



PLAN COMMISSION MEETING AGENDA

**TUESDAY, September 27, 2016
AT 6:00 PM**

- 1) ROLL CALL
- 2) Minutes of the September 13, 2016 meeting
- 3) Significant Common Council Actions
- 4) 6:00 PM SIGN APPEAL HEARING
 - a) Hold a public hearing on a proposed sign appeal for the property at 7979 S. Main St. (tenant space address: 7955 S. Main St.) submitted by Nikki Sachse, RLO Sign Inc., and Sarah Stanke, Archetype Sign, that would allow one wall sign on the north facade not to exceed 42 square feet in area; one wall sign on the east facade not to exceed 42 square feet in area; and several blade signs and window clings on the east, north, and west facades (Tax Key No. 734-9028-000). Follow this item on Twitter **@OakCreekPC#OCPCForwardDental**.
- 5) NEW BUSINESS
 - a) SIGN APPEAL - Consider a request for sign appeal for the property at 7979 S. Main St. (tenant space address: 7955 S. Main St.) submitted by Nikki Sachse, RLO Sign Inc., and Sarah Stanke, Archetype Sign, that would allow one wall sign on the north facade not to exceed 42 square feet in area; one wall sign on the east facade not to exceed 42 square feet in area; and several blade signs and window clings on the east, north, and west facades (Tax Key No. 734-9028-000). Follow this item on Twitter **@OakCreekPC#OCPCForwardDental**.
 - b) CERTIFIED SURVEY MAP - Review a certified survey map submitted by Randy and Lori Hunt for the properties at 9202 S. 8th Ave. and 9203, 9209, and 9213 S. 7th Ave. (Tax Key Nos. 869-0074-000, 869-0170-000, 869-0171-000, 869-0172-000). Follow this item on Twitter **@OakCreekPC#OCPC HuntCSM**.
 - c) PLAN REVIEW - Review site, building, landscaping, and lighting plans submitted by Sam Dickman, Jr., The Dickman Company, for a multitenant industrial building on the property at 10450 S. Oakview Parkway. (Tax Key No. 955-1019-000). Follow this item on Twitter **@OakCreekPC#OCPC Dickman**.
 - d) 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#OCPC Main**.
- 6) ADJOURN

PLEASE NOTE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, 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, SEPTEMBER 13, 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 Carrillo, Alderman Bukiewicz, Mayor Scaffidi, Alderman Guzikowski, Commissioner Correll, Commissioner Siepert and Commissioner Chandler. Also present: Kari Papelbon, Planner; and Michael Kressuk, Assistant Fire Chief.

Minutes of the August 23, 2016 meeting

Commissioner Dickmann moved that the Plan Commission approve the minutes from the August 23, 2016 meeting. Commissioner Siepert seconded. On roll call: all voted aye, except Commissioner Johnston, as he was not present at the August 23, 2016 meeting. Motion carried.

**CONDITIONS AND RESTRICTIONS
CITY OF OAK CREEK
THE WATERS SENIOR LIVING
8000 S. MARKET ST.
TAX KEY NO. 813-9065**

Ms. Papelbon provided an overview of the proposed Conditions and Restrictions for the development of elderly/senior housing (The Waters). The Conditions and Restrictions are specific for the location within Drexel Town Square.

Commissioner Dickmann asked how "Section 5: Maintenance and Operation" came into being in the Conditions and Restrictions. Ms. Papelbon responded that this section was taken directly from the Drexel Town Square Mixed Use Planned Development regulating plan. It basically states that the Plan Commission has the authority to approve of certain items in the maintenance and operation of the property, such as location of trash enclosures.

Commissioner Siepert asked if the parking will be below or above ground. Ms. Papelbon responded that at this point she does not have plans. Plans will be received within the next week.

Arden Degner, 8540 S. Pennsylvania Avenue, asked if this is the best use of this property as the street view of the Civic Center will be lost. His concern is that people will not be readily able to find the Civic Center. He stated that a building four stories high should be located in an area that does not obstruct the Civic Center.

Commissioner Bukiewicz moved that the Plan Commission recommends that the Common Council adopts the Conditions and Restrictions as part of the Conditional Use Permit allowing for the development of senior/elderly housing at 8000 S. Market Street after a public hearing. Commissioner Correll seconded. On roll call: all voted aye. Motion carried.

**PLAN REVIEW
HSA COMMERCIAL – HEALTH CLINIC
7901 S. 6TH STREET
TAX KEY NO. 813-9056**

Ms. Papelbon provided an overview of the proposal for a 1.5-story, 16,300 square-foot addition to the approved Froedtert – Drexel Town Square Health Clinic. With the proposed cancer center addition, a total of 212 surface (13 disabled) and 425 parking structure stalls (total = 637) are provided. An additional 20 “on-street” stalls are included along both sides of the shared access with Emerald Row apartments. Based on the size of the proposed facility, approximately 109,100 square feet, 546 parking stalls would be required per the DTSMUPDD.

Building materials for the addition are similar to those used for the main building – striated precast panels; striated metal panels, smooth prefinished metal panels, and corrugated metal screening for mechanicals; and tinted and spandrel glass. A majority of the east elevation is proposed to be Prodema Natural Wood Beauty panels / rain screen. Per the DTSMUPDD, wood and architectural metal panels are allowed as secondary and accent materials. Corrugated metal screening is not listed in the DTSMUPDD as a material that can be used at street level. The use of wood as a primary building material on the east elevation of the proposed addition and corrugated metal screening will require a $\frac{3}{4}$ majority approval of the Plan Commission. Tinted glazing and opaque glass are also prohibited in the DTSMUPDD except as accents; however, based on programmatic and privacy needs of the facility, staff recommends approval.

A change to the plans for the patio was provided separate from the plans included in the staff report packets. Due to concerns for unsupervised activity in the proposed patio area, the revised plans call for no patio, landscaping in the southeast corner, with benches and lighted bollards on the north side of the sidewalk.

Commissioner Chandler asked for clarification regarding the door to access the patio. Ms. Papelbon responded that that recommendation is no longer applicable as this comment is for the original layout of the patio. That was before the change to landscaping.

Commissioner Chandler asked for samples of the “natural wood beauty” material. TJ Morley, Epstein Uhein Architects, Milwaukee, responded that this is a new material that is being added to the project. It is a natural wood veneer, commercial-grade product (photo provided).

Commissioner Dickmann asked about the patio area. Ms. Papelbon responded that the original plan was for it to be a patio area that did not have a door. Staff’s recommendation was to include a door so that people from the inside could access that patio. However, the applicant no longer wishes that to be a patio area. It will be all landscaping with benches along the sidewalk. Mayor Scaffidi asked if the sidewalk was public or private. Ms. Papelbon responded that the sidewalk is on their property. The sidewalk follows the building and is accessed off of 6th Street. It does connect to the public infrastructure.

Commissioner Bukiewicz stated that he does not have a problem with the proposed wood material. He stated that it adds a different touch to the building and it is well done.

Commissioner Bukiewicz stated he does not have concerns with reducing the parking. Commissioner Bukiewicz asked if the street parking coming in between Emerald Row and Froedert is open to the public. Ms. Papelbon responded that the parking along the access was intended to provide some additional on-street parking that was identified in the general development plan and regulating plan for Drexel Town Square. It is a public road up to a certain point. Commissioner Johnston stated it is a public road along 6th Street. The City has access agreements in place for that road and maintenance responsibilities for that road.

Commissioner Chandler asked if anyone can use the parking structure. Mark TeGrootenhuis, HSA Commercial, Milwaukee, responded that they have an agreement with the City that it is open to the City during public events.

Commissioner Dickmann asked if the applicant intended to submit a sign appeal for the proposed signs on the east elevation. Mr. TeGrootenhuis, stated that staff has provided information on the process to get permission to have the signage, and they will be pursuing a sign appeal.

Commissioner Bukiewicz asked if all stormwater issues have been met. Commissioner Johnston responded that it was all originally designed to accommodate their full build-out, so no additional stormwater management is needed.

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

1. That all building and fire codes are met.
2. That all conditions of approval issued for the main building on May 10, 2016 remain effective.
3. That all revised plans (site, building, landscaping, etc.) are submitted in digital and paper formats for review and approval by the Department of Community Development prior to the submission of building permit applications.
4. That detailed plans for signage are reviewed and approved by the Plan Commission prior to submission of sign permit applications.
5. That the wall sign location on the east elevation as proposed is NOT approved. The applicant/tenant may submit a sign appeal request for the proposed signs on the east elevation.
6. That all mechanical equipment (ground, building, and rooftop) is screened from view.
7. That final photometric and lighting plans indicating the approved luminaire type, pole type, color, and height for Drexel Town Square are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector, prior to the issuance of building permits.
8. That plans addressing grading, drainage, and stormwater quality (including the use of stormwater best management practices) be approved by the City Engineer prior to the issuance of building permits.
9. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

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

PLAN REVIEW

SELF STORAGE VENTURES, LLC

6304, 6340 S. HOWELL AVENUE

137, 147 & 203 E. COLLEGE AVENUE

TAX KEY NOS. 719-9991-001, 719-9990, 719-9992, 719-9993, 719-9994

Ms. Papelbon stated that there was a discussion regarding the utility easement on the north portion of the property and the proposed location of the buildings. An agreement was reached at which point the building A northern portion will be reduced by 5 feet to be outside of the utility easement area. The plans being shown at the meeting will be modified slightly. Staff is comfortable with the proposed reduction in order to meet that requirement.

Ms. Papelbon stated that condition #1 will have to be reworded due to the Board of Zoning Appeals decision that the 26-foot setback to the north property line was approved. She provided details of the proposed buildings, including materials.

Commissioner Bukiewicz stated that this is a good use of a very challenging property. No one has been able to do anything with this property for a number of years. He likes the layout.

Commissioner Bukiewicz asked if the units themselves are sprinklered or if they need fire hydrants for the outer buildings. Asst. Fire Chief Kressuk responded that without any building plans currently in hand, the Fire Department will not be able to make a determination on fire suppression needs. The Fire Department's recommendation would be that the structures are sprinklered.

Commissioner Siepert asked if the issues of setbacks, water main and easements has been addressed. Ms. Papelbon responded that moments before the meeting began, an agreement was reached that the northern portion of building A would be reduced in size so that it will be 5 feet south of where it is currently proposed, taking off 5 feet of the building itself.

Commissioner Chandler asked why the change was made to only allow access from College Avenue instead of Howell and College. Kelly Gallacher, 3114 Hunter's Ridge Way, Heber City, Utah, responded that Howell Avenue is a state highway, and WisDOT was unwilling to grant them the ingress.

Alderman Guzikowski stated this is a good fit for this property.

Alderman Guzikowski asked if there will be fencing along the south to screen St. Stephen's cemetery. Mr. Gallacher responded that they have not been in contact with St. Stephen's. The fence is vinyl-covered chain link. Mayor Scaffidi added that that is typical fencing for this use.

Mr. Gallacher thanked the Plan Commission and especially Kari Papelbon because she stayed the course over the long process of getting this development into the City. Mr. Gallacher thanked Ron Pritzlaff, Oak Creek Water and Sewer Utility Engineer and Mike Kressuk, Asst. Fire Chief, because minutes before the meeting they came to a solution with Mr. Gallacher. It was a clean, easy fix. To have their support and them staying the course was fantastic to achieve the result they have come to before this meeting. Mayor Scaffidi concurred and added that staff puts in a lot of work behind the scenes and they deserve the accolades.

Commissioner Dickmann moved that the Plan Commission approves the site and building plans for the self-storage development located at 6304 & 6340 S. Howell Ave. and 137, 147, & 209 E. College Ave., with the following conditions:

1. That all permits and/or approvals by the Wisconsin Department of Natural Resources (DNR) and Milwaukee County for all driveway accesses are received and copies submitted to the Department of Community Development prior to submission of building permit applications.
2. That all building and fire codes are met.
3. That all parking stalls meet required setbacks per the approved Conditions and Restrictions.
4. That all elevations are revised to comply with the Conditions and Restrictions requirement that a minimum of fifty (50) percent of the visible perimeter shall be finished with an acceptable glass, brick, or decorative masonry material.
5. That the exterior brick veneer meets the minimum 4-inch thick requirement per Code.

6. That all revised plans (site, building, landscaping, lighting details, retaining wall 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. Revised plans shall show a 5-foot (length) reduction to the north side of Building A as discussed.
7. That all signs are submitted for review and approval by the Plan Commission prior to the submission of sign permit applications.
8. That all mechanical equipment (ground, building, and rooftop) is screened from view.
9. That the final site grading, drainage, and stormwater management plans are approved by the Engineering Department.
10. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
11. That the final photometric and lighting plan is approved by the Electrical inspector prior to the issuance of building permits.

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

Commissioner Carrillo moved to adjourn. Commissioner Correll seconded. On roll call: all voted aye. Motion carried. The meeting was adjourned at 6:40 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

9/6/16

Date

Summary of Significant Common Council Actions

1. **APPROVED** Ordinance No. 2822, approving a Conditional Use Permit for the property at 8000 S. Market St., allowing for the development of senior housing.
2. **APPROVED Ordinance** No. 2824, approving an amendment to the Conditional Use Permit for the properties located at 9000 and 9100 S. Nicholson Rd. for the operation of a private indoor recreational facility.
3. **APPROVED Resolution** No. 11745-092016, designating the Oak Creek Civic Center Plaza as 'Richard Bolender Plaza'.
4. **CONCURRED** with the Mayor's appointment of Andrew Vickers as City Administrator.



Kari Papelbon, CFM, AICP
Planner



Plan Commission Report

ITEM: 4a & 5a

DATE: September 27, 2016

PROJECT: Sign Appeal – Forward Dental (Katie Scholz)

ADDRESS: 7979 S. Main Street

TAX KEY NO: 813-9053

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

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 requesting multiple variances from the DTSMUPDD General Development and Regulating plan limiting wall and blade signs to entry facades only and limiting the number of eye level signs to one per twelve feet of linear frontage and not to cover more than 10% of the glazing. Furthermore, the applicant is requesting a variance from the adopted master sign plan for buildings 1 and 2 which limit wall signs to 35 square-feet in area. The applicant is proposing to install a total of fourteen signs.

WALL SIGNS (2)

One wall sign would be installed on the east elevation (entry façade) and another wall sign on the north elevation (non-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. Therefore two variances will be required. One variance to the master sign plan will be required as to not exceed the 35 square-foot size limit and a second variance to allow a wall sign on a non-entry façade.

BLADE SIGNS (2)

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 1-2 blade signs per entry façade. 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. Therefore one variance will be required allowing the installation of a blade sign on a non-entry façade.

EYE LEVEL SIGNS (10)

A total of ten eye level signs are being proposed on the east, west, and north elevations of the buildings. According to the DTSMUPDD Development Plan, eye level signs are only allowed on entry facades, no more than one sign per 12 linear feet, and not to cover more than 10% of the glazing. Based on the linear frontage of the entrance facade, a maximum of four signs would be allowed. The applicant is proposing six. Of these six signs, only two comply with the regulation that no more than 10% of the glazing to become opaque. The “family photo” eye level sign covers 42% (30.7 square feet) of the glazing. It will be 23 inches taller than the proposed wall sign. The applicant has stated that this area of the building is used for a dental hygiene space and would like to protect the privacy of their patients by installing this size eye level

sign. On the “corner” of the east elevation, the applicant would like to install three eye level signs. The sum of these signs covers 14.3% of the glazing of the “corner” east elevation. Furthermore, the “New Smiles Welcome” sign is 15 inches taller than what would be allowed for a wall sign. The remaining four eye level signs on the north elevation and one on the west elevation do not exceed the 10% rule, however, they are located on a non-entry façades which does not comply with the DTSMUPDD Development Plan which prohibits eye level signs on non-entry facades. The “Big Smiles Inside” sign will be 5 inches taller than the proposed wall signs on the building. Overall, four variances are required. Once variance allowing two eye level signs to exceed the 10% glazing rule. Another to exceed the number of eye level signs from four to ten and another variance to allow eye level signs on non-entry facades.

If the Plan Commission is comfortable with the proposed signs, the Plan Commission can approve the following variances for the tenant space located at 7955 S. Main Street:

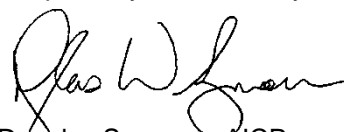
- 1) Allow the installation of one 45 square-foot wall sign on the north and east elevations of the building.
- 2) Allow the installation of one 24”x36” blade sign on the north and east elevations of the building.
- 3) Allow the installation of three eye-level signs on the north elevation of the building.
- 4) Allow the installation of one eye-level sign on the west elevation of the building.
- 5) Allow the installation of six eye-level signs on the east elevation of the building
- 6) Allow a 30.7 square-foot eye level sign on the east elevation.
- 7) Allow three eye-level signs that will cover 14.3% of the glazing on the “corner” building elevation.

Prepared by:



Peter Wagner, AICP
Zoning Administrator/Planner

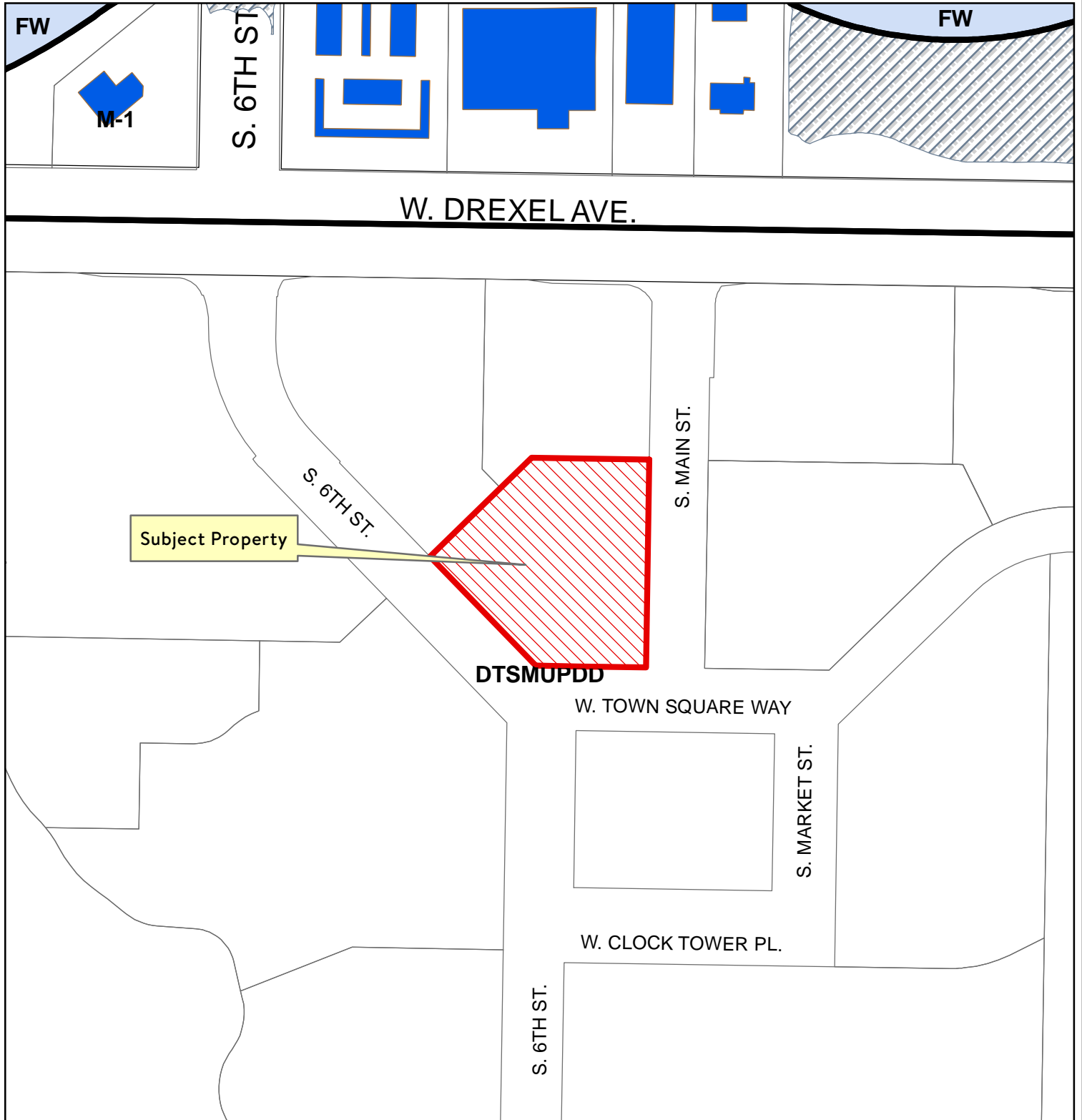
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

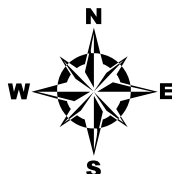
7979 S. Main St.



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



Department of Community Development



Legend	
	7979 S. Main St.
	Floodfringe
	Floodway

Publish September 15, 2016

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

A public hearing for a sign appeal will be held:

Date: Tuesday, September 27, 2016

Time: 6:00 p.m.

Place: Oak Creek City Hall
COMMON COUNCIL CHAMBERS
8040 S. 6th Street
Oak Creek, WI 53154

Appellant: Nikki Sachse

Tax Key No. 813—9053-000

Property location: 7979 S. Main Street

To Request: A variance from Section 17.0334 which states the following sign regulations as part of the General Development Plan and Regulating Plan:

- 1) Wall signs shall not exceed 15% of the retail floor height.
- 2) Only one wall sign or 1 to 2 blade signs are permitted on entry facades.
- 3) Eye level signs are limited to 1 sign per 12 linear feet of tenant space frontage on entry façade.
- 4) Eye level signs shall not exceed 10% of the glazing with text height limited to 5% of the storefront.

In addition, the adopted master sign plan limits wall signs to a maximum of 35 square in area.

If granted, the variance would allow the applicant to install one 45 square-foot wall sign on the north and east façade, one blade sign on the north and east façade, and 10 eye level signs not to exceed 10% of the glazing and have text height less than 5% of the storefront on the north, east, and west facades for the tenant space located at 7959 S. Main Street.

Zoning of Property: DTSMUPDD, Drexel Town Square Mixed Use Development District

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

Dated this 8th Day of September 2016

PLAN COMMISSION
CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Steve Scaffidi, Chairman

Public Notice

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, preferable a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 414-766-7000, or by writing to the ADA Coordinator at the Health Department, City Hall, 8040 South 6th Street, Oak Creek, Wisconsin 53154.

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



August 26, 2016
City of Oak Creek
8040 S. 6th St
Oak Creek WI 53154

9635 Girard Avenue South
Minneapolis, MN 55431
952.641.9600
archetypesign.com

On behalf of our client, Forward Dental, we are requesting a variance to allow for an increase in the number of window skins allowed at 7955 S Main Street.

Forward Dental is proposing window skins that fall in with the spirit of the way the code is written for skins. They are proposing less than 10% of the frontage for window skins and overall with two frontages considered, are within the 1 image per 12ft of store front criteria.

Forward Dental occupies a corner lot within the development and their entrance is on the corner of their space, therefore they should be considered having two frontages which would allow for a larger quantity of graphics. With both elevations included, Forward Dental should be allowed 8 graphics, they currently show 7 on their entrance elevations with an 8th graphic on the rear of the store. The larger graphic, on the East facing elevation, of the smiling family is covering a patient care area. They are proposing this image to protect the privacy of their customers while they are having dental work completed. A fit-plan of the practice has been included to honor this placement.

