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

PLAN COMMISSION MEETING AGENDA

TUESDAY, August 23, 2016 AT 6:00 PM

- 1) ROLL CALL
- 2) Minutes of the August 9, 2016 meeting
- 3) Significant Common Council Actions
- 4) NEW BUSINESS
 - a) PLAN REVIEW Review site, building, and landscaping plans submitted by Rick Ruvin, RW Howell LLC for an addition to the existing building on the property at 8355/8375 S. Howell Ave. (Tax Key No. 828-9997-000). Follow this item on Twitter @OakCreekPC#OCPCChildHosp.
 - b) SIGN PLAN REVIEW Review a proposed sign plan submitted by Blair Williams, Wired Properties, for the commercial portions of the mixed-use buildings at 7979 S. Main St. and 7978 S. Main St. (Tax Key Nos. 813-9053 and 813-9050). Follow this item on Twitter @OakCreekPC#OCPCMain.
 - c) SIGN PLAN REVIEW Review a proposed sign plan submitted by Brian Cass, Martinizing, for the Martinizing commercial tenant portion of the building at 7979 S. Main St. (Tax Key No. 813-9053). Follow this item on Twitter @OakCreekPC#OCPCMartinizing.
 - d) SIGN PLAN REVIEW Review a proposed sign plan submitted by Katie Scholz, RLO Sign, Inc., for the Forward Dental commercial tenant portion of the building at 7979 S. Main St. (Tax Key No. 813-9053). Follow this item on Twitter @OakCreekPC#OCPCFwdDental.
 - e) SIGN PLAN REVIEW Review a proposed sign plan submitted by Roots Salon for the Roots Salon commercial tenant portion of the building at 7979 S. Main St. (Tax Key No. 813-9053). Follow this item on Twitter @OakCreekPC#OCPCRoots.
 - f) CONDITIONAL USE PERMIT Review a request submitted by the City of Oak Creek and The Waters Senior Living for a Conditional Use Permit for housing for the elderly on the property at 8000 S. Market St. (Tax Key No.: 813-9065-000). Follow this item on Twitter @OakCreekPC#OCPCTheWaters.
- 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, or in 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, AUGUST 9, 2016

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

Minutes of the July 26, 2016 meeting

Commissioner Dickmann moved that the Plan Commission approve the minutes from the July 26, 2016 meeting. Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Carrillo, who abstained. Motion carried.

PUBLIC HEARING SIGN APPEAL PAMELA MEHTA 7001 S. HOWELL AVENUE TAX KEY NO. 734-9028

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

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

SIGN APPEAL PAMELA MEHTA 7001 S. HOWELL AVENUE TAX KEY NO. 734-9028

Mr. Wagner provided an overview of the sign proposal.

Mayor Scaffidi asked if the applicant could put up two monument signs without the variance. Mr. Wagner responded no. They are only allowed one monument sign, because only one monument sign is allowed per parcel. The second monument sign would have to be on the north side of the entrance, which would be too close to that side lot line. There is also a 15-foot utility easement along the front. That is why the current monument sign is pushed back closer to the building. They considered putting it on the south side of the building, but then traffic would be past the entrance of the development before realizing that building 2 is a different address. The thought was to go with an extra tall sign and keep the right-of-way less cluttered.

Alderman Bukiewicz stated that this seems like a reasonable alternative. The 12-foot sign does not look too bad.

Commissioner Chandler asked how many tenants there are. Peter O'Gorek, Perspective Design, 11525 W. North Avenue, Wauwatosa, responded that the building in the front was

designed for nine tenants. The building in the back was designed for seven tenants. They laid out the sign to have a space for each tenant.

Commissioner Chandler asked if the lettering on the sign will differ with each tenant. Mr. O'Gorek responded that on the building signage, they are trying to leave that open so that individual tenants can have their corporate colors and their logos. On the monument sign on the front, they tried to keep the signage uniform in color to avoid appearing cluttered.

Commissioner Dickmann stated it is better to have one sign.

Alderman Bukiewicz moved that the Plan Commission approve the proposed sign plan for Building 2 granting a variance from 8 feet to 12 feet at 7001 S. Howell Avenue. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

SIGN PLAN REVIEW
PAM MEHTA
7001 S. HOWELL AVENUE
TAX KEY NO. 734-9028

Mr. Wagner stated that the reason they had the variance prior to the sign plan was because the sign plan included a 12-foot monument sign. Before going to the sign plan, he suggested making sure that the Plan Commission agrees that the monument sign was acceptable. As per Code, every multi-tenant, three-tenant building or more is required to present a sign plan to the Plan Commission for approval. There was a sign plan approved for Building 1. This discussion is for Building 2 and for the monument sign. Mr. Wagner stated that the applicant provided a very detailed sign plan regarding the style, size, quantity and height. It also took the existing Sign Code and included it verbatim into this plan.

The way they want to calculate wall signs is a little bit different. They could have potentially seven tenants. A sign can only be 43.3 square feet. The Code states it cannot be more than 20%, or no larger than 100 square feet. With the potential for seven tenants, it can be 43.3 square feet. It is slightly larger than building 1. Building 1 was only allowed 31.6, but staff felt that due to the location behind Building 1 and their lack of visibility, allowing a slightly larger wall sign for Building 2 would be more than acceptable and not necessarily break the character of the whole development.

Alderman Bukiewicz stated he agreed with the staff recommendation. He stated it is a well laid out plan. It is justifiable to have it a little bit bigger given the location of Building 2. Alderman Bukiewicz complimented the Planning staff in working with the applicant to get to the stage they are when it was brought to the Plan Commission. Alderman Bukiewicz stated that it makes it very easy to come to a decision on this item.

Commissioner Johnston asked if there are any stipulations on letter height on the monument sign. Mr. O'Gorek responded that they did not cover that in the sign plan, but believes the lettering is about 18 inches tall per panel.

Mayor Scaffidi thanked the applicant for working with staff and looking at the City's guidelines in advance of their proposed signage request.

Commissioner Dickmann moved that the Plan Commission approve the proposed sign plan for Building 2 at 7001 S. Howell Avenue. Commissioner Chandler seconded. On roll call: all voted aye. Motion carried.

SIGN PLAN REVIEW
OAK CREEK-FRANKLIN JOINT SCHOOL DISTRICT
FOREST RIDGE ELEMENTARY SCHOOL
2200 W. DREXEL AVENUE
TAX KEY NO. 785-9004

Mr. Wagner provided an overview of the proposal.

Commissioner Chandler asked the applicant for more information on the color of signs on the building as it relates to the monument sign. Bob Vigert, Epstein Uhlein Architects, 333 E. Chicago Street, Milwaukee, responded that the wall sign is an aluminum color, which matches the window system - a clear anodized aluminum. The monument sign is aluminum and is blue. The legs of the sign are blue. The field where the letters are a silver-type color.

Alderman Bukiewicz moved that the Plan Commission approve the sign plan for the Forest Ridge Elementary School at 2200 W. Drexel Avenue. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

CERTIFIED SURVEY MAP
KELLY GALLACHER
SELF-STORAGE VENTURES, LLC
6304 & 6340 S. HOWELL AVENUE
137, 147 & 209 E. COLLEGE AVENUE
TAX KEY NOS. 719-9991-001, 719-9990, 719-9992, 719-9993 & 719-9994

Ms. Papelbon provided an overview of the proposal.

Alderman Bukiewicz moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Kelly Gallacher, Self Storage Ventures, LLC for the properties at 6304 and 6340 S. Howell Avenue and 137, 147 and 209 E. College Avenue be approved with the following conditions:

- 1. That all easements are shown and clearly labeled on the map prior to recording.
- 2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

RIGHT-OF-WAY VACATION HSI OAK CREEK PARTNERS, LLC 2100, 2200 AND 2280 W. DREXEL AVENUE

Ms. Papelbon provided an overview of the proposal to vacate the unimproved public right-ofway off of Drexel Avenue affecting these properties. A private development road with a slightly different configuration would be constructed instead. Commissioner Siepert asked why the applicant is requesting a private road. Tony DeRosa, HSI Properties, 18500 W. Corporate Drive, Brookfield, responded that it was discussed at previous City meetings that it was not necessary to build a public road to public road standards. As a private road, the property owner is responsible for maintaining it.

Commissioner Siepert asked if the applicant had any problems with the utility easements. Mr. DeRosa responded no. The CSM shows a water main easement that runs through the property, and will be built as a public water main.

Arden Degner, 8540 S. Pennsylvania Avenue, stated that this 645-parking space development has nothing but traffic bottlenecks not only on Pennsylvania, but on Drexel. It was testified two or three meetings ago that this property was originally laid out to have two entrances and exits from Drexel Avenue. Now it is going to be combined with one and to make this very difficult, they are going to make a private road out of this. With 645 apartments, there is going to be a group of students having to wait for a bus pick-up, just like there is on Pennsylvania Avenue now. He further stated that the students will have to walk, because of the private road, from the farthest reaches and congregate at the entry. There is no provision for this. A public road is needed. This does not require any long-term upkeep. Safety is the important thing. Mr. Degner questioned how there can be a safe community with 640 parking spaces as a build-out. This cannot stand. The safety of the community and the children is most important. Making this a private road cannot stand. Public roads are needed for safety. There needs to be electronic signals for cars and buses to stop and pick up children.

Alderman Bukiewicz stated that the City has over 200 miles of public roads within the City. This is a private road that will save taxpayers money. It can still be accessed by the public, but is maintained by the private ownership. As far as upkeep of that road, it will be demanded by those that are renting. The easements will be there for the City to access publically. This is merely standard operating procedure.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the 70-foot-wide unimproved right-of-way affecting a portion of the Southeast ¼ of the Southwest ¼ of Section 10 (between 2200 and 2280 W. Drexel Ave., and between 2100 and 2280 W. Drexel Ave.) be vacated after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

OFFICIAL MAP AMENDMENT
MARY VOELKER, MARGARET MUNSON, LIFE CREEK CHURCH, INC. &
HSI PROPERTIES, LLC
7721 S. PENNSYLVANIA AND 2100, 2200 AND 2280 E. DREXEL AVENUE
TAX KEY NOS. 779-9991-001, 779-9006, 779-9007, 779-9008

Ms. Papelbon provided an overview of the proposal, which is to remove the officially mapped street pattern that affects these properties. Private development roads and drives will be constructed instead.

Commissioner Chandler asked what the requirements are for private roads versus public roads. Commissioner Johnston responded that private roads are usually constructed without the right-of-way requirements of public roads. Water main is usually the only improvement that goes in as a requirement regardless of where it is. Engineering recommends that this be a private road and is okay with this development.

Commissioner Johnston moved that the Plan Commission recommends to the Common Council that the Official Map for the Southeast ¼ of the Southwest ¼ of Section 10, Town 5 North, Range 22 East be amended as discussed/illustrated after a public hearing. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

CERTIFIED SURVEY MAP
MARY VOELKER, MARGARET MUNSON, LIFE CREEK CHURCH, INC. &
HSI PROPERTIES, LLC
7721 S. PENNSYLVANIA AND 2100, 2200 AND 2280 E. DREXEL AVENUE
TAX KEY NOS. 779-9991-001, 779-9006, 779-9007, 779-9008

Ms. Papelbon provided an overview of the proposal to reconfigure the four lots into three lots.

Commissioner Dickmann asked if it would be better to have this all remain one lot. Ms. Papelbon responded that staff discussed the layout with the applicants and having multiple lots. The multiple lots are a financing requirement. Lot 3 does have the clubhouse and the pool and those improvements are required as part of Phase 1. Commissioner Dickmann asked if there was a possibility that Lot 2 would not be built on. Ms. Papelbon responded that that is a correct assessment. Lots 1 and 3 (Phase 1) do have the majority of the development on them.

Tony DeRosa, 18500 W. Corporate Drive, Brookfield, stated that financing is determining how a parcel of this nature gets split. The banks want to see Phase 1 as its own tax parcel, Phase 2 separate, and a clubhouse as a third parcel. Phase 1 includes 166 units, plus the clubhouse and pool improvements.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Mary Voelker, Margaret Munson, Life Creek Church, Inc., HSI Properties, LLC for the properties at 7721 S. Pennsylvania Ave.; and 2100, 2200, and 2280 E. Drexel Ave. be approved, with the following condition:

- 1. That all easements are shown and clearly labeled on the map prior to recording.
- 2. That the delineated wetlands are shown on all applicable sheets of the map prior to recording.
- 3. That the 65-foot-wide public right-of-way along Drexel Avenue is shown on the map prior to recording.
- 4. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

PLAN REVIEW – DREXEL RIDGE HSI PROPERTIES, ET AL 7721 S. PENNSYLVANIA AND 2100, 2200 AND 2280 E. DREXEL AVENUE TAX KEY NOS. 779-9991-001, 779-9006, 779-9007, 779-9008

Ms. Papelbon provided an overview of the plans for Phase 1 of the multifamily development.

Eric Harmon, AG Architecture, 1414 Underwood Avenue, Suite 301, Wauwatosa, WI showed a

colored rendering and described the proposed building materials.

Alderman Bukiewicz stated that the fiber cement board is in an acceptable amount in conjunction with the amount of brick. Alderman Bukiewicz stated he likes the design as proposed.

Alderman Bukiewicz asked if the Fire Department had any concerns. Asst. Chief Kressuk responded that they have spent a considerable amount of time looking at access to this site. They have come up with an adequate solution, and HSI has worked with the Fire Department to accomplish that. As far as hydrant placement, the Fire Department did meet with HSI and the Oak Creek Water and Sewer Utility to work out an efficient model for hydrant placement around the site.

Asst. Chief Kressuk further stated that on the western side, there is an access road going from the north to the south. That is an integral piece that will be part of the initial phase to allow Fire Department access throughout. If the property is split in half with the northwest corner being the later phase, the road that progresses north to south would be included in Phase 1.

Commissioner Dickmann asked what the length is from the front of the garages to the sidewalk. Mr. Harmon responded that the typical length is 18 feet to match a typical parking stall. That is not met in all conditions. The areas where it is not met are on the property nearest the flood plain. Those do not meet the full 18 feet, but it is not in a heavily-trafficked area. It would be primarily for the four or five apartments back there. Commissioner Dickmann stated his concern about the people walking on the sidewalk in those areas.

Mayor Scaffidi asked what could be seen from across the street on Drexel Avenue. Mr. Harmon responded that the front shot of the first two eleven-unit buildings would be visible. Also, the entry and corner sequence of the clubhouse would be visible as the primary view coming in.

Commissioner Dickmann asked if the monument sign at the entrance of the development was illuminated, and whether the entrance columns would also be lit. Mr. Harmon responded that that is still unresolved. They picture a lit lantern that would signify the entry, but it depends on a lot of the approvals that the applicant gets during this meeting.

Alderman Guzikowski stated that in looking at the overall plans, he is very pleased with how this project has come together. He stated his concurrence with Commissioner Dickmann's concerns about the parking stall areas that seem to be a little tight. He stated that overall it is a good-looking plan.

Commissioner Johnston thanked the applicant for adding curb and gutter to the project. There are sidewalks that connect at the "T" roads, and also curb and gutter on those roads.

Tony Mirenda, 7675 S. Pennsylvania Avenue, asked if it would be possible to put some type of water aeration system in the retention pond as it is so close to residential properties, and the threats of mosquitos would be pretty bad. Commissioner Johnston responded that the vast majority of detention ponds in the City that are in residential developments do not have aeration. Usually there is enough motion (air movement) in the water so it is not just stagnant water that is there.

Alderman Bukiewicz moved that the Plan Commission approves the site, landscape and building plans for the multifamily residential development located at 7721 S. Pennsylvania Ave.; and 2100, 2200, and 2280 E. Drexel Ave., subject to the following conditions:

- 1. That all building and fire codes are met.
- 2. That all parking stalls meet required setbacks per the approved Conditions and Restrictions.
- 3. That all decorative entry columns are revised to a maximum height of 6 feet, located outside of road rights-of-way and vision triangles, meet all setback requirements, and may be illuminated as per the Electric Inspector. Illumination of the entrance monument sign is allowed.
- 4. That the exterior stone and brick veneer meets the minimum 4-inch thick requirement per Code.
- 5. That all revised plans (site, building, landscaping, lighting details, 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.
- 6. That all mechanical equipment (ground, building, and rooftop) is screened from view.
- 7. That the final site grading, drainage, and stormwater management plans are approved by the Engineering Department.
- 8. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
- 9. That the final photometric and lighting plan is approved by the Electrical Inspector prior to the issuance of building permits.

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

ZONING TEXT AMENDMENT

GENERAL DEVELOPMENT PLAN & REGULATING PLAN FOR DREXEL TOWN SQUARE 7940 S. 6^{TH} ST., 7901 S. MAIN ST. AND 7902 S. MAIN ST. TAX KEY NOS. 813-9054, 813-9055, 913-9049

Ms. Papelbon provided an overview of the proposal to amend the Additional Drive-Through Considerations section and Table 1 in the DTSMUPDD General Development Plan and Regulating Plan.

Mayor Scaffidi stated he did not remember restaurants being mentioned at the last meeting when discussing drive-ups/drive-throughs. Ms. Papelbon responded that this amendment is clarifying something currently in the land use table, which currently does not specify the buildings that the text does.

Alderman Bukiewicz stated that when discussing this previously, the Commission found drive-throughs were allowed in (Buildings) C-1, C-2, B-1 and B-2. Clearly it is already in there, but there is no practical way to make that work. Ms. Papelbon responded that that is correct. Staff chose not to exclude those buildings in case future development called for drive-throughs/drive-up windows. They chose to add the B-5 rather than eliminating the existing allowances.

Ms. Papelbon stated that Table 1 for the land use regulations currently has restaurants with drive-through facilities allowed in the Mixed Use Sub-district. The only change that is being proposed is that this table clarifies the specific buildings where drive-throughs are allowed. Alderman Bukiewicz stated that the only building possible right now to have the drive-through option would be building B-5, which is being allowed for the financial institution.

Commissioner Siepert states his concern that more than one of the tenants in the multitenant building might want to have a drive-up or drive-through window. He stated that he can see having one drive-up/drive-through, but not more than that due to safety concerns. Ms. Papelbon responded that staff considered such, and that is why it is being limited to one per building rather than one per tenant. Commissioner Johnston stated that for the Mixed Use Subdistrict, it is a conditional use to allow a drive-through, so it would have to come back through Plan Commission to get that approval. Ms. Papelbon responded that that was correct.

Alderman Bukiewicz moved that the Plan Commission recommends to the Common Council that the Additional Drive-Through Considerations section and Table 1, Land Use Regulations in the Drexel Town Square Mixed Use Planned Development District General Development Plan and Regulating Plan be amended as presented after a public hearing

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

CONDITONAL USE PERMIT WIRED PROPERTIES 7940 S. 6TH ST. (B-5 Building) TAX KEY NO. 813-9054

Ms. Papelbon provided an overview of the proposed Conditional Use, and stated that page 7 of 8 in Section X, Permitted Uses, it states that one financial institution with one drive-through lane and one drive-up window is allowed. It is very clear.

