholic beverages. All drive-in/drive-through restaurants must also have indoor dining areas.
- (3) Solar energy collectors erected as accessory structures and serving only the principal structure.
- (4) Multi-family dwellings meeting the provisions of Section 17.0311(a) or (c) of the Municipal Code and further provided that they are part of a mixed use development.
- (5) Outdoor storage, sales and/or display of retail merchandise.

e. Lot area and width.

Lots shall have a minimum area of 40,000 square feet and shall be not less than 150 feet in width. Lots shall provide sufficient area and width for the principal structure(s) and its accessory structures, off-street parking and loading areas, and required setbacks.

f. Building height and area:

- (1) No principal building or parts of a principal building shall exceed eighty (80) feet or six (6) stories in height, whichever is higher. No accessory building shall exceed thirty-five (35) feet in height, subject to regulations and permitting requirements under the jurisdiction of the Federal Aviation Administration and Milwaukee County.
- (2) The sum total of building footprints shall not exceed forty (40) percent of the lot area.

g. Building setbacks and yards:

- (1) There shall be a minimum front setback of twenty-five (25) feet from the right-of-way of all public streets excluding interstate highways. Setbacks from interstate highways shall be governed by federal requirements.
- (2) There shall be a side setback on each side of not less than ten (10) feet.
- (3) There shall be a rear setback of not less than fifteen (15) feet.

h. Loading:

Notwithstanding any contrary provision of Section 17.0402, the minimum number of loading and unloading spaces required for Destination Retail premises containing a building with a gross floor area of 250,000 square feet or more shall be five (5) spaces.

i. Parking:

Notwithstanding any contrary provision of Sections 17.0403 and 17.0404:

- (1) Buffers, landscape areas and screening for parking lots on Destination Retail premises containing a building with a gross floor area of 250,000 square feet shall be consistent with and requirements set forth in subsection (m) below and plans approved by Plan Commission.
- (2) The minimum number of parking spaces required for Destination Retail premises containing a building with a gross floor area of 250,000 square feet or more shall be (3) spaces per 1,000 square feet of gross floor area.

j. Signs:

The following signs, subject to the following regulations and with Plan Commission approval and issuance of sign permits, are permitted on a Destination Retail premises which includes a building with a gross floor area of 250,000 square feet or more. All provisions of Sections 17.0701 through 17.0715 of the Municipal Code (Signs) shall apply unless otherwise modified in this Section:

1. One ground-mounted sign, with one or more sign faces, directed to the interstate highway of no more than one hundred ten (110) feet in height with internally-illuminated sign panels. Each sign face shall have a maximum of six hundred (600) square feet in area. The structural design of signs in excess of 100 feet in height shall be certified by a licensed professional engineer.
2. One ground-mounted illuminated entrance sign at the main premises entrance of the Destination Retail, which may be up to fifteen (15) feet high and no more than one hundred (100) square feet in area for each sign face, provided such sign is integrated into the architecture and landscape of the District so as to be consistent with the overall character of the District.
3. Wall signs placed against the exterior walls of buildings provided that said signs do not exceed 10% of the wall area upon which the sign is to be placed. The areas designated for wall signs must be approved by the Plan Commission as part of the site plan and architectural review under (l) below. Wall signs may be comprised of internally- and externally-illuminated channel letter signs, seasonal signs, and shall not block a window or door opening in the structure. Seasonal sign panels may be changed as needed; such seasonal changes do not require Plan Commission approval.
4. Ground-mounted, illuminated signs in interior parking areas advertising products and services available on the premises of the Destination Retail building only shall be no more than twelve (12) feet in height. The maximum area of any one sign face is two hundred (200) square feet. The maximum total area of all ground-mounted, illuminated sign shall be sixteen hundred (1,600) square feet. Ground-mounted wayfinding signs

may be no more than eight (8) feet in height with the maximum area of any one sign face to be fifteen (15) square feet. The maximum total area of all ground-mounted wayfinding sign shall be five hundred (500) square feet.

