

PLAN COMMISSION

July 11, 2017

6:00 P.M.

8040 S. 6[™] 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 June 27, 2017

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- 4. Significant Common Council Actions NONE.
- 5. 6:00 Public Hearings
 - a. Hold a public hearing on a proposed sign appeal for the property at 7901 S. 6th St. submitted by Neil Jensen, Froedtert & Medical College of Wisconsin, that would allow multiple signs on the building and parking structure (Tax Key No. 813-9056-000). Follow this item on Twitter
 @OakCreekPC#OCPCFroedtert.
- 6. New Business
 - a. SIGN APPEAL Consider a request for a sign appeal for the property at 7901 S. 6th St. submitted by Neil Jensen, Froedtert & Medical College of Wisconsin, that would allow multiple signs on the building and parking structure (Tax Key No. 813-9056-000). Follow this item on Twitter @OakCreekPC#OCPCFroedtert.
 - b. SIGN PLAN REVIEW Review a proposed sign plan submitted by Neil Jensen, Froedtert & Medical College of Wisconsin, for the medical facility at 7901 S. 6th St. (Tax Key No. 813-9056-000). Follow this item on Twitter @OakCreekPC#OCPCFroedtertSign.

Visit our website at <u>www.oakcreekwi.org</u> for the agenda and accompanying Plan Commission reports.

- c. SIGN PLAN REVIEW Review a proposed sign plan submitted by Andrew Morrison, Orange Leaf Yogurt, for the Orange Leaf Yogurt commercial tenant portion of the building at 160 W. Town Square Way (Tax Key No. 813-9046-000). Follow this item on Twitter @OakCreekPC#OCPCOrangeLeaf.
- d. PLAN REVIEW Review site, building, landscaping, lighting plans submitted by Joe Tikotzky, Villa Health Care, for a skilled nursing facility on the property at 2700 W. Honadel Blvd. (Tax Key No. 831-9035-000). Follow this item on Twitter @OakCreekPC#OCPCVilla.

Adjournment.

Dated this <u></u>day of Posted <u>7/22</u>/17 (initia

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. 6th Street, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the abovestated 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, JUNE 27, 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 Siepert, and Commissioner Chandler. Also present: Kari Papelbon, Planner; Pete Wagner, Zoning Administrator/Planner.

Minutes of the June 13, 2017 meeting

Commissioner Dickmann moved to approve the minutes of the June 13, 2017 meeting. Commissioner Siepert seconded. On roll call: all voted aye. Motion carried.

CONDITIONAL USE PERMIT AMENDMENT LASER TAG PRO 9000 AND 9100 S. NICHOLSON RD. TAX KEY NOS. 862-9991-000 AND 872-9994-008

Zoning Administrator/Planner Pete Wagner provided an overview of the proposal for outdoor commercial recreation as an amendment to the existing Conditional Use Permit for the properties. He then highlighted sections of the proposed Conditions and Restrictions for Plan Commission consideration (see staff report for details).

Mark Verhalen, 1200 E. Ryan Road:

"I own the property directly across the street from the proposed facility. I did do some homework on some of the things that they're requesting here - specifically the outside laser tag portion of it - but there are some other things that I've just seen with some of their other requests here that I may have an issue with as well. Specific to the laser tag, I called the FAA because I mentioned in the past when they came for their conditional use originally a couple of years ago and I was sitting alderman that because of the proximity to Mitchell field, the airport has control of the airspace within 5 miles of the airport and we're within that five miles by more than a mile or mile and a half. The facility is in real close proximity to the incoming and outgoing flight path of various airlines and military aircraft and whatever. In my discussions with the people at the FAA, they had some pretty vocal concerns, I would say, about the outside laser tag portion of it because when you have people outdoors with laser pointers or whatever, they do have issues with these nationwide, and they do have a special office that deals with laser issues specifically down in Texas and I talked to them. They said that with this type of facility, unless they could guarantee that any pointing of lasers or whatever would be contained to this area, they would not be supportive of it at all. That would mean if there is a 14-year-old kid just messing around and they happen to point something like this at an aircraft coming in, they would call the tower, the tower calls Oak Creek Police, the Police Department goes over there. It's a federal offense. We've had issues in the past with not as serious as what could happen here, but where somebody didn't dot the I's and cross the T's before they came before a commission. One was the City of Oak Creek and it goes back a few years, but with our communications tower, they wanted to put it on Fire Station #3 after it was all built, they found out they couldn't build a communications tower tall enough to make it work for what we want to do for the City of Oak Creek. So you know you don't have to be an expert at things, but it pays to do the homework before you make a move on some of these things. So that was my first concern and I think that's a real serious one because if the board or Common Council would approve something like this knowing that there may be issues, I don't want to see the City get involved with any type of lawsuits either because everyone knows there's issues that the Federal government may have problems with this. And if something like that would go forward, the City could be probably held liable.

Moving on, I guess the only other things I got is with maybe the outdoor hunting area, which is right in back of the residences there and having somebody out there doing a simulated lion hunt or whatever it's going to be at 11:00 at night on a weekend. I don't think that would be conducive to being friendly to the neighbors there.

The last point I'd like to bring up is when the last business was in there, it was Green Man. They were given a three-year window to hook up to City sewer with that facility because the one building has a mound system and the other one has a holding tank. If they are going to have a lot of people using this facility day in and day out, those facilities should be hooked up to City sewer. And to my knowledge, the past owner never did hook up to sewer with either one of those facilities, so you're still looking at a holding tank in the one facility and a mound system in the other. I would hope that that would get changed moving forward as well.

And the last thing is I see they're looking at doing a lot of stuff here, but the previous owner left the outside property in pretty much disarray. There is debris and junk laying all over, leftover from the business that was there. That stuff is still there and these guys have owned the property for over a year and nothing has been cleaned up yet. It's still pretty much looks like it's kind of abandoned. The screen fence has not been kept up. They had a screen fence in front and that's falling down. So I mean you can see right through the screen fence and see all the junk and stuff that's sitting in the back so there hasn't been an attempt to clean up the grounds before they move on to the next thing. That's all I got for now."

Commissioner Chandler asked for more information.

Aaron Fischer, 3845 W. Forest Hill Avenue, stated their initial plan between the building where it says indoor arena and office party building is to build a 10' x 12' structure. This is a one-story kind of initial battle play area that they have. It will have barrels, buildings and different kinds of structures. They might use things like old cars to make up a cityscape for one of the playfields.

Mr. Fischer stated that another thing to keep in mind is that it is a large area (13 acres) and there is space where they can put basketball courts, an outdoor dodgeball course, mini golf, ninja course, Tough Mudder®, Spartan Race®, and an obstacle course where they can train.

Commissioner Chandler asked for information on the hours of operation. Mr. Fischer stated that at the last meeting they had a change that was even recommended by the Mayor, but it is his fault for not saying something. They are planning on doing corporate parties, so they want to be able to do that during the day. This is more of a full-fledged center, rather than the existing center, and they want to have the freedom to do that. Also, people that want to do an active workout can come in the morning and they don't have to wait until 4:00. They want to come before work, so they thought they didn't want to push it too early. Some places open up at 6:00, but they wanted to be able to facilitate that. Right now, there is no place where someone can do an outdoor workout. So that is another reason they wanted to get an earlier opening time.

Joe McGeorge, 5228 S. 8th St., Milwaukee, representing Laser Tag Pro, stated that the later times being requested are more typical of a family entertainment center, such as the bowling center on Howell. People are going to go during the evenings when they are off of work and school. It is a different type of group that they will be serving during that time.

Zoning Administrator/Planner Wagner stated that right now the way they have it set up in the conditions and restrictions is that the manufacturing division is split out Monday through Friday, from 8 a.m. to 6 p.m. When the family entertainment center was proposed, just the indoor was

Thursday through Sunday operations. Now they are looking to expand it all week long and then start early in the morning. Right now they have it lumped as the family entertainment center. They could have those as the hours of operation for the indoor. Potentially, they could create a whole new family entertainment center hours of operation. They could potentially split them out into two different operations.

Commissioner Correll asked why Thursday is different than Monday through Wednesday. Zoning Administrator/Planner Wagner stated there were concerns about having this type of commercial endeavor in such close proximity to a residential area. The idea was to not have cars going up and down Nicholson Road seven days a week. It was going to be a weekend kind of thing. Because of the way the facility reserves time slots, there will be waves of people (hopefully more than one person per car). Mr. McGeorge stated that at that time they were making application for the recreational indoor. That is where that is relevant. The hours are what they expect for the conditional use for the indoor that they were applying for. Now with the outdoor component, obviously they are adding more amenities, adding more attractions and they can serve more people. It would be logical that they will be serving more traffic down the road.

Mr. Fischer stated that the majority of their business is weekend business, but they don't want to limit themselves in what they can do. They have customers that come and see them. They have two different customers coming on Thursday to just learn about their gear, their software. This is another thing this provides for them is seeing people play it in action. What makes this unique from other laser tag venues is most laser tag is indoor technology. They focus on outdoor. One really exciting point of this property was being able to do outdoor games because that is really relative to their research.

Mr. McGeorge stated he is a fully-rated commercial pilot with 2,500 flight hours. The laser pointers that the FAA is concerned with are like high-powered visible lasers. The problem is that people flash those or they shine them at airplanes. They shoot them into the cockpit, which could temporarily blind the pilot. That is a focused class 3 or better laser. They (Laser Tag Pro) use an FDA-certified class 1 infrared laser, which means it isn't visible light. It can't blind someone. It is totally safe. It's not like one of the lasers that you point at somebody and you see the little red dot. They pass it through a lens, which disperses the light so when it gets to the target, it is the size of a basketball.

Alderman Guzikowski asked if this would be broken up for the abutting property owners. Mr. McGeorge stated that there are two rows of vegetation with the house to the south and across the street, there is more vegetation there. They don't expect any light pollution. It has to be safe because they are giving this to kids. Mr. Fischer stated that with the FDA class 1 laser, they had to go through a whole process and work with a high level laser consultant to get their products approved. You can put your eye right up to where it is being emitted and you won't see any light. It is infrared. The LEDs are like a muzzle flash.

Alderman Guzikowski asked about the big game hunt area being positioned right behind the houses. What if it was flopped over on the east side toward the tracks. Mr. Fischer responded that they wanted to do some other things in the back area with the playfield that was a better location for the neighbors.

Mr. Fischer stated that the big game area is like a Disney® attraction for little kids where you drive through on an electric car and shoot at stationery targets. There is a good amount of space - more than 50 feet - definitely 100 feet from the house where he envisions this going. Mr. McGeorge stated that people using the facility for fitness will be coming in the morning and so that is why they kept this to the north. If there are going to be more people present in those morning hours, it will probably be because of that. There is really nothing to the north.

Alderman Guzikowski asked for more information on the holding pond and if the sewer has been connected. Mr. McGeorge responded that they just had the mound system fully serviced. It actually turns out that it is a large 3,600-gallon tank.

Commissioner Siepert asked how they are going to light up the facility at night. Mr. Fischer stated that any type of attractions, sports courts, mini-golf will all need lighting. We'll need some lighting for the playfield, but that is something that people play in pitch-dark arenas with black lights and smoke. The big game hunt does not need a lot of lighting. It is probably the playing field and the sports courts that would need lighting. Their initial plan for the first battlefield experience they wanted to make out of temporary structures between those two buildings. There is some lighting that already exists on the buildings that shine down on the parking lots. They wanted to use that space because it has existing lighting. That then gives them time to do these in phases. Mr. McGeorge stated that in terms of lighting there won't be more lighting than when it was a bus company.

