



## PLAN COMMISSION

June 13, 2017

6:00 P.M.

### Common Council Chambers

8040 S. 6<sup>TH</sup> Street

Oak Creek, WI 53154

(414) 766-7000

Daniel Bukiewicz - Chair

Dawn Carrillo

Chaucey Chandler

Patrick Correll

Chris Guzikowski

Brian Johnston

Gregory Loreck

Fred Siepert

Walter Dickmann

Edward Ciechanowski - ex-officio

Doug Seymour - ex-officio

### The City's Vision

*Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.*

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes – May 23, 2017
4. Significant Common Council Actions
5. 6:00 Public Hearings
  - a. COMPREHENSIVE PLAN AMENDMENT - Hold a public hearing on a proposed amendment to the “2020 Vision – A Comprehensive Plan for the City of Oak Creek” that would update the Planned Land Use category and Map 2 in the Comprehensive Plan from “Single Family Residential” to “Mixed Residential” for the properties at 8100 and 8146 S. 27th St., and 8100 S. Orchard Way (Tax Key Nos. 810-9012-001, 810-9005-000, 810-9013-001). Follow this item on Twitter @OakCreekPC#OCPCCompPlan.
6. New Business
  - a. COMPREHENSIVE PLAN AMENDMENT – Consider an amendment to the “2020 Vision – A Comprehensive Plan for the City of Oak Creek” that would update the Planned Land Use category and Map 2 in the Comprehensive Plan from “Single Family Residential” to “Mixed Residential” for the properties at 8100 and 8146 S. 27th St., and 8100 S. Orchard Way (Tax Key Nos. 810-9012-001, 810-9005-000, 810-9013-001). Follow this item on Twitter @OakCreekPC#OCPCCompPlan.
  - b. PLAN REVIEW – Review site, building, landscaping, and lighting plans submitted by Mike Woznicki, WE Energies, for an office and warehouse building on the property at 10770 S. Chicago Ave. (Tax Key Nos. 810-9012-001, 810-9005-000, 810-9013-001). Follow this item on Twitter @OakCreekPC#OCPCCompPlan.  
Visit our website at [www.oakcreekwi.org](http://www.oakcreekwi.org) for the agenda and accompanying Plan Commission reports.

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Key No. 966-9999-002). Follow this item on Twitter @OakCreekPC#OCPCWeEnergies.

- c. TEMPORARY USE PERMIT - Review a request for a temporary use permit submitted by Matt Sauer, Farm & Fleet of Oak Creek, for temporary outdoor display of merchandise on the property at 501 W. Rawson Ave. (Tax Key No. 765-9046-000). Follow this agenda item on Twitter @OakCreekPC#OCPCFarmFleet.
- d. PLAN REVIEW – Review site, building, landscaping, and lighting plans submitted by Timothy Weber, Exeter 120 West Opus, LLC, for an addition to the existing building on the property at 120 W. Opus Dr. (Tax Key No. 924-9010-000). Follow this item on Twitter @OakCreekPC#OCPCExeter.
- e. SIGN PLAN REVIEW – Review a proposed sign plan submitted by Performance Running Outfitters for the Performance Running Outfitters commercial tenant portion of the building at 7978 S. Main St. (tenant address: 7956 S. Main St.) (Tax Key No. 813-9050-000). Follow this item on Twitter @OakCreekPC#OCPCPerfRun.

Adjournment.

Dated this 7 day of June, 2017  
Posted 6/7/17 (initials)

**Public Notice**

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6<sup>th</sup> 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

**DRAFT MINUTES OF THE  
OAK CREEK PLAN COMMISSION MEETING  
TUESDAY, MAY 23, 2017**

Mayor Bukiewicz called the meeting to order at 6:00 p.m. The following Commissioners were present at roll call: Commissioner Dickmann, Commissioner Johnston, Commissioner Carrillo, Commissioner Loreck, Alderman Guzikowski, Commissioner Correll, Commissioner Siefert, and Commissioner Chandler. Also present: Kari Papelbon, Planner; Pete Wagner, Planner/Zoning Administrator.

**Minutes of the May 9, 2017 meeting**

Commissioner Dickmann moved to approve the minutes of the May 9, 2017 meeting. Commissioner Siefert seconded. On roll call: all voted aye. Motion carried.

**PRELIMINARY PLAT  
GLEN CROSSING ADDITION #1  
GLEN CROSSING, LLC  
8400 S. Nighthawk Trail  
TAX KEY NO. 829-0061**

Planner Papelbon provided an overview of the proposal for a 2-phase subdivision south of the existing Glen Crossing subdivision (see staff report for details).

Robert Fox, 20711 Watertown Road, Waukesha, (surveyor on the project) stated this plat has been before the City some time ago and they had followed the alignment of the City's officially-mapped street pattern, which required the crossing of Oak Creek. They then had to do a revision plat to take out the crossing due to the DNR regulations and requirements at that time. This has been put on hold for some time waiting for the economy to turn around.

Mr. Fox stated that the residents in the first phase felt they would like to see larger rear yards, so they are thinking of going to a 35-foot front setback rather than 40 feet.

Don Maciejewski, 1026 W. Glen Crossing Ct., stated his concern is that the current entrance on Pilgrim Parkway serves the first phase of the subdivision, but it is also used by people in the adjoining subdivision to the south of his subdivision. The addition of this phase will add all those other properties with still only one single entrance. He suggested that the developer be required to put in the roadway right now off of 13<sup>th</sup> Street so that there is an additional way for construction, but eventually so that all these people aren't funneling by all these homes to get into the second part of the subdivision.

Mr. Maciejewski stated that the existing subdivision's declarations state that there is a 30-foot setback, and now the developer wants to change the setback. The Association's declarations and bylaws state that any subdivisions will adhere to the one's already existing. They are attempting to change the new subdivision, but the association is stating that they had to abide by those laws.

Mr. Fox stated that the issue of the setback came from the current owners within the first phase. It is nothing that they are creating on their own. The current owners are asking for the change from 40 feet to 35 feet.

John Behlke, 8506 S. 13<sup>th</sup> St., asked if this is zoned for ranch or two-story houses. Planner Papelbon responded that the zoning district does not require that there is any particular type of house, just as long as the minimum zoning requirements for the type of house are met. They

could build ranch, two-story, or up to three-story as long as they met the zoning district requirements.

Mr. Behlke stated that he is the last house on the south. If they buy Dittmar's land, that's where the road would come in from behind. There is a tree line along the rear property line of the houses along 13<sup>th</sup> Street. If two-story houses are put up there, they won't be able to see that tree line anymore. They have been in Oak Creek since 1957. He thinks the people along 13<sup>th</sup> Street should have a chance to see the tree line. Mayor Bukiewicz stated that by Code, they can build the type of home they need as long as it doesn't cross the ordinance. The property owner has the right to build whatever types of homes they chose as long as it is not in violation of the City's ordinances. Planner Papelbon stated that there is nothing in the Rs-3 District that would prevent two-story or three-story homes. It would have to be in the deed restrictions.

Robert Stack, S70 W15905 Princeton Court, Muskego, WI stated that the trend today is that 90% of the homes are being built are ranch houses.

Alderman Guzikowski asked for more information about the setbacks. Mr. Fox responded that the homes in the existing subdivision are under a 40-foot deed-restricted setback, 10 feet more than what the zoning requirement states. They are thinking of going to a 35-foot rather than a 40-foot setback to give more rear yard space. Planner Papelbon stated for clarification that the original subdivision and original proposal was to have a 40-foot setback. The Code requires a 30-foot setback. The amended proposal is to reduce that original setback request of 40 feet to 35 feet. Commissioner Johnston stated that the Codes and the laws of the City are for a 30-foot setback. The City does not regulate if they change it by their own deed restrictions.

Commissioner Chandler asked for a comparison of the old and new phases of Glen Crossing. Mr. Stack responded that they made these lots larger than the ones in the first phase.

Commissioner Chandler asked about the one entrance into the subdivision. Mr. Stack responded that they don't have access to 13<sup>th</sup> Street from the other end. They have talked to the Bricklers that own the property to the south, but they have a verbal agreement with them that they will probably be able to use 13<sup>th</sup> Street for an entryway for doing the construction of Phase 1 and Phase 2, so the construction traffic is not being brought through the existing subdivision. Even if they did, they are only going to be going by a couple of the homes, but they tried to eliminate that if they could.

Commissioner Siepert asked about the timeline for the phases. Mr. Stack responded that they are ready to go. He believes there will be 22 lots in Phase 1 of the addition, and another 22 in the second phase. He is hoping to sell out the lots this year. Mr. Fox stated they are probably looking at a month - six weeks before they can get all of their approvals back from the different governmental agencies.

Commissioner Dickmann asked if the detention basin is sized for the entire project. Commissioner Johnston responded that the original storm water pond was designed to include the lots that are being developed now.

Commissioner Dickmann asked if the Fire Department had any concerns about the one entranceway. Asst. Fire Chief Kressuk responded that they are looking at one access into the subdivision. It does present some challenges and is something that they need to work with. The access off Puetz Road and then the southern access off of 13<sup>th</sup> Street are more advantageous. The initial emergency response comes from the southeast for this area. The Fire Department is also aware that that access involves property ownership issues.

Pat Schaefer, 8514 S. 13<sup>th</sup> Street, stated she is concerned about 13<sup>th</sup> Street and the backup of traffic. There is a lot of truck traffic. There is a big school, church with a school, school buses going in and out across the street. She is not happy about all of that. She moved from Milwaukee to get away from all of this stuff. Oak Creek used to be a unique place that was nice, close to the City yet rather rural. It's becoming more urban. She asked if there is a plan for S. 13<sup>th</sup> Street. Mayor Bukiewicz stated that 13<sup>th</sup> Street is controlled by Milwaukee County. Commissioner Johnston stated there is nothing in the works right now for this section of road.

Commissioner Correll moved that the Plan Commission approves the Preliminary Plat for the Glen Crossing Additions submitted by Robert Stack, Glen Crossing, LLC, for the property at 8400 S. Nighthawk Trail, with the following conditions:

1. That a development agreement be entered into between the owner and the City to specify the responsibility for and the timing of public improvements.
2. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
3. That all reviewing agency comments regarding recording requirements, future street identification, monuments, curve data, tie distance, certificates per Statute, legal description, etc. are incorporated as required.

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

#### **CERTIFIED SURVEY MAP**

#### **ALL STAR HONDA**

**7008 AND 7018 S. 27<sup>TH</sup> ST. & 2500 W. RAWSON AVE.**

**TAX KEY NOS. 737-9989-001, 737-9988-001 AND 737-9037-001**

Planner Papelbon provided an overview of the proposal to combine the properties in anticipation of developing a car dealership (see staff report for details).

Edward Lisowski, 6988 S. 27<sup>th</sup> Street, stated his concern about the water (drainage). The land is lower so there is standing water. He also asked what the timetable is for beginning construction, and if there is going to be some kind of a buffer between his property and the dealership.

Muhammed Ahmed, 2211 W. Rawson Avenue, stated he wanted to applaud the applicant for this development. Development along Rawson Avenue between the expressway and Howell Avenue is long overdue. Mr. Ahmed asked a question about the notification map. His understanding is that his properties in question are on the north side of Rawson along 27<sup>th</sup> Street and Rawson, but there are numerous roads proposed on both sides of Rawson extending to 27<sup>th</sup> Street north of this property. Also, south of Rawson to W. Minnesota, there are numerous roads being proposed; basically through a wooded area and then seven properties. He asked if that was relevant to this proposal. Planner Papelbon responded that that is an officially-mapped street pattern, which is shown throughout the City for possible future road connections and public roads. It does not necessarily mean that there is an immediate plan for those roads to go in. It just so happens that when this property came up for development, it was affected by an officially-mapped street pattern. This is one that staff does want to see go through, and they are working with the applicant and consultants to make that happen. However, it is restricted to this property at this point. The officially-mapped street pattern can be flexible, and there is not necessarily a timetable for every single one of these roads to be put in.

Mr. Ahmed asked if the property owners would be notified if anything like that would take place. Planner Papelbon responded that the officially-mapped street pattern has been in existence for

many decades. This is an old map that they are using. It doesn't necessarily mean that they have to build every single road that is on the map.

Commissioner Dickmann asked about the unplatted piece of land on the southwest corner, and that he would like to see this combined in with this CSM. Planner Papelbon stated that the State of Wisconsin currently owns and controls the property. The building is going to be razed. Whenever the State is able to, they will sell the property. It could take six months or more before they are ready to do that. Planner Papelbon stated that the developers of this project are very interested in obtaining that property.

Jerry Cousin, 1597 30<sup>th</sup> Court, Kenosha, WI stated that he has been in discussion with the DOT. The general plan for the dealership won't be affected by acquiring that land. They are the only people besides the County that the State can sell the land to.

Mr. Lisowski stated that there was a filling station on that corner and his concern is about the fuel tanks. Mayor Bukiewicz stated that the fuel tank issue will be addressed by the State.

Commissioner Johnston stated that as part of the State's ownership of that corner, and the State's construction of 27<sup>th</sup> Street, there are no access rights from Rawson or 27<sup>th</sup> Street to that property. It is landlocked. That is why it is only the State's property or only adjacent property owners can purchase it.

Mary Jo Zielinski, 2046 W. Rawson Avenue, stated her concern about the City's plans for the residential neighborhood that is currently in existence. Mayor Bukiewicz responded that the City had no immediate plans for the neighborhood.

Commissioner Siepert moved that that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Jerry Cousin, All Star Honda, for the properties at 7008 & 7018 S. 27<sup>th</sup> St. and 2500 W. Rawson Ave. be approved with the following conditions:

1. That the CSM is revised to show the future road right-of-way as approved by Milwaukee County, WisDOT, and the City.
2. That all easements and wetlands are shown and clearly labeled on all pages of the CSM prior to recording.
3. That the signature page is updated with the current mayor's name.
4. That dedication and acceptance language for the public road is added to the signature pages.
5. That the surveyor's name and official seal are added to all pages of the CSM prior to recording.
6. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

**PLAN REVIEW**  
**ALL STAR HONDA**  
**7008 AND 7018 S. 27<sup>TH</sup> ST. & 2500 W. RAWSON AVE.**

## TAX KEY NOS. 737-9989-001, 737-9988-001 AND 737-9037-001

Planner Papelbon stated that staff had been working with the applicant and their consultants on the plans for this project for several months. While the plans are not complete, they are being presented for the Plan Commission to comment and provide direction to the applicant (see staff report for details).

Jerry Cousin, 1597 30<sup>th</sup> Court, Kenosha, WI stated that they will be putting an automobile dealership there. The way they have proposed the facility is to meet the image requirements as proposed by General Motors. They are willing to make certain adjustments. They have been working with staff to do the things that they can do and still maintain the integrity of the overall GM design program as well as try to adhere to the Code that currently exists. They understand that they will be looking for exceptions on material usage and therefore are open to input on what things they can do (whether that is the signage on the corner once they acquire that property or other things) to offset the fact that they are looking for that exception.

Commissioner Loreck stated that it sounds like they have made some modifications to what GM requires. Mr. Cousin responded that he was not referring to modifications to the GM standard, but to their proposal. One of the things they tried to do along the Rawson-facing wall would be to put in several large windows instead of just precast concrete. Also to meet the requirement, they would normally use a less expensive metal door for all the entrances for overhead doors. They have gone to all glass doors so that it is more visually appealing.

Commissioner Chandler asked for more information on what the issue was for the overhead doors. Planner Papelbon responded that it is referring to the fact that the Code does not allow overhead or dock doors to be facing a public street. That is one of the modification requests that need to be included in the applicant's submittal for the modification of standards. Staff suggested that an alternative to moving the doors would be to make them glass, so they appear as windows. That needs to be clarified in the modification and that is something that the Plan Commission will have to make the determination on. If the Plan Commission doesn't feel that the glass doors on the 27<sup>th</sup> Street side are appropriate, then the only alternative would be to move those doors off of 27<sup>th</sup> Street. Staff was working with the applicant to come up with a possible compromise on this, which are the glass doors.

Commissioner Chandler asked if there were material samples. Mr. Cousin responded that they are looking at a fair amount of precast concrete as opposed to stone or masonry. On the façade of the building, there is more metal flashing as opposed to masonry or stone. In terms of colors, it is primarily white and black. Commissioner Chandler asked what metal part was the concern. Mr. Cousin responded that it would be the part toward S. 27<sup>th</sup> Street where the All Star signage is right now. That whole area on the top is metal.

Planner Papelbon stated that the overlay district is on top of the underlying zoning requirements. The underlying zoning requirements have an accepted materials pallet. The overlay district says there is a specific type of material they want on 27<sup>th</sup> Street and in the regional retail overlay district. That is glass, brick and masonry. Anything other than glass, brick and masonry is an exception. There was a recent zoning text amendment to allow the Plan Commission a little bit of flexibility to accept an alternative if the applicant goes above and beyond in another location in another area on their plans that is acceptable. That is part of the modification of standards. The metal is not allowed in the Regional Retail or 27<sup>th</sup> Street Overlay districts. Planner Papelbon clarified that glass, brick or terra cotta is what is acceptable for primary building materials in the overlay district. The modification of standards language says that you can modify the building design standards by a  $\frac{3}{4}$  majority vote of the Plan Commissioners only if supplemental design elements or improvements are incorporated into the project over and above those which are otherwise required, which compensate for the

modification of a particular standard. Planner Papelbon is not sure if the two-story appearance of the building is necessarily the biggest concern. There is more of a two-story appearance to the building now. It is functionally a 1½ story. While the entire building isn't two-story, she would say that we are probably more than a majority toward meeting that standard than we are not meeting that standard.

Commissioner Dickmann asked about page 6 of 9, which states that the front façade features are only extended for approximately 30' 8¼" on the north and south facades. Commissioner Dickmann asked if that meets the requirements from all sides all the way. Planner Papelbon stated that all sides of the building are to be designed with details that complement the front façade. That façade (west) actually has the metal panels and has the GM logo. It has the display windows that wrap around. That is the 30 feet that extends on to those two elevations. Beyond that, there is a different materials pallet, which is primarily the precast panel. Planner Papelbon asked if the Plan Commission feels that the change in materials is not going against Code. Secondly, does the Commission feel the change in somewhat of the architectural style is still in keeping with the front façade to meet that portion of the Code?

Commissioner Dickmann asked why a traffic impact analysis was not recommended by the Engineering Department. Commissioner Johnston responded that the analysis would be based on the cars coming in and out of there. The dealership is going to have a lot less traffic than a retail store that would be on that corner. Engineering staff does not have a traffic concern with this development.

Commissioner Carrillo asked if she was correct in understanding that none of the proposed materials are acceptable to the City. Planner Papelbon responded that according to the overlay district, that is true.

Commissioner Carrillo stated that the problem she has with voting on this is that she doesn't have the materials in front of her. Mayor Bukiewicz stated they are not voting on that, but providing direction to the applicant to work with staff. Commissioner Carrillo stated she needs to see these items firsthand. The design goes around all four sides, and she thinks there are two sides that don't hold that design. The black bar around it could use some more creative look on the back side of the building.

Commissioner Correll stated that the overlay district restrictions that are making this stricter do not necessarily apply as much as when it is put in at some point for this particular property. He stated the district hasn't quite evolved the way it was supposed to have at this point. This use for this particular property just kind of fits. The City has to make sure all the sidewalks and the sign front with the car display and those kind of things, work for the City. If the City gets everything needed, he is willing to bend a little bit on the materials of the building.

Commissioner Siefert asked if there are any problems with the DOT and the City and the Corps of Engineers. Planner Papelbon responded that there is an acceptable road layout that was approved by the DOT, County and the City many years ago. That is what is being proposed. Staff has been working with the applicant to make sure that the alignment is correct. It does cross wetlands and there will need to be a DNR permit for that wetland fill area. This has been looked at by those three entities, and also it even included Franklin because the ultimate termination point is at the connection point with Riverwood Drive in Franklin to the north. That will be the intersection point eventually.

Alderman Guzikowski stated he does not have any objections to the look of the new building, especially where it is located on 27<sup>th</sup> Street.



Commissioner Chandler asked for more information on the landscaping and the public connections to sidewalks. Mr. Cousin stated that the architectural consultant has been working with City staff to make sure they are meeting all landscaping requirements. They have no intention of looking for modifications there.

Commissioner Chandler asked for clarification of page 4, section 17.0329(b)(2)(a) Street Trees. Planner Papelbon stated that this requirement is for street trees. Streets trees are in addition to any other trees that would be required on the property. One of the issues would be to make sure the public road has the appropriate street trees. She stated that she does not have knowledge as to whether or not those have been put in by the DOT. There is still a requirement for street trees to be put on the property regardless if there are trees there now. This does not show trees on the street side, so that is something that would be a condition or something that the Plan Commission should give some direction to. There are trees that are pulled back from the street a little bit. Also, along Rawson Avenue they are pulled back. It is a consideration for the Plan Commission to determine whether or not the proposal with the landscaping shown is substantially in conformance.

Commissioner Correll asked about page 4, section 17.0329(c)(1)(b)(2). Planner Papelbon stated that there are no direct public connections to the sidewalks that are existing. They are not necessarily saying that there should be a whole lot of connection points to the sidewalks everywhere, but with future connection points that would happen with development possibly to the north, they would be looking for that connectivity. If there would be a way with the future public street, there would be a connection point for the sidewalk there. Also to be considered is a connection point off of 27<sup>th</sup> Street because that would be a more likely access point, rather than Rawson Avenue. The consideration should be taken for pedestrian safety within the site. Whether that be through painted crosswalks, or pedestrian way isolated from the travel way.

Commissioner Dickmann inquired about the cul-de-sac on the southwest corner of the property. Mayor Bukiewicz stated that Engineering would like to see that whole frontage road go away. Commissioner Johnston asked for an explanation of the layout in that area. Commissioner Johnston stated it seems like a big wasted chunk of asphalt and suggested it be incorporated in the overall parking field instead of a big turnaround. Mr. Cousin stated the logic was to have a turnaround spot if someone came down that way. If that is not something the City wants, he would be more than happy to make that go away and turn it into more green space. Commissioner Johnston stated that if they want to keep the frontage on Rawson, then the cul-de-sac is needed for the Fire Department turnaround; however, the logic behind why there is a row of cars out there, it seems like huge expense and a huge cul-de-sac for 15 parking spaces. Mr. Cousin stated that they will have new or used cars there for display. Mayor Bukiewicz stated the discussion went on to the Riverton entrance and getting closer to the light on 27<sup>th</sup> Street, so they wanted one entrance instead of two. Commissioner Johnston stated there is only one access point on 27<sup>th</sup> Street and Rawson Avenue. Mr. Cousin stated that the original access was farther to the west. In a meeting last summer, the discussion was, because there was also a request, for us to put an easement where that current cul-de-sac is on the far east side of the property. It does not make sense to have an entrance as well as that easement, so they just put in the frontage road.

Commissioner Johnston asked if there would be a different layout for the parking lot to incorporate the proposed cul-de-sac area. Mr. Cousin responded that he didn't see an issue extending the parking lot further toward Rawson. They do want display as close to Rawson as possible. Commissioner Johnston suggested eliminating the east two rows of parking and that gets incorporated into the area on Rawson and that parking lot gets turned around a little bit. The cul-de-sac then becomes an access road. If it is still getting through the site with travel lanes, he believes the Fire Department is okay with that. They wouldn't need the cul-de-sac

and there wouldn't be such a dead space over there. Mr. Cousin stated he would be more than fine with that.

Asst. Fire Chief Kressuk stated it is just a matter of anytime you have a dead-end road, there needs to be a Fire Department-approved turnaround at the end of that roadway. This was one concept that came up. He stated he is open to a variety of ways of turning their apparatus around.

Mayor Bukiewicz stated with regard to the building that the white element of the building needs to be broken up. The quality of the panels really has to be accessed so they don't deteriorate. Mr. Cousin stated these materials are used in other dealerships and they don't want their facility to look rundown either from a business standpoint.

Mr. Cousin stated that they could look at doing something between the windows that was maybe like big black squares in between so that it breaks up the white of the precast concrete in addition to the windows.

Mayor Bukiewicz asked if this site met the 30% greenspace requirement. Planner Papelbon responded that there is a large area that is around the proposed stormwater ponds that is proposed to be native prairie. Staff has had discussions with the landscape architect stating that the use of native prairie seed requires Council approval because that is going to be native forever, once that approval gets made. If they don't wish to have that then they would be talking about using something other than prairie seed. There is going to be a portion of the property that isn't developed at all. It will remain green space and wetlands because it is east of the proposed public road. That will be incorporated into the overall 30% open space. The large use of the native prairie seed is something that the Plan Commission needs to consider.

Mayor Bukiewicz asked about the buffer on the north. Planner Papelbon stated if they are looking at putting in a landscape buffer, they will have to have the applicant propose something a little bit more dense along that side such as evergreens. They would have to look at whether or not there is enough distance between what they have shown here and the property line.

#### Direction provided by the Plan Commission

- Having some type of a buffer on the north side.
- Continue working with staff regarding drainage.
- Redesign the area near the road (Rawson).
- Making the building more appealing on the Rawson Avenue side.
- Bring samples of the building materials before the Plan Commission.
- Clarification on access and whether or not WisDOT and Milwaukee County have had a chance to review the proposed plans and provide any approvals or permits or reviews of the plans.
- Incorporate more landscaping around the building to make the building more appealing for the surrounding neighbors.

Mr. Lisowski asked where the main entrance will be. Planner Papelbon responded that there is one entrance off of 27<sup>th</sup> Street and there is one access of Rawson Avenue, where the proposed public road is proposed to be.

Ms. Zielinski thanked the Commission for considering the different viewpoints so they are not looking at a big face of concrete. Also, she appreciates there is going to be a big buffer of greenspace. She stated her concern about sound and light pollution. Mayor Bukiewicz stated that they will have to meet all lighting Codes so the light doesn't spill over to the abutting property owners. As far as sound, it will fall within their working hours. As far as outdoor

speakers, that will be addressed. Mr. Cousin stated they do not currently use outdoor speakers at their Honda facility so he doesn't see a situation where they will use them at this facility.

Steve Santoro, 2124 W. Cedar, stated his concern is with the entrance on Rawson Avenue and feels something needs to be done with the speed limit so that people turning into the dealership don't get their vehicles rear-ended.

Arden Degner, 8540 S. Pennsylvania Avenue, stated he is puzzled because in 2000, Braeger Chevrolet was going to put an expanded ¼ mile long dealership, which was turned down by the Plan Commission. He stated that is why Braeger Chevrolet went out of business because Oak Creek did not allow 27<sup>th</sup> Street to become a used car alley/new car lot. This is not what we planned for 27<sup>th</sup> Street at that time. This proposal goes back 20 years ago and he wants the Plan Commission to seriously consider the reason why Oak Creek got together with Franklin to make this 27<sup>th</sup> Street a scenic dropping area.

This item was put on hold.

**CONDITIONAL USE PERMIT/CONDITIONS AND RESTRICTIONS  
AGILITY POSSIBILITIES  
400 W. RAWSON AVE.  
TAX KEY NO. 734-9014**

Planner Papelbon provided an overview of the proposal for dog training within an existing multitenant industrial building. She then highlighted some sections of the proposed Conditions and Restrictions (see staff report for details).

Judith Fischer, 3433 S. 61<sup>st</sup> Street, Milwaukee, stated they will be doing agility training, but it will also be a comprehensive dog training/learning facility where there will be all types of dog training.

Commissioner Dickmann moved that the Plan Commission recommends that the Common Council approves a Conditional Use Permit and adopts the Conditions and Restrictions for the Conditional Use Permit allowing a dog training/grooming/dog daycare facility on the property at 400 W. Rawson Ave., after a public hearing. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW  
SPORT CLIPS  
7940 S. 6<sup>TH</sup> ST.  
TAX KEY NO. 813-9054**

Commissioner Chandler asked why the north side is considered a special entrance, and therefore be allowed an additional wall sign. Zoning Administrator/Planner Wagner responded that it is because it is an outlot. In the Drexel Town Square, any buildings that are facing Drexel or Howell or 6<sup>th</sup> Street would be considered a special condition façade and be allowed to have an additional wall sign.

Commissioner Siepert moved that the Plan Commission approves the sign plan submitted by Sport Clips for 7940 S. 6<sup>th</sup> Street. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW  
ORANGE LEAF YOGURT  
160 W. TOWN SQUARE WAY**

**TAX KEY NO. 813-9046**

Zoning Administrator Wagner provided a description of what the proposed sign plan would be and how it complied with the zoning code and master sign plan for the development. Commissioner Correll moved that the Plan Commission approves the sign plan submitted by Orange Leaf Yogurt for Unit 400 of the building at 160 W. Town Square Way. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

**SIGN PLAN REVIEW  
ASSOCIATED BANK  
7940 S. 6<sup>th</sup> Street  
TAX KEY NO. 813-9054**

Zoning Administrator Wagner provided a description of what the proposed sign plan would be and how it complied with the zoning code and master sign plan for the development. Commissioner Loreck moved that the Plan Commission approves the sign plan submitted by Associated Bank for Suite 101 of the building at 7940 S. 6<sup>th</sup> Street. Alderman Guzikowski seconded. On roll call: all voted aye. Motion carried.

**REZONE  
VENTURESPACE, LLC  
1901 AND 1941 E. RAWSON AVENUE  
TAX KEY NOS. 768-9014 AND 768-9015**

Planner Papelbon provided an overview of the proposal to rezone the properties from B-4, Highway Business to LM-1, Light Manufacturing (see staff report for details).

Lonnie Benning, 7254 S. Delaine Dr., president of the Camelot Trails Condominium Association. She represents 90 homeowners and the Board. Twelve of the homeowners look directly on or face this lot on the east side at the southeastern end. She stated that one of her concerns is anything that will impact their streets. It doesn't appear that it would, but she would like that clarified. The other concern is light/noise pollution, and buffers. What type of lights are going in here? What is the acreage? How many buildings? What are the hours? She stated there is no reason in this area that they need to go to any type of manufacturing, light manufacturing or other. Everything has been B-4 or Agricultural. It is all service businesses, restaurants and this area abuts the Camelot Park.

Ms. Benning stated that there is a lot of M-1 and LM-1 in the City already. Planner Papelbon responded that LM-1 is intended to be a bridge between the B-4 Highway Business District and the Manufacturing District. It is a new district designation. It is meant to serve the gap providing for some uses in the area that would not necessarily be allowed in the B-4 District, but also the City did not feel there would be a lot of uses in the M-1 district that would be appropriate. It does allow for self-storage facilities, which is one of the proposals here. It does allow for something like research parks, office parks. This will not be heavy manufacturing. There is no proposal right now that shows any site layout for these two. Right now, they are asking for a rezone. Another item on the agenda is a certified survey map to divide the properties. Usually when a conditional use permit is applied for, they have a site plan or preliminary concept for what the proposal is.

Ms. Benning stated there are a great many homes on the other side directly across on Rawson. She does not understand why they would go to light manufacturing in this area. Right now there are service areas, restaurants and those have all worked out just fine. For something to be accessible 24 hours a day in the backyards of these homes with lights on, and there isn't a lot of room for buffers. They would certainly be asking for a large buffer area. When it comes to

noise and light and 24-hour access, this is not what has been in that area. This is a highly dense area. Mayor Bukiewicz stated that the property owner is the one that requested the change in zoning. Ms. Benning stated that they are definitely opposed.

Planner Papelbon stated that anybody can request a rezone be reviewed by the Plan Commission. They have proposed a self-storage facility. They don't have a layout, but they do have a proposal for the commercial condo property. Both of those are approved uses in the district for which they are requesting the rezone. From that perspective, they are requesting something that would be compliant with the rezone request. The conditional use permit usually goes along with that so that the City has more of an accurate picture of what the request is going to be and how it will look. They have chosen to separate those requests, so this is the procedure for going forward with a rezone.

Paul McBride, RFP Commercial, 330 E. Kilbourn Avenue, Milwaukee, WI stated he is working with the sellers on this as a broker. They have been trying to sell this for over two years and have tried many times to get retail establishments (landscaping businesses) to buy this property, but the demand was not there for it.

Russ Beaumont, stated he has operated the garden center there for some twenty years with a great deal of success. With regard to the objections of the neighbors, he stated that there needs to be a certain amount of commercial properties in order for the taxes from those properties to pay for the infrastructure of the City.

Ms. Benning asked what the standards are for rezoning. Planner Papelbon responded that any rezone request looks at the neighborhood, what the existing zoning/uses are in the neighborhood, and whether the Plan Commission believes the proposal to be appropriate for the area. The Common Council has the ultimate approval/disapproval authority. There will be a public hearing following this Plan Commission meeting if this moves forward. Staff looks at the Comprehensive Plan and the composition of the uses in the area.

Commissioner Correll stated that the Plan Commission's objective is to determine if this property is the right spot for light manufacturing. Planner Papelbon concurred.

Commissioner Correll asked what happens if this package is approved because they thought it was appropriate, and two years later turns into something else.