On Page 3 of 8, Section 4(J), it states that service and loading shall not occur in the drive-through lane during business hours for any tenant in the B-5 building. Staff's intention with that restriction was to prevent any possible conflict during business hours with the drive-through operation and potential loading.

Commissioner Chandler asked for more information on the hours of operations and traffic. Blair Williams, Wired Properties, 2022 E. North Avenue, Milwaukee, responded that not all of the tenant spaces have been leased to-date. The hours of operation will vary meaningfully by tenant and use. The tenants that they have currently would have traditional retail business hours - opening in the morning and closing early in the evening. They would like to find a restaurant for that building with the pergola (B1 buildings), and would expect the hours to be somewhat more extended.

Commissioner Siepert asked what would happen if they cannot get a financial institution as a tenant for that part of that building. Mr. Williams stated they are the first tenant, and they have specifically done all of this for that particular user. They have that tenant in hand, and, with Plan Commission approvals, will execute a lease.

Commissioner Siepert stated his concern for the financial institution business failing and what would take its place in that space.

Arden Degner, 8540 S. Pennsylvania Avenue, stated his concerns about the drive-through, and the potential for business failure of the financial institution.

Alderman Guzikowski concurred with Mr. Williams.

Alderman Bukiewicz moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit and adopts the Conditions and Restrictions for the Conditional Use Permit allowing a financial institution with a drive-through/drive-up facility located at 7940 S. 6th St. after a public hearing.

Commissioner Dickmann seconded. On roll call: All voted aye, except Commissioner Siepert, who voted nay. Motion carried.

Commissioner Carrillo moved to adjourn. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

The meeting was adjourned at 7:25 p.m.

ATTEST:	
	8-15-16
Douglas Seymour Plan Commission Secretary	Date



Significant Common Council Actions

ITEM:

DATE: August 23, 2016

3

Summary of Significant Common Council Actions

- 1. Received an update on Phase I of the Emerald Row Development presented by Rick Barrett, Barrett Visionary.
- 2. **APPROVED** a strategic planning services agreement with the Novak Consulting Group.
- 3. **APPROVED** awarding the Lake Vista Community Park, Playground, and Bluff Trails contract to the lowest, responsive, responsible bidder, Edgerton Contractors, at an estimated cost of \$4,068,092.28 (Project Nos. 14036 & 14037) (4th District).
- 4. **APPROVED** awarding the Lake Vista Community Park Architectural Structure contract to Rasch Construction & Engineering, Inc., for the lump sum cost of \$1,784,000.00 (Project Nos. 14036 & 14037) (4th District).
- 5. **APPROVED** <u>Resolution</u> No. 11729-081616, approving a certified survey map for the properties at 6304 and 6340 S. Howell Ave., and 137, 147, and 209 E. College Ave. (1st District).
- 6. **HELD** <u>Resolution</u> No. 11730-081616, vacating and discontinuing a part of a public street in the City of Oak Creek (70-foot wide public street in the Southeast ¼ of the Southwest ¼ of Section 10-5-22) until after the required public hearing scheduled for October 4, 2016 (1st District).

Kari Papelbon, CFM, AICP Planner

and Papelton



Plan Commission Report

ITEM: 4a

DATE: August 23, 2016

PROJECT: Plan Review – Rick Ruvin, RW Howell, LLC (Children's Hospital Addition)

ADDRESS: 8355 S. Howell Ave.

TAX KEY NO: 828-9997-000

STAFF RECOMMENDATION: That the Plan Commission approves the site and building plans submitted by Rick Ruvin, RW Howell, LLC, for the addition to the existing building located at 8355 S. Howell Ave., subject to the following conditions:

- 1. That all building and fire codes are met.
- 2. That all revised plans (site, building, landscaping, lighting details, 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 all mechanical equipment (ground, building, and rooftop) is screened from view.
- 4. That the final site grading, drainage, and stormwater management plans are approved by the Engineering Department.
- 5. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
- 6. That the final photometric and lighting plan is approved by the Electrical inspector prior to the issuance of building permits.

Ownership: RW Howell, LLC, c/o Daniel Wasserman, 8375 S Howell Ave., Ste. 202, Oak Creek, WI 53154-2924

Size: 4.454 acres

Existing Zoning: B-2, Community Business; B-3, Office and Professional Business

Adjacent Zoning: North – M-1, Manufacturing; B-3, Office and Professional Business

East – Rs-3, Single Family Residential South – B-2, Community Business West – M-1 (PUD), Manufacturing

Comprehensive Plan: Planned Office.

Wetlands: Yes (see attached map and plans).

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting site, building, and landscaping plan approval for a 3,503 square-foot single-story addition to the south side of the existing building at 8355/8375 S. Howell Ave. Currently, the 2-story medical and professional office building tenants include Children's Hospital of Wisconsin Oak Creek Pediatrics, a dental office, and a professional office. The proposed addition will expand the Children's Hospital space, meets all required setbacks, and will be constructed with architectural CMU and windows to match the existing building. A second-story enclosed staircase for egress purposes will be constructed with metal tile, which will require a ¾ majority approval of the Plan Commission per Section 17.1009(a)(2).

employee during peak shift. Based on the information provided by the Applicants (6 doctors, 1 full-time dentist and 1 part-time dentist, and 26 employees) and the square footage of the professional office portion of the building (5,987 gross square feet), a total of 88 stalls would be required. Following the addition, a total of 105 stalls will be provided.

One trash enclosure will be relocated to the southwest corner of the parking lot. No changes to the existing materials (concrete brick to match the building with cedar siding gates) are proposed. Most of the existing landscaping will remain unchanged; however, additional landscaping is proposed on the east and west elevations, and on the southern portion of the southernmost island (behind the hydrant). Any new mechanicals will be required to be screened.

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

Prepared by:

Kari Papelbon, CFM, AICP

Planner

Respectfully Submitted by:

Douglas Seymour, AICP

Director of Community Development



the Consortium ae LLC

2022 E. North Avenue Suite 300 Milwaukee | WI 53202 Gregg Prossen, Principal

TELEPHONE 414.406.7625 www.consortiumae.com

A TENANT EXPANSION AND ALTERNATION FOR:

Children's Hospital of WI Oak Creek Clinic

8375 S HOWELL AVENUE
OAK CREEK WI 53154
the CONSORTIUM ae PROJECT #:0016-15







SYMBOLS - NAME OF DRAWING FLOOR PLAN DOOR NUMBER SCALE: #/#" = 1'-0" **IDENTIFICATION** (100A) SCALE ROOM NAME & NUMBER 100 DETAIL NUMBER DETAIL REFERENCE NORTH SYMBOL WALL SECTION REFERENCE \triangle REVISION TAG (*) KEYNOTE TAG BUILDING SECTION REFERENCE WALL TYPE TAG * INTERIOR ELEVATION WINDOW TAG SHEET NUMBER # **EQUIPMENT TAG** DETAIL NUMBER EXTERIOR ELEVATION COLUMN GRID LINE REFERENCE

GENERAL NOTES

CONTRACTOR TO VERBY ALL DIMENSIONS PRIGHT TO COMMENCING CONSTRUCTION.

2 FINISHED FLOOR HEIGHT IS 100-07. REFER TO COMIL PLAN FOR ACTUAL DATUM ELEVATION.

3 ALL WORK OF THE CONTRACTOR SAVIL BE BEN ACCORDING WITH APPLICABLE BUILDING CODES AND COMPLY WITH ALL GOVERNING LAWS, CODES, ORDHANDES, RILLES AND REGULATIONS OF THE CITY, COUNTY STATE AND FEDERAL JURISDICTION INCLIDION REQUIREMENTS OF THE STATE OF WISCONSIN DEPARTMENT OF WAITHLINE RESQUESTS.

4 THE CONTRACTOR SHALL REPORT MIMEDIATLY, MAY DISCREPANCIES BETWEEN DOSTING CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENT, TO THE ARCHITECT OF THE WORK AND VERBY CONTRACTOR SHALL CAREFULLY PEXAMINE THE STITE OF THE WORK AND VERBY CROSS ELEVATIONS, UTILITIES, AND OTHER DOSTING CONDITIONS WHETHER OR NOT STORMYON OF THE DRAWNINGS LOCATE ALL GENERAL SITE REFERENCE DATA FOR PROPERTY LINES AND GRADE ELEVATIONS AND DO THAT WORK WHICH IS NECESSARY TO PROPERTY LINES AND GRADE ELEVATIONS AND DO THAT WORK WHICH IS NECESSARY TO

GENERAL SITE REFERENCE DATA FUN PROPERTIT UNES AND UNIQUE ELECTRICATE PRODUCTION OF SETEMATION OF SET

VEGETATION WHICH IS REQUIRED TO REMAIN 7

THE CLEARING PLINGEOCANTHO OF THIS AREA SHALL BE ACCOMPLISHED HIA MAINNER AS TO MINIMAZE THE RUNOFF OF SILT AND SEDIMENT INTO THE STORM DRAINAGE SYSTEM AND ONTO ADJACENT OR DOWNSTREAU PROPERTIES. EROSION CONTROL MESSURES SHALL BE INSTITUTED AS NECESSARY BY THE CONTROL TO ACCOMPLISH THIS EROSION CONTROL. ANY AND ALL EROSION PLANS REQUIRED FOR THIS WORK STRALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

AND ALL PROSONT FLANS A EQUATED VIOLEN IN WINNS MALL BE ITE RESPONSIBILITY OF THE COMMISSION OF THE PROPERTY B MO DEBRIS, SHATH IMATERIAL, CIL EMBED VEEKTATION OF WASTE MATERIALS SHALL BE DEPOSITED ON ANY OTHER PROPERTY WITHOUT PRIST DETAINING THE REQUIRED PERMITS AND/OR APPROVALS. THIS INCLUDES THE MUTURE OF PERMITS MADE MATERIAL ANTO THE CITY STREET AND DEPARAGE STEEKES CLEAN ANY DEBRIS LEFT IN THE STREET AT RESULT OF PERMITS MANEROMETY. BARRICADE AND POST WARNING SIGNS AND LIGHTS ADJACENT TO OPEN DEPRESSIONS AND HOLES OCCURRING AS PART OF

9 BONDINGS AND TO STANDARD THE HODE.

10 MANTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.

11 USE MENUS HECESSARY TO PREVENT DUST FROM BECOMING A MUISANCE TO THE PUBLIC, NEIGHBORS, AND OTHER WORK.

BEING PEAFORMED ON OR NEAR THE SITE. 12. Grade Areas adjacent to buildings to achieve drainage away from Buildings. Slope 5% or greater, as may be SHOWN, FOR THE FIRST 10-0" TOWARDS APPROVED DRAINAGE FACILITIES. 13. FIRISH FLOOR TO BE A MINIMUM 4" ABOVE ADJACENT FIRISH GRADE

14. DO NOT SCALE DOMANAS.

15. VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL BUILT-IN EQUIPMENT PRIOR TO PERFORMING WORK. NO CHANGE ORDERS WILL BE APPROVED FOR CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING OR PATCHING THAT MAY BE REQUIRED TO COMPLETE

THE WORK. 17 REPETITIVE FEATURES IN THE CONSTRUCTION DOCUMENTS ARE OFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY

Sheet Set Index Sheet # Sheet Title AD 1 Title & Index Sheet C1 00 Grading & Eroslon Control C1 01 Demolition Plan C1 02 Existing Survey C5.00 Civil Details & Specs L1 0 Landscape Overall Plan L1 1 Enlarged Landscape Plan L2 0 Landscape Notes & Schedule ASP1 0 Architectural Site Plan A1 0 Existing - Demolition Plans A1 1 Proposed Floor Plans

> **BERGHAMMER** Construction Corporation

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NSORTIUM

CHW OAK CREEK EXPANSION

8375 S HOWELL AVENUE

OAK CREEK WI 53154



TITLE & INDEX SHEET

-	Date	litue Set	
-			-
-			

2016-07-20

Project No : 0016-15 Sheel No :

A0.1

VICINITY MAP



STRUCTURAL ENGINEER

DRAWING ORGANIZATION

PIERCE ENGINEERS INC 241 N_BROADWAY AVE, SUITE 500 MILWAUKEE, WI 53202 (414) 278-6020 ext 123 www.plerceenglneers.com

CIVIL ENGINEER

ALL ARCHITECTURAL DRAWINGS ARE ORGANIZED IN CONJUNCTION WITH THE ADJACENT GRID LATOUT. DRAWNIES ARE NUMBERED IN SEQUENTIAL ORDER LEFT TO RIGHT, TOP TO BOTTOM BEGINNING WITH THE UPPER LEFT DRAWNIES.

HARWOOD ENGINEERING CONSULTANTS LTD 255 NORTH 21ST STREET MILWAUKEE, WI 53233 (414)918-1240 www.hecl.com

MATERIALS

GRAVEL

BRICK

TERRAZZO

SAND, PLASTER, GROUT

CONCRETE

PRECAST CONCRETE

CONCRETE BLOCK

METAL STUD PARTITIONS

LANDSCAPE DESIGN

HELLER & ASSOCIATES LLC ONE REDWOOD COURT RACINE WI 53042 (262) 639-9733

BATT INSULATION

GYPSUM WALLBOARD

WOOD, FINISHED

WOOD, BLOCKING

WOOD SHIM

PLYWOOD

ACOUSTICAL TILE

WOOD STUD PARTITIONS

'y'y'y'y' CEMENTITIOUS SHEATHING

STEEL

CONTRACTOR

BERGAHMMER CONSTRUCTION CORP 4750 N 132ND STREET (262) 790-4750 www.berghammer.com

OWNER

PROJECT INFORMATION

SITE SIZE: 196,088 S F. (4 02 ACRES) BUILDING ADDITION SIZE: 3,503 s.f.

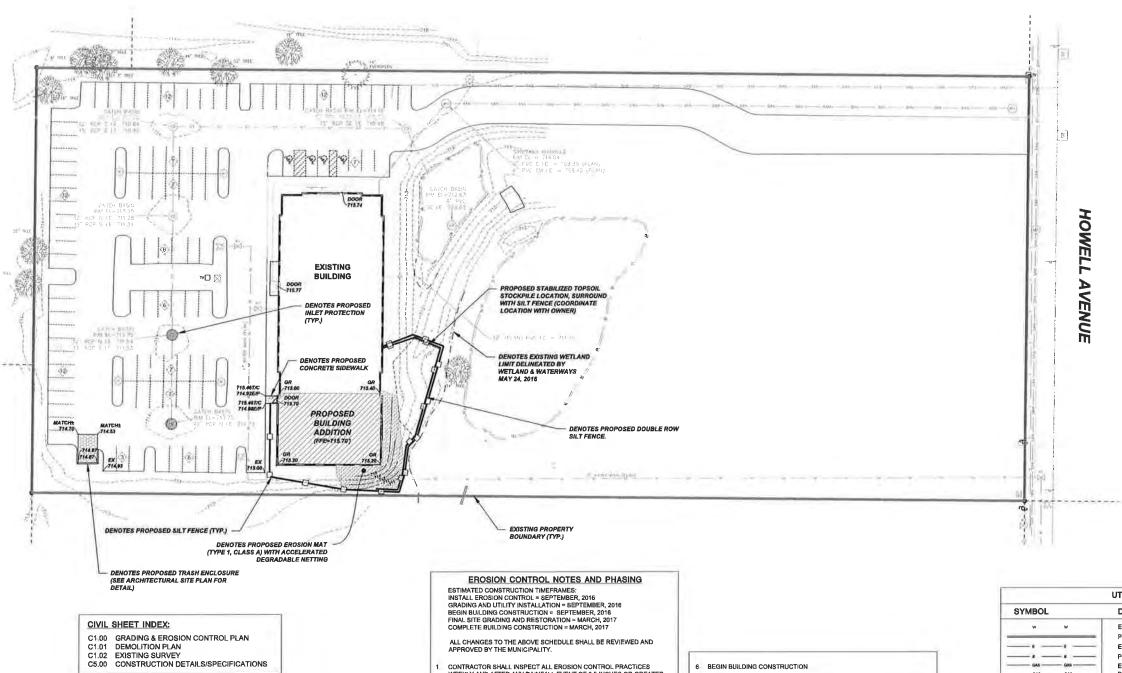
OCCUPANCY CLASSIFICATION: Group B CONSTRUCTION TYPE: IIB

SPRINKLERED: YES NFPA 13

BUILDING CODE: IBC-2009, IEBC-2009, ICC/ANSI 117 1 - 2003

RW HOWELL LLC C/O DANIEL WASSERMAN 8375 S HOWELL AVENUE STE 202 OAK CREEK WI 53154

TAX KEY: 8289997000



- 1 CONTRACTOR SHALL INSPECT ALL EROSION CONTROL PRACTICES WEEKLY AND AFTER ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER THE CONTRACTOR SHALL PERFORM ALL INSPECTIONS AND DOCUMENTATION PER THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES. ALL REQUIRED REPAIRS SHALL BE MADE WITHIN 24 HOURS.
- 2. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR WILL HAVE IN PLACE, ALL APPLICABLE PLAN APPROVALS AND PERMITS
- 3. INSTALL CONSTRUCTION ENTRANCES, SEDIMENT TRACKING PADS, AND ALL SILT FILTER FENCING, AS INDICATED ON PLANS SEDIMENT TRACKING PADS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PROJECT SEDIMENT TRACKED ONTO STREETS SHALL BE REMOVED (BY SWEEPING) AT END OF EACH WORK DAY
- 4. STRIP TOPSOIL FROM THE SITE (WHERE PROPOSED IMPROVEMENTS OR GRADING IS SHOWN ONLY). TOPSOIL STOCKPILE(S) REMAINING FOR MORE THAN SEVEN DAYS SHALL BE STABILIZED WITH VEGETATIVE COVER, MULCH, TARPS OR OTHER APPROVED PRACTICE. EROSION FROM TOPSOIL PILES LEFT FOR LESS THAN SEVEN DAYS SHALL BE CONTROLLED WITH SILT FENCE OR OTHER APPROVED METHOD. ANY TOPSOIL STOCKPILE WITHIN 25 OF A ROADWAY OR DRAINAGE DITCH SHALL BE COVERED WITH TARPS OR OTHER APPROVED METHOD. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS IS TO BE STABILIZED BY SEED, SOD, MULCH, OR OTHER APPROVED METHOD.
- 5 INSTALL UTILITIES