Commissioner Correll stated his concerns about the buffer to the residents on the southwest side outside the big game hunt and how close that should be.

Commissioner Correll stated he does not have a problem with the weekday hours, but anything after 9:00 p.m. is a struggle for him to understand how it makes sense in that neighborhood, and only at that point with the proper buffering.

Alderman Guzikowski asked about the property upkeep that was mentioned by Mr. Verhalen. Mr. Fischer responded that they just bought a brand new zero turn mower, so they definitely have not put a ton of energy on the outside because they had to get moved out of their other place a month ago. He stated that one of his arena staff is coming everyday and [will] take away all the trees that have grown up along the fence. They just looked at brand new netting. They will also be redoing the fencing between the two buildings. They have been cutting the grass. They have cut the grass on the hills. They want to make it look good. Mr. McGeorge stated that they have only owned the property since October, 2016, and didn't move in until November, 2016.

Commissioner Dickmann asked Mr. Verhalen about the different levels of lasers with the FAA. Mr. Verhalen responded that he talked with their laser specialists because they have a regular task force in Dallas, TX that deals with these types of things. They stated that the only way the airport can support this was if they knew that there was sufficient containment where they know that no stray things could actually project past the area that they are using for this. A big barrier or some type of fence is required so that they knew that everything that was being used out of this facility stays within that area. Maybe a berm or higher fence on top of it may work. Mr. Verhalen is waiting back to hear back from the FAA because they had to finalize whatever they would want to see there with his supervisor. Commissioner Dickmann stated that he would like to hear from someone from the airport. Mayor Bukiewicz agreed. Commissioner Correll asked if requesting that could be part of the next conditions and restrictions. Zonina Administrator/Planner Wagner stated that anytime they have to modify the site, they have to come back before the Plan Commission. If they want to handle this in sections, they can do that. There are 30-foot setbacks for any outdoor recreational field. In addition to that, if a manufacturing or commercial district is abutting a residential district, there is a 20-foot buffer yard that has to be landscaped. There is already a tree line there, but as part of the site plan review, the City will probably ask for additional landscaping along that southern edge as well as making sure proper distance is maintained. Being a concept plan, there are no exact measured Zoning Administrator/Planner Wagner stated that there can be a condition of distances. approval that we have an FAA letter of approval for this type of use. That could be added as part of the site plan conditions of approval.

Mr. Verhalen stated that he and his neighbors are not dead set against having a venue like this, but they want to make sure that the facility that does come in is conducive and fits in with the neighborhood and the future neighborhood, because there is potential for big development across the street on his property. He does not want to see a venue that is going to negatively affect people that are going to move into the neighborhood. They just want to keep it a nice friendly neighborhood no matter what type of venue goes into this property. It is his hope that the applicant will make an effort to clean this property up because the last owners left a lot of debris behind when they left.

Ron Grundy, 9160 S. Nicholson Road:

"Actually, that's our backyard and that property has been troubling for a very, very long time. We've had the bus company in there. And when the bus company came in, we don't ever recall any meeting, any Plan Commission meeting for the bus company. They just appeared one day and when they were gone, it sat for a long time. The Green Man came in and he left that property. I mean it was unbelievable what they were doing there. What I think the Plan Commission really has to look at, first of all, the hours the operation is planning on going on here. It is a residential area. In the middle of winter, we don't have any barrier there. What's going to be going on? Are they going to operate year-round, we don't know that. What I'm saying is we don't have, you know they're saying well we're going to do this, we're going to do that, we're going build this, but I don't see any concrete, this is it, you know. And where is the plan. I mean, I want to see the plan, how they're going to develop this, what's going to happen and how is the City going to enforce it? It's just like the Green Man when he was in there. We tried, you tried to enforce, you know, a mountain of elephant poop, what are we doing here, you know. What happens is, and when they came in and they're running a tidy little business there now, selling those things out of there and they've got the laser stuff indoors, when they came in they said we're just going to do this indoors, this is what's going to happen. At that time, I even expressed that I think that type of activity for young people shooting at each other, you know, I was in the military, I'm not against guns and all of this stuff, but I think it totally sends a wrong message to kids, to young people, you know. And being Oak Creek, the City of Oak Creek, we've had experiences with this kind of stuff so my thought is just you know I mean we've got a laundry list of things that you know the lighting and all that stuff that's going to go on, but my thought is you guys got to do your homework. Maybe come down there take a look at what you know really what it is physically, what's going on, how is this going to affect or impact the neighborhood. We got maybe 80 homes going in across the street from us. Now that's going to impact the neighborhood, you know, the traffic and all of that stuff. There's all kinds of activities and things that are going on right now in this little section of Oak Creek. It was dead for a long, long time, but now things are coming alive and I think that we just have to look at in the hours here and stuff like that, we have to look at all that stuff. I hope the Planning Commission really takes a serious look at this. What's going to happen when all this stuff gets rolling? Are we going to enforce everything? What's going on you know? That's, that's my concern. I don't know if my wife wants to say anything, because it is our backyard."

Carol Grundy 9160 S. Nicholson Road:

"Yeah this is right in our backyard and that 100 feet, if you go behind our yard, we have a 20foot drive and there is another 20 feet to the fence or maybe 4 feet to the fence, I'm not sure. And those bushes that you see along there, well in winter, they're not there. All we see is the fence, you know, the big high 6-foot fence, so we see right into this yard. And being as it's a residential area and there's other homes right next to us, they're going to see this same thing. In winter there's no barrier. We would be able to, we won't be able to enjoy our yard, our backyard with all of this racket going on over there and screaming and yelling, they shot this one, they shot that one. And I can just see this, this happening. We have a nice quiet area right now. And then I heard there is going to be an airplane fuselage hauled in so they can hide behind this and play army around that and tanks. And then I heard there was going to be ladders, up high ladders, where they can shoot from these ladders and stuff. Now if that fence is only so high and they're up 15 feet, well we're going to be able to watch them from our backyard and I really don't want to do that. And then the lighting again, it will be in our backyard. Where is the pre-existing site where you guys can go take a look at where they already have one of these and see how it's running and see what happens. Do you have any address or anything of a preexisting site that you guys can look at?"

Mayor Bukiewicz stated they have not asked that question.

"Okay well maybe that would be a good idea to take a look at how they run their business. Thanks."

Commissioner Johnston stated that the City noise ordinance runs from 7 a.m. to 10 p.m. He stated that this would be a great place for kids to come out and play and have fun doing it. His experience in different laser gun operations is that most of them are inside. He has never seen an outdoor course, but, again, it is not an issue with the laser pointers. It is not a beam of light that you're seeing. It is more of a target that you've got on it, flashing lights going off from the guns and targets. The big game hunt would be interesting if that came through. He does not anticipate a lot of noise with that. Commissioner Johnston stated that they just need to work on the hours. There is an opportunity to open this up through the week so they have the ability to get that in there and not limit it to just Thursday through Sunday.

Commissioner Lorek asked if the applicant has thought through as far as protecting residents from looking at junked cars and broken down buildings as part of the cityscape playing field. Mr. Fischer responded that there is another set of trees in between the big game hunt. There is a low spot where there is water, then there are trees, then there's a fence. Also this is not a huge thing in the winter. There is actually a lot of space. There is an outlot that they have nothing planned for. It's just going to sit there and do nothing because of being considerate of the neighbors. There are two tree lines that block the houses. This property obviously needs work. It was a foreclosure. There is junk that they have to throw away and they are working on this as fast as they can.

Mr. Fischer continued that most of the activity does occur in the back. That is a pretty big space with the parking lot in front. They have big rows of trees. He feels that the natural landscape that is there should provide plenty of barrier already, and if there is additional things, they have to do, fine, everything is budget related, but they are willing to do that, but there is a good amount.

Mr. Fischer stated that he can supply the City with a 20-year laser certification that that comes from an international, independent firm that actually helps writes the laws for the FDA. Laser tag has been around for 30 years. Outdoor laser tag has been around since 2000. Mr. Fischer stated that there will be no problem on that end and they can provide that documentation.

Commissioner Correll stated that planning for any activity after 9:00 at night is going to be difficult next to a residential area. He stated that he would be okay with the indoor hours being later than the outdoor hours.

Zoning Administrator/Planner Wagner stated that in Section C the Manufacturing Division hours are set at 8 a.m. to 6 p.m. Family entertainment center could be changed to the indoor family entertainment center if the Commission wants to do Monday through Friday 8 a.m. through 9 p.m. or 10 p.m., and Saturday and Sunday from 8:00 a.m. to 11 p.m. (Saturday) and then a 9 p.m. (Sunday). Do those hours for indoor and then have the section of outdoor family entertainment center 8 a.m. to 9 p.m. Mayor Bukiewicz stated he would split the hours of

operation from indoor to outdoor. As far as the lighting goes, he doesn't see the lights being any more obtrusive than street lighting, but that would be subject to a lighting plan approved by the City's electrical inspector.

Mayor Bukiewicz continued that as far as gun use, he agrees that in today's day and age, it might not be the healthiest of things, but it is a fact. He stated that this is a very interesting use of the property, but the City has to be very conscious of the neighbors when we put these in. He wanted to know if the Plan Commission will get a chance to review the plans if the playfields/courts go. He stated that the residents' concerns have to be taken into account. He does not think the City should limit this business to Thursday through Sunday. He stated that there is potential for them to grow this way and does think it should be a Monday through Sunday operation.

Commissioner Correll stated that in an effort for a motion, he suggests continuing the existing hours of indoor operation from Sunday through Thursday from 8 a.m. till 10 p.m. Friday and Saturday 8 a.m. to 11 p.m. On the outdoor, 8 to 9 p.m. seven days per week. Mr. Fischer stated that weekends are a big deal for them so if they had something they're doing on a Saturday or people are coming early, it is important for them to be open.

Asst. Fire Chief Kressuk pointed out that one of the items in the conditions and restrictions is very important to the fire department. Outdoor recreation like this, and especially laser tag and areas where there is decreased lighting access, are tricky with the fire codes. There are numerous codes that affect the design, detection, suppression and notification associated with that – indoors and outdoors. As part of the conditions and restrictions, it is important that the applicants abide by getting plans submitted in a timely fashion so that review can take place in a timely fashion. He cannot comment on any fire protection needs until he sees a set of plans. Without those, there is no occupancy. Without plans and permits, there is no occupancy. He stated that this is a fantastic plan with a lot of moving parts with it, and he doesn't want to see any delays due to absence of plans and permitting.

Commissioner Correll stated he wanted the outdoor hours to be 8 or 9 a.m. to 9 p.m. 7 days a week. Indoor times Sunday through Thursday 8 a.m. until 10 p.m. and Friday and Saturday give them until 11 p.m. Commissioner Johnston asked if that worked for the applicant. Mr. Fischer stated that would work for them. He suggested maybe on Friday and Saturday allowing 10 p.m. for the outdoor.