Planner Papelbon stated that the reason they are asking for LM-1 is because the City does not allow self-storage facilities in any B-4 District, and staff did not feel that M-1 was appropriate for the area. The only other district would be LM-1.

Kim Van Vore, 7263 S. Delaine Dr. stated that she believes the Plan Commission takes into consideration for approval on these rezonings, the area, the population that is being affected by this, the neighborhoods, the businesses.

Ms. Van Vore stated there is a huge safety concern because she sometimes walks her dog at 1 in the morning. A 24-hour business is a safety concern for her.

Ms. Benning stated that VentureSpace has three other facilities in Waukesha County and they are open 24 hours.

Ms. Van Vore asked if during the rezoning request if the City could require the applicant to provide information prior to the approval of the rezoning. Planner Papelbon responded that it is not a question of legality, but that the property owner has the right to request a rezoning. The Plan Commission can make a decision based on the information that is provided. If the Plan

Commission feels they cannot make a determination because of lack of information, then that is their decision. Ms. Van Vore requested that the City ask for more information to make this decision. Commissioner Johnston stated that the CSM requested for this property is going to split the property into two halves. The east half they are requesting to have self-storage units. He is assuming there will be long buildings with a driveway down the middle. The west half of the lot will be the condo storage units. Ms. Van Vore stated she still wants more information.

Ms. Van Vore stated she is against anything zoned light manufacturing because that can be taken and loopholes can be found, things can be changed about. Light manufacturing scares a residential area.

Commissioner Correll asked what could go in the area now as it is zoned B-4. Planner Papelbon responded they could have a fast food restaurant, an office, any number of retail business, bowling areas, recreation facilities. Commissioner Correll stated there are a lot of B-4 uses that are more intrusive than LM-1. Ms. Van Vore stated the retail establishments are more building on the economy though. They are more building on the prosperity of the area. This is not building on any prosperity. This is not a restaurant coming in and bringing in people and business and making a great area for people to have meals and stuff. This use is not going to help anybody. Alderman Guzikowski stated that they could be providing a service that is being underserved right now based upon their data and the information they have.

Commissioner Correll stated that ultimately the property owner has the right to sell their land if we find something that fits. Ms. Van Vore stated that she does not think this is appropriate for the area in which it is being asked to be in. Mayor Bukiewicz asked if it would be appropriate if it were a McDonalds. Ms. Van Vore responded that McDonalds would not be right in the backyard of her home.

Brandan Van Vore, 7263 S. Delaine Dr. stated his concern that this bridges into his community like a road. He does not this one property becoming another because this person has already tried purchasing property in the same area. He stated he wouldn't mind a business that he could go into and see the owners, but these storage units could be anything. He stated that the ones that look like condos, they have taken out the center and turned it into a whole business.

Mr. Van Vore stated he does not want the noise at all hours of the night. He can hear the Mega Discount place when they are doing their stuff.

Planner Papelbon stated that the LM-1 district allows as a permitted use assembly production or manufacturing from previously prepared materials and packaging: apparel and things like apparel, books, brooms, canvas flags and related products, communications equipment, dental, ophthalmic, orthopedic, prosthetic, surgical equipment, earthen ware and table and kitchen articles, electrical lighting and wiring equipment, engineering lab, scientific and research instruments, furniture, garage doors, handbags. Again, these are all things that could be manufactured and assembled from previous materials. Nothing is a raw material that would be allowed to be manufactured on this site. Also, establishment of laboratories, research and product development, engineering and testing, office buildings, which would be professional, administrative and computing, photography studios and then accessory uses. Conditional uses would be animal hospitals and boarding kennels, breweries and distilleries (maximum size regulated), business parks (which exclude manufacturing, distribution, freight, shipment terminals, depots and yards and outdoor storage), commercial bakery and food production (excluding animal processing), commercial greenhouses, commercial service facilities such as restaurants, financial institutions and clinics, contractors offices and shops without outdoor storage, flavor extracts, hotels and motels, incubator or accelerator facilities, indoor commercial recreation facilities, light manufacturing parks (excluding distribution, freight, shipment terminals,

depots, yards and outdoor storage), pharmaceutical processing, research and science parks, retail or wholesale operations, and self-storage facilities, which have a lot of extra requirements.

Michael Friede, VentureSpace, stated the reason why they are attempting to do the rezone and the new CSM because the property as it exists right now really isn't marketable. It really is two lots, but one of them is too narrow to actually do something with. They are looking to maintain two lots, but make them more useful. With the LM-1 zoning, it will make the property more useful and more marketable. The reason they are not coming through right now with a specific development is that VentureSpace, personally, may not develop either lot. They have a buyer that is interested in one of the lots for self-storage. Because he is a separate entity, he felt it would be more appropriate to deal with the rezoning and new CSM, and have them put forth their development plans. In terms of the other lot, they may develop it or they just might sell it. Making the lot a more appropriate size will make it more marketable and more valuable.

Commissioner Correll moved that the Commission recommends to the Common Council that the properties at 1901 and 1941 E. Rawson Avenue be rezoned from B-4, Highway Business and A-1, Limited Agricultural to LM-1, Light Manufacturing after a public hearing. Commissioner Dickmann seconded. On roll call: all voted aye.

**CERTIFIED SURVEY MAP  
VENTURESPACE, LLC  
1901 AND 1941 E. RAWSON AVENUE  
TAX KEY NOS. 768-9014 AND 768-9015**

Planner Papelbon provided an overview of the proposal to reconfigure the existing two lots (see staff report for details).

Commissioner Correll moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Michael Frede, VentureSpace, LLC, for the properties at 1901 & 1941 E. Rawson Ave. be approved with the following conditions:

1. That the certified survey map not be recorded unless and until the zoning is changed on this property to Lm-1, Limited Manufacturing.
2. That the CSM is revised to incorporate the LM-1, Light Manufacturing zoning district requirements instead of the M-1, Manufacturing zoning district requirements.
3. That all easements and wetlands are shown and clearly labeled on the map prior to recording.
4. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

**PLAN REVIEW  
STORAGE SHOP USA  
401 AND 331 E. OAK STREET  
TAX KEY NOS. 733-0009 AND 733-0008**

Commissioner Correll asked about the siding materials. Zoning Administrator/Planner Wagner responded that staff's recommendation is to go with fiber cement that is an allowable material that is outlined in the code with a ¾ majority vote by the Plan Commission. The codes does have that allowance for the Plan Commission to determine any exterior materials. This would be something that the applicant would like to discuss with the Plan Commission.

Otto Satula, 400 E. Oak Street, stated he has not seen a site, grading and drainage plan for the site. He would like to see that because there is a drainage problem around there. The drainage that is coming down now is ending up on his property. He cannot develop his property because it is continuously flooded.

Mr. Satula stated that they are going to have to bring the sewer for these buildings across Oak Street and into an easement on his side of the street. He is on the north side of Oak Street. The sewer problem that exists there is going to be exacerbated by the fact that they can't get gravity feed because of the West Shore pipeline is lying just parallel in a ditch. He would like to see the City Engineer look into that because he doesn't want them disturbing the West Shore pipeline and causing problems on his land.

Commissioner Johnston responded that the drainage is shown on the plans. That is the big wetland that has been a wetland for the last 40 years. That hasn't changed. If you go back to the old aerial photos, it has been a wetland. Commissioner Johnston stated he spoke with West Shore pipeline this week. They are roughly five feet deep with the pipeline; the sanitary sewer is 15'. We will be well underneath the West Shore pipeline.

Commissioner Johnston stated that drainage now goes to that wetland. They are not adding more than a ½ acre impervious area so they don't need storm water management plan. It is still draining to that wetland.

Jessie Frackert, 231 E. Oak Street, asked what this property was originally zoned as and what it changed to. Zoning Administrator/Planner Wagner stated that it was single-family residential. Mr. Frackert stated that he purchased his property expecting that someday it would be developed and he would see other houses there. He is upset because now the door is open to more commercial property on this side of the street. Mayor Bukiewicz stated that it is just these two lots that got rezoned to M-1.

Frank Petelinsek, 611 E. Oak Street, stated his concern about when 401 was built, there was no holding pond installed. He didn't have to put in the holding pond because he has all the other properties and he had to put in more green space. Then the property at 401 went up for sale and they subdivided the lots on the north side of the street. 401 is a small little lot now. There is no holding pond and he would like to know where all the water will be draining to.

Commissioner Johnston responded that there is no storm sewer in this area. The drainage is handled with ditches.

Greg Thompson, Storage Shop USA, 6810 Cross Country Road, Verona, WI showed the Plan Commission materials samples of the siding material he is requesting to place on these buildings. He stated the wood siding is more economical and easier to install, and he feels this is a better product. The net effect on the building is that they are going to look the same.

Commissioner Correll asked why one product is preferred over the other. Zoning Administrator/Planner Wagner responded that if they go with wood siding, that takes out the whole design standard the City has for masonry, brick, or decorative stone and glass.

Mr. Thompson stated that the masonry product or the LP Smart Side are equal in terms of warranty. That is a 50-year warranty on that wood product.

Mayor Bukiewicz stated that approving this would be changing the standards. He stated that it is still just particle board that has been pressed with wood. He does not believe it would hold up like a masonry product over that length of time. He would opt to stay masonry product all the way through and not change the City's standards.



Commissioner Correll stated that with this use, he probably wants to keep the standard there.

Alderman Guzikowski asked if any auto repair/restoration would be going on at this site. Mr. Thompson responded that auto repair is not for commercial purposes, but there are people that would work on their car. Zoning Administrator/Planner Wagner responded that there are conditions and restrictions for this site.

Commissioner Chandler asked for clarification on vehicle storage. Mr. Thompson stated that a business owner may want to park their van there or store their equipment from their business. Also, if someone wants to change the oil on their vehicles, they can do this.

Alderman Guzikowski asked, as a rule, if are there going to be major vehicle repairs. Mr. Thompson stated no. It is in the condo rules that there is no auto repair, wood working and welding for commercial purposes. That is actually a fire concern for insurance purposes.

Asst. Fire Chief Kressuk stated these will be inspected. There are certain things that they can put in these structures and once they cross the barrier, you start to get into suppression on these buildings. They have to be very clear as to what is going in on that structure. There needs to be some caution exercised, especially when setting up the leases. The Fire Department does inspect them. They will maintain the fire codes. If the Fire Department sees anything out of bounds, it will be noted. The storage of larger commercial equipment changes the codes drastically. The owners of the building have to be very careful with the leases on how they manage their equipment.

Asst. Fire Chief Kressuk continued that the approved turnaround for fire apparatus will have to be worked on with the applicant.

Asst. Fire Chief Kressuk stated the other item that they will work with the applicant on is fire hydrant locations and distance to fire hydrants. There are two on the north side of the road that flank the property. They will get the measurements from the building owner to ensure the coverage is there.

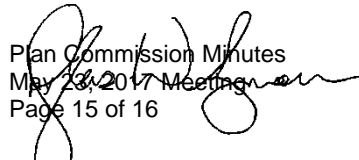
Commissioner Correll moved that the Plan Commission approves the site, building, and landscaping plans submitted by Greg Thompson, Storage Shop USA, for the properties at 331 & 401 E. Oak Street with the following conditions:

1. That the Certified Survey Map joining the two parcels is recorded prior to the issuance of building permits.
2. That all building and fire codes are met.
3. That a revised landscape plan is submitted for review and approval by the Department of Community Development prior to the submission of building permit applications.
4. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to the issuance of building permits.
5. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.
6. That hardy-plank materials should be used for all building exteriors.

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

Commissioner Carrillo moved to adjourn. Commissioner Siepert seconded. On roll call: all voted aye. The meeting was adjourned at 9:30 p.m.

ATTEST:



5/31/17

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Douglas Seymour, Plan Commission Secretary

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Date

DRAFT

## Summary of Significant Common Council Actions

June 6, 2017

1. **APPROVED** - Ordinance No. 2852, approving the rezoning of the property at 275 E. Drexel Ave. from B-2, Community Business to LM-1, Light Manufacturing with a Conditional Use Permit for a Self-Storage Facility.
2. **APPROVED** - Ordinance No. 2853, approving a conditional use permit for a dog training, dog grooming, and dog daycare facility on the property at 400 W. Rawson Ave. (tenant spaces: 446 and 448 W. Rawson Ave.)
3. **APPROVED** - Ordinance No. 2854, approving a conditional use permit for an indoor commercial recreation facility (fitness & martial arts center) on the property at 440 W. Bell Ct.
4. **APPROVED** - Ordinance No. 2855, approving a conditional use permit for an indoor commercial recreation facility (fitness center) on the property at 9801 S. 13th St.
5. **APPROVED** - Ordinance No. 2856, approving a Conditional Use Permit for a skilled nursing facility for the property at 8432 S. 27th St.
6. **APPROVED** - Ordinance No. 2857, repealing and recreating Section 17.0706(h) regarding window sign regulations and creating Section 17.0808(f), adding requirements for architectural element lighting.
7. **APPROVED** - Resolution No. 11828-060617, adopting the City of Oak Creek Strategic Action Plan 2017-2020.
8. **APPROVED** - Resolution No. 11825-060617, approving the Special Privilege Permit submitted by ADK Design, Inc. for Pizza Man Oak Creek.
9. **APPROVED** - Resolution No. 11818-060617, approving a Certified Survey Map for the properties at 331 and 401 E. Oak St. (Storage Shop USA, LLC)
10. **APPROVED** - Resolution No. 11822-060617, approving the Modification to Declaration of Covenants, Conditions, Restrictions and Easements for Drexel Town Square.
11. **APPROVED** - Resolution No. 11823-060617, approving a Certified Survey Map for Jerry Cousin, All Star Honda, 7008 and 7018 S. 27th St., and 2500 W. Rawson Ave.
12. **HELD** - Resolution No. 11824-060617, approving a Certified Survey Map for the properties at 1901 and 1941 E. Rawson Ave., Michael Frede, VentureSpace, LLC.



Kafi Papelbon, CFM, AICP  
Planner



# Plan Commission Report

ITEM: 5a & 6a

DATE: June 13, 2017

**PROJECT:** Comprehensive Plan Amendment – Mark Doll, DM Investment Real Estate, LLC; Karen Nest; Gwyn Wheeler, Continental 408 Fund, LLC

**ADDRESSES:** 8100 & 8146 S. 27<sup>th</sup> St., and 8100 S. Orchard Way

**TAX KEY NOS:** 810-9012-001, 810-9005-000, 810-9013-001

**STAFF RECOMMENDATION:** That the Plan Commission adopts resolution 2017-06, amending the Comprehensive Plan and Planned Land Use map to reflect the change in land use from “Single Family Residential” to “Mixed Residential” for the properties at 8100 & 8146 S. 27<sup>th</sup> St., and 8100 S. Orchard Way, following a public hearing and adoption by the Common Council.

**BACKGROUND:** The Applicants are requesting the that Planned Land Use category and map in the Comprehensive Plan for the properties at 8100 & 8146 S. 27<sup>th</sup> St., and 8100 S. Orchard Way are changed from “Single Family Residential” to “Mixed Residential” in anticipation of purchasing the properties for a proposed multifamily residential development. The area surrounding the properties is currently zoned for a mix of business, residential, and park uses. Multifamily developments exist to the immediate south (Colonial Woods Condominiums) and south (Apple Creek Farms, Chateau Condominiums), as do single family developments (Apple Creek Farms). Single Family Residential, Two Family/Townhouse Residential, and Mixed Residential Planned Land Use categories are identified in the Comprehensive Plan in the surrounding area, so amending the Comprehensive Plan to allow for a mix of residential uses on the subject properties is consistent with existing and planned developments. Further reviews, including rezoning, would be required at a later date for a multifamily residential development.

The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010 must be consistent with the objectives, goals, and policies contained within the comprehensive plan. Approval of these changes to the Comprehensive Plan would be consistent with the existing zoning classifications and Planned Land Use categories for the areas surrounding the properties at 8100 & 8146 S. 27<sup>th</sup> St., and 8100 S. Orchard Way.

Prepared by:

Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:

Douglas Seymour, AICP  
Director of Community Development

CLASS 1 NOTICE TO BE PUBLISHED MAY 11, 2017

OFFICIAL NOTICE

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

**PURPOSE:** The purpose of this public hearing is to consider an amendment to the "2020 Vision – A Comprehensive Plan for the City of Oak Creek" as it relates to the properties at 8100 and 8146 S. 27<sup>th</sup> St., and 8100 S. Orchard Way.

**Hearing Date:** Tuesday, June 13, 2017  
**Time:** 6:00 PM  
**Place:** Oak Creek City Hall  
8040 South 6<sup>th</sup> St.  
Oak Creek, WI 53154  
Common Council Chambers

**Proposal:** The proposed amendment would update the Planned Land Use category and Map 2 in the Comprehensive Plan from "Single Family Residential" to "Mixed Residential" for the properties at 8100 and 8146 S. 27<sup>th</sup> St., and 8100 S. Orchard Way.

The Plan Commission may schedule other public meeting items/public hearings for June 13, 2017. This hearing may begin at 6:00 PM or as soon as possible following the conclusion of any other public meeting items/public hearings.

Any person(s) with questions regarding the proposed change(s) may call the Department of Community Development at (414) 766-7027 during regular business hours.

Date of Notice: May 4, 2017

CITY OF OAK CREEK PLAN COMMISSION

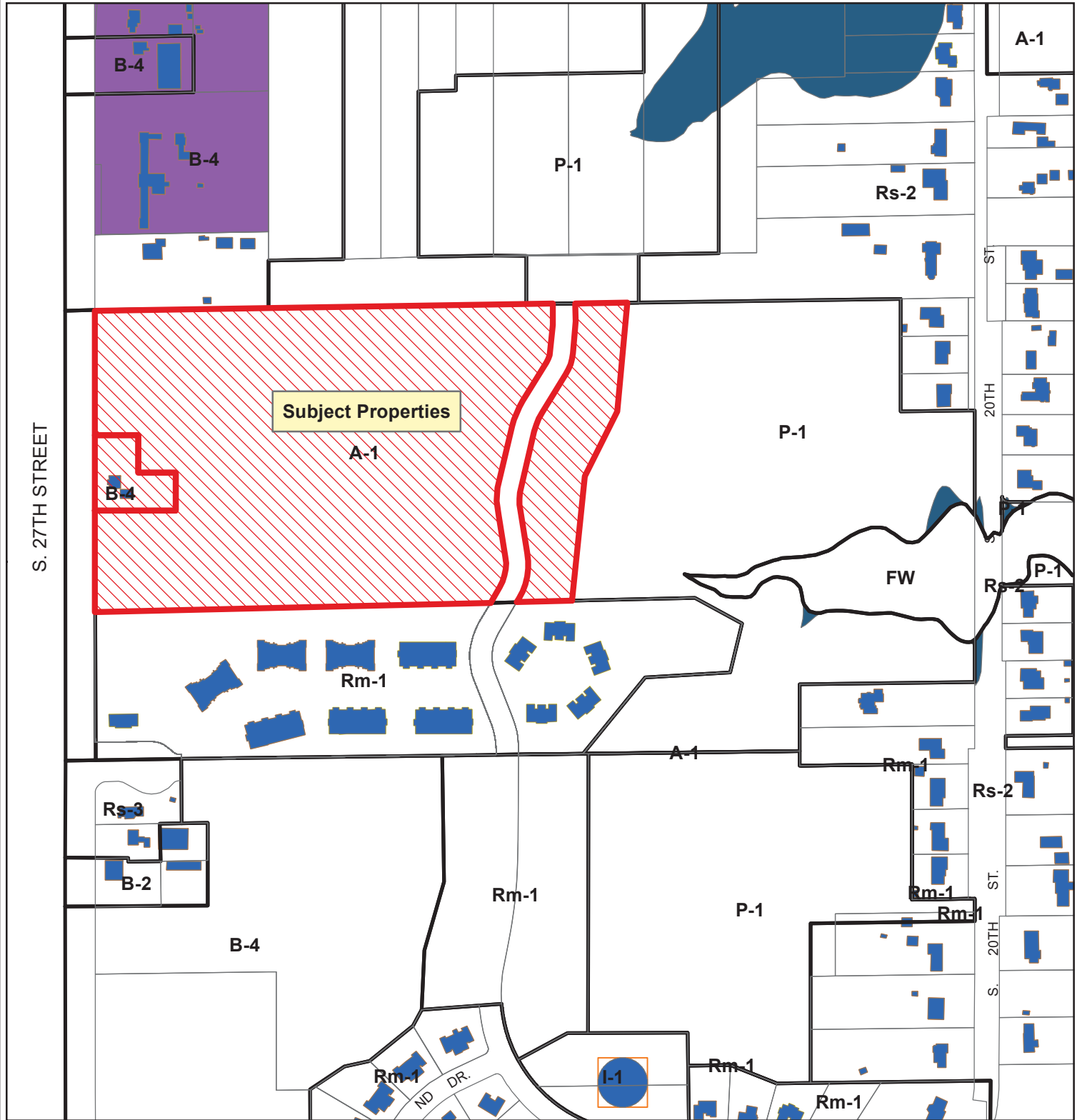
By: Daniel J. Bukiewicz, Mayor

**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, preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000 or write to the ADA Coordinator at the Health Department, City Hall, 8040 S. 6<sup>th</sup> St., Oak Creek, WI 53154.

# Location Map

8100 & 8146 S. 27th St., 8100 S. Orchard Way



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



Legend	
	Subject Properties
Zoning Overlays	
	C-1-Shoreland Wetland
	FF-Flood Fringe
	Lakefront Overlay
	NO-Mixed Use Neighborhood
	OO-Mixed Use Office
	RR-Regional Retail

# Project Information



## Springs at Oak Creek

**A multi-family residential development  
in Oak Creek, WI**

Plan Commission Meeting: May 23, 2017

CITY OF OAK CREEK

APR 11 2017

RECEIVED

**C**ONTINENTAL  
PROPERTIES

# Letter of Intent

Continental Properties Company, Inc. is a privately held national multifamily, retail, and hospitality developer founded in 1979. During the company's 37 years, Continental has developed over 16,000 market rate, luxury apartment units in 17 states. Continental maintains a develops, owns, and manages all of its Springs apartment communities. All Springs communities have full-time staff on site to ensure the property is properly upheld and maintains high quality and character. There is no third-party management as Continental handles all day-to-day and leasing operations including a thorough screening process of potential residents.

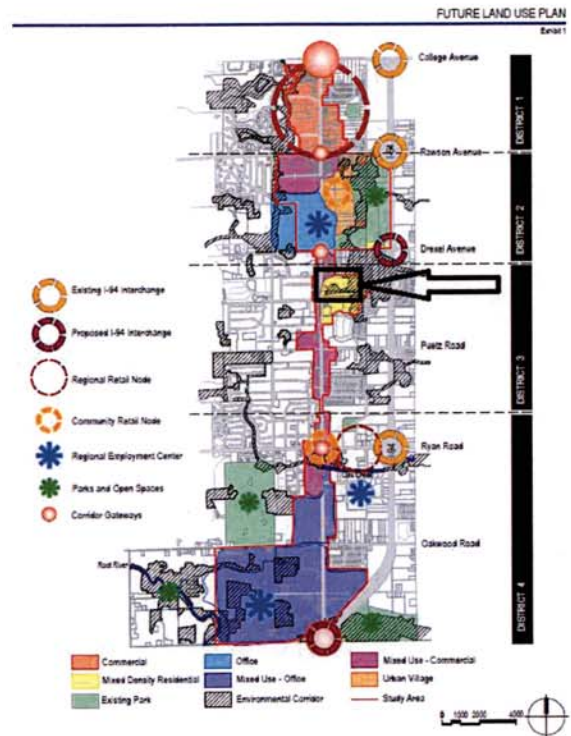
Continental is proposing an upscale 240-unit multifamily community on approximately 24 acres located at 8100/8146 S 27<sup>th</sup> Street in Oak Creek, WI, to be known as the Springs at Oak Creek. The properties currently have a Future Land Use Designation of Single Family Residential and are zoned A-1 Agricultural. The proposed Continental multifamily development will require approval of a Comprehensive Plan Amendment as well as a rezone. The rezone will be formally requested in a subsequent submittal. The properties were previously rezoned to allow for a Colonial Woods Phase II development. That development did not come to fruition and the properties have since reverted to the A-1 Agricultural zoning designation.

## Comprehensive Plan Amendment

Continental 408 Fund LLC ("Continental") formally requests a Comprehensive Plan Amendment from a Single Family Residential Land Use Plan designation to Mixed Density Residential. The Mixed Density Residential designation will allow for a development that provides a transitional use between the Colonial Woods multifamily development to the south and the commercial land uses to the north.

The proposed Springs multifamily development is consistent with and supports the goals, policies, and strategies of the Oak Creek 2020 Comprehensive Plan in the following respects:

- "Provide a mix of housing types to accommodate a variety of lifestyles and age groups."



CITY OF OAK CREEK

APR 11 2017

RECEIVED

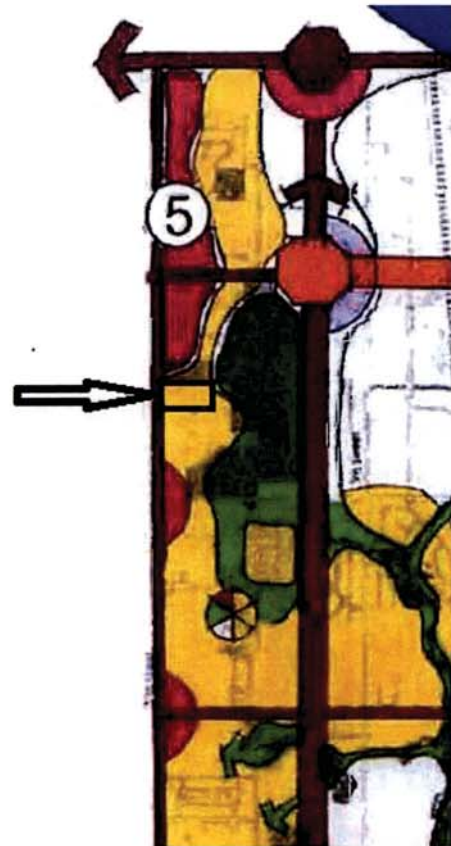


- “Promote a mix of commercial, industrial, and residential land uses in the community to provide a full range of housing, shopping, and job opportunities.”
- “Locate higher density residences near commercial centers, along major transportation routes at the periphery of neighborhoods, between lower-density residential areas and other types of land uses, where streets and sidewalks can handle the increased amount of traffic”

In addition, the properties are identified as being within a Conservation Neighborhood District in the Growth Concept Plan, the basis for the Comprehensive Plan Elements. Continental’s proposal is consistent with the principles of the Conservation Neighborhood Design, including:

- “Provide a mixture of housing styles for a range of income levels”
- “Accommodate the housing needs of a growing older population”
- “Provide ecologically significant buffers between building sites and critical resource areas within the neighborhood, such as wetlands and streams”
- “Integrate natural resources into the neighborhood as aesthetic and functional landscape elements for conservation and quality of life purposes”

The proposed Springs development will provide the support for the 27<sup>th</sup> street *Regional Shopping District* outlined in the city’s Comprehensive Plan due to its exceptional location along the growing 27<sup>th</sup> street corridor and its proximity to Drexel Avenue. Oak Creek is a high growth community with a strong need for additional housing choices for existing and future residents. Continental’s proposed development will serve the demand drivers of retail, grocery, office, and medical, providing housing very near shopping and newly created jobs



### **Springs at Oak Creek**

The proposed Springs community will be a market rate community consisting of twelve (12) residential buildings, clubhouse, pet playground, and both attached and detached garages spread throughout the site. The proposed development will have a density of 10 units per acre with an approximate open space percentage of 62%, inclusive of the wetland area.

CITY OF OAK CREEK

APR 11 2017

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The Springs community and its residents will support surrounding retail, restaurant, and workplace opportunities. Studies continue to stress the increasing importance of proximity to work and entertainment.

Percentage ranking at top (6-10)	Gen Y	Gen X	Baby boomers
Short distance to work and school	82%	71%	67%
Walkability	76%	67%	67%
Distance to family/friends	69%	57%	60%
Distance to shopping/entertainment	71%	58%	67%
Convenience of public transportation	57%	45%	50%

Source: ULI. *America in 2013.*

The Springs 432 potential residents will support the local businesses and retailers, specifically the growing 27<sup>th</sup> Street Regional Shopping District, with their high disposable incomes and estimated \$10 million dollars in annual expenditures. The community will also provide a quality, unique upscale rental opportunity for a range of income levels and a growing older population.

Site Layout

The site design and amenities of the Springs lends itself well to promoting a sense of community. Connectivity among buildings, tenant amenities, open space and preservation of the natural environmental features will create congruity and connectivity with the surrounding neighborhood. Abundant greenspace, exclusive of the preserved wetland area, will also be provided through common courtyards and outdoor spaces that promote resident interaction. The Springs proposed two story structures are compatible in scale to the Colonial Woods development to the south and provides a transition to the existing commercial uses of the properties to the north. High quality perimeter landscaping will also be located along all property boundaries.

Interiors

Springs community will contain a mixture of studio, 1-, 2-, and 3-bedroom units in twelve (12) buildings. All unit floor plans offer an open-living concept with interiors that include dark wood cabinetry, appliances including washers and dryers, luxury wood grain flooring, and large kitchen islands.

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### Exteriors

The Springs community will offer two-story residential structures with private, ground level, direct entries to each unit. This provides a townhome feel and similar style versus 3- and 4-story buildings with shared corridors and breezeways. Exterior elevations provide architectural interest through varied rooflines and quality materials, including fiber cement siding and masonry on all buildings. Alongside a complementary color palette, roof accents over unit entries bring additional articulation to the buildings. Large-scale windows are provided in each unit to promote natural lighting, along with creating opportunities to optimize passive solar heating and cooling. Each building provides articulation to break up the structure's massing by incorporating balconies, covered doorways, and unit projections to create variation with each façade as well as to provide a human scale to the community.

### Amenities

A number of amenities are typically included within the Springs communities. Among the facilities are a 4,000 square foot clubhouse, pedestrian sidewalks throughout the community, seating and picnic areas, a car care area, a pet wash station, and a fenced pet playground. The clubhouse includes a large gathering room, 24-hour fitness center, kitchen area, coffee bar, and office space for Continental's property management team. A pool and sun deck for the residents are provided behind the clubhouse along with an outdoor grilling area. The fitness room features a large garage-style door which may be opened during warmer months for an open-air workout area. The clubhouse and pool area are served by wireless internet service.

### Conclusion

The proposed Springs community, paired with existing and future retail, restaurants, offices, and its consideration for the environmental features onsite, will aid the City of Oak Creek in achieving the objectives outlined in the Comprehensive Plan with regard to the 27<sup>th</sup> Street Regional Shopping District and the Conservation Neighborhood Districts. The Springs provides a mix of housing types to accommodate a variety of lifestyles and age groups as well as support for future job growth. The preservation of the wetlands on site will provide a significant public benefit in creating natural connectivity between the surrounding community and Falk Park to the east. Continental would like the opportunity to provide a unique, upscale rental housing option in this very fitting location.

### Enclosures

Conceptual Site Plan

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# SPRINGS AT OAK CREEK

Oak Creek, WI





# Plan Commission Report

ITEM: 6b

DATE: June 13, 2017

**PROJECT:** Plan Review – WE Energies

**ADDRESS:** 10770 S. Chicago Rd.

**TAX KEY NO:** 966-9999-002

**STAFF RECOMMENDATION:** That the Plan Commission approves the site and building and landscaping plans submitted by WE Energies for the property at 10770 S. Chicago Rd. with the following conditions:

1. That all building and fire codes are met.
2. That all final plans (site, building, landscaping, lighting, etc.) are submitted in digital and paper formats for review and approval by the Department of Community Development prior to the submission of building permit applications.
3. That final lighting plans indicating luminaire type, pole type, and height are submitted for final approval by the Electrical Inspector prior to submission of building permit applications.
4. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
5. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

**Ownership:** Wis Elec Power Co, 231 W. Michigan St., A252, Milwaukee, WI 53203-2918

**Size:** 105.950 ac

**Existing Zoning:** M-1 (CU), Manufacturing

**Adjacent Zoning:** North – M-1, Manufacturing  
East – M-1 (CU), Manufacturing  
South – City/County Line  
West – M-1 (CU), Manufacturing

**Comprehensive Plan:** Institutional.

**Wetlands:** N/A.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting site, building, landscaping, and lighting plan approval for a proposed administration and warehouse building on a portion of the property at 10770 S. Chicago Rd. This property is part of the WE Energies Elm Road Generating Station.

As proposed, 16,000 square feet of the building will be for administration and 60,000 square feet will be warehouse space. Employees of the Site Bulk Material Handling area will occupy the administration area. Spare parts and equipment for the Site Bulk Material Handling and Elm Road Generating Station operations will be located in the warehouse.

All required setbacks and dimensional restrictions (height, maximum lot coverage) are fulfilled as proposed. One future addition to the warehouse on the east is also shown for reference. The building will not be seen

from public roads and is sited over 800 feet from a residential zoning district line. It is also sited behind an existing berm that will completely block the view from the residential neighborhood to the northwest.