HATCH LEGEND

SILT FILTER FENCE

EROSION MAT

PROPOSED CONCRETE SIDEWALK

CONSTRUCTION ENTRANCE

EROSION CONTROL LEGEND

200000000

PROPOSED CONCRETE PAVEMENT - TRASH ENCLOSURE AREA

DITCH CHECK

STABILIZED TOPSOIL PILE

INLET SEDIMENT GUARD

- 7. REDISTRIBUTE TOPSOIL FROM STOCKPILE(S) TO A DEPTH OF 6 INCHES. SURPLUS TOPSOIL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, COORDINATE WO WINER. FINAL GRADE, SEED AND MULCH SITE. PLACE EROSION CONTROL MATTING WHERE INDICATED ON PLANS. (SEEDING AND MULCHING TO CONFORM WITH APPROVED SEED MIXTURES AND APPLICATION RATES, SEE LANDSCAPE PLAN FOR FINAL SEED AND SOD SPECS. EROSION CONTROL MATTING TO BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS.)
- INSTALL AGGREGATE BASE COURSE IN AREAS TO BE ASPHALT AND/OR CONCRETE PAVED
- INSTALL ASPHALT AND CONCRETE SECTIONS
- 10. UPON SITE STABILIZATION, REMOVE TEMPORARY EROSION CONTROL PRACTICES. CLEAN STRUCTURES OF ANY SEDIMENT AND/OR CONSTRUCTION DEBRIS
- 11. CONSTRUCTION AND WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF ON A ROUTINE BASIS. NO CONSTRUCTION OR WASTE MATERIALS SHALL BE TRACKED, BLOWN OR OTHERWISE LOCATED OR STORED ON ADJACENT PROPERTIES
- 12 DUST CONTROL SHALL BE MAINTAINED ONSITE WITH USE OF A WATER TRUCK (IF NECESSARY)

UTILITY LEGEND DESCRIPTION EXISTING WATER MAIN PROPOSED WATER SERVICE EXISTING ELECTRICAL LINE PROPOSED ELECTRICAL LINE EXISTING GAS MAIN ____ Q48 _____ Q41 ____ PROPOSED GAS MAIN EXISTING SANITARY SEWER PROPOSED SANITARY SEWER EXISTING STORM SEWER PROPOSED STORM SEWER OVERHEAD WIRES B **EXISTING POWER POLES (** EXISTING LIGHT POLES S SANITARY MANHOLE FIRE HYDRANT EXISTING WATER VALVE PROPOSED WATER VALVE EXISTING STORM STRUCTURE \square PROPOSED STORM STRUCTURE DENOTES EMERGENCY OVERFLOW ROUTE / DRAINAGE PATH ₩ ~~ 100.00 100.00 PROPOSED & EXISTING SPOT GRADE



IN ACCORDANCE WITH WISCONSIN STATUTE 182,0175, DAMAGE TO TRANSMISSION FAGLILIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE MODIECT OT THE DESIGNATED ONE OF THE PROVIDE ADVANCE MODIECT OF THE SESSIONATED ONE OF CONMENCEMENT OF ANY EXCHANGIN REQUIRED TO PEFFORM WORK CONTAINED ON THESE DEARMISS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK

JONSORTIUM ae

Consortium

Consultant:



Construction Corporation

Project:



OAK CREEK WISCONSIN

HARWOOD
ENGINEERING
CONSULTANTS, LTD
255 FOOTD 21st Street ADD-cruited Wincorth 53233

PLAN COMMISSION SET
NOT FOR CONSTRUCTION
DATE: JULY 18, 2016

Grading & Erosion
Control Plan

Scale: I" = 30'

975

Issue Sel:

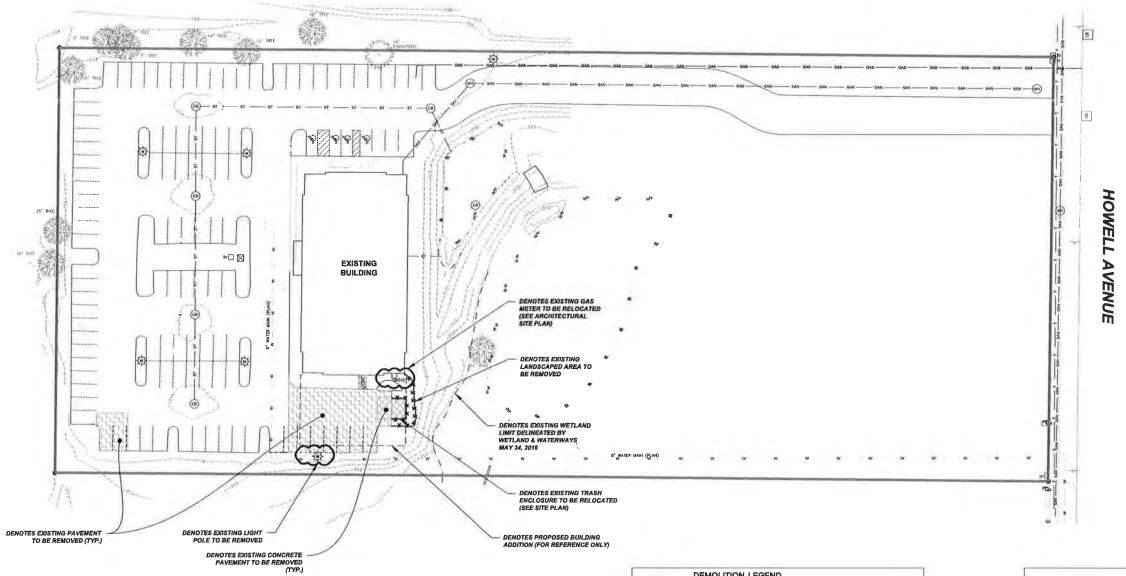
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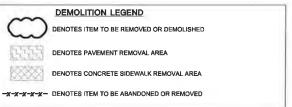
2016-07-18

Project No : 16-1099.00

Sheel No :

C1.00





UTILITY LEGEND					
SYMBOL	DESCRIPTION				
w w	EXISTING WATER MAIN				
-	PROPOSED WATER SERVICE				
	EXISTING ELECTRICAL LINE				
	PROPOSED ELECTRICAL LINE				
	EXISTING GAS MAIN				
GAS — GAS —	PROPOSED GAS MAIN				
SN SN SN	EXISTING SANITARY SEWER				
	PROPOSED SANITARY SEWER				
- et et et	EXISTING STORM SEWER				
222222222222	PROPOSED STORM SEWER				
Ortiv Drin	OVERHEAD WIRES				
G	EXISTING POWER POLES				
₩	EXISTING LIGHT POLES				
(S)	SANITARY MANHOLE				
	FIRE HYDRANT				
	EXISTING WATER VALVE				
H	PROPOSED WATER VALVE				
0	EXISTING STORM STRUCTURE				
20	PROPOSED STORM STRUCTURE				
₩ ~~•	DENOTES EMERGENCY OVERFLOW ROUTE / DRAINAGE PATH				
100.00 100.00	PROPOSED & EXISTING SPOT GRADE				



ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE
DI RANGMISSION FACILITIES EXCAVATOR SHALL DE SOLELO
SEPONISBILE TO PROVIDE ADVANCE NOILCE TO THE DESIGNATED
INFO CALL SYSTEM NOT LESS THAN THREE WORKING DAY
RICK TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO
REFORM WORK CONTAINED ON THESE DRAWNINGS, AND FURTHER,
KCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF
INS STATUTE RELATIVE TO EXCAVATOR'S WORK

DINSORTIUM ae LLC The Consortium ae LLC North Avenue | Milwaukee | WI 53202 | Gregg Prosen, Philospal Telebrone 4 414,408,7828

Consultant







PLAN COMMISSION SET
NOT FOR CONSTRUCTION
DATE: JULY 18, 2016

Charle

Demolition Plan

Scale: 1" =

Clair

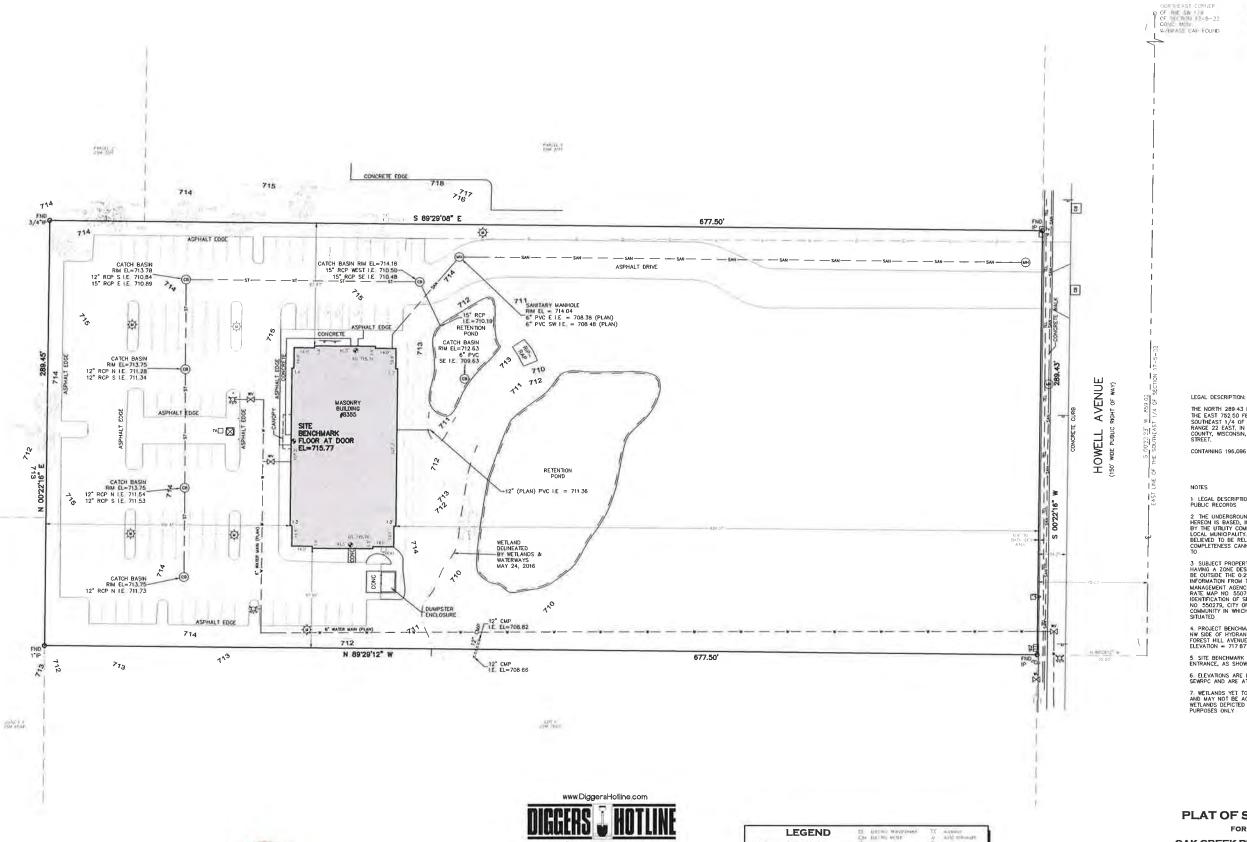
Date:

2016-07-18

Project No :

16-1099.00 Sheel No.:

C1.01



THE NORTH 289-43 FEET OF THE SOUTH 752 50 FEET OF THE EAST 752:50 FEET OF THE NORTH 1/2 OF SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF DAK CREEK, MILWAUKEE COUNTY, WISCONSIN, EXCEPT THE EAST 75 FEET FOR STREET. 00 CONTAINING 196,096 SQUARE FEET OR 4 5017 ACRES

CAPITOL SURVEY ENTERPRISES
220 REGENCY CT 8TE 210
BROOKFIELD, WI 83045
PN: (262)-788-6600
WWW.CAPITOLBURVEY.COM

1 LEGAL DESCRIPTION IS FROM MILWAUKEE COUNTY PUBLIC RECORDS

2 THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOURILE AND THE LOCAL MUNICIPALITY, WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED

4. PROJECT BENCHMARK — CHISELED CROSS IN TOP OF NW SIDE OF HYDRANT FLANGE AT NE CORNER OF WEST FOREST HILL AVENUE AND SOUTH HOWELL AVENUE ELEVATION = 717 877 NGVD 1929

7. WETLANDS YET TO BE DILINEATED AT TIME OF SURVEY AND MAY NOT BE ACCURATELY SHOWN ON THIS MAP ALL WETLANDS DEPICTED ON THIS MAP ARE FOR REFERENCE PURPOSES ONLY

PLAT OF SURVEY

OAK CREEK PEDIATRICS 8355 SOUTH HOWELL AVENUE OAK CREEK, WI

DRAWN BY:	SS	DATE: C	5/27/10
Снескер Ву:	мјв	DRAWING No.	P-0
CSE JOB No.:	16-047	внеет 1	or 1

CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. THE PROPERTY REPORTS OF THE LOCATION AND THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE THE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

REVISED 6/30/16 - ADD WATER MAIN, SANITARY SEWER PER PLAN





	LEGEND	12 Clt	ALEXAND MANAGEMENT	73	AUTO SERVINE
-17:	SARV NOOT SARV NOOT		ELECTRIC PEDESTAL	NEW Y	AFRE JALIE
76	MARKET BARROOM AND	C.Pts	TELEPHONE PELESTAL	(10-	F-0-11
	purel transmit and		GAY MYSEY	(CE	DAME PARK
- 11-	water store that they	38	38-020030XF	· (c)	WE'VE SHOULD WELL
- //	GVERHEAD DTILITY LINES	· O	UTILITY FOLE	1	
	BURIED CABLE TELEVISION WHE	S -0-	WOOD SICH	-(¢)	CONCRETE LIGHT POL
cons	COMBINATION SEWER	-0-	METAL SIGN	(0)	widthout his
-0-0-0-	WOOD FENCE	F	FLAG POLE	4.	man and
-	16111-1610E		MOLL HEY		conductions.
3334	And the public and byttle	200	AND RESIDENCE TANKED	Dr.	SPEN OF THE BETTER

ae Consortium a swarke | WI 53202 | Gregg Prosser NSORTIUM

Consultant:



Construction Corporation CHW OAK CREEK



PLAN COMMISSION SET NOT FOR CONSTRUCTION DATE: JULY 18, 2016

Existing Survey

\$cale: 1" = 30"



2016-07-18 Project No :

16-1099.00 Sheet No.

C1.02

GENERAL NOTES AND SPECIFICATIONS

- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCUIRACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. THE CONTRACTOR SHALL VERIEY THE LOCATION OF ALL EXISTING PLANS PROVIDED. THE CONTRACTOR SHALL VERIEY THE LOCATION OF ALL EXISTING PLANS PROVIDED. SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK, QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO YERRIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EYALLATION.
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE CITY OF OAK CREEK CONSTRUCTION STANDARDS AND THE DEPT OF SAFETY AND
- ALL UTILITY PERMITS MUST BE RECEIVED FROM THE CITY OF OAK CREEK PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING
- BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT SPOII MAY BE USED EI SEWHERE SLIERY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS)
- ALL BUILDING UTILITIES SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS PRIOR
- PROPOSED STORM SEWER SHALL BE PVC. ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED)
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN
- 10 SILT FENCE AND ALL OTHER EROSION CONTROL METHODS MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION ALSO, CONTRACTOR IS RESPONSIBLE FOR REMOVING EROSION CONTROL METHODS ONCE THE SITE IS STABILIZED
- THE PROPOSED SITE LOCATION AND SURROUNDING STREETS MUST BE KEPT DEBRIS FREE. SWEEP STREETS AS NEEDED TO MAINTAIN CLEAN STREETS
- 12 ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER
- 13 ALL DISTURBED GRASS AREAS SHALL BE STABILIZED (PER DNR TECHNICAL ARL DISTURBED WITHIN 7 DAYS OF COMPLETION DISTURBED GRASS AREAS SHALL BE TOPSOILED (6"), RESEEDED AND STABILIZED AREAS WITH A SLOPE OF 3H:1V OR STEEPER SHALL BE COVERED WITH A CLASS 1 - TYPE A EROSION FABRIC (SEE
- 4 SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND
- 5 ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
- 16 ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
- 17. ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED
- 18. CONTRACTOR SHALL MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT
- 9. REMOVAL OF CURR AND GUTTER SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.C.T.
- ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI
- 21. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS
- 22 CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING UTILITIES OR SHE IMPROVEMENTS CONTRACTOR SHALL DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS
- 23 PROJECT SAFETY ON-SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
- 24. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SOIL CONDITIONS, CONSTRUCTION MANAGER MAY HAVE SOILS REPORT FOR MORE INFO
- 25. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED UP PLANS (AS-BUILTS) SHOWING ANY CHANGES DURING CONSTRUCTION:

EARTHWORK AND EROSION CONTROL

- CONTACT THE PROJECT MANAGER TO DETERMINE THE TYPE, AND FREQUENCY OF QUALITY ASSURANCE GEOTECHNICAL TESTING REQUIRED ON EACH PROJECT PROVIDE LISTING OF QUALITY
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES BASED ON THE EXISTING AND PROPOSED ELEVATIONS PROVIDED ON THE PLANS ANY GEOTECHNICAL INVESTIGATIONS PROVIDED BY THE OWNER APPLY ONLY TO THOSE LOCATIONS THAT THE DATA WAS COLLECTED, AND MAY NOT BE INDICATIVE OF CONDITIONS ELSEWHERE ON THE SITE
- FROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WONR APPROVED TECHNICAL STANDARDS (OR EQUIVALENT)
- EROSION MATS, SOIL STABILIZERS, AND TRACKIFIERS SHALL BE LISTED ON THE PRODUCT ACCEPTABILITY LIST FOR MULTI-MODAL APPLICATIONS ("PAL") AS PUBLISHED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
- SILT FENCE FABRIC SHALL COMPLY WITH THE REQUIREMENTS OF STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION 628 2.6, IN 3 FOOT TALL ROLLS, WITH 4"TALL 2" X 2" NOMINAL CROSS SECTION HARDWOOD POSTS SPACED A MAXIMUM OF 10" O.C. SLIT FENCE SHALL BE MIRAFI, TREVIRA, AMOCO, CFM, OR APPROVED EQUAL
- EROSION MAT SHALL COMPLY WITH THE REQUIREMENTS OF CLASS I TYPE A FROSION MAT AS DEFINED BY STANDARD SPECIFICATIONS TYPE A EROSION MAI AS DEFINED BY TANDARD SECURIORITORS
 FOR HIGHWAY CONSTRUCTION AND THE PAL EROGION MAT GHALD DE
 AMERICAN EXCELSIOR, SI GEOSCLUTIONS, EROSION CONTROL
 SYSTEMS, NORTH AMERICAN GREEN, OR APPROVED EQUAL
- RIP RAP SHALL BE THE CLASS SPECIFIED AND SHALL CONFORM TO STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION SECTION
- FIELDSTONE CORRLES STONE SHALL BE THE SIZE AND TYPE
- PRELOS IONE COSSILES STONE STANLE BE IT SEZEATION THE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 8 INCH CLEAR OF WASHED STONE ALL MATERIALS SHALL BE RETAINED ON A 3-INCH
- SOIL STABILIZERS SHALL BE NON-ASPHALT-BASED PRODUCTS OF THE TYPE SPECIFIED, AND MEETING THE REQUIREMENTS OF THE PAL
- POLYMERS USED TO SETTLE SUSPENDED SEDIMENT SHALL MEET THE
- WATER SOLUBLE ANIONIC POLYACRYLAMIDE (PAM) USED AS TEMPORARY SOIL BINDING AGENTS TO REDUCE EROSION SHALL MEET THE REQUIREMENTS OF WDNR TECHNICAL STANDARDS
- INSTALL EROSION CONTROL MEASURES AS REQUIRED BY THE EROSION CONTROL PLAN AND CONTRACT DOCUMENTS PROVIDE ADDITIONAL EROSION CONTROL MEASURES AS DICTATED BY CONTRACTOR'S MEANS AND METHODS, OR BY DIFFERING SITE CONDITIONS. NOTIFY CONSTRUCTION REPRESENTATIVE OF ADDITIONAL EROSION CONTROL FEATURES THAT ARE PROVIDED, BUT NOT SHOWN ON THE PLAN.
- TEMPORARY STOCKPILES ARE TO BE LOCATED GREATER THAN 25 FEET FROM ANY ROADWAY, PARKING LOT, PAVED AREA, DRAINAGE STRUCTURE, OR CHANNEL
- CONVEY DRAINAGE TO THE NEAREST ADEQUATE STORMWATER
- THE TECHNICAL STANDARDS PROVIDE EACH ENTRANCE TO THE SITE WITH A STONE TRACKING PAD AT LEAST 50 FEET IN LENGTH WITH A MINIMUM THICKNESS OF 12 INCHES THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, INSPECT TRACKING PADS ON A DAILY BASIS AND REPLACE AGGREGATE WHEN NO LONGER
- INSPECT ALL EROSION CONTROL MEASURES WITHIN 24 HOURS OF THE END OF EACH RAINFALL EVENT THAT EXCEEDS 0 25°, OR DAILY DURING PERIOD OF PROLONGED RAINFALL, OR WEEKLY DURING PERIODS WITHOUT RAINFALL IMMEDIATELY REPAIR AND/OR REPLACE ANY AND ALL DAMAGED, FAILED, OR INADEQUATE EROSION CONTROL MEASURES