Zoning Administrator/Planner Wagner stated that the applicant will have to come back with site plans, building plans, setbacks, lighting plans to be reviewed by the inspectors; all can be addressed at that time. At site plan review, something that could be required would be the FAA approval for this type of outdoor use.

Mr. Grundy stated he has an issue with the hours, especially on the weekend.

Mrs. Grundy stated her concern with the proximity of this development to her backyard. She stated that in the winter when the trees have lost their leaves, they will be able to see this property. She invited members of the Plan Commission to come to her property to see this firsthand.

Mayor Bukiewicz asked if when the seasons change and it gets dark earlier if they are going to be using the same hours of operation. Mr. Fischer responded that they want to use it as long as they can as long as the seasons and weather permit. Once it gets too cold, things will change and they may only be able to use it during the day.

Mr. Fischer stated that they already have a plan to replace the fence that was starting to be torn down. Most of their activity is beyond that second line of trees in the lowland area and those are some pretty big trees. They envision most activity taking place on the backside of the property.

Commissioner Carrillo stated that when the trees shed their leaves and they have abandoned cars for use in their cityscape, they are going to need to block that from the new and current residences. She wants to see them go in there, but no one wants to see this playing field from their home. They will have to come up with something to screen this from the homes. Mr. Fischer responded that there is an embankment there on that side. Where he envisions the main outdoor battlefield is between those two buildings - they would like to build an addition so they can expand that building, and behind it (the concrete stretch) is their main portion for their main attraction outdoor playfield. They want to do some other things in the back where the previous owner parked all the buses.

Dennis Counard, 3404 E. County Line Road, suggested putting arborvitaes in the tree line for year-round screening.

Commissioner Correll moved that the Plan Commission recommends that the Common Council approve the amendment to the Conditions and Restrictions as part of the Conditional Use Permit allowing an outdoor recreation facility on the properties at 9000 and 9100 S. Nicholson Road after a public hearing with hours of operation 8 (C) Manufacturing Division to remain the same, indoor facility to have Sunday through Thursday hours of 8 a.m. to 10 p.m., Friday and Saturday hours of 8 a.m. to 11 p.m., Outdoor Entertainment to have hours of 8 a.m. to 9 p.m. daily. Commissioner Dickmann seconded. On roll call: all voted aye. Motion carried.

Mayor Bukiewicz advised the applicant to not start putting things upon the property based on this vote, because the plans are conceptual at this point. There has been a lot of confusion over the last year over plans coming through that were conceptual and applicants moving forward with the plans for their property before proper approvals. Mayor Bukiewicz advised the applicant to work with staff to bring this back before Plan Commission so the neighbors can have equal input.

CERTIFIED SURVEY MAP MIKE AND CARRIE MUPHY 10855 S. 10TH AVE. TAX KEY NO. 969-9029-000

Planner Kari Papelbon provided an overview of the proposal to divide the property into two lots of conforming size (see staff report for details).

Dennis Counard, 3404 E. County Line Road, stated that he was under the impression that they were going to divide this land up into several different properties. He asked if they were going to build a house on parcel 1 and keep the rest of the land the way it is. Planner Papelbon responded that at this time, parcel 1 is the parcel that is being divided off for development. Mr. Counard stated then he doesn't have a problem with this.

Tim Gallagher, 3351 E. Elm Road, stated that from March through mid-May, this area is under water. There is flooding there and there is a lot of water. The stakes for the house were actually in the water. He stated that he doesn't have a problem with someone doing something with their land, but this was all the Wagner property at one point and they have added houses along that property. At no point did he see them add any storm water detention for water that does pile up there quite a bit. He stated that there needs to be some planning as to where this water is going to go once the house is built.

Commissioner Johnston stated there is a large floodplain that is on that property as well that is bigger than the wetlands. The outside dashed line is all floodplain, and there is a lot of water down there.

Michael Murphy, 3900 Hazelbranch Lane, stated he has not seen any standing water there. He stated that it floods in the back by the wetlands because of the creek being back up, but that is all.

Casey Masterson, N5 W31720 (indistinguishable) Drive, Halen Homes, stated that there was a lot of survey work by the same surveying company before the property was transferred last time. They delineated all the wetland and the floodplain so the location for the house (being in the northwest corner) is going to be as far from that flood area as possible. The property is quite a bit lower than the street elevation there, so he is taking that into account with the building plans. They will be raising the house and driveway up a little bit and creating negative pitch away from the house to make sure that any water that would come out of the wetlands does not impact the home. The top of foundation wall of the home will be similar to that of the property to the west. As their yard slopes off and meets the natural grade of the creek running south and to the west, they don't anticipate any changes to the way that the water flows currently.

Commissioner Johnston stated that they did the wetland delineation in 2015. That is when one lot was split off and sold separately. That is when they delineated the wetlands and also dedicated the easement.

Mr. Masterson stated that there are only two potential causes of water concerns with the residence; surface water and ground water. They have to route the drainage away from the house.

Regarding the groundwater, the elevation is coming up and out so this property is considerably lower than everything else around there. The creek comes from the northeast and then wraps around to the south. When that property fills up or when there is a lot of water from snow melt and spring rains, that water is coming through there and it sits down there because of the lower elevation. The house is going to be in the far northwest. It is going to be coming up considerably so the surface water does is not a concern because of the house elevation is going to be several feet above the existing grade. They have done some test pits out there at different times of the year to determine what the ground water elevation is at that high water mark. Based on that, he doesn't think that will be an issue either.

Mayor Bukiewicz asked if this property was serviced by sewer and water. Mr. Masterson responded yes, there is municipal sewer in Elm Road and it services the property just to the west. That will have to be extended to the east, so the sewer main will come through the right-of-way through the ditch. There will be a plan drawn up for the MMSD sewer lines that will have to be approved by MMSD and then a lateral that will come off of that. They will be putting a "Y" in the main there, so if at any point in the future the sewer was going to extend further east down Elm Road, that "Y" would be in there and the other portion of the "Y" would be a lateral servicing this property. The water is further to the northeast servicing the subdivision just to the north of Elm Road. According to the Oak Creek Water and Sewer Utility, they don't have to hook up to municipal water, so they plan on doing an onsite well because of the distance to the water main is 350 or 400 feet or something like that, so it is cost prohibitive to connect to the water.

Commissioner Johnston stated that it is an MIS sewer that is in Elm Road, so that is a connection point that is out in front. From that connection point, they will have to extend a public sanitary main across the frontage of the property with a lateral coming off of it. That will

require plans and MMSD approval. They cannot tie directly into the MIS sewer. That sewer is very deep and there were soil issues when that went in that area.

Mr. Gallagher stated that when they extended or hooked him up to that sewer, they had to dig down pretty deep and the road almost did collapse because of soil conditions there. He asked if there was going to be an expense to the other property owners for this extension. Mayor Bukiewicz responded no. Mr. Gallagher stated that then he is fine with that.

Commissioner Dickmann moved that the Plan Commission recommends to the Common Council that the Certified Survey Map submitted by Mike and Carrie Murphy for the property at 10855 S. 10th Ave. be approved, with the following conditions:

- 1. That all required water and sewer extensions and connections are coordinated with the Oak Creek Water and Sewer Utility, and any associated development agreements are coordinated with the Engineering Department. All extension and connection costs shall be borne by the developer.
- 2. That all technical corrections, including, but not limited to spelling errors, minor coordinate geometry corrections, and corrections required for compliance with the Municipal Code and Wisconsin Statutes, are made prior to recording.

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

Commissioner Carrillo moved to adjourn. Commissioner Alderman Guzikowski seconded. On roll call: all voted aye. The meeting was adjourned at 7:40 p.m.

ATTEST:

Douglas Seymour, Plan Commission Secretary

6/29/17

Date



PROJECT: Sign Appeal – Froedtert & Medical College of Wisconsin (Neil Jensen)

ADDRESS: 7901 S. 6th St.

TAX KEY NO: 813-9056-000

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

Ownership: JES Oak Creek MOB LLC

Size: 6.9025 acres

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

 Adjacent Zoning:
 North –
 M-1, Manufacturing; FF, Flood Fringe; FW, Floodway, B-2 (CU), Community Business

 East –
 DTSMUPDD, Drexel Town Square Mixed Use Planned Development Dist.

 South –
 DTSMUPDD, Drexel Town Square Mixed Use Planned Development Dist.

 West –
 Rm-1 (PUD), Multifamily Residential; FF, Flood Fringe

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The applicant is requesting variances from the DTSMUPDD code which limit the number of wall signs to one per entry façade and the size of directional signs. The applicant is proposing to install a total of nine wall signs on three elevations of the building and three directional signs that will be 5'10" tall and 15 square feet in size and 6'5" tall and 18 square feet in size. Included with this report are drawings that illustrate the look and size of each sign and the location of the signs on the building. More details regarding the sign design and other specificiations will be outlined as part of the sign plan review that will be reviewed later this evening.

East Elevation:

The applicant is proposing to install four wall signs. Each wall sign complies with the size regulations for the zoning district. Two wall signs will be located on the southeast portion of the building. The other two wall signs will be located on the top story of the building towards the northeast corner of the building. Since this is not an entry façade and exceeds the limit of one wall sign per entry facade, a variance is required.

West Elevation:

The applicant is proposing three wall signs. One on the north end of the west elevation, the applicant will install two wall signs that meet the size requirements for the zoning district. In addition, a third wall sign stating ambulance entrance will be located above the doorway on the first floor. As this is an entry façade, only one wall sign is permitted. Additional wall signs require a variance.

South Elevation:

The applicant is proposing two wall signs on this elevation. Both signs meet the size regulations for the zoning district. As this is an entry façade, one wall sign is permitted. The additional sign requires a variance.

Directional Signs:

The applicant is proposing three directional signs for the parcel. The directional signs are proposed to bo the corner of Drexel Avenue and 6th Street, one at the northern entrance on 6th street, and one at the southern entrance on 6th Street. The proposed locations will need to meet setback requirements as stated in Chapter 17. Code states that directional signs cannot exceed six square feet in area and not exceed five feet in height. The proposed signs located on Drexel Avenue and the northern entrance on 6th Street will be 5'10" in height and be 15 square feet in size. The directional sign located at the south entrance on 6th Street will be 6'5" in height and be 18 square feet in area. Since the proposed signs exceed size and height limits, a variance is required. These signs cannot be considered monument signs since the zoning district prohibits them at this location.