Access to the site will be via existing private access road off of the south side of Elm Road that serves WE Energies. No new access is proposed, although an additional driveway for trucks is proposed to access the loading docks on the northwest side of the building.

Up to 80 employees/visitors covering three shifts will be at the facility. Parking for 60 vehicles is shown on the southwest portion of the site. Minimum parking requirements are calculated at one (1) stall for each employee onsite during the largest shift for manufacturing operations, or one (1) stall for every 5,000 square feet of gross floor area for warehousing plus one (1) stall for every employee at peak shift. Although peak shift has not been identified in the proposal, WE Energies has stated that the parking provided is sufficient to meet the demands. Future expansions of the warehouse facility shown on the plans may require additional parking if additional employees are anticipated.

The building itself is proposed to be constructed with both gray flat steel panels and gray ribbed steel panels, with a white standing seam roof. Gray tinted windows are proposed on the south, east, and west elevations for the office. Transom windows are shown on the south and west elevations of the warehouse. Above each entry door is a gray metal canopy. Dock and overhead doors are proposed on both the south and west elevations. Metal panels are not listed as acceptable exterior building materials in Section 17.1009(a)(2). Therefore, the use of such panels will require a  $\frac{3}{4}$  majority approval of the Plan Commission.

Landscaping plans have been submitted showing limited vegetation on the west side of the administration portion of the building, and on the southeast portion of the parking lot. WE Energies is requesting a modification to the landscape standards, which may be granted with a  $\frac{3}{4}$  majority approval of the Plan Commission per Section 17.1010(l). Final approval of landscape plans are recommended to be approved by the Director of Community Development as stated in the conditions above.

No dumpster or other outdoor storage is proposed at this time. No screening has been proposed around the proposed electrical transformer. It will be the Plan Commission's determination as to whether the proposed landscape plan without such screening is acceptable. Staff would like to remind the Plan Commission that this site will not be seen from any public road or non-WE Energies site.

Comments from the Oak Creek Water and Sewer Utility and Engineering Department were provided to the applicant and their consultants. All water main is private, and the new building will need a new sewer meter. No other department comments were received.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map 10770 S. Chicago Ave



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



Department of Community Development



Legend	
	10770 S. Chicago Ave.

# City of Oak Creek - Plan Commission Application

## Description of Proposal

for the

### We Energies Administration and Warehouse Buildings Project

The purpose of this Plan Commission Application is to request approval from the City of Oak Creek to build an administration building and a warehouse for the Site Bulk Material Handling (SBMH) and the Elm Road Generating Station (ERGS) on the We Energies Oak Creek site campus. The project entails constructing a 16,000 sq. ft. administration building and a 60,000 sq. ft. warehouse adjacent to the administration building. Access to the project will be from the main site access road off of Hwy. 32.

The project will be bounded in the field by Fishing Pier road (on the north side), the main site access road (on the south side), the east side of the South Ash Landfill, and the top of the bluff (west of ERGS).

The administration building will house the SBMH employees, and the warehouse will store spare parts and equipment for daily operation of both SBMH and ERGS. The administration facilities will be open 24 hours a day, while the warehouse will normally be open and available for deliveries from 7:00am to 7:00pm in the evening. Deliveries will generally take place Monday through Friday. There could be some off-hour deliveries to mitigate unplanned outages of either facility.

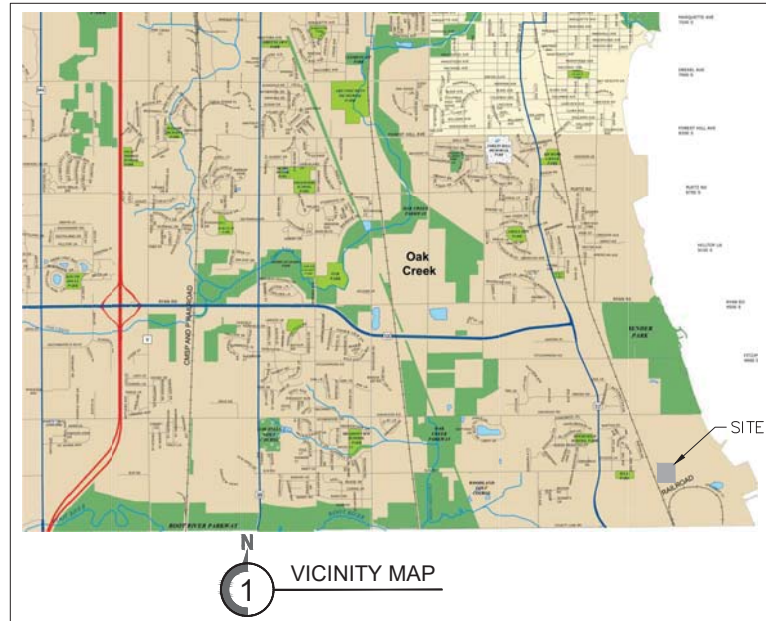
The administration building is sized for 80 employees and visitors (covering three shifts). No increase in vehicles to the site will occur due to this project. There will be 60 stalls in the employee/visitor parking lot to meet the facility parking needs. There will only be electric and water service required for the project. The amount of water utilized by the campus site will not change. The water usage will move from the existing tractor maintenance building area to the new administration building. There will be an increase in truck traffic on the main access road during stocking of the warehouse, but it is expected that there will only be an increase of 5 – 10 trucks a day once the warehouse is in operation. No increase in traffic is expected for the administration building.

We Energies is requesting a waiver for this project for both landscaping and the building steel walls. The plan includes landscaping in front of the administration building and the parking lot as shown on the landscaping plan. The administration building construction is a Butler Building with STYLWALL II flat steel panels, and the warehouse walls will be BUTLERIB II ribbed steel panels.



# WE ENERGIES ADMINISTRATION WAREHOUSE BUILDING CIVIL SITE ENGINEERING PLANS

10800 S. CHICAGO ROAD  
OAK CREEK, WI 53154



OWNER  
WE ENERGIES  
10800 S. CHICAGO ROAD  
OAK CREEK, WI 53154  
414-416-0270  
WWW.WE-ENERGIES.COM

CIVIL ENGINEER:  
COLLINS ENGINEERS, INC  
KERRY HARDIN, P.E.  
2033 WEST HOWARD AVE  
MILWAUKEE, WI 53221  
414-282-6905  
KHARDIN@COLLINSENGR.COM

**COLLINS ENGINEERS**  
2033 West Howard Avenue  
Milwaukee, WI 53221  
Phone: 414-282-6905  
Fax: 414-282-6905



EDGERTON



TITLE SHEET  
WE ENERGIES - ADMIN.  
OCPP SBMH - WAREHOUSE  
BLDG. & WAREHOUSE  
OAK CREEK, WI

## INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
C-01	TITLE SHEET
C-02	GENERAL NOTES
C-03	EXISTING CONDITIONS & DEMOLITION PLAN
C-04	SITE PLAN
C-05A	EROSION CONTROL PLAN - PHASE I
C-05B	EROSION CONTROL PLAN - PHASE II
C-06	GRADING PLAN
C-07	UTILITY PLAN
C-08	STORM SEWER PLAN
C-09	PAVING, SIGNING AND MARKING PLAN
C-10	LIGHTING PLAN
C-11 TO C-12	CONSTRUCTION DETAILS
L-01	LANDSCAPE PLAN

NO.	DATE	DESIGN BY	DESCRIPTION

CEI PROJECT: 60-10117  
DESIGN BY: PSM  
DRAWN BY: PSM  
CHECKED BY: RAT

DATE: 05-09-17  
SCALE: AS SHOWN

SHEET NO:  
C-01



**GENERAL NOTES**

- ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF OAK CREEK STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
- THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE PLANS ARE CONCEPTUAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACEMENT OF PERMANENT PAVEMENT. UTILITIES MUST BE REINSTALLED TO PROPER LINE NO GRADE DURING CONSTRUCTION OF THE PAVING.
- BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.
- THE LOCATION, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES SHOWN OF THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY RECORDS AND PLANS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, ELEVATIONS AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO PUBLIC UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS WILL BE RESTORED AT THEIR EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING BUT NOT LIMITED TO, FENCES, WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
- THE CONTRACTOR SHALL REMOVE ANY SURPLUS MATERIAL FROM THE PROJECT AREA. THIS WORK IS SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE, AT ALL TIMES, ONE COPY OF THE CONTRACT DOCUMENTS, INCLUDING PLANS, SPECIFICATIONS AND SPECIAL PROVISIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, STORM SEWER WATER POLLUTION PREVENTION PLAN (S.S.W.P.P.P.) AND INSPECTION REPORTS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE ARCHITECT BEFORE COMMENCING WORK. NO CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO WORK SHALL BE GIVEN TO THE CHANCE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- ALL COPIES OF THE COMPACTON, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE ENGINEER, ARCHITECT AND CITY ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY COMPANIES SHALL BE PERFORMED AND OBTAINED PRIOR TO CONNECTION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM BEFORE COMMENCING WORK OR STAKING OF IMPROVEMENTS.
- CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR COMMENCING CONSTRUCTION.
- ALL HORIZONTAL DIMENSIONS ARE GIVEN TO THE FACE OF CURB AND TO PIPE CENTERLINES UNLESS OTHERWISE NOTED ON PLANS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEED, IRRIGATED AND STABILIZED AS SPECIFIED IN THE PLANS, AND MAINTAINED UNTIL SOIL IS STABILIZED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO THE FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT THE ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE STABILIZED AND MULCHED AS SHOWN ON THE LANDSCAPE, GRADING AND EROSION CONTROL PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING ON THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- SOD OR SEED MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING AND AT ANY OTHER TIMES AS NECESSARY TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE EROSION AND SEDIMENT CONTROL PLANS WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW.
- THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN PERMANENT STABLE PROTECTIVE COVER (GRASS) FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT. THE PROTECTIVE COVER MUST BE INSTALLED WITHIN FOURTEEN DAYS AFTER FINAL GRADING OF THE AFFECTED LAND SURFACE. A PERMANENT STABLE COVER MUST BE ESTABLISHED WITHIN 60 DAYS OF ITS INSTALLATION.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER A COPY OF THE AS-BUILD PLANS IDENTIFYING ALL DEVIATIONS FROM THE ORIGINAL PLANS.
- ALL EXISTING PAVEMENT, ADJACENT UTILITIES, STRUCTURES, ETC., DISTURBED AS A RESULT OF THE NEW CONSTRUCTION, SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN THE CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.

**GAS, ELECTRIC AND COMMUNICATION**

ALL GAS, ELECTRIC, AND COMMUNICATIONS ARE TO BE COORDINATED WITH THE OWNER AND ARE NOT DETAILED OR CONSTRUCTED WITH THESE PLANS. EXISTING AND PROPOSED UTILITY LOCATIONS SHOWN FOR REFERENCE ONLY.

**EROSION & SEDIMENT CONTROL NOTES**

REFER TO EROSION AND SEDIMENT CONTROL PLANS FOR NOTES AND SPECIFICATIONS.

**TRAFFIC CONTROL**

THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL AND STAGING OF CONSTRUCTION.

**GRADING**

- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- ALL SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING SURFACE OR FINISHED EARTH GRADE UNLESS OTHERWISE NOTED. ADD 0.50' TO SPOT GRADES SHOWN FOR TOP OF CURB ELEVATIONS.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN PAVED AREAS. CONTRACTOR ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE IS ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING IN ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.
- THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
- ALL EXISTING CONCRETE PAVING, SIDEWALK, STRUCTURES AND CURB DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF BY THE CONTRACTOR, OFF SITE UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER.
- ALL AREAS DISTURBED BY GRADING OPERATIONS SHALL BE SEEDED AND MAINTAINED UNTIL A UNIFORM COVERAGE OF 70% MINIMUM DENSITY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, IS ACHIEVED.
- ALL CLEARING, GRADING, COMPACTION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE TO THE RECOMMENDATIONS MADE IN THE GEOTECHNICAL REPORT PREPARED BY GLEES ENGINEERING ASSOCIATES, INC. DATED JANUARY 17, 2017.

**STORM SEWER**

- CONTRACTOR SHALL FIELD VERIFY THE VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CONSTRUCTION MANAGER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
- CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS, GRATE INLETS, AND ALL UTILITIES CROSSING THE STORM SEWER FLOW LINES AND RMS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE PROPOSED GRADE PRIOR TO CONSTRUCTION.
- ALL STORM SEWER SERVICES SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED AND THE END OF THESE SERVICES SHALL BE TIGHTLY PLUGGED OR CAPPED. SEE M.E.P. OR ARCHITECTURAL PLANS FOR CONTINUATION.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- EXISTING MANHOLE TOPS AND ALL OTHER DRAINAGE FACILITIES SHALL BE ADJUSTED AS REQUIRED TO MATCH FINAL GRADES AS SHOWN ON GRADING PLAN.
- ALL STORM DRAIN PIPE SHALL BE:
  - a. REINFORCED CONCRETE PIPE (RCP), ASTM C 76, CLASS III OR IV AS NOTED.
  - b. HIGH DENSITY POLYETHYLENE (HDPE), SMOOTH INTERIOR, DOUBLE WALL ADS N-2.

**PAVING AND STRIPING**

- ALL WORK AND MATERIALS ON SITE SHALL BE IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA MANUAL.
- REFERENCE PAVING PLAN AND DETAILS FOR CONCRETE PAVEMENT SPECIFICATIONS.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AND AGENCY, APPROVED, THE OWNER. FOR TESTING MATERIALS, PROCUREMENT OF THE TESTING LABORATORY AND THE PAYMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE OWNER. IF SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE CITY AND PROJECT SPECIFICATIONS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MUTCD REQUIREMENTS.
- RAISED PAVEMENT MARKERS SHALL BE BONDED TO THE ROADWAY SURFACE WITH ADHESIVE CONFORMING WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE PAVEMENT UPON WHICH THE LANE AND PAVEMENT MARKERS ARE TO BE PLACED SHALL BE PREPARED TO THE APPROVAL OF THE INSPECTOR TO ENSURE PROPER CLEANING OF THE PAVEMENT SURFACE.
- ALL STRIPING SHALL BE EXTRUDED THERMOPLASTIC MARKING MATERIAL.
- SIGN LOCATIONS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CITY. CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH THE CITY PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKING FOR THE FIRE LINES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS.
- ALL EXISTING CONCRETE OR ASPHALT SHOWN TO BE REMOVED SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR OFF SITE.

**WATER AND SANITARY SEWER**

- THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WHERE PROPOSED UTILITIES ARE BEING CONNECTED. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
- ALL WATER AND SANITARY SEWER SERVICES SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED AND THE END OF THESE SERVICES SHALL BE TIGHTLY PLUGGED OR CAPPED. SEE M.E.P. OR ARCHITECTURAL PLANS FOR CONTINUATION.
- PER CITY STANDARD DETAILS ALL WATER LINES SHALL BE EITHER:
  - 3.1.1. DUCTILE IRON PIPE (CLASS 50), GEMENT MORTAR-LINED, PUSH-ON JOINT
  - 3.1.2. POLYVINYL CHLORIDE (PVC) WATER PIPE AWWA C-900 PRESSURE CLASS 150
  - 3.1.2.1. ALL 6" OR SMALLER PVC MUST BE AWWA C-900 CLASS 200 DR 14
  - 3.1.3. HIGH DENSITY POLYETHYLENE (HDPE), AWWA C-906, DR-11, PE 3408, DI SIZING
- FIRE HYDRANTS SHALL BE INSTALLED PER CITY OF OAK CREEK WATER DISTRIBUTION SPECIFICATIONS AND STANDARD DETAIL.
- PER CITY STANDARD DETAILS ALL SANITARY SEWER LINES SHALL BE PVC SDR-35, ASTM D3034.
- ALL UTILITY CONSTRUCTION, WATER TAPS, VALVES, AND SERVICES SHALL BE INSTALLED BY THE CONTRACTOR AFTER APPROVAL FROM THE CITY AND SHALL CONFORM TO ALL GUIDELINES AND REGULATIONS SET FORTH BY THE CITY FOR WATER AND SANITARY SEWER CONSTRUCTION.
- ALL APPURTENANCES USED FOR FIRE PROTECTION SHALL CONFORM TO THE CURRENT CITY DESIGN STANDARDS.
- ALL WATER LINES SHALL MAINTAIN A TYPICAL COVER OF 42 INCHES FROM TOP OF PIPE TO TOP OF GROUND OR PAVEMENT.
- CONTRACTOR TO SEQUENCE CONSTRUCTION AS TO AVOID INTERRUPTION OF WATER AND SANITARY SEWER SERVICE TO SURROUNDING AREAS.
- CONTRACTOR TO REPLACE GRASS AND RESTORE PROPERTY TO ORIGINAL CONDITION IN ALL DISTURBED AREAS.
- EXISTING AND/OR PROPOSED WATER MAINS SHALL BE RAISED ABOVE PROPOSED SANITARY AND STORM SEWER LINES TO MAINTAIN A MINIMUM OF 2.0 FEET OF VERTICAL SEPARATION UNLESS NOTED OTHERWISE.
- EXISTING MANHOLE TOPS, VALVE BOXES, FIRE HYDRANTS AND ALL OTHER UTILITY APPURTENANCES SHALL BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES AS SHOWN ON GRADING PLAN.
- SITE WORK CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTORS TO ENSURE THAT ALL UTILITIES SERVICE CONNECTIONS AND CONDUITS ARE IN PLACE AND COORDINATED PRIOR TO BEGINNING ANY PAVING ACTIVITIES.

**LEGEND**

- 530 ----- PROPOSED LINE
- 530 ----- PROPOSED CONTOURS
- 530 ----- EXISTING CONTOURS
- EASEMENT LINE
- ELEC--- PROPOSED ELECTRICAL LINE
- G---G--- PROPOSED GAS LINE
- XN---XN--- PROPOSED SANITARY
- SW---SW--- PROPOSED STORM SEWER
- LT---LT--- PROPOSED STREET LIGHTING POWER
- PF/PW PROPOSED FIRE PROTECTION/POTABLE WATER
- PF PF PROPOSED FIRE PROTECTION
- PW PW PROPOSED POTABLE WATER
- FO---FO--- PROPOSED FIBER
- FO---FO--- EXISTING FIBER
- XN---XN--- EXISTING SANITARY
- PF PF EXISTING FIRE PROTECTION
- SW---SW--- EXISTING STORM SEWER
- ELEC--- EXISTING ELECTRICAL LINE
- G---G--- EXISTING GAS LINE
- LT---LT--- EXISTING STREET LIGHTING POWER
- SEWER GRATED INLET
- MANHOLE
- LIGHT POLE
- ◇ FIRE HYDRANT
- EXISTING BUILDING LINE
- EXISTING TREES/VEGETATION



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 Oak Creek, WI 53151  
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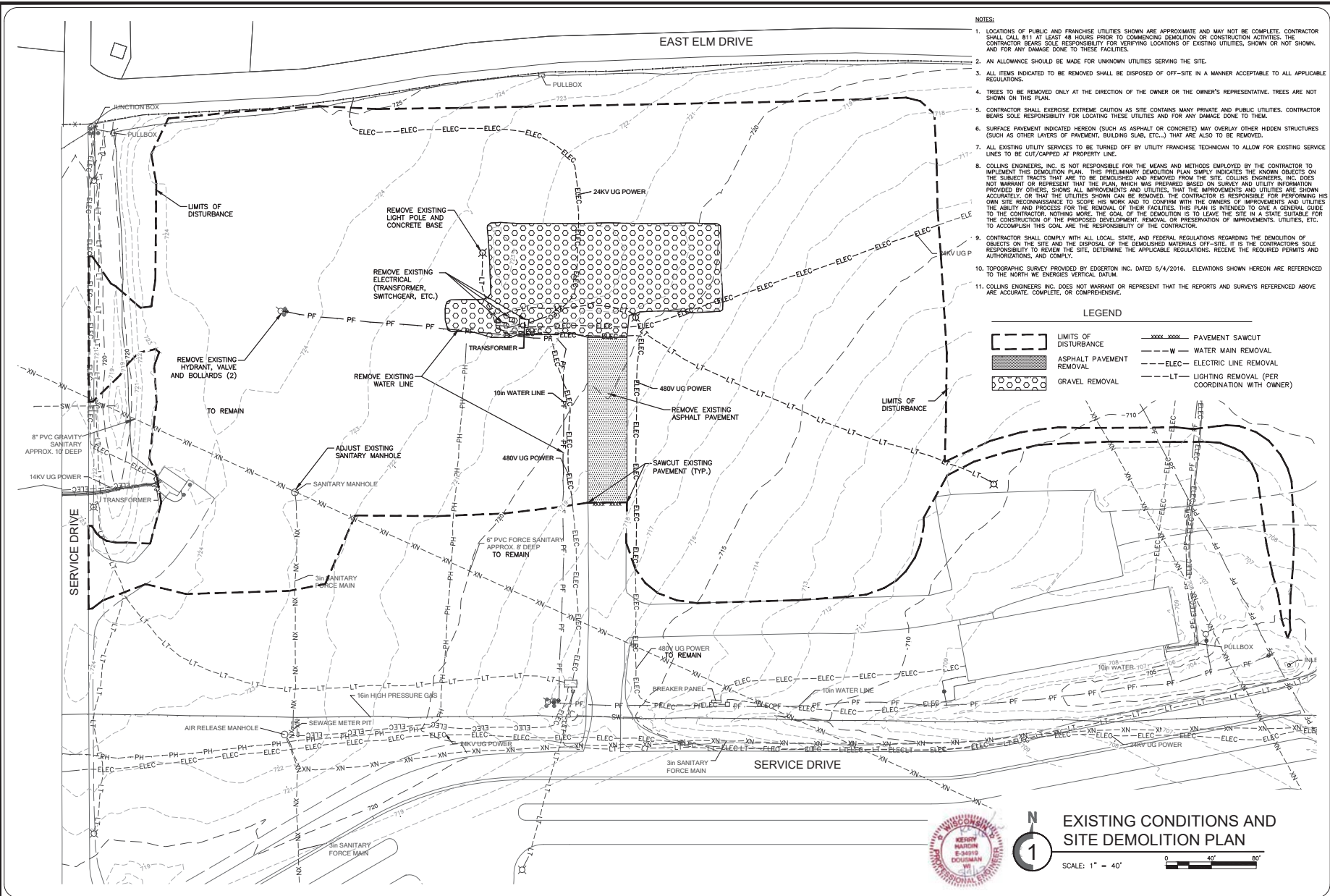


**GENERAL NOTES**  
**WE ENERGIES**  
**OCPP SBMH - ADMIN.**  
**BLDG & WAREHOUSE**  
 Oak Creek, WI

NO.	DATE	DESIGN BY	DESCRIPTION

CEI PROJECT: 60-1017  
 DESIGN BY: PSM  
 DRAWN BY: PSM  
 CHECKED BY: RAT  
 DATE: 05-09-17  
 SCALE: 1" = 40'  
 SHEET NO: C-02





- NOTES:**
1. LOCATIONS OF PUBLIC AND FRANCHISE UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETE. CONTRACTOR SHALL CALL 811 AT LEAST 48 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE DONE TO THESE FACILITIES.
  2. AN ALLOWANCE SHOULD BE MADE FOR UNKNOWN UTILITIES SERVING THE SITE.
  3. ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE IN A MANNER ACCEPTABLE TO ALL APPLICABLE REGULATIONS.
  4. TREES TO BE REMOVED ONLY AT THE DIRECTION OF THE OWNER OR THE OWNER'S REPRESENTATIVE. TREES ARE NOT SHOWN ON THIS PLAN.
  5. CONTRACTOR SHALL EXERCISE EXTREME CAUTION AS SITE CONTAINS MANY PRIVATE AND PUBLIC UTILITIES. CONTRACTOR BEARS SOLE RESPONSIBILITY FOR LOCATING THESE UTILITIES AND FOR ANY DAMAGE DONE TO THEM.
  6. SURFACE PAVEMENT INDICATED HEREON (SUCH AS ASPHALT OR CONCRETE) MAY OVERLAY OTHER HIDDEN STRUCTURES (SUCH AS OTHER LAYERS OF PAVEMENT, BUILDING SLAB, ETC.) THAT ARE ALSO TO BE REMOVED.
  7. ALL EXISTING UTILITY SERVICES TO BE TURNED OFF BY UTILITY FRANCHISE TECHNICIAN TO ALLOW FOR EXISTING SERVICE LINES TO BE CUT/CAPPED AT PROPERTY LINE.
  8. COLLINS ENGINEERS, INC. IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACTS THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE. COLLINS ENGINEERS, INC. DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS OWN SITE RECONNAISSANCE TO SCOPE HIS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT, REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
  9. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
  10. TOPOGRAPHIC SURVEY PROVIDED BY EDGERTON INC. DATED 5/4/2016. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH WE ENERGIES VERTICAL DATUM.
  11. COLLINS ENGINEERS INC. DOES NOT WARRANT OR REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE.

**LEGEND**

	LIMITS OF DISTURBANCE		PAVEMENT SAWCUT
	ASPHALT PAVEMENT REMOVAL		WATER MAIN REMOVAL
	GRAVEL REMOVAL		ELECTRIC LINE REMOVAL
			LIGHTING REMOVAL (PER COORDINATION WITH OWNER)

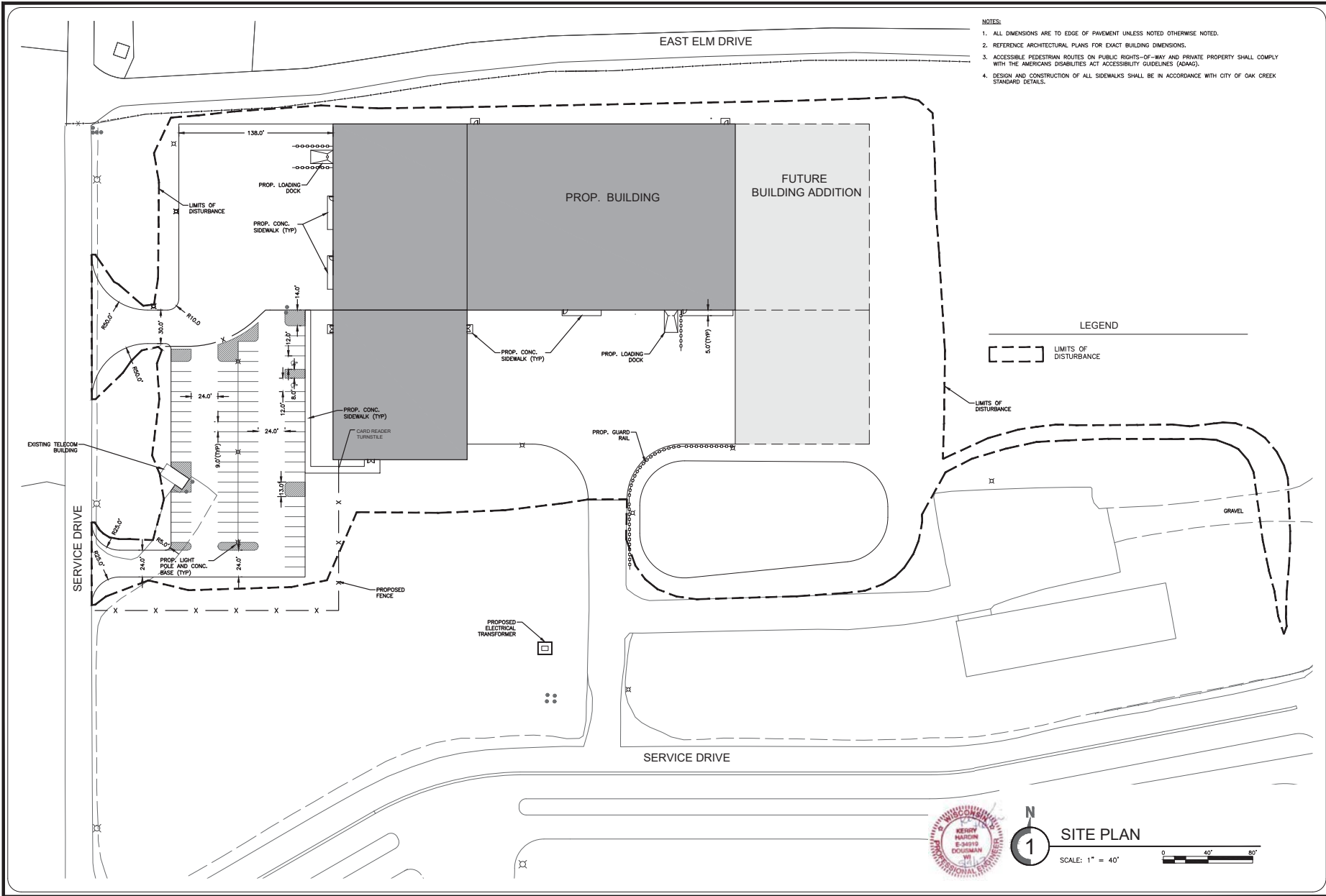
**COLLINS ENGINEERS**  
 2033 West Howard Avenue  
 Oak Creek, WI  
 Phone: 414-282-6915  
 Fax: 414-282-6955



**EXIST. COND. & DEMO. PLAN - WE ENERGIES OCPG SBMH - ADMIN. BLDG & WAREHOUSE**  
 Oak Creek, WI

NO.	DATE	DESIGN BY	DESCRIPTION

CEI PROJECT: 60-10117  
 DESIGN BY: PSM  
 DRAWN BY: PSM  
 CHECKED BY: RAT  
 DATE: 05-09-17  
 SCALE: 1" = 40'  
 SHEET NO: C-03



- NOTES:
1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS NOTED OTHERWISE NOTED.
  2. REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  3. ACCESSIBLE PEDESTRIAN ROUTES ON PUBLIC RIGHTS-OF-WAY AND PRIVATE PROPERTY SHALL COMPLY WITH THE AMERICANS DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAG).
  4. DESIGN AND CONSTRUCTION OF ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH CITY OF OAK CREEK STANDARD DETAILS.