Overall, including the larger image, the skins are all below the 10% of glazing allowance. The proposed images are chosen from their national branding campaign, sizes have been adjusted to adhere to the spirit of the code.

If you should have any other questions, please feel free to call me directly at (952) 641-9613.

Thank you
Sarah Jayne Stanke
Project Manager



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 Grand Ave S.
 Minneapolis, Minnesota 55431
 952-641-9500
archetypesign.com

Contact:
Gary Siemler
 952-641-9603
garys@archetypesign.com

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Approved:

Type:
 Description:
**Channel Letters on
 a Raceway**



1 North Elevation

Scale: 3/32"=1'-0"

BURGUNDY VINYL OVERLAY w/
1/2" WHITE CONTOURED INSET



2 Channel Letters / Raceway

Scale: 3/8"=1'-0"

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 VL-PLUS SHORT WHITE LED UNITS (105 Ft)
(3) MOD-SOW 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:



9695 Grand Ave. S.
Minneapolis, Minnesota 55431

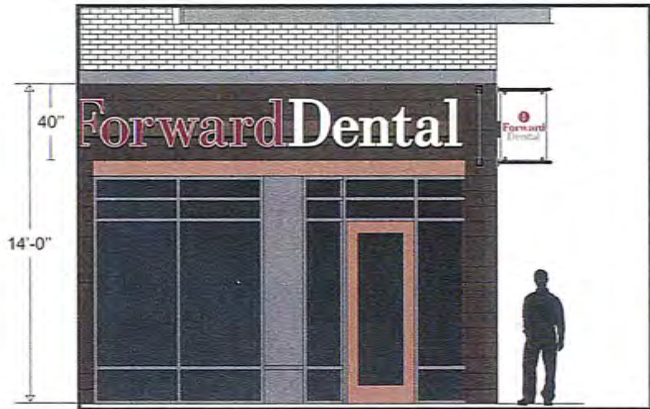
952-641-9500
archetypedesign.com

Contract:
Gary Stiemler
952-641-9603
garys@archetypedesign.com

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Approved:

Type:
Description:
Channel Letters on
a Raceway



1 East Elevation

Scale: 3/16"=1'-0"



2 North Elevation

Scale: 3/16"=1'-0"



3 D/F Blade Sign (Non-Illuminated)

Scale: 1"=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

Project:
Forward Dental
 Oak Creek, WI

Designer: DG
 Job Number: 62201
 Date: 05.16.16

Rev. 1
 Rev. 2
 Rev. 3
 Rev. 4
 Rev. 5



9625 Grand Ave. S.
 Minneapolis, Minnesota 55431

952-641-9500

archetypesign.com

Contact:
 Gary Stiemler
 952-641-9603
garys@archetypesign.com

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Approved:

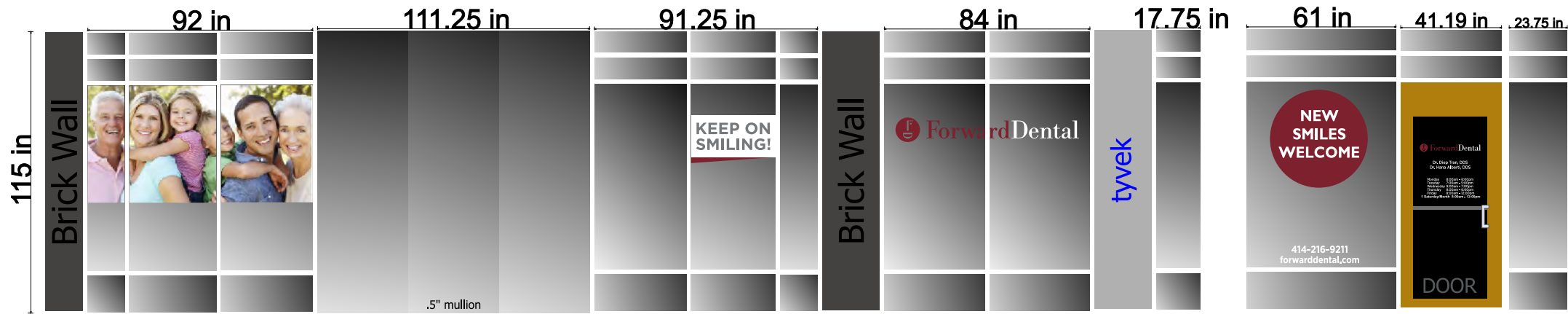
Rev:
 Description:
 Blade Sign

Window graphics with window measurements

Window graphics for Forward Dental - Oak Creek, WI

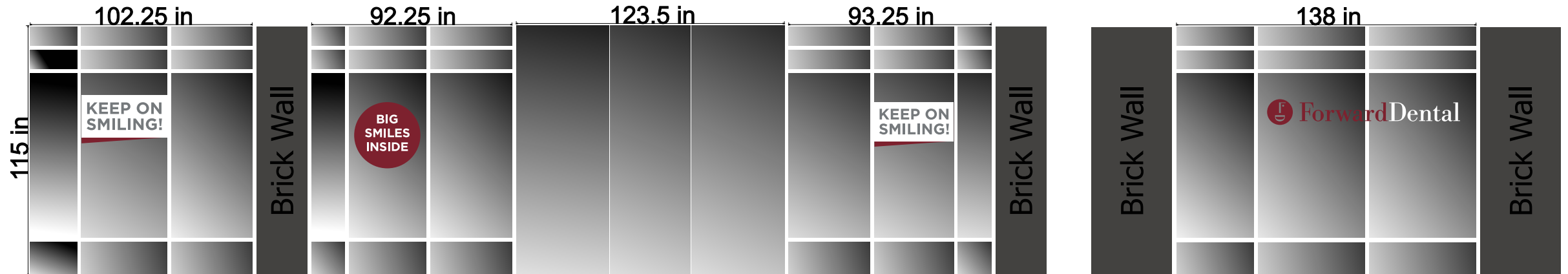
Total square feet of the windows is 855.66 at x10% we are allowed 85.56 Sqft of window graphics

Graphics are a total of 82.15 sqft



EAST FACING

CORNER



NORTH FACING

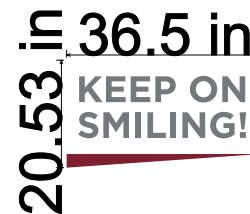
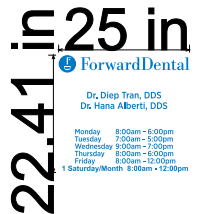
BACK OF BUILDING

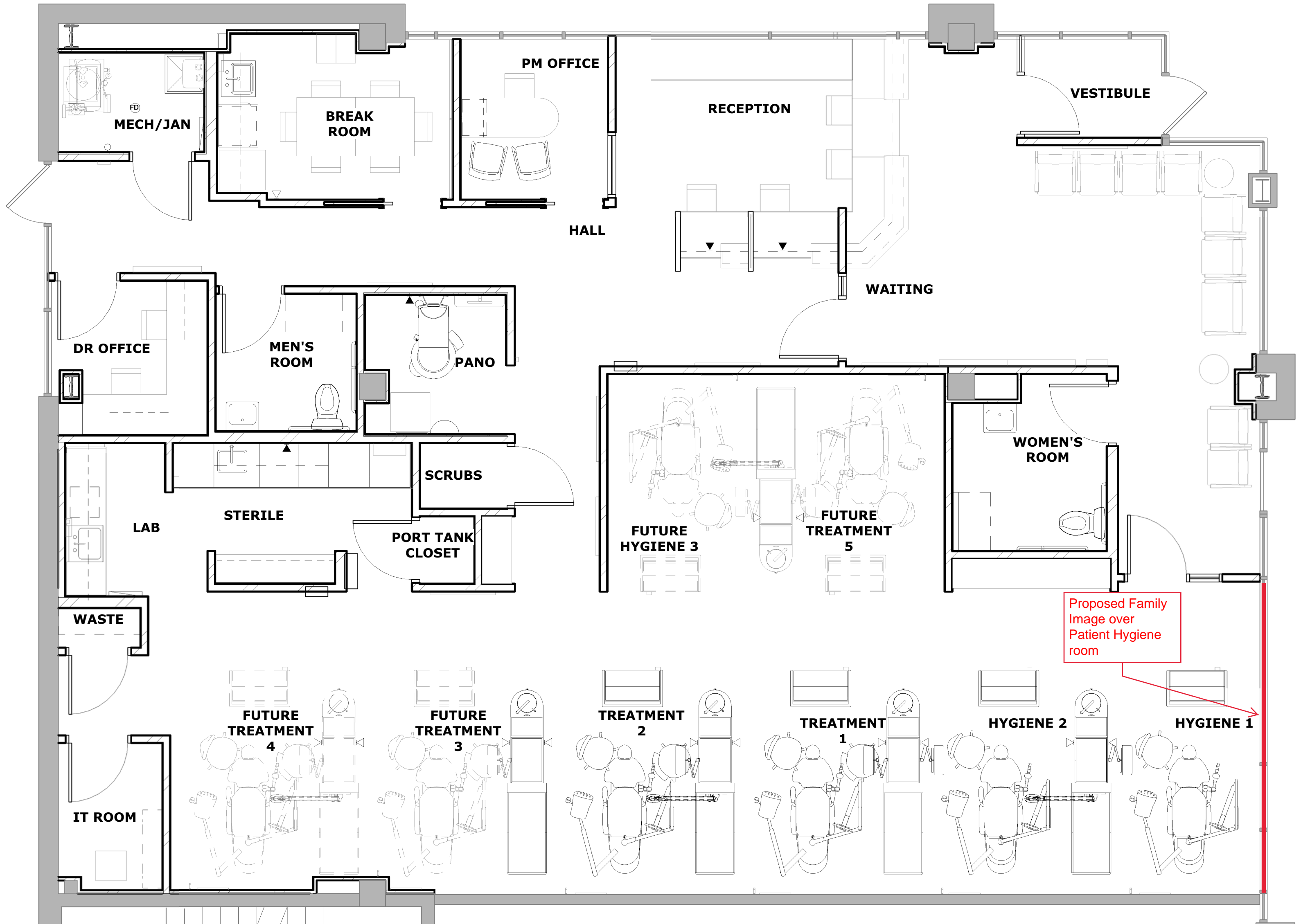
This page shows the measurement of each graphics

Window graphics for Forward Dental - Oak Creek, WI

Total square feet of the windows is 855.66 at x10% we are allowed 85.56 Sqft of window graphics

Graphics are a total of 82.15 sqft







Plan Commission Report

ITEM: 5b

DATE: September 27, 2016

PROJECT: Certified Survey Map – Randy and Lori Hunt

ADDRESSES: 9202 S. 8th Ave.; and 9203, 9209, 9213 S. 7th Ave.

TAX KEY NOS: 869-0074-000, 869-0170-000, 869-0171-000, 869-0172-000

STAFF RECOMMENDATION: That the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Randy and Lori Hunt for the properties at 9202 S. 8th Ave.; and 9203, 9209, 9213 S. 7th Ave. 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.

Ownership: Randy and Lori Hunt

Size: 0.2 ac (combined)

Existing Zoning: Rs-4 (CU), Single Family Residential; Rs-4, Single Family Residential

Adjacent Zoning: North – Rs-4, Single Family Residential
East – Rs-4, Single Family Residential
South – Rs-4, Single Family Residential
West – Rs-4, Single Family Residential

Comprehensive Plan: Two Family/Townhouse Residential.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting approval of a Certified Survey Map (CSM) for the properties at 9202 S. 8th Ave.; and 9203, 9209, 9213 S. 7th Ave. The proposal is to combine the four (4) parcels into one. No development has been proposed at this time; however, the Water and Sewer Utility has noted that no water or sanitary sewer service exists on the 7th Avenue side. The parcel at 9202 S. 8th Ave. is currently developed with a duplex and an accessory building.

Prepared by:

Kari Papelbon, CFM, AICP
Planner

Respectfully Submitted by:

Douglas Seymour, AICP
Director of Community Development

Location Map

9203, 9209, 9213 S. 7th St.

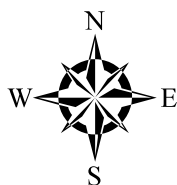
9202 S. 8th St.






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



Department of Community Development



Legend

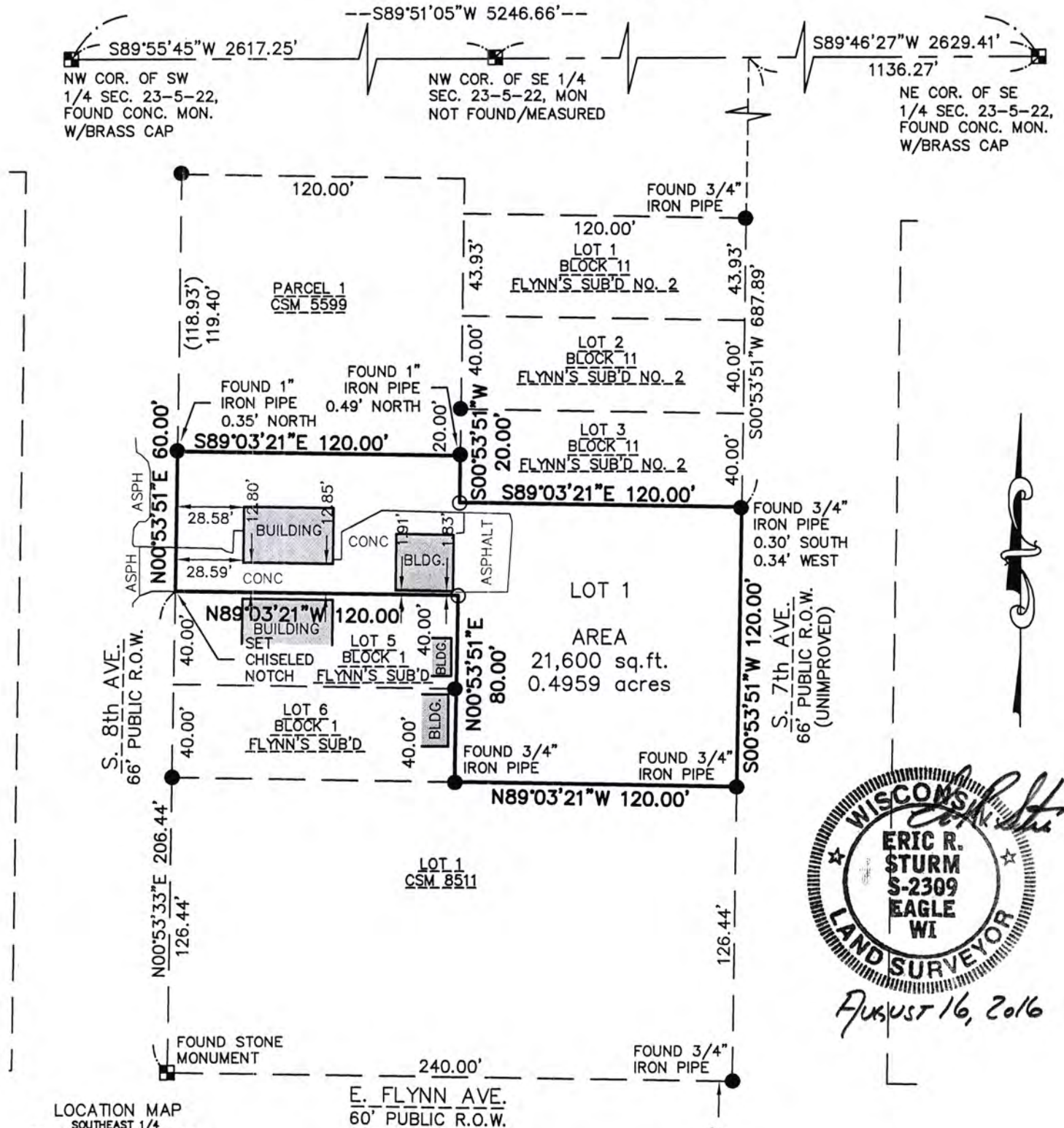
-  Subject Properties
-  Floodway
-  Floodfringe

CERTIFIED SURVEY MAP NO. _____

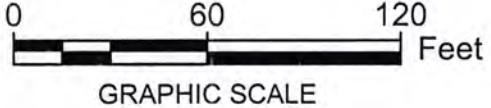
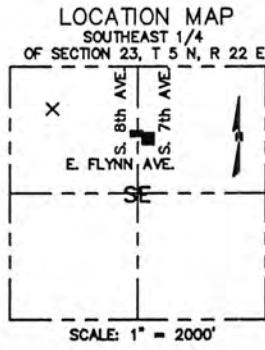
A division of Lot 4, the South 20 feet of Lot 3, in Block 1, in Flynn's Subdivision, and Lots 4, 5, and 6, in Block 11, in Flynn's Subdivision No. 2, all being a part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE N. LINE OF THE S 1/2 OF SECTION 23, T 5 N, R 22 E, WHICH BEARS S89°51'05"W.



August 16, 2016



R.A. Smith National, Inc.
Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.rasmithnational.com
Appleton, WI Irvine, CA Pittsburgh, PA

S:\5166870\dwg\CS100L60.dwg SHEET 1

SHEET 1 OF 5 SHEETS

CERTIFIED SURVEY MAP NO. _____

A division of Lot 4, the South 20 feet of Lot 3, in Block 1, in Flynn's Subdivision and Lots 4, 5, and 6, in Block 11, in Flynn's Subdivision No. 2, all being a part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 4, the South 20 feet of Lot 3, in Block 1, in Flynn's Subdivision and Lots 4, 5, and 6, in Block 11, in Flynn's Subdivision No. 2, all being a part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Northeast corner of said 1/4 Section; thence South 89°46'27" West along the North line of said 1/4 Section 1136.27 feet to a point; thence South 00°53'51" West 687.89 feet to a point on the West line of South 7th Street and the point of beginning of lands to be described; thence South 00°53'51" West along said West line 120.00 feet to a point on the North line of Lot 1 of Certified Survey Map No. 8511; thence North 89°03'21" West along said North line 120.00 feet to a point on the East line of Lot 6, in Block 1, in Flynn's Subdivision; thence North 00°53'51" East along said East line 80.00 feet to a point on the North line of Lot 5, in Block 1, in Flynn's Subdivision; thence North 89°03'21" West along said North line 120.00 feet to a point on the East line of South 8th Avenue; thence North 00°53'51" East along said East line 60.00 feet to a point on the South line of Parcel 1 of Certified Survey Map No. 5599; thence South 89°03'21" East along said South line 120.00 feet to a point on the West line of Lot 3, in Block 11, in Flynn's Subdivision No. 2; thence South 00°53'51" West along said West line 20.00 feet to a point on the South line of said Lot 3; thence South 89°03'21" East along said South line 120.00 feet to the point of beginning.

Said lands contain 21,600 square feet or 0.4959 acres.

THAT I have made the survey, land division and map by the direction of Randy Hunt and Lori Jo Hunt, husband and wife, owners.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Oak Creek Municipal Code in surveying, dividing and mapping the same.

DATE August 16, 2016  *Eric R. Sturm* (SEAL)
ERIC R. STURM
PROFESSIONAL LAND SURVEYOR S-2309

CERTIFIED SURVEY MAP NO. _____

A division of Lot 4, the South 20 feet of Lot 3, in Block 1, in Flynn's Subdivision and Lots 4, 5, and 6, in Block 11, in Flynn's Subdivision No. 2, all being a part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

OWNER'S CERTIFICATE

Randy Hunt and Lori Jo Hunt, husband and wife, as owners, we certify that we caused the land described on this map, to be surveyed, divided and mapped as represented on this Certified Survey Map in accordance with the requirements of the City of Oak Creek Municipal Code.

Randy Hunt and Lori Jo Hunt, husband and wife, do further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Oak Creek

IN Witness Whereof, said owners have caused these presents to be signed This _____ day of _____, 2016.

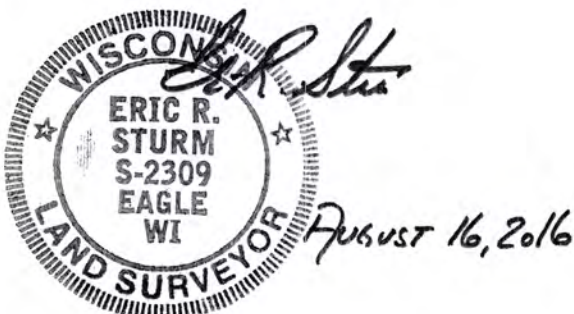
RANDY HUNT

LORI JO HUNT

STATE OF WISCONSIN }
 :SS
MILWAUKEE COUNTY }

PERSONALLY, came before me this _____ day of _____, 2016, _____, to me known as the persons who executed the foregoing instrument, and known to be the owners, and acknowledged that he executed the foregoing instrument.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires _____
My commission is permanent.



CERTIFIED SURVEY MAP NO. _____

A division of Lot 4, the South 20 feet of Lot 3, in Block 1, in Flynn's Subdivision and Lots 4, 5, and 6, in Block 11, in Flynn's Subdivision No. 2, all being a part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 23, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin.

PLANNING COMMISSION OF APPROVAL

Certified Survey Map accepted by the Planning Commission of the City of Oak Creek on this _____ day of _____, 2016.

MAYOR STEPHEN SCAFFIDI, CHAIRMAN

DOUGLAS SEYMOUR, SECRETARY

COMMON COUNCIL APPROVAL

Certified Survey Map approved by the Common Council of the City of Oak Creek on this _____ day of _____, 2016, by Resolution No. _____.

STEPHEN SCAFFIDI, MAYOR

CATHERINE ROESKE, CITY CLERK



August 16, 2016

THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM,
PROFESSIONAL LAND SURVEYOR S-2309



Plan Commission Report

ITEM: 5c

DATE: September 27, 2016

PROJECT: Plan Review – Sam Dickman, Jr., The Dickman Company

ADDRESS: 10450 S. Oakview Parkway

TAX KEY NO: 955-1019-000

STAFF RECOMMENDATION: That the Plan Commission approves the site and building plans submitted by Sam Dickman, Jr., The Dickman Company, for the property at 10450 S. Oakview Parkway with the following conditions:

1. That all building and fire codes are met.
2. That the elevations are revised to incorporate glazing from the entrance elevation on the west around the northwest corner.
3. That the plans are revised to incorporate a more durable material, such as composite, for the gate on the dumpster enclosure.
4. That all revised plans (site, building, landscaping, etc.) are submitted in digital and paper formats for review and approval by the Department of Community Development prior to the submission of building permit applications.
5. That detailed plans for signage are reviewed and approved by the Plan Commission prior to submission of sign permit applications for the multitenant building. If the building is revised to accommodate only one (1) tenant with no possibility of future tenants, a sign plan will not be required prior to issuance of sign permits.
6. That all mechanical equipment (ground, building, and rooftop) is screened from view.
7. That final lighting plans indicating luminaire type, pole type, color, and height are submitted for final approval by the Director of Community Development, upon written recommendation of the Electrical Inspector prior to submission of building permit applications.
8. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
9. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

Ownership: The Dickman Company, 626 E. Wisconsin Ave., Ste. 1020, Milwaukee, WI 53202

Size: 8.5763 acres

Existing Zoning: M-1 (PUD), Manufacturing

Adjacent Zoning: North – M-1 (PUD), Manufacturing
East – A-1, Limited Agriculture
South – P-1, Park District; M-1 (PUD), Manufacturing
West – M-1 (PUD), Manufacturing

Comprehensive Plan: Planned Industrial.