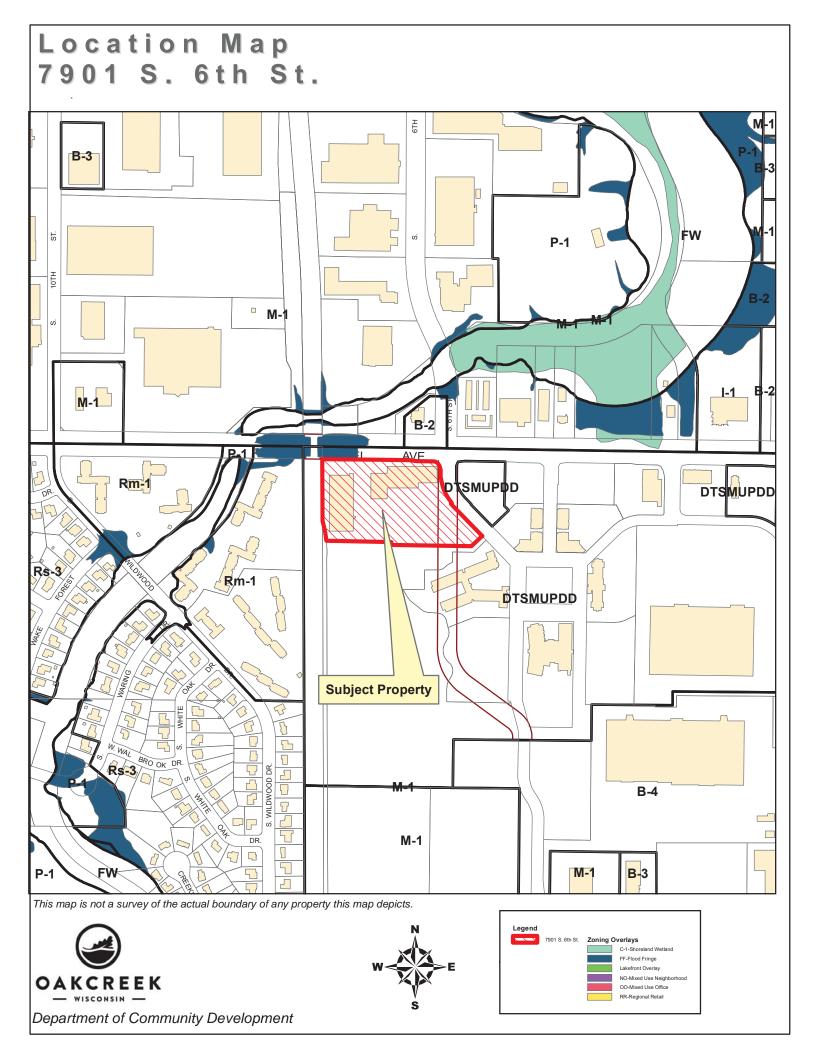
If the Plan Commission believes a variance should be granted for the additional wall signs; wall signs to be allowed on nonentry facades; and three directional signs exceeding the maximum size allowance, a motion can be made to grant a variance allowing the installation of four wall signs on the east elevation, two wall signs on the south elevation, three wall signs on the west elevation, and two directional signs that are 15 square feet in area and are 5'10" tall and a directional sign that is 6'5" tall and 18 square feet in area located at 7901 S. 6th Street.

Prepared by:

Peter Wagner, A/CP Zoning Administrator/Planner

Respectfully Submitted by:

Douglas Seymour, AICP Director of Community Development



Publish June 29, 2017

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

A public hearing for a sign appeal will be held:

Date:	Tuesday, July 11, 2017
Time:	6:00 p.m.
Place:	Oak Creek City Hall COMMON COUNCIL CHAMBERS 8040 S. 6 th Street Oak Creek, WI 53154
Appellant:	Froedtert & Medical College of Wisconsin (Neil Jensen)
Tax Key No.	813-9056-000
Property location:	7901 S. 6 th Street
To Request:	A variance from Section 17.0334, part of the General Development Plan and Regulating Plan, which states that one primary sign is permitted on entry facades only and directional signs are not to exceed 6 square-feet in area and 5 feet in height.
Υ.	If granted, the variance would allow the applicant to install four wall signs on the east elevation, three wall signs on the west elevation, two wall signs on the south elevation, one 15 square-foot, 5'11" tall, directional sign along Drexel Avenue and two, 15 square-foot, 5'11" tall directional signs along 6 th Street for the development located at 7901 S. 6 th Street.
Zoning of Property:	DTSMUPDD, Drexel Town Square Mixed Use Planned Development District
All interested persons wishing to b	be heard are invited to be present.

Dated this 22nd Day of June, 2017

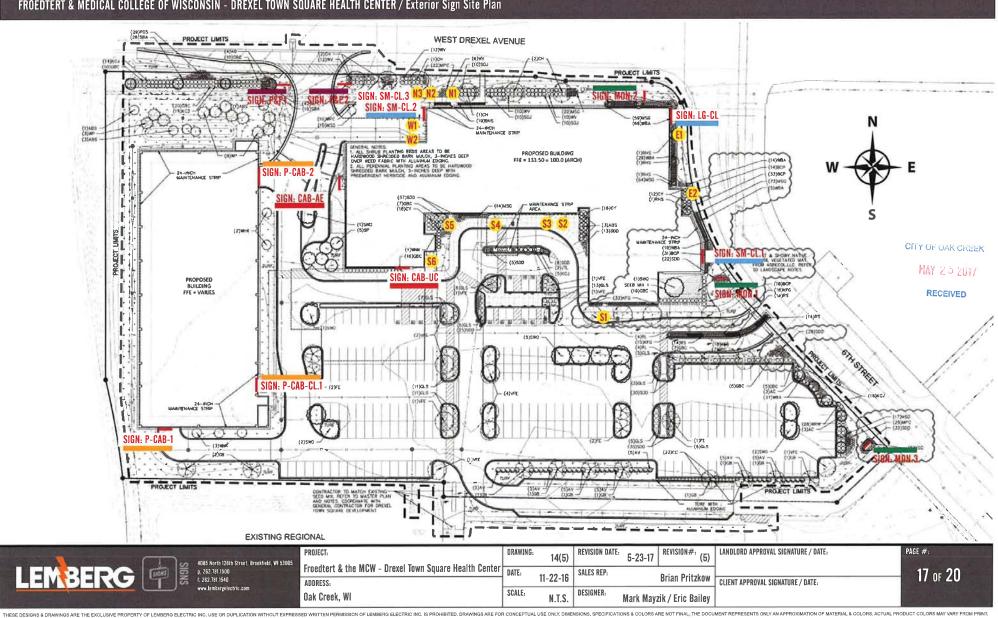
PLAN COMMISSION CITY OF OAK CREEK, WISCONSIN

/s/ Mayor Daniel J. Bukiewicz, Chairman

Public Notice

PLEASE NOTE: Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible, preferable a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 414-766-7000, or by writing to the ADA Coordinator at the Health Department, City Hall, and 8040 South 6th Street, Oak Creek, Wisconsin 53154.

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



FROEDTERT & MEDICAL COLLEGE OF WISCONSIN - DREXEL TOWN SQUARE HEALTH CENTER / Exterior Sign Site Plan



EAST ELEVATION

CH Y OF OAK CREEK

CAB-UC SM-CL.1

SIGNS:

LG-CL

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4085 North 128th Street, Brookfield, WI 53005	PROJECT:	DRAWING:	15(2)	REVISION DATE:	5-1-17	REVISION#: (2)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #
1 262.781 1540	Froedtert & the MCW - Drexel Town Square Health Center Address:	DATE:	01-17-17	SALES REP:		Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	19 of 20
www.lembergelectric.com		SCALE:	N.T.S.	DESIGNER:	Mark May	zik / Eric Bailey		N. In Losse

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CITY OF OAK CREEK

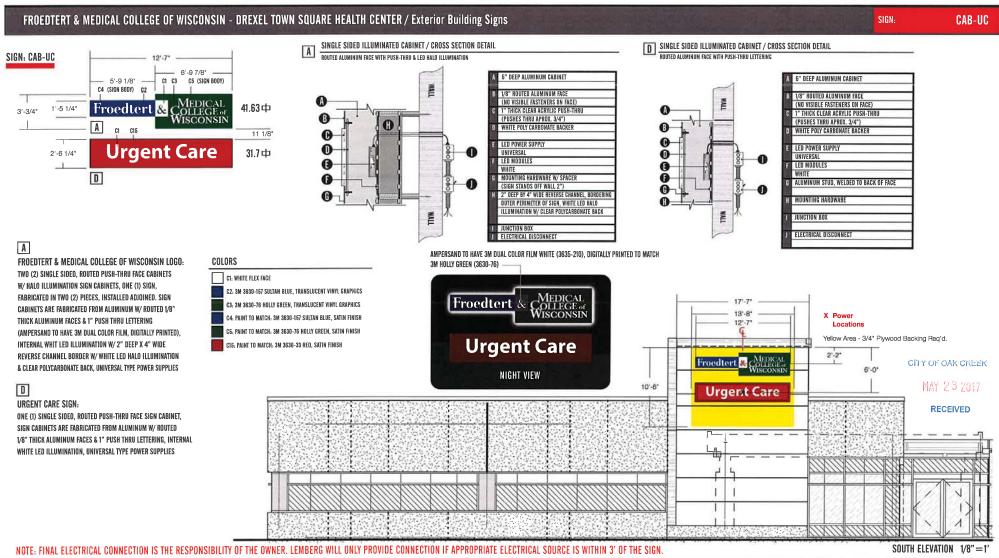
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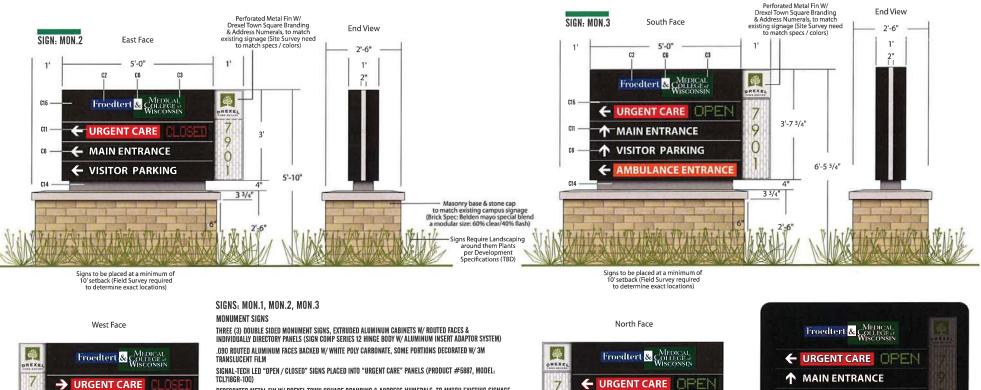
1085 North 198	PROJECT: htt Street, Broadfield, WI 53005	DRAWI		REVISION DAT	^{re:} 02-03-17 REVISION#: (2)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #:
LEMBERG 9 262.781.1500	ADDRESS:	enter DATE:	11-22-16	SALES REP:	Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	20 of 20
www.lembergele	Dak Creek, WI	SCALE:	3/32"=1'	DESIGNER:	Mark Mayzik / Eric Bailey		
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SM-CL.2



	PROJECT:	DRAWING:	5(7)	REVISION DATE:	5-1-17	REVISION#: (7)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #:
p. 262.781.1500 f. 262.781 1540	Froedtert & the MCW - Drexel Town Square Health Center ADDRESS:	DATE:	11-22-16	SALES REP:		Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	6 of 20
www.lembergelectric.com	Oak Creek, WI	SCALE: 3	3/16" = 1'	DESIGNER:	Mark May	zik / Eric Bailey		

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PERFORATED METAL FIN W/ DREXEL TOWN SQUARE BRANDING & ADDRESS NUMERALS, TO MATCH EXISTING SIGNAGE (SITE SURVEY NEED TO MATCH SPECS / COLORS)

MASONRY BASE & STONE CAP TO MATCH CAMPUS SIGNAGE (BRICK SPEC: BELDEN MAYO SPECIAL BLEND A MODULAR SIZE: 60% CLEAR/40% FLASH)