DEMOLITION

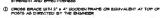
- FOR UTILITIES OR OTHER SERVICES REQUIRING REMOVAL OR ABANDONMENT IN-PLACE, SUBMIT MATERIALS DOCUMENTING COMPLETION OF SUCH WORK
- 2 VERIFY ALL GAS AND ELECTRICAL UTILITIES HAVE BEEN ABANDONED OR DISCONNECTED AND ASSOCIATED HAZARDS MITIGATED, PRIOR TO BEGINNING ANY DEMOLITION
- TAKE ALL NECESSARY PRECAUTIONS WHILE DISMANTLING PIPING CONTAINING GAS, GASOLINE, OIL OR OTHER EXPLOSIVE OR TOXIC FLUIDS OR GASES PURGE LINES AND CONTAIN MATERIALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS STORE SUCH PIPING OUTDOORS UNTIL FUMES ARE REMOVED
- 4. UNI ESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS NECESSARY TO COMPLETE DEMOLITION WORK
- USE CONTRACTOR'S NORMAL EQUIPMENT FOR DEMOLITION PURPOSES AND WHICH MEETS ALL SAFETY REQUIREMENTS IMPOSED ON SUCH EQUIPMENT
- 6 REMOVE ALL EQUIPMENT, FIXTURES AND OTHER MATERIALS SCHEDULED FOR SALVAGE PRIOR TO BE BEGINNING DEMOLITION
- ABANDON GAS, ELECTRIC AND COMMUNICATION UTILITIES IN ACCORDANCE WITH LOCAL UTILITY COMPANY REQUIREMENTS, OR APPLICABLE SUBSTANTIVE REQUIREMENTS IF CONSIDERED PRIVATI
- DEMOLISH FOUNDATION WALLS AND OTHER BELOW GRADE FEATURES IN ACCORDANCE WITH THE PLANS UNLESS OTHERWISE NOTED, REMOVE ALL BELOW GRADE FEATURES TO A POINT 4' BELOW ADJOINING EXISTING GRADE, OR PROPOSED GRADE, WHICHEVER IS LOWER BASEMENT AND/OR LOWEST LEVEL FLOORS MORE THAN 4" BELOW EXISTING GRADE NEED NOT BE REMOVED, BUT MUST BE
- TRANSPORT AND DISPOSE ALL DEMOLITION WASTE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL GUIDELINES

CAST IN PLACE CONCRETE

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE MANUFACTURER'S AND
- 2. ALL CONCRETE WORK WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF TH ALL CONCRETE WORK WHICH DOES NOT CONCREME TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS WHO CAS 301, INCLUDING FUNCTION, DURREBUTY, CONCRECTED SO RECEIVED AND FUNCTION, DURREBUTY APPEARANCE, STRENGTH, CRACKING, TOLERANCES AND FINISHING, SHALL BE CONRECTED AND FUNCTION OF THE CONTRACTORS EXPENSE ADDITIONAL TESTING, EMISSING, REINFORCEMENT AND REMOVAL AND REPLACEMENT OF THE CONCRETE CASCINGTION OF THE CONCRETE CASCINGTION OF THE CONCRETE CONTRACTOR SHALL ASO BE RESPONSIBLE FOR THE COST OF CORRECTIONS TO ANY OFFICE BY ON RESULTING FROM CORRECTIONS TO THE
- CONCRETE SHALL CONFORM TO SECTIONS 501 AND 601 OF THE STANDARD
- 4 ALL CONCRETE, UNLESS OTHERWISE SPECIFICALLY PERMITTED BY ARCHITECT, SHALL BE TRANSIT-MIXED IN ACCORDANCE WITH ASTM C 94
- 5 IN GENERAL, COMPLY WITH ASTMIC 33 FOR GRADING AND QUALITY OF FINE AND
- PORTLAND CEMENT SHALL CONFORM WITH ASTM C 150 AND SHALL ONLY CONTAIN THE FOLLOWING INGREDIENTS: PORTLAND CEMENT CLINKER; WATER OR CALCIUM SULFATE, OR BOTH; LIMESTONE; PROCESSING ADDITIONS; AND AIR-ENTRAINING ADDITION FOR AIR-ENTRAINING PORTLAND CEMENT.
- 7. ADMIXTURES SHALL NOT CONTAIN MORE CHLORIDE IONS THAN ARE PRESENT IN
- 8 WATER REDUCING ADMIXTURES SHALL CONFORM TO ASTM C 494
- 9 AIR ENTRAINING ADMIXTURE SHALL CONFORM TO ASTM C 260
- 11 SYNTHETIC FIBERS SHALL BE USED IN CONCRETE MIX DESIGN IN LIEU OF WELDED VIRE FARRIC SYNTHETIC FIBERS SHALL NOT REPLACE REINFORCIN R/DOWELS AS DEPICTED ON THE CONSTRUCTION DETAILS
- 12 FOR CONCRETE SIDEWALKS: MATRIX BI-BLEND MICRO FIBER FRC INDUSTRIES APPLICATION DOSAGE SHALL BE 1.5 POUNDS PER CUBIC YARD
- 13 FOR CONCRETE PAVEMENTS: MATRIX HPS 950 MACRO/MICRO SYNTHETIC BLEND FIBER OR FORTA FERRO MACRO FIBER FRC INDUSTRIES APPLICATION DOSAGE SHALL BE 5 POUNDS PER CUBIC YARD
- 14 CONCRETE MUST MEET ALL REQUIREMENTS OF THE ASTM C 84, ACI 211, ACI 318 CHAPTER 4 DURABILITY REQUIREMENTS, AND THOSE HEREIN SPECIFIED FOR MATERIALS, PROPORTIONING, MIXING AND OTHER DETAILS OF MANUFACTURER,
- 15 AIR ENTRAINED CONCRETE: USE FOR ALL EXTERIOR SLABS, WALLS, WALKS, PLATFORMS, RAMPS, STEPS, ALL PORTIONS OF PARKING
- 16 MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: 4000 PSI
- 17. MAXIMUM AGGREGATE SIZE SHALL NOT EXCEED ONE THIRD OF THE SLAB ON GRADE
- 18 FLY ASH MAY BE USED AS A POUND FOR POUND REPLACEMENT OF CEMENT UP TO 20% OF THE TOTAL CEMENTITIOUS CONTENT, 25% FOR FOOTINGS, EXCEPT FOR FINISHED FLATWORK DURING WINTER CONSTRUCTION, SUBJECT TO ARCHITECT'S
- 18. CONCRETE REQUIRING AIR ENTRAINMENT SHALL CONTAIN SIX (6) PERCENT PLUS OR MINUS ONE AND A HALF (1 5) PERCENT AIR BY VOLUME, FOR 3/4" DIA. AGGREGATE CONFORM TO ACI 316, CHAPTER 4
- 20. ALL CONCRETE MUST CONTAIN THE SPECIFIED WATER-REDUCING ADMIXTURE OR WATER-REDUCING ARETARDING ADMIXTURE ANDOR THE SPECIFIED HIGH-RANGE WATER-REDUCING ADMIXTURE (SUPERPLASTICIZER) SPECIFIED CEMENT CONTENTS SHALL BE INCREASED 10 PERCENT (10%) WHEN NO WATER REDUCING ADMIXTURES ARE USED.
- 21. MEASURING MATERIALS: CEMENT, AGGREGATES, WATER AND ADMIXTURES SHALL BE MEASURED AND COMBINED STRICTLY IN ACCORDANCE WITH ASTM SPECIFICATION
- 22 MAKE ONE SLUMP TEST OF THE FIRST TRUCK OF EACH MO, EACH DAY, ONE TEST FOR EACH COMPRESSION TEST AND OTHER TESTS AS OFTEN AS REQUIRED THEREAFTER, WHENEVER CONSISTENCY CHANGES
 23 AIR CONTENT TESTS SHALL BE MADE FROM THE FIRST TRUCK OF EACH MIX, EACH DAY AND WHEN-EVER TEST CYLINDERS ARE MADE, IN ACCORDANCE WITH ASTM C 173 OR ASTM C231 TEST MORE OFTEN WHEN REQUIRED AIR CONTENTS ARE MOT
- 24 CONCRETE TEMPERATURE: TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEGREES (4 DEGREES C) AND BELOW, AND WHEN 80 DEGREES F (27 DEGREES C) AND ABOVE; AND EACH TIME A SET OF COMPRESSION TEST SPECIMENS IS MADE.
- 25. IF MEASURED SLUMP, AIR CONTENT OR CONCRETE TEMPERATURE FALLS OUTSIDE LIMITS SPECIFIED, A CHECK TEST SHALL BE MADE IMMEDIATELY ON ANOTHER PORTION OF SAME SAMPLE. IN EVENT OF A SECOND FAILURE, CONCRETE SHALL BE CONSIDERED TO HAVE FAILED TO MEET REQUIREMENTS OF SPECIFICATIONS AND
- 26 STRENGTH TESTS SHALL BE MADE FOR EACH OF THE FOLLOWING CONDITIONS: EAC DAYS POUR, EACH CLASS OF CONCRETE, EACH CHANGE OF SUPPLES OR BOURGE, EACH 150 CUBIC YARDS OF CONCRETE OR FRACTION THEREOF, AND EACH 5000 SQUARE FEET OF SURFACE AREA FOR SLABS OR WALLS.
- 27. TO CONFORM TO REQUIREMENTS OF THIS SPECIFICATION. THE STRENGTH LEVEL TO CONTURN ON REDIREMENTS OF THIS SPECIFICATION THE ATTENDED TO STATE OF THE STATE
- 28. BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED
- 29. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES IN CONFORMANCE WITH ACI 301 AND ACI 308
- 30. CONCRETE CURB AND GUTTER SHALL BE PLACED IN ACCORDANCE WITH WISDOT SECTION 601 TO THE DIMENSIONS AND SHAPES SHOWN IN THE STANDARD DETAIL DRAWINGS WHERE CURB AND GUTTER DETAILS ARE NOT PROVIDED, CURB AND GUTTER SHAPE AND DIMENSIONS SHALL MATCH EXISTING ADJACENT CURB AND
- 31. CONCRETE SIDEWALK AND DRIVEWAY SHALL BE PLACED IN ACCORDANCE WITH WISDOT SECTION 602 TO THE DIMENSIONS AND THICKNESSES SHOWN IN THE STANDARD DETAIL DRAWINGS
- 32. PROVIDE CONCRETE PAVEMENT HAVING THE THICKNESS AND REINFORCEMENT AS PROVIDE CONCRETE PAYEMENT HAVING THE THICKNESS AND REINFORCEMENT AS SHOWN ON THE DRAWINGS, OR TO MATCH ADJACENT EXISTING PAYEMENT. THE BARS SHOULD BE PLACED AT ALL CONSTRUCTION JOINTS PARALLE. TO TRAFFIC AND CONSIST OF NO 4 REINFORCING BARS, 24 INCHES IN LENGTH AND 48 INCHES ON CENTER, UNLESS OTHERWISE NOTED ON THE STANDARD DETAILS.
- 33. EACH CURB RAMP SHALL BE PROVIDED WITH A DETECTABLE WARNING FIELD INSTALLED IN FRESH CONCRETE OF ALL SIDEWALK AND MULTI-USE TRAILS AT LEGAL CROSSWAKE, AND AS SHOWN IN THE DETAIL DRAWINGS A DETECTABLE WARNING FIELD SHALL NOT BE INSTALLED IN ASPHALT PAVEMENTS THE DETECTABLE WARNING FIELD SHALL NOT BE INSTALLED FIR MANUFACTURERS DETECTABLE WARNING FIELD SHALL BE INSTALLED FIR MANUFACTURERS RECOMMENDATIONS

DETAIL OF CONSTRUCTION NOT SHOULD ON THIS DRAWNS SHALL CONFORM TO THE FERTIMENT REGULARDENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE STROUGH PROVISIONS





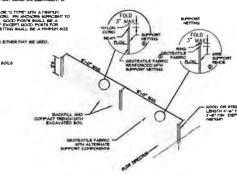
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MICHAEL AND COMPACT TRENCH WITH BUCKYATED SOIL.

BACKYATE A TRENCH AND TRENCH WITH BUCKYATED SOIL. BITE SUFFORT FENCE SHALL BE 14 GAGE THIS FOR THE BITH A TOP OF PENCE BITH A PACKET OF ST. SECURE TOP OF DESCRIPTION OF A TOP OF PENCE BIT IS C.C.

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NOTE: ADDITIONAL POST DEPTH OR THE BACKS HAY BE REQUIRED IN UNSTABLE SOILS



TRENCH DETAIL

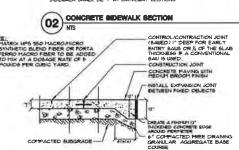


TERRACK RETURN PRICE

HALL MOTOR

SILT FENCE TIE BACK

HATRIX BI BLEND MICRO FIBER TO BE ADDED AT A RATE OF 1.5 POUNDS FER CUBIC YARD



NOTE: SIDEWALK SHALL BE 1" AT DRIVEWAY SECTIONS

NOTES:

* TIE BARS SHOULD BE NETALLED AT ALL CONSTRUCTION JOINTS PARALLEL TO TREATE AND CONSIST PARALLEL TO TREATE AND CONSIST PARALLEL TO TREATE AND THE SHOP CONTROL BARS 24 NOTES ON CENTER SHOULD BE NOTES ON THE SHOULD BE NOTED BE NOTED BY THE SHOULD BY THE SHOUL





ae Consortium

LC

Consultant:

BERGHAMMER Construction Corporation

CHW OAK CREEK CCI ш 0 0) 8375 S HOWELL AVENUE OAK CREEK WISCONSIN

HARWOOD ENGINEERING CONSULTANTS, LTD

PLAN COMMISSION SET NOT FOR CONSTRUCTION DATE: JULY 18, 2016

Construction **Details**

2016-07-18

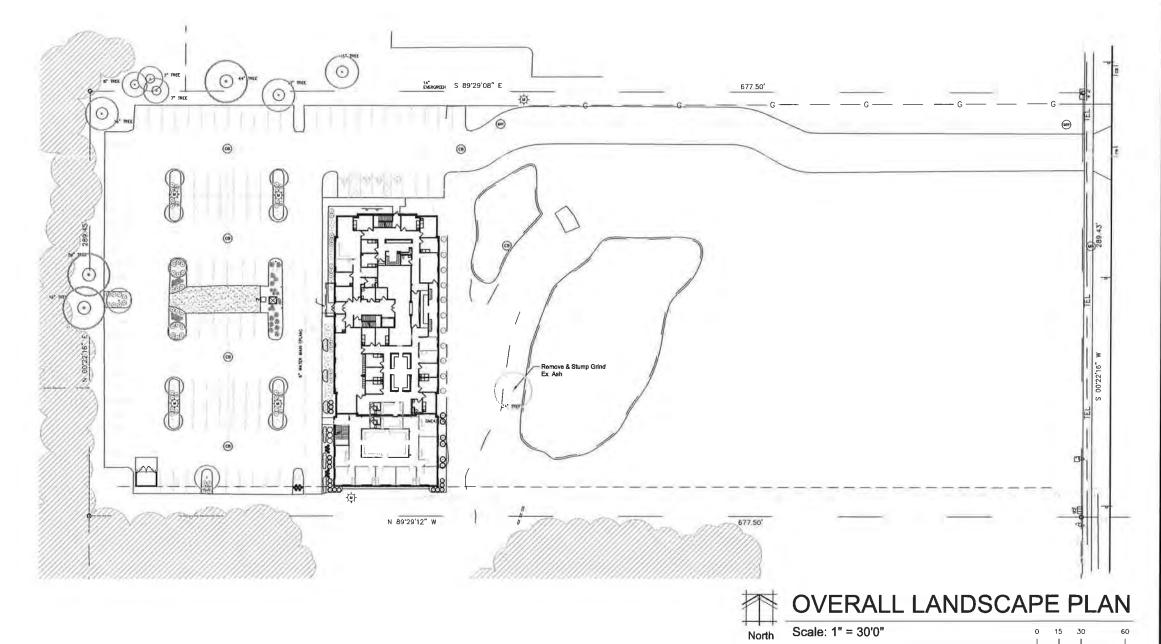
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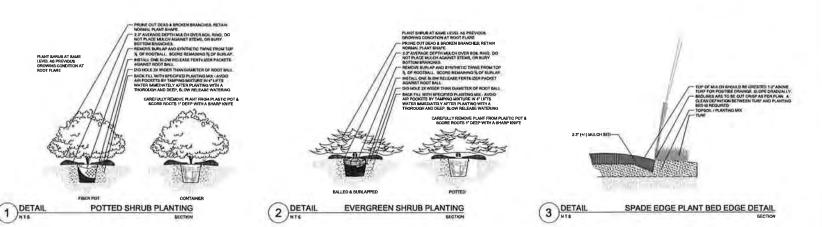
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LANDSCAPE & HARDSCAPE DETAILS

the Consortium ae LLC | Milwaukee | W 53202 | Gregg Prossen, Principal TELEPHONE 414 406 7025



CHW OAK CREEK

8375 S HOWELL AVENUE

Location: OAK CREEK WISCONSIN

RECEIVED JUL 19 2018 Dept of Community Development

OVERALL LANDSCAPE PLAN

	Date	hour Set	
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Dat	n.		