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**SITE PLAN**  
**WE ENERGIES**  
**OCPP SBMH - ADMIN.**  
**BLDG & WAREHOUSE**  
 Oak Creek, WI

NO.	DATE	DESIGN BY	DESCRIPTION

CEI PROJECT: 60-10117  
 DESIGN BY: PSM  
 DRAWN BY: PSM  
 CHECKED BY: RAT  
 DATE: 05-09-17  
 SCALE: 1" = 40'  
 SHEET NO: C-04

**1** **SITE PLAN**  
 SCALE: 1" = 40'

EAST ELM ROAD

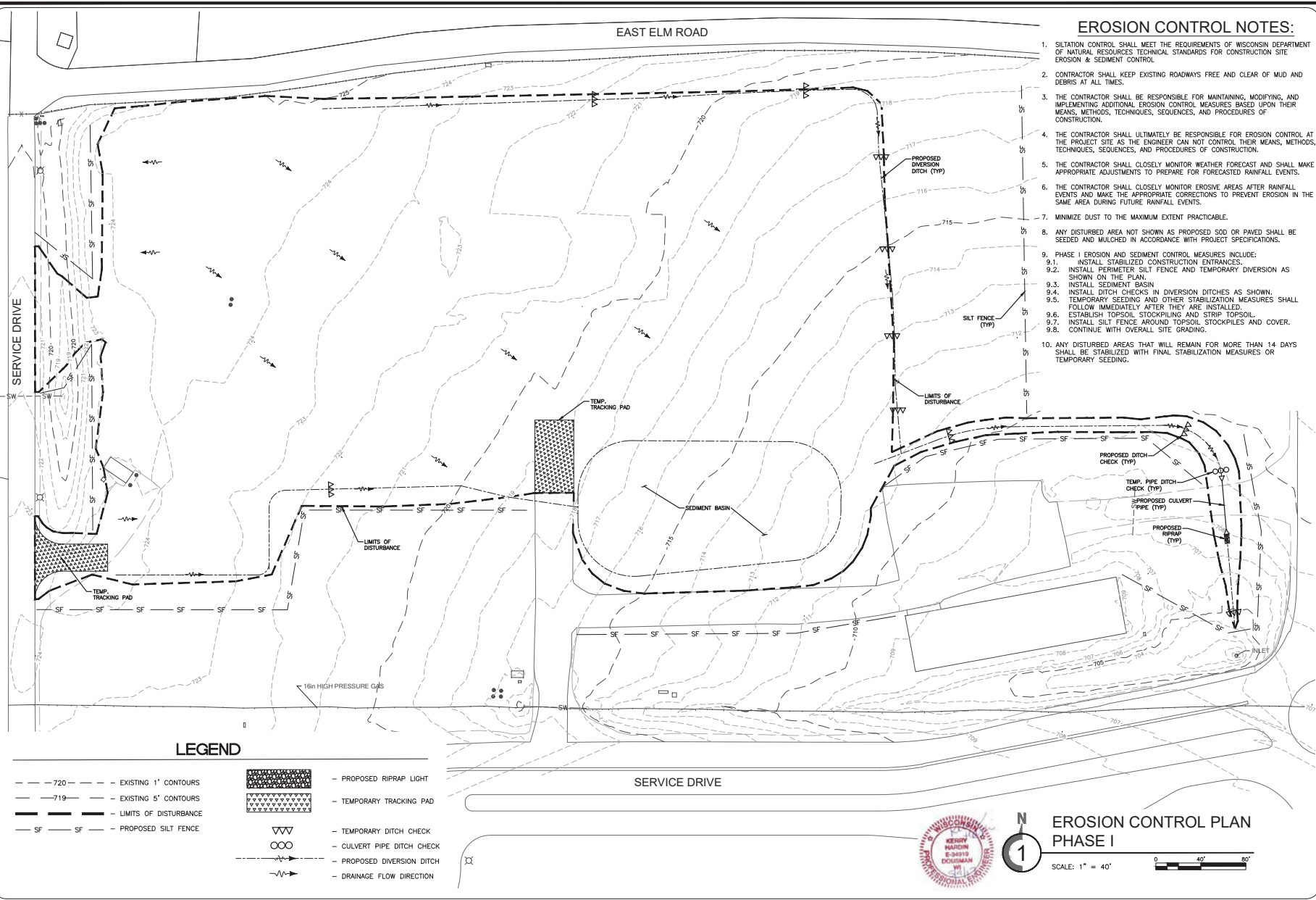
**EROSION CONTROL NOTES:**

1. SILTATION CONTROL SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS FOR CONSTRUCTION SITE EROSION & SEDIMENT CONTROL.
2. CONTRACTOR SHALL KEEP EXISTING ROADWAYS FREE AND CLEAR OF MUD AND DEBRIS AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, MODIFYING, AND IMPLEMENTING ADDITIONAL EROSION CONTROL MEASURES BASED UPON THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ULTIMATELY BE RESPONSIBLE FOR EROSION CONTROL AT THE PROJECT SITE AS THE ENGINEER CAN NOT CONTROL THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
5. THE CONTRACTOR SHALL CLOSELY MONITOR WEATHER FORECAST AND SHALL MAKE APPROPRIATE ADJUSTMENTS TO PREPARE FOR FORECASTED RAINFALL EVENTS.
6. THE CONTRACTOR SHALL CLOSELY MONITOR EROSION AREAS AFTER RAINFALL EVENTS AND MAKE THE APPROPRIATE CORRECTIONS TO PREVENT EROSION IN THE SAME AREA DURING FUTURE RAINFALL EVENTS.
7. MINIMIZE DUST TO THE MAXIMUM EXTENT PRACTICABLE.
8. ANY DISTURBED AREA NOT SHOWN AS PROPOSED SOD OR PAVED SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
9. PHASE I EROSION AND SEDIMENT CONTROL MEASURES INCLUDE:
  - 9.1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
  - 9.2. INSTALL PERIMETER SILT FENCE AND TEMPORARY DIVERSION AS SHOWN ON THE PLAN.
  - 9.3. INSTALL SEDIMENT BASIN
  - 9.4. INSTALL DITCH CHECKS IN DIVERSION DITCHES AS SHOWN.
  - 9.5. TEMPORARY SEEDING AND OTHER STABILIZATION MEASURES SHALL FOLLOW IMMEDIATELY AFTER THEY ARE INSTALLED.
  - 9.6. ESTABLISH TOPSOIL STOCKPILING AND STRIP TOPSOIL.
  - 9.7. INSTALL SILT FENCE AROUND TOPSOIL STOCKPILES AND COVER.
  - 9.8. CONTINUE WITH OVERALL SITE GRADING.
10. ANY DISTURBED AREAS THAT WILL REMAIN FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH FINAL STABILIZATION MEASURES OR TEMPORARY SEEDING.

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**EROSION CONTROL PLAN**  
**PHASE I - WE ENERGIES**  
**OCCP SBMH - ADMIN.**  
**BLDG & WAREHOUSE**  
 Oak Creek, WI



**LEGEND**

- - - 720 - - - EXISTING 1' CONTOURS
- - - 719 - - - EXISTING 5' CONTOURS
- - - - - LIMITS OF DISTURBANCE
- SF - SF - - PROPOSED SILT FENCE
- [Hatched Box] - PROPOSED RIPRAP LIGHT
- [Dotted Box] - TEMPORARY TRACKING PAD
- [V-W Symbol] - TEMPORARY DITCH CHECK
- [O-O Symbol] - CULVERT PIPE DITCH CHECK
- [Dashed Line with Arrow] - PROPOSED DIVERSION DITCH
- [Arrow] - DRAINAGE FLOW DIRECTION



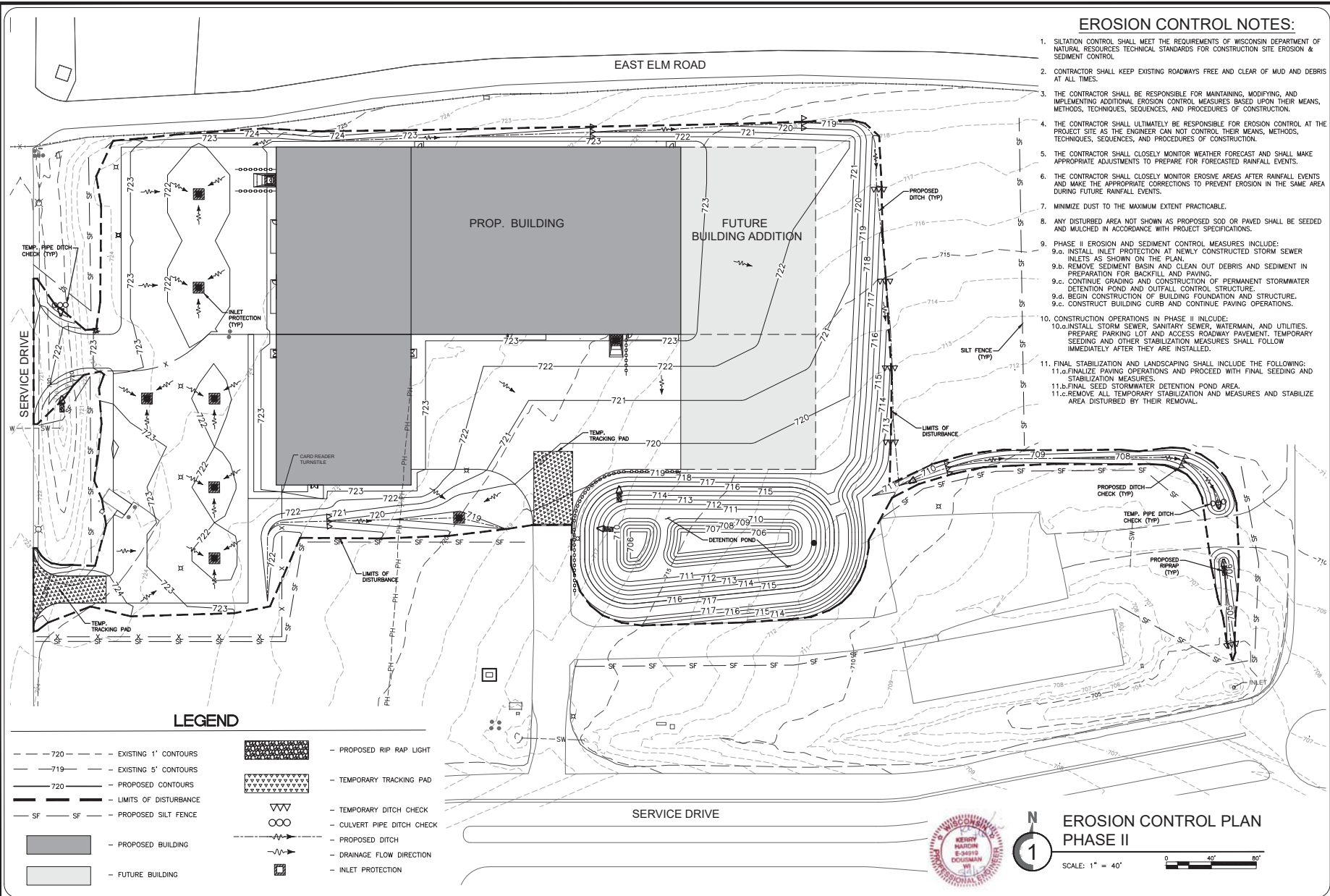
**EROSION CONTROL PLAN**  
**PHASE I**

SCALE: 1" = 40'



NO.	DATE	DESIGN BY	DESCRIPTION

CEI PROJECT: 60-10117  
 DESIGN BY: PSM  
 DRAWN BY: PSM  
 CHECKED BY: RAT  
 DATE: 05-09-17  
 SCALE: 1" = 40'  
 SHEET NO: C-05A



**EROSION CONTROL NOTES:**

1. SILTATION CONTROL SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS FOR CONSTRUCTION SITE EROSION & SEDIMENT CONTROL.
2. CONTRACTOR SHALL KEEP EXISTING ROADWAYS FREE AND CLEAR OF MUD AND DEBRIS AT ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, MODIFYING, AND IMPLEMENTING ADDITIONAL EROSION CONTROL MEASURES BASED UPON THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ULTIMATELY BE RESPONSIBLE FOR EROSION CONTROL AT THE PROJECT SITE AS THE ENGINEER CAN NOT CONTROL THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
5. THE CONTRACTOR SHALL CLOSELY MONITOR WEATHER FORECAST AND SHALL MAKE APPROPRIATE ADJUSTMENTS TO PREPARE FOR FORECASTED RAINFALL EVENTS.
6. THE CONTRACTOR SHALL CLOSELY MONITOR EROSION AREAS AFTER RAINFALL EVENTS AND MAKE THE APPROPRIATE CORRECTIONS TO PREVENT EROSION IN THE SAME AREA DURING FUTURE RAINFALL EVENTS.
7. MINIMIZE DUST TO THE MAXIMUM EXTENT PRACTICABLE.
8. ANY DISTURBED AREA NOT SHOWN AS PROPOSED SOD OR PAVED SHALL BE SEEDED AND MULCHED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
9. PHASE II EROSION AND SEDIMENT CONTROL MEASURES INCLUDE:
  - 9.a. INSTALL INLET PROTECTION AT NEWLY CONSTRUCTED STORM SEWER INLETS AS SHOWN ON THE PLAN.
  - 9.b. REMOVE SEDIMENT BASIN AND CLEAN OUT DEBRIS AND SEDIMENT IN PREPARATION FOR BACKFILL AND PAVING.
  - 9.c. CONTINUE GRADING AND CONSTRUCTION OF PERMANENT STORMWATER DETENTION POND AND OUTFALL CONTROL STRUCTURE.
  - 9.d. BEGIN CONSTRUCTION OF BUILDING FOUNDATION AND STRUCTURE.
  - 9.e. CONSTRUCT BUILDING CURB AND CONTINUE PAVING OPERATIONS.
10. CONSTRUCTION OPERATIONS IN PHASE II INCLUDE:
  - 10.a. INSTALL STORM SEWER, SANITARY SEWER, WATERMAIN, AND UTILITIES.
  - 10.b. PREPARE PARKING LOT AND ACCESS ROADWAY PAVEMENT, TEMPORARY SEEDED AND OTHER STABILIZATION MEASURES SHALL FOLLOW IMMEDIATELY AFTER THEY ARE INSTALLED.
11. FINAL STABILIZATION AND LANDSCAPING SHALL INCLUDE THE FOLLOWING:
  - 11.a. FINALIZE PAVING OPERATIONS AND PROCEED WITH FINAL SEEDED AND STABILIZATION MEASURES.
  - 11.b. FINAL SEED STORMWATER DETENTION POND AREA.
  - 11.c. REMOVE ALL TEMPORARY STABILIZATION AND MEASURES AND STABILIZE AREA DISTURBED BY THEIR REMOVAL.

**LEGEND**

- - - 720 - - - EXISTING 1' CONTOURS
- - - 719 - - - EXISTING 5' CONTOURS
- - - 720 - - - PROPOSED CONTOURS
- - - - - LIMITS OF DISTURBANCE
- SF - SF - - PROPOSED SILT FENCE
- [Hatched Box] - PROPOSED RIP RAP LIGHT
- [Dotted Box] - TEMPORARY TRACKING PAD
- [Wavy Line] - TEMPORARY DITCH CHECK
- [Circle with X] - CULVERT PIPE DITCH CHECK
- [Arrow with V] - PROPOSED DITCH
- [Arrow] - DRAINAGE FLOW DIRECTION
- [Square with X] - INLET PROTECTION
- [Grey Box] - PROPOSED BUILDING
- [Light Grey Box] - FUTURE BUILDING



**EROSION CONTROL PLAN  
PHASE II**

SCALE: 1" = 40'

**COLLINS ENGINEERS**  
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 Phone: 414-282-6915  
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**E**  
**EDGERTON**  
**we**

**EROSION CONTROL PLAN  
 PHASE II - WE ENERGIES  
 OCPP SBMH - ADMIN.  
 BLDG & WAREHOUSE**  
 Oak Creek, WI

NO.	DATE	DESCRIPTION

CEI PROJECT:	60-10117
DESIGN BY:	PSM
DRAWN BY:	PSM
CHECKED BY:	RAT
DATE:	05-09-17
SCALE:	1" = 40'
SHEET NO.:	C-05B

EAST ELM ROAD

PROP. BUILDING

FUTURE BUILDING ADDITION

CARD READER TURNSTILE

LIMITS OF DISTURBANCE

PROPOSED FENCE

SERVICE DRIVE

SERVICE DRIVE

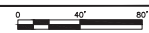
LEGEND

- 720 --- EXISTING 1' CONTOURS
- 719 --- EXISTING 5' CONTOURS
- 720 --- PROPOSED 1' CONTOURS
- 719 --- PROPOSED 5' CONTOURS
- --- LIMITS OF DISTURBANCE
- █ PROPOSED BUILDING
- PROPOSED DITCH
- DRAINAGE FLOW DIRECTION
- ★ 722.52 PROPOSED SPOT GRADE
- ➔ OVERFLOW ROUTE



GRADING PLAN

SCALE: 1" = 40'



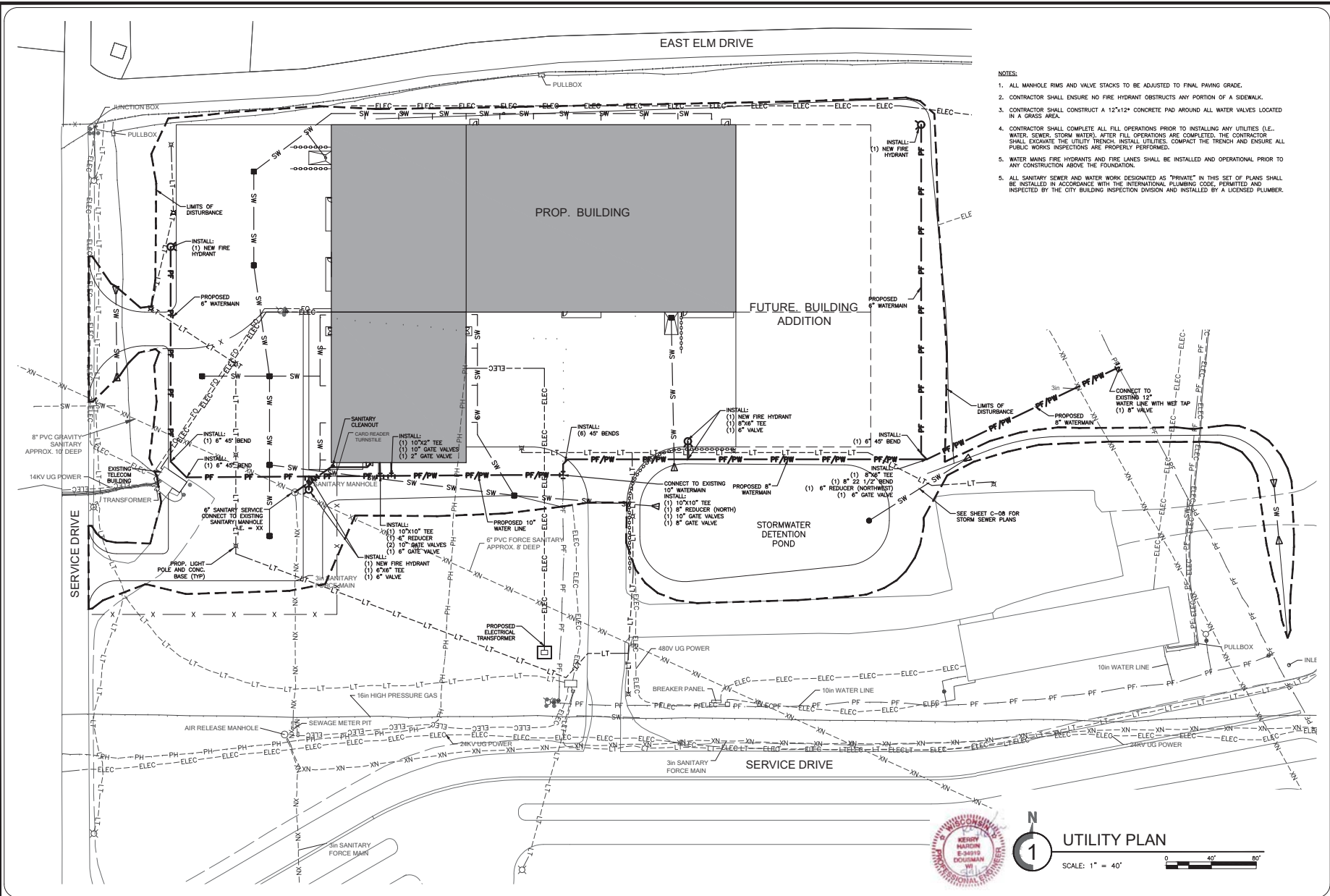
**COLLINS ENGINEERS**  
 203 West Howard Avenue  
 Oak Creek, WI 53151  
 Phone: 414-282-6915  
 Fax: 414-282-6955



**GRADING PLAN**  
**WE ENERGIES**  
**OCPP SBMH - ADMIN.**  
**BLDG & WAREHOUSE**  
 Oak Creek, WI

NO.	DATE	DESIGN BY	DESCRIPTION

CEI PROJECT: 60-10117  
 DESIGN BY: PSM  
 DRAWN BY: PSM  
 CHECKED BY: RAT  
 DATE: 05-09-17  
 SCALE: 1" = 40'  
 SHEET NO: C-06



- NOTES:
1. ALL MANHOLE RIMS AND VALVE STACKS TO BE ADJUSTED TO FINAL PAVING GRADE.
  2. CONTRACTOR SHALL ENSURE NO FIRE HYDRANT OBSTRUCTS ANY PORTION OF A SIDEWALK.
  3. CONTRACTOR SHALL CONSTRUCT A 12"x12" CONCRETE PAD AROUND ALL WATER VALVES LOCATED IN A GRASS AREA.
  4. CONTRACTOR SHALL COMPLETE ALL FILL OPERATIONS PRIOR TO INSTALLING ANY UTILITIES (I.E. WATER, SEWER, STORM WATER). AFTER FILL OPERATIONS ARE COMPLETED, THE CONTRACTOR SHALL LOCATE THE UTILITY TRENCH, INSTALL UTILITIES, COMPACT THE TRENCH AND ENSURE ALL PUBLIC WORKS INSPECTIONS ARE PROPERLY PERFORMED.
  5. WATER MAINS FIRE HYDRANTS AND FIRE LANES SHALL BE INSTALLED AND OPERATIONAL PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.
  6. ALL SANITARY SEWER AND WATER WORK DESIGNATED AS "PRIVATE" IN THIS SET OF PLANS SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE, PERMITTED AND INSPECTED BY THE CITY BUILDING INSPECTION DIVISION AND INSTALLED BY A LICENSED PLUMBER.

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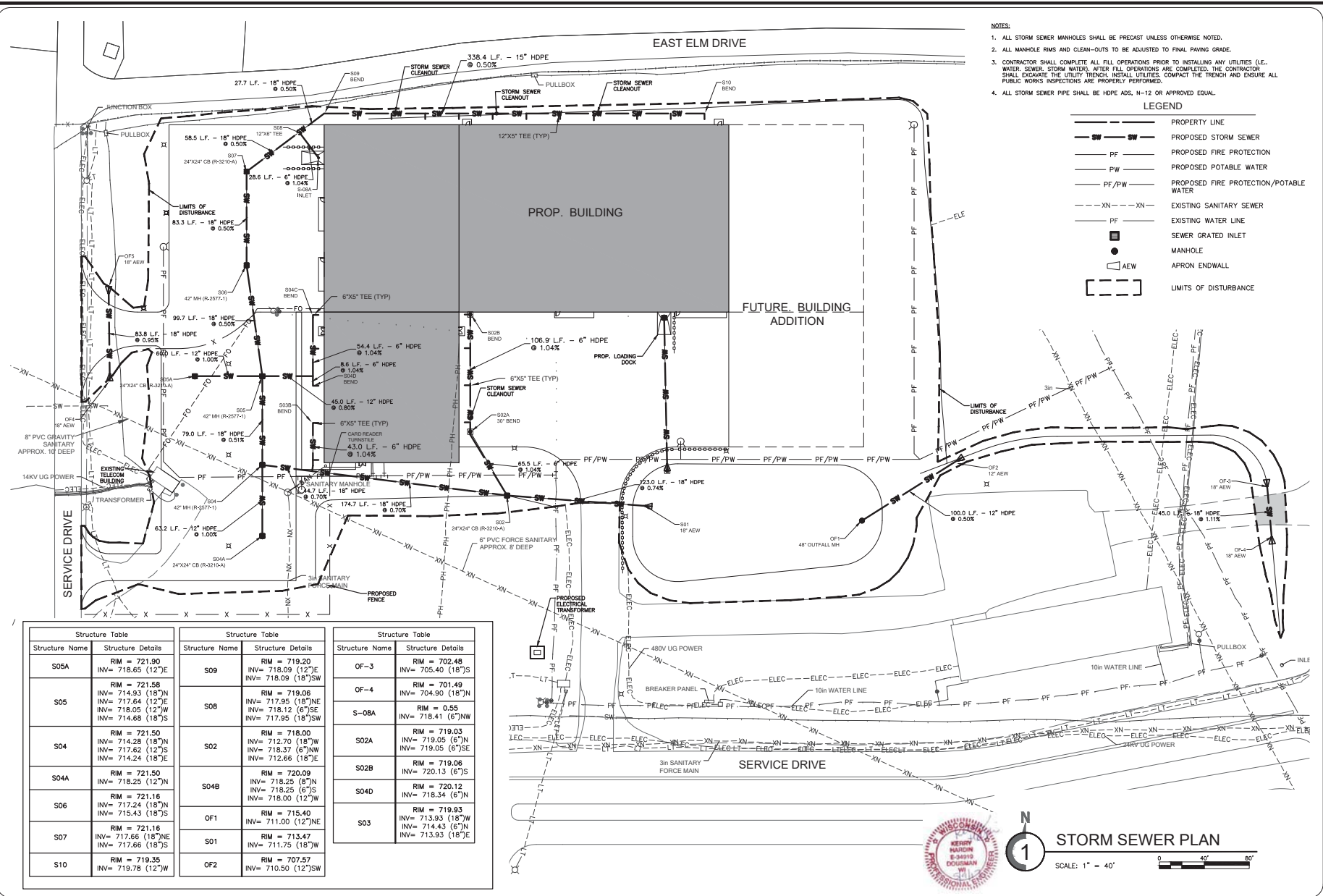
**UTILITY PLAN**  
**WE ENERGIES**  
**OCPP SBMH - ADMIN.**  
**BLDG & WAREHOUSE**  
 Oak Creek, WI

NO.	DATE	DESCRIPTION

CEI PROJECT: 60-10117  
 DESIGN BY: PSM  
 DRAWN BY: PSM  
 CHECKED BY: RAT  
 DATE: 05-09-17  
 SCALE: 1" = 40'  
 SHEET NO: C-07

**UTILITY PLAN**  
 SCALE: 1" = 40'





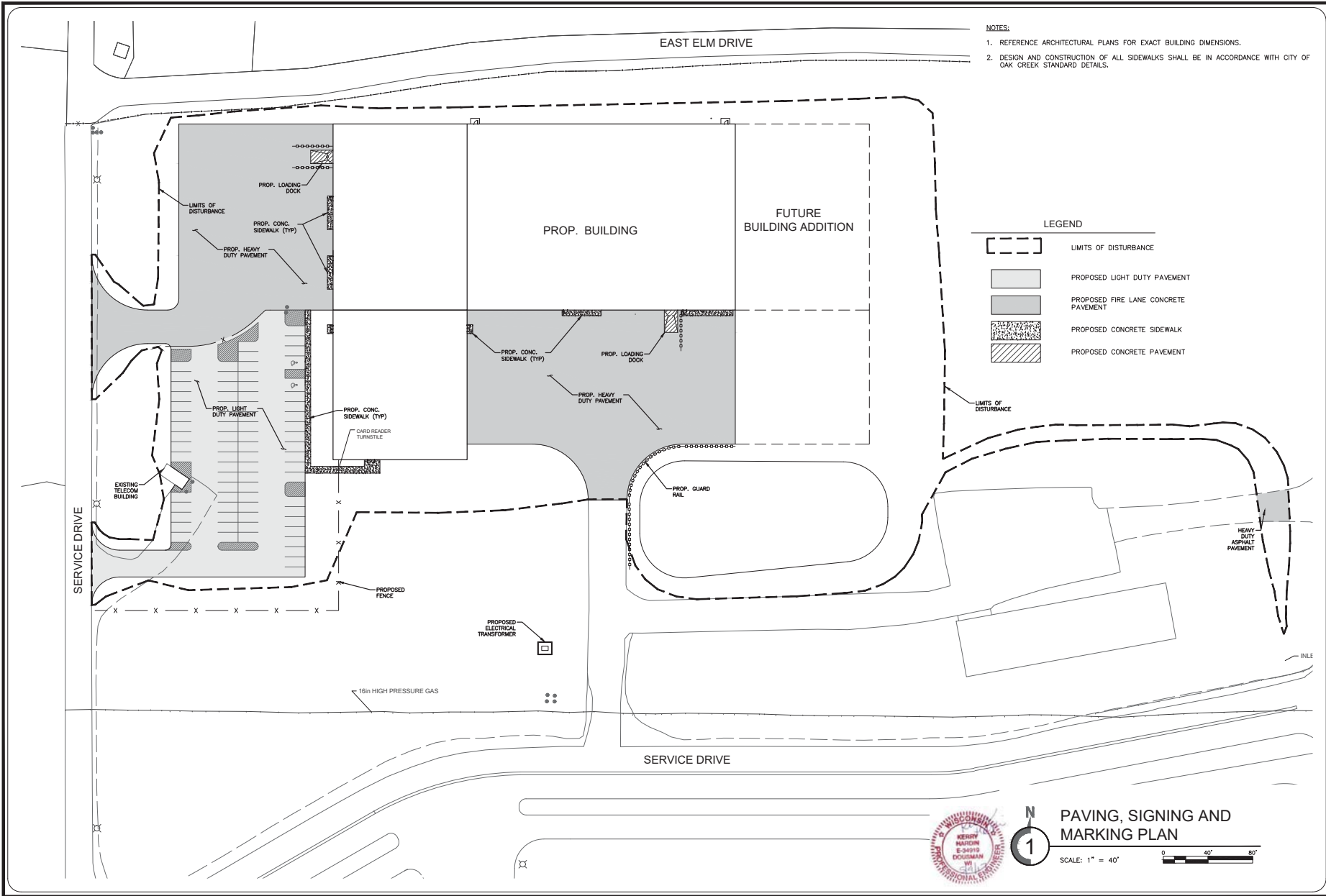
**COLLINS ENGINEERS**  
 2033 West Howard Avenue  
 Suite 100  
 Oak Creek, WI 53151  
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**STORM SEWER PLAN**  
**WE ENERGIES**  
 OCPP SBMH - ADMIN.  
 BLDG & WAREHOUSE  
 Oak Creek, WI

NO.	DATE	DESCRIPTION

CEI PROJECT: 60-10117  
 DESIGN BY: PSM  
 DRAWN BY: PSM  
 CHECKED BY: RAT  
 DATE: 05-09-17  
 SCALE: 1" = 40'  
 SHEET NO: C-08



- NOTES:
1. REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  2. DESIGN AND CONSTRUCTION OF ALL SIDEWALKS SHALL BE IN ACCORDANCE WITH CITY OF OAK CREEK STANDARD DETAILS.

**LEGEND**

- LIMITS OF DISTURBANCE
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED FIRE LANE CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT

**COLLINS ENGINEERS**  
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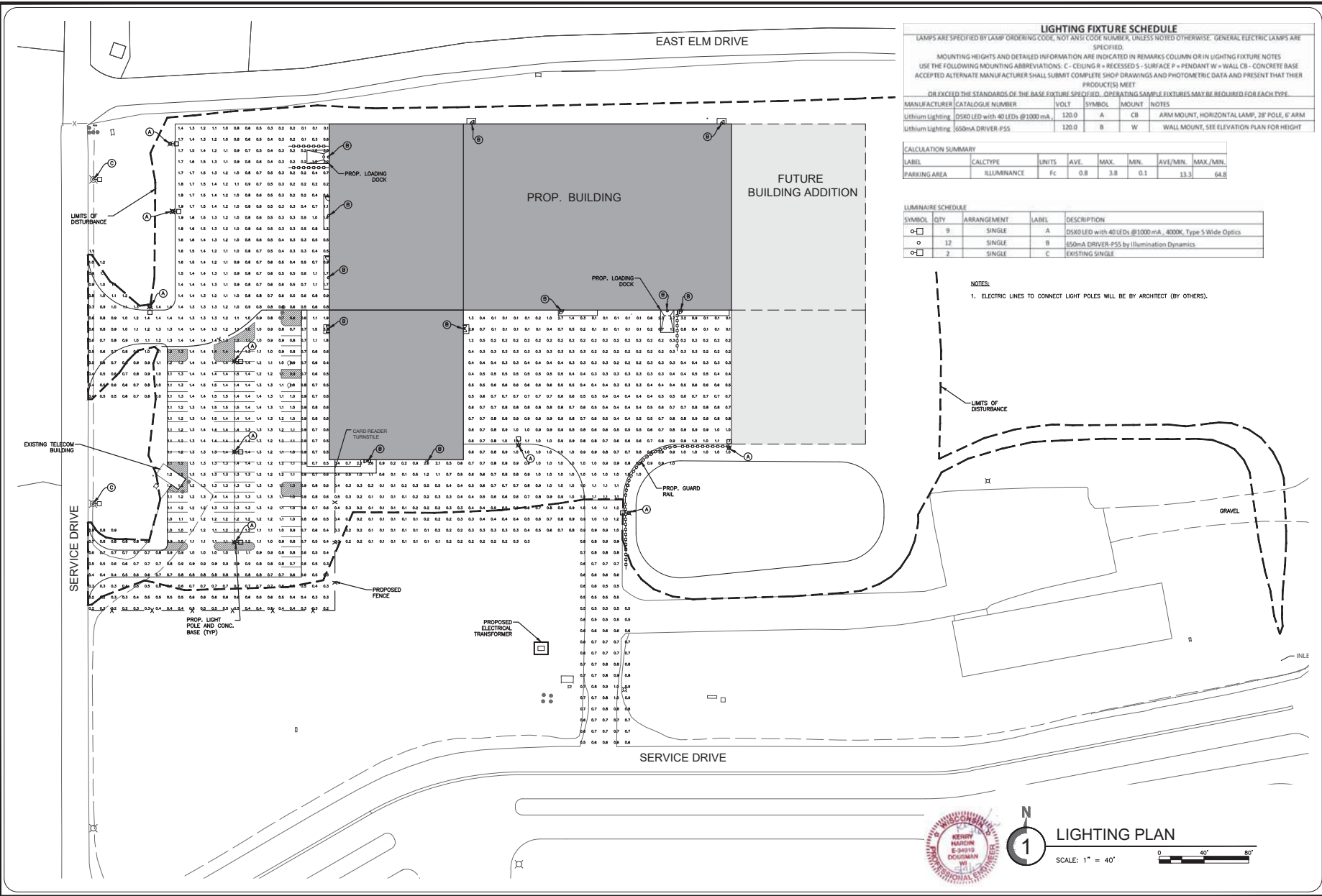


**PAVING, SIGNING, MARKING  
 PLAN-WE ENERGIES  
 OCPP SBMH - ADMIN.  
 BLDG & WAREHOUSE**  
 Oak Creek, WI

NO.	DATE	DESIGN BY	DESCRIPTION

CEI PROJECT: 60-10117  
 DESIGN BY: PSM  
 DRAWN BY: PSM  
 CHECKED BY: RAT  
 DATE: 05-09-17  
 SCALE: 1" = 40'  
 SHEET NO: C-09

**PAVING, SIGNING AND MARKING PLAN**  
 SCALE: 1" = 40'



### LIGHTING FIXTURE SCHEDULE

LAMPS ARE SPECIFIED BY LAMP ORDERING CODE, NOT ANSI CODE NUMBER, UNLESS NOTED OTHERWISE. GENERAL ELECTRIC LAMPS ARE SPECIFIED.