5. Commercial flags (which may display a company logo or name) on flagpoles no more than forty (40) feet in height from the ground, with a maximum individual flag face area of one hundred twenty (120) square feet. No more than twenty-four (24) flags are permitted on a single lot.
6. One off-premise sign, benefitting all the premises within the District, but featuring identification for Destination Retail within this District for a building with a gross floor area of 250,000 square feet or more, provided that such sign is located within the District, located within an easement benefitting the Destination Retail lot, such sign is no greater than fifteen (15) feet in height and such sign is integrated into the landscape of the District so as to be consistent with the overall character of the District.

The following signs, subject to the following regulations and with Plan Commission approval and issuance of sign permits, are permitted on retail premises in this District which include a building with a gross floor area of less than 250,000 square feet. All provisions of Sections 17.0701 through 17.0715 of the Municipal Code (Signs) shall apply unless otherwise modified in this Section:

1. One ground-mounted sign for the entire District (excluding Destination Retail for a building with a gross floor area of 250,000 square feet or more, which may have its own ground mounted sign), with one or more sign faces, which may include multiple businesses within the District, provided such sign is integrated into the landscape and architecture of the District so as to be consistent with the overall character of the District, directed to the interstate highway of no more than sixty (60) feet in height with internally-illuminated sign panels. Each sign face shall have a maximum of three hundred (300) square feet in area.
2. One ground-mounted illuminated entrance sign at each premises entrance, each of which may be up to ten (10) feet high and no more than one hundred (100) square feet in area.
3. Flags (which may not display a company logo or name) on flagpoles no more than forty (40) feet in height, with a maximum individual flag face area of one hundred twenty (120) square feet. No more than three (3) flags are permitted on a single lot.
4. One off-premise sign benefitting all premises within the District, provided that such sign is located within the District, located within an easement benefitting the lots, such sign is no greater than fifteen (15) feet in height and such sign is integrated into the landscape and architecture of the District so as to be consistent with the overall character of the District.

k. Outdoor Lighting

Notwithstanding any contrary provisions of Section 17.0808 to the contrary:

1. The maximum allowable light trespass shall be 0.5 horizontal footcandles four feet above the ground.
2. The uniformity ratio between the average illumination and minimum illumination shall be no greater than 4:1.
3. The lighting system shall be extinguished or reduced to fifty (50) percent no later than one (1) hour after the close of business for the day.

4. For outdoor merchandising areas, the maximum level in 75% of the lot shall not exceed 20 foot candles. A contiguous area not to exceed 25% of the lot may be illuminated to a level which shall not exceed 40 foot candles.
5. The maximum illumination level under an outdoor canopy shall have a minimum of five (5) footcandles and not exceed ten (10) footcandles at any point.

I. Site plan and architectural review:

All provisions of section 17.1009 of the Municipal Code are applicable to this subsection except as specified below; provided however, the provisions of this section shall override and supersede, in their entirety, the provisions of Section 17.1009 for any premises containing a Destination Retail building that has a gross floor area of 250,000 square feet or more.

For the purpose of promoting compatible development, stability of property values, and to prevent impairment or depreciation of property values, no person shall erect or modify any structure without first obtaining the approval of detailed site and architectural plans, as set forth in this section, prior to the issuance of a building permit. The Plan Commission shall review architectural plans and site plans showing existing and proposed structures, neighboring uses, parking areas, driveway locations, loading and unloading areas, highway access, traffic generation and circulation, drainage, the utilization of landscaping, existing natural resources and the proposed operation in all districts.

- (1) Principles. To implement and define criteria for the purposes set forth above, the following principles are established to apply to new structures and uses and to changes or additions to existing structures and uses except as specifically noted to the contrary.
 - a. No building shall be permitted where any exposed façade is not constructed or faced with high quality and durable materials.
 - b. Buildings shall be designed in such a manner that long expanses of blank wall are broken up by the use of articulation or modulation of the building footprint and/or changes in building materials and colors on the front elevation. Colors should be visually coordinated, harmonious, and may include features consistent with corporate or franchise practices.
 - c. Arrangements of uses in a pattern similar to conventional strip malls shall not be allowed.
 - d. Each principal building shall have a clearly defined, highly-visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.
 - e. Sides of a building that are visible from adjoining residential properties and/or public streets should feature characteristics similar or complementary to the front façade of the building.
 - f. No building or use shall be permitted that would have a significant adverse impact on the maintenance of safe and healthful conditions of the City.
 - g. Buildings and uses shall maintain existing topography, drainage patterns, and vegetative cover insofar as is practical. The street layout shall be adapted to the topography, unique natural features, environmental constraints of the site, and peripheral open space areas. The street layout shall provide for open space views and surrounding vistas.
 - h. Buildings and uses shall provide for safe and efficient traffic circulation and driveway locations, and drive-through facilities, where permitted (other than customer pick-up areas), may not be located in the front yard.
 - i. Buildings and uses shall be provided with adequate access to the public street and highway system as set forth in this Section.
 - i. Access onto major streets should be minimized to provide safe and efficient traffic flow.
 - ii. Provisions shall be made for cross access between compatible commercial developments.