Wetlands: Yes, see attached CSM and plans.

Floodplain: N/A.

Official Map: N/A.

Commentary: The Applicant is requesting site, building, landscaping, and lighting plan approval for a proposed 133,056 square-foot multitenant industrial building on the property at 10450 S. Oakview Parkway. This property is within OakView Business Park.

Up to four (4) tenants can be accommodated in the proposed building, which meets all required setbacks. Although tenants have not been identified at this time, 28 loading docks with 3 larger grade overhead doors are shown on the east elevation. The number and exact location of the docks can be modified to meet tenant needs. It should be noted that Conditional Use Permits may be required for the future tenants depending upon the type and scope of operations. Signage is not shown on the building or the site; however, a sign plan reviewed and approved by the Plan Commission will be required for building prior to issuance of any sign permits. If the building is revised to accommodate only one tenant with no possibility of future tenants, a sign plan will not be required prior to issuance of sign permits.

The plans show 116 vehicle parking stalls on the west side of the building. Minimum parking requirements are calculated at 1 stall for each employee onsite during the largest shift for manufacturing operations. It is anticipated that approximately 100 employees will be onsite for one shift. At this time, operations are expected to be between 7 AM and 5 PM Monday through Friday, with the possibility for Saturday operations. Hours will likely change based on tenant operational needs.

In addition to general and employee parking, 40 parking stalls for semi-trailers are shown on the east side of the property. If necessary, some of the semi-trailer stalls can be converted to accommodate future parking needs. The OakView Business Park Association has provided comments on proposed landscaping, particularly focusing on screening of the semi-trailer parking area. Staff will continue to work with the applicant's consultants on landscaping and screening requirements for the parking areas. Final approval of landscape plans are to be approved by the Director of Community Development as stated in the conditions above.

Precast insulated concrete panels are proposed as the primary exterior building materials on all elevations. Tinted transom windows are proposed on the north and south elevations, and a combination of tinted and spandrel windows and storefronts is proposed on the west elevation. Spandrel is proposed above 9 feet on the west to screen internal ceiling components. Staff recommends incorporating canopies above entries where possible, and wrapping the glazing from the entrance elevation on the west around the northwest corner to enhance and anchor that corner. Rooftop mechanicals are proposed to be screened via the parapets. All ground, building, and rooftop mechanical units must be screened.

One 26' x 12' dumpster enclosure is proposed attached to the east elevation between loading dock areas. The enclosure will utilize the same precast concrete panel wall as the building, with painted wood gates. Staff recommends using a more durable material, such as composite, for the gate enclosure. No other outdoor storage is proposed at this time.

Comments from the Oak Creek Water and Sewer Utility were received and provided to the applicant and their consultants. Laterals on the northwest should be eliminated, there is a storm sewer conflict with the existing public water main, and no trees are allowed over the existing public water main. The applicant's consultants have indicated that these items will be addressed in revised plans.

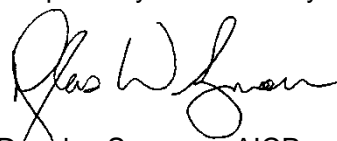
Staff recommends approval of the proposal with the recommended conditions of approval above.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

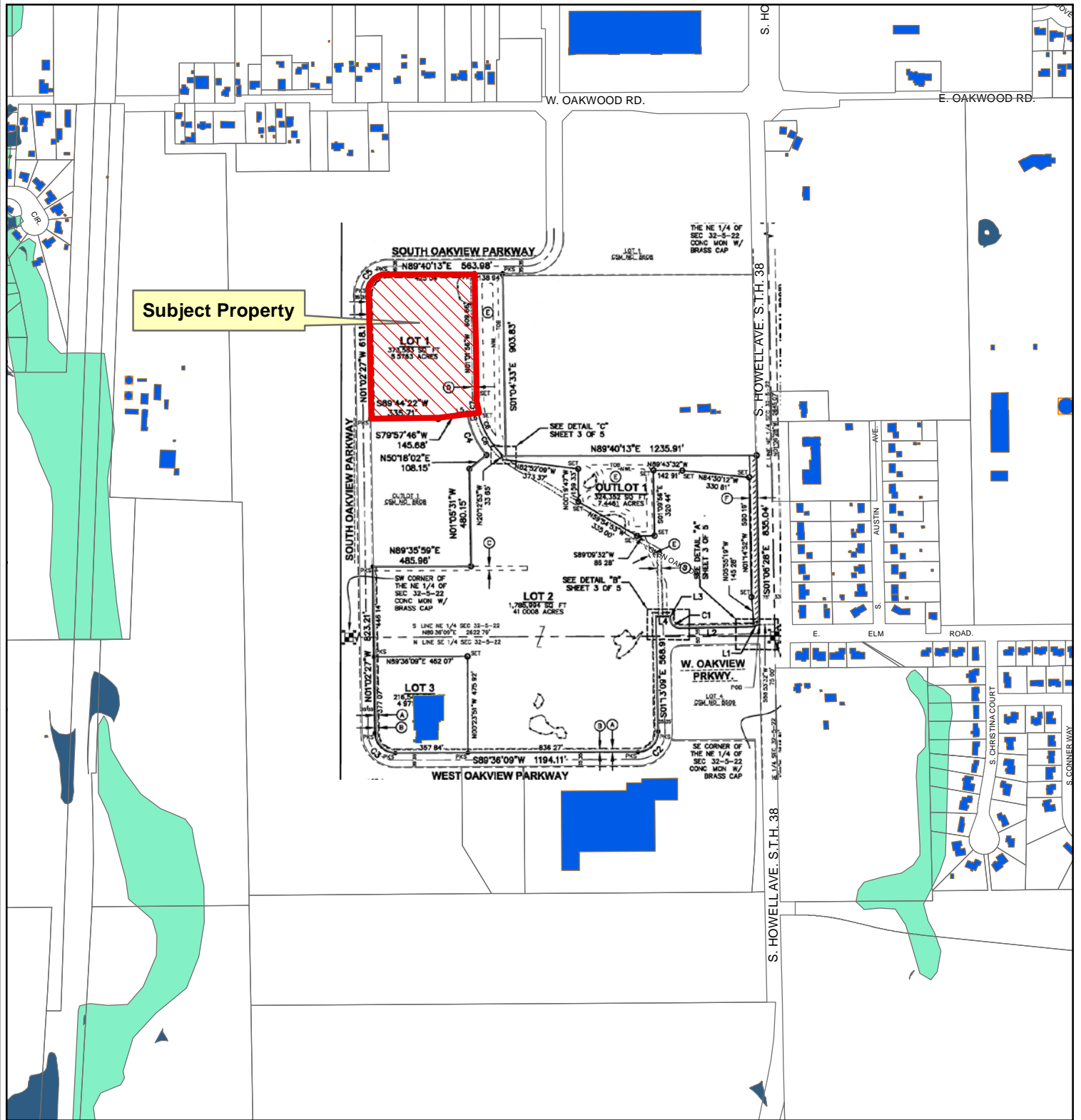
Respectfully Submitted by:



Douglas Seymour, AICP
Director of Community Development

Location Map

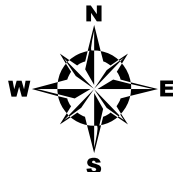
10450 S. Oakview Parkway



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



Department of Community Development



Legend

- 10450 S. Oakview Parkway
- C-1-Shoreland Wetland
- FF-Flood Fringe
- Lakefront Overlay
- NO-Mixed Use Neighborhood
- OO-Mixed Use Office
- RR-Regional Retail

CERTIFIED SURVEY MAP No. 8702

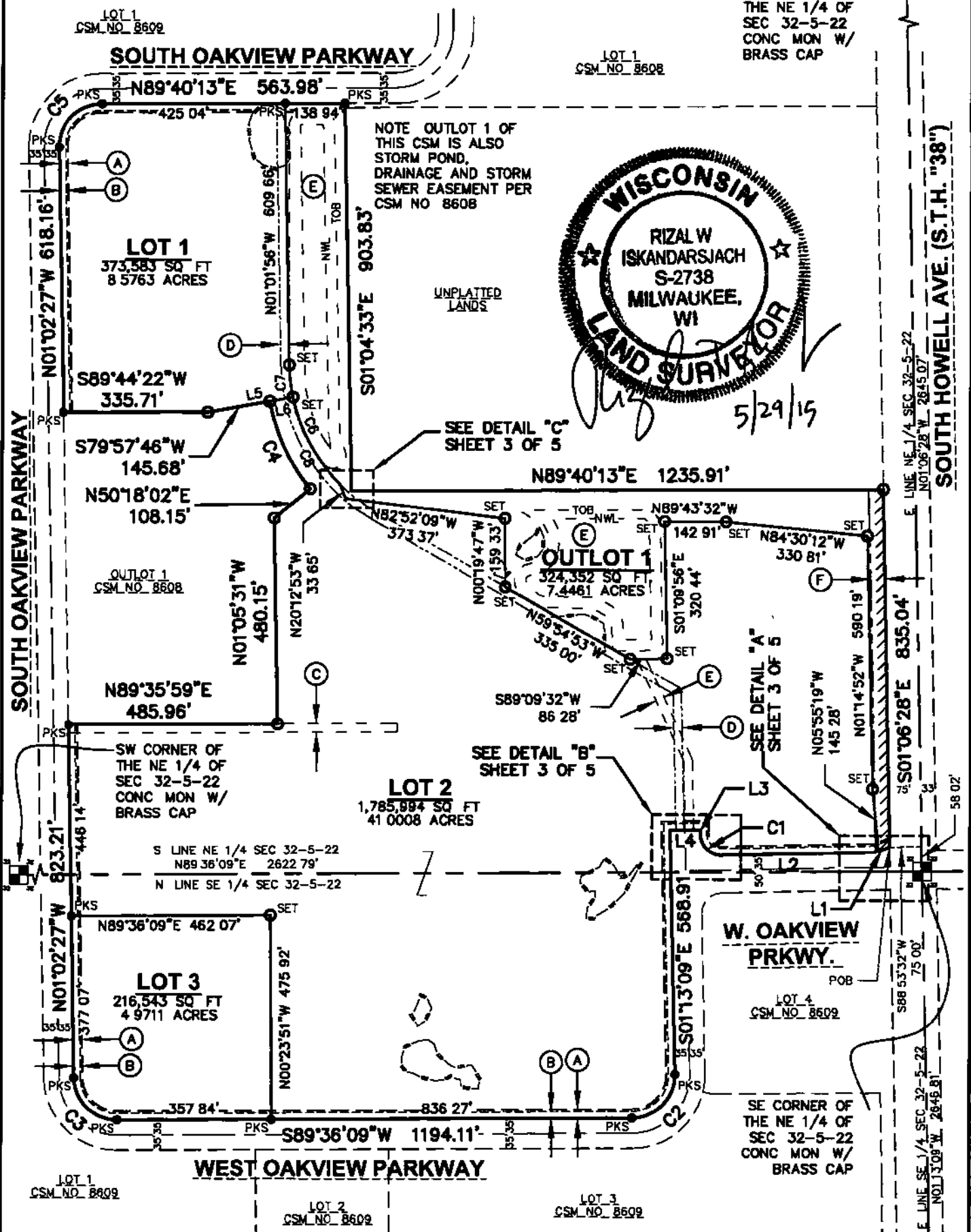
BEING A REDIVISION OF ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8608, LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.

NE CORNER OF THE NE 1/4 OF SEC 32-5-22 CONC MON W/ BRASS CAP

LOT 1
CSM NO. 8609

LOT 1
CSM NO. 8608

SOUTH OAKVIEW PARKWAY



NOTE OUTLOT 1 OF THIS CSM IS ALSO STORM POND, DRAINAGE AND STORM SEWER EASEMENT PER CSM NO 8608



UNPLATTED LANDS

SEE DETAIL "C" SHEET 3 OF 5

SEE DETAIL "B" SHEET 3 OF 5

SEE DETAIL "A" SHEET 3 OF 5

LOT 1
373,583 SQ FT
8.5763 ACRES

OUTLOT 1
324,352 SQ FT
7.4461 ACRES

LOT 2
1,785,894 SQ FT
41.0008 ACRES

LOT 3
216,543 SQ FT
4.9711 ACRES

W. OAKVIEW PRKWAY.

LOT 4
CSM NO. 8609

SE CORNER OF THE NE 1/4 OF SEC 32-5-22 CONC MON W/ BRASS CAP

SE CORNER OF THE SE 1/4 OF SEC 32-5-22 CONC MON W/ BRASS CAP

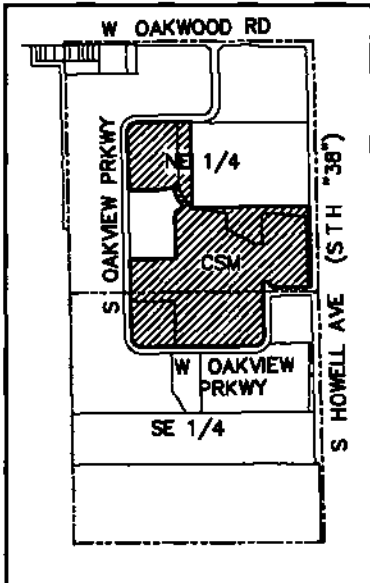
- (A) 20' WIDE GENERAL UTILITY AND SIDEWALK/PATH EASEMENT PER CSM NO 8608
- (B) 15' ELECTRIC AND COMMUNICATIONS DISTRIBUTION EASEMENT PER DOC NO 10385343
- (C) 20' SANITARY SEWER EASEMENT PER CSM NO 8608
- (D) 20' WATER MAIN EASEMENT PER CSM NO 8608
- (E) STORM POND, DRAINAGE AND STORM SEWER EASEMENT PER CSM NO 8608
- (F) WISDOT ROAD RESERVATION PER CSM NO 8608

DATED THIS 29th DAY OF MAY, 2015
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738 300' 0 300' SHEET 1 OF 5

J:\SU Projects\0803179 Oak Creek BP\dwg\0803179 CSM Sheet2.dwg

CERTIFIED SURVEY MAP No. 8702

BEING A REDIVISION OF ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8808, LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



VICINITY MAP
NE 1/4 SEC 32-5-22
SE 1/4 SEC 32-5-22
SCALE 1"=2000'

LEGEND:

- 1" IRON PIPE FOUND & ACCEPTED
- 3/4" REBAR FOUND & ACCEPTED
- PKS ● PK NAIL SET ON PAVEMENT
- SET ○ 1"x18" IRON PIPE SET WT 113 LBS/LIN. FT
- NO DIRECT VEHICULAR ACCESS
- WETLAND (SEE NOTE BELOW)
- -NWL- PROPOSED POND* (NORMAL WATER LEVEL)
- -TOB- PROPOSED POND* (TOP OF BERM)

* PROPOSED POND LOCATIONS
BASED ON OAKVIEW BUSINESS PARK
CONSTRUCTION PLAN DATED
SEPTEMBER 19, 2013

PREPARED FOR:

WISPAK LLC
301 WEST WISCONSIN AVENUE
SUITE 400
MILWAUKEE, WI 53203

PREPARED BY:

JSD Professional Services, Inc.
Engineers - Surveyors - Planners
MILWAUKEE REGIONAL OFFICE
N22 W22831 HANCOCK COURT SUITE 3
WALKESHA, WISCONSIN 53186
262 513 0888 PHONE | 262 513 1292 FAX

LINE TABLE		
LINE	BEARING	LENGTH
L1	S70°54'30"W	37.39'
L2	S88°46'51"W	354.51'
L3	N01°13'08"W	10.00'
L4	S88°46'51"W	70.00'
L5	S79°57'46"W	200.24'
L6	S79°57'46"W	54.56'

CURVE TABLE					
CURVE	ARC	RADIUS	CHORD BEARING	CHORD	CENTRAL ANGLE
C1	78.54'	50.00'	N46°13'09"W	70.71'	90°00'00"
C2	158.51'	100.00'	S44°11'30"W	142.43'	90°49'18"
C3	155.98'	100.00'	N45°43'08.5"W	140.62'	89°21'23"
C4	226.25'	437.02'	N24°52'05.5"W	223.73'	29°39'45"
C5	158.32'	100.00'	N44°18'53"E	142.30'	90°42'40"
C6	311.29'	404.00'	N23°08'22"W	303.65'	44°08'52"
C7	76.94'	404.00'	N06°29'18"E	76.83'	10°54'44"
C8	234.35'	404.00'	N28°33'44"W	231.08'	33°14'08"

DOC.# 10470264
REEL = 8655

RECORDED 06/15/2015 11:16AM
JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
FEE EXEMPT #:

NOTES.

CSM NO 8808 RECORDED ON JUNE 3, 2014 AT MILWAUKEE CO REGISTER'S OFFICE AS DOC 10364225

WETLAND LOCATIONS BASED ON WETLAND DELINEATION REPORT DATED DECEMBER 5, 2008 AS PREPARED BY NATURAL RESOURCES CONSULTING, INC., WITH SUPPLEMENT REPORT BY WETLAND & WATERWAY CONSULTING, LLC DATED DECEMBER 23, 2012 AND WETLAND FILL PERMIT LETTERS ISSUED BY WDNR AND USACOE DATED OCTOBER 30, 2013 AND JUNE 14, 2013, RESPECTIVELY

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FEMA MAP PANEL NUMBER 55079C0231E, EFFECTIVE DATE SEPTEMBER 26, 2008

BEARING BASIS
ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, WAS USED AS NORTH 01°08'28" WEST

PROJECT CONVERSION FACTOR GRID/0 99994301 = GROUND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND

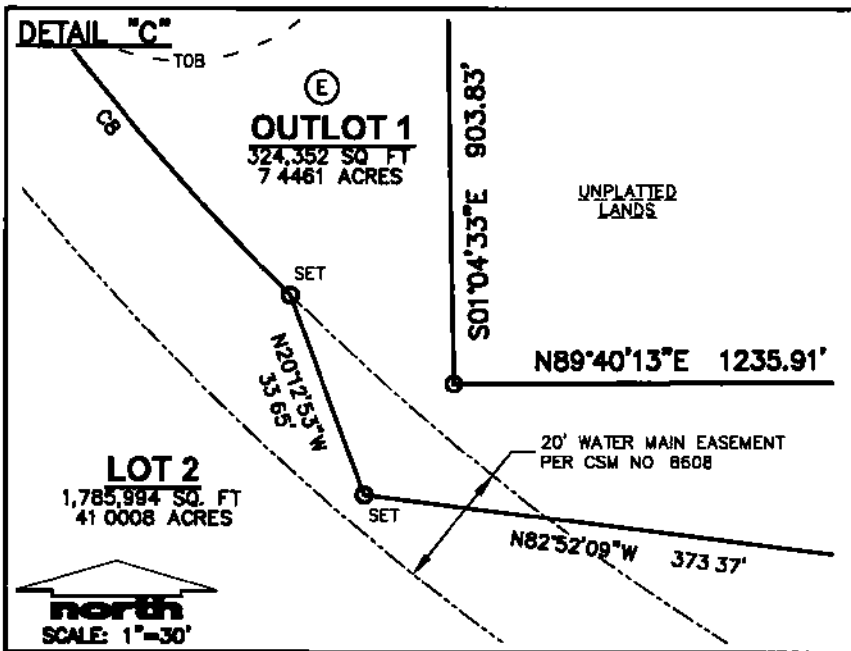
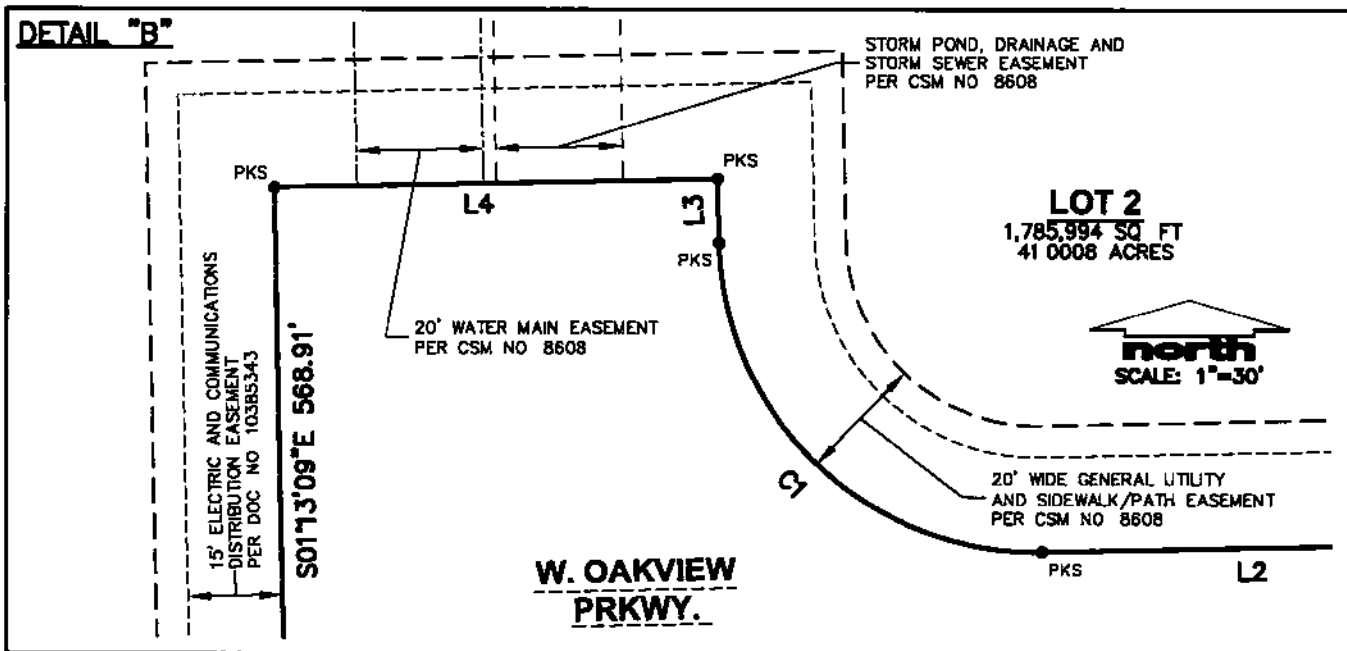
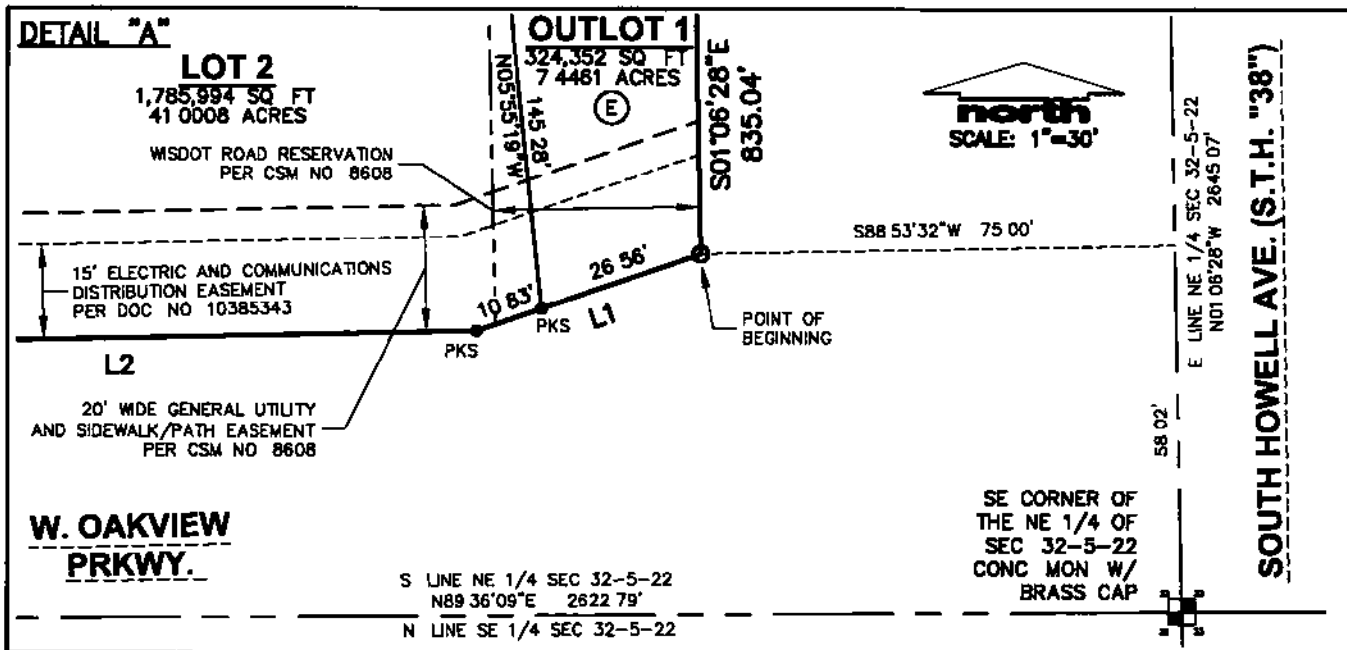
DATED THIS 29th DAY OF MAY, 2015
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738



5/29/15

CERTIFIED SURVEY MAP No. 8702

BEING A REDIVISION OF ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8608, LOCATED IN THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 5 NORTH, RANGE 22 EAST, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN.