MOUNTING HEIGHTS AND DETAILED INFORMATION ARE INDICATED IN REMARKS COLUMN OR IN LIGHTING FIXTURE NOTES. USE THE FOLLOWING MOUNTING ABBREVIATIONS: C - CEILING R - RECESSED S - SURFACE P - PENDANT W - WALL CB - CONCRETE BASE ACCEPTED ALTERNATE MANUFACTURER SHALL SUBMIT COMPLETE SHOP DRAWINGS AND PHOTOMETRIC DATA AND PRESENT THAT THEIR PRODUCTS MEET

DIFFERENT THE STANDARDS OF THE BASE FIXTURE SPECIFIED. DIFFERENTIATING SAMPLE FIXTURES MAY BE REQUIRED FOR EACH TYPE.

MANUFACTURER	CATALOGUE NUMBER	VOLT	SYMBOL	MOUNT	NOTES
Lithium Lighting	DSKO LED with 40 LEDs @1000mA	120.0	A	CB	ARM MOUNT, HORIZONTAL LAMP, 2' POLE, 6' ARM
Lithium Lighting	650mA DRIVER- PSS	120.0	B	W	WALL MOUNT, SEE ELEVATION PLAN FOR HEIGHT

### CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVE.	MAX.	MIN.	AVE/MIN.	MAX./MIN.
PARKING AREA	ILLUMINANCE	Fc	0.8	3.8	0.1	13.3	64.8

### LUMINAIRE SCHEDULE

SYMBOL	QTY	ARRANGEMENT	LABEL	DESCRIPTION
⊖	9	SINGLE	A	DSKO LED with 40 LEDs @1000mA, 4000K, Type 5 Wide Optics
⊙	12	SINGLE	B	650mA DRIVER- PSS by Illumination Dynamics
⊕	2	SINGLE	C	EXISTING SINGLE

NOTES:  
1. ELECTRIC LINES TO CONNECT LIGHT POLES WILL BE BY ARCHITECT (BY OTHERS).

**COLLINS ENGINEERS**  
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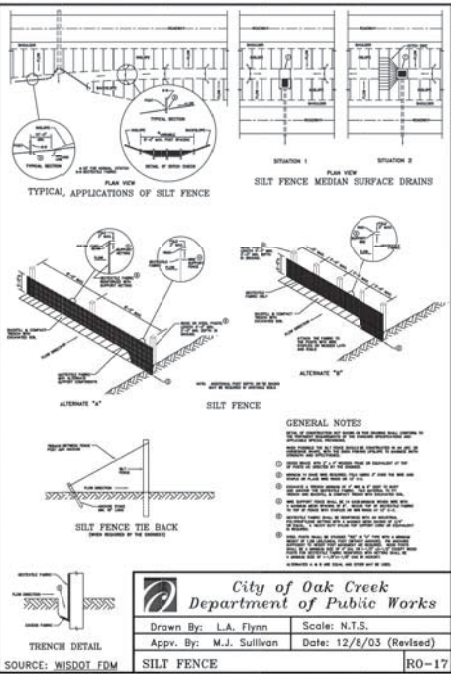


**LIGHTING PLAN**  
**WE ENERGIES**  
**OCPP SBMH - ADMIN.**  
**BLDG & WAREHOUSE**  
Oak Creek, WI

NO.	DATE	DESIGN BY	DESCRIPTION

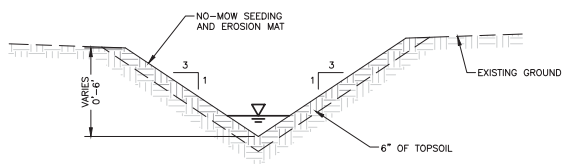
CEI PROJECT: 60-10117  
DESIGN BY: PSM  
DRAWN BY: PSM  
CHECKED BY: RAT  
DATE: 05-09-17  
SCALE: 1" = 40'  
SHEET NO: C-10

**LIGHTING PLAN**  
SCALE: 1" = 40'



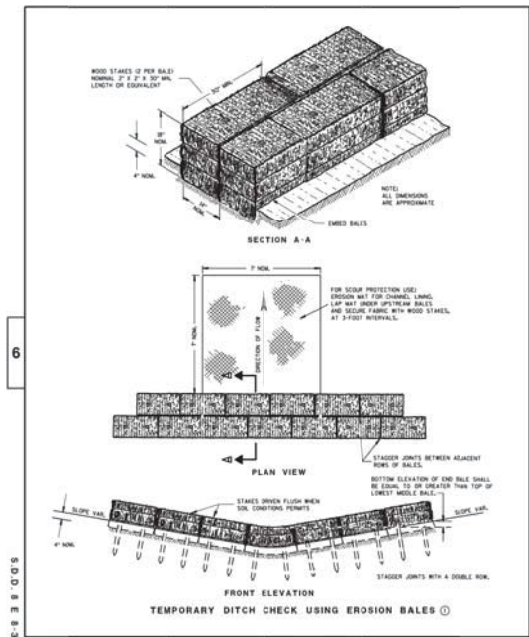
**SILT FENCE DETAIL**

SCALE: NOT TO SCALE



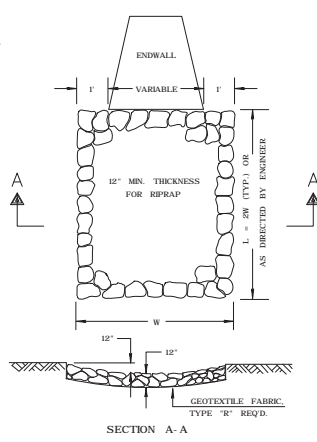
**TYPICAL DIVERSION DITCH SECTION**

SCALE: NOT TO SCALE



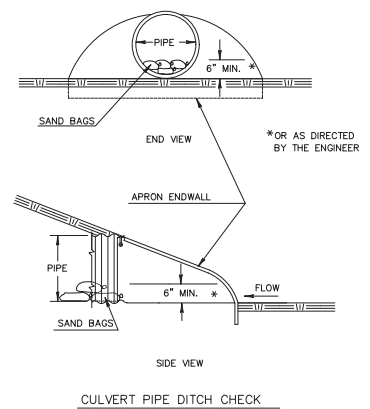
**TEMPORARY DITCH CHECK DETAIL**

SCALE: NOT TO SCALE



**RIPRAP TREATMENT AT CULVERTS**

SCALE: NOT TO SCALE



**CULVERT PIPE DITCH CHECK DETAIL**

SCALE: NOT TO SCALE



**COLLINS ENGINEERS**  
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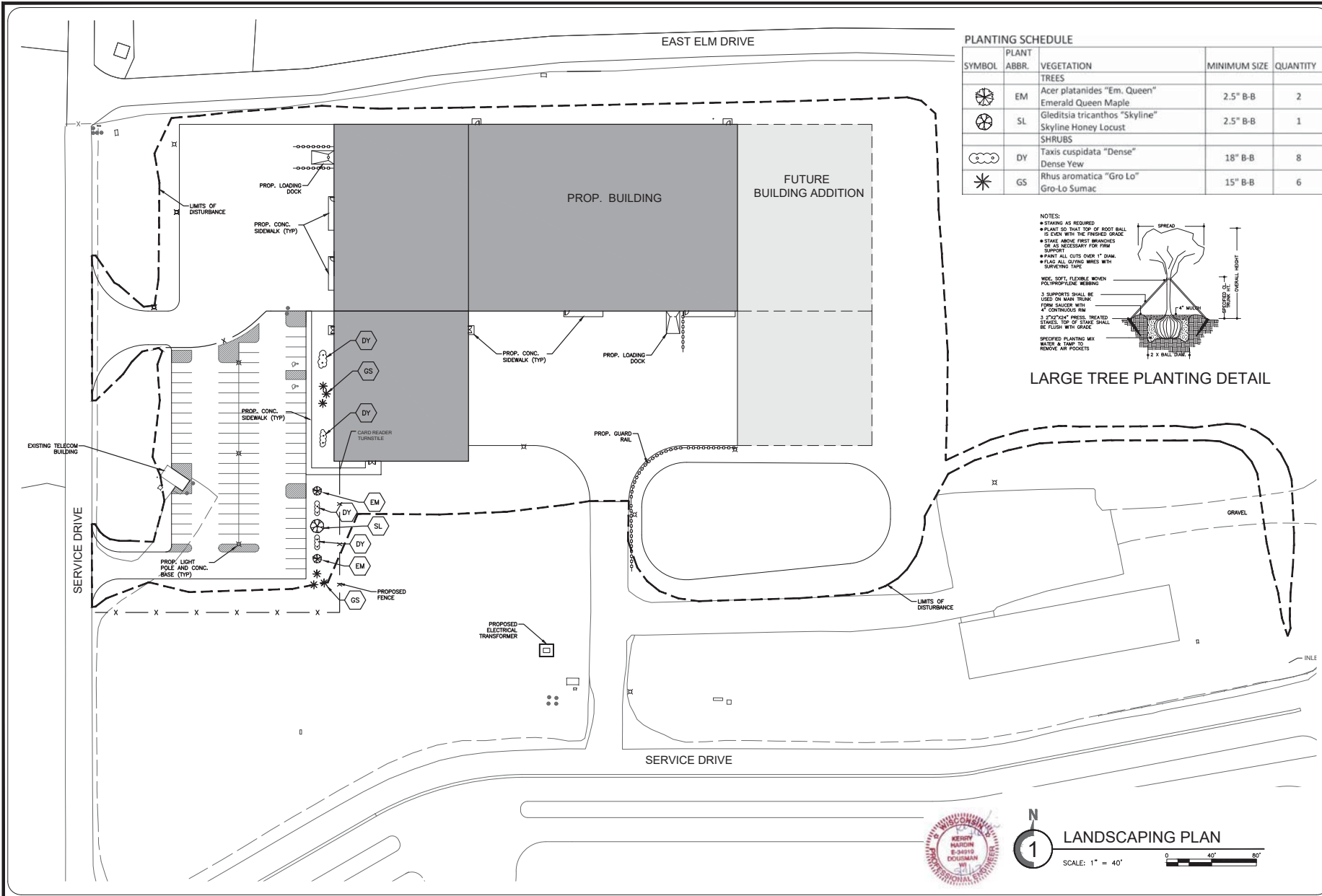


**CONSTRUCTION DETAILS**  
**WE ENERGIES**  
**OCPP SBMH - ADMIN.**  
**BLDG. & WAREHOUSE**  
Oak Creek, WI

NO.	DATE	DESIGN BY	DESCRIPTION

CEI PROJECT:	60-10117
DESIGN BY:	PSM
DRAWN BY:	PSM
CHECKED BY:	RAT
DATE:	05-09-17
SCALE:	1" = 40'
SHEET NO.:	C-11



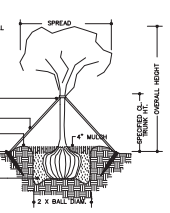


**PLANTING SCHEDULE**

SYMBOL	PLANT ABBR.	VEGETATION	MINIMUM SIZE	QUANTITY
<b>TREES</b>				
EM		Acer platanides "Em. Queen"	2.5" B-B	2
SL		Gleditsia tricanthos "Skyline"	2.5" B-B	1
<b>SHRUBS</b>				
DY		Taxus cuspidata "Dense"	18" B-B	8
GS		Rhus aromatica "Gro Lo"	15" B-B	6

**NOTES:**

- STAKING AS REQUIRED
- PLANT TO 3/4" TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE
- STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT
- PAINT ALL CUTS OVER 1" DIAM.
- FLAG ALL OUTING WIRES WITH SURFACING TAPE
- USE SOFT FLEXIBLE WOVEN POLYPROPYLENE WEBBING
- 3 SUPPORTS SHALL BE USED ON MAIN TRUNK
- FORM SAUCER WITH 4" CONTINUOUS EMB.
- 3 2"x2"x4" PRESS. TREATED STAKES, TOP OF STAKE SHALL BE FLUSH WITH GRADE
- SPECIFIED PLANTING MIX WATER & TAMP TO REMOVE AIR POCKETS



**LARGE TREE PLANTING DETAIL**

**COLLINS ENGINEERS**  
 203 West Howard Avenue  
 Oak Creek, WI 53151  
 Phone: 414-282-6915  
 Fax: 414-282-6955

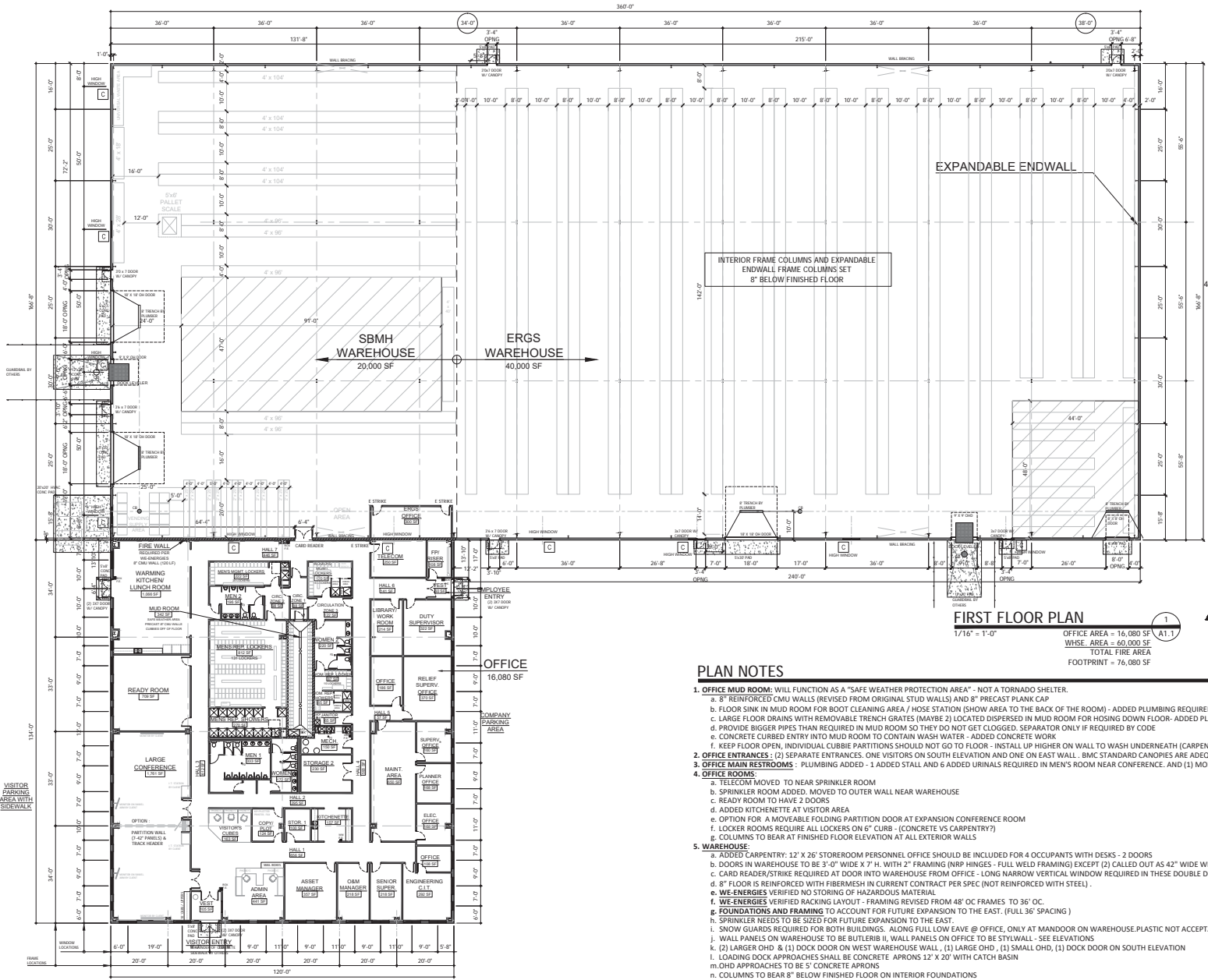
**E**  
**EDGERTON**  
**we**

**LANDSCAPING PLAN**  
**WE ENERGIES**  
**OCPB SBMH - ADMIN.**  
**BLDG & WAREHOUSE**  
 Oak Creek, WI

NO.	DATE	DESIGN BY	DESCRIPTION

CEI PROJECT: 60-10117  
 DESIGN BY: PSM  
 DRAWN BY: PSM  
 CHECKED BY: RAT  
 DATE: 05-09-17  
 SCALE: 1" = 40'  
 SHEET NO: L-01

**LANDSCAPING PLAN**  
 SCALE: 1" = 40'



**FIRST FLOOR PLAN**  
 1/16" = 1'-0"  
 OFFICE AREA = 16,080 SF  
 WHSE. AREA = 60,000 SF  
 TOTAL FIRE AREA  
 FOOTPRINT = 76,080 SF

**PLAN NOTES**

1. **OFFICE MUD ROOM:** WILL FUNCTION AS A "SAFE WEATHER PROTECTION AREA" - NOT A TORNADO SHELTER.
  - a. 8" REINFORCED CMU WALLS (REVISED FROM ORIGINAL STUD WALLS) AND 8" PRECAST PLANK CAP
  - b. FLOOR SINK IN MUD ROOM FOR BOOT CLEANING AREA / HOSE STATION (SHOW AREA TO THE BACK OF THE ROOM) - ADDED PLUMBING REQUIRED
  - c. LARGE FLOOR DRAINS WITH REMOVABLE TRENCH GRATES (MAYBE 2) LOCATED DISPERSED IN MUD ROOM FOR HOISING DOWN FLOOR - ADDED PLUMBING REQUIRED,
  - d. PROVIDE BIGGER PIPES THAN REQUIRED IN MUD ROOM SO THEY DO NOT GET CLOGGED. SEPARATOR ONLY IF REQUIRED BY CODE
  - e. CONCRETE CURBED ENTRY INTO MUD ROOM TO CONTAIN WASH WATER - ADDED CONCRETE WORK
  - f. KEEP FLOOR OPEN, INDIVIDUAL CUBBIE PARTITIONS SHOULD NOT GO TO FLOOR - INSTALL UP HIGHER ON WALL TO WASH UNDERNEATH (CARPENTER?)
2. **OFFICE ENTRANCES:** (2) SEPARATE ENTRANCES. ONE VISITORS ON SOUTH ELEVATION AND ONE ON EAST WALL. BMC STANDARD CANOPIES ARE ADEQUATE
3. **OFFICE MAIN RESTROOMS:** PLUMBING ADDED - 1 ADDED STALL AND 6 ADDED URINALS REQUIRED IN MEN'S ROOM NEAR CONFERENCE. AND (1) MORE STALL IN WOMEN'S
4. **OFFICE ROOMS:**
  - a. TELECOM MOVED TO NEAR SPRINKLER ROOM
  - b. SPRINKLER ROOM ADDED. MOVED TO OUTER WALL NEAR WAREHOUSE
  - c. READY ROOM TO HAVE 2 DOORS
  - d. ADDED KITCHENETTE AT VISITOR AREA
  - e. OPTION FOR A MOVEABLE FOLDING PARTITION DOOR AT EXPANSION CONFERENCE ROOM
  - f. LOCKER ROOMS REQUIRE ALL LOCKERS ON 6" CURB - (CONCRETE VS CARPENTRY?)
  - g. COLUMNS TO BEAR AT FINISHED FLOOR ELEVATION AT ALL EXTERIOR WALLS
5. **WAREHOUSE:**
  - a. ADDED CARPENTRY: 12' X 26' STORE ROOM PERSONNEL OFFICE SHOULD BE INCLUDED FOR 4 OCCUPANTS WITH DESKS - 2 DOORS
  - b. DOORS IN WAREHOUSE TO BE 3'-0" WIDE X 7' H. WITH 2" FRAMING (BRP HINGES - FULL WELD FRAMING) EXCEPT (2) CALLED OUT AS 42" WIDE WHERE SHOWN
  - c. CARD READER/STRIKE REQUIRED AT DOOR INTO WAREHOUSE FROM OFFICE - LONG NARROW VERTICAL WINDOW REQUIRED IN THESE DOUBLE DOORS
  - d. 8" FLOOR IS REINFORCED WITH FIBERMESH IN CURRENT CONTRACT PER SPEC (NOT REINFORCED WITH STEEL)
  - e. WE-ENERGIES VERIFIED NO STORING OF HAZARDOUS MATERIAL
  - f. WE-ENERGIES VERIFIED RACKING LAYOUT - FRAMING REVISED FROM 48" OC FRAMES TO 36" OC
  - g. FOUNDATIONS AND FRAMING TO ACCOUNT FOR FUTURE EXPANSION TO THE EAST. (FULL 36" SPACING)
  - h. SPRINKLER NEEDS TO BE SIZED FOR FUTURE EXPANSION TO THE EAST.
  - i. SNOW GUARDS REQUIRED FOR BOTH BUILDINGS. ALONG FULL LOW EAVE @ OFFICE, ONLY AT MANDOR ON WAREHOUSE PLASTIC NOT ACCEPTABLE. BAR TYPE IS FINE
  - j. WALL PANELS ON WAREHOUSE TO BE BUTLERIE II, WALL PANELS ON OFFICE TO BE STYLLWALL - SEE ELEVATIONS
  - k. (2) LARGER OHD & (1) DOCK DOOR ON WEST WAREHOUSE WALL, (1) LARGE OHD, (1) SMALL OHD, (1) DOCK DOOR ON SOUTH ELEVATION
  - l. LOADING DOCK APPROACHES SHALL BE CONCRETE APRONS 12' X 20' WITH CATCH BASIN
  - m. OHD APPROACHES TO BE 5" CONCRETE APRONS
  - n. COLUMNS TO BEAR 8" BELOW FINISHED FLOOR ON INTERIOR FOUNDATIONS
  - o. GEGHUS ADAPTERS FOR DOWNSPOUTS FOR FULL BUILDING

**FUTURE WAREHOUSE**  
 40,000 SF FUTURE ADDITION

REVISIONS

ANDERSON-ASHTON, INC.  
 DESIGN / BUILD  
 1000 N. BROAD ST. SUITE 100  
 MILWAUKEE, WI 53233  
 WWW.ANDERSONASHTON.COM

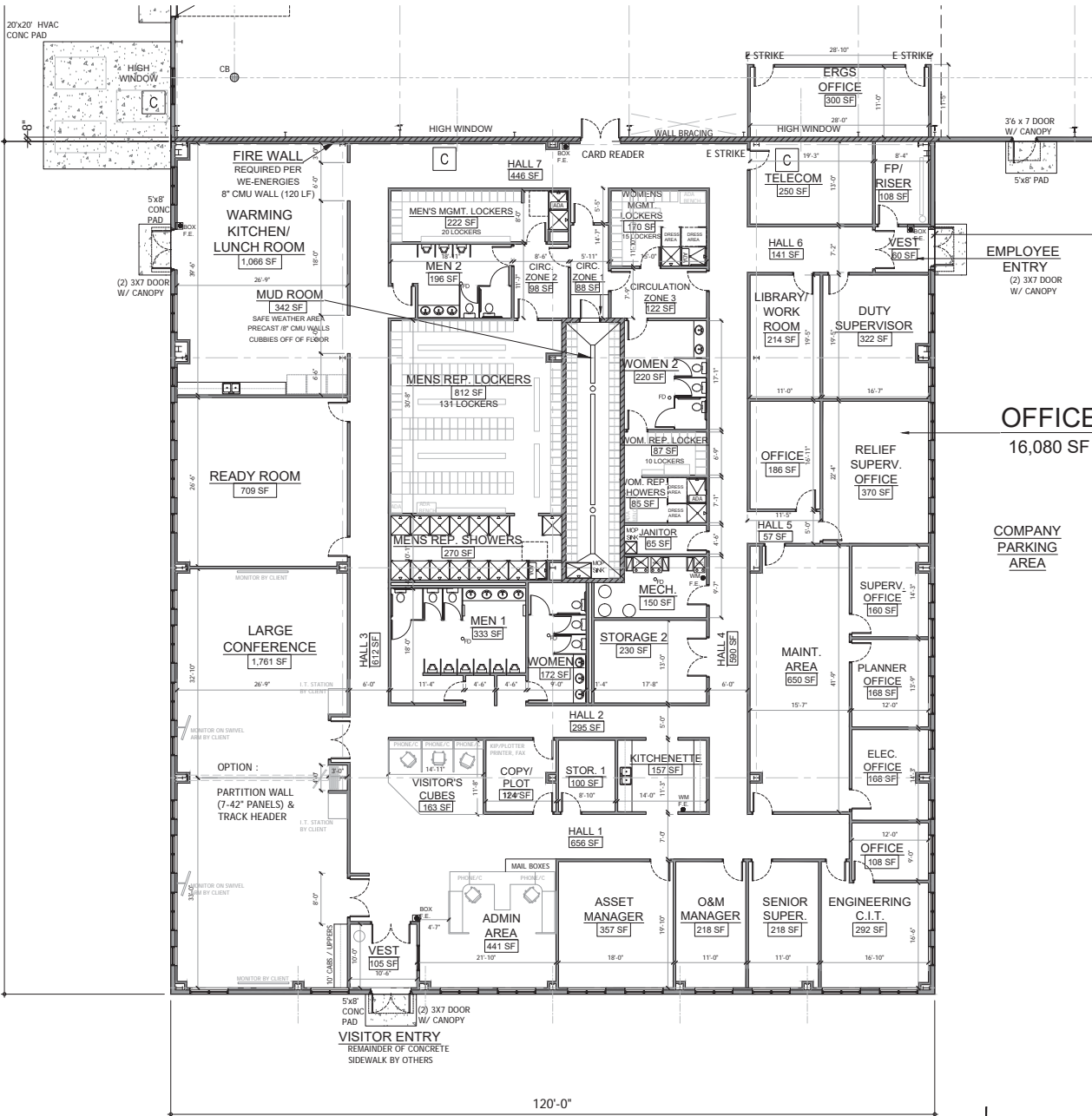
Wisconsin Registered Contractor  
 ID # 10489118 Dept of Commerce

PROPOSED NEW BUILDING FOR WE-ENERGIES: SBMH-MUD/OFFICE / WAREHOUSE  
**ELM ROAD GENERATING STATION @ OCPP**  
 10800 SOUTH CHICAGO ROAD  
 OAK CREEK, WI 53154

DRAWN BY: N.T.L.-2  
 PROJECT DESIGNER: N.T.L.-2  
 SUBMITTAL DATE: 05/09/2017  
 DESIGN NO.: 1703  
 CONSTRUCTION NO.: XXXX

**A.1.1**

5/9/2017 2:45:46 AM



**OFFICE**  
16,080 SF

**COMPANY**  
**PARKING**  
**AREA**

**INTERIOR SCOPE OF WORK**

- CARPENTRY:**  
 WALLS: ALL WALLS TO BE CONSTRUCTED OF 3 5/8" STEEL STUDS 16" ON CENTER WITH SOUND ATTENUATING BATT INSULATION. 15 HIGH STUD WALLS AT THE LOCKERS AND RESTROOMS TO ASSURE PRIVACY. ALL OTHERS TO 6' ABOVE CEILING. WALL, HALL, 5/8" THICK DRYWALL WITH SMOOTH FINISH IN THE GENERAL AREAS AND IN THE TOILET ROOMS, LOCKERS AND KITCHEN/LUNCH ROOM OFFICE. EXTERIOR WALLS TO BE INSULATED WITH BLANKET FIBERGLASS AND VAPOR RETARDER. LOCKER ROOM MILLWORK. BENCHES INCLUDED FOR LOCKERS (REGULAR AND ADA REQUIRED) AND OPTION FOR 6" HIGH PLATFORM UNDER ALL LOCKERS. KITCHEN AND KITCHENETTE MILLWORK. SOLID SURFACE SELLS AND COUNTERTOPS ARE INCLUDED AT WINDOW SELLS AND COUNTER TOPS.
- TOILET ROOM PARTITIONS:**  
 HEADRAIL: BRACED ENAMEL PAINTED METAL. TOILET COMPARTMENTS AND FOUR WALL-HUNG METAL URINAL SCREENS COMPLETE WITH HARDWARE AS MANUFACTURED BY AMKO. (OPTION FOR SOLID SURFACE COMPARTMENTS)  
 HARDWARE: 18" GRAB BARS, 36" GRAB BARS, 42" GRAB BARS, JUMBO ROLL TOILET PAPER HOLDERS, PAPER TOWEL/WASTE UNITS, HAND SOAP DISPENSERS.
- FIRE EXTINGUISHERS:**  
 DRY CHEMICAL (10#) FIRE EXTINGUISHERS WITH RECESSED CABINETS FOR THE OFFICE AREA.  
 10# DRY CHEMICAL FIRE EXTINGUISHERS WITH HOOKS FOR THE WAREHOUSE.
- SUSPENDED CEILING:**  
 THE CEILING HEIGHT TO BE 9'-0" IN ALL AREAS UNLESS NOTED OTHERWISE ON SCHEDULES OR PLANS & INSTALLED IN A 2' X 2' PRE-FINISHED WHITE METAL GRID SYSTEM SUSPENDED ON WIRES. ALL TOILET ROOM AND SHOWER AREAS TO HAVE VINYL FACED DRYWALL TILE. IN THE OTHER CEILING AREAS, 5/8" THICK MINERAL FIBERGLASS CLASS A TILE.
- FLOOR COVERINGS & BASE:**  
 12" X 12" CERAMIC TILE AND BASE IN THE MEN'S AND WOMEN'S LOCKER AND REST ROOMS, MAIN ENTRY, MUDROOM (SEE OPTION FOR MUDROOM BELOW)  
 12" X 12" X 1/2" THICK VINYL COMPOSITION FLOOR TILE. STANDARD COLORS AND STANDARD PATTERNS IN THE MAINTENANCE, ENGINEERING/CIT, ELEC. OFFICE, STORAGE ROOMS, TELECOM, OPS AND READY ROOMS AS WELL AS ASSOCIATED HALLWAYS.  
 24" X 24" CARPET TILE DIRECTLY GLEUED DOWN AT LARGE CONFERENCE ROOM, LIBRARY, SENIOR SUPERVISOR, OAM MANAGER, ASSET MANAGER, ADMIN AREA, CIT OFFICE, ELEC. OFFICE.  
 VINYL WOOD PLANK TILE IN THE KITCHEN, LUNCH ROOM AND KITCHENETTE.  
 ALTERNATE: DIAMOND GROUND FINISH WHERE DESIGNATE PER OWNER & PM  
 EPoxy COATED COVERING WITH INTEGRAL BASE OVER CONCRETE AT THE MUDROOM  
 PROVIDE 4" HIGH COVERED VINYL BASE IN ALL AREAS WITH RESILIENT TILE, WOOD PLANK TILE AND CARPETED AREAS.
- PAINTING:**  
 THREE (3) INTERIOR COLOR SELECTIONS IN THE BASE BID.  
 ALL EXPOSED DRYWALL EXCEPT AT TOILET ROOMS, LOCKERS, KITCHEN: THREE FINISH COATS EGGSHELL OVER SMOOTH FINISH. EXPOSED DRYWALL AT TOILET ROOMS, LOCKERS AND KITCHENS: THREE FINISH COATS SATIN FINISH OVER SMOOTH FINISH. HOLLOW METAL DOOR LEAFS AND FRAMES: TWO FINISH COATS OVER FACTORY PRIME COAT.  
 OAU: EXTERIOR FACE OF FRONTRAW ABOVE ROOF  
 A. INSPECT ALL MORTAR JOINTS TO INSURE THEY HAVE NO HOLES, CAPS, OR VOIDS. CHECK MORTAR TO ENSURE THE PH IS NEUTRAL. REMOVE ALL CONTAMINATION ON THE SUBSTRATE. CAULK ALL INSIDE CORNERS, CRACKS AND HOLES W/ TREMCO DYNAMIC CAULK PRIOR TO PAINTING.  
 B. SMOOTH FACE BLOCK.  
 - APPLY ONE (1) FILL COAT AND ONE (1) FINISH COAT OF SHERWIN WILLIAMS ELASTOMER. APPLY TO ACHIEVE A MONOLITHIC COATING MEMBRANE PER MANUFACTURER RECOMMENDATIONS (COATING MAY BE SPRAYED, BUT MUST BE BACKROLLED.)  
 C. CONTROL JOINTS  
 - DYNAMIC CAULK OVER POLY. ROPE BACK-UP (INTERIOR AND EXTERIOR) JOINTS MUST BE PRIMED ACCORDING TO TREMCO (1-800-852-9066) NOTE: EXTERIOR CAULK COLOR TO MATCH MASONRY COLOR.  
 D. HOLLOW METAL DOORS AND FRAMES (PREPRIMED)  
 - TWO (2) FINISH COATS OF ALKYL URETHANE GLOSS ENAMEL, APPLY TO ACHIEVE 3.0 MILS. DRY FILM THICKNESS (D.F.T.) (CAULK INTERIOR AND EXTERIOR SIDE OF FRAME TO CONCRETE BLOCK W/ DYNAMIC CAULK)
- DOORS:**  
 STANDARD PASSAGE DOORS - 1 1/2" THICK SOLID CORE MAPLE FINISHED LEAFS WITH MAPLE CASINGS AND ADA PASSAGE/ LOCK. SETS PER SCHEDULE. SOLID COMMERCIAL GRADE HARDWARE IN STANDARD COLORS AND STYLES IS INCLUDED.  
 OFFICE/WAREHOUSE INTERIOR FIRE DOOR, INSULATED AND FIRE RATED HOLLOW METAL SERVICE DOORS 6'-0" WIDE X 7'-0" HIGH X 1 1/4" THICK, PLAIN, COMPLETE WITH HEAVY DUTY SCHAEGE CYLINDER LOCK, WEATHER-STRIPPING AND FLUID CLOSERS.  
 LUNCH ROOM DOOR, INSULATED HOLLOW METAL SERVICE DOOR 6'-0" WIDE X 7'-0" HIGH X 1 1/4" THICK, ONE-HALF GLASS, COMPLETE WITH HEAVY DUTY SCHAEGE CYLINDER LOCK, LATCH GUARD, THRESHOLD, WEATHER-STRIPPING, TEMPERED GLASS AND FLUID CLOSER.
- PARTITION DOOR:**  
 ALTERNATE FOR PARTITION DOOR AND TRACK IN LARGE CONFERENCE ROOM IN LIEU OF STUD WALL
- SHOWER STALLS:**  
 STALLS 5" DEEP FOR SOLID SURFACE COMPARTMENTS WITH ROUGH OPENINGS AND CURTAINS. OPTION FOR GANG SHOWERS IN MENS