- iii. Primary commercial access shall not be through residentially-zoned areas.
- j. Buildings and uses shall provide adequate parking and loading areas.
 - i. Loading docks or overhead doors may face upon a street right-of-way only in cases where no practical alternative exists.
 - ii. Parking should be directed to the side or rear of the lot, where it is less visually intrusive. No more than 50% of the off-street parking for commercial developments directly abutting a public right-of-way shall be located between the front of the building and the primary abutting street unless the overall development design includes smaller buildings or other amenities closer to the street. Uninterrupted parking lots along full street frontage will be discouraged, except where the physical orientation of the lot makes it necessary.
- (2) Exceptions for Large Scale Destination Retail. The following principles are established to apply only to premises developed with a Destination Retail building of 250,000 square feet or more of gross floor area and to changes or additions to existing structures of 250,000 square feet or more of gross floor area:
 - a. Any exposed building façade shall be constructed or faced with high quality and durable materials, which may include precast and metal panels.
 - b. Large walls may have less articulation or modulation of the building footprint and/or fewer changes in building materials and colors.
 - c. It is recognized that buildings of 250,000 square feet or more will seem larger than residential scale and should not be artificially altered.
 - d. Only the first building of 250,000 square feet or more to be built in any area zoned B-6 Interchange Regional Retail District may incorporate primary colors into more than 10% of its exterior finishes.
- (3) Appeals. Any person or persons aggrieved by any decisions of the Plan Commission related to plan review may appeal the decision to the Zoning Board of Appeals. Such appeal shall be filed with the City Clerk within thirty (30) days after the decision of the Plan Commission.
- (4) Modification of Standards. The Plan Commission may modify any of the standards in subsection (l) above (but not (l)(2)(d) above) by a 3/4 majority vote of those Commissioners present at a meeting, but only if supplemental design elements or improvements are incorporated into the project which compensate for the modification of the particular standard.

m. Landscaping:

All provisions of section 17.1010 and 17.0205 of the Municipal Code are applicable to this subsection except as specified below; provided however, the provisions of this section shall override and supersede, in their entirety, the provisions of Sections 17.1010 and 17.0205 for any premises containing a Destination Retail building that has a gross floor area of 250,000 square feet or more.

1. Parking Lot Screening. Those parking areas for five (5) or more vehicles if adjoining a residential zoning district line or public right-of-way shall be screened from casual view by an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way and six (6) feet in height between the parking and any adjacent residential property line. All screening materials shall be placed and maintained at a minimum height of three (3) feet. Landscaped areas shall include native plantings. At least 50% of the total green space area shall be landscaped utilizing plant materials, other than maintained turf, which contribute to ground coverage.