DATED THIS 29th DAY OF MAY, 2015
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

J:\USD Projects\08C3179 Oak Creek BR\Map\08C3179 CSM 51022.dwg

DESCRIPTION OF PROPOSAL FOR A NEW 133,056 SQUARE FEET MULTI-TENANT BUILDING TO BE CONSTRUCTED FOR THE DICKMAN COMPANY AT 10450 SOUTH OAKVIEW PARKWAY IN OAK CREEK

August 29, 2016

Domenico Ferrante and Adam Anderson of Briohn Design Group, LLC
Mike Byrne of Briohn Building Corporation
3885 N. Brookfield Road, Suite 200
Brookfield, Wisconsin 53045

SUBMITTED: On behalf of the current property owner and developer, Sam Dickman Jr. of The Dickman Company:

BRIOHN is submitting this "Description of Proposal" on behalf of THE DICKMAN COMPANY. Briohn Design Group LLC and Briohn Building Corp are acting as the representative applicant. The Dickman Company is the applicant. The City of Oak Creek Plan Commission Application is completed and included as part the Plan Commission application package as well as support drawings as required by Oak Creek, which includes site plan, building plan, lighting plan with fixture cut sheets, utility plan, site grading plan, storm water management plan (as required) and detailed landscaping plan.

The Description of the Proposal and the Plan of Operation:

The Dickman Company proposes to construct a 133,056 square foot Multi-Tenant industrial building with the potential for either 4 tenants of approximately equal size (area) or one large user to occupy the entire building. This can vary between these scenarios in terms of number of tenants and size of tenants.

The building will be constructed of painted concrete pre-cast insulated wall panels for all four sides of the proposed building. The principal façade or west elevation and side elevations have insulated tinted glazing with clear anodized aluminum framing for all the fenestration. Note we have included large glazed entries for four possible tenants. The façade painting scheme uses three tones with the two of the colors used as accents. The rear or east elevation contains a 28 loading dock overhead doors with 3 larger grade overhead doors. We also include man doors as

CITY OF OAK CREEK

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needed to accommodate code required exiting. Note we have designed the east wall to have built-in flexibility to allow for relocation of the overhead doors as needed for future tenants. Please see attached building elevations.

We are assuming approximately 100 employees on one daytime shift. The shift would be between 7:00am and 5:00pm Monday through Friday with potentially Saturdays as well. The possible tenant mix could include a variety of industrial types such as a general light industrial user or a warehouse distribution user or both.

The parking required is based on 90-110 employees overall with limited visitor parking. We have included 116 car parking stalls. We also indicate 39 possible semi-trailer type parking stalls. The rear trailer parking can be converted to car parking if the need for additional car parking increases in the future. This provides some built in flexibility to accommodate future users which may differ from the current anticipated user or tenant mix.

Note we do not include any unscreened outside storage as part of this proposal. We have included a large trash and recyclables enclosures which are located on the rear or east side of the building. The walls of the enclosure are the same as the painted concrete of the building walls. We also include painted wood gates on a steel frame as well. The future roof top units (RTU's) shall be screened by use of an extended front wall parapet which is 4 feet higher than the roof plane. Since we are proposing the building as a shell building we do not include any specific RTU's at this time.

We respectfully ask the City of Oak Creek, Plan Commission, Engineering, Fire Department and Building Inspection to review and evaluate our proposal including the submitted drawings and other support materials. We believe that the proposed new development will not only meet our tenant's needs and expectations but the City of Oak Creek as well. We look forward to your approval and our continued mutual success and appreciate the assistance provided and afforded by the City of Oak Creek in the approval process.

Please contact us if you have any questions or need additional information.

Sincerely,



Domenico M. Ferrante AIA

Director of Architecture, Briohn Design Group LLC

CITY OF OAK CREEK

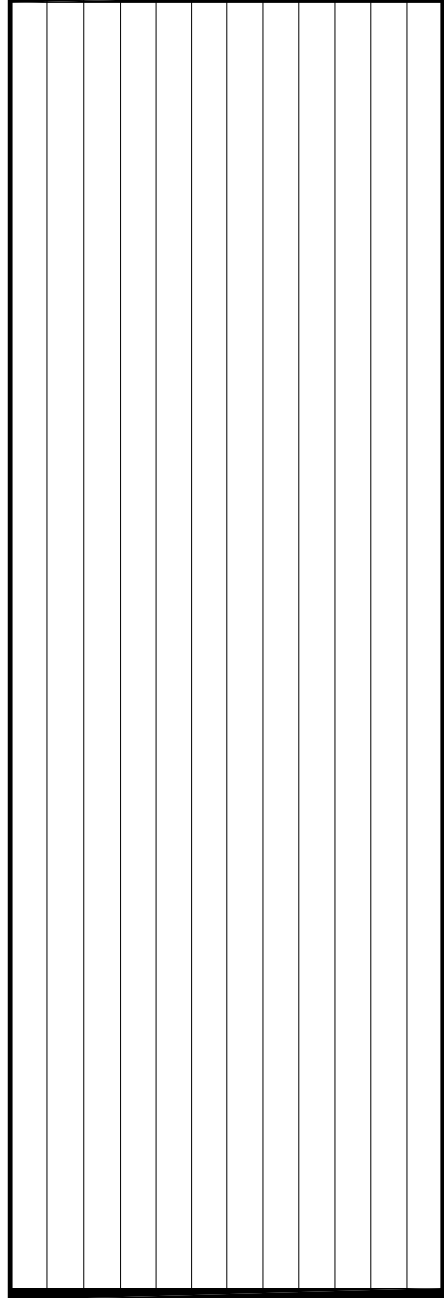
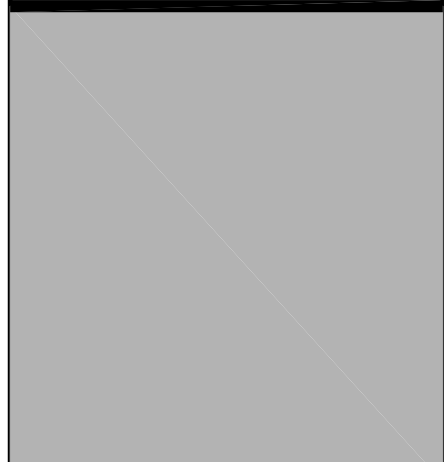
AUG 30 2018

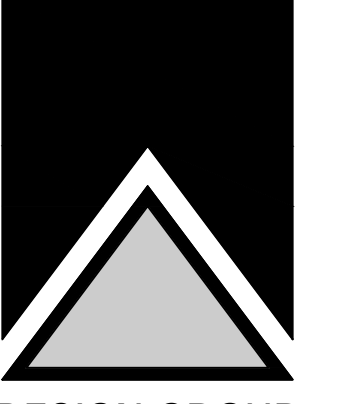
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SITE PLAN
 1" = 40'





SITE LAYOUT AND PAVEMENT ID PLAN

SHEET TITLE

OAKVIEW INDUSTRIAL FACILITY
OAKVIEW BUSINESS PARK
LOT 1 OF CSM NO. 8702
CITY OF OAK CREEK, WI

PAVING NOTES

- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF OAK CREEK ORDINANCES.
- CONCRETE PAVING SPECIFICATIONS -
 CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION, HEREAFTER. THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 CRUSHED AGGREGATE BASE COURSE - THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS -
 CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS, IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
 SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
 ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
 SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

PAVEMENT STRIPING NOTES

- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING UNDER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATION)
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

PAVEMENT THICKNESS NOTE

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION - CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF OAK CREEK ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY _____ DATED _____ 20____

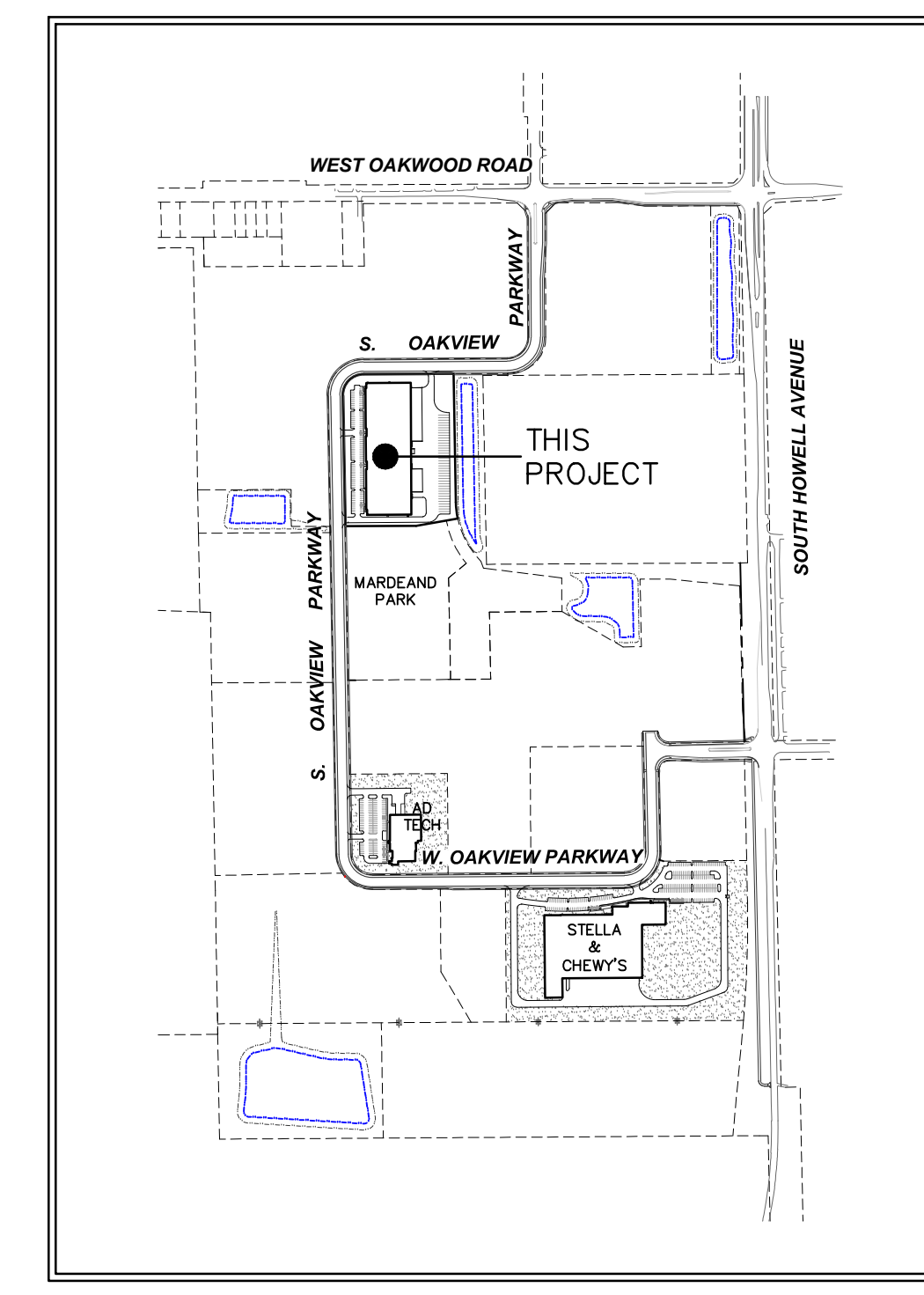
** FINAL PAVEMENT DESIGN TO BE DETERMINED BY OWNER BASED ON GEOTECHNICAL ENGINEER OF RECORD RECOMMENDATIONS. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER OF RECORDS RECOMMENDATIONS AS SPECIFIED IN THE SAID GEOTECHNICAL REPORT.

MINIMUM PAVEMENT STRUCTURE - 10 YEAR DESIGN LIFE

CONCRETE PAVEMENT	6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)	6" CONCRETE (CONSULT OWNER FOR REINFORCEMENT, IF ANY, AND MIX DESIGN)
HEAVY DUTY ASPHALT PAVEMENT	5" ASPHALTIC CONCRETE (2 LIFTS)	LOWER LAYER (E-3 TYPE: 19.0 mm NOMINAL SIZE) UPPER LAYER (E-3 TYPE: 12.5 mm NOMINAL SIZE) 1.3" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)
LIGHT DUTY ASPHALT PAVEMENT	3-1/4" ASPHALTIC CONCRETE (2 LIFTS)	4" IF FRONT END LOADER IS USE FOR SNOW REMOVAL LOWER LAYER (E-1 TYPE: 18.0 mm NOMINAL SIZE) UPPER LAYER (E-1 TYPE: 9.5 mm NOMINAL SIZE) 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE)
CONCRETE SIDEWALK	4" CRUSHED AGGREGATE BASE COURSE	4" CONCRETE

LEGEND

- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM MANHOLE
- ⊙ CATCH BASIN ROUND
- ⊙ CATCH BASIN SQUARE
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- ⊙ LIGHT POLE
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- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELEPHONE
- FIB — UNDERGROUND FIBER OPTICS
- OH — OVERHEAD UTILITY
- SF — SILT FENCE
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE



VICINITY MAP
1" = 800'

PRE-DEVELOPMENT (PROPERTY LIMIT):

PERVIOUS - 366,392 SF (98.1% GREEN SPACE)
(10,562 SF WETLAND)

IMPERVIOUS - 7,191 SF

POST-DEVELOPMENT (PROPERTY LIMIT):

PERVIOUS - 91,335 SF (24.4% GREEN SPACE)
(10,562 SF WETLAND)

IMPERVIOUS - 282,248 SF (133,056 SF BUILDING)

SHEET INDEX

C1.0	SITE DIMENSION AND PAVEMENT ID PLAN
C2.0	SITE GRADING AND EROSION CONTROL PLAN
C3.0	SITE UTILITY PLAN
C4.0	SITE NOTES AND DETAILS

THE PROPERTY IS ZONED M-1/PUD, MANUFACTURING DISTRICT/PLANNED UNIT DEVELOPMENT, PER THE CITY OF OAK CREEK, AND HAS THE FOLLOWING SETBACKS AND RESTRICTIONS:

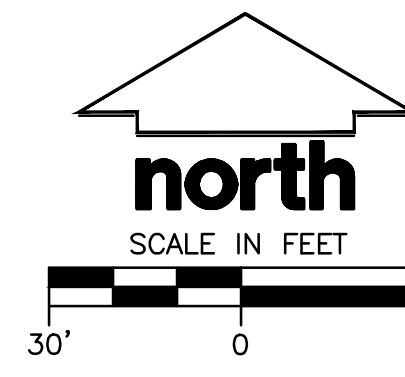
M-1 BUILDING SETBACKS/RESTRICTIONS:

FRONT/STREET YARD SETBACK: 40'
SIDE/REAR YARD SETBACK: 20'
BUILDING MAX. HEIGHT: 55'
BUDG(S) MAX. AREA: 80% OF LOT AREA

SETBACKS, PER COVENANTS, CONDITIONS AND RESTRICTIONS DOC. NO. 10363403:

BUILDING:
FRONT/STREET YARD SETBACK: 30'
SIDE/REAR YARD SETBACK: 20'

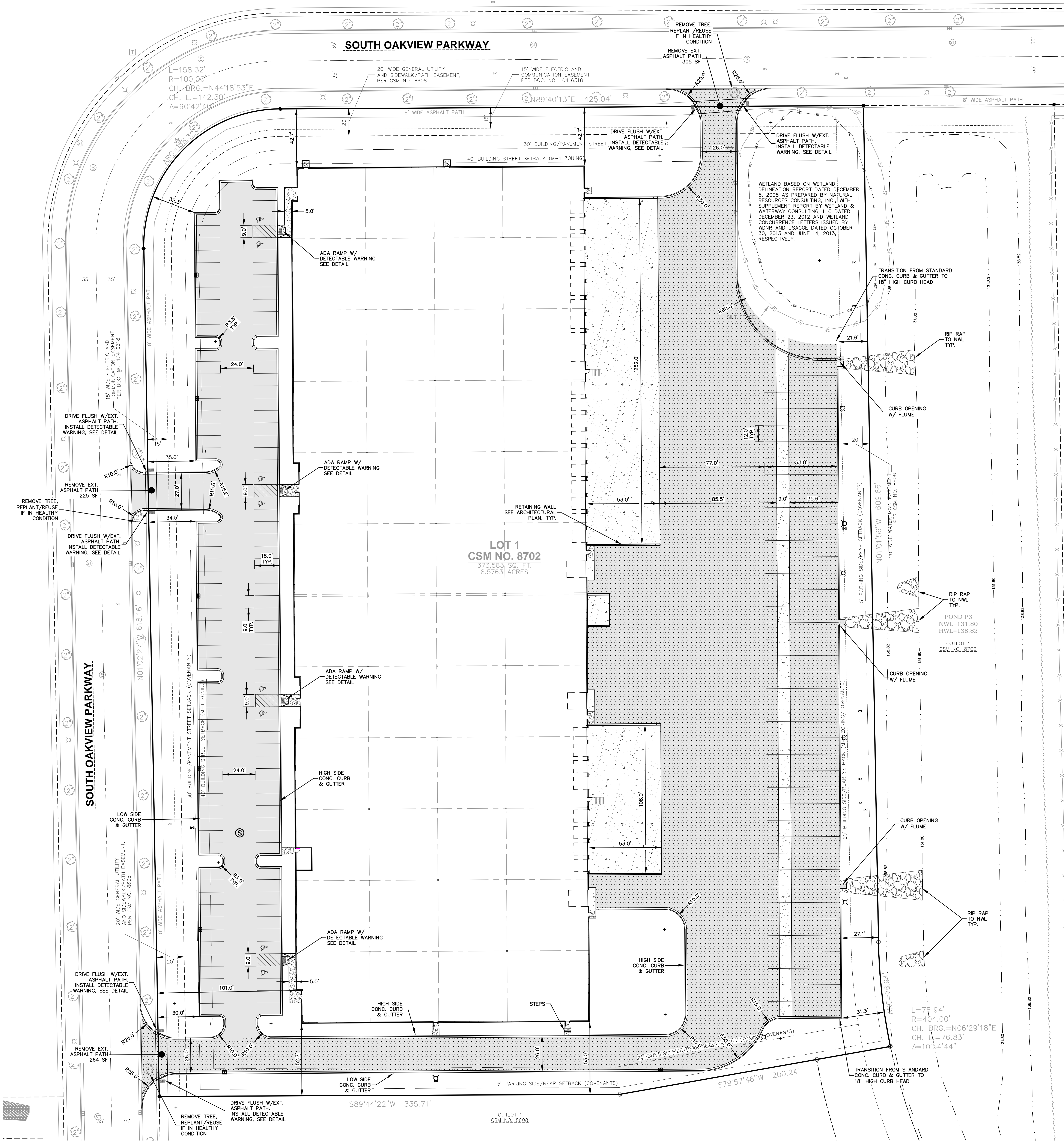
PAVEMENT:
FRONT/STREET YARD SETBACK: 30'
SIDE/REAR YARD SETBACK: 5'

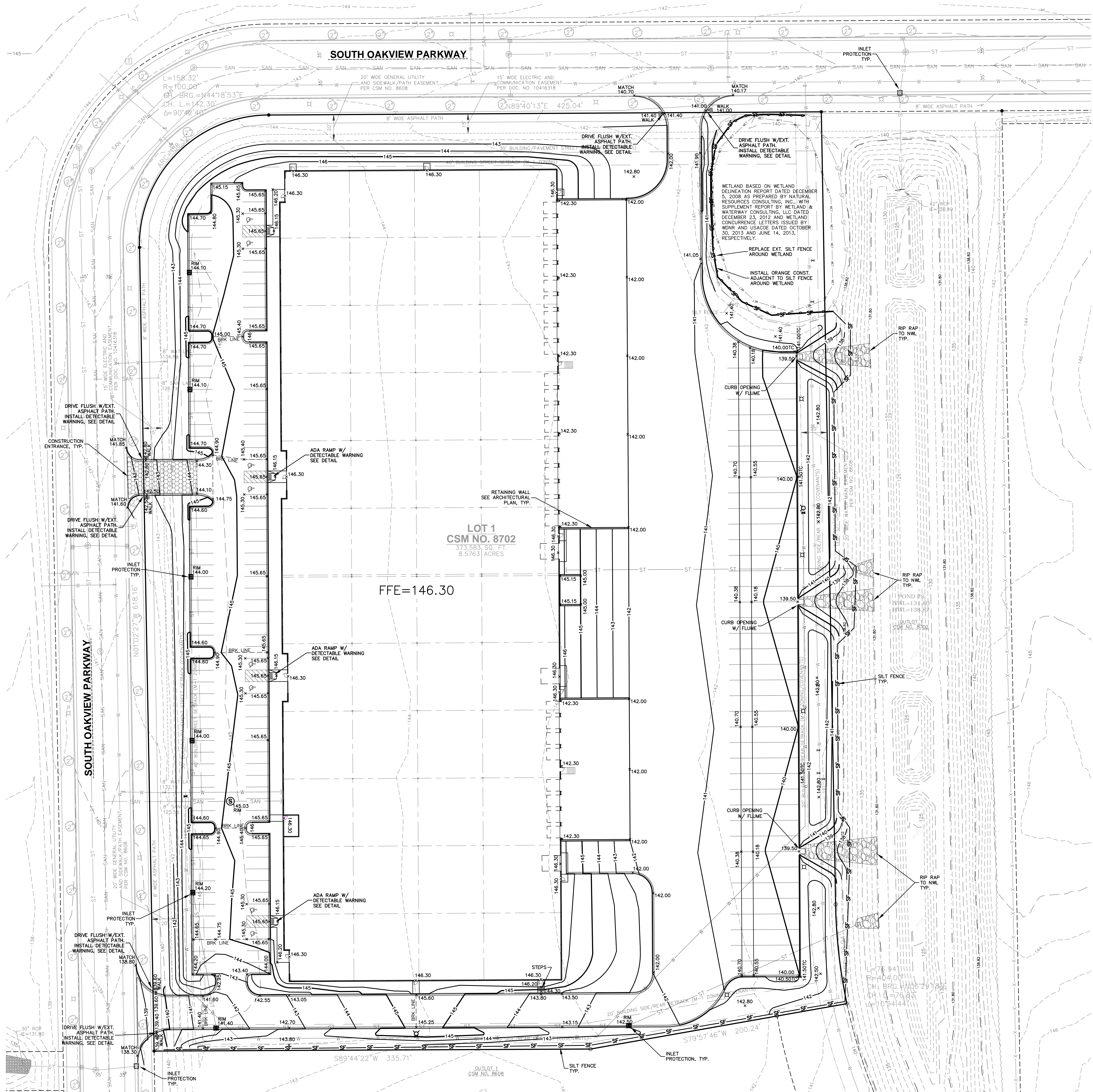


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JSD JOB NO.: 167497

JOB: XXXX
DRAWN:
CHECKED:
DATE: 08/31/16
SHEET:
C1.0





GRADING NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO JSD PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
 - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
 - THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY, PONDING TO AVOID PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY PSI AND DATED MAY 29, 2015 FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
- IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
- WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS UNDER NO CONSTRUCTION REQUIREMENTS. THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL, OR THE MAXIMUM COMPACTION LIFT DEPTH.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
- CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.
- SEE SHEET C-4.0 FOR ADDITIONAL EROSION AND SEDIMENT CONTROL NOTES.