**WINDOWS**  
 OFFICE: "A" (26) 6x6 "B" (12) 3x6 BY GLAZING CONTR.  
 WAREHOUSE: "C" (10) 6X3 BMC PIECES FOR BUTLER II

**ENLARGED OFFICE PLAN**  
 1/8" = 1'-0"

REVISIONS

ANDERSON-ASHTON, INC.  
 DESIGN / BUILD  
 1000 SOUTH CHICAGO ROAD  
 OAK CREEK, WI 53154

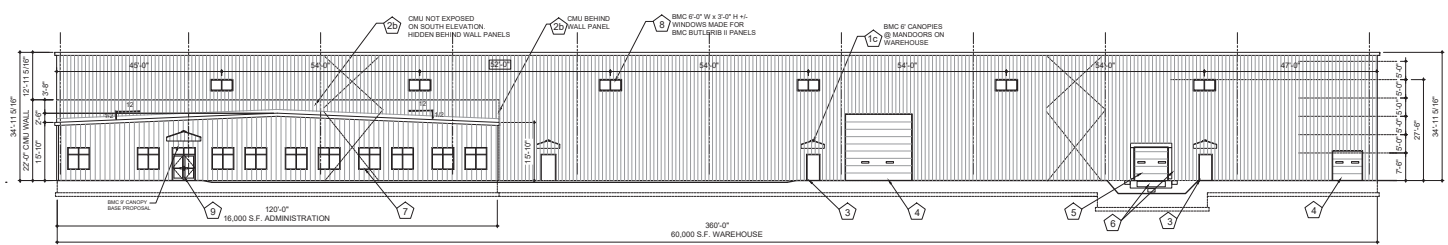
Wisconsin Registered Contractor  
 ID # 10489119 Dept of Commerce

PROPOSED NEW BUILDING FOR WE-ENERGIES: SOUTH-OFFICE / WAREHOUSE  
 ELM ROAD GENERATING STATION @ OCP  
 10800 SOUTH CHICAGO ROAD

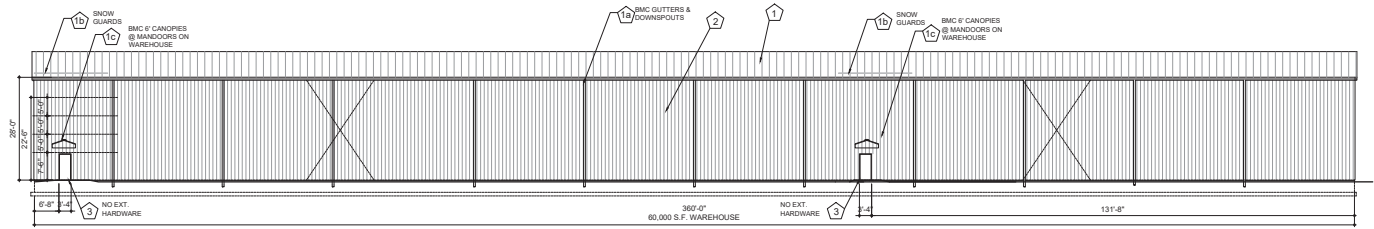
DRAWN BY: N.T.L.-P  
 PROJECT DESIGNER: N.T.L.-P  
 SUBMITAL DATE: 05/09/2017  
 DESIGN NO.: 1703  
 CONSTRUCTION: XXXX

**A1.2**

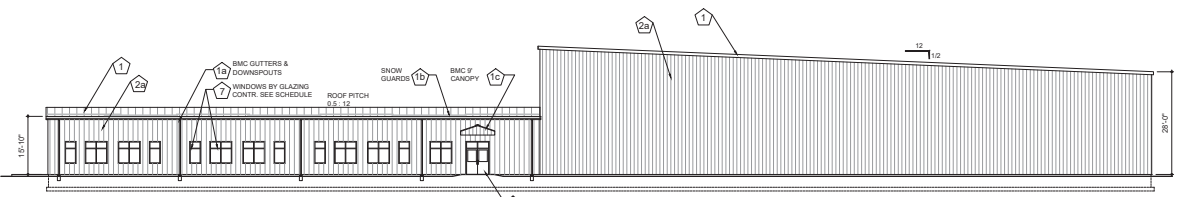




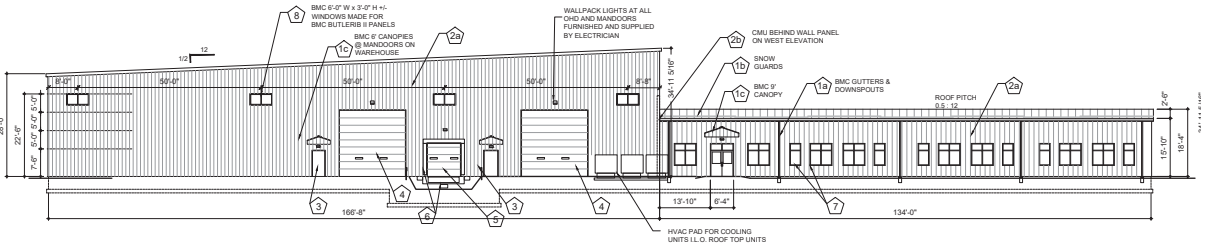
**SOUTH ELEVATION**  
1/16" = 1'-0"  
4  
A2.1



**NORTH ELEVATION**  
1/16" = 1'-0"  
2  
A2.1



**EAST ELEVATION**  
1/16" = 1'-0"  
2  
A2.1



**WEST ELEVATION**  
1/16" = 1'-0"  
1  
A2.1

**EXTERIOR SCOPE OF WORK**

- 1 ROOF:**  
BASE BID: BMC BUTLER MANUFACTURING BUILDING WITH THE MR-24 STANDING SEAM ROOF SYSTEM - COLOR TO BE BMC "COOL IVORY WHITE" ROOF SYSTEM IS WARRANTED BY BUTLER MANUFACTURING COMPANY FOR TWENTY-FIVE YEARS AND CARRIES THE UL-CLASS 90 WIND UPLIFT RATING. ROOF AREA TO BE INSULATED WITH 6" THICK, 6 POUND DENSITY FIBERGLASS BLANKET TYPE INSULATION WITH A WMP-50 FACING WHICH HAS A UL FLAME SPREAD RATING OF UNDER 25.
- 1a** BMC PRE-FINISHED 8.5" GUTTERS AND 5" DOWNSPOUTS ARE INCLUDED ON THE BUILDING. THE PRE-FINISHED GUTTERS MATCH THE CONFIGURATION AND FINISH OF THE GABLE TRIM. THE GUTTERS AND TRIM ARE FINISHED WITH A FULL STRENGTH "KYNAR 500" PAINT WHICH INCLUDES A TWENTY-FIVE YEAR WARRANTY. COLOR TO MATCH WALL PANELS IN BMC "COOL SHELL GRAY"
- 1b** SNOW GUARDS: BAR TYPE GUARDS ALONG ALL LOW EAVES ON OFFICE AND WAREHOUSE (NO PLASTIC GUARDS ARE ACCEPTED)
- 1c** CANOPIES: BMC METAL FRAMING, ROOF PANELS, SIDE & FRONT PANELS, AND SOFFIT DESIGNED & PROVIDED BY BMC. COLOR IN BMC "COOL SHELL GRAY"
- 2 WALLS:**  
**2a** OFFICE: WALL COVER TO BE 1/2" STYLOWALL 11" WALL PANELS IN ANY OF THE STANDARD FACTORY APPLIED COLOR BMC "COOL SHELL GRAY". THE GALVANIZED STEEL PANELS ARE PRE-FINISHED ON BOTH SURFACES WITH THE EXTERIOR SURFACE IN THE "BUTLER-COAT" 500 PP 70% "KYNAR 500" FINISH. THIS PAINT SURFACE IS WARRANTED BY BUTLER MANUFACTURING COMPANY FOR TWENTY-FIVE YEARS.  
THE "STYLOWALL 11" FLAT WALL SYSTEM PANELS ARE (16" WIDE X 26 GA) WITH A RIGID INSULATION BOARD BEHIND IT AND INTERLOCKING JOINTS THAT CONCEAL THE FASTENERS. THE PANELS ARE FLAT AND HAVE A STIPPLED EMBOSSED FINISH. (FLAT STYLOWALL PANELS WERE INCLUDED ON BOTH BUILDINGS FOR THE BASE BID).  
WALL AREA TO BE INSULATED WITH 6" THICK, 6 POUND DENSITY FIBERGLASS BLANKET TYPE INSULATION WITH A WMP-50 FACING WHICH HAS A UL FLAME SPREAD RATING OF UNDER 25.
- 2b** CMU: 8" 3-HR RATED FIRE BARRIER (PER OWNER) IN RUNNING BOND, 120"-8" IN LENGTH X 22"-0" H. EXPOSED HT. 3'-8" TO 6'-0" APPROX.
- 3 BUILDING ACCESSORIES:**  
**3** WAREHOUSE DOORS, INSULATED HOLLOW METAL SERVICE DOORS 3'-8" WIDE X 7'-0" HIGH X 1.3" THICK, PLAIN, COMPLETE WITH HEAVY DUTY SCHLAGE CYLINDER LOCK, LATCH GUARD, THRESHOLD, WEATHER STRIPPING AND FLUID CLOSER (WAREHOUSE). NIP HINGES AND FULLY WELDED FRAMES  
**4** WAREHOUSE OHD, WHITE PRE-FINISHED 24 GAGE STEEL OVERHEAD TYPE DOORS. SIZE PER SCHEDULE. DOOR TRACK TO BE OF THE HIGH LIFT DESIGN. DOORS TO BE ELECTRICALLY OPERATED. DOOR SECTIONS TO BE FACTORY INSULATED AND LINED WITH 2" POLYURETHANE FOAM.  
**5** WAREHOUSE DOCK OHD, WHITE PRE-FINISHED 24 GAGE STEEL OVERHEAD TYPE DOOR 8' WIDE X 9' HIGH. DOOR TRACK TO BE OF THE VERTICAL LIFT DESIGN. DOOR TO BE ELECTRICALLY OPERATED. DOOR SECTIONS TO BE FACTORY INSULATED AND LINED WITH 2" POLYURETHANE FOAM. ALL OHD DOORS, 24" X 5" VISION LITES. THE OVERHEAD DOOR OPENING STRUCTURALS, JAMBS AND HEADER, ARE FABRICATED FROM GALVANIZED STEEL.
- DOCK LEVELERS & SHELTERS:**  
**6** 8' X 7' RITE HITE 40,000 LB HYDRAULIC DOCK LEVELER OR EQUAL, DOCK-LOCK RESTRAINT SYSTEM, DOCK-COMMANDER ELECTRONIC SAFETY CONTROL BASE, RITE-HITE SOFT SIDED DOCK SHELTER 10' X 10' OR EQUAL
- GLASS & GLAZING:**  
**7** "A" ADMIN: BRONZE ANODIZED ALUMINUM WINDOW UNITS 6" WIDE X 6' HIGH. WINDOWS TO BE OF THE FIXED TYPE DESIGN AND GLAZED WITH 1" GRAY TINTED INSULATING TEMPERED LOW E GLASS. THE ANODIZED ALUMINUM WINDOW FRAMES ARE THERMALLY BROKEN IN CLEAR OR BRONZE FINISH.  
**7** "B" ADMIN: BRONZE ANODIZED ALUMINUM WINDOW UNITS 3' WIDE X 6' HIGH. WINDOWS TO BE OF THE FIXED TYPE DESIGN AND GLAZED WITH 1" GRAY TINTED INSULATING TEMPERED LOW E GLASS. THE ANODIZED ALUMINUM WINDOW FRAMES ARE THERMALLY BROKEN IN CLEAR OR BRONZE FINISH.  
**7** "C" WAREHOUSE: BMC WINDOW UNITS 6' WIDE X 2'-8" HIGH FRAMED TO WORK WITH BMC STYLOWALL 11 WALL PANELS. WINDOWS TO BE OF THE FIXED TYPE DESIGN AND GLAZED WITH 1" INSULATING GLASS. THE ANODIZED ALUMINUM WINDOW FRAMES ARE THERMALLY BROKEN IN DARK BRONZE FINISH. IF GLAZER BIDS, PLACE AS "OPTION TO QUOTE"
- 8** ADMIN: ALUMINUM ENTRANCE DOORS 6'-0" WIDE X 7'-0" HIGH, GLAZED WITH 1" INSULATING TEMPERED PLATE GLASS AND INCLUDING KEYPED LOCK, FLUID DOOR CLOSERS AND PERIMETER WEATHER STRIPPING. THE ANODIZED ALUMINUM TO BE IN THE CLEAR OR BRONZE FINISH. TRANSOMS ABOVE DOORS SHALL BE 1" INSULATING GLASS.



# Plan Commission Report

ITEM: 6c

DATE: June 13, 2017

**PROJECT:** Temporary Use – Outdoor Trailer Display (Farm & Fleet)

**ADDRESS:** 501 W. Rawson Avenue

**TAX KEY NOs:** 765-9046

**STAFF RECOMMENDATION:** That the Plan Commission not approve the temporary use permit for the outdoor display of eight (8) trailers in the parking lot, west of the automotive repair bay doors, along 6<sup>th</sup> Street at 501 W. Rawson Avenue.

**Ownership:** Farm & Fleet of Janesville, Inc.

**Size:** 13.456 acres

**Existing Zoning:** B-4, CCU, Highway Business District Conforming Conditional Use

**Adjacent Zoning:** North – M-1, Manufacturing, I-1, Institutional, B-4, Highway Business  
East – FW, Floodway  
South – M-1, Manufacturing  
West – M-1, Manufacturing, I-1, Institutional

**Comprehensive Plan:** Planned Business

**Wetlands:** N/A.

**Floodplain:** N/A.

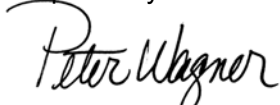
**Official Map:** N/A.

**Commentary:** The applicant is requesting a temporary use permit that would allow the business to display trailers on the west parking lot across from the automotive center bay doors along 6<sup>th</sup> Avenue as indicated on the attached map. In addition to the trailers, there will be signs advertising the price of the trailers. Included in this report are examples of the type of trailers to be displayed.

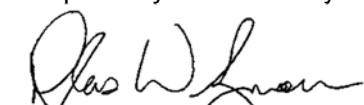
The applicant has requested a similar trailer display in 2016, 2013 and 2010. These requests were approved by the Plan Commission. Past approvals had the trailers parked across from the automotive repair bays which is further south along 6<sup>th</sup> Street. In addition, the Plan Commission limited the display amount to eight trailers.

Staff has consistently expressed concerns about the outdoor display of trailers, merchandise and equipment in front of businesses as they can detract from the character of the community and has recommended against similar requests for this and other properties. In the event the Plan Commission does not concur with the staff recommendation, staff suggests continuing to limit the number of trailers to eight as was done as part of the temporary use permit approved in 2016. Expiration of this temporary would be October 1, 2017.

Prepared by:

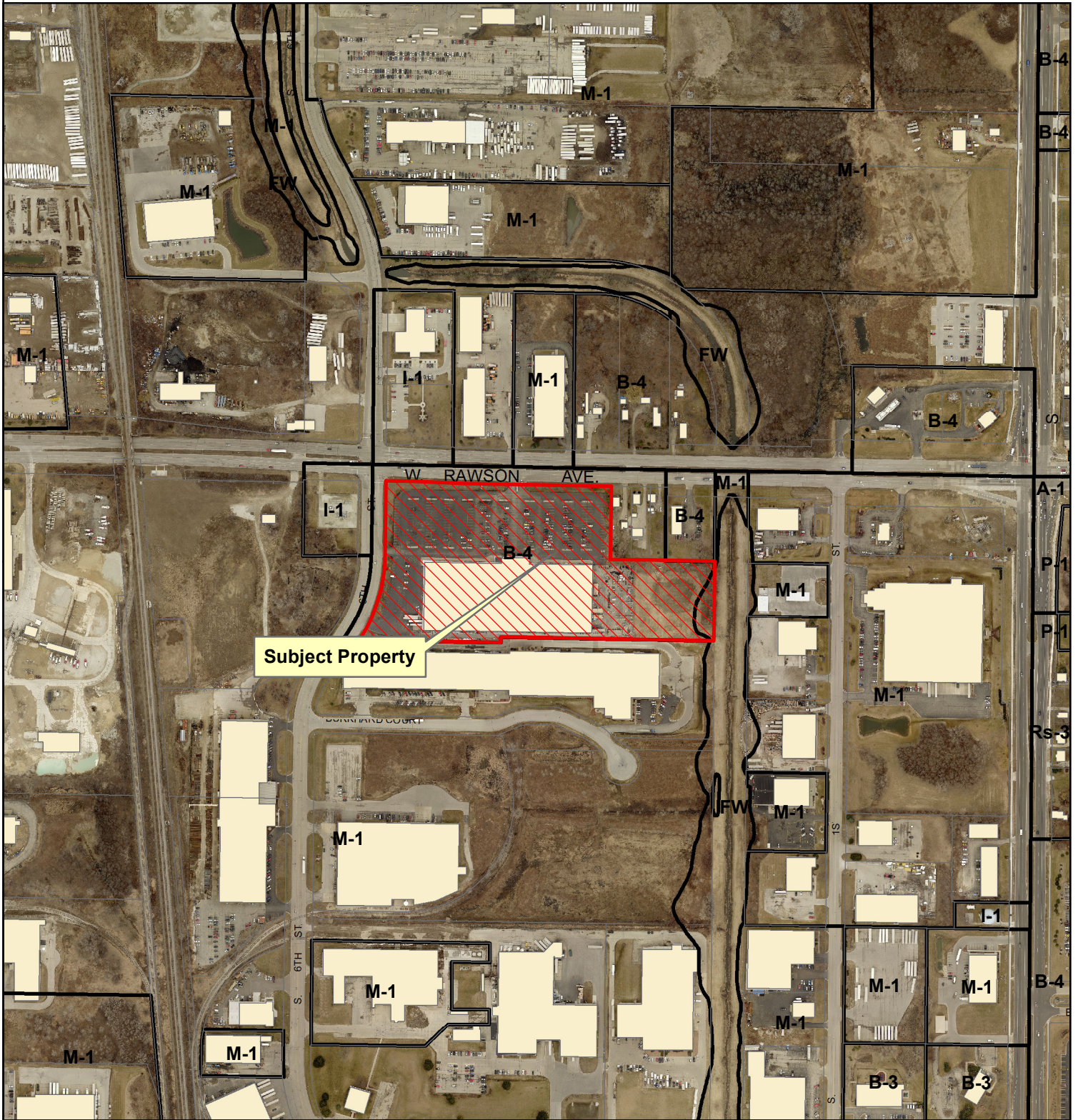
  
Peter Wagner, AICP  
Zoning Administrator/Planner

Respectfully Submitted by:

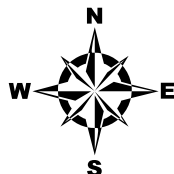
  
Douglas Seymour, AICP  
Director of Community Development

# Location Map

## 501 W. Rawson Ave.

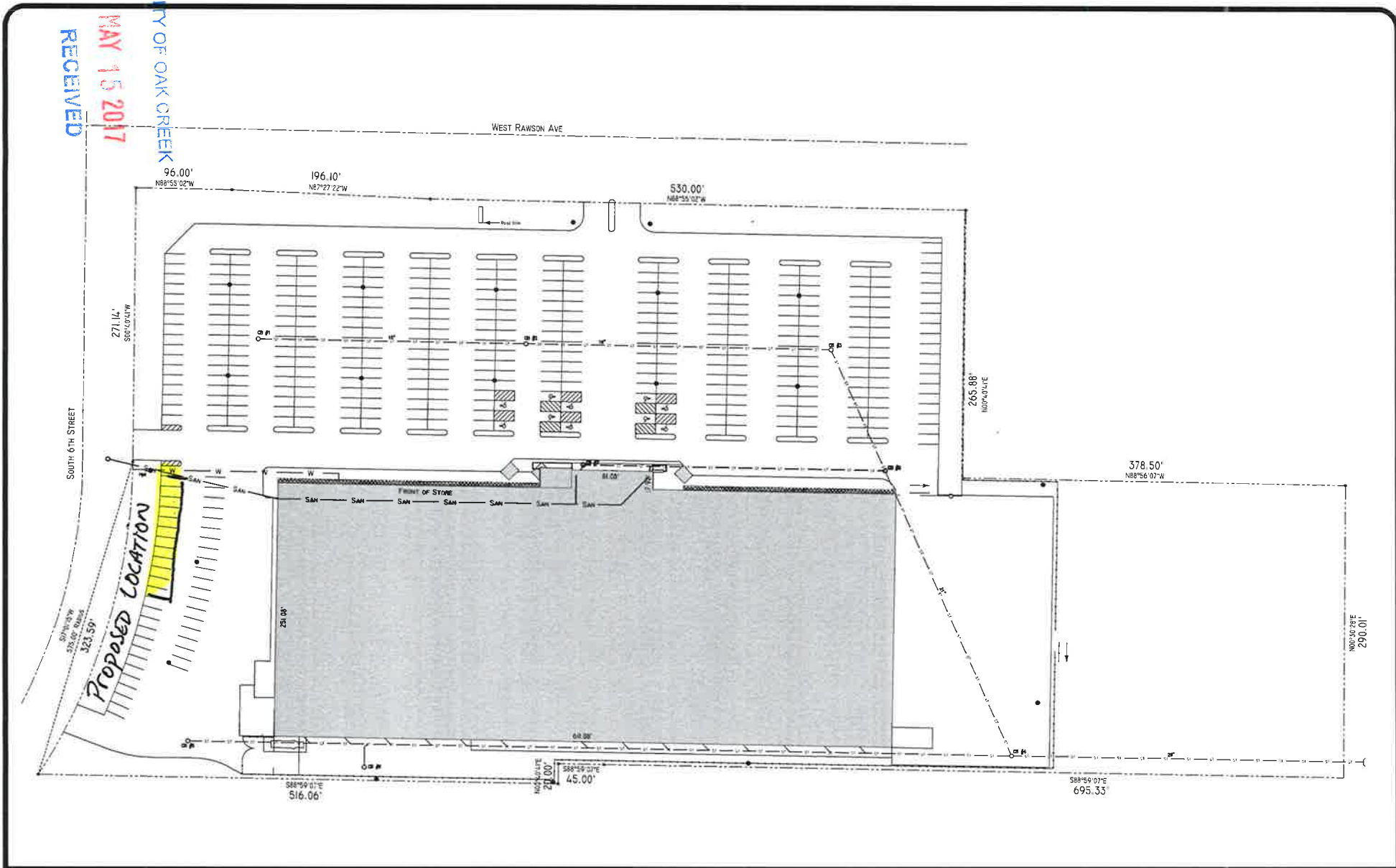


This map is not a survey of the actual boundary of any property this map depicts.



Legend	
	501 W. Rawson Ave.

CITY OF OAK CREEK  
 MAY 15 2017  
 RECEIVED



REV.	BY	DATE	DESCRIPTION	REV.	BY	DATE	DESCRIPTION

**Blain's**  
**FARM & FLEET**  
PO BOX 381 3007 EAST MACHINE STREET  
 VANESVILLE, WI 53087  
 800-754-8881

SCALE	1" = 40'	DATE	MAY 8, 2015
DRAWN BY	EEC	CHECKED BY	JAS

THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION OF FARM & FLEET, INC. NEITHER THIS DOCUMENT NOR THE INFORMATION HEREIN IS TO BE REPRODUCED, USED OR COPIED WITHOUT THE WRITTEN CONSENT OF FARM & FLEET, INC.









PROJECT NAME	FARM & FLEET OF OAK CREEK 501 W ST RAWSON AVENUE OAK CREEK, WISCONSIN 53091	DRAWING NO.	I.0
PROJECT TITLE	SITE PLAN		

I:\Old L\ST\OAK\Pre 2011\2008 Reset\Site Plan.dwg, 5/6/2015 10:28:47 AM, Bluebeam PDF (temporary).pc3

*Matt Sauer - STORE MANAGER  
 414-764-6606 MSauer@blainsupply.com*







# Farm and Fleet of Oak Creek Trailer Selection - 2017

Vendor Name	MFG Item #	Description	Fleet	Blain #	Stk Flag	On Hand
forest river/U S CARGO DIV	DCC58SA	5x8 White Duracraft Enclosed Trailer	\$1,899.99	720507	Y	2
						
forest river/U S CARGO DIV	DCC58SAP	5x8 Pewter Duracraft Enclosed Traile	\$1,899.99	772531	Y	2
						
forest river/U S CARGO DIV	DCC612SAB	6x12 Black Duracraft Enclosed Trailer	\$2,999.99	720510	Y	3
						
forest river/U S CARGO DIV	DCC612SAP	6x12 Pewter Duracraft Enclosed Trail	\$2,999.99	720512	Y	1
						
teske MFG INC	U4812A00W0B 1	4x8 No Floor Trailer	\$429.99	669952	Y	4
						
teske MFG INC	U4812FEBWFB1	4x8 Utility Trailer w/Wood Sides	\$669.99	604984	Y	12
						

CITY OF OAK CREEK

MAY 15 2017  
RECEIVED

# Farm and Fleet of Oak Creek Trailer Selection - 2017

teske MFG INC 	U51015ALBWF B1	5x10 Utility Trailer	\$1,249.99	669959	Y	4
teske MFG INC 	U5812ATSK	5x8 Angle Tilt Trailer w/Wood Side Ki	\$869.99	842703	Y	0
teske MFG INC 	U5812FEBSFB1	5x8 Sided Utility Trailer with Ramp	\$729.99	481893	Y	7
teske MFG INC 	U5815FLBSFB1	5x8 High Side Utility Trailer	\$1,149.99	540199	Y	6
teske MFG INC 	U61015FLBSFB1	6.5x10 Black Utility Trailer	\$1,399.99	450500	Y	2
teske MFG INC 	U61215ALBWF B1	6.5x12 Landscape/ATV Trailer	\$1,499.99	481894	Y	3

CITY OF OAK CREEK

MAY 15 2017

RECEIVED



# Plan Commission Report

ITEM: 6d  
DATE: June 13, 2017

**PROJECT:** Plan Review – Timothy Weber, Exeter 120 West Opus, LLC

**ADDRESS:** 120 W. Opus Dr.

**TAX KEY NO:** 924-9010-000

**STAFF RECOMMENDATION:** That the Plan Commission approves the site and building plans submitted by Timothy Weber, Exeter 120 West Opus, LLC, for the property at 120 W. Opus Dr. with the following conditions:

1. That all building and fire codes are met.
2. That all final plans (site, building, landscaping, lighting, etc.) are submitted in digital and paper formats for review and approval by the Department of Community Development prior to the submission of building permit applications.
3. That final lighting plans indicating luminaire type, pole type, and height are submitted for final approval by the Electrical Inspector prior to submission of building permit applications.
4. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
5. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

**Ownership:** Exeter 120 West Opus, LLC, 120 W. Opus Dr., Oak Creek, WI 53154

**Size:** 28.035 ac

**Existing Zoning:** M-1, Manufacturing

**Adjacent Zoning:** North – M-1, Manufacturing  
East – Rs-3, Single Family Residential; A-1 (CU), Limited Agricultural  
South – M-1, Manufacturing; I-1, Institutional  
West – M-1 (CU), Manufacturing

**Comprehensive Plan:** Planned Industrial.

**Wetlands:** Yes, see plans.

**Floodplain:** N/A.

**Official Map:** N/A.

**Commentary:** The Applicant is requesting site, building, landscaping, and lighting plan approval for a proposed addition to the existing building on the property at 120 W. Opus Dr.

The single-story, 48,200 square-foot addition is proposed on the north side of the building, and will be used for warehouse space. All setback and dimensional requirements are fulfilled in the proposed plans.

Parking areas are being expanded to accommodate 86 additional vehicles south of the existing loading docks on the east elevation, and 8 motorcycles on the west side of the existing parking lot (south of the building). Minimum parking requirements are calculated at one (1) stall for every 5,000 square feet of gross floor area for warehousing plus one (1) stall for every employee at peak shift. Although peak shift has not been identified in the proposal, based on the square footage alone, 10 additional stalls would be required for the addition. Overall, the parking areas will be able to accommodate 319 vehicle and 8 motorcycles.

Building materials for the addition – insulated precast concrete panels in 3 colors – will match the existing building. Tinted clerestory windows are proposed on the east and west elevations. Three overhead dock doors per elevation are shown on the east and west, with 3 future openings identified for each elevation.

Landscaping plans have been submitted showing limited vegetation on the north elevation, and around the east side of the proposed parking lot expansion. Per Section 17.0403(g), parking areas accommodating 25 or more parking stalls must incorporate at least 2.5% of the required 5% accessory landscape area within the parking lot. Although the landscape plans do not include interior parking lot landscaping for the additional 86 stalls, staff will work with the Applicant to ensure compliance with this section. Final approval of landscape plans are recommended to be approved by the Director of Community Development as stated in the conditions above.

Comments from the Oak Creek Water and Sewer Utility and Engineering Department were provided to the applicant and their consultants. The public hydrant on the north end within the 30-foot easement is to stay in its original location and remain operational throughout construction. No other department comments were received.