2. Interior Landscape Area. All public off-street parking lots which serve five (5) vehicles or more shall be provided with accessory landscaped areas; which may be landscape islands, landscape peninsulas or peripheral plantings totaling not less than five (5) percent of the surfaced area. Landscape islands or peninsulas may be dispersed throughout the off-street parking area, and shall include native plantings not exceeding five (5) feet in height. Landscape islands shall provide a minimum 30-inch clear area for vehicle overhang and snow storage. Within 100 feet of the entrance elevation of a Destination Retail building in excess of 250,000 square feet, landscape may not exceed three (3) feet in height.
3. Perimeter Landscape Area. In an effort to prevent adjacent parking lots from becoming one large expanse of paving, perimeter landscaping shall be required. The perimeter strip shall be a minimum 5 feet in width. A minimum of five native plantings are required for every 35 linear feet and one tree for every 80 linear feet of the perimeter of the parking area where it is adjacent to existing or future parking and located within the perimeter landscape area. This requirement may be modified by the Plan Commission.
4. Buffer Yards. A buffer yard shall be created and maintained where the B-6 Interchange Regional Retail District abuts residential or park districts. Buffer yards shall be a minimum of 20 feet in width, shall be in addition to the required street yards, side yards, and rear yards; and shall screen in such a manner that:
 - a. If the buffer yard is composed entirely of plant materials, it shall be of sufficient initial depth and height and of such varieties as to provide adequate visual screening within no more than two years and during all seasons of the year.
 - b. Where architectural walls or fences are used, sufficient landscaping shall be used in conjunction with such wall or fence to create an attractive view, and all walls and fences shall be maintained in a structurally sound and attractive condition.
 - c. Where the land adjacent to the buffer yard is a parking lot, the buffer yard shall be sufficiently opaque to prevent the penetration of headlight glare unless the parking lot is more than 40 feet from the residential or park district. Overhead lighting installed in or adjacent to a buffer yard shall not trespass onto adjacent residential properties. The light source, whether bulb or tube, shall not be visible from adjacent residential properties.
 - d. No signs shall be permitted on or in any part of the buffer yard.
5. Submittal requirements set forth in Sections 17.1010(k) and (l) shall apply to the District.



Plan Commission Report

ITEM: 4e

DATE: May 10, 2016

PROJECT: Rezone – Walden OC (Northwestern Mutual)

ADDRESS: 1830R. W. Drexel Ave.

TAX KEY NO: 784-9021

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the property at 1830R. W. Drexel Ave. be rezoned from P-1, Park District, to B-6, Interchange Regional Retail District, after a public hearing.

Ownership: Walden OC, LLC, 720 E. Wisconsin Ave., Milwaukee, WI 53202

Size: 50.196 acres

Existing Zoning: P-1, Park District

Adjacent Zoning:
North – P-1, Park District
East – B-3, Office and Professional Business
South – Rs-3, Single Family Residential
West – I-1, Institutional; P-1, Park District

Comprehensive Plan: Planned Mixed Use.

Wetlands: Yes, see County map.

Floodplain: N/A.

Official Map: N/A.

Commentary: At the November 24, 2015 meeting, the Plan Commission adopted Resolution No. 2015-4, and recommended Common Council adoption of several amendments to the Planned Land Use categories and map in the Comprehensive Plan for properties in the vicinity of Falk Park. Included in that amendment was a change to Planned Mixed Use for the property at 1830R W. Drexel Ave. in anticipation of a future mixed use development on land owned by Walden OC (Northwestern Mutual). As mentioned in the staff report for the proposed amendments, the lands were part of the 2013 Tri-Party Exchange Agreement that transferred privately-owned high-value wetlands and woodlands to the County to be added to Falk Park. It also transferred 60 acres of farmland to Northwestern Mutual (part of 1830R W. Drexel Ave.). On December 15, 2015, the Council approved the amendments.

The Applicant is now requesting a change in the current zoning district to the new B-6, Interchange Regional Retail District to accommodate the development that was anticipated during the Comprehensive Plan Amendment process. Existing zoning in the area is diverse and includes P-1, Park District (Falk Park); I-1, Institutional (the new Forest Ridge Elementary School); and residential districts (Rs-1, Rs-3, Rs-2). Interstate 94 creates the east property line, across which lies additional business, residential, institutional, and manufacturing zoning districts. Staff feels that this unique blend of districts and future mixed use development are appropriate for the area. Staff supports the requested zoning district change.

Prepared by:

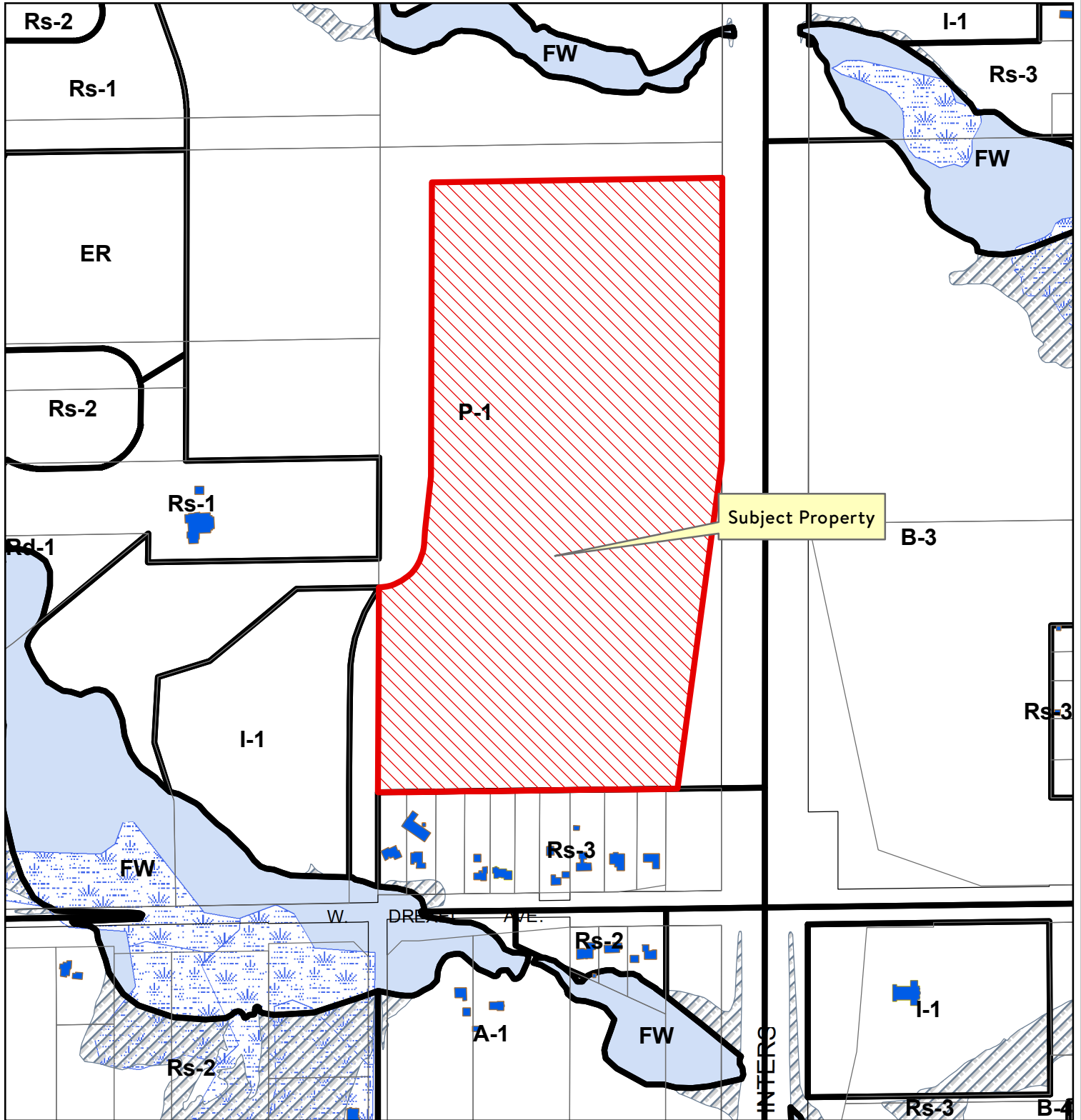
Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

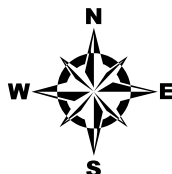
Douglas Seymour, AICP
Director of Community Development




Location Map

1830R W. Drexel Ave.