Project No : 0016-15 Sheel No :

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EVERGREEN SHURBS

KCPJ Kallay Compact Pfitzer Juniper Dense Intermediate Yew

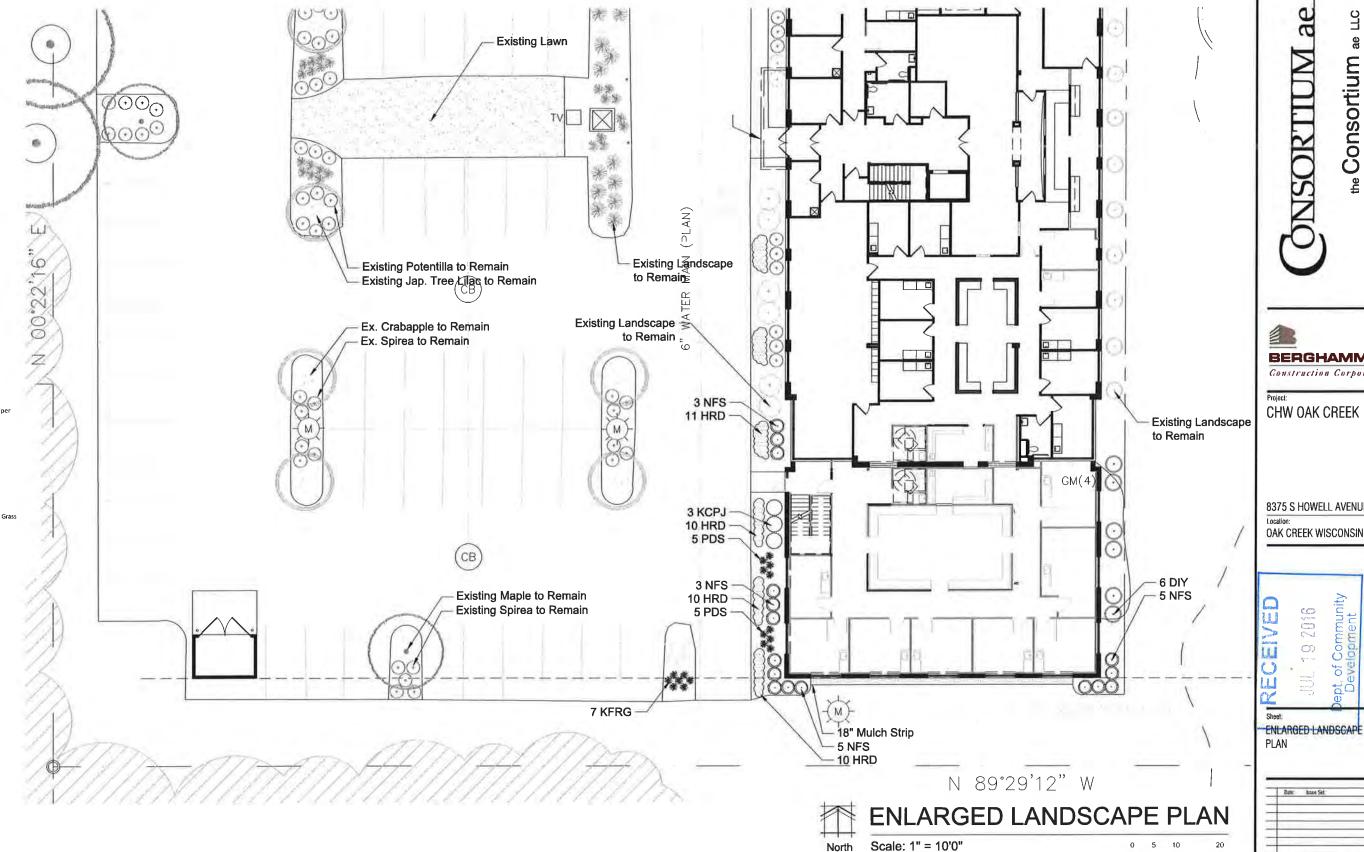
DECIDUOUS SHRUBS

ORNAMENTAL GRASSES

KFRG Karl Foerster Feather Reed Grass PDS Prairie Dropseed

HERBACEOUS PERENNIALS

PLANT KEY



ae the Consortium ae LLC
Milwaukee | WI 53202 | Gregg Prossen, Phincipal
TELEPHONE 414, 408, 7825 ÓNSORTIUM



CHW OAK CREEK

8375 S HOWELL AVENUE

50 0) Sheet: ENLARGED LANDSCAPE

2016-07-20

Project No : 0016-15 Sheet No :

L1.1

- 1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- 2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- 3. All plantings shall comply with standards as described in American Standard of Nursery Stock Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site...
- 4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- 5. Topspoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- 6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted
- 7. Tree Planting: Backfill tree planting holes 60% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- 8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a ⁵⁰% mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are ²/₃ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24* height/diamter of shrub at planting.
- 9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- 10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- 11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):

3/4 CY Peat Moss or Mushroom Compost

3/4 CY blended/pulverized Topsoil

1/4 CY composted manure

In roto-tilled beds only, also include in above mixture:

- Ibs Starter Fertilize
- 12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch

An acceptable quality seed installation is defined as having:

No bare spots larger than one (1) square foot

No more than 10% of the total area with bare areas larger than one (1) square foot

A uniform coverage through all turf areas

- 13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project
- 14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
- 15_ Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

					-	
PLANT		PLANT MATERIAL PROPO	SED	CAUPER		Harrison Control of the Control of t
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES

Proposed Landscape Construction Preparation

Remove (1) Ash located East of Ex. Building

PLANT		PLANT MATERIAL PROPOSED		SHRUB	ROOT/	
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPECIFICATION / NOTES
VERGREI	EN SHURBS				-	
KCPJ	3	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	#5	Cont	Full rounded well branched shrub
DIY	6	Taxus xmedia 'Densiformis'	Dense Intermediate Yew	24"	B&B	Full rounded well branched shrub
PLANT		PLANT MATERIAL PROPOSED		SHRUB	ROOT/	
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPECIFICATION / NOTES
NFS	US SHRUBS 16	Spirea xbumalda 'Neon Flash'	Neon Flash Spìrea	24	Cont	Full, well rooted plant, evenly shaped
PLANT		PLANT MATERIAL PROPOSED		CONTAINER		La Caracian
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE		SPECIFICATION / NOTES
KFRG PDS	7 10	Calamagrostis acutiflora 'Karl Foerster' Sporobolus heterolepis	Karl Foerster Feather Reed Grass Prairie Dropseed	#1 #1	Cont. Cont.	Full, well rooted plant Full, well rooted plant
PLANT		PLANT MATERIAL PROPOSED		CONTAINER		
PLANT	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER		SPECIFICATION / NOTES
KEY	QUANTITY OUS PERENNIA	BOTANICAL NAME	COMMON NAME			SPECIFICATION / NOTES
KEY		BOTANICAL NAME	COMMON NAME Happy Returns Daylilly		Cont	SPECIFICATION / NOTES Full, well rooted plant, evenly shaped
KEY	OUS PERENNIA	BOTANICAL NAME		SIZE	Cont	
HERBACEO HRD	OUS PERENNIA	BOTANICAL NAME LS Hemerocallis 'Happy Returns'	Happy Returns Daylilly	SIZE		Full, well rooted plant, evenly shaped
HERBACEO HRD LAWN	OUS PERENNIA	BOTANICAL NAME LS Hemerocallis 'Happy Returns' Lawn Establishment Area / Grading Area	Happy Returns Daylilly T.B D. upon construction	SIZE	SY	Full, well rooted plant, evenly shaped Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807) EroTex DS75 Erosion Control Blanket (or approved equal)
HERBACEO HRD LAWN	OUS PERENNIA 31	BOTANICAL NAME LS Hemerocallis 'Happy Returns' Lawn Establishment Area / Grading Area	Happy Returns Daylilly T.B D. upon construction	SIZE	SY	Full, well rooted plant, evenly shaped Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
HERBACEO HRD LAWN	31 31 Materials	BOTANICAL NAME LS Hemerocallis 'Happy Returns' Lawn Establishment Area / Grading Area Erosian Matting for sloped seeded areas	Happy Returns Daylilly T.B. D. upon construction T.B. D. upon construction	SIZE	SY SF	Full, well rooted plant, evenly shaped Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807) EroTex DS75 Erosion Control Blanket (or approved equal)
KEY HERBACEG HRD LAWN	31 31 Materials 8.25	BOTANICAL NAME IS Hemerocallis 'Happy Returns' Lawn Establishment Area / Grading Area Erosion Matting for sloped seeded areas Shredded Hardwood Mulch (3" depth)	Happy Returns Daylilly T.B. D. upon construction T.B. D. upon construction Approx 900 SF	SIZE	SY SF CY	Full, well rooted plant, evenly shaped Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807) EroTex DS75 Erosion Control Blanket (or approved equal)

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape

Installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan Including the graphics

and notations depicted therein—shall govern.

Seed Compositions:

Reinder's Deluxe 50 Seed Mix (262-786-3300):

20% Kentucky Bluegrass (Sod Quality) 15% Newport Kentucky Bluegrass

15% Newport Kentucky Bluegrass 15% Ken Blue Kentucky Bluegrass

25% Creeping Red Fescue

15% Quebec Perennial Ryegrass 10% Fiesta III Perennial Ryegrass Seed at rate of 150-200# per acre

LANDSCAPE & HARDSCAPE SCHEDULE



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BERGHAMMER
Construction Corporation

Project: CHW OAK CREEK

8375 S HOWELL AVENUE
Location:
OAK CREFK WISCONSIN

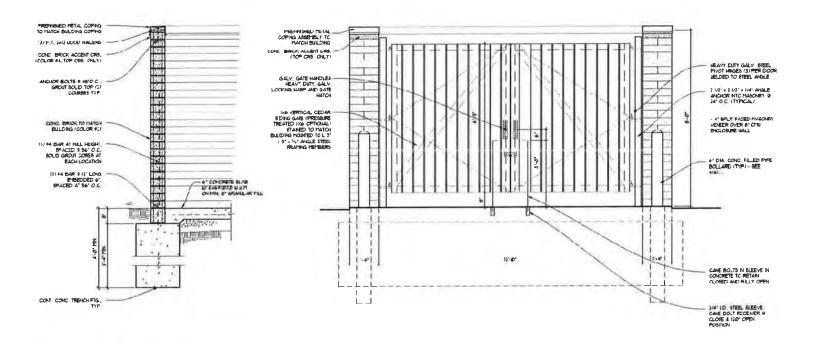
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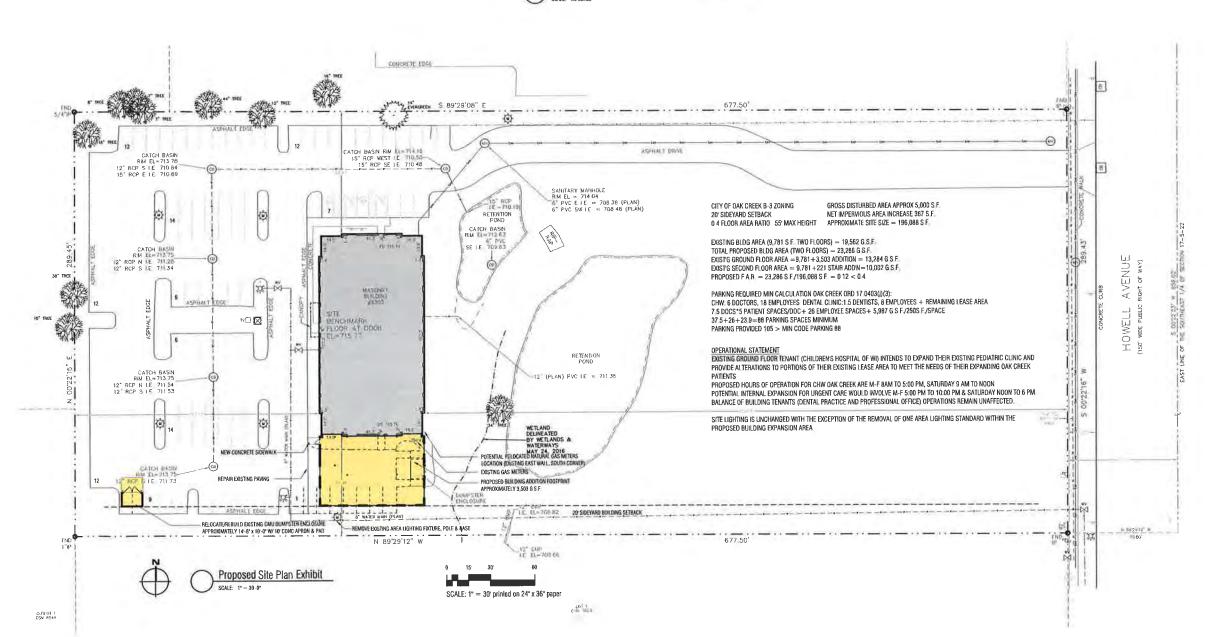
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Existing Recycling Enclosure (to be relocated)



Existing Recycling Enclosure Elevation & Section



ae ONSORTIUM

Consortium a limaukee | WI 53202 | Gregg Prosser

BERGHAMMER Construction Corporation

CHW OAK CREEK **EXPANSION**

8375 S HOWELL AVENUE

OAK CREEK WI 53154

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Sheet:	2	Dept	
	ECTL	IRAL SITE	

Date	Issue Set	
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2016-07-20 Project No :

0016-15 Sheet No :

ASP1.0

Existing - Demolition Ground Floor Plan

SCALE 1/8" = 1/0"





CHW OAK CREEK **EXPANSION**

8375 S HOWELL AVENUE

OAK CREEK WI 53154



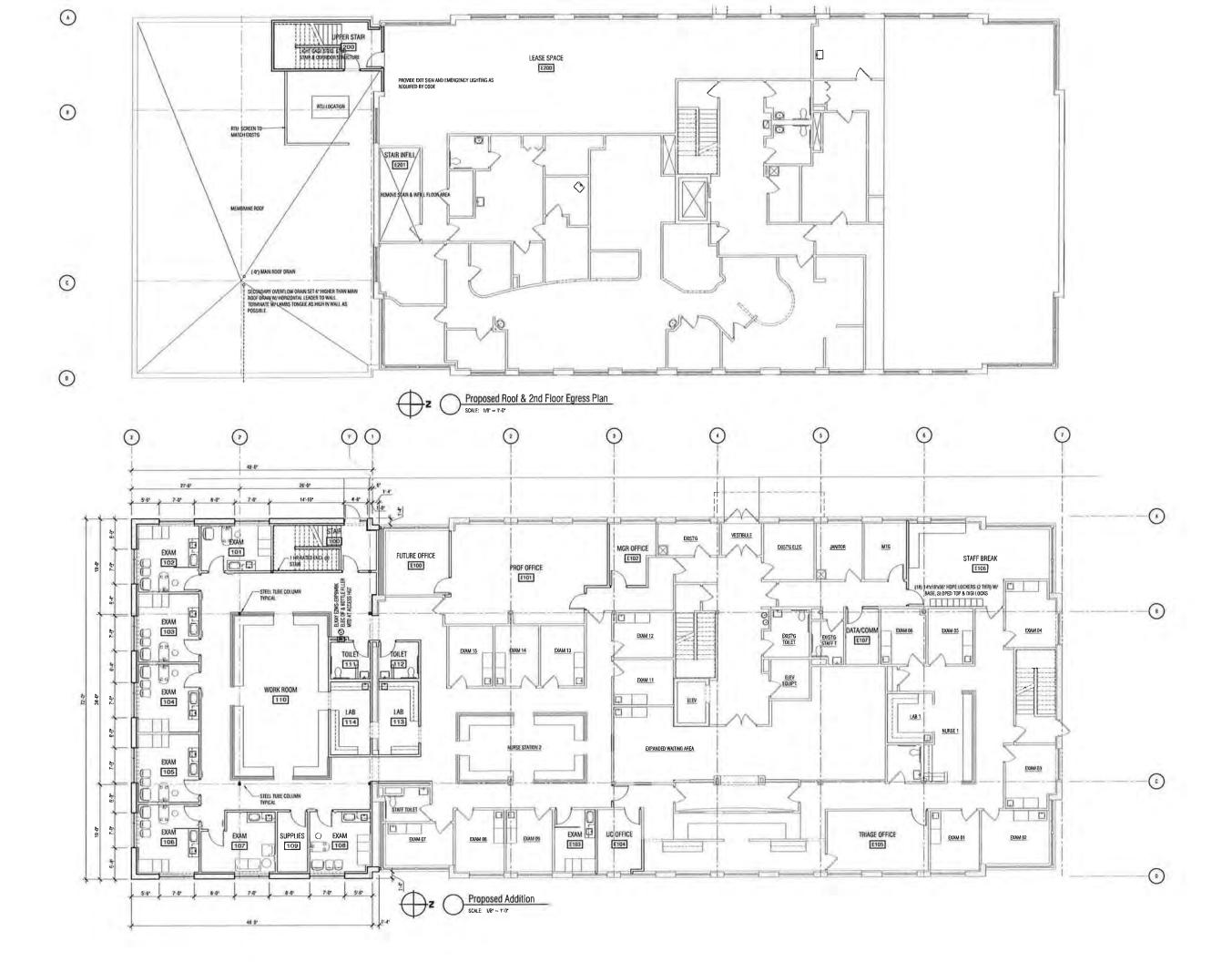
EXISTING - DEMOLITION PLANS

Date	Hane Set	
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2016-07-20

0016-15 Sheel No :

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BERGHAMMER Construction Corporation

CHW OAK CREEK **EXPANSION**

8375 S HOWELL AVENUE

OAK CREEK WI 53154

RECEIVED JUL 19 2016 Jul 19 2016 Development

PROPOSED FLOOR PLANS

Date:	Issue Set	
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2016-07-20

Project No : 0016-15 Sheel No :

A1.1



Existing West elevation looking North to Entry
SUGLE: NO SCALE



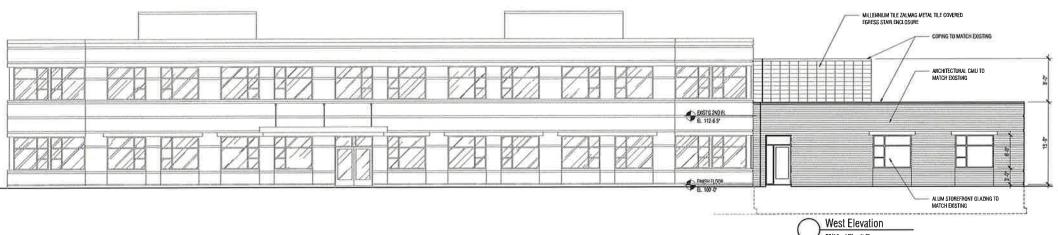
Zalmag Finish Metal Tile (for Second Floor Stair Addition)

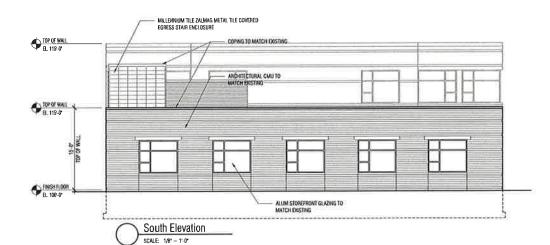
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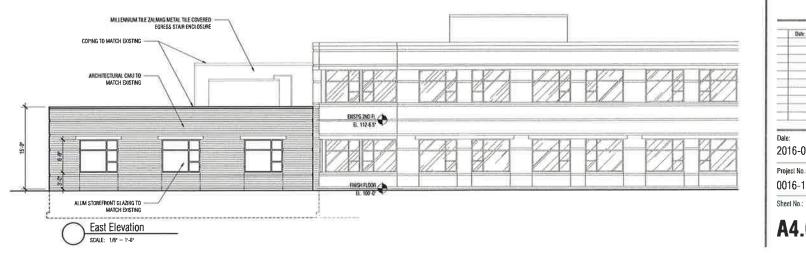


Existing SW Building Corner Detail









ONSORTIUM

the Consortium ae LLC | Miwaukee | WI 53202 | Gregg Prossen, Principal TELEPHONE 414,406.7625

BERGHAMMER Construction Corporation

CHW OAK CREEK **EXPANSION**

8375 S HOWELL AVENUE OAK CREEK WI 53154

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Plan Commission Report

ITEM: 4b

DATE: August 23, 2016

PROJECT: Sign Plan Review – Blair Williams, Wired Properties

ADDRESS: 7979 and 7978 S. Main St.