Prepared by:



Kari Papelbon, CFM, AICP  
Planner

Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development



# Location Map 120 W. Opus Dr.




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



Department of Community Development



**Legend**

 120 W. Opus Dr.

SEE SCALE AND DETAILS. ALL DETAILS ARE COPYRIGHT PROTECTED AND MAY NOT BE REPRODUCED OR IN ANY MANNER BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER CATCH BASIN (ROUND CASTING)	⊙	⊙
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	⊙	⊙
PRECAST FLARED END SECTION	⊙	⊙
CONCRETE HEADWALL	⊙	⊙
VALVE BOX	⊙	⊙
FIRE HYDRANT	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
DRAIN TILE	—	—
WATER MAIN	—	—
FIRE PROTECTION	—	—
UTILITY CROSSING	—	—
GRANULAR TRENCH BACKFILL	—	—
LIGHTING	—	—
ELECTRICAL CABLE	—	—
OVERHEAD WIRES	—	—
GAS MAIN	—	—
TELEPHONE LINE	—	—
CAUTION EXISTING UTILITIES NEARBY	—	—
ELECTRICAL TRANSFORMER OR PEDESTAL	—	—
POWER POLE	—	—
POWER POLE WITH LIGHT	—	—
GUY WIRE	—	—
STREET SIGN	—	—
CONTOUR	—	—
SPOT ELEVATION	—	—
WETLANDS	—	—
PRIMARY ENVIRONMENTAL CORRIDOR	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	—	—
DITCH OR SWALE	—	—
DEVIATION SWALE	—	—
OVERFLOW RELIEF ROUTING	—	—
TREE WITH TRUNK SIZE	—	—
SOIL BORING	—	—
TOPSOIL PROBE	—	—
FENCE LINE, TEMPORARY SILT	—	—
FENCE LINE, WIRE	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—
RETAINING WALL	—	—

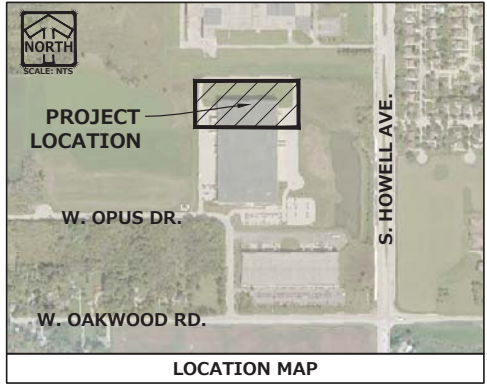
## ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

# G. E. HEALTHCARE

120 OPUS DRIVE, OAK CREEK, WI

PLANS PREPARED FOR



### GENERAL NOTES

- 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 FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES, ETC., AND THE OWNER'S DIRECTION.
- EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREIN SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS (LATEST EDITION):
  - CITY OF OAK CREEK MUNICIPAL CODE
  - "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY WISCONSIN DEPARTMENT OF TRANSPORTATION.
  - "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)" BY FEDERAL HIGHWAY ADMINISTRATION.
  - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN WISCONSIN" BY WISCONSIN UNDERGROUND UTILITY CONTRACTORS ASSOC., ET AL.
  - THE CONTRACT DOCUMENTS, GENERAL CONDITIONS, SPECIAL PROVISIONS AND SUPPLEMENTAL CONDITIONS OF THE PROJECT AS PREPARED BY THE PROJECT'S CONSTRUCTION MANAGER/GENERAL CONTRACTOR.
- ALL DOCUMENTS CITED IN THE ABOVE STANDARDS AND SPECIFICATIONS RELEVANT TO THE SUBJECT UNDER CONSIDERATION, IF A CONFLICT ARISES BETWEEN ANY PROVISION(S) OF THE REFERENCE ITEMS ABOVE AND ANY PROVISION(S) OF THESE STANDARDS AND SPECIFICATIONS, THEN THE MORE RESTRICTIVE PROVISION(S) SHALL APPLY.
- PAVEMENTS TO MATCH EXISTING PER DESIGN BUILD CONTRACTOR OUTLINE SPECIFICATIONS, IT SHALL BE EXPRESSLY UNDERSTOOD THAT PEG HAS NOT PROVIDED ANY TYPE OF PAVEMENT ENGINEERING ANALYSIS/ETC. PAVEMENT SECTIONS ARE IDENTIFIED SOLELY FOR THE GRAPHICAL REPRESENTATION OF PROJECTS OUTLINE SPECIFICATION.
- SUBCONTRACTORS ARE 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 DESIGN BUILDER.
- ALL CONTRACTOR(S) ARE 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 LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE EARTHWORK/GRADING SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE SUBCONTRACTORS BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY 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, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OR JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN 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, 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 IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- 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.
- ALL CONTRACTORS 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 DESIGN BUILDER SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

INDEX OF SHEETS	
C-1	COVER SHEET
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	GRADING, DRAINAGE & SITE STABILIZATION PLAN
C-4	SITE DIMENSIONAL, PAVING & UTILITY PLAN
C-5 - C-6	CONSTRUCTION DETAILS

PROJECT TEAM CONTACTS	
<b>CIVIL ENGINEER:</b> ADAM ARZ, P.E. PINNACLE ENGINEERING GROUP 15850 BLUEMOUND ROAD, SUITE 210 BROOKFIELD, WI 53005 (262) 754-8888	<b>ARCHITECT:</b> HARLAN STDA HARROS ARCHITECTS INC. 4801 EMERSON AVE, SUITE 210 PALATKINE, IL 60067 (847) 303-1155
<b>SURVEYOR:</b> JOHN KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 15850 BLUEMOUND ROAD, SUITE 210 BROOKFIELD, WI 53005 (262) 754-8888	<b>APPLICANT:</b> PETER STADLER MERIDIAN DESIGN BUILD, LLC 790 ESTATE DRIVE, SUITE 220 DEERFIELD, IL 60015 (847) 374-9200

- ### REQUIRED SUBMITTALS (FOR APPROVAL)
- HOT MIX ASPHALT - MIX DESIGN
  - CONCRETE PAVEMENTS (EXTERIOR) - MIX DESIGN & JOINT PLAN
  - PAVEMENT STONE BASE COURSE - GRADATION
  - PIPE BEDDING & TRENCH BACKFILL - GRADATION
  - MANHOLE BACKFILL - GRADATION
  - PAVEMENT MARKING PAINT

- ### REQUIRED SUBMITTALS (FOR RECORDS)
- WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS
  - SANITARY SEWER PIPE & FITTINGS
  - STORM SEWER PIPE, STRUCTURES, & FITTINGS
  - TRACER WIRE
  - UNDERGROUND UTILITY LOCATION RECORD DRAWINGS
  - ADA SIGN & TRUNCATED DOMES, PAINT & STENCILS
  - CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)

BENCHMARKS	
VERTICAL DATUM: CITY OF OAK CREEK	
SITE BENCHMARK: WEST FLANGE BOLT ON HYDRANT EL.=140.88	

GENERAL ABBREVIATIONS			
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FLOODPLAIN		TOC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	▲	INTERSECTION ANGLE

PLAN I DESIGN I DELIVER  
www.pinnacle-engr.com

WISCONSIN OFFICE:  
15850 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53005  
(262) 754-8888  
CHICAGO (MILWAUKEE) NATIONALDE

## G. E. HEALTHCARE

120 OPUS DRIVE, OAK CREEK, WI

### COVER SHEET

REVISIONS		DATE	BY	SCALE	SHEET
NO.	DESCRIPTION				
					C-1
					C-6

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COVER SHEET

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- ### CONSTRUCTION SITE SEQUENCING
- INSTALL PERIMETER SILT FENCE, STRAW MATS, SILENT PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
  - CONDUCT PRE-GRADING EROSION CONTROL INSPECTION WITH VILLAGE.
  - STRIP AND STOCKPILE TOPSOIL. INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE. REED FLEX WITH NET LAYS OF STOCKPILE CREATION.
  - CONDUCT ROUGH GRADING EFFORTS SEDIMENT TRAP/BASINS AS NEEDED.
  - INSTALL UTILITY PIPING AND STRUCTURES IMMEDIATELY INITIAL 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.
- 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.

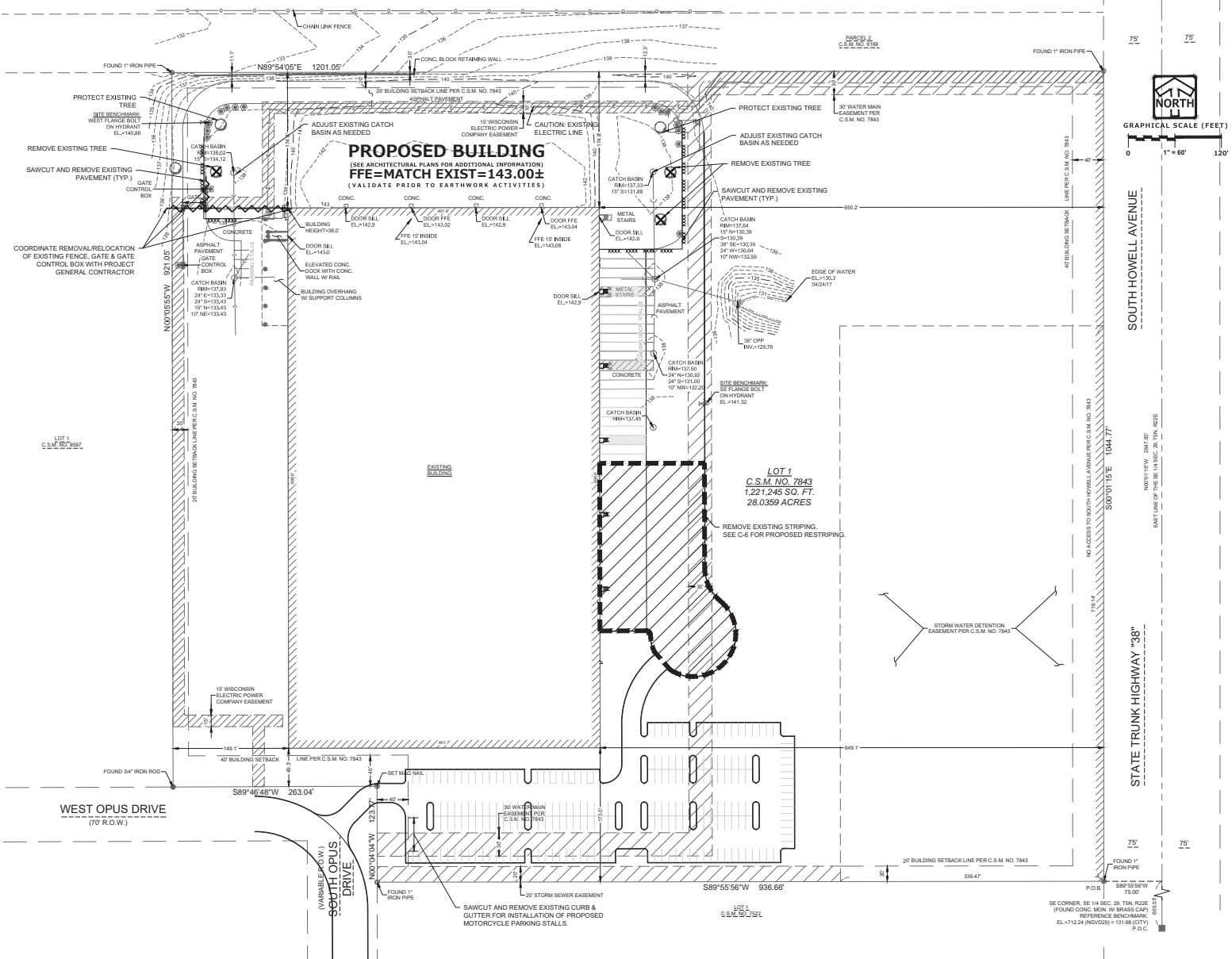
- ### DEMOLITION & CLEARING
- CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK, AND NECESSARY PERMITS ARE OBTAINED.
  - CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TEMPORARY, CLASSIFICATION, AND PROPER DISPOSAL (E.G., ARRANGE FOR ADEQUATE COLLECTION AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.
  - CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
  - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.
  - PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.
  - PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS. PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.
  - PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REPAIR OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
  - ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST OR DIRT LIME WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMPING, OR OTHER CONTAINMENT METHOD.
  - PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.
  - PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.
  - WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.
  - COMPLETELY BACKFILL BELOW GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE GRADED AGGREGATE OR COESIVE STRUCTURAL FILL.
  - REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.

### CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

### EXISTING CONDITIONS SURVEY

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP IN 2017, ALTHOUGH PINNACLE ENGINEERING GROUP HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES ON EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.




**PINNACLE ENGINEERING GROUP**  
 ENGINEERING | NATURAL RESOURCES | SURVEYING  
 15800 W. BLUEMOUND ROAD  
 BROOKFIELD, WI 53005  
 (262) 794-8888  
 CHICAGO | MILWAUKEE | NATIONDALE

## G. E. HEALTHCARE

### 120 OPUS DRIVE, OAK CREEK, WI

## EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS	

PROJECT NO.	23-PROJCTS12019388-00-WI-CAD-SHEETS
SHEET NO.	938-00-WI
DATE	08/27/23
SCALE	AS SHOWN
DESIGNED BY	
CHECKED BY	
DATE	

SHEET C-2 C-6

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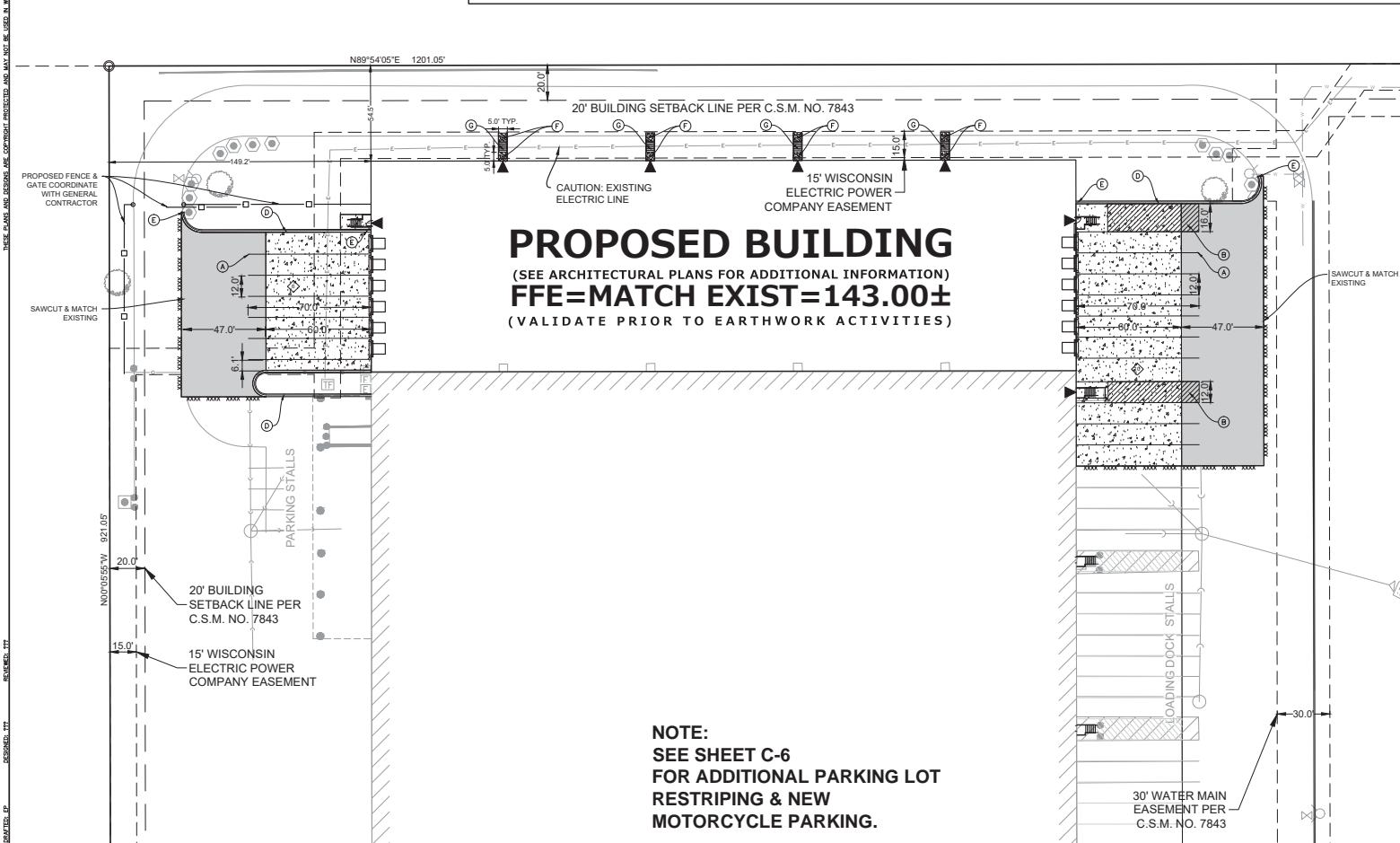
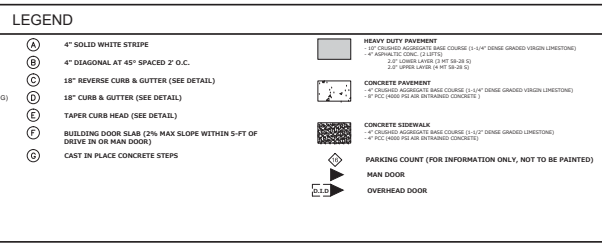
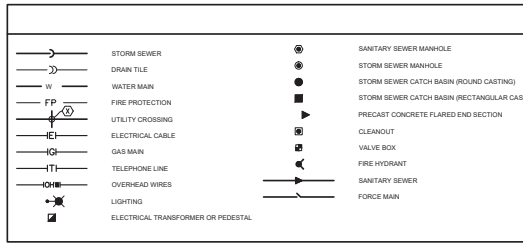
FOR REVIEW ONLY

EXISTING CONDITIONS & DEMOLITION PLAN



THESE DIMENSIONS AND EASEMENTS ARE CONSIDERED PROTECTED AND MAY NOT BE USED IN WORK OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

SITE DATA	
<b>BUILDING FLOOR RATIO</b>	
EXISTING	279,000 SF (23%)
TOTAL	1,221,233 SF (100%)
PROPOSED:	328,000 SF (27%)
TOTAL	1,221,233 SF (100%)
<b>LANDSCAPE RATIO</b>	
EXISTING	
PERVIOUS	674,821 SF (55.2%)
IMPERVIOUS	546,832 SF (44.8%)
TOTAL	1,221,233 SF (100%)
PROPOSED:	
PERVIOUS	601,007 SF (49.2%)
IMPERVIOUS	620,226 SF (50.8%)
TOTAL	1,221,233 SF (100%)
<b>PARKING RATIO</b>	
EXISTING & PROPOSED	254
REGULAR	9
ADA	9



**SEE CONSTRUCTION SPECIFICATIONS & DETAILS SHEETS FOR UTILITY NOTES**

- SITE DIMENSIONAL & PAVING NOTES**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY CONSIDERATIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, HANDICAP LANES AND ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
  - ALL PROPOSED CURB AND GUTTER SHALL BE 18" VERTICAL FACE CURB AND GUTTER (SEE DETAIL), UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
  - ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8811) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
  - IMPROVEMENTS ADJACENT TO BUILDING OR SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SEWERMAINS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
  - REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
  - SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
  - CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
  - PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. 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 MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
  - THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL, AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING 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 OVER UNPAVED 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.
  - BARBICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
  - 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, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
    - WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 30° F (1° C) FOR 24 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 60° F (16° 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 BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS AS DEFINED AS "DENSE GRADE BASE".
    - 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 SURFACE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

**NOTE:**  
SEE SHEET C-6  
FOR ADDITIONAL PARKING LOT  
RESTRIPING & NEW  
MOTORCYCLE PARKING.

**PINNACLE ENGINEERING GROUP**  
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 WISCONSIN OFFICE: 15800 W. BLUEMOUND ROAD, BROOKFIELD, WI 53005, (262) 794-8888, (262) 794-8888  
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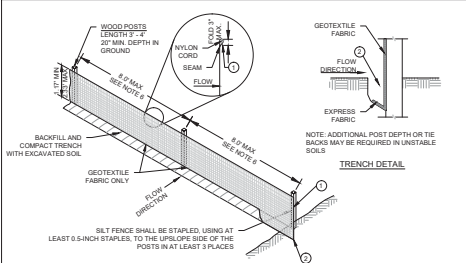
**G. E. HEALTHCARE**  
 120 OPUS DRIVE, OAK CREEK, WI

**SITE DIMENSIONAL,  
 PAVING & UTILITY PLAN**

NO.	DATE	DESCRIPTION

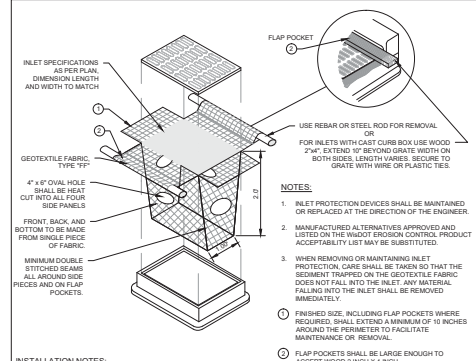
www.pinnacle-engr.com  
 FOR REVIEW ONLY  
 SITE DIMENSIONAL, PAVING & UTILITY PLAN  
 SHEET C-4  
 C-6

THIS SHEET AND ALL DETAILS ARE CONSIDERED PROTECTED AND MAY NOT BE REPRODUCED OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.



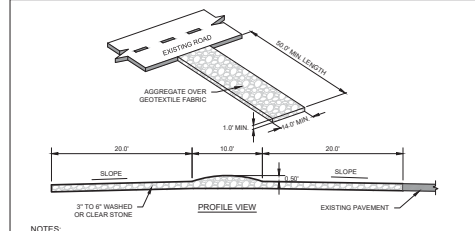
- NOTES:**
- ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH W DNR TECHNICAL STANDARD 1056.
  - GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 502 GEOTEXTILE TABLE 1 OR 2 CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
  - SILT FENCE SHALL BE ANCHORED BY SPACING AT LEAST 6 INCHES OF FABRIC IN A 2" MIN DEPTH IN GROUND. FABRIC SHALL BE ANCHORED BY A 4" INCH WIDE AND 4" INCH DEEP TRENCH OR 6" INCH DEEP TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
  - WOOD MATERIALS TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
  - WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" X 5" X 6" S + 1 1/2" X 5" X 6" S DR OR HICKORY.
  - SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
  - POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8 FEET FOR WOVEN AND 3 FEET FOR NON-WOVEN).

### SILT FENCE

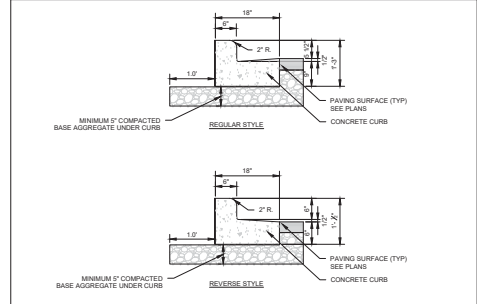


- INSTALLATION NOTES:**
- DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
  - TRIM EXCESS FABRIC IN THE FLOW LINE TO A MINIMUM 3 INCHES OF THE GRATE.
  - THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL NAIL THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

### INLET PROTECTION



### CONSTRUCTION ENTRANCE



### 18" VERTICAL FACE CURB

### UTILITY NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, SIZE AND DEPTH OF ALL UTILITIES. IF ANY UTILITIES ARE NOT SHOWN, CONTRACTOR SHALL CALL "GUESSES HOLE" 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 LOCAL 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 CDMS 82.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN LENGTHS AS SHOWN FOR CONTRACTOR CONVENIENCE ONLY. 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 CURBS (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 BEGINDING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- 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 PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY OWNED SYSTEM TO SCHEDULE INSPECTIONS.
- ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL OF RESPECTIVE UTILITY COMPANIES AND OWNERS. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITIES PRIOR TO START OF CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL, AND ANY PERMIT FEES REQUIRED.
- FIELD FILE CONNECTION - ALL FIELD FILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICES FOR STORM SEWER, THE LINE NUMBER CROSSED BY THE TRENCH SHALL BE REPAIRED WITH THE SAME MATERIAL AS THE STORM SEWER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION, COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
- STORM SEWER SPECIFICATIONS - PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C75 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:  
HEIGHT OF COVER (FEET): 0-2 3-4 6-15 15-25 25+  
MINIMUM CONCRETE PIPE SUBSTITUTION: IV II III IV ENGINEER TO SPECIFY  
HIGH DENSITY DUAL WALL POLYETHYLENE 8 12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY AAS OR EQUAL WITH WATER JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION H 204 TYPE "PS", OR POLYVINYL CHLORIDE (PVC) - CLASS 1544 MEETING AASHTO H 204 TYPE "PS". 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. 26 OF THE "STANDARD SPECIFICATIONS" WITH A 1" IF 2" x 2" MAXIMUM OPENING. FRAMES & GRATE SHALL BE NEIGHA 9-1500 WITH TYPE "B" GRATE, OR EQUAL. CURB FRAMES & GRATE SHALL BE NEIGHA 3067, OR EQUAL. THE SUN-DEPTH VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO FINISH ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

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CHICAGO (MIDWEST) OFFICE  
1000 N. LAKEVIEW AVENUE  
CHICAGO, IL 60642

## G. E. HEALTHCARE 120 OPUS DRIVE, OAK CREEK, WI

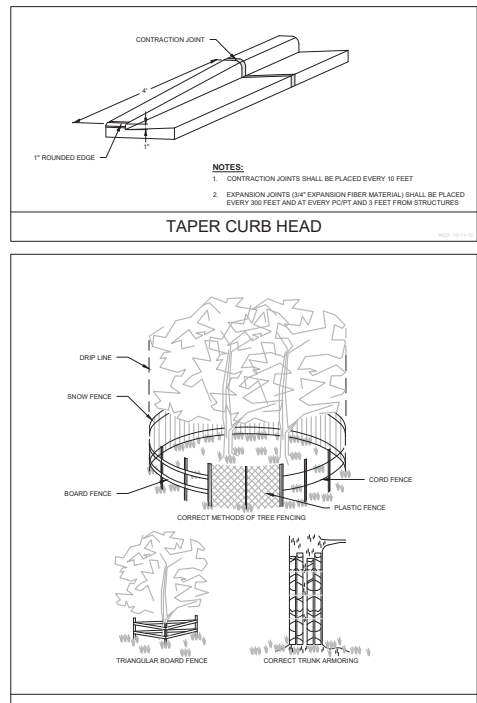
# PINNACLE ENGINEERING GROUP

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### GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA "NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT" (WATER ID: WI 5997931-01) FOR CONSTRUCTION SITE AND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMPs 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 OWNER/ENGINEER/GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATION PRIOR TO THE APPROVAL PLAN. ANY MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO THE APPROVAL PLAN.
- INSTALL PERMITS EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY 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 WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR SLUSH IMMEDIATELY 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 TO THE INLET OF ALL EXISTING STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED TO ALL INLETS AND 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 6.4.3.5 OF THE "STANDARD SPECIFICATIONS".
- MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF PLEASANT PRairie. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO FINISH ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
- WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHERE THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PACING OF INSULATION SHALL CONFORM TO CHAPTER 4.7.9 OF THE "STANDARD SPECIFICATIONS". THE INSULATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYPE 3).
- TRACKER WHEEL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 802.07(2)(c) OF THE STATUTES. THE TRACKER WHEEL FOR THE SANITARY SEWER LATERAL SHALL BE CONTIGUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4 INCH PVC PIPE WITH SLEW ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
- SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

### CONSTRUCTION DETAILS



### TREE PRESERVATION & PROTECTION

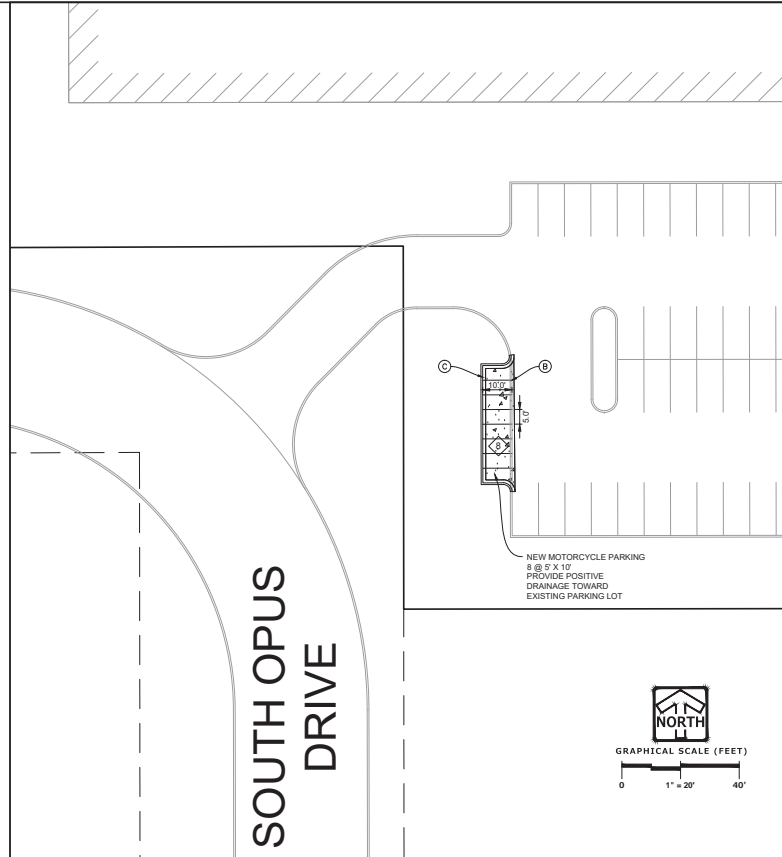
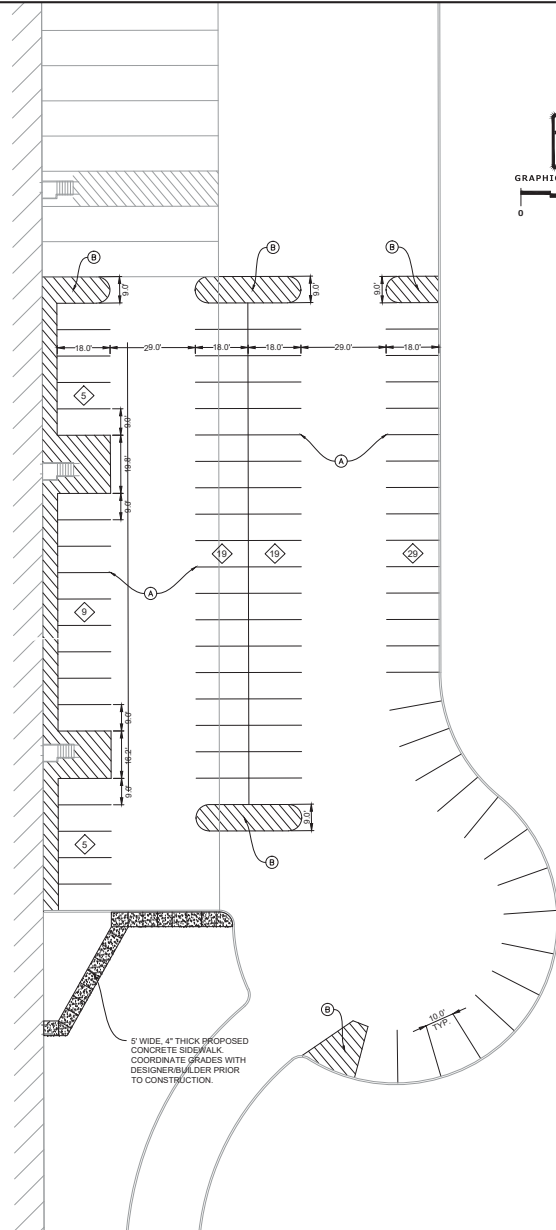
NO.	DATE	REVISIONS

PROJ. NO. 23 PROJECTS/2017938.00-WI-CDMS/SHEETS/038.00-WI CONSTRUCTION DETAILS.DWG

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SHEET  
C-5  
C-6

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LEGEND	
A	4" SOLID WHITE STRIPE
B	4" DIAGONAL AT 45° SPACED 2' O.C.
C	18" REVERSE CURB & GUTTER (SEE DETAIL)
	CONCRETE PAVEMENT - 4" FINISHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE) - 8" PCC (4000 PSI AIR ENTRAINED CONCRETE)
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

**G. E. HEALTHCARE**  
120 OPUS DRIVE, OAK CREEK, WI

**CONSTRUCTION DETAILS**

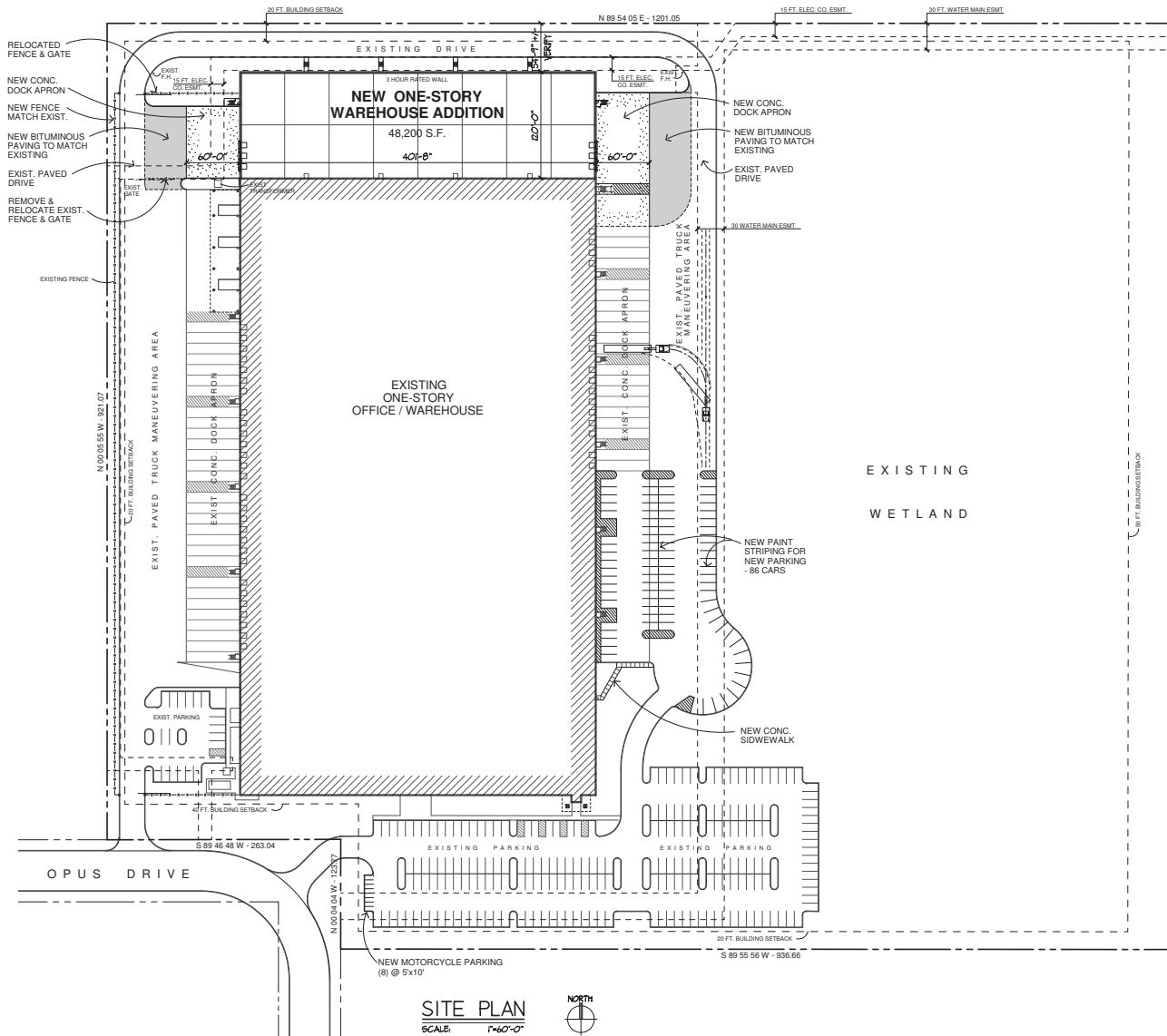
REVISIONS	

PROJECT NO.	217938.00-WI-CAD
PROJ. NO.	SHEETS
DATE	08/22/23
SCALE	1" = 20'
SHEET	C-6
SHEET	C-6

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BROOKFIELD, WI 53005  
TEL: 774-888-1800  
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### SITE DATA