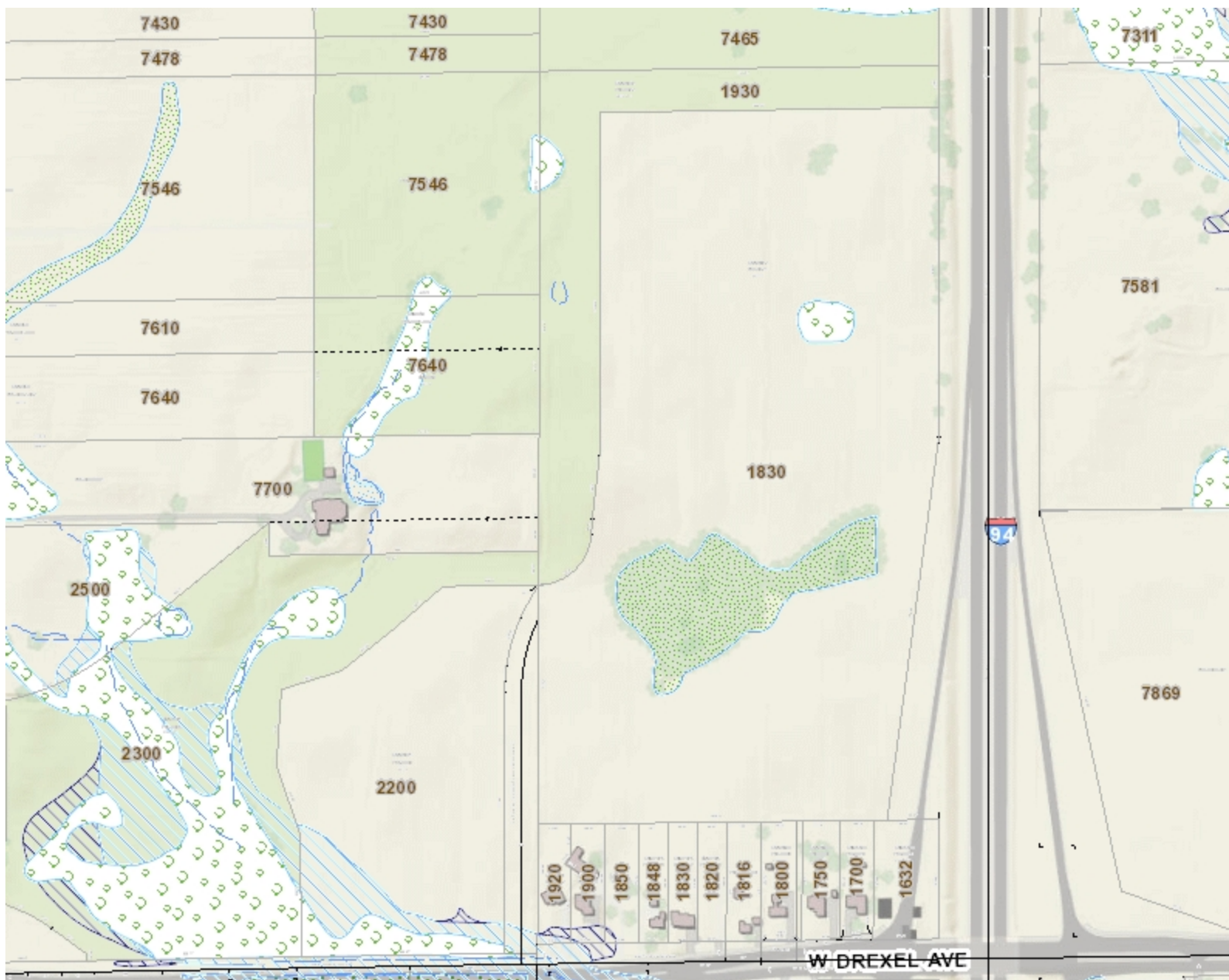
This map is not a survey of the actual boundary of any property this map depicts.



Legend	
	1830R W. Drexel Ave.
	Floodfringe
	Floodway



MILWAUKEE COUNTY INTERACTIVE MAPPING SERVICE



Legend

- Tax Parcels
- Taxparcel Boundary
 - ParcelLine
 - ExtParcelLine
- ROW
 - Right of Way
 - + Railway
- Carto Line
 - Extended Tie Line, Hook, or PT
 - Dimension, Identification, or Note A
 - ... TieLine
 - Easement
 - MeanderLine
 - CivilDivision
- Subdivision
 - Current
 - Old
- Condo
 - Current
 - Old
- CSM
 - Current
 - Old
- Water
- WDNR Wetlands
 - Aquatic bed
 - Open water
 - Emergent/wet meadow
 - Filled/drained wetland
 - Flats/unvegetated wet soil
 - Forested
 - Scrub/shrub
- FEMA Floodplain 100YR
 - 100-year Floodplain Area
 - 100-year Floodway Area
- Subdivision Docs
- Condo Docs
- CSM Docs
- County Boundary
- City Limits Outline
- Streets
 - Primary

1: 5,297



883 0 441 883 Feet

NAD_1927_StatePlane_Wisconsin_South_FIPS_4803
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

Notes