TAX KEY NO: 813-9053-000 and 813-9050-000

STAFF RECOMMENDATION: That the Plan Commission approves the sign program for the mixed-use buildings at 7979 and 7978 S. Main St. with the following conditions:

- That Subsections 1(a) (c) under Fascia Signs are revised to specify that the signs are allowed on entry facades per the DTSMUPDD. Tenants may pursue a variance through the Sign Appeal process for nonentry façade signs.
- 2. That Subsection 4(g) under Fascia Signs is revised to allow a maximum wall sign height of 25.2 inches for all sign elements.
- 3. That Subsection 6(d) under Fascia Signs is revised to comply with the DTSMUPDD for window signs. Tenants may pursue a variance through the Sign Appeal process for proposed signs that do not meet the DTSMUPDD requirements.
- 4. That Subsection 10(e) under Fascia Signs is revised to comply with the DTSMUPDD and to be consistent with other sections of the Sign Criteria. Tenants may pursue a variance through the Sign Appeal process for proposed permanent signs that do not meet the DTSMUPDD requirements. Temporary vinyl window decals for vacant tenant spaces that do not meet this standard may be reviewed and approved on a case-by-case by the Plan Commission.
- 5. That Subsection (b) under Storefront Signs or Lettering is revised to comply with the DTSMUPDD (one (1) eye level sign/graphic per 12 linear feet of entry façade is allowed. Vinyl on glazing (text/graphic/pattern) may not cause more than 10% of glazing to become opaque, and the maximum text height is limited to 5% of the retail storefront). Tenants may pursue a variance through the Sign Appeal process for proposed permanent signs that do not meet the DTSMUPDD requirements. Temporary vinyl window decals for vacant tenant spaces that do not meet this standard may be reviewed and approved on a case-by-case by the Plan Commission.
- 6. That Subsection (a) under Blade Signs is revised to specify that 1-2 blade signs are allowed per entry façade per the DTSMUPDD. Tenants may pursue a variance through the Sign Appeal process for any non-entry façade signs.
- 7. That Subsection (c)(c) under Blade Signs is revised to clarify the requirements for fabric flag signs versus solid blade signs in compliance with the DTSMUPDD.
- 8. That Subsection (b) under Miscellaneous Signs is revised to clarify that A-frame signs are allowed and must be maintained in compliance with the DTSMUPDD.
- 9. That Subsection (g) under Miscellaneous Signs is revised to eliminate the temporary banners on balcony railings. Should the Plan Commission determine that temporary banners affixed to residential balcony railings are acceptable, temporary permits for such may be issued on a case-by-case basis in accordance with Section 17.0709(b)(2) one temporary sign permit issued up to 4 times per calendar year for a maximum of 15 days each.

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

Size: 1.168 acres

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

Adjacent Zoning: North – DTSMUPDD, Drexel Town Square Mixed Use Development District

East – DTSMUPDD, Drexel Town Square Mixed Use Development District South – DTSMUPDD, Drexel Town Square Mixed Use Development District West – DTSMUPDD, Drexel Town Square Mixed Use Development District

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: On July 12, 2016, the Plan Commission was presented with the tenant sign criteria used by the Applicant in the Mequon Town Center development as a sample of the sign program to be modified for the Main Street mixed-use buildings in Drexel Town Square. Tonight the Applicant is presenting the modified document for those buildings and requesting Plan Commission approval.

Staff has been working with the Applicant to ensure that that the landlord sign program also meets the requirements of the DTSMUPDD; however there are a few areas that will require additional revision.

In general, the sign program does not need to exactly mirror the requirements of the DTSMUPDD, but they should not be less restrictive. Section 17.0715 of the Municipal Code provides for a variance process for those instances where the tenant and landlord agree that the standards warrant an appeal.

Fascia Signs

Subsections 1(a) - (c) must specify that the signs are allowed on entry facades per the DTSMUPDD. If a sign is not on an entry façade, the tenant may pursue a variance through the Sign Appeal process.

Subsection 4(g) allows signs that are taller than allowed by the DTSMUPDD. As mentioned in previous staff reports for tenant wall signs, per the DTSMUPDD, the height of the sign is limited to 15% of the retail floor height. The exterior of the building shows material changes at approximately 14 feet. This would visually lead one to conclude that the first floor terminates at the material change, which would limit the height of the signs to 25.2 inches. In all three cases, the Plan Commission approved those signs and required all elements to comply with a maximum height of 25.2 inches. This section should be revised to be consistent with existing approvals.

Subsection 6(d) allows window signs that are larger than allowed by the DTSMUPDD. Per the DTSMUPDD, 1 eye-level sign/graphic per 12 linear feet of entry façade is allowed. Vinyl on glazing (text/graphic/pattern) may not cause more than 10% of glazing to become opaque, and the maximum text height is limited to 5% of the retail storefront. Proposed signs that do not meet this standard may be reviewed on a case-by-case through the Sign Appeal process.

Subsection 10(e) is not consistent with the DTSMUPDD. Per the DTSMUPDD, 1 eye-level sign/graphic per 12 linear feet of entry façade is allowed. Vinyl on glazing (text/graphic/pattern) may not cause more than 10% of glazing to become opaque, and the maximum text height is limited to 5% of the retail storefront. Tenants may pursue a variance through the Sign Appeal process for proposed permanent signs that do not meet the DTSMUPDD requirements. Temporary vinyl window decals for vacant tenant spaces that do not meet this standard may be reviewed and approved on a case-by-case by the Plan Commission.

Storefront Signs or Lettering

Subsection (b) allows window signs that are larger than what is allowed by the DTSMUPDD. Per the DTSMUPDD, one (1) eye level sign/graphic per 12 linear feet of entry façade is allowed. Vinyl on glazing (text/graphic/pattern) may not cause more than 10% of glazing to become opaque, and the maximum text height is limited to 5% of the retail storefront. Tenants may pursue a variance through the Sign Appeal process for proposed permanent signs that do not meet the DTSMUPDD requirements. Temporary vinyl window decals for vacant tenant spaces that do not meet this standard may be reviewed and approved on a case-by-case by the Plan Commission.

Blade Signs

Subsection (a) must specify that 1-2 blade signs are allowed per entry façade per the DTSMUPDD. If a blade sign is not on an entry façade, the tenant may pursue a variance through the Sign Appeal process.

Subsection (c)(c) must clarify between solid blade signs and fabric flag signs. Per the DTSMUPDD, fabric flags are allowed with different dimensions than solid flag signs. Also, a minimum/maximum height from grade should be mentioned.

Miscellaneous Signs

Subsection (b) must clarify that temporary A-frame signs are allowed under the DTSMUPDD.

Subsection (g) should be revised to remove the temporary banner signage allowance for balcony railings. According to the DTSMUPDD, "temporary banner signs are allowed for a limited time after grand openings, and for seasonal events. Temporary signs must meet all requirements as detailed in the Oak Creek Zoning Code Section 17.0709." Should the Plan Commission determine that temporary banners affixed to residential balcony railings are acceptable, temporary permits for such may be issued on a case-by-case basis in accordance with Section 17.0709(b)(2) – one temporary sign permit issued up to 4 times per calendar year for a maximum of 15 days each.

In addition to the items specified above that are not in compliance with the DTSMUPDD, there are sections within the Sign Program itself that are contradictory.

- <u>General</u> The first sentence requiring all tenants to install one (1) sign on their sign fascia is in direct conflict with Subsection (b) under Blade Signs.
- Fascia Signs Subsection 10(e) is not consistent with Subsections 6(d) and Storefront Signs (b), (c).
- Storefront Signs or Lettering Subsection (a) is inconsistent with Subsection 10(f) under Fascia Signs.
- Blade Signs See comment under General above.

Staff recommends approval of the proposed sign plan criteria with the conditions of approval above.

July 12, 2016

The Applicant is requesting sign plan approval for the commercial tenant spaces of the mixed-use buildings at 7979 and 7978 S. Main St. Plan Commissioners will recall that signage for the buildings was shown as general concepts and placeholders on the original building plans; however, as commercial tenant space has been leased, the City is receiving requests for business signage that does not, in many cases, match the original layout. In an effort to have a consistent and unified treatment of the Main Street corridor, a new sign

plan program with corresponding written tenant sign criteria is proposed. The purpose of tonight's review is to discuss the locations, sizes, number, materials, and other details for prescribed tenant signage.

Included with this report is the building plan that was approved by the Plan Commission in 2015. Also included with this report is a sample of the tenant sign criteria used by the Applicant in the Mequon Town Center development. While this written document would require modification to conform to the requirements of Drexel Town Square and the Oak Creek Zoning Code, it serves as a guidance document for the Main Street tenant spaces. Additional information from the Applicant is forthcoming to be discussed at the meeting.

Should the Plan Commission determine that the proposed sign plan program presented during the meeting is acceptable, staff will make a recommendation for approval.

Prepared by:

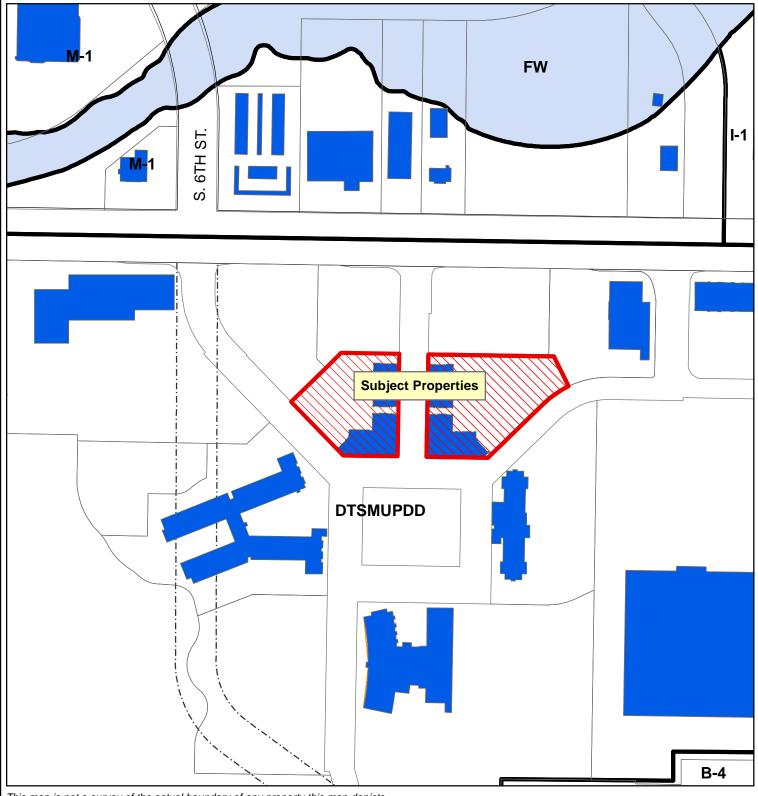
Kari Papelbon, CFM, AICP Planner

Respectfully Submitted by:

Douglas Seymour, AICP

Director of Community Development

Location Map 7979 & 7978 S. Main St.



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







DREXEL TOWN SQUARE MAIN STREET TENANT SIGN CRITERIA

INTRODUCTION

This sign criterion is to provide the guidelines necessary to achieve a visually comprehensive, aesthetically balanced signage environment, consistent with the design objectives of the Drexel Town Square MUPDD.

GENERAL

All tenants are required to install one (1) sign on their sign fascia as herein specified before Tenant opens for business at the shopping center.

The purpose of this Sign Criteria is to inform tenants of the framework within which the Landlord will review and approve all tenant signs to be erected at Drexel Town Square for tenants within buildings located on Main Street. Specific limits or requirements are stated herein. Landlord expressly reserves the right to require modifications to signs prior to Landlord approval and may modify these sign criteria at any time, at Landlord's sole discretion. The City of Oak Creek will have final review and approval of all signs prior to the issuance of any permits. All signs must comply with applicable City ordinances, including the Drexel Town Square Mixed Use Planned Development District zoning and design guidelines. Acceptance of tenant signage by Landlord does not relieve the obligation of the Tenant to secure all necessary approvals and permits from the City of Oak Creek, including any required variances.

A copy of the sign permit and certificate of insurance of the sign installation company designating Landlord as additional insured must be provided to Landlord prior to the installation of any sign.

Landlord retains the right to approve the sign installation company. All costs associated with re-fabrication or re-installation of Tenant's sign and fascia repair caused, in whole or in part, by failure to follow Landlord guidelines shall be the sole responsibility of the Tenant.

Signage that identifies the entrances to the residential areas shall be permitted in accordance with Exhibit A.

FASCIA SIGNS

- 1) NUMBER OF SIGNS: One sign per entry façade is permitted per store, except as further described.
 - a) When a store is at the intersection of two outside storefront walls and each wall is adjacent to a driveway or public street, Landlord will permit one sign on each fascia.
 - b) One (1) sign per tenant is allowed on the building facade of their respective buildings facing Main Street, and one sign shall be allowed on the fascia facing the public parking fields.
 - c) Endcap tenants of premises that face both Main Street and the alley to the north or West Town Square Way to the south shall be allowed three (3) signs with one (1) sign on each elevation facing a street or alley and one (1) sign facing Main Street.
- 2) LOCATION OF SIGNS: Identification confined to Tenant's leased frontage within the neutral strips separating two tenants. All signs to be located on building fascia as determined and approved by Landlord and the governing local municipality. The centerline of all signs to be mounted vertically at 12'-4" above the finished building floor elevation of the base building.

3) MOUNTING OF SIGNS:

a) All signs shall be constructed and mounted in conformance with applicable codes and so that all fasteners, hangers, brackets, transformers, light leaks, conduit, cabinets, and wiring will be concealed from public view.

- b) All fasteners will be of non-corrosive material such as aluminum, stainless steel, or cadmium plated so as not to stain the fascia. All holes and fasteners will be fully filled and covered with silicone caulk to aid in rust prevention and prevent water penetration through the fascia. The proper number and size of fasteners are to be used to support each mounted sign. Care is to be taken during installation to minimize damage to the fascia and other adjacent materials and surfaces.
- 4) SIZE OF SIGN: Except as otherwise specifically limited herein, the size of the sign and letters shall not exceed the following limits:
 - a) Maximum Area: 35 Square Feet
 - b) Minimum Height of letters: For signs with a single line of letters, vertical dimensions to be at least 16" in height except for letters used integrally to a logo. For signs with two lines of letters, vertical dimensions of the letters to be at least 5" in height.
 - c) Depth of letters: 4" from back of letter to the letter face
 - d) Depth and width of raceway: 2"x6" with secondary wiring; T'xT' with transformer
 - e) Length of raceway: Raceway shall not extend past any portion of the lettering text unless such raceway is integrated into the sign as a design element (i.e. used to 'underline' the text).
 - f) Trade Insignia/Logo: Maximum area to be 4 square feet with a maximum height of 25", unless the logo is used as the sign itself, in which case the sign shall otherwise comply with area requirements herein.
 - g) Height of sign: The sign shall not be more than 28" in height as measured from the elevation of its lowest point to the elevation of its highest point. In the event that individual letters, for the purposes of brand identification, have individual components that rise above or below the primary line of text then the height can be extended to 32" for not more than one individual letter.
- 5) SIGN TEXT: Text shall be limited to store name or Tenant's trade name and limited product, service or goods sold if important to identifying the business

6) TYPES OF SIGNS PERMITTED:

- a) Individual letters mounted on raceway painted to match the fascia upon which the sign is located or as otherwise approved in writing by Landlord and as approved by the City of Oak Creek.
- b) Connected Script letters without background, customarily used at Tenant's other places of business mounted on a raceway.
- c) Channel signs that describe Tenant's product, service or goods sold as long as the size and location properly coordinate with the main tenant sign. May be used only as a supplement to the main tenant sign. Approval granted at Landlord and City of Oak Creek. No Box Signs are allowed.
- d) Hanging neon sign displayed from within the tenant space that promote tenant services or specific products up to 300 square inches or 50 percent of window area whichever is less. Either an open sign or a service or product sign is allowed as long as the total size of the sign does not exceed the 300 square inch or 50 percent of window area limitation.
- e) Special event banners such as "Coming Soon "or "Grand opening" in accordance with City of Oak Creek requirements.

7) MATERIALS AND COLORS OF SIGN LETTERS:

- a) Letter faces to be a minimum of 1/8" acrylic for center conformity and overall appearance.
- b) Letters to be made of a minimum of .063 aluminum backs and returns with a painted finish to be specified by Landlord, trimmed with 1" trim around the acrylic edge. All aluminum surfaces inside letters will be painted.
- c) Raceway made of galvanized sheet metal a minimum of .063, color to match fascia wall color.
- d) Other materials may be submitted subject to Landlord and City written approval.

8) TYPES OF ILLUMINATIONS:

- a) All signs on fascia must be lighted. Letters must be either internally illuminated neon or LED (with translucent faces and with light sources completely concealed) or halo illuminated with LED backlighting that is fully concealed. Illumination levels shall comply with City of Oak Creek light code.
- b) Specialty straight arm exterior lighting of blade signs is allowed at anchor / end cap tenants at the discretion of the landlord. Remote transformers will be mounted behind fascia wall surface. Front lighting of signs must be approved by Landlord and City and must be otherwise in compliance with this Signage Criteria.