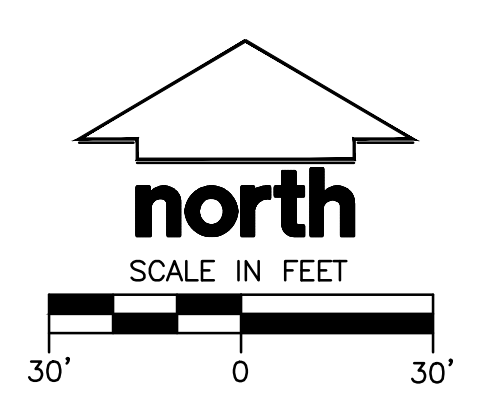
CONSTRUCTION SITE SEQUENCING

- INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
- STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
- CONDUCT ROUGH GRADING EFFORTS.
- INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
- COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
- PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
- EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF "FINAL STABILIZATION".

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

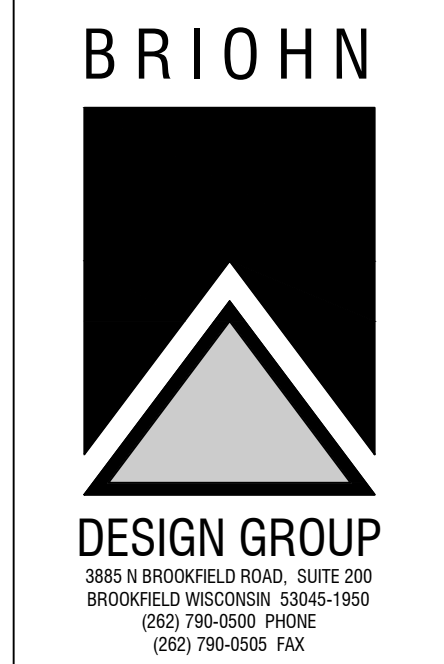
LEGEND

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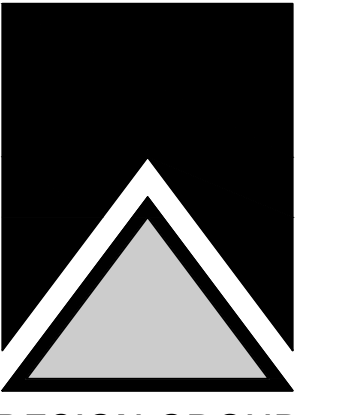
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SITE GRADING AND EROSION CONTROL PLAN

OAKVIEW INDUSTRIAL FACILITY
 OAKVIEW BUSINESS PARK
 LOT 1 OF CSM NO. 8702
 CITY OF OAK CREEK, WI

JOB:	XXXX
DRAWN:	SJK
CHECKED:	RWJ
DATE:	08/31/16
SHEET:	
C2.0	



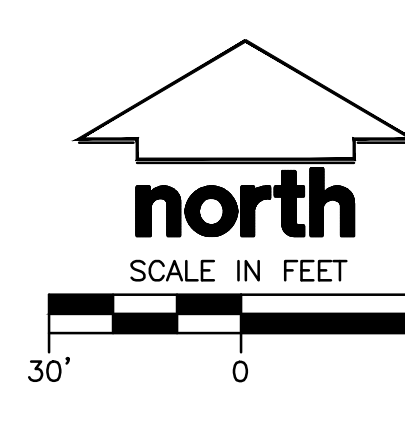
⊙	SANITARY SEWER MANHOLE	SAN	SANITARY SEWER
⊕	STORM MANHOLE	W	WATER MAIN
⊕	CATCH BASIN ROUND	ST	STORM SEWER
⊕	CATCH BASIN SQUARE	RD	ROOF DRAIN
⊕	FIRE HYDRANT	C	UNDERGROUND GAS
⊕	WATER VALVE	E	UNDERGROUND ELECTRIC
⊕	GAS VALVE	T	UNDERGROUND TELEPHONE
⊕	LIGHT POLE	FIB	UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	OH	OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE	SF	SILT FENCE
⊕	SIGN		
⊕	POWER POLE		CONIFEROUS TREE
⊕	GUY WIRE		DECIDUOUS TREE

UTILITY NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUDE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF OAK CREEK SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
- TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND CITY OF OAK CREEK REQUIREMENTS.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
- STORM SEWER SPECIFICATIONS -
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS V (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE HD-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NENAH R-1580 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NENAH R-3067, OR EQUAL.
BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- WATER MAIN SPECIFICATIONS -
PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON G.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 2.7.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
10-GAUGE TRACER WIRE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF ALL PRIVATE WATER MAINS, HYDRANT LEADS, FIRE DEPARTMENT CONNECTION LEADS AND LATERALS. THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS AND ENCLOSED IN RISER BOX WITH "WATER ON THE COVER".
HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE CITY OF OAK CREEK AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES. HYDRANTS WITHIN THE FIRE LOOP TO BE PAINTED SOLID RED. HYDRANT NOT IN THE LOOP, LOCATED PRIOR TO BOOSTER PUMP, TO BE PAINTED RED WITH SILVER NOZZLE CAP AND SILVER NOZZLE CAP AND SILVER NOZZLE CAP.
BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".
BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
- SANITARY SEWER SPECIFICATIONS -
PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A) BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF OAK CREEK.
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NENAH R-1580 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
FRAME AND COVER SHALL BE NENAH R-1580 WITH TYPE "B" NON-ROCKING FRAME AND COVER.
MANHOLE CASTING SHALL HAVE A CHIMNEY SEAL.
- WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.7.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
- TRACER WIRE SHALL BE INSTALLED ALONG THE SANITARY SEWER SERVICE. THE TRACER WIRE SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
- ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE CONTRACTOR SHALL CONTACT THE CITY OF OAK CREEK ENGINEERING DEPARTMENT (414-768-6541) 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.

LEGEND

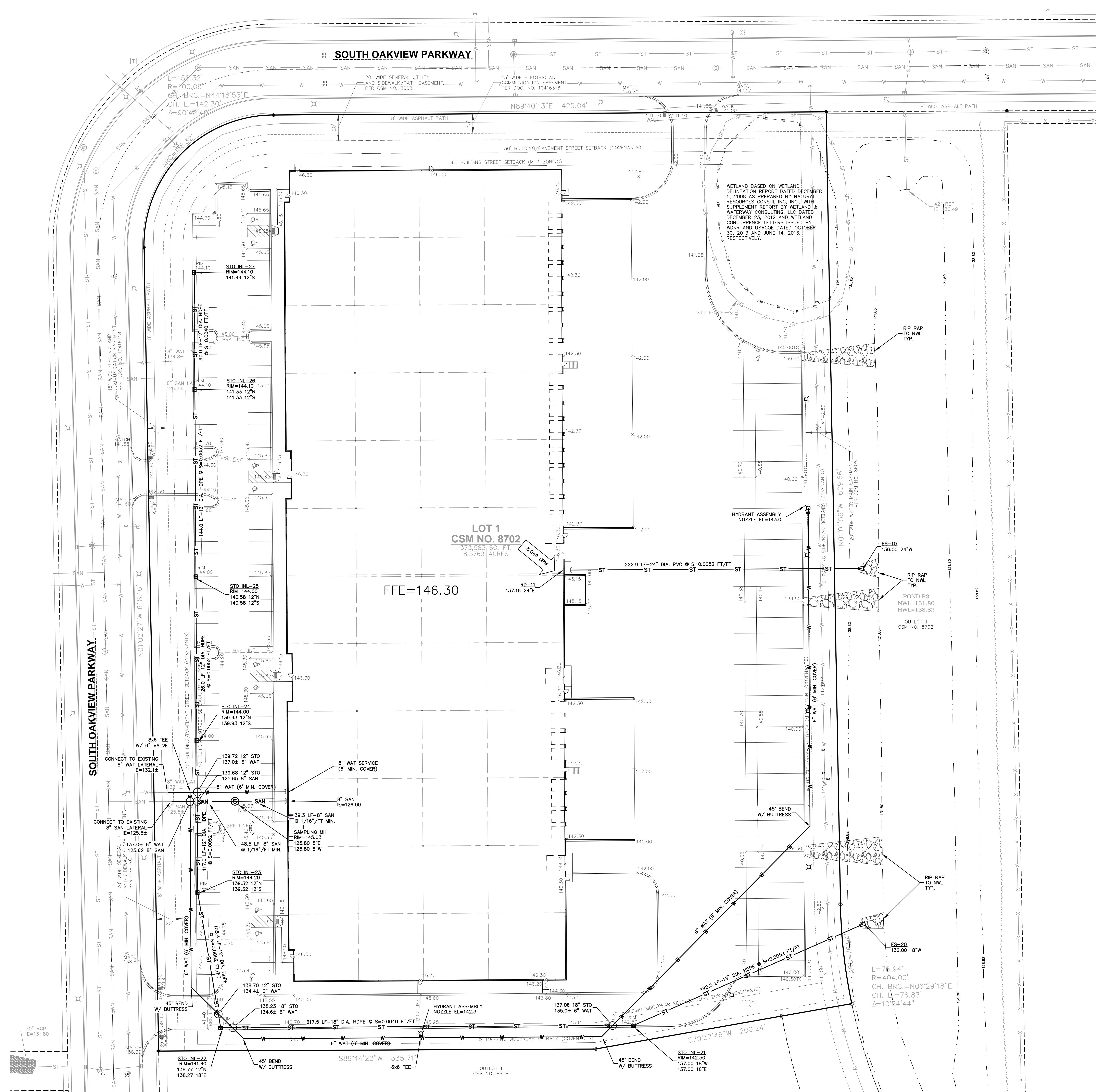
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⊕	CATCH BASIN ROUND	ST	STORM SEWER
⊕	CATCH BASIN SQUARE	RD	ROOF DRAIN
⊕	FIRE HYDRANT	C	UNDERGROUND GAS
⊕	WATER VALVE	E	UNDERGROUND ELECTRIC
⊕	GAS VALVE	T	UNDERGROUND TELEPHONE
⊕	LIGHT POLE	FIB	UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	OH	OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE	SF	SILT FENCE
⊕	SIGN		
⊕	POWER POLE		CONIFEROUS TREE
⊕	GUY WIRE		DECIDUOUS TREE