MASONRY BASE TO SIT ON TYPICAL CONCRETE FOOTING W/ 3" SQ. STEEL CENTER POLE SET IN FOOTING, SIGN CABINET TO SADDLE MOUNT CENTER POLE

SIGNS TO BE PLACED AT A MINIMUM OF 10' SETBACK (FIELD SURVEY REQUIRED TO DETERMINE EXACT LOCATIONS)





Night View Y UF UAK CREEK

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→ MAIN ENTRANCE

→ VISITOR PARKING

4085 North 128th Street, Brookfield, WI 53005	123th Street, Brookfield, WI S2005 1500 Froedtert & the MCW - Drexel Town Square Health Center D	DRAWING:	19(1)	REVISION DATE:	5-1-17	REVISION#: (1)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #:
1 262 781 1540	ADDRESS:	DATE:	4-28-17	SALES REP:		Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	8 of 20
www.lembergelectric.com	7901 6th Street, Oak Creek, WI	SCALE:	1/2" = 1'	DESIGNER:	Mark Maya	zik / Eric Bailey		

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MON.2 & MON.3 SIGNS:

SignComp Parts List (54) Perforated Metal Fin w/ ITEM | PART # DESCRIPTION Drexel Town Square Branding & Address Numerals, to match End View 1290 1 Access Body SIGN: MON.1 existing signage (Site Survey need South Face 1292 Insert Cover to match specs / colors) 2'-6" 3 1696 Insert End Cover 4 1668 Insert Divider 5'-0" 1'-0" 1'-0" 1' 1679 Aluminum Insert Panel Adaptors North Face 54 5168 Insert Retainer / Insert Cover 63 C3 C2 2" 60 5241 Access Body Corner Screw 3 4 Froedtert & MEDICAL * C15 -Froedtert & C HEXE OREXE 54 ▲ URGENT CARE DEEL CII URGENT CARE OPFN 3'-0" 9 9 MAIN ENTRANCE → MAIN ENTRANCE C6 0 0 *C VISITOR PARKING* -> VISITOR PARKING 4 Aluminum Insert 5'-10" Adaptor (Part#1679) C14 A^{*} 3 3/4" Masonry base & stone cap to match existing campus signage (Brick Spec: Belden mayo special blend a modular size: 60% clear/40% flash) Tape/Adhesive Signs Require Landscaping around them – Plants per Development Specifications (TBD) -LANDSCAPED BASE Routed aluminum Face (.090) -STONE CAP -PERFORATED METAL FIN Detail of Routed Faces Signs to be placed at a minimum of 10' setback (Field Survey required 4' with Insert Adaptor to determine exact locations) 2'-6" 6'-0" 3'-0" 6'-6" 001.000 SIGNS: MON.1, MON.2, MON.3 MONUMENT SIGN (SEE MON.2 & MON.3 ON NEXT SHEET): THREE (3) DOUBLE SIDED MONUMENT SIGNS, EXTRUDED ALUMINUM CABINETS W/ ROUTED FACES & INDIVIDUALLY DIRECTORY PANELS (SIGN COMP SERIES 12 HINGE BODY W/ ALUMINUM INSERT ADAPTOR SYSTEM) .090 ROUTED ALUMINUM FACES BACKED W/ WHITE POLY CARBONATE, SOME PORTIONS DECORATED W/ 3M TRANSLUCENT FILM

SIGNAL-TECH LED "OPEN / CLOSED" SIGNS PLACED INTO "URGENT CARE" PANELS (PRODUCT #5887, MODEL: TCL718GR-100)

PERFORATED METAL FIN W/ DREXEL TOWN SQUARE BRANDING & ADDRESS NUMERALS, TO MATCH EXISTING SIGNAGE (SITE SURVEY NEED TO MATCH SPECS / COLORS)

MASONRY BASE & STONE CAP TO MATCH CAMPUS SIGNAGE (BRICK SPEC: BELDEN MAYO SPECIAL BLEND A MODULAR SIZE: 60% CLEAR/40% FLASH)

MASONRY BASE TO SIT ON TYPICAL CONCRETE FOOTING W/ 3" SQ. STEEL CENTER POLE SET IN FOOTING, SIGN CABINET TO SADDLE MOUNT CENTER POLE

SIGNS TO BE PLACED AT A MINIMUM OF 10' SETBACK (FIELD SURVEY REQUIRED TO DETERMINE EXACT LOCATIONS)

NOTE: FINAL ELECTRICAL CONNECTION IS THE RESPONSIBILITY OF THE OWNER. LEMBERG WILL ONLY PROVIDE CONNECTION IF APPROPRIATE ELECTRICAL SOURCE IS WITHIN 3' OF THE SIGN.

4985 North 12918 Strat	PROJECT: Broskfield, WI S1005 Fund Advant & Advant MONA Discussion Fundation Monthly Compared	DRAWING	6(5)	REVISION DATE:	4-28-17	REVISION#: (5)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #:
	Breakfield, WI 53005 Froedtert & the MCW - Drexel Town Square Health Center ADDRESS:	DATE:	11-22-16	SALES REP:		Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	7 of 20
www.lembergelectric.com	7901 6th Street, Oak Creek, WI	SCALE:	1/2" = 1'	DESIGNER:	Mark Maya	zik / Eric Bailey		

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FROEDTERT & MEDICAL COLLEGE OF WISCONSIN - DREXEL TOWN SQUARE HEALTH CENTER / Exterior Monument Signs

MON.1 - MON.3 SIGNS:

CULURS	
C2: 3M 3630-167 SULTAN BLUE, TRANSLUCENT VINYL GRAPHICS	
C3: 3M 3630-76 HOLLY GREEN, TRANSLUCENT VINYL GRAPHICS	
C6: WHITE POLY CARBONATE	
C11: 3M TRANSLUCENT FILM RED 3630-33	
C14: BEIGE / GREY: PAINT TO MATCH FACADE (T.B.D.)	CITY OF OAK CREEK
C15: MP DARK BRONZE #41313SP	MAY 2 3 2017
C18: 3M TRANSLUCENT FILM ORANGE 3630-44	HAT 2.0 LUTT
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PROJECT: Sign Plan Review – Froedert & Medical College of Wisconsin (Neil Jensen)

ADDRESS: 7901 S. 6th St.

TAX KEY NO: 813-9056-000

STAFF RECOMMENDATION: That the Plan Commission approves the sign plan submitted by Froedert & Medical College of Wisconsin for the development located at 7901 S. 6th Street

Ownership: JES Oak Creek MOB LLC

Size: 6.9025 acres

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

Adjacent Zoning: North – M-1, Manufacturing; FF, Flood Fringe; FW, Floodway, B-2 (CU), Community Business

East – DTSMUPDD, Drexel Town Square Mixed Use Planned Development Dist.

South – DTSMUPDD, Drexel Town Square Mixed Use Planned Development Dist.

West - Rm-1 (PUD), Multifamily Residential; FF, Flood Fringe

Comprehensive Plan: Planned Mixed Use.

Wetlands: N/A.

Floodplain: N/A.

Official Map: N/A.

Commentary: The applicant is requesting approval of a sign plan for Froedert & Medical College of Wisconsin located at 7901 S. 6th Street. All signage within Drexel Town Square zoning district requires Plan Commission approval prior to submitting sign permits.

The proposed sign plan consists of primary, secondary, and eye level signs. The applicant has requested variances from the DTSMUPDD code which limit the number of wall signs to one per entry façade and the size of directional signs. If granted the variances, the following plan can be approved as presented. Included with this report are illustrations of what the proposed sign will look like along with design specifications.

PRIMARY SIGNS

The applicant is proposing to have a total of nine primary signs on the building. Four will be located on the east elevation, three on the west, and two on the south.

East Elevation:

Each wall sign complies with the size regulations for the zoning district. Two wall signs will be channel letter signs that spell out Drexel Town Square Health Center. The sign located on the north end of the east elevation of the building, located near the top of the building, will be 98.5 square feet in area and internally illuminated with LEDs. A similar, yet smaller, wall sign will be located on the southern end of the east elevation and be 38.5 square feet in area. Alongside each of these channel letter signs will be a routed push-thru face cabinets with halo illumination that spells out Froedert & Medical College of Wisconsin. The sign will have a blue and green colored base with white lettering push-thru from the base. The lighting will be white halo lite illumination from white LEDs. This design meets the design standards for the DTSMUPDD. The routed cabinet located on the northern portion of the east elevation will be 100 square feet in size, in compliance with code. The other, yet similar, routed cabinet will be

located on the southern portion of the building alongside the channel letter sign. This sign will be 41.63 square feet in size, in compliance with code.

West Elevation:

The applicant is proposing three wall signs. One on the north end of the west elevation, the applicant will install two wall signs that meet the size requirements for the zoning district. These signs are of the same design at the ones proposed on the east elevation. The routed sign with halo lighting will be 41.63 square feet in area and the channel letter sign will be 37.89 square feet in area. The third wall sign stating ambulance entrance will be located above the doorway on the first floor. This sign is a routed cabinet with push through lettering. The sign will be internally illuminated with LEDs. At night only the letters will be illuminated.

South Elevation:

The applicant is proposing two wall signs on this elevation. Both signs meet the size regulations for the zoning district. Similar to what is being proposed on the east and west elevations, a routed cabinet sign with routed push-thru lettering that will be halo lit will be located on the south elevation of the building and is 41.63 square feet in area. Below this sign, a second routed, push-thru face sign will be installed identifying Urgent Care. This sign will be 31.7 square feet in area and complies with code. At night only the lettering will be illuminated.

Parking Structure

The applicant is proposing to install one routed sign with halo lit letters, similar to what was proposed on the west and east elevations of the building, on the east elevation of the parking structure. The sign will be 100 square feet in area and installed on the top row towards the south side of the building.

SECONDARY SIGNS

The applicant is proposing three directional signs for the site. For these signs to be approved, a variance would have been required. One directional sign is proposed along Drexel Avenue and will be 5'10" in height and 15 square feet in area. The applicant has modeled the directional signs to mimic the look of other signs in the DTS. A similar sign is proposed to be located at the northern entrance along 6th Street. The third directional sign will be 6' 5" and 18 square feet in size. The purpose of this sign being larger is that an additional component for ambulance entrance was required. There will be two additional directional signs that comply with sign standards withouth the business logo. They will be located at the entrance along Drexel, be 5' in height and 6 square feet in area.

The parking structure will have additional signage identifying the entrance and exit to the structure. Included in your packet are illustrations showing what the signage will look like. The proposed signage complies with DTSMUPDD code.