9) ELECTRICAL INFORMATION:

- a) Electrical service, wiring, and time clock to be furnished and installed by Tenant at Tenant's cost.
- b) All electrical service charges to be paid for by the Tenant.
- c) All components and their installation to comply with all applicable ordinances and codes.
- d) All signs must be UL approved.
- e) All electrical work must be performed by a licensed electrician.

10) SPECIFIC PROHIBITIONS

- a) Interior and exterior flashing, rotating, audible and/or moving signs
- b) Light leaks of any kind; exposed lamps or tubing unless approved by Landlord and City of Oak Creek.
- c) Portable signs located within one (1) mile of Shopping Center. No off-premise signs or portable signs (except for the existing multipanel DTS entrance signs) are permitted within the development. Per the DTSMUPDD: "Easel / A-frame signs are allowable on a daily basis, and must be taken in nightly by retailers. A-frame signs must be constructed of heavy-duty, quality materials to ensure stability. These signs may not exceed 4' in height and 2'-6" in width (no more than 10 square feet per side)."
- d) Visible sign company names or permits.
- e) Decals on door or show window glass (unless required by code or approved by Landlord). These limitations may be waived by written permission of Landlord and approval of the City of Oak Creek for window skins or signs that are installed prior to a retailer opening for business or for spaces not currently rented.
- f) Painted lettering.
- g) All temporary signs or banners that are attached on any part of the building without express written permission of Landlord and as approved by the City of Oak Creek.
- 11) DRAWING SUBMISSION FOR APPROVAL PROCESS: Three complete sets of sign construction drawings must be submitted to the Landlord for approval BEFORE fabrication. The Landlord shall review and initial sign drawings submitted by submitted by Tenant and will return two (2) sets to Tenant, indicating Landlord's approval provided such drawings conform to the criteria specified herein. Landlord shall not be responsible for the cost of signs fabricated, ordered or constructed that do not conform to such sign criteria not specifically approved in writing by Landlord. Tenant's sign drawings must include the following:
 - a) Elevation view of sign (drawn to accurate scale) with dimensions of height of letters and length of sign.
 - b) Notations of the specific manufacturer, sizes and colors of the lens and letter materials and the neon tubing and transformers.
 - c) Cross-section view through sign letter and raceway showing materials and the dimensioned projection of the face of the letter from the face of the raceway and the size of raceway.
 - d) Scale drawing of location of sign on fascia.

STOREFRONT SIGNS OR LETTERING

- a) No signs or lettering shall be painted on or attached to the glass of storefronts, windows, or doors, except as herein specified.
- b) Graphic window skins used to obscure areas within a Tenant's premises may be allowed with express written consent of the Landlord and approval from the City of Oak Creek provided that such window skins do not obscure more than 25% of the total square footage of storefront glass fronting such Tenant's premises.
- c) Vinyl lettering may be allowed with a maximum 10% coverage and maximum text height equal to 5% of retail storefront height with Landlord's written permission and approval by the City of Oak Creek.
- d) Neat lettering, consisting of letters not exceeding 2" in height, may be placed on the inside of the window adjacent to the front door for the purpose of identification, address and information such as store hours and emergency telephone numbers.
- e) No signs such as billboards, sales, specials, etc., can be attached to interior or exterior face of storefront, windows or doors except as otherwise provided for in this Signage Criteria and approved by Landlord and City in writing.
- f) Any interior storefront decorations or decals that are part of a national branding campaign will be allowed but must be approved by landlord and city subject to applicable City ordinances.

BLADE SIGNS

- a) Tenants with leased premises on an endcap facing either the alley to the north or West Town Square Way to the south shall have the right to install One (1) blade style sign in addition to the signs otherwise allowed in this Plan.
- b) Inline retail tenants shall have the option of installing a Blade Sign <u>instead of</u> a Fascia Sign to which they are entitled under this plan.
- c) The blade sign shall generally conform with all of the requirements set forth in the FASCIA SIGNS requirements above except as follows:
 - a. The sign shall be no more than 3 feet in height and 2 feet in width
 - b. The sign shall project no more than 2'-6" from the face of the building
 - c. The sign shall be located with no sign element lower than 8' above sidewalk grade and with no element higher than 12'4" above sidewalk grade. The sign shall be located within the area defined by the Premises.

MISCELLANEOUS SIGNS

- a) Any and all signs which, in Landlord's opinion, are not covered by the requirements set forth above shall be reviewed on their individual merits and would require separate landlord and city approval.
- b) There shall be no exterior freestanding or pylon signs.
- c) Tenant is required to obtain all Landlord and City approvals in writing; oral approvals are insufficient and do not satisfy approval requirements herein.
- d) In no event shall Landlord's approval of any sign be deemed or construed as a warranty or guaranty by Landlord that such sign shall satisfy or be approved by any applicable governmental agency or authority; Tenant hereby acknowledges that it shall be solely responsible for obtaining any and all governmental approvals at its sole costs and expense.

- e) Tenant shall comply with both governmental and Landlord requirements pertaining to Tenant's sign. In the event of a conflict, Tenant shall present Landlord with proof of such conflicting requirements and request Landlord consent to deviate from those items of Landlord's criteria that make compliance with both impossible. Tenant shall be solely responsible to obtain Landlord's consent in accordance with these sign criteria.
- f) PYLON SIGNS: Availability of signage to Tenants on the Drexel Town Square monument and/or Pylon signs shall be determined by the Drexel Town Square MUPDD and shall be governed by the Association.
- g) LEASING SIGNS: Except for signage otherwise allowed by this Signage Criteria, the shopping center will be allowed up to two retail (2) leasing signs; the locations shall be approved by the Department of Community Development. The signs will have a maximum display area of thirty-two (32) square feet. The signs' design will allow for the display of the corporate name and logo along with a phone number in a color scheme that represents corporate or company colors. The residential units may be marketed using banner signage affixed to balcony rails. Such signage shall not exceed the size of such balcony rail, and each building is limited to one sign per elevation.

SIGNAGE GUIDELINES

There are several retailers within the Drexel Town Square development, ranging from general outlot buildings in the Perimeter Commercial district, to in-line units on Main Street. In addition to signage regulations within Chapter 17 (17.0701-17.0715) of the Zoning Code for the City of Oak Creek, Drexel Town Square encourages its tenants to incorporate signage into the overall building design. The following guidelines* are to enhance the development's urban qualities by creating a user-friendly, multi-scaled experience through signage. All primary and secondary signage must be approved by the Plan Commission as part of the site and building plan approval process.

MULTI-SCALE SIGNAGE EXAMPLE



Temporary signage

Secondary signage

To achieve a consistency to the Drexel Town Square development, building signage is recommended at multiple scales, and in a variety of types. A framework of recommended guidelines provides regularity and rhythm to ensure a cohesive language at all streets within the masterplan. In order to effectively integrate signage into the overall project design, recommendations have been set forth based on the following categories:

- A TYPES AND VARIATION
- **B** QUANTITY AND SCALE
- PLACEMENT AND ORIENTATION
- MATERIAL AND COLOR

- E DEVELOPMENT OR PERIMETER COMMERCIAL MONUMENT SIGNAGE
- F LARGE FORMAT RETAIL: SPECIAL CONDITION
- G GATEWAY SIGN

EXAMPLES OF SUCCESSFUL SIGNAGE APPLICATION





* See Design Guidelines, section "Architectural Design" of this document for more information on acceptable design standards for Drexel Town Square buildings.

TYPES AND VARIATION

Multiple types of signage are preferred to add visual interest and variation to Drexel Town Square. To encourage a high standard of signage, while understanding the need for flexibility, multiple options are identified.

RECOMMENDED TYPES:

Architectural

Options: Channel or Extruded Lighting: Internal Neon Reverse Internal Location: Entry Facade





PRIMARY SIGN, "BEST"

Extruded

Options: Floating or Wall Mounted Lighting: Reverse External Location: Entry Facade Non-Entry







PRIMARY SIGN, "BETTER" .

Cut-out

Options: Offset or Wall Mounted Lighting: Internal External Location: Entry Facade







Signage adds visual interest, depth, and rhythm to the facade and streetscape. Primary signage identifies the retailer from a distance; the human scale is addressed by eye level signage; however an intermediate, or secondary, scale is necessary. Flags (horizontal or vertical, fabric or solid, wall mounted or suspended) are the recommended secondary sign to be used with the primary signs shown at left.

RECOMMENDED TYPES:

Flag

Options: Horizontal

Vertical Fabric Rigid

Lighting: Internal External

Entry Facade Location: Special Condition

Non-Entry











SECONDARY SIGN, "BEST"

Awning

Options: Linear or Dome

Wall Mounted External (from above) Lighting: Entry Facade Location:

Non-Entry Special Condition









SECONDARY SIGN, "GOOD"

Vinyl (on glazing)

Options: Text

Graphic

Location: Entry Facade Special Condition







EYE LEVEL SIGN · · · · · ·

Α

TYPES AND VARIATION CONTINUED

UNACCEPTABLE TYPES:

Due to their unattractive, illegible, or easily damaged character, the following sign types are not permitted at Drexel Town Square.



EXCEPTION: LED and electronic signs will be allowed at specific locations; refer to section E-4 of Appendix B for additional information. Electronic signs may not be attached to building facades at any location.

LED / Electronic- These signs can be very difficult to read, and detract from the desired architectural aesthetic.





Box Signs- These signs are generally flat, are not pedestrian-friendly, and do not contribute to the architectural design of the building.





Neon-By itself, neon can be visually overwhelming and difficult to read. Neon should not be the primary signage.



EXCEPTION: Temporary and banner signs may be used for short durations during grand openings or for seasonal messages. This rule does not apply to ease! / triangle signs which are put out daily by businesses; these signs are encouraged at pedestrian locations. Refer to "Allowable Temporary Signs" for additional information.

Temporary-Temporary signs are of poor quality and durability, and do not contribute to architectural aesthetic.





Painted- These signs are very flat, and do not contribute to architectural aesthetic.

RECOMMENDED TYPES:

Included below are precedents that are indicative of the signage standard and recommendations for retailers at Drexel Town Square.





Signage demonstrates depth; features a clean and durable letter on natural building material.





Extruded letters on a canopy give dimension to streetscape; multiple levels of signage.





Well-made flag signs add visual interest for pedestrians, and make stores easily identifiable.

ALLOWABLE TEMPORARY SIGNS

Temporary signs are allowed for certain durations. Temporary banner signs are allowed for a limited time after grand openings, and for seasonal events. Temporary signs must meet all requirements as detailed in the Oak Creek Zoning Code section 17.0709.

Easel / A-frame signs are allowable on a daily basis, and must be taken in nightly by retailers. A-frame signs must be constructed of heavy-duty, quality materials to ensure stability. These signs may not exceed 4' in height and 2'-6" in width (no more than 10 square feet per side).





QUANTITY AND SCALE

The quantity and scale of signage is important to set standards so that retailers can be readily identified without becoming a billboard. There are two distinct types of retail buildings within the Drexel Town Square master plan: the outlot building, which is visible from multiple directions, and the in-line store typical of main street. The following guidelines address the two types described above.

EXAMPLE OF PRIMARY SIGN AT OUTLOT TYPE BUILDING



EXAMPLE OF SECONDARY SIGN AT MAIN STREET

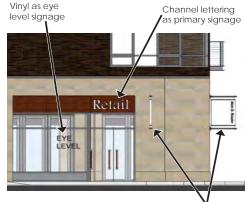


EXAMPLE OF EYE LEVEL SIGN



QUANTITY

- 1 primary sign per entry facade per tenant. *
- 1-2 flag signs per entry facade (fabric or solid)
- 1 eye level sign/graphic per 12 linear feet of entry facade



Example: Main Street Retail Height: 15'-8", 15% of 15'-8" = 28" maximum height of primary sign Perpendicular solid flags as secondary signage

*EXCEPTION: Primary signs are also allowed on special condition facades. Perimeter buildings at Drexel and Howell Avenues may also have an additional primary sign on the facade facing Drexel OR Howell Ave. if that facade is not an entry facade (I.E. first generation plan, buildings A/A2, 85, 82, 81, C1, D, E, F1, F2, G, H, I, J).

SCALE



- minimum sign height =16" - maximum sign height = 15% of retail

FLAGS

floor height.

 wall mounted fabric flag may not be >10' in height and must maintain a vertical proportion; may not extend > 4' off facade or < 8' from ground.



wall mounted solid flag may not be > 36" in width or 36" in height; may not be < 8' from ground plane; may not project > 4' from the outermost facade.

LACOSTE

SUSPENDED

- suspended signs which are perpendicular to the facade and project over pedestrian paths may not be < 8' from ground nor project > 4' from outermost building facade.

AWNING



- minimum lettering height = 8"
 maximum sign height = 5% of retail floor height.
- text on awning preferred on face perpendicular to ground plane.
- awning may not extend more than 4' from outermost facade



VINYL SIGN ON GLAZING

- text/graphic/pattern may not cause > 10% of glazing to become opaque.
- maximum text height = 5% of retail storefront.

UNACCEPTABLE SIGNAGE



Visibility and natural light into retail reduced by window graphics; too many signs.

RECOMMENDED SIGNAGE



Signage at multiple scales including extruded letters at cantilever; horizontal and vertical flags; eye level signage.



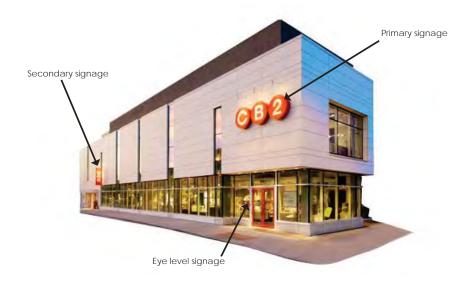
Primary, secondary, and tertiary signs are present. Signage has a consistent design. Temporary sign is for announcing opening date only and is subject to Chapter 17 requirements for temporary signs.

PLACEMENT AND ORIENTATION

It is recommended that facades feature a balance of parallel and perpendicular signage to enhance visual access and branding capabilities.



Signage should be located over entries, at sides of in-line bays, or at locations considerate of materials and their arrangement. Signage should be relevant within the overall architectural design.



EXAMPLE OF EYE LEVEL SIGNAGE



Multiple orientations of signage attract views from different directions, and are visually appealing.

EXAMPLE OF FLAG AND AWNING SIGNAGE



Awnings should be located at windows and doors, to emphasize architectural design. Awnings should not be continuous features which wrap the entire building or storefront.

UNACCEPTABLE SIGNAGE PLACEMENT



Signage does not brand business, and is placed between to structural bays. No other signage is provided.

RECOMMENDED SIGNAGE PLACEMENT



Signage is centered on the retail unit, and between facade elements. Signage works with building design to define storefront size.

MATERIAL AND COLOR

To achieve a consistency to the Drexel Town Square retail development, building signage is preferred to have a consistent language. The signage materials and textiles selected should be durable, contrast and complement the building's facade, be properly illuminated, and be well integrated into the overall building or storefront design.

EXAMPLES OF COMPLEMENTARY RETAIL SIGNAGE







RECOMMENDED MATERIALS FOR RETAIL SIGNAGE



Stainless Steel



Wood



Translucent Durable Plastic



Vinyl Lettering/Graphics



Steel Channel



Aluminum

COLOR AND PATTERN

Color of signage shall complement building materials. Colors are recommended to be solid. Limit use of distracting patterns.

EXAMPLES OF SIGNAGE MATERIAL AND COLOR



RECOMMENDED: Signage colors and materials complement building materials.



arched windows. Colors are neutral and consistent. Awnings are made of durable canvas.





RECOMMENDED: Dome awnings complement upper UNACCEPTABLE: Domed awnings do not complement rectangular facade elements. Vinyl awnings are unacceptable. Awnings may not extend full length of building.



ITEM: 4c

DATE: August 23, 2016

PROJECT: Sign Plan Review – Martinizing (Brian Cass)

ADDRESS: 7967 S. Main Street

TAX KEY NO: 813-9053

STAFF RECOMMENDATION: That the Plan Commission approve the sign plan for Martinizing located

at 7979 S. Main Street.

Ownership: DTS Mixed Use LLC

Size: 1.168 acres

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

Adjacent Zoning: North - DTSMUPDD, Drexel Town Square Mixed Use Planned Development

East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development

Comprehensive Plan: Planned Mix Use

Wetlands: N/A Floodplain: N/A Official Map: N/A.

Commentary: The applicant is proposing to install one wall sign over the entry facade. The proposed sign will have a wall height of 17.6 inches, which is within the 25.2 inch maximum. Overall, the sign will be 17.6 square feet in area and be constructed in channel lettering and push-through channel lettering. The proposed sign size is within size sign limits.

The blue Martinizing letters are the traditional channel letter design mounted to a raceway (that will match the building facade) that is attached to the wall. The "green cleaning" sign will be a push-through channel letter design. Push-through means that the letters will be raised from the green base as illustrated in your report. The green base will not be illuminated, however, the white letters will be illuminated. This design provides the applicant the ability to display their brand, but not construct an internally lit cabinet, which is prohibited in this zoning district.

Prepared by:

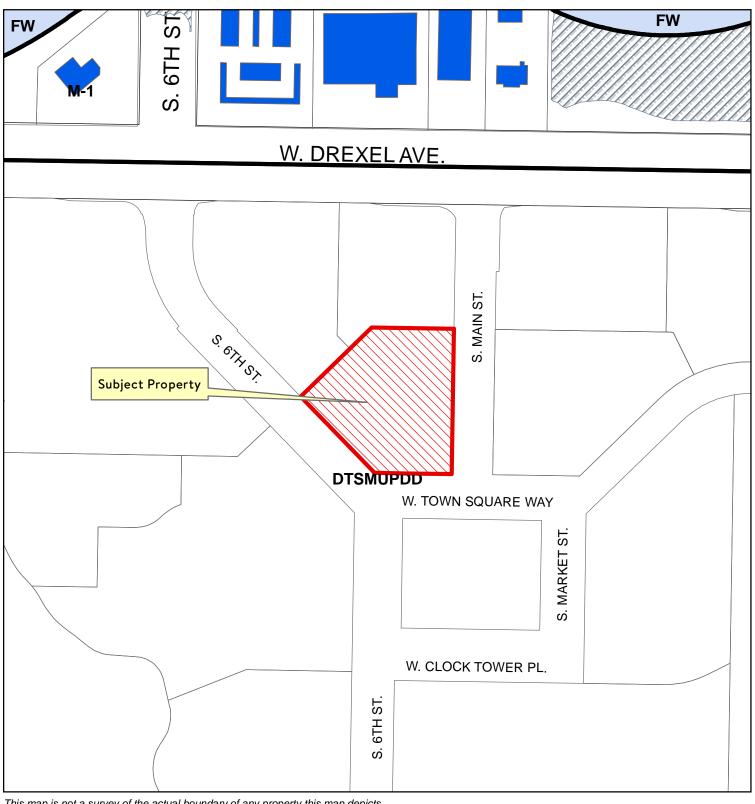
Peter Wagner, AICP

Zoning Administrator/Planner

Respectfully Submitted by:

Douglas Seymour, AICP

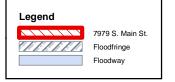
Location Map



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









Overall size is 120" wide x 17.6" high Letter M is approx. 13" high Letters to be LED lit and raceway mounted Raceway color to match color of dark concrete block Green oval module is 86" wide x 6.5" high. Module will be raceway mounted and internally lit, but the green vinyl will be opaque and light will only be allowed to show through the white letters.