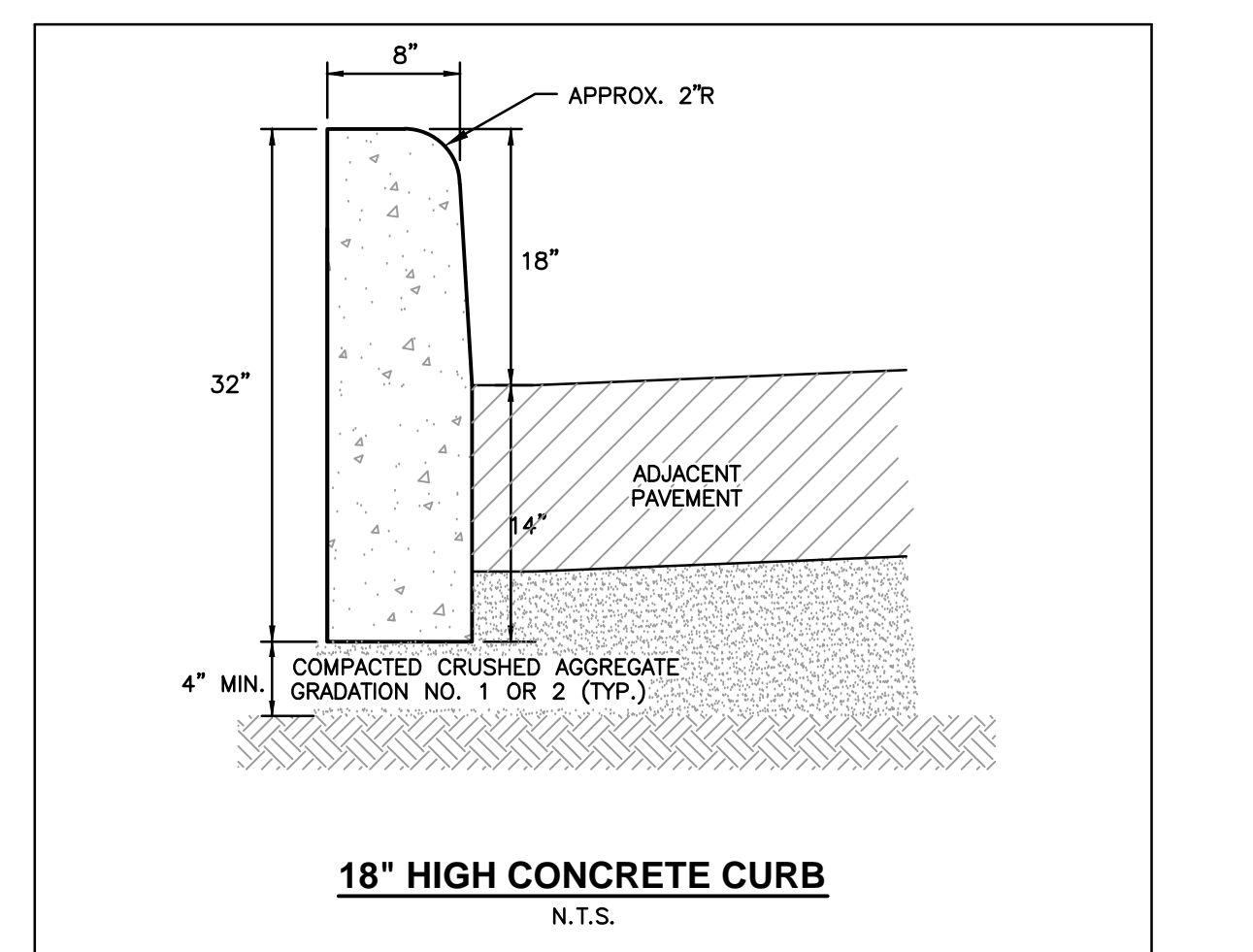
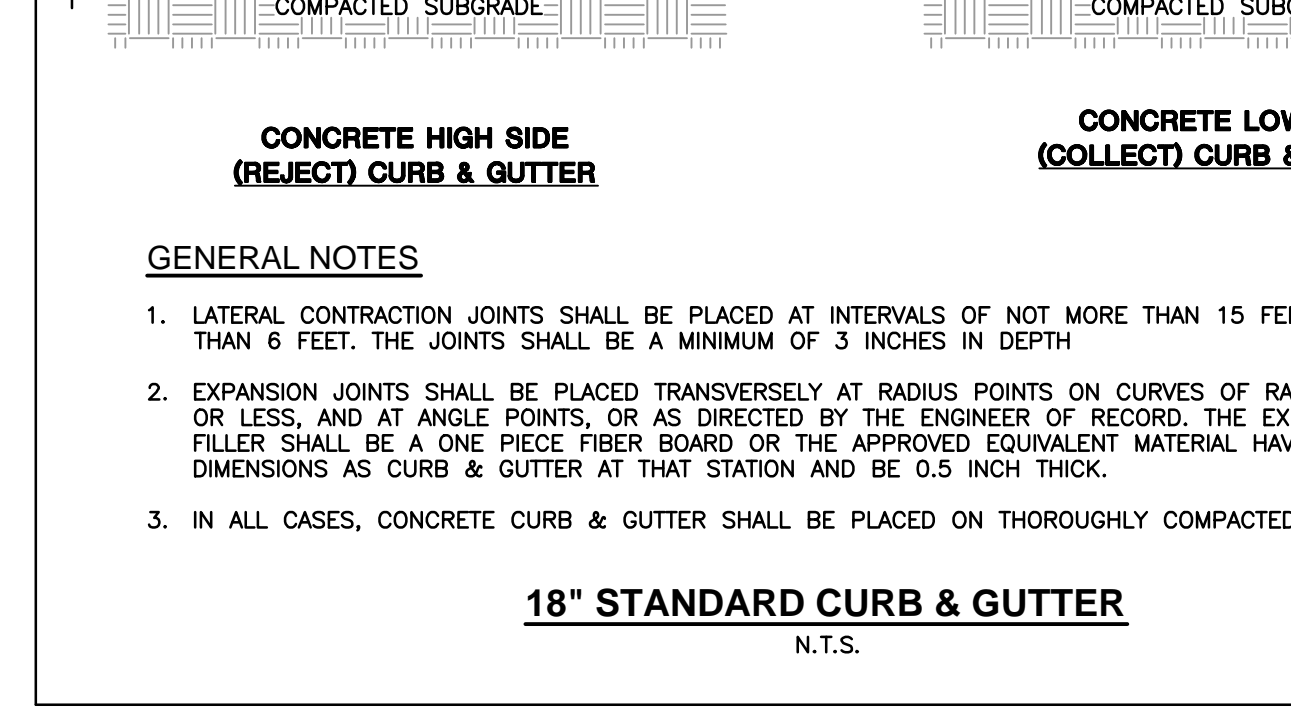
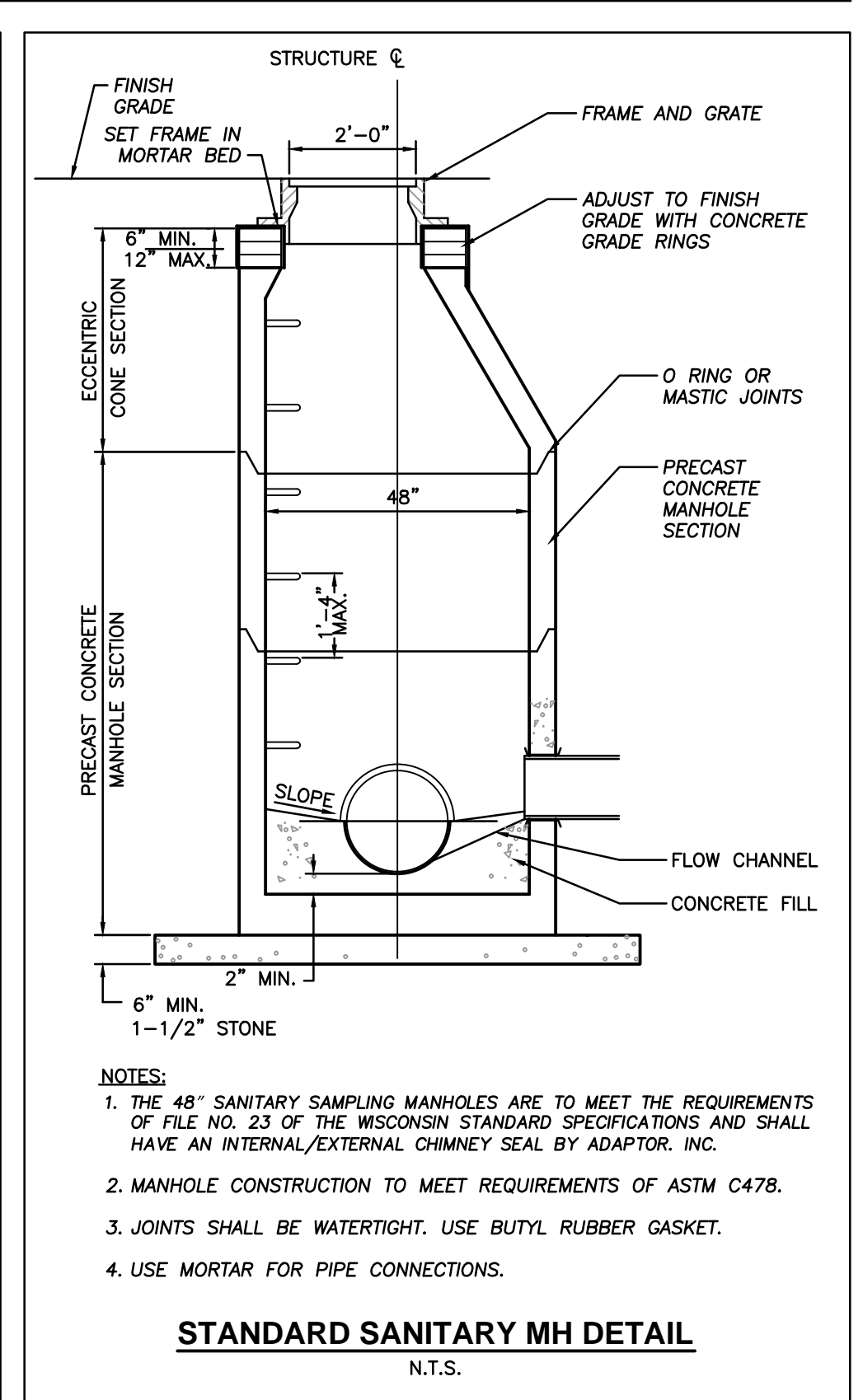
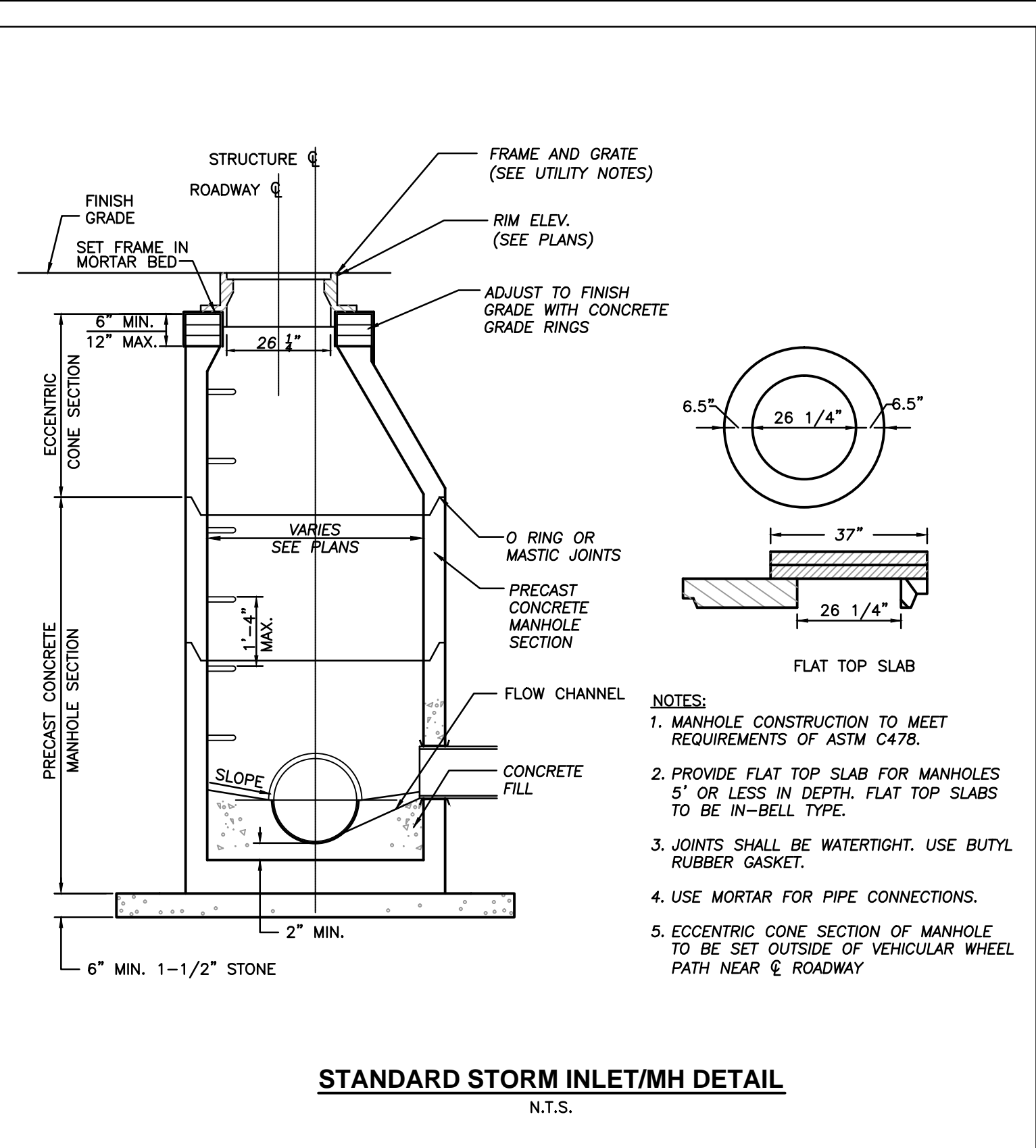
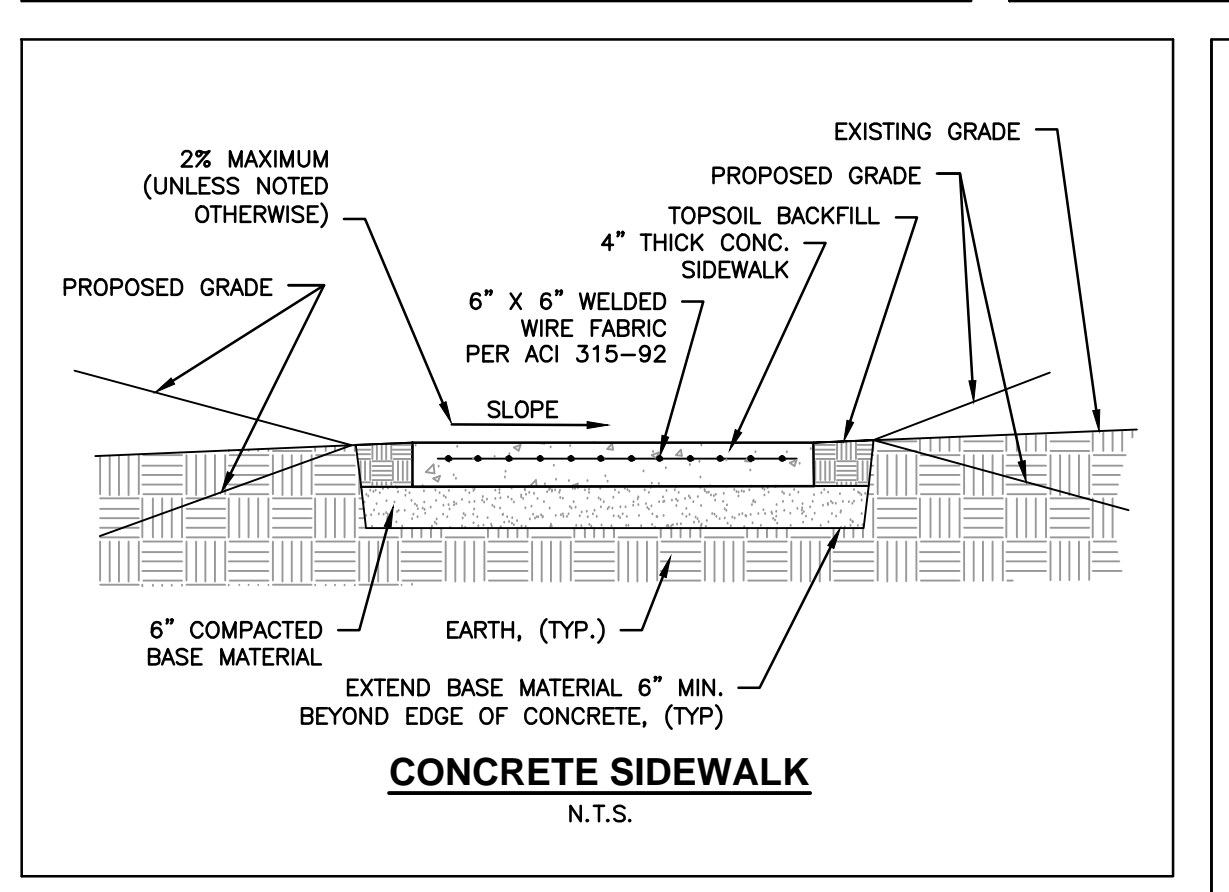
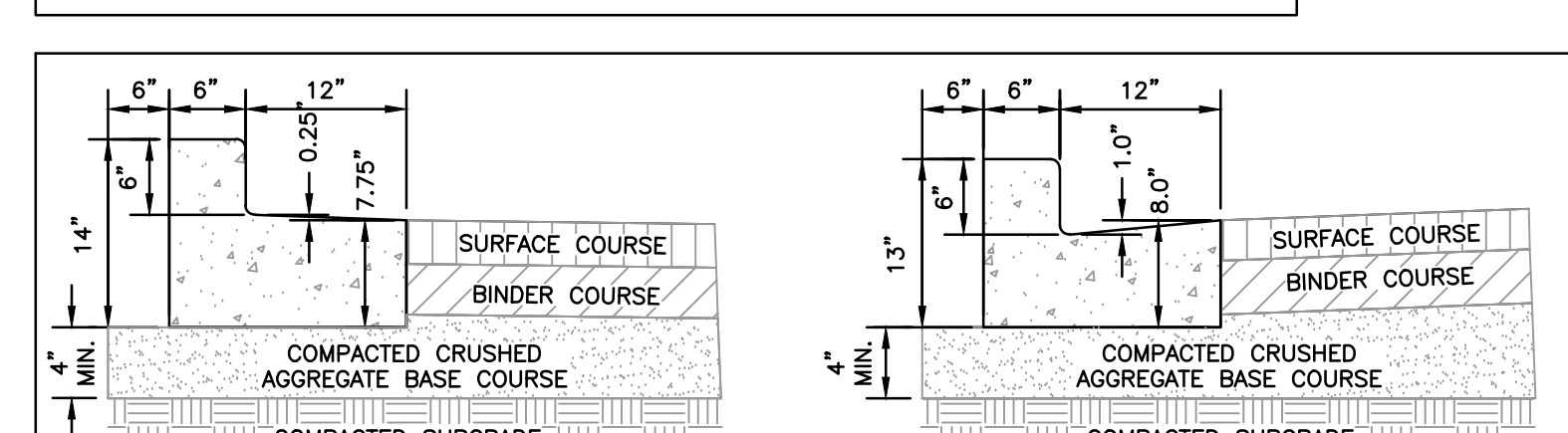
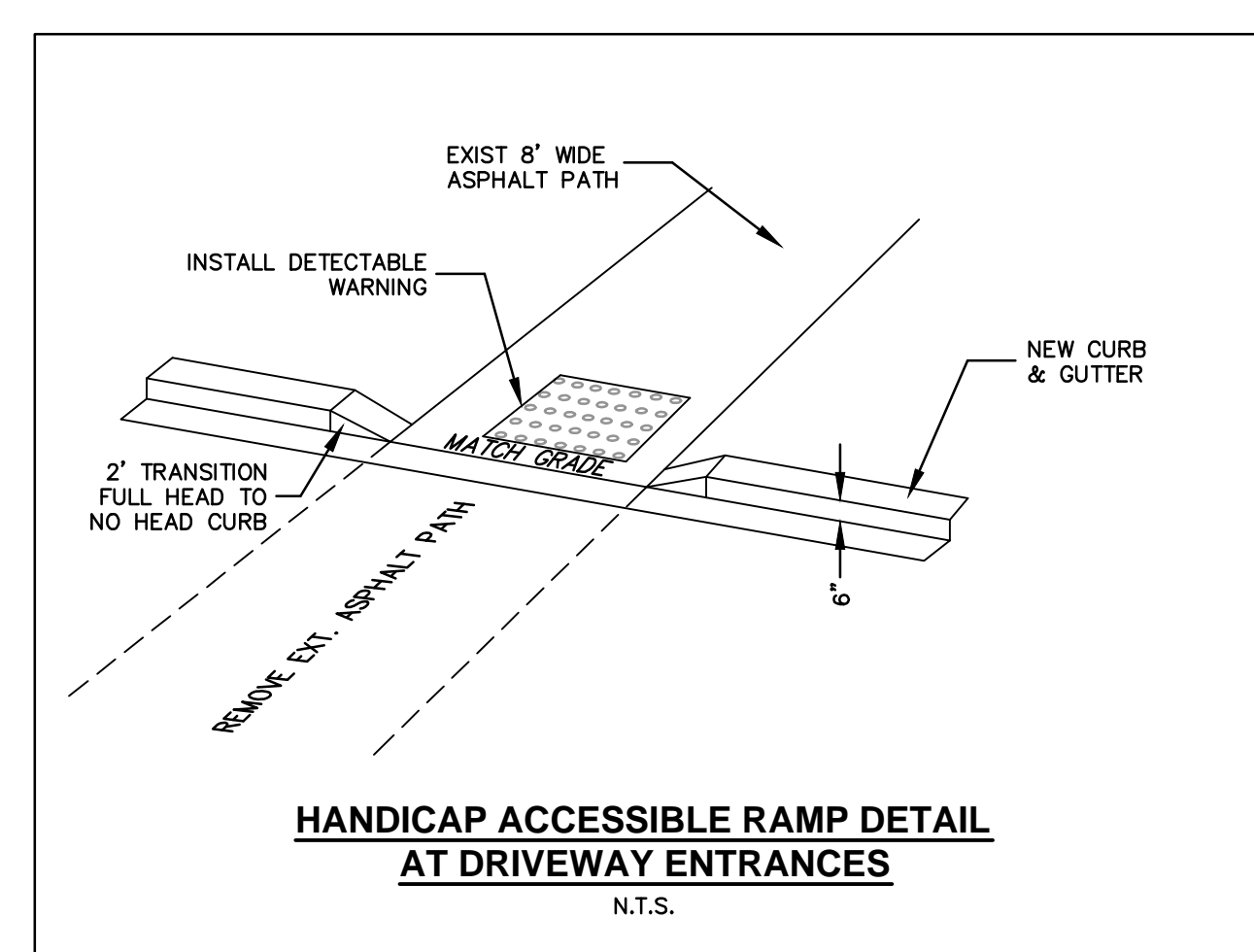
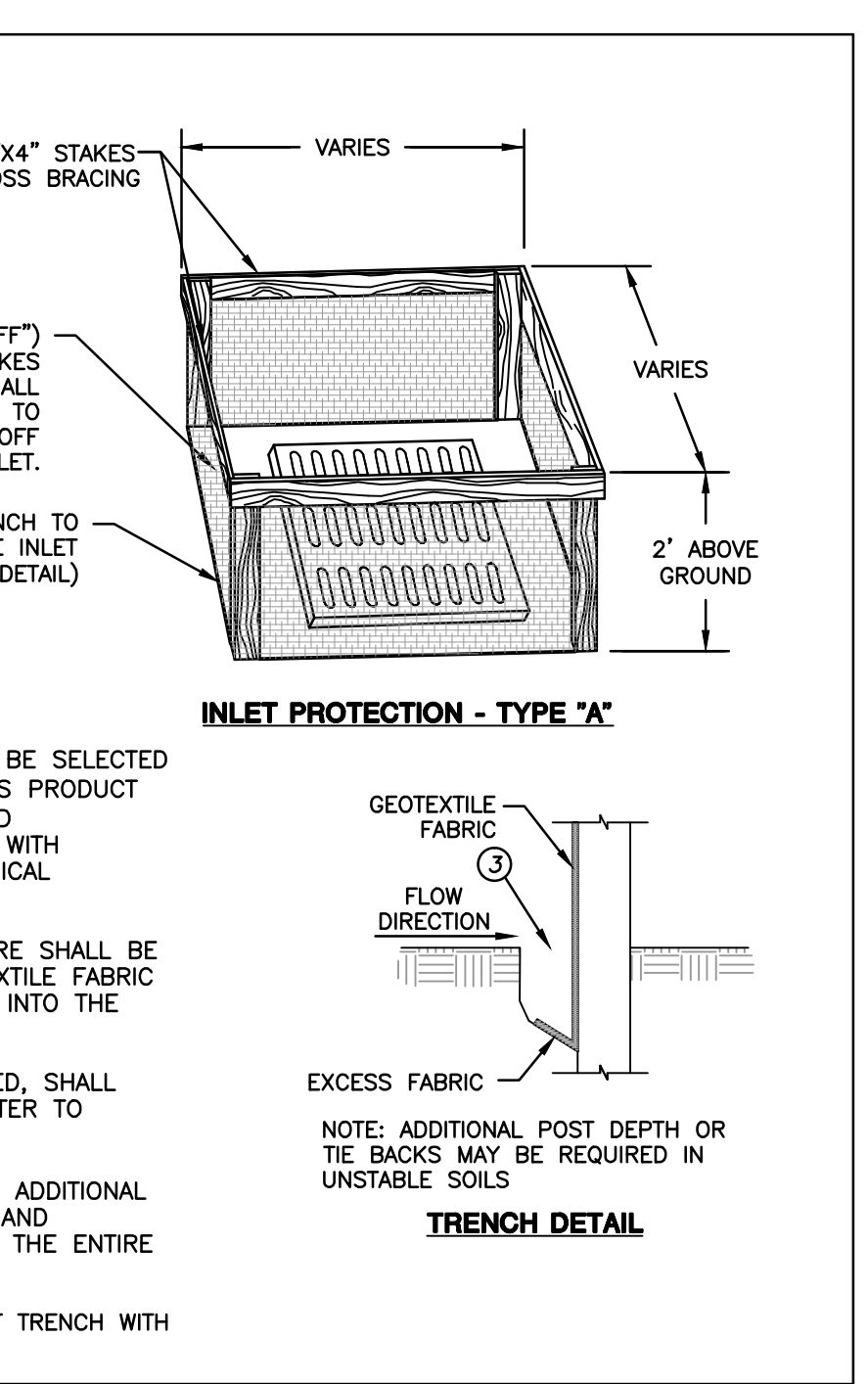
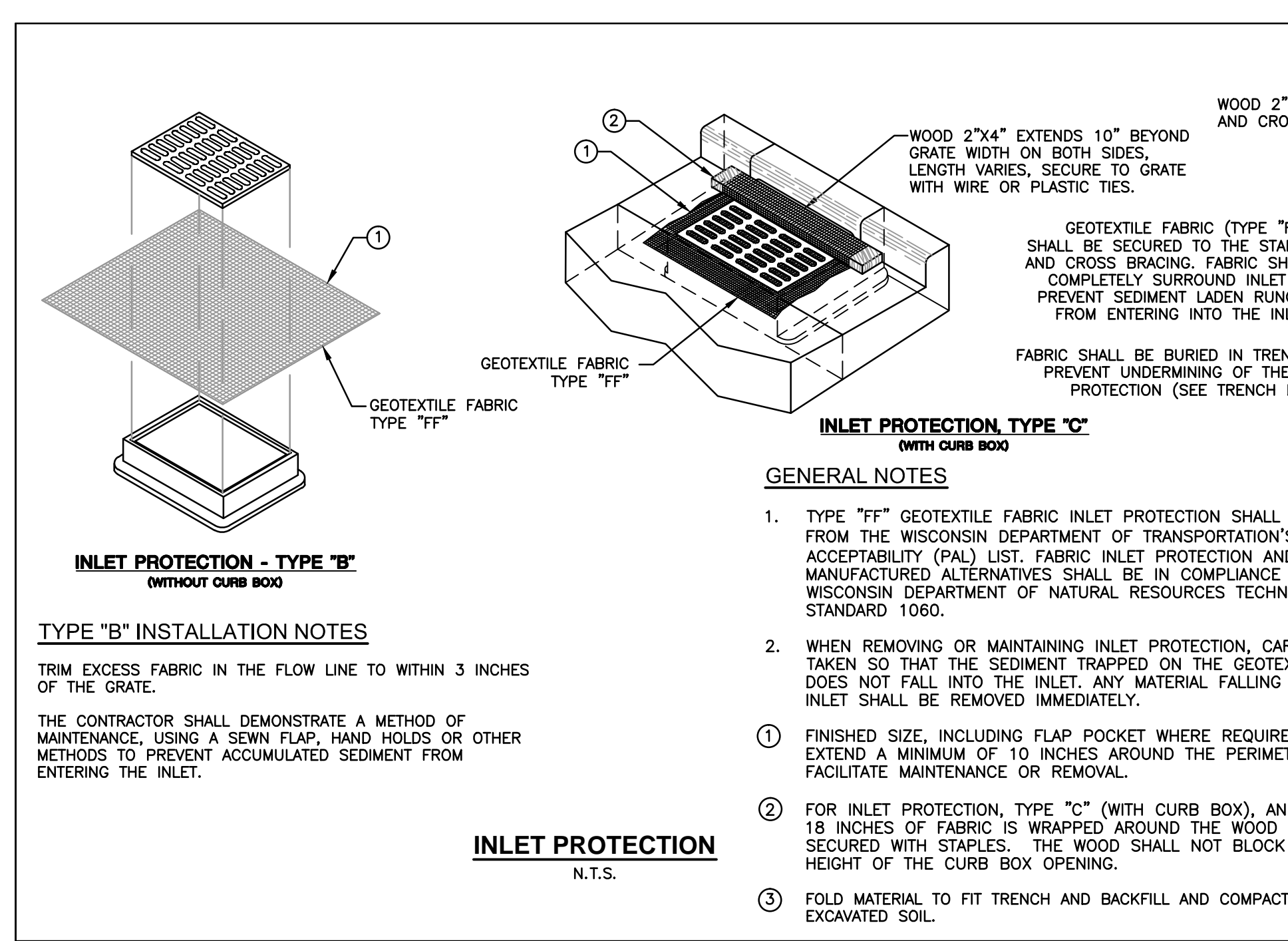
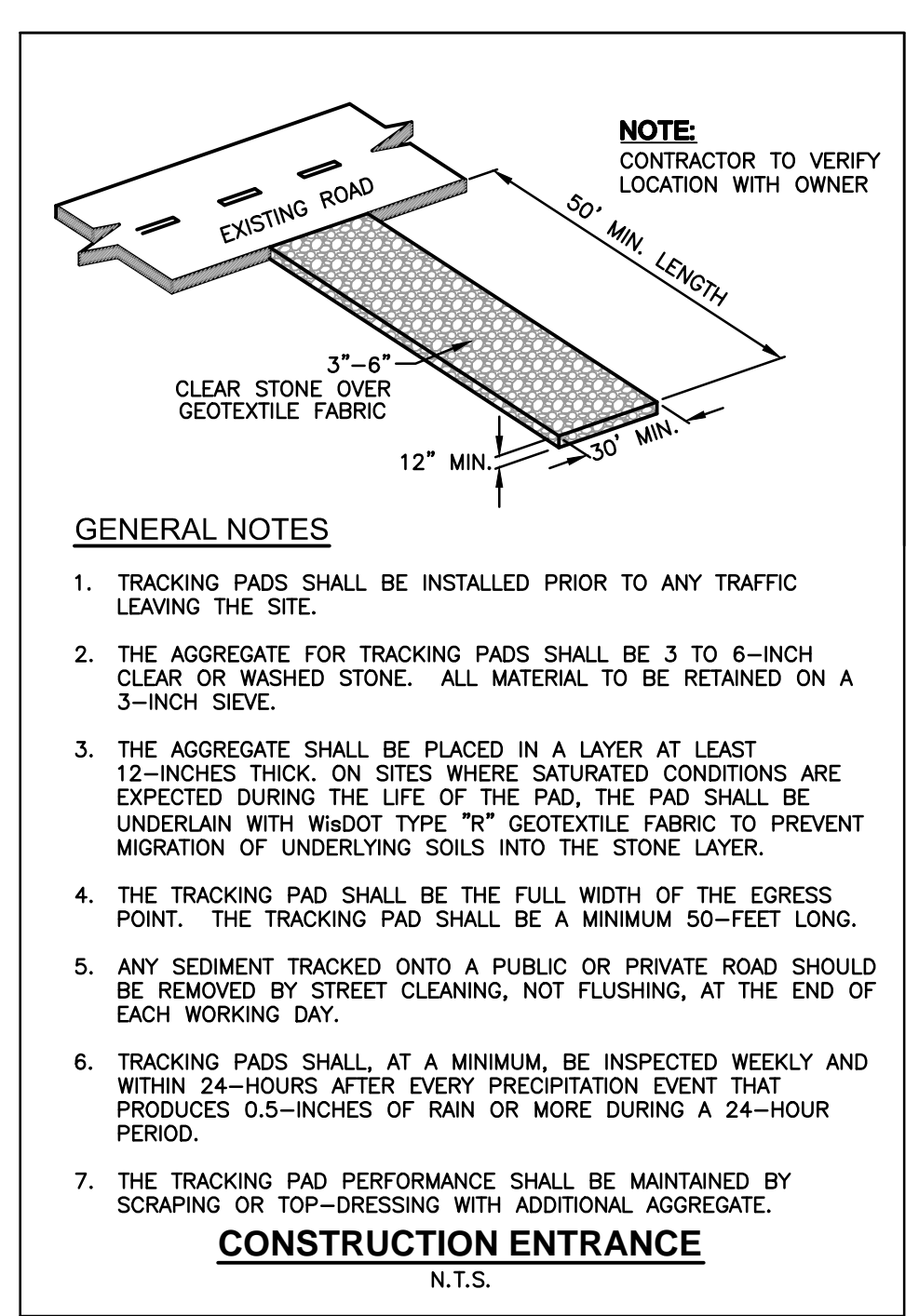
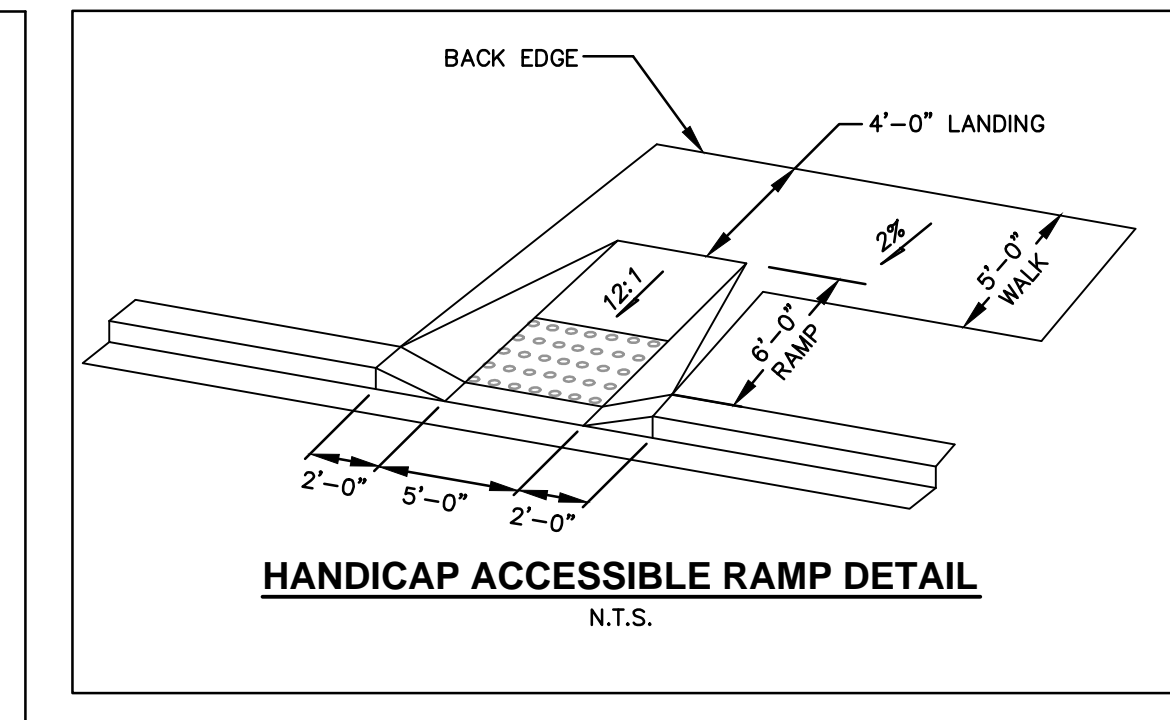
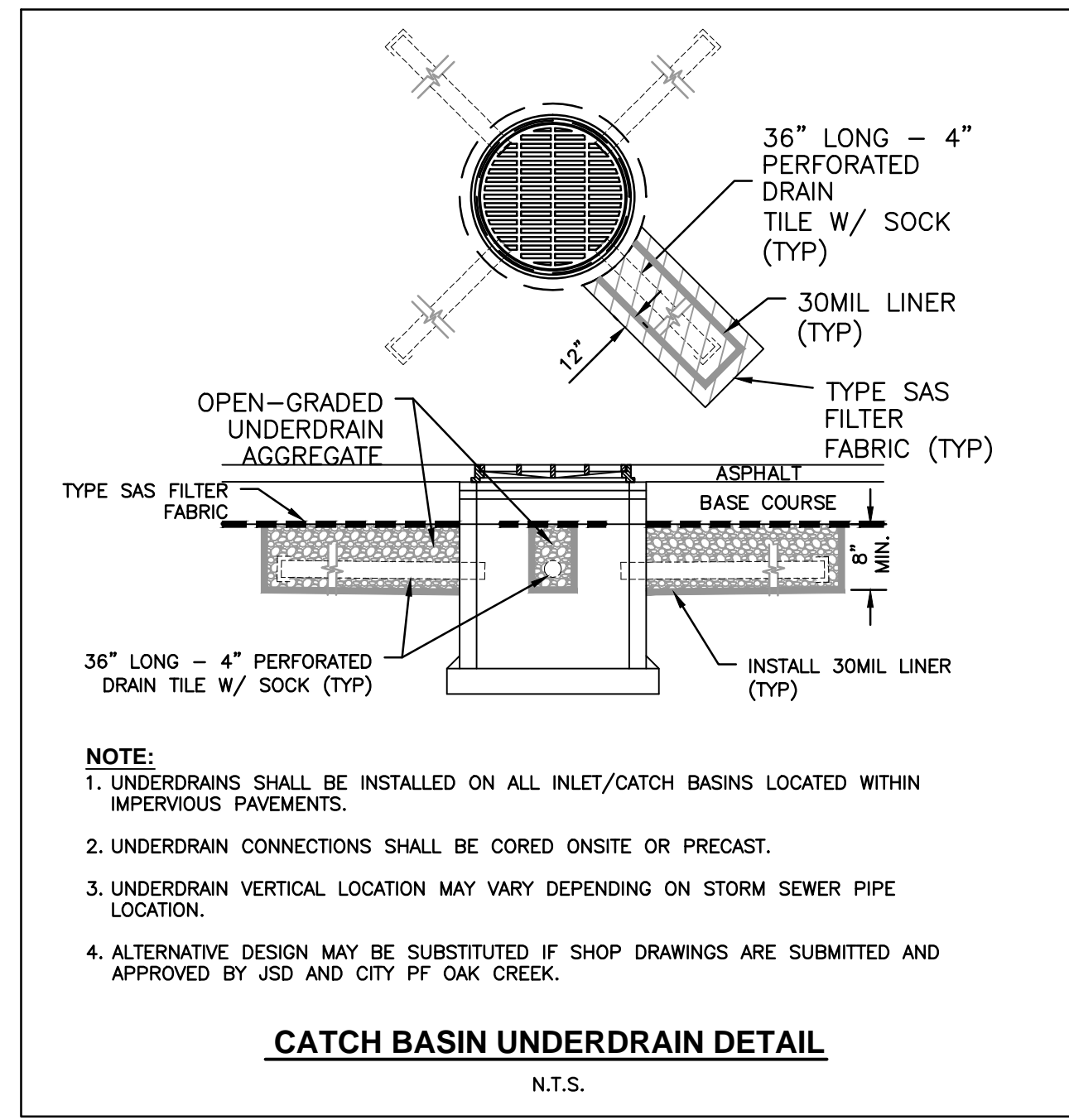
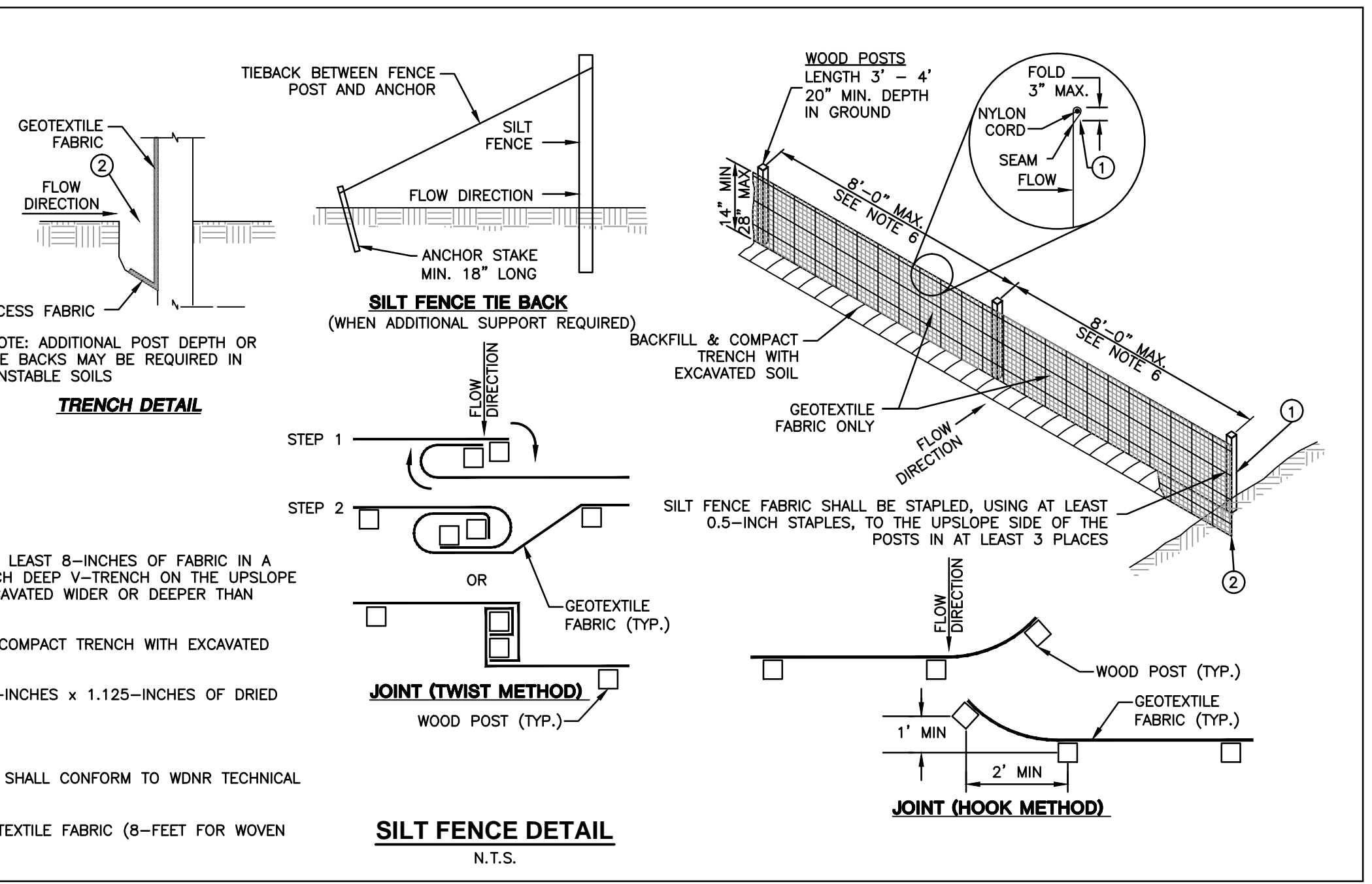
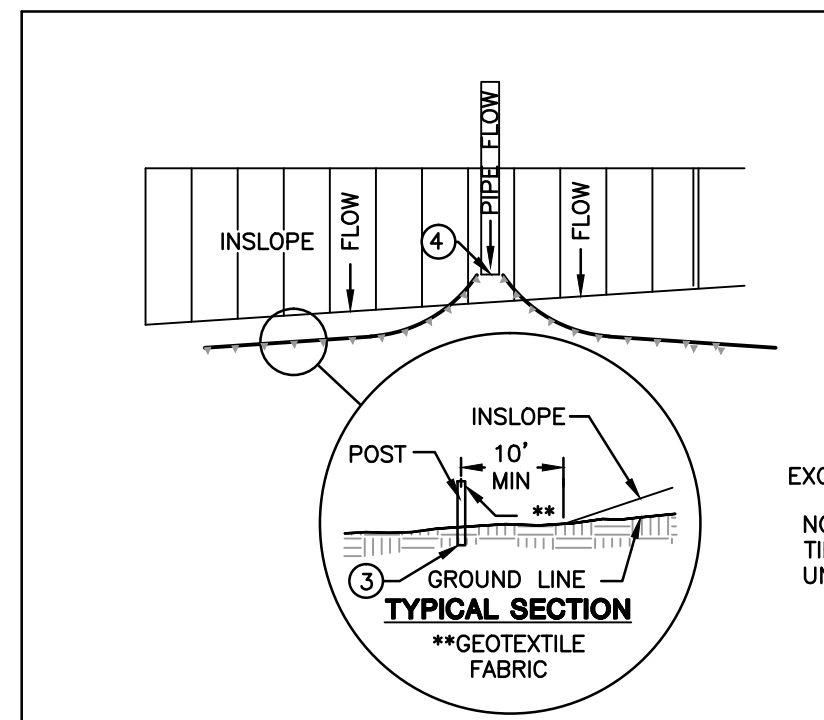