EYE-LEVEL SIGNS

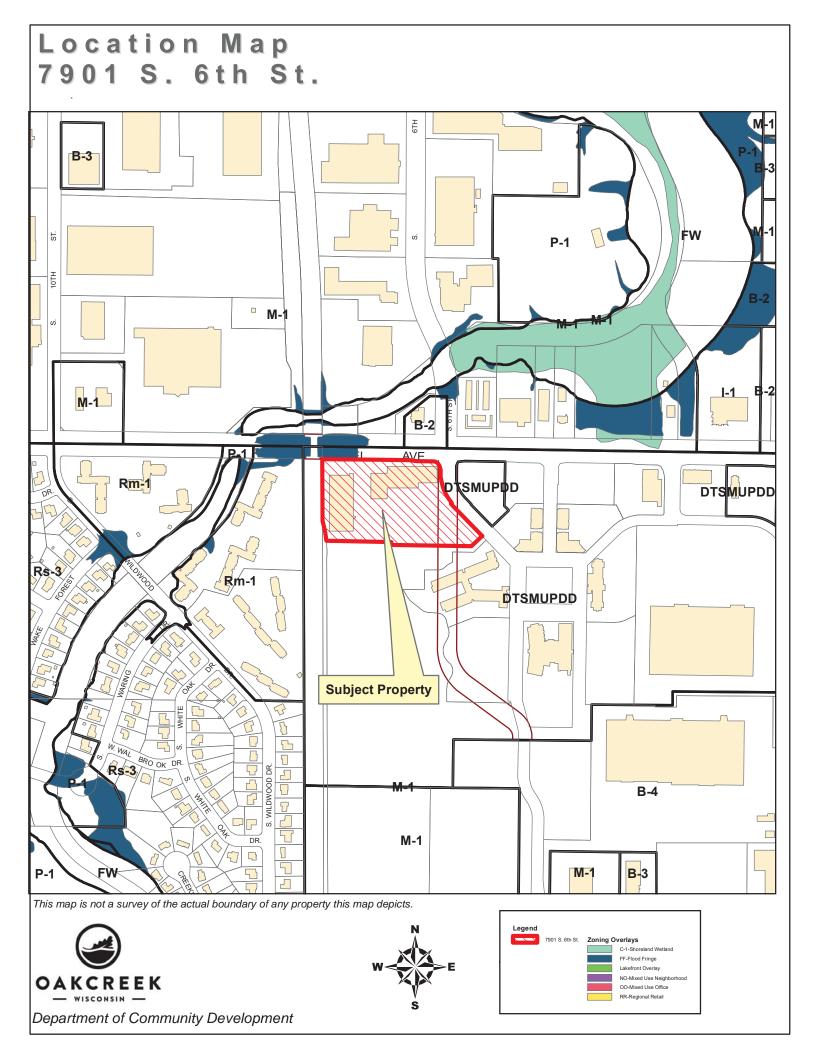
Vinyl clings are being proposed on the entries to the building. They comply with the regulation limiting eye-level signs not to cover more than 10% of the glass.

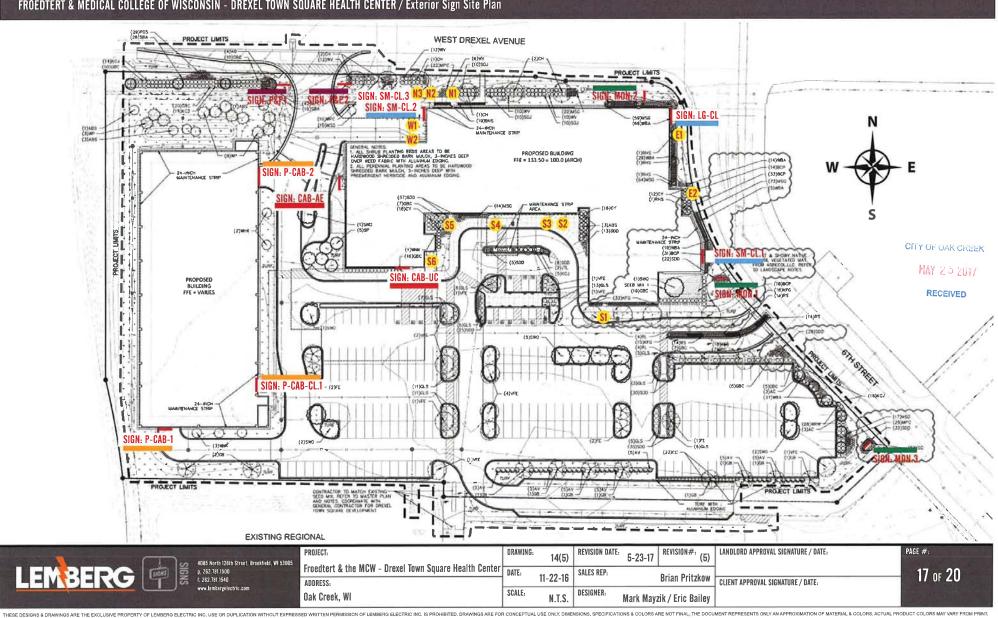
If the Plan Commission Prepared by:

Peter Wagner, A/CP Zoning Administrator/Planner

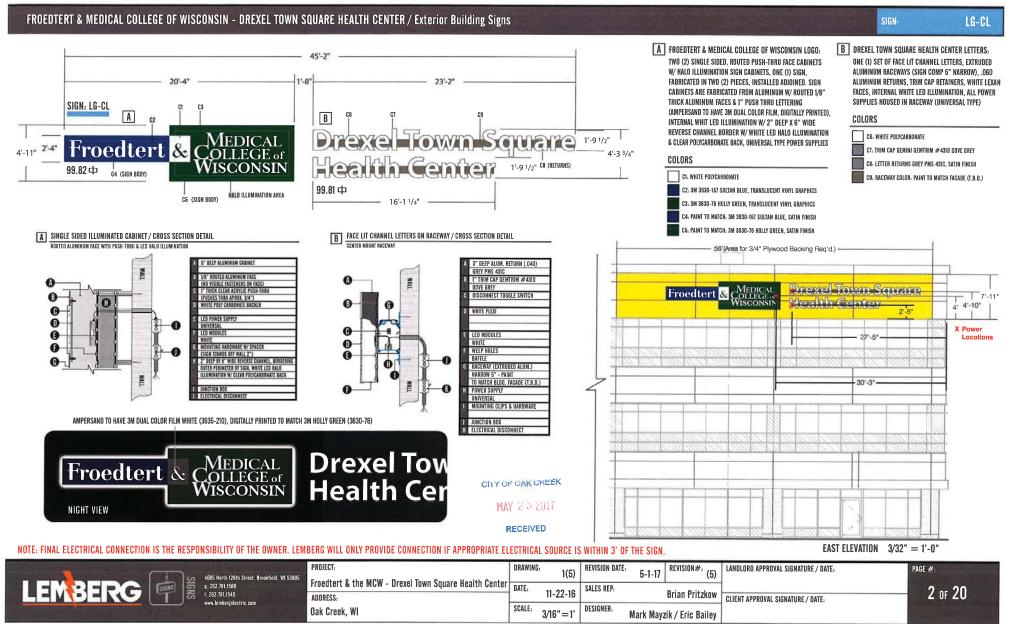
Respectfully Submitted by:

Douglas Seymour, AICP Director of Community Development





FROEDTERT & MEDICAL COLLEGE OF WISCONSIN - DREXEL TOWN SQUARE HEALTH CENTER / Exterior Sign Site Plan



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EAST ELEVATION

CH Y OF OAK CREEK

CAB-UC SM-CL.1

SIGNS:

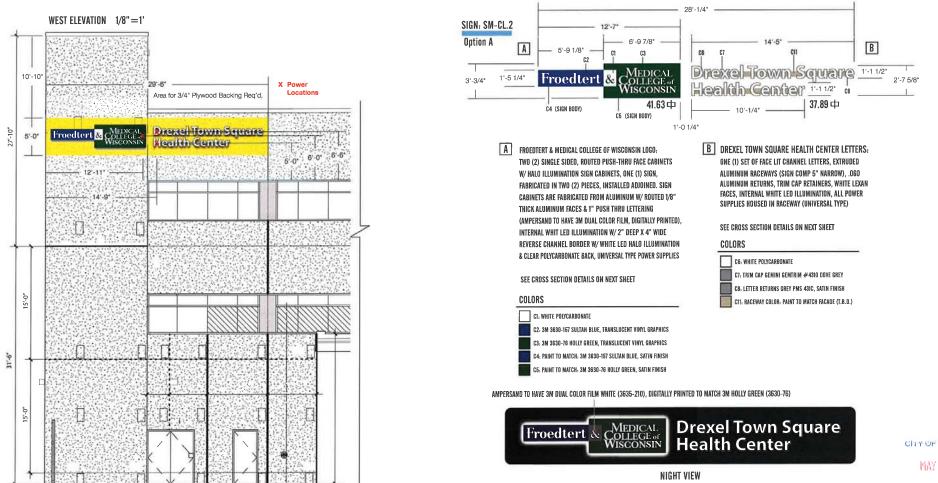
LG-CL

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NOTE: FINAL ELECTRICAL CONNECTION IS THE RESPONSIBILITY OF THE OWNER. LEMBERG WILL ONLY PROVIDE CONNECTION IF APPROPRIATE ELECTRICAL SOURCE IS WITHIN 3' OF THE SIGN.

4085 North 128th Street, Brookfield, WI 53005	PROJECT:	DRAWING:	15(2)	REVISION DATE:	5-1-17	REVISION#: (2)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #
1 262.781 1540	Froedtert & the MCW - Drexel Town Square Health Center Address:	DATE:	01-17-17	SALES REP:		Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	19 of 20
www.lembergelectric.com		SCALE:	N.T.S.	DESIGNER:	Mark May	zik / Eric Bailey		N. In Losse

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LEMBERG	4085 North 128th Street, Brookfield, WI 53005	PROJECT:	DRAWING	[.] 3(8)	REVISION DATE:	5-1-17	REVISION#: (8)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #:
	f. 262 781 1540	Froedtert & the MCW - Drexel Town Square Health Center	DATE:	11-22-16	SALES REP:		Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	4 of 20
	www.lembergelectric.com	Oak Creek, WI	SCALE:	3/16"=1'	DESIGNER:	Mark May	zik / Eric Bailey		R. P. WAY CONFIGURE

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FROEDTERT & MEDICAL COLLEGE OF WISCONSIN - DREXEL TOWN SQUARE HEALTH CENTER / Exterior Building Signs

SM-CL.2

SIGN:

CITY OF OAK CREEK

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A

FROEDTERT & MEDICAL COLLEGE OF WISCONSIN LOGO: TWO (2) SINGLE SIDED, ROUTED PUSH-THRU FACE CABINETS W/ HALO ILLUMINATION SIEN CABINETS, ONE (1) SIGN, FABRICATED IN TWO (2) PIECES, INSTALLED ADJOINED. SIGN CABINETS ARE FABRICATED FROM ALUMINUM W/ ROUTED V8" THICK ALUMINUM FACES & 1" PUSH THRU LETTERING (AMPERSAND TO HAVE SM DUAL COLOR FILM, DIGITALLY PRINTED), INTERNAL WHIT LED HILUMINATION W/ 2" DEEP X 6" WIDE REVERSE CHANNEL BORDER W/ WHITE LED HALO ILLUMINATION & CLEAR POLYCARBONATE BACK, UNIVERSAL TYPE POWER SUPPLIES

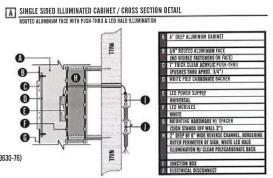
COLORS

CI: WHITE POLY CARBONATE
 C2, 3M 3630-167 SULTAN BLUE, TRANSLUCENT VINYL GRAPHICS
 C3, 3M 3630-76 HOLLY GREEN, TRANSLUCENT VINYL GRAPHICS
 C4, PAINT TO MATCH. 3M 3630-167 SULTAN BLUE, SATIN FINISH