**SITE AREA** 1,221,253 SF +/- (28.04 AC.)

**BUILDING AREA**

	EXIST.	NEW	TOTAL
OFFICE	25,570 SF	0 - SF	25,570 SF
MFG.	166,334 SF	0 - SF	166,334 SF
WHSE.	88,020 SF	48,020 SF	136,220 SF
<b>TOTAL</b>	<b>279,924 SF</b>	<b>48,020 SF</b>	<b>328,124 SF</b>

**FLOOR AREA RATIO (F.A.R.)** 0.269

**PARKING**

	EXISTING	NEW	TOTAL
EXISTING	233 CARS		
NEW		86 CARS	
<b>TOTAL</b>			<b>319 CARS</b>

HDCP PARKING REQD. 8 CARS  
 EXIST. HDCP PARKING 9 CARS

MOTORCYCLE PARKING 8 MOTORCYCLES

**BUILDING HEIGHT** 41'-0"

### CONSTRUCTION DATA

**BUILDING CODES**

- 2011 WISCONSIN COMMERCIAL BUILDING CODE
- 2009 INTERNATIONAL BUILDING CODE
- 2008 NATIONAL ELECTRIC CODE
- 2009 INTERNATIONAL MECHANICAL CODE
- 2009 INTERNATIONAL FIRE CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE

**ZONING**

- M-1 MANUFACTURING

**CONSTRUCTION TYPE**

- TYPE 2B, FULLY SPRINKLERED
- NON-COMBUSTIBLE

**OCCUPANCY TYPE**

- NON-SEPARATED MIXED USE PER IBC SECTION 508.3
- B- BUSINESS,
- F-1 - MODERATE HAZARD FACTORY INDUSTRIAL
- S-1 - MODERATE HAZARD STORAGE

**FIRE PROTECTION:**

BUILDING ADDITION WILL BE EQUIPPED WITH AUTOMATIC FIRE SUPPRESSION SYSTEM DESIGNED PER N.F.P.A. 13 FOR CLASS IV COMMODITIES AS DEFINED IN N.F.P.A. 231C

**HEIGHT AND AREA LIMITS**

ONE STORY, UNLIMITED AREA AS PER IBC SECTION 507

H O W E L L A V E N U E

**SITE PLAN**  
 SCALE: 1/4" = 1'-0"  
 NORTH

Meridian  
DESIGN BUILD

PROJECT NO. 27082  
 DRAWN BY: STCA  
 DATABASE: 27082.sht

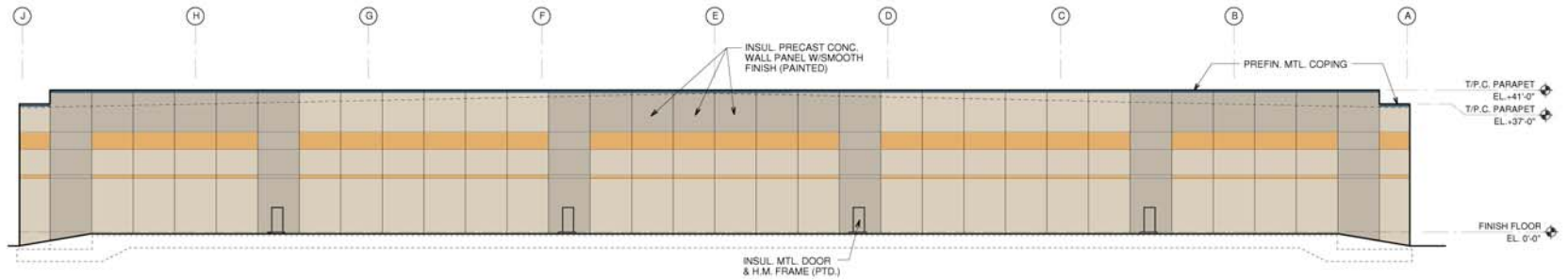
SHEET NO. **A-1**  
 OF 2 SHEETS

BUILDING ADDITION FOR:  
**G. E. HEALTHCARE**  
 120 OPUS DRIVE  
 DAK CREEK, WISCONSIN

PATRICK C. HARRIS, ARCHITECT  
 HARRIS ARCHITECTS INC. CONSULTANT  
 400 SHELBY AVENUE SUITE 1000  
 MADISON, WI 53706  
 PHONE: 608.261.1111 FAX: 608.261.1112  
 WWW.HARRISARCHITECTS.COM

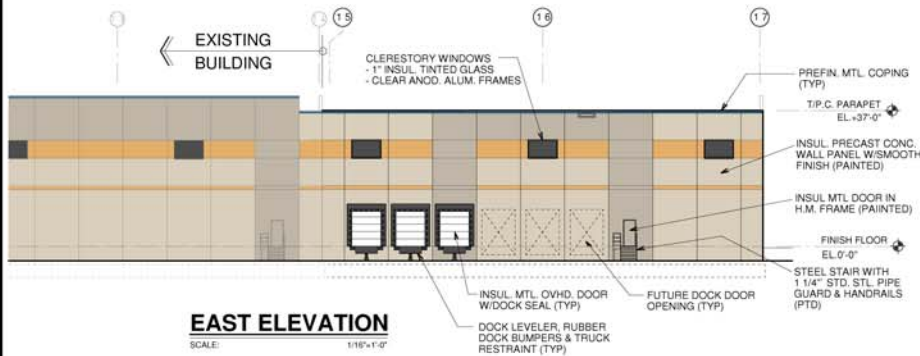
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 DATABASE: 27082.sht





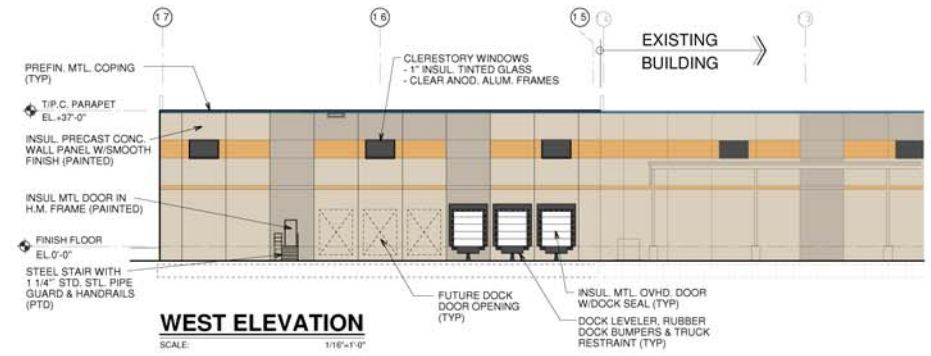
**NORTH ELEVATION**

SCALE: 1/16"=1'-0"



**EAST ELEVATION**

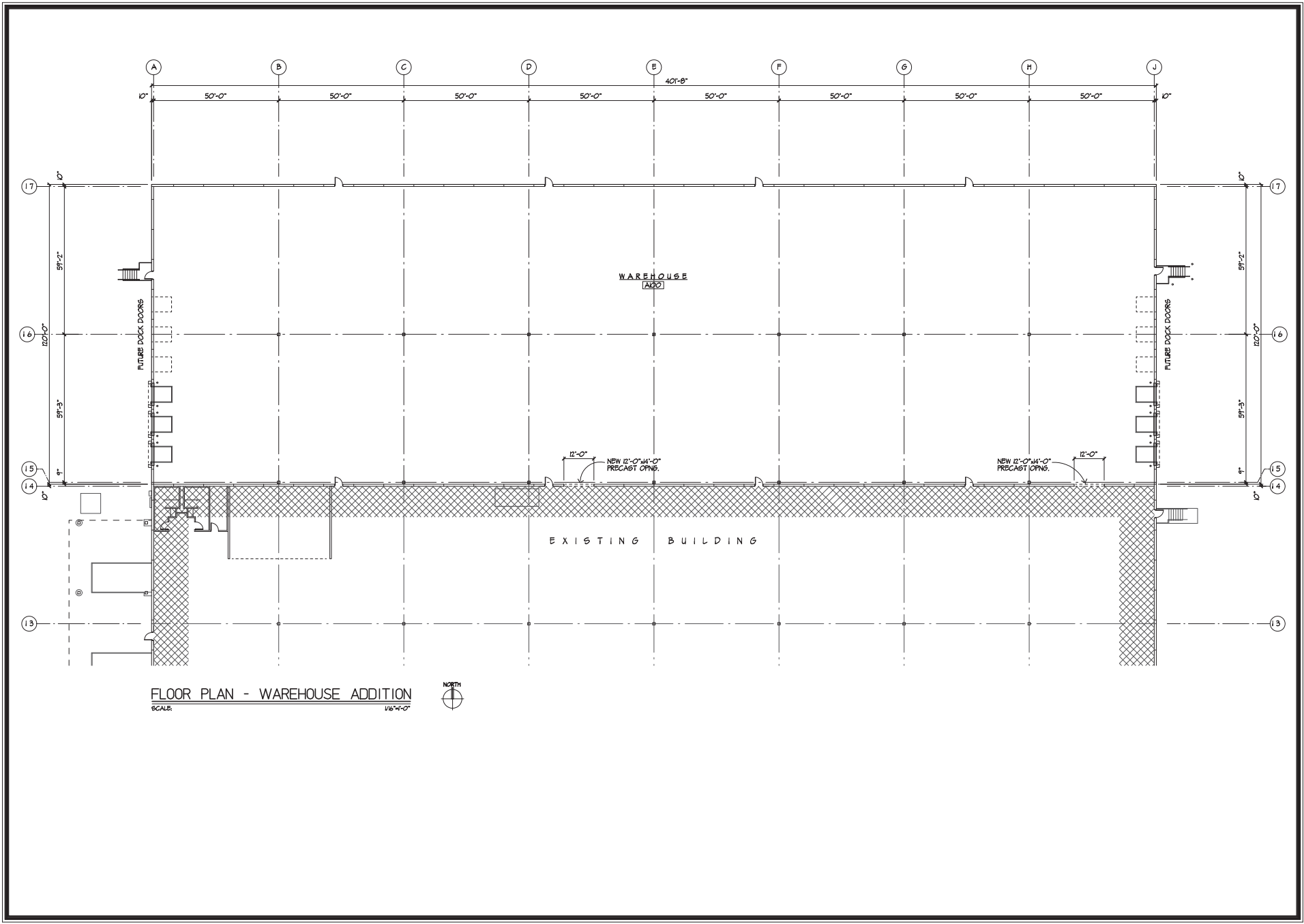
SCALE: 1/16"=1'-0"



**WEST ELEVATION**

SCALE: 1/16"=1'-0"

EXTERIOR COLOR LEGEND		
①	CONC. WALL - CREAM	SHERWIN-WILLIAMS COLOR SW 6148 - WOOL SKEIN
②	CONC. WALL - GRAY	SHERWIN-WILLIAMS COLOR SW 7051 - ANALYTICAL GRAY
③	CONC. WALL - YELLOW	SHERWIN-WILLIAMS COLOR SW 6374 - TORCHLIGHT
④	METAL FASCIA, COPING, ACCENT BLIS	MAC-GLAZ STANDARD COLOR "SLATE BLUE"
⑤	OVERHEAD DOORS	MP'S STANDARD COLOR "PREFINISHED WHITE"
⑥	CLERESTORY WINDOWS - GLASS	GRAY TINTED
⑦	CLERESTORY WINDOWS - ALUMINUM FRAMES	CLEAR ANODIZED
⑧	PIPE RAILINGS - PIPE BOLLARDS	SHERWIN-WILLIAMS COLOR SW 6374 - TORCHLIGHT



FLOOR PLAN - WAREHOUSE ADDITION  
SCALE: 1/8"=1'-0"



**Meridian**  
DESIGN BUILD

www.meridianarch.com 847-374-9300

**PATRICK C. HARRIS, ARCHITECT**  
HARRIS ARCHITECTS INC. CONSULTANT  
400 SHELBY AVENUE SUITE 100000000000000000  
\*A000000001 Exp. 7-31-2028  
© 2017 BY PATRICK C. HARRIS, ARCHITECT

BUILDING ADDITION FOR:  
**G. E. HEALTHCARE**  
120 OPUS DRIVE  
DAN CREEK, WISCONSIN

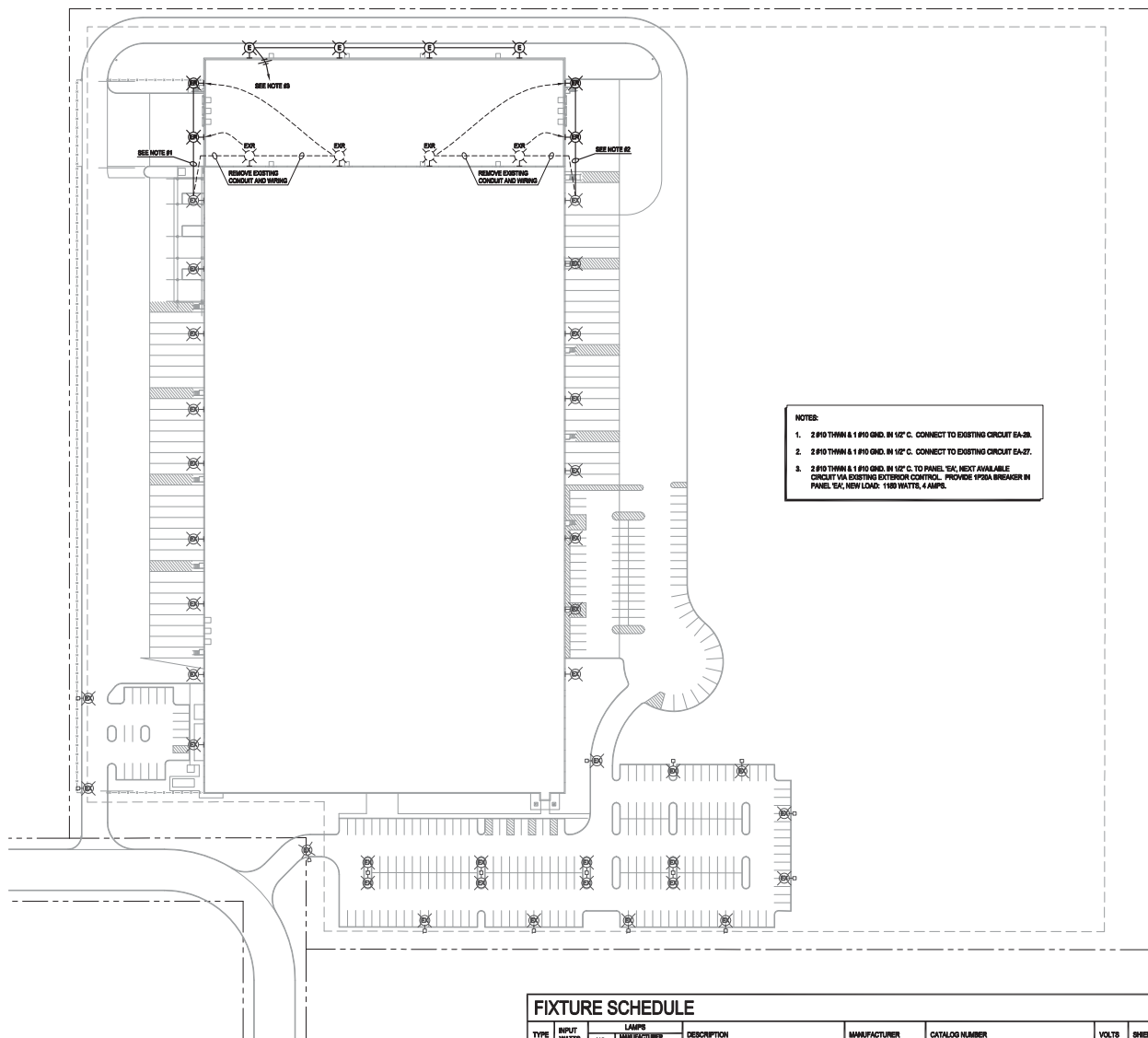
5-411

NY PRO08656

PROJECT NO.  
27022  
DRAWN BY  
STOA  
DATABASE:  
27022plan

SHEET NO.  
**A-3**  
OF 3 SHEETS





**NOTES**

- 2 #10 THWN & 1 #10 GND. IN 1/2" C. CONNECT TO EXISTING CIRCUIT EA-30.
- 2 #10 THWN & 1 #10 GND. IN 1/2" C. CONNECT TO EXISTING CIRCUIT EA-27.
- 2 #10 THWN & 1 #10 GND. IN 1/2" C. TO PANEL EA, NEXT AVAILABLE CIRCUIT VIA EXISTING EXTERIOR CONTROL. PROVIDE 1P20A BREAKER IN PANEL EA, NEW LOAD. 1100 WATTS, 4 AMPS.

SYMBOLS / ABBREVIATIONS	
	WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE
	POLE & LUMINAIRE FIXTURE - SEE FIXTURE SCHEDULE
	SWITCHED CIRCUIT
	BRANCH CIRCUIT
AFB	ABOVE FINISHED FLOOR
AFB	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BWSE	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CRCT	CIRCUIT
CONTR	CONTRACTOR
DQP	DOCK EQUIPMENT CONTROL PANEL
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
EXR	EXISTING TO BE REMOVED/RELOCATED
EX	EXISTING TO REMAIN
EW	ELECTRIC WATER COOLER
FAMP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GRD	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HOTSPOT
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
JWF	JUNCTION
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSP	MANUAL STARTER WITH PILOT LIGHT
NL	NEAR LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PS	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PEB	PRELIMINARY ELECTRICAL SWITCH
PW	PREWIRE
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SEL	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
WP	WEATHER PROOF
XPMR	TRANSFORMER

**ELECTRICAL SITE PLAN**  
SCALE: 1"=40'-0"

**FIXTURE SCHEDULE**

TYPE	INPUT WATTS	LAMP NO.	MANUFACTURER CATALOG NO.	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTS	SHIELDING	FINISH	MOUNTING	REMARKS
E	200	1	MS20SP6	EXTERIOR WALL BRACKET	LITHONIA	KS25-282M-F2-Z77-WB04-LP-SOWA-DWH	277	TEMPERED GLASS	WHITE	WALL - 20' A.F.G.	

Corporation Registration #3102-6-1010672  
**KORNACKI & ASSOCIATES, INC.**  
CONSULTING ELECTRICAL ENGINEERS  
540 SOUTH WESTROBE DRIVE  
NEW BOSTON, IN 47035  
(262) 784-2023 FAX:(262) 784-5014

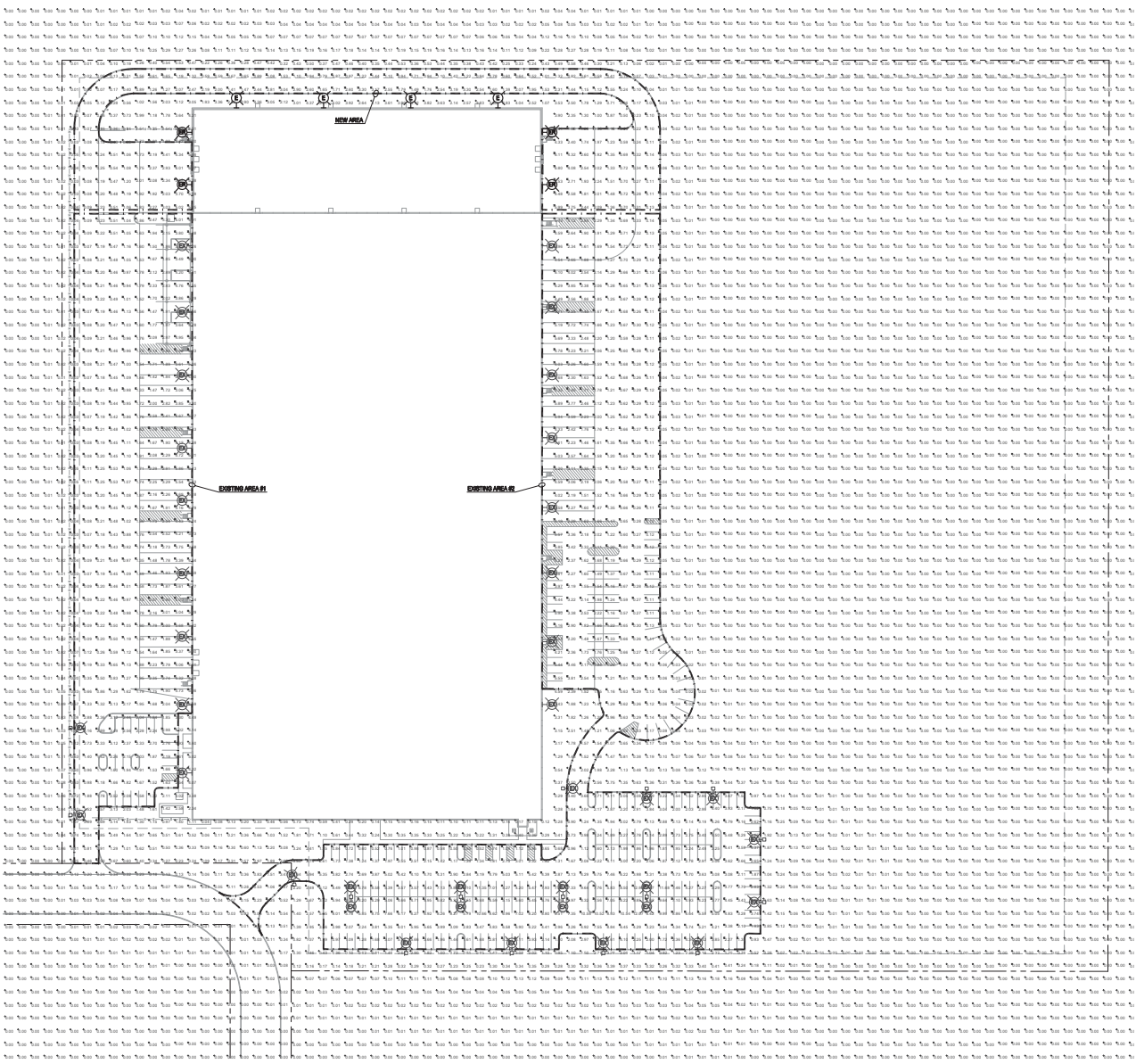
**Meridian DESIGN BUILD**  
1815 S. 75th ST. SUITE 200  
MILWAUKEE, WI 53222

**HARRIS ARCHITECTS, INC.**  
1000 W. WISCONSIN AVENUE  
MILWAUKEE, WI 53233  
CONTACT: Q. J. HARRIS @ HARRISARCHITECTS, INC.

**G. E. HEAL THCARE**  
120 OPUS DRIVE  
DOK CREEK, WISCONSIN

PROJECT NO. 17039  
DRAWN BY: S.M.B.  
CHECKED BY: D.B.K.

SHEET NO. **E1**



**PHOTOMETRIC SITE PLAN**  
SCALE: 1"=40' 0"



**FEATURES & SPECIFICATIONS**

**DESCRIPTION:** Light fixture designed for ceiling use. Features include: 1. High quality aluminum extrusion housing. 2. High quality polycarbonate lens. 3. High quality LED chips. 4. High quality LED driver. 5. High quality LED PCB. 6. High quality LED components. 7. High quality LED components. 8. High quality LED components. 9. High quality LED components. 10. High quality LED components.

**INSTALLATION:** Mount to ceiling using provided mounting hardware. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included. Mounting hardware is not included.

**NOTES:** 1. Mounting hardware is not included. 2. Mounting hardware is not included. 3. Mounting hardware is not included. 4. Mounting hardware is not included. 5. Mounting hardware is not included. 6. Mounting hardware is not included. 7. Mounting hardware is not included. 8. Mounting hardware is not included. 9. Mounting hardware is not included. 10. Mounting hardware is not included.

**WARRANTY:** 5-year limited warranty. Coverage varies by model. See website for details. Website: www.lithonia.com. Lithonia Lighting, Inc. 10000 W. 100th Street, Overland Park, KS 66214. Phone: (913) 666-1100. Fax: (913) 666-1101. Email: sales@lithonia.com. Website: www.lithonia.com.



Series	Wattage	Distribution	Voltage	Beam	Mounting
KSE2	20W	Spot	120V	20°	Spot
KSE2	20W	Spot	120V	30°	Spot
KSE2	20W	Spot	120V	40°	Spot
KSE2	20W	Spot	120V	50°	Spot
KSE2	20W	Spot	120V	60°	Spot
KSE2	20W	Spot	120V	70°	Spot
KSE2	20W	Spot	120V	80°	Spot
KSE2	20W	Spot	120V	90°	Spot
KSE2	20W	Spot	120V	100°	Spot
KSE2	20W	Spot	120V	110°	Spot
KSE2	20W	Spot	120V	120°	Spot
KSE2	20W	Spot	120V	130°	Spot
KSE2	20W	Spot	120V	140°	Spot
KSE2	20W	Spot	120V	150°	Spot
KSE2	20W	Spot	120V	160°	Spot
KSE2	20W	Spot	120V	170°	Spot
KSE2	20W	Spot	120V	180°	Spot
KSE2	20W	Spot	120V	190°	Spot
KSE2	20W	Spot	120V	200°	Spot
KSE2	20W	Spot	120V	210°	Spot
KSE2	20W	Spot	120V	220°	Spot
KSE2	20W	Spot	120V	230°	Spot
KSE2	20W	Spot	120V	240°	Spot
KSE2	20W	Spot	120V	250°	Spot
KSE2	20W	Spot	120V	260°	Spot
KSE2	20W	Spot	120V	270°	Spot
KSE2	20W	Spot	120V	280°	Spot
KSE2	20W	Spot	120V	290°	Spot
KSE2	20W	Spot	120V	300°	Spot

- EXISTING #1 AREA**
- AVERAGE FOOTCANDLES: 1.91
  - MINIMUM FOOTCANDLES: 0.67
  - MAXIMUM FOOTCANDLES: 6.13
  - AVERAGE/MINIMUM RATIO: 27.8:1
  - MAXIMUM/MINIMUM RATIO: 87.8:1

- EXISTING #2 AREA**
- AVERAGE FOOTCANDLES: 2.74
  - MINIMUM FOOTCANDLES: 0.62
  - MAXIMUM FOOTCANDLES: 12.80
  - AVERAGE/MINIMUM RATIO: 137.8:1
  - MAXIMUM/MINIMUM RATIO: 645.1:1

- NEW AREA**
- AVERAGE FOOTCANDLES: 1.53
  - MINIMUM FOOTCANDLES: 0.64
  - MAXIMUM FOOTCANDLES: 6.80
  - AVERAGE/MINIMUM RATIO: 28.2:1
  - MAXIMUM/MINIMUM RATIO: 170.8:1

Corporation Registration #3312-6-907672  
**KORNACKI & ASSOCIATES, INC.**  
 CONSULTING ELECTRICAL ENGINEERS  
 5420 SOUTH WESTROSE DRIVE  
 NEW BOSTON, IL 60059  
 (847) 794-2023 FAX (847) 794-5014

**Meridian**  
 DESIGN BUILD  
 1815 N. 75th Street  
 Chicago, IL 60630  
 (773) 334-1100  
 www.meridianbuild.com

**HARRIS ARCHITECTS, INC.**  
 ARCHITECTS  
 1000 N. LaSalle Street  
 Chicago, IL 60610  
 (312) 467-1100  
 www.harrisarchitects.com

**G. E. HEAL THCARE**  
 BUILDING ADDITION FOR:  
 120 OPUS DRIVE  
 OAK CREEK, WISCONSIN

**PROJECT NO. 17039**  
**DRAWN BY: S.M.B.**  
**CHECKED BY: P.B.K.**

**SHEET NO. E2**



# Plan Commission Report

ITEM: 6e  
DATE: June 13, 2017

**PROJECT:** Sign Plan Review – Performance Running Outfitters

**ADDRESS:** 7978 S. Main St. (tenant address: 7956 S. Main St.)

**TAX KEY NO:** 813-9050-000

**STAFF RECOMMENDATION:** That the Plan Commission approves the sign plan submitted by Performance Running Outfitters commercial tenant portion of the property at 7978 S. Main St.

**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:** The applicant is proposing to install one wall sign on the entry façade (west elevation) of the tenant space for the building located at 7978 S. Main Street. According to the DTSMUPDD development plan, a tenant is allowed one wall sign per entry façade. Per the Master Plan for the building, the maximum height of a wall sign is 25.2 inches and not exceed 35 square feet in area.

Signs are subject to review under Sections 17. 0701 - 17.0715 of the Municipal Code and the DTSMUPDD General Development Plan and Regulating Plan (“the Plan”).

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

- One primary sign per entry facade per tenant.
- 1 - 2 flag signs per entry façade (max. size fabric = 10’, max. size solid = 36” x 36”).
- 1 eye-level sign / graphic per 12 linear feet of entry facade.
- Maximum height of primary signage = 15% of retail floor height.

The proposed wall sign will be white channel letters including a business logo. They will be internally illuminated with LEDs. The sign will have a height of 24 inches with an overall size of 28.5 square feet which complies with code and master sign plan. Included with this report is a graphic illustrating how the sign will look above the tenant space.

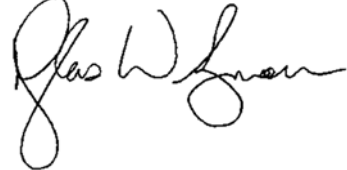
No other signs are proposed at this time. All future signs, including any proposed window decals/signs, will require additional Plan Commission review.

Prepared by:



Peter Wagner, AICP  
Zoning Administrator/Planner

Respectfully Submitted by:



Douglas Seymour, AICP  
Director of Community Development

# Location Map

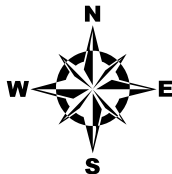
## 7956 S. Main St.



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



Department of Community Development



**Legend**

 7956 S. Main St.





2500 South 170th Street  
 New Berlin, Wisconsin 53151  
 Proudly Made In the USA!

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 voice 262.784.0500  
 fax 262.784.6675

Award Winning  
 Graphic Design



SAVED AS	Running Outfitters
LOCATION	Oak Creek Wi
SALES REP	
DATE	8 Feb 17
REVISION	6 June 17



# PERFORMANCE RUNNING OUTFITTERS

## SPECIFICATIONS

RE- INSTALL EXISTING INTERNALLY ILLUMINATED CHANNEL LETTERS TO NEW LOCATION.

- FACES TO BE #7328 WHITE ACRYLIC
- RETURNS TO BE .050X5" AND BACKS TO BE .063 ALUMINUM
- TRIMCAPS TO BE 1" BLACK
- EXTERIORS TO BE BLACK
- INTERIORS PAINTED WHITE
- ILLUMINATED WITH WHITE LEDS
- POWERED WITH APPROPRIATE LOAD POWER SUPPLIES

**MOUNTING TO BE RACEWAY, MP 42349**



Performance Running Outfitters  
 OAK CREEK CHANNEL LETTERS

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples

These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

**FINAL ELECTRICAL CONNECTION IS CLIENT'S RESPONSIBILITY**



our products are certified by:  
 Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with Article 600 of the National Electrical Code and / or the applicable local codes. This includes proper grounding and bonding of the sign. Sign shall bear correct UL Labels.

APPROVAL / DATE