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- EROSION AND SEDIMENT CONTROL NOTES:**
- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN WISCONSIN'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF OAK CREEK ORDINANCE. THESE PROCEDURES SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
 - THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY JSD PROFESSIONAL SERVICES, INC. OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
 - MODIFICATIONS TO THE APPROVED EROSION CONTROL PLAN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY JSD/MUNICIPALITY PRIOR TO DEVIATION OF THE APPROVED PLAN.
 - INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
 - CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON PLAN MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
 - PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE GOVERNING AGENCIES.
 - ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
 - EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
 - AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
 - ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
 - TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
 - EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER PRIOR TO THE COMPLETION OF EACH WORK DAY.
 - MAINTAIN SOIL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
 - PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS.
 - GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE TIME OF YEAR. SITE CONDITIONS AND PERMANENT MEASURES: ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
 - ALL DISTURBED SLOPES EXCEEDING 4:1 YET LESS THAN 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S758N EROSION MATTING (OR APPROVED EQUAL) AND DISTURBED SLOPES EXCEEDING 3:1 YET LESS THAN 2:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C1258N (OR APPROVED EQUAL) OR APPLICATION OF APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
 - DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
 - DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
 - QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH PART IV B.4. (G-I), OF THE NPDES GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY REPAIR DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
 - THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED AND LISTED UPON IDENTIFICATION. DEFICIENCIES IN STORMWATER CONTROLS SHALL BE CORRECTED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.
 - SILT FENCE** - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE SILT FENCE.
 - CONSTRUCTION ENTRANCE** - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.
 - DITCH CHECK (STRAW BALES)** - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER AND PREVENT ACCUMULATED SEDIMENT. IF STAKES ARE ONE-HALF THE HEIGHT OF THE BALE.
 - EROSION CONTROL MATTING** - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS.
 - REPAIR AND REGRADE SOILS WHERE CHANNELIZATION HAS OCCURRED.**
 - DESIGNATION BERM/SWAL** - REPAIR OR REPLACE CONSTRUCTION ENTRANCES AS NECESSARY.
 - INLET PROTECTION** - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE BAG BECOMES ONE-HALF FULL OF SEDIMENT.
- ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
- CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL, WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCARDED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A tarpaulin TO PREVENT BLOWN DIRT.
 - DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:
 - COVERING SOIL OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
 - ROUGHENING THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES HIGH.
 - FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
 - SPREADING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRAILT PAVES.
 - STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

- GENERAL NOTES AND SPECIFICATIONS**
- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FEDERAL, LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
 - THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, SCHEDULES AND FIELD INVESTIGATIONS.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
 - QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
 - PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT THE PROJECT'S HOTLINE BY ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
 - COMPLETION OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
 - SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
 - THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
 - THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT AND "DIGGERS" HOTLINE BY ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
 - SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
 - CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
 - THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
 - ALL FIELD/RAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR REROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILE IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

BRIORN

DESIGN GROUP
 500 S. WISCONSIN ST. SUITE 200
 MILWAUKEE, WISCONSIN 53108
 (414) 796-0000 FAX
 (414) 796-0000 FAX

SITE NOTES AND DETAILS

OAKVIEW INDUSTRIAL FACILITY
 OAKVIEW BUSINESS PARK
 LOT 1 OF CSM NO. 8702
 CITY OF OAK CREEK, WI

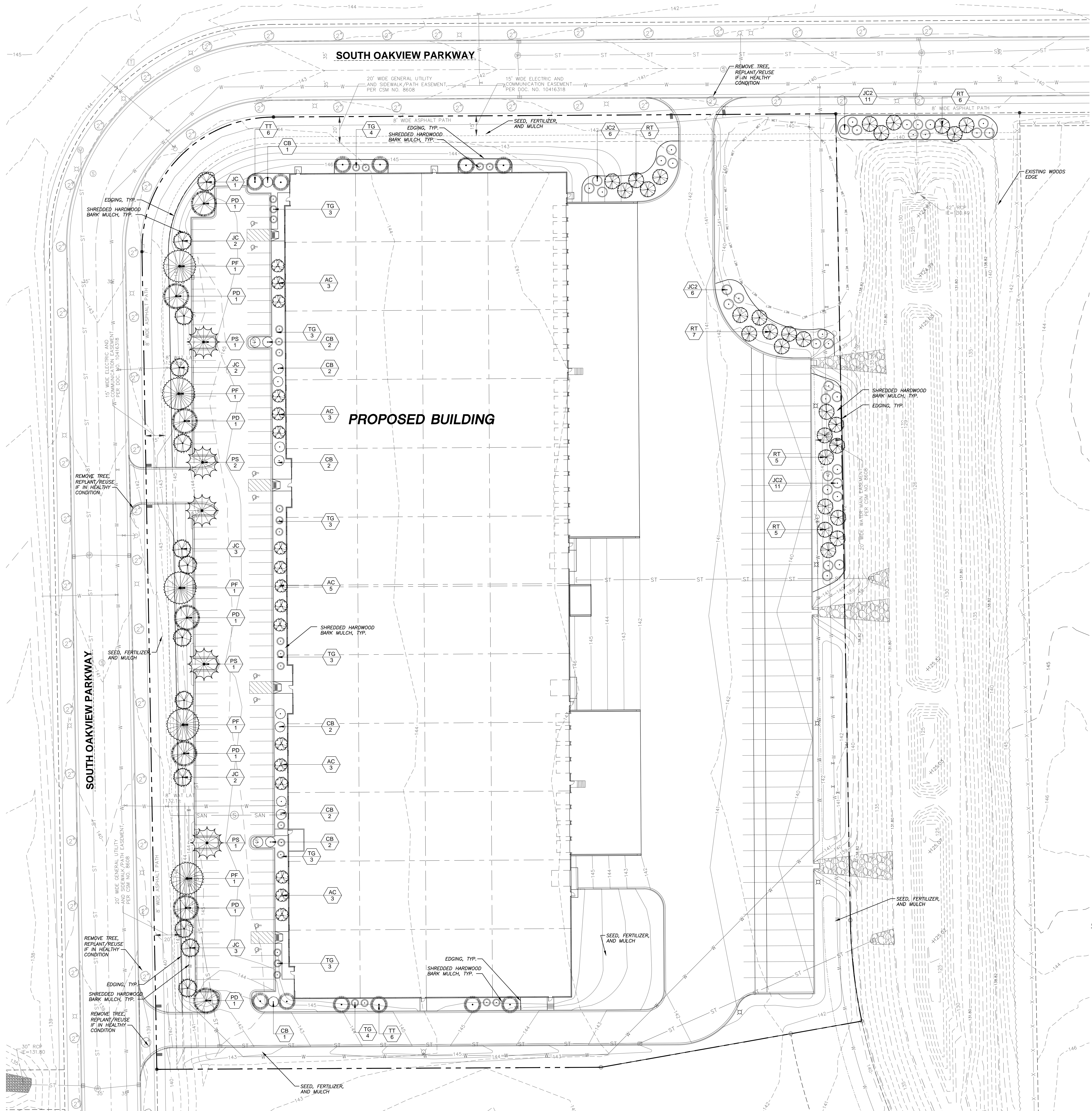
JSD Professional Services, Inc.
 Engineers • Surveyors • Planners

MILWAUKEE REGIONAL OFFICE
 N22 W22931 NANCY'S COURT SUITE 3
 WAUKESHA, WISCONSIN 53188
 262.513.0668 PHONE | 262.513.1232 FAX
 www.jsdinc.com
 JSD JOB NO.: 16-7497

Call 811 or (800) 242-8811
 Milwaukee Area (262) 432-7970
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

JOB: XXXX
 DRAWN: SJK
 CHECKED: RWJ
 DATE: 08/31/16

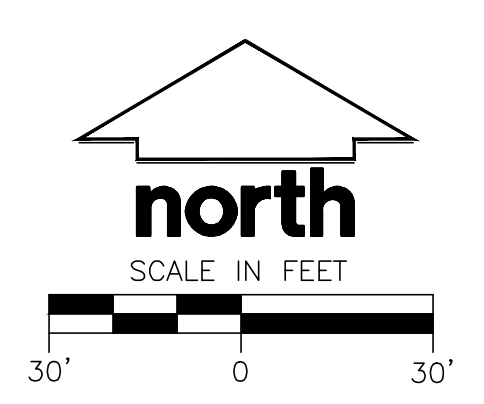
C4.0



LEGEND (PROPOSED)

---	PROPERTY LINE	---	RIGHT-OF-WAY
---	PROPOSED 1 FOOT CONTOUR	---	UTILITY EASEMENT LINE
---	PROPOSED 5 FOOT CONTOUR	---	EDGE OF PAVEMENT
SAN	SANITARY SEWER	---	FENCE LINE
ST	STORM SEWER	---	18" STANDARD CURB AND GUTTER
W	WATER		
E	ELECTRIC		

- GENERAL NOTES:**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF OAK CREEK STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO SHEET L200 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.

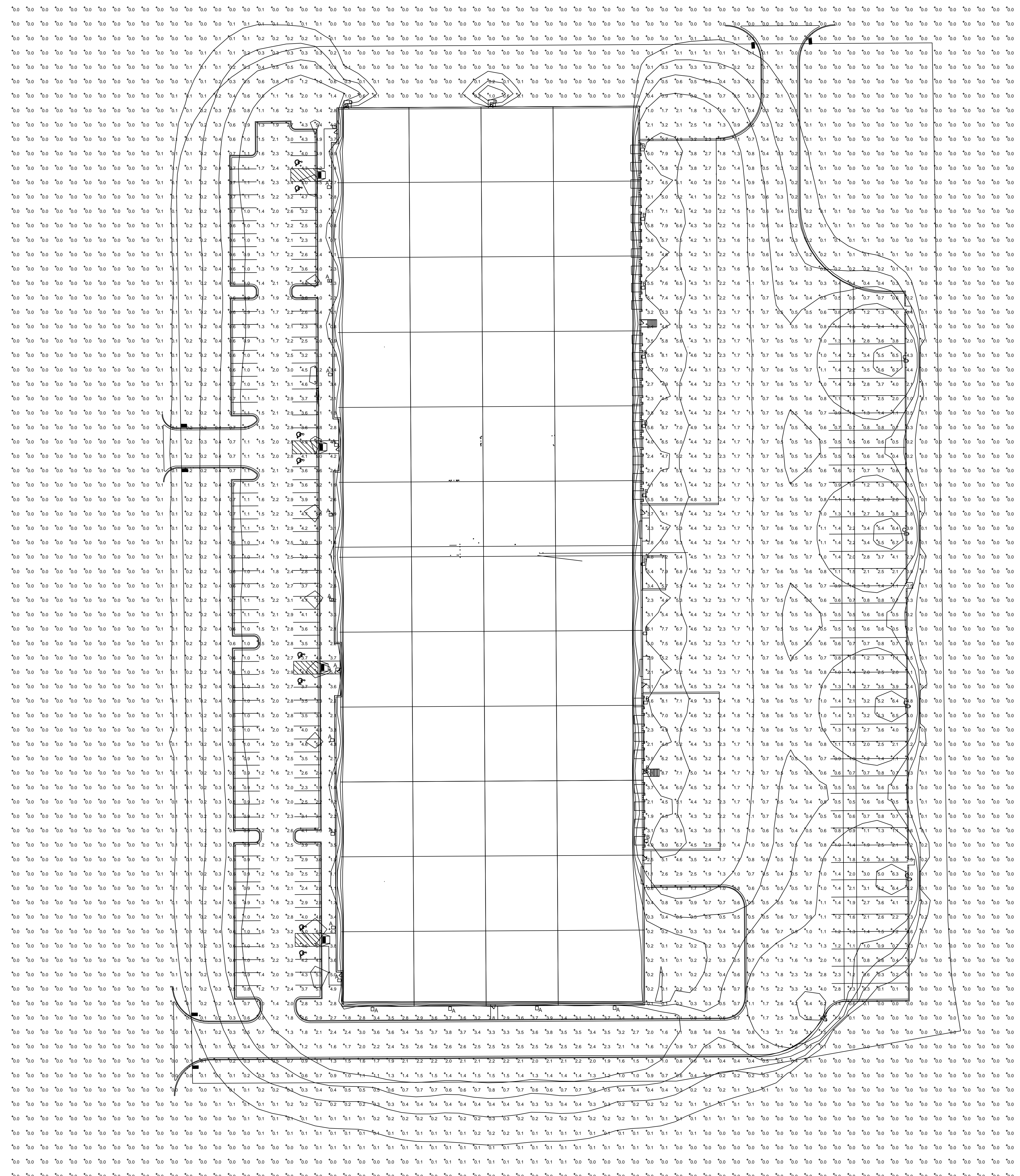


DIGGERS HOTLINE
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 WALKESHA, WISCONSIN 53186
 262.613.0666 PHONE | 262.613.1232 FAX
 www.jsdinc.com
 JSD JOB NO.: 16-7497

LANDSCAPE PLAN

OAKVIEW INDUSTRIAL FACILITY
 OAKVIEW BUSINESS PARK
 LOT 1 OF CSM NO. 8702
 CITY OF OAK CREEK, WI



HFR electric inc.
 ELECTRICAL CONTRACTOR
 Residential - Commercial - Industrial
 262-644-6940

Oak Creek

Revision Dates:
Document Date
Sheet Title LED Fixtures With Pole Lights
Sheet Number



LED 10W & 13 Wallpacks. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 3.3 lbs

Project:

Oak Creek

Type:

D

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.1A
 208V: 0.07A
 240V: 0.06A
 277V: 0.05A
 Input Watts: 12W
 Efficiency: 85%

LED Info

Watts: 10W
 Color Temp: 5000K
 Color Accuracy: 69 CRI
 L70 Lifespan: 100000
 Lumens: 1,063
 Efficacy: 90 LPW

Technical Specifications

Listings

UL Listing:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Housing:

Precision die cast aluminum housing, lens frame.