At night, the green color will not be illuminated.



ITEM: 4d

DATE: August 23, 2016

PROJECT: Sign Plan Review – Forward Dental (Katie Scholz)

ADDRESS: 7979 S. Main Street

TAX KEY NO: 813-9053

STAFF RECOMMENDATION: That the Plan Commission approve the wall sign and flag sign on the entry façade (east elevation) for Forward Dental located at 7955 S. Main Street.

Ownership: DTS Mixed Use LLC

Size: 1.168 acres

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

Adjacent Zoning: North – DTSMUPDD, Drexel Town Square Mixed Use Planned Development

East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development

Comprehensive Plan: Planned Mix Use

Wetlands: N/A

Floodplain: N/A

Official Map: N/A.

Commentary: The applicant is proposing to install a total of four signs. One wall sign would be installed on the east elevation (entry façade) and another wall sign on the north elevation (non-entry façade). Similarly, the applicant is proposing to install two blade signs, one the east (entry façade) elevation and one on the north (non-entry) elevation. According to the DTSMUPDD development plan, a tenant is allowed one wall sign per entry façade and 1-2 blade signs per entry façade.

The proposed wall signs will be of channel letter design, mounted to a raceway which will be attached to the building. The raceway will match the color of the façade. The "Forward" letters and logo will be colored burgundy and the "Dental" letters will be colored white. The signs will be illuminated with LEDs. Both wall signs are 25 inches in height and are 42.2 square feet in area. These dimensions are compliant with the DTSMUPDD development plan; however, the proposed landlord sign program limits the overall square footage of wall signs to 35 square feet. The overall square footage will need to be revised to comply with the requirements of the sign program.

The blade signs will be constructed of white dibond with the business logo. Include in your packet are graphics depicting both the wall and blade signs. The materials and size of these signs comply with the DTSMUPDD Development Plan.

Both the wall signs and blade signs meet the sign design standards for this district, however, the number of signs exceed what is permitted in this zoning district. If the applicant wishes to install all four signs, the applicant will need to apply for a sign appeal.

Prepared by:

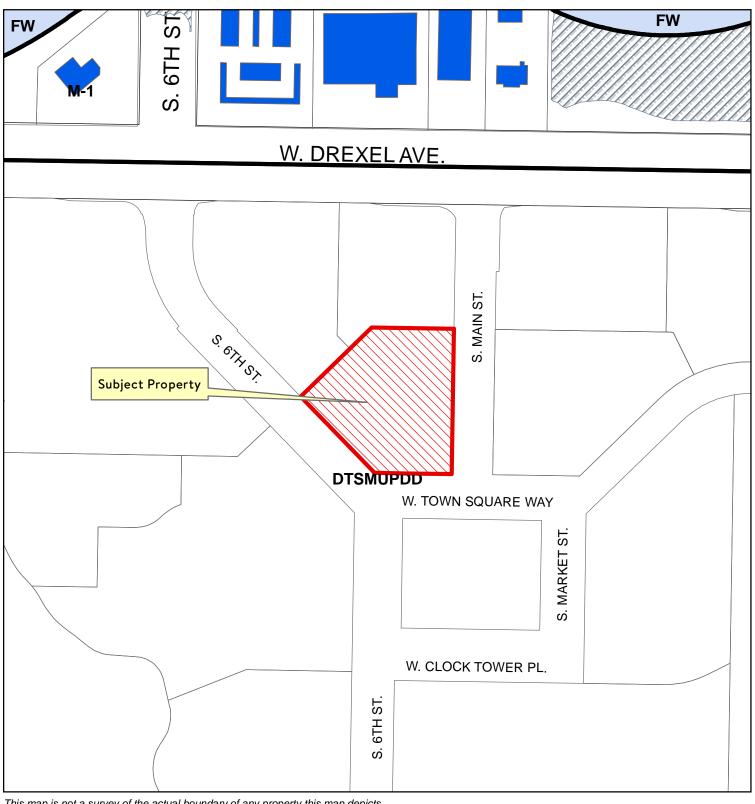
Peter Wagner, AIOP

Zoning Administrator/Planner

Respectfully Submitted by:

Douglas Seymour, AICP

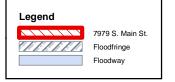
Location Map



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









Illuminated Channel Letters

- (A) "Forward" Letters & Logo 3" DEEP STOCK WHITE RETURNS 3/16" 2447 WHITE ACRYLIC FACES W/ 230-49 BURGUNDY TRANS, VINYL 3/4" BLACK TRIMCAP
- (B) "Dental" Letters 3" DEEP STOCK WHITE RETURNS 3/16" 2447 WHITE ACRYLIC FACES 3/4" BLACK TRIMCAP
- (C) Raceways SIGNCOMP 2 PIECE 8" NARROW RACEWAYS PAINTED TO MATCH MOUNTING SURFACE

Install MOUNT TO DESIGNATED SIGNBAND AREA USING LAGS AND LAG SHIELDS

Electrical Requirements
262 VLPLUS SHORT WHITE LED UNITS (105 Ft)
(3) MOD-60W DRIVER
3A @ 120V
FINAL ELECTRICAL SUPPLY AND CONNECTION BY OTHERS

Sign Code
LETTER HEIGHT IS ALLOWED AT 15%
OF THE TENANT FRONTAGE HEIGHT
FRONTAGE IS 168° TALL, ALLOWED HEIGHT IS 25.2°

Project

Forward Dental Oak Creek, WI

Designer DG Job Number: 62201

Date: 03.02.16 Rev. 1 03.07.16

Rev. 2:

Rev. 3:

Rev. 4 Rev. 5



9635 Gitard Ave S. Minneapolis, Minnesota 55431

952 641 9500

archetypesign.com.

Contact:

Gary Stemler 952 641 9603 garys@archetypesign.com

tions of other and continued as a service of the continued and the

Approved"

Type:

Description: Channel Letters on a Raceway





BURGUNDY VINYL OVERLAY w/

Illuminated Channel Letters

- A "Forward" Letters & Logo
 3" DEEP STOCK WHITE RETURNS
 3/16" 2447 WHITE ACRYLIC FACES W/ 230-49 BURGUNDY
 TRANS. VINYL
 3/4" BLACK TRIMCAP
- (B) "Dental" Letters
 3" DEEP STOCK WHITE RETURNS
 3/16" 2447 WHITE ACRYLIC FACES
 3/4" BLACK TRIMCAP
- (C) Raceways SIGNCOMP 2 PIECE 8" NARROW RACEWAYS PAINTED TO MATCH MOUNTING SURFACE

Install
MOUNT TO DESIGNATED SIGNBAND AREA USING
LAGS AND LAG SHIELDS

Electrical Requirements
262 YL-PLUS SHORT WHITE LED UNITS (105 Ft)
(3) MOD-60W DRIVER
3A @ 120V
FINAL ELECTRICAL SUPPLY AND CONNECTION BY OTHERS

Sign Code LETTER HEIGHT IS ALLOWED AT 15% OF THE TENANT FRONTAGE HEIGHT FRONTAGE IS 168" TALL, ALLOWED HEIGHT IS 25.2" Froint!

Forward Dental Oak Creek, WI

Designer. DG Job Number: 62201 Date 03.02.16

Rev. 1 03.07.16 Rev. 2: Rev. 3:

Rev. 4. Rev. 5



1635 Grand Ave S. Minneupolis, Rinmesona 55431

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Corract: Gary Stemler 952 641 9603 garys@archetypesign.com

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Approved

Туре

Channel Letters on a Raceway

241 1/4"

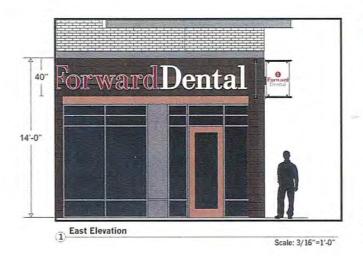
241 1/4"

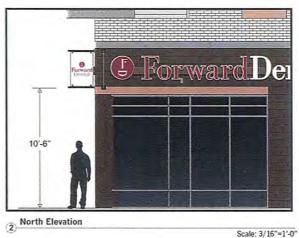
241 1/4"

RACEWAY 2
121 1/2"

Channel Letters / Raceway

Scale: 3/6"=1'-0"





Description (Option 1)

A D/F Exterior Blade Mounted Signs 1/4" WHITE DIBOND FACE WITH APPLIED VINYL GRAPHICS LOGO: BURGUNDY 230-49 FORWARD: BURGUNDY 230-49 DENTAL: SLATE GREY 203-31

(B) Post Hangers 1 1/2" SQUARE ALUMINUM TUBE SUPPORTS DECORATIVE CAPS (STYLE TBD) 1 1/2" X 2" PANEL BRACKETS 5" X 5" X 3/8" MATCHPLATES PAINTED BLACK

> Install MOUNT TO DESIGNATED SIGNBAND AREA USING LAGS AND LAG SHIELDS

QTY: 2

Forward Dental Oak Creek, WI

Designer DG

los Number: 62201 Date 05.16.16

Sev 1

Rev. 5.

Rev. 4 Rev. 5



9635 Grani Ave S. Minneapolis Minnesora 55451

952 641 9500

archetypesign.com

Gary Stemler 952 641 9603 garys@archetypesign.com

Approved

Blade Sign

Forwar orward ental



D/F Blade Sign (Non-Illuminated)

Scale: 1"=1'-0"



ITEM:

DATE: August 23, 2016

4e

PROJECT: Sign Plan Review – Roots Salon

ADDRESS: 7979 S. Main Street

TAX KEY NO: 813-9053

STAFF RECOMMENDATION: That the Plan Commission not approve the sign plan for Roots located at 7959 S.

Main Street.

Ownership: DTS Mixed Use LLC

Size: 1.168 acres

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

Adjacent Zoning: North – DTSMUPDD, Drexel Town Square Mixed Use Planned Development

East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development
South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development
West – DTSMUPDD, Drexel Town Square Mixed Use Planned Development

Comprehensive Plan: Planned Mix Use

Wetlands: N/A

Floodplain: N/A

Official Map: N/A.

Commentary: The applicant is proposing to install one wall sign over the entry facade. The proposed sign will have a wall height of 30 inches, which <u>exceeds</u> the 25.2 inch maximum based on the DTSMUPDD Development plan that states signs shall not exceed 15 percent of the first floor wall height.

The exterior of the building shows material changes at approximately 14 feet. This would visually lead one to conclude that the first floor terminates at the material change, which would limit the height of the signs to 25.2 inches; however, the proposal shows a height of 30 inches for the sign. Staff feels that the overall sign height would be most appropriate and proportional at the 25-inch maximum, and is recommending such in the conditions of approval above. Other tenants in this building have met the 25-inch height limit.

Overall, the sign will be 17.5 square feet in area and be channel lettering mounted to a raceway that will match the building façade. The proposed sign size is within size sign limits. The sign will be constructed of white Plexiglas and be internally illuminated with white LEDs.

Based on the DTSMUPDD Development plan, the proposed sign does not meet sign regulations. There is a master sign program being proposed for this development that would allow up to a 32-inch sign. However, as of the writing of this report, the sign height limit is 25.2 inches. The Commission has the discretion to approve a master sign program allowing for a larger (height) sign. In such a case, the proposed sign would meet the criteria and would be recommended for approval.

Prepared by:

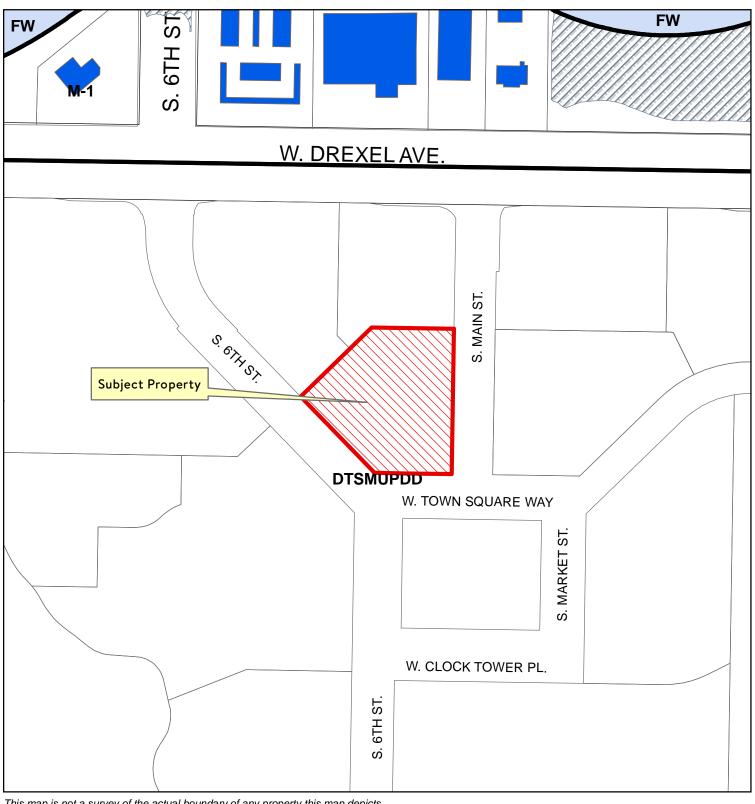
Peter Wagner, AleP

Zoning Administrator/Planner

Respectfully Submitted by:

Douglas Seymour, AICP

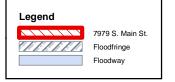
Location Map



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







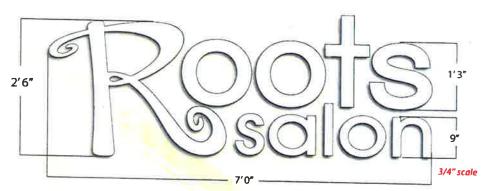


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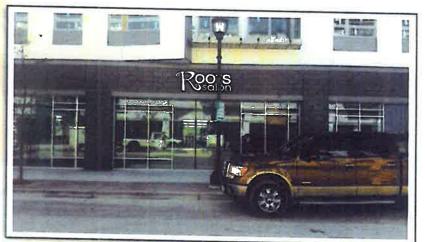


SPECIFICATIONS

FABRICATE AND INSTALL (1SET) INTERNALLY ILLUMINATED, RACEWAY MOUNTED CHANNEL LETTERS.

- FACES TO BE #7328 WHITE PLEXIGLASS
- RETURNS TO BE .050X5" AND BACKS TO BE .063 ALUMINUM
- TRIMCAPS TO BE 1" BLACK
- EXTERIORS PAINTED BLACK
- INTERIORS PAINTED WHITE
- ILLUMINATED WITH WHITE LEDS
- POWERED WITH APPROPRIATE LOAD POWER SUPPLIES
- RACEWAY TO BE 7"x 4.5" x 7'0" AND PAINTED TBD

Roots Salon channel letters



FINAL ELECTRICAL CONNECTION IS CLIENT RESPONSIBILITY

(4) Underwriters Laboratories, te

SAVED AS Roots Salon LOCATION Oak Creek WI

SALES REP Bob Kraus 19 July 16 DATE

REVISION

DESIGNER Ryan Becht

FABRICATION

CHANNEL LETTERS

OPEN CHANNEL LETTERS REVERSE CHANNEL LETTERS NON ACCENTS

CARNETSIGN MONUMENT SICH

THOM SOM PILON PANEL (S) ONL

- RATELLITIES

MOST MOST DOMPT MOST

RACEWAY MOUNT FLUSH MOUNT

INTERNALLY ILLUMINATED MON ETTIMENTED

MEON I LED LAMPS 120 VTRANSFORMERS

□ 30 MA □ 60 MA. 120 Y ADVANCE BALLASTS

COMPUTER CUT GRAPHICS

DIGITALLY PRINTED GRAPHICS

.125 ALLIMINUM ROLITED FACE PLEX FACE _ PLEX BACKED

FLEXFACE LECAN FACE

E RETURN TRIMCAP

RETAINERS

MESSAGE CENTER
BASE
POLECOVER

ADDRESS NUMBERS

SPECIAL INFORMATION

APPROVAL / DATE



ITEM: 4

DATE: August 23, 2016

PROJECT: Conditional Use Permit – The Waters Senior Living

ADDRESS: 8000 S. Market Street

TAX KEY NO: 813-9065-000

STAFF RECOMMENDATION: That the Plan Commission recommends that the Common Council approves a Conditional Use Permit allowing for the development of senior housing at 8000 S. Market Street after a public hearing and subject to conditions and restrictions that will be prepared for the Commission's review at their next meeting.

Ownership: City of Oak Creek (under contract with The Waters Senior Living Group)

Size: 2.54 acres

Existing Zoning: DTSMUPDD (Mixed Use sub-district)

Adjacent Zoning: North – DTSMUPDD (Mixed Use sub-district)

East – DTSMUPDD (Large Format Retail sub-district)

South - B-4, Highway Business

West – DTSMUPDD (Civic sub-district)

Comprehensive Plan: Planned Mixed Use.

Wetlands: none

Floodplain: none

Official Map: N/A

Commentary: The Applicant is requesting Plan Commission recommendation of approval of a conditional use permit that would allow housing for the elderly to be developed on the property at 8000 S. Market Street. This property, currently owned by the City and under contract to be sold to The Waters Senior Living Group, is part of the Mixed Use sub-district at Drexel Town Square. The Waters Senior Living Group operates several senior housing developments in the Minneapolis area. More information regarding this group and their current developments can be found at www.thewatersseniorliving.com.

Under the provisions of the regulating document (DTSMUPDD), housing for the elderly requires a conditional use permit in this sub-district, even though multifamily dwellings are considered permitted. The proposal is for (approximately) 140 units of senior housing, including memory care, as part of a four-story building at this site. The proposed use is consistent with the City's adopted comprehensive plan and is complementary to the mix of uses currently developed or approved for the Drexel Town Square development. If recommended for approval, staff would prepare conditions and restrictions for review by the Commission at their next meeting. Detailed site and building plans would be reviewed by the Commission at a later date.

Prepared by:

Kari Papelbon, CFM, AICP

Planner

Douglas Seymour, AICP

Respectfully Submitted by:

Location Map 8000 S. Market St. **FW** HOWELI B-2 **B-2 DTSMUPDD B-4 Subject Property** Rs-3 **B-4** OAKFIELD [This map is not a survey of the actual boundary of any property this map depicts. Legend 8000 S. Market St. Zoning Overlays C-1-Shoreland Wetland FF-Flood Fringe Lakefront Overlay OAKCREEK NO-Mixed Use Neighborhood OO-Mixed Use Office RR-Regional Retail Department of Community Development