C5: PAINT TO MATCH: 3M 3630-76 HOLLY GREEN, SATIN FINISH

20'-4" SIGN: P-CAB-CL.1 11'-0 1/4" 9'-3 5/8" A 63 CI C2 MEDICAL Froedtert & 2'-4" OI LEGE of 4'-11 3/8" WISCONSIN 99.82中 C4 (SIGN BODY) C5 (SIGN BODY) AMPERSAND TO HAVE 3M DUAL COLOR FILM WHITE (3635-210), DIGITALLY PRINTED TO MATCH 3M HOLLY GREEN (3630-76)



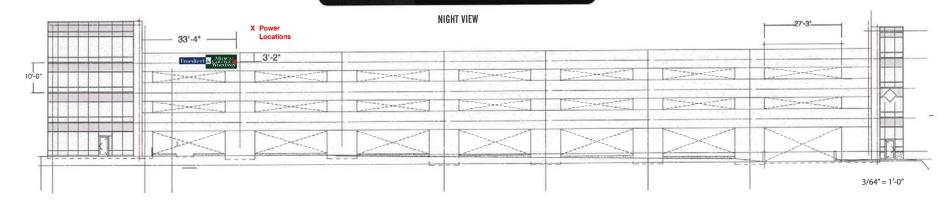


CITY OF OAK CREEK

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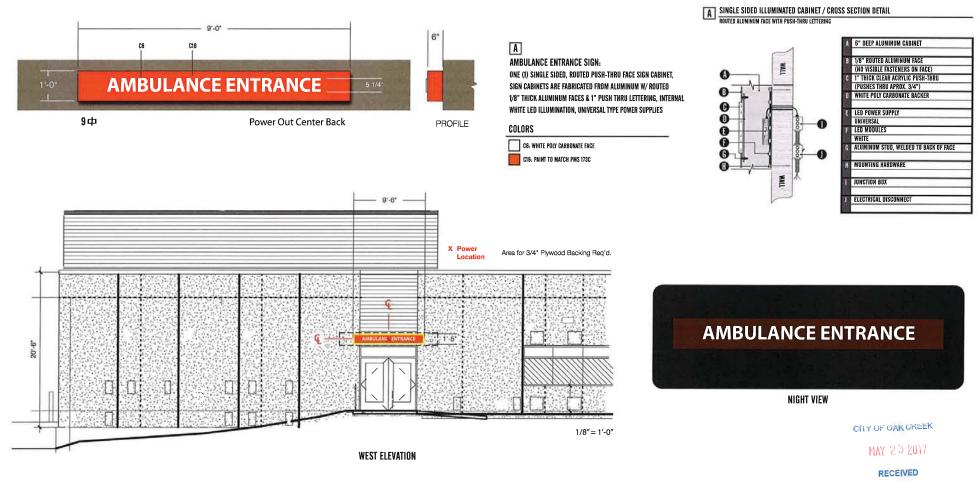




4085 North 128th Street Brookfield WI 53005	110/2011	DRAWING:	7(6)	REVISION DATE:	5-1-17	REVISION#: (6)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #
p. 262.781.1500 f. 262.781.1540	Froedtert & the MCW - Drexel Town Square Health Center ADDRESS:	DATE:	11-22-16	SALES REP:		Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	10 of 20
www.lembergelectric.com		SCALE: 3	/16" = 1'	DESIGNER:	Mark Mayz	ik / Eric Bailey		

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SIGN: CAB-AE

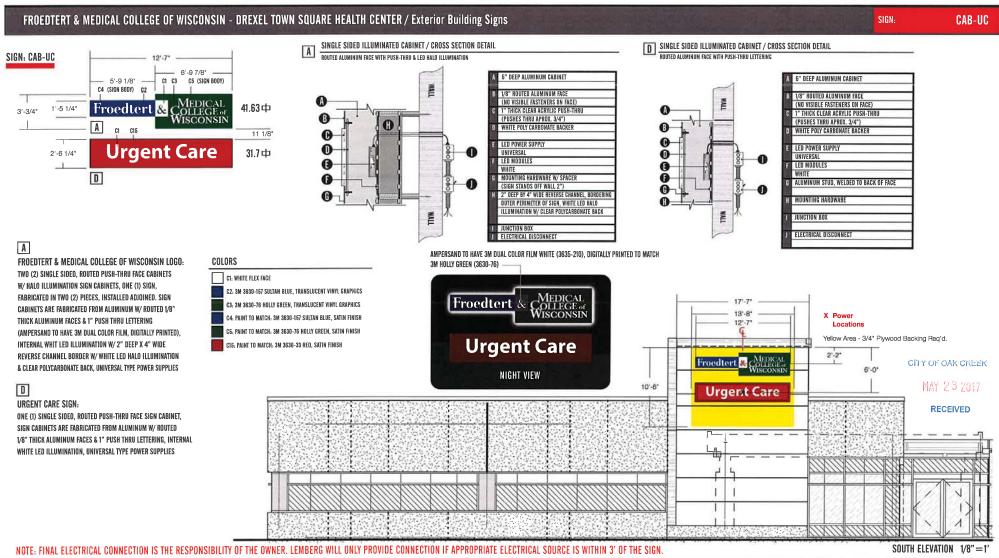


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LEMBERG	4085 North 128th Street Brookfield, WI 53005	PROJECT:	DRAWING	8(6)	REVISION DATE:	5-1-17	^{REVISION#:} (6)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #:
	f. 262.781,1540	Froedtert & the MCW - Drexel Town Square Health Center ADDRESS:	DATE:	11-22-16	SALES REP:		Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	11 of 20
	www.lembergelectric.com	Oak Creek, WI	SCALE:	1/2" = 1'	DESIGNER:	Mark Mayz	tik / Eric Bailey		

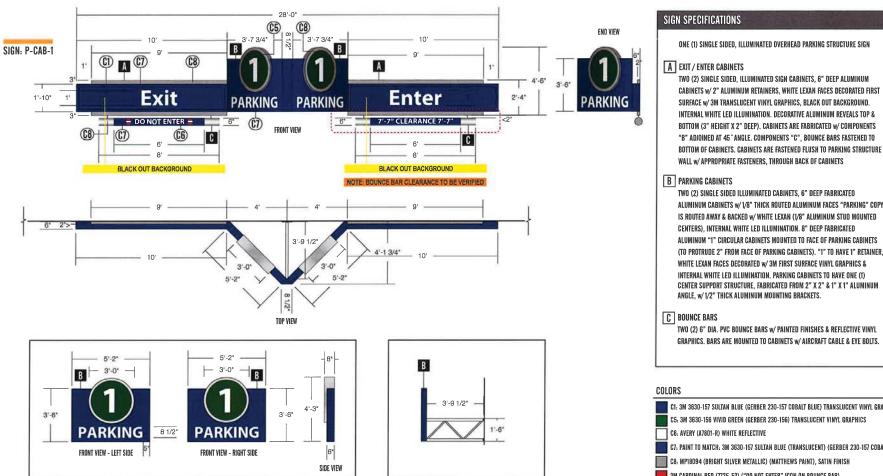
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CAB-AE



	PROJECT:	DRAWING:	5(7)	REVISION DATE:	5-1-17	REVISION#: (7)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #:
p. 262.781.1500 f. 262.781 1540	Froedtert & the MCW - Drexel Town Square Health Center ADDRESS:	DATE:	11-22-16	SALES REP:		Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	6 of 20
www.lembergelectric.com	Oak Creek, WI	SCALE: 3	3/16" = 1'	DESIGNER:	Mark May	zik / Eric Bailey		

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PARKING CABINET SHOWN FLAT FOR CLARITY

SIDE VIEW OF CENTER SUPPORT STRUCTURE

TWO (2) SINGLE SIDED ILLUMINATED CABINETS, 6" DEEP FABRICATED ALUMINUM CABINETS w/ 1/8" THICK ROUTED ALUMINUM FACES "PARKING" COPY IS ROUTED AWAY & BACKED w/ WHITE LEXAN (1/8" ALUMINUM STUD MOUNTED CENTERS), INTERNAL WHITE LED ILLUMINATION. 8" DEEP FABRICATED ALUMINUM "1" CIRCULAR CABINETS MOUNTED TO FACE OF PARKING CABINETS (TO PROTRUDE 2" FROM FACE OF PARKING CABINETS). "1" TO HAVE 1" RETAINER. WHITE LEXAN FACES DECORATED w/ 3M FIRST SURFACE VINYL GRAPHICS & INTERNAL WHITE LED ILLUMINATION, PARKING CABINETS TO HAVE ONE (1) CENTER SUPPORT STRUCTURE, FABRICATED FROM 2" X 2" & 1" X 1" ALUMINUM

TWO (2) 6" DIA. PVC BOUNCE BARS w/ PAINTED FINISHES & REFLECTIVE VINYL GRAPHICS. BARS ARE MOUNTED TO CABINETS W/ AIRCRAFT CABLE & EYE BOLTS.

IN Y OF OAK CREEK MAY 23 7017 RECEIVED

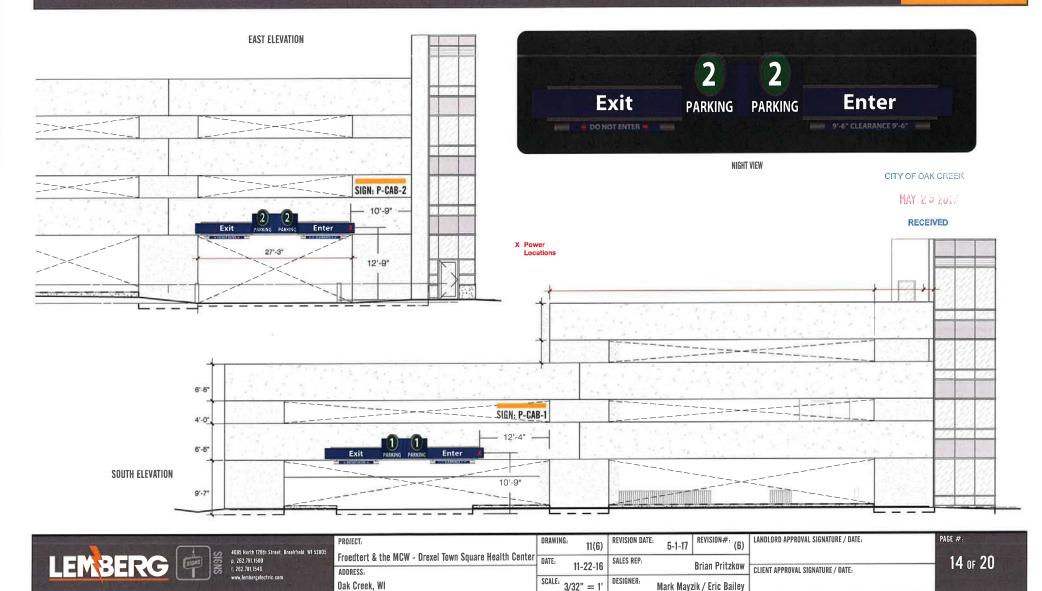
C1: 3M 3630-157 SULTAN BLUE (GERBER 230-157 COBALT BLUE) TRANSLUCENT VINYL GRAPHICS C5: 3M 3630-156 VIVID GREEN (GERBER 230-156) TRANSLUCENT VINYL GRAPHICS C7: PAINT TO MATCH: 3M 3630-157 SULTAN BLUE (TRANSLUCENT) (GERBER 230-157 COBALT BLUE), SATIN FINISH C8: MP18094 (BRIGHT SILVER METALLIC) (MATTHEWS PAINT), SATIN FINISH 3M CARDINAL RED (7725-53) ("DO NOT ENTER" ICON ON BOUNCE BAR)

LEMBERGE (122,121,150) 222,212,150 www.lembergelectric.com		PROJECT: Froedtert & the MCW - Drexel Town Square Health Center Address:	DRAWING		REVISION DATE:	5-1-17	REVISION#: (5)	LANDLORD APPROVAL SIGNATURE / DATE:	page #1 12 of 20
	1540		DATE	11-22-16	SALES REP:		Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	
		Oak Creek, WI	SCALE:	1/4" = 1'	DESIGNER:		Mark Mayzik		

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P-CAB-1

SIGNS: P-CAB-1 / P-CAB-2



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A

FROEDTERT & MEDICAL COLLEGE OF WISCONSIN LOGO: TWO (2) SINGLE SIDED, ROUTED PUSH-THRU FACE CABINETS W/ HALO ILLUMINATION SIEN CABINETS, ONE (1) SIGN, FABRICATED IN TWO (2) PIECES, INSTALLED ADJOINED. SIGN CABINETS ARE FABRICATED FROM ALUMINUM W/ ROUTED V8" THICK ALUMINUM FACES & 1" PUSH THRU LETTERING (AMPERSAND TO HAVE SM DUAL COLOR FILM, DIGITALLY PRINTED), INTERNAL WHIT LED HILUMINATION W/ 2" DEEP X 6" WIDE REVERSE CHANNEL BORDER W/ WHITE LED HALO ILLUMINATION & CLEAR POLYCARBONATE BACK, UNIVERSAL TYPE POWER SUPPLIES

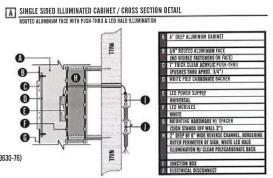
COLORS

CI: WHITE POLY CARBONATE
 C2, 3M 3630-167 SULTAN BLUE, TRANSLUCENT VINYL GRAPHICS
 C3, 3M 3630-76 HOLLY GREEN, TRANSLUCENT VINYL GRAPHICS
 C4, PAINT TO MATCH. 3M 3630-167 SULTAN BLUE, SATIN FINISH

C5: PAINT TO MATCH: 3M 3630-76 HOLLY GREEN, SATIN FINISH

20'-4" SIGN: P-CAB-CL.1 11'-0 1/4" 9'-3 5/8" A 63 CI C2 MEDICAL Froedtert & 2'-4" OI LEGE of 4'-11 3/8" WISCONSIN 99.82中 C4 (SIGN BODY) C5 (SIGN BODY) AMPERSAND TO HAVE 3M DUAL COLOR FILM WHITE (3635-210), DIGITALLY PRINTED TO MATCH 3M HOLLY GREEN (3630-76)



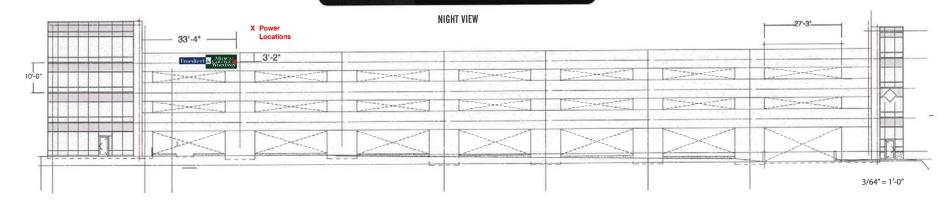


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4085 North 128th Street. Broadfield. 9. 822.781.1540 1. 262.781.1540 www.lembergelectric.com		PROJECT: Froedtert & the MCW - Drexel Town Square Health Center ADDRESS:	DRAWING:	7(6)	REVISION DATE:	5-1-17	REVISION#: (6)	LANDLORD APPROVAL SIGNATURE / DATE: Client Approval Signature / Date:	PAGE #
			DATE:	DATE: 11-22-16 S	SALES REP:		Brian Pritzkow		10 of 20
		SCALE: 3	/16" = 1'	DESIGNER:	Mark Mayz	ik / Eric Bailey			

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SignComp Parts List (54) Perforated Metal Fin w/ ITEM | PART # DESCRIPTION Drexel Town Square Branding & Address Numerals, to match End View 1290 1 Access Body SIGN: MON.1 existing signage (Site Survey need South Face 1292 Insert Cover to match specs / colors) 2'-6" 3 1696 Insert End Cover 4 1668 Insert Divider 5'-0" 1'-0" 1'-0" 1' 1679 Aluminum Insert Panel Adaptors North Face 54 5168 Insert Retainer / Insert Cover 63 C3 C2 2" 60 5241 Access Body Corner Screw 3 4 Froedtert & MEDICAL * C15 -Froedtert & C HEXE OREXE 54 ▲ URGENT CARE DEEL CII URGENT CARE OPFN 3'-0" 9 9 MAIN ENTRANCE → MAIN ENTRANCE C6 0 0 *C VISITOR PARKING* -> VISITOR PARKING 4 Aluminum Insert 5'-10" Adaptor (Part#1679) C14 A^{*} 3 3/4" Masonry base & stone cap to match existing campus signage (Brick Spec: Belden mayo special blend a modular size: 60% clear/40% flash) Tape/Adhesive Signs Require Landscaping around them – Plants per Development Specifications (TBD) -LANDSCAPED BASE Routed aluminum Face (.090) -STONE CAP -PERFORATED METAL FIN Detail of Routed Faces Signs to be placed at a minimum of 10' setback (Field Survey required 4' with Insert Adaptor to determine exact locations) 2'-6" 6'-0" 3'-0" 6'-6" 001.000 SIGNS: MON.1, MON.2, MON.3 MONUMENT SIGN (SEE MON.2 & MON.3 ON NEXT SHEET): THREE (3) DOUBLE SIDED MONUMENT SIGNS, EXTRUDED ALUMINUM CABINETS W/ ROUTED FACES & INDIVIDUALLY DIRECTORY PANELS (SIGN COMP SERIES 12 HINGE BODY W/ ALUMINUM INSERT ADAPTOR SYSTEM) .090 ROUTED ALUMINUM FACES BACKED W/ WHITE POLY CARBONATE, SOME PORTIONS DECORATED W/ 3M TRANSLUCENT FILM

SIGNAL-TECH LED "OPEN / CLOSED" SIGNS PLACED INTO "URGENT CARE" PANELS (PRODUCT #5887, MODEL: TCL718GR-100)

PERFORATED METAL FIN W/ DREXEL TOWN SQUARE BRANDING & ADDRESS NUMERALS, TO MATCH EXISTING SIGNAGE (SITE SURVEY NEED TO MATCH SPECS / COLORS)

MASONRY BASE & STONE CAP TO MATCH CAMPUS SIGNAGE (BRICK SPEC: BELDEN MAYO SPECIAL BLEND A MODULAR SIZE: 60% CLEAR/40% FLASH)

MASONRY BASE TO SIT ON TYPICAL CONCRETE FOOTING W/ 3" SQ. STEEL CENTER POLE SET IN FOOTING, SIGN CABINET TO SADDLE MOUNT CENTER POLE

SIGNS TO BE PLACED AT A MINIMUM OF 10' SETBACK (FIELD SURVEY REQUIRED TO DETERMINE EXACT LOCATIONS)

NOTE: FINAL ELECTRICAL CONNECTION IS THE RESPONSIBILITY OF THE OWNER. LEMBERG WILL ONLY PROVIDE CONNECTION IF APPROPRIATE ELECTRICAL SOURCE IS WITHIN 3' OF THE SIGN.

4905 North 1290 S	PROJECT: treet, Broadfield, WI 53005 Encoded and Alex MONU Draved Town Services Haplish Contact	DRAWING	6(5)	REVISION DATE:	4-28-17	REVISION#: (5)	LANDLORD APPROVAL SIGNATURE / DATE:	page #: 7 of 20
	Creef, Broadfield, W153005 Froedtert & the MCW - Drexel Town Square Health Center Address.	DATE:	11-22-16	SALES REP:		Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	
www.lembergeliectri	7901 6th Street, Oak Creek, WI	SCALE:	1/2" = 1'	DESIGNER:	Mark Maya	zik / Eric Bailey		

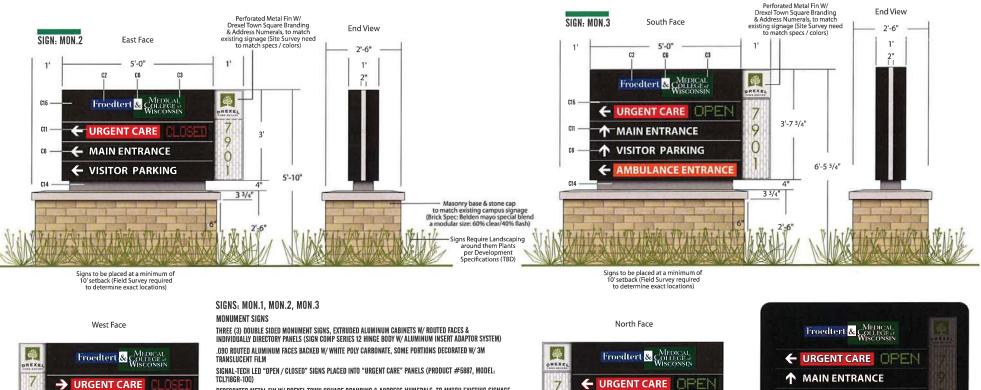
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FROEDTERT & MEDICAL COLLEGE OF WISCONSIN - DREXEL TOWN SQUARE HEALTH CENTER / Exterior Monument Signs

MON.1 - MON.3 SIGNS:

CULURS	
C2: 3M 3630-167 SULTAN BLUE, TRANSLUCENT VINYL GRAPHICS	
C3: 3M 3630-76 KOLLY GREEN, TRANSLUCENT VINYL GRAPHICS	
C6: WHITE POLY CARBONATE	
C11: 3M TRANSLUCENT FILM RED 3630-33	
C14: BEIGE / GREY: PAINT TO MATCH FACADE (T.B.D.)	CITY OF OAK CREEK
C15: MP DARK BRONZE #41313SP	MAY 2 3 2017
C18: 3M TRANSLUCENT FILM ORANGE 3630-44	HAT 2.0 2017
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FROEDTERT & MEDICAL COLLEGE OF WISCONSIN - DREXEL TOWN SQUARE HEALTH CENTER / Exterior Monument Signs



PERFORATED METAL FIN W/ DREXEL TOWN SQUARE BRANDING & ADDRESS NUMERALS, TO MATCH EXISTING SIGNAGE (SITE SURVEY NEED TO MATCH SPECS / COLORS)

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SIGNS TO BE PLACED AT A MINIMUM OF 10' SETBACK (FIELD SURVEY REQUIRED TO DETERMINE EXACT LOCATIONS)





Night View Y UF UAK CREEK

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