Mounting:

Junction box.

Green Technology:

RAB LEDs are Mercury, Arsenic and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Gaskets:

High Temperature Silicone.

Electrical

Driver:

Multi-chip 10W high output long life LED Driver Constant Current, Class II, 120V-240V, 50/60/ Hz, 350mA.

Optical

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

Other

California Title 24:

See WPLED10/PC for a 2013 California Title 24 compliant model.

Patents:

The LPACK design is protected under patents in the U.S. Pat. D608,040, Canada Pat. 130,243, China Pat. 200930183252.2, and pending patents in Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Equivalency:

The WPLED10 is Equivalent in delivered lumens to a 70W Metal Halide Wallpack.

HID Replacement Range:

The WPLED10 can be used to replace 35-100W Metal Halide Wallpacks based on delivered lumens.



Specification grade area lights available with IES Type IV distribution. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Replaces up to 1000W HID fixtures. Patent pending management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:

Oak Creek

Type:

B + C

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 1.31A
 208V: 0.80A
 240V: 0.69A
 277V: 0.60A
 Input Watts: 156W
 Efficiency: 96%

LED Info

Watts: 150W
 Color Temp: 5000K
 Color Accuracy: 65 CRI
 L70 Lifespan: 100000
 Lumens: 14,349
 Efficacy: 92 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
 DLC Product Code: P0000175F

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Superior thermal management with external Air-Flow fins.

Housing:

Die-cast aluminum housing, lens frame and mounting arm.

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

IP Rating:

Ingress Protection rating of IP66 for dust and water.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Drivers:

Two Drivers, Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, Power Factor 99%

THD:

4.7% at 120V, 13.3% at 277V

Surge Protection:

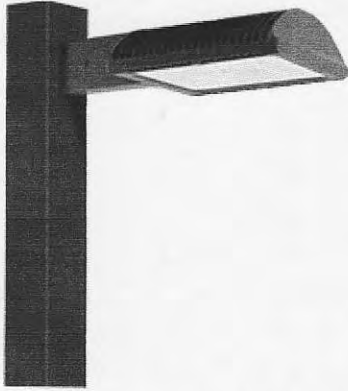
4kV

Optical

Replacement:

The ALED150 replaces 400W Metal Halide Area Lights.

ALED4T105



Specification grade area lights available with IES Type IV distribution. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Replaces up to 1000W HID fixtures. Patent pending management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:

Oak Creek

Type:

A

Prepared By:

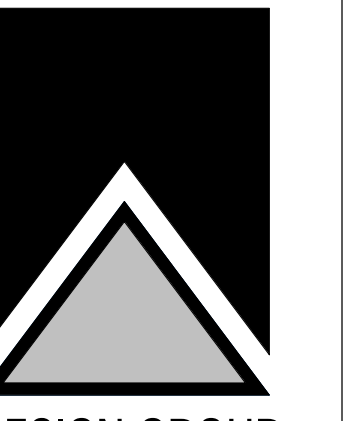
Date:

Driver Info

Type:	Constant Current
120V:	0.89A
208V:	0.58A
240V:	0.50A
277V:	0.44A
Input Watts:	106W
Efficiency:	99%

LED Info

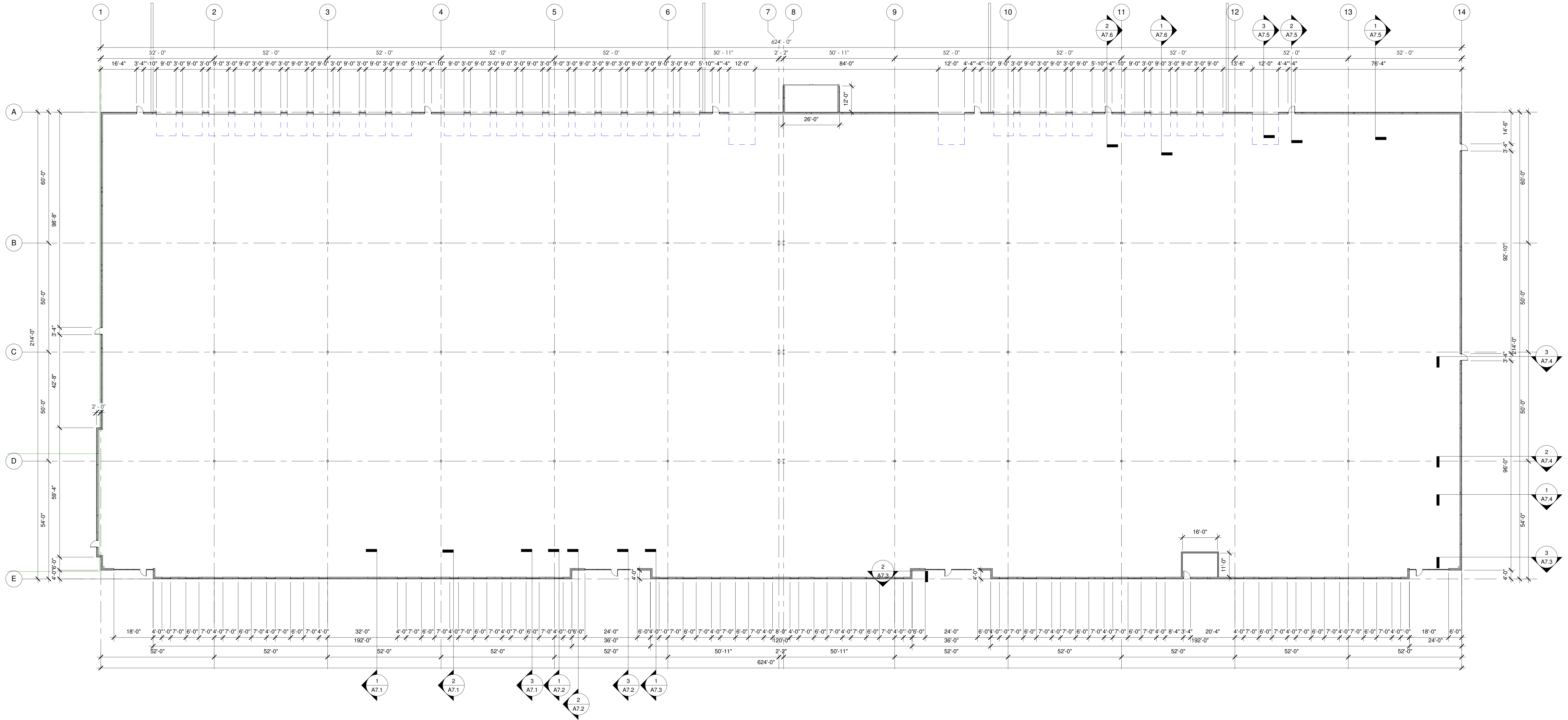
Watts:	105W
Color Temp:	5000K
Color Accuracy:	65 CRI
L70 Lifespan:	100000
Lumens:	10,384
Efficacy:	98 LPW



OVERALL FLOOR PLAN

SHEET TITLE

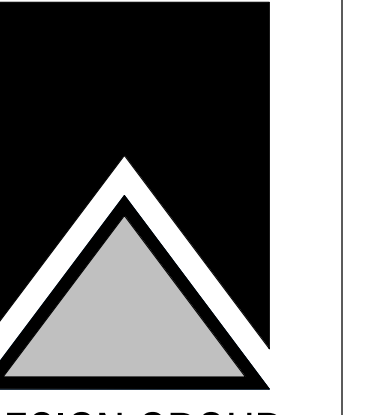
PROPOSED NEW SHELL BUILDING FOR:
OAK CREEK MULTI-TENANT
10450 S. OAKVIEW PARKWAY
OAK CREEK, WI



1 FIRST FLOOR
1" = 20'-0"

JOB: 2889
DRAWN: AA, CW
CHECKED: DF, RG
DATE: 09-19-16

SHEET:
A1.1



EXTERIOR ELEVATIONS

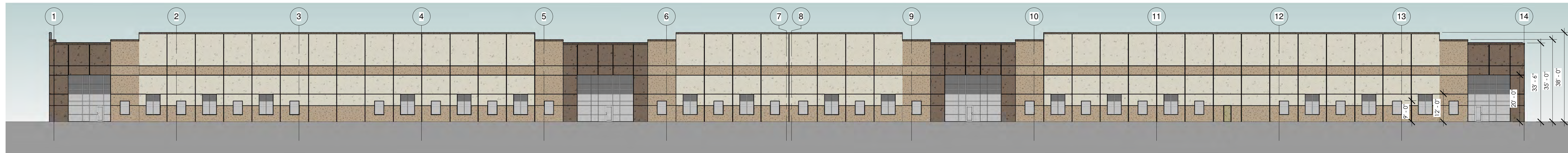
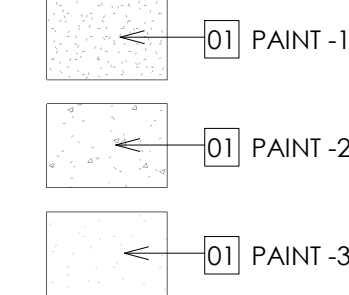
SHEET TITLE

PROPOSED NEW SHELL BUILDING FOR:
OAK CREEK MULTI-TENANT
10450 S. OAKVIEW PARKWAY
OAK CREEK, WI

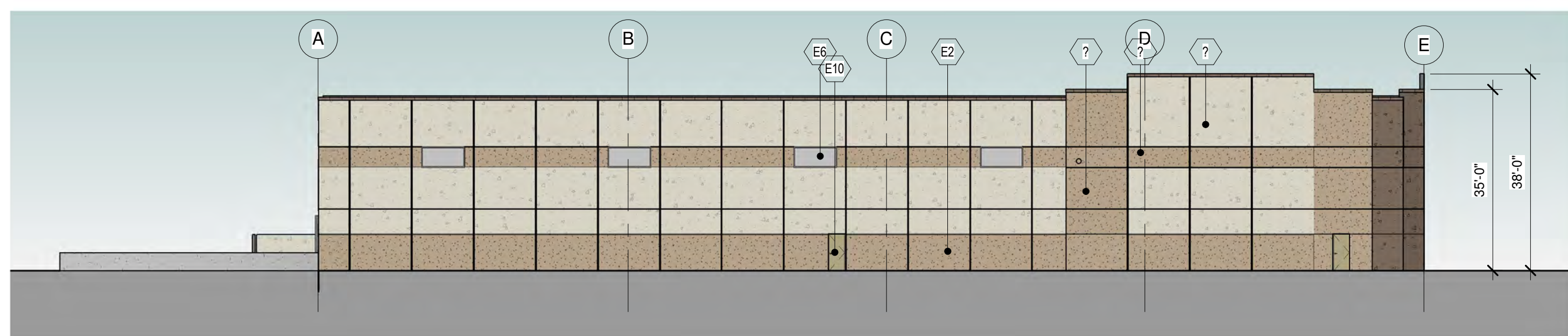


NOTE	DESCRIPTION	ELEVATION CODED NOTES
E1	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR LIGHT TAN.	
E2	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR MEDIUM TAN.	
E4	PRE-FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "MEDIUM BRONZE ANODIZED FINISH".	
E4	PRE-FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E GREY TINTED WINDOW UNITS WITH GREY SPANDREL (SPANDREL GLASS ABOVE 9'-0" ON WEST ELEVATION)	
E7	12x14 INSULATED OH DOOR, FACTORY FINISHED TAN WITH VISION WINDOWS.	
EB	9x10 INSULATED OH DOOR, FACTORY FINISHED TAN WITH VISION WINDOWS, DOCK SEALS, DOCK LEVELERS AND BUMPERS.	
E10	PAINTED HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING (COLOR TO MATCH ADJACENT PRE-CAST COLOR).	

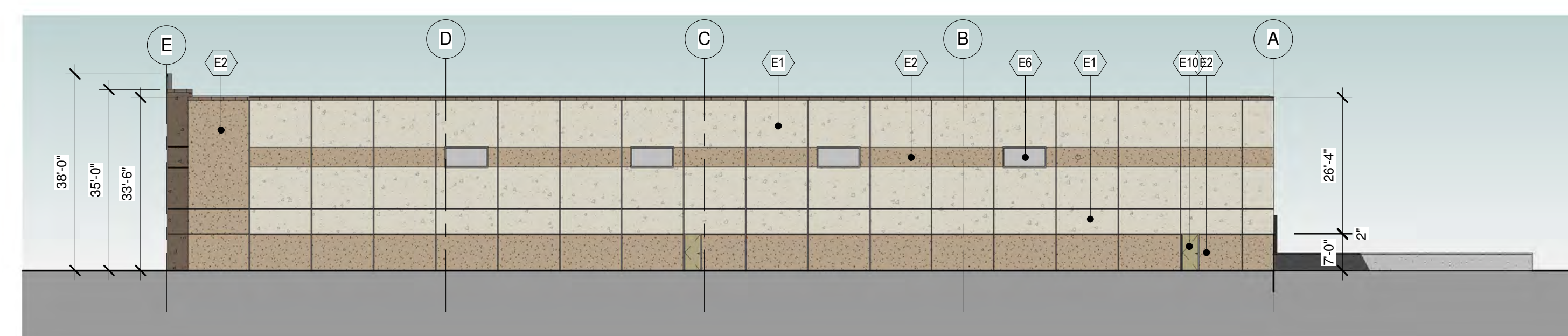
PRECAST PANEL PAINT LEGEND



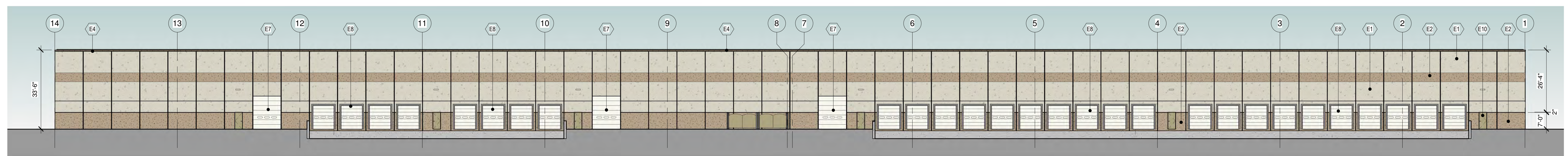
1 WEST ELEVATION
1" = 20'-0"



4 NORTH ELEVATION
1" = 20'-0"



3 SOUTH ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"



Plan Commission Report

ITEM: 5d

DATE: September 27, 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:

1. That the temporary vinyl decals for the windows specified in the submitted plans be removed prior to tenant occupancy. Decals shall not be in place for more than two (2) years.
2. That all other signs be reviewed and approved by the Plan Commission in conformance with the requirements of the approved sign program and the Drexel Town Square Mixed Use Development District General Development Plan and Regulating Plan.

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 August 23, 2016, the Plan Commission reviewed and approved a sign program for the Main Street mixed-use buildings in Drexel Town Square. In conformance with the approved sign program and the DTSMUPDD General Development Plan and Regulating Plan, the applicants are requesting Plan Commission approval of several temporary development window decals to provide a screen for the vacant commercial tenant spaces. Specifically,

- **Flare:** Two (2) window coverings - 75.12 square feet and 83.67 square feet on two vacant commercial tenant spaces. Both of the window coverings are on the tenant windows facing Main Street. No window clings are proposed on the eastern side of the building facing the parking lot.
- **Forge:** Three (3) window coverings - 78.65 square feet and 124.02 square feet on the south, and 168.97 square feet on the west for one vacant commercial space. The windows on the south face West Town Square Way, and the windows on the west face Main Street. No window clings are proposed on the western side of the building facing the parking lot.

Examples of the types of window cling graphics are included in the staff report packet. These graphics will be customized for Drexel Town Square.

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. However, recognizing the use of these “lifestyle” clings to screen interior construction of tenant spaces in other locations, staff recommended that these temporary decals be reviewed on a case-by-case by the Plan Commission.

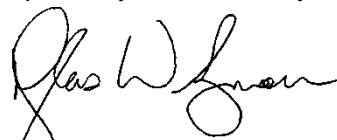
Staff recommends approval of the proposed temporary window decals for the three vacant tenant spaces identified in the submitted plans with the conditions of approval above.

Prepared by:



Kari Papelbon, CFM, AICP
Planner

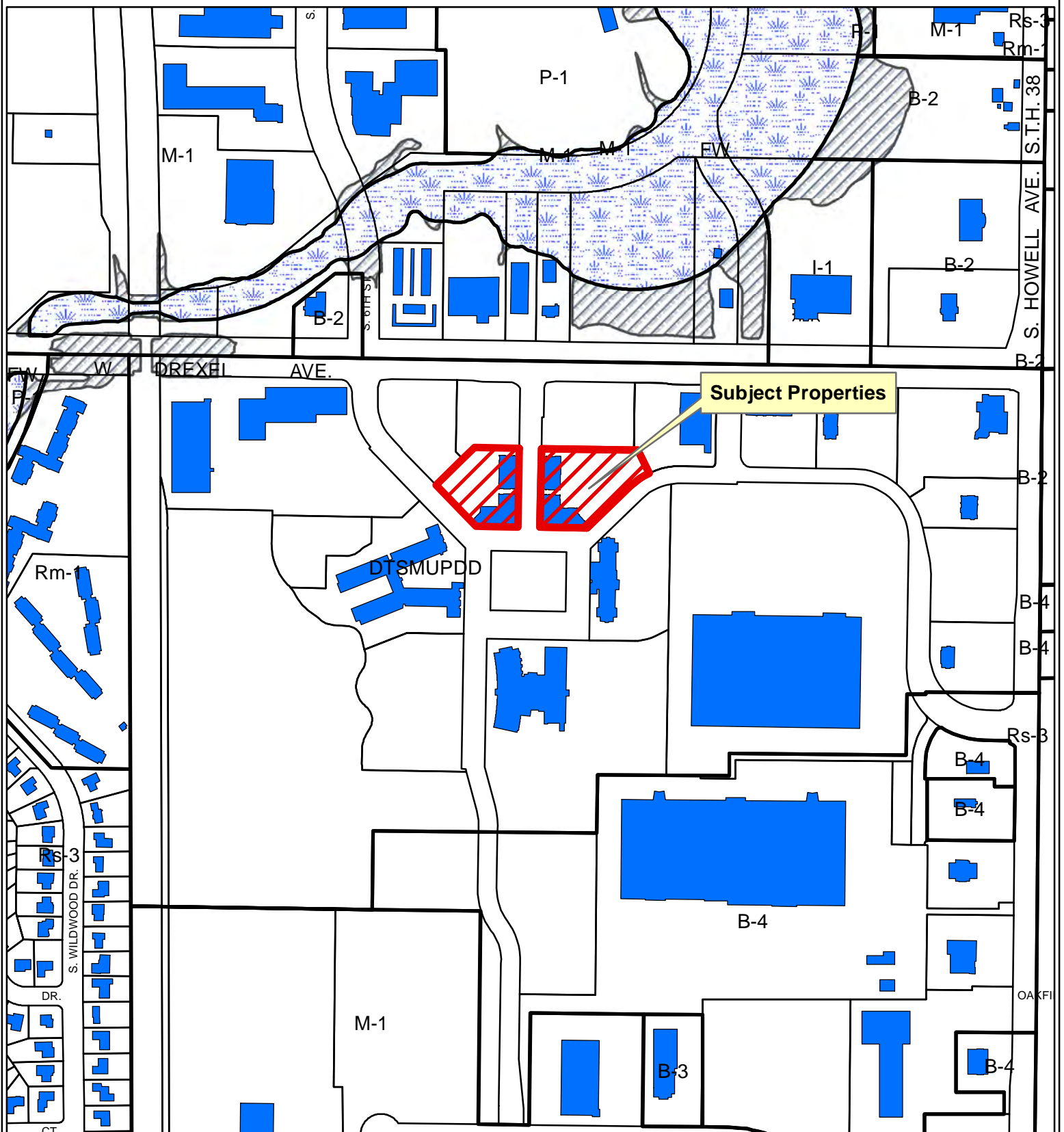
Respectfully Submitted by:



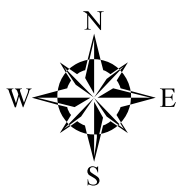
Douglas Seymour, AICP
Director of Community Development

Location Map




7979 & 7978 S. Main St.



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



Legend

-  Subject Properties
-  Floodway
-  Floodfringe



**PROPOSED
WINDOW WRAPS
FOR LEASING**

**STREET LEVEL
RETAIL SPACE**



East View, Flare Building on Main St.

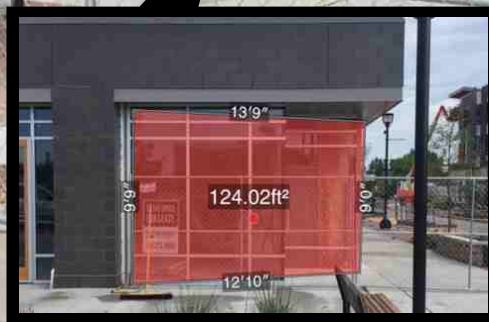




North View of Forge Building



West View of Forge Building



North View of Forge Building

PROPOSED
WINDOW WRAPS
FOR LEASING

RESTAURANT SPACE
2,362 SF



			<p>MID-AMERICA Real Estate - Minnesota, LLC</p> <p>LEASING: 952.563.6600</p> <p>OR VISIT: midamericagr.com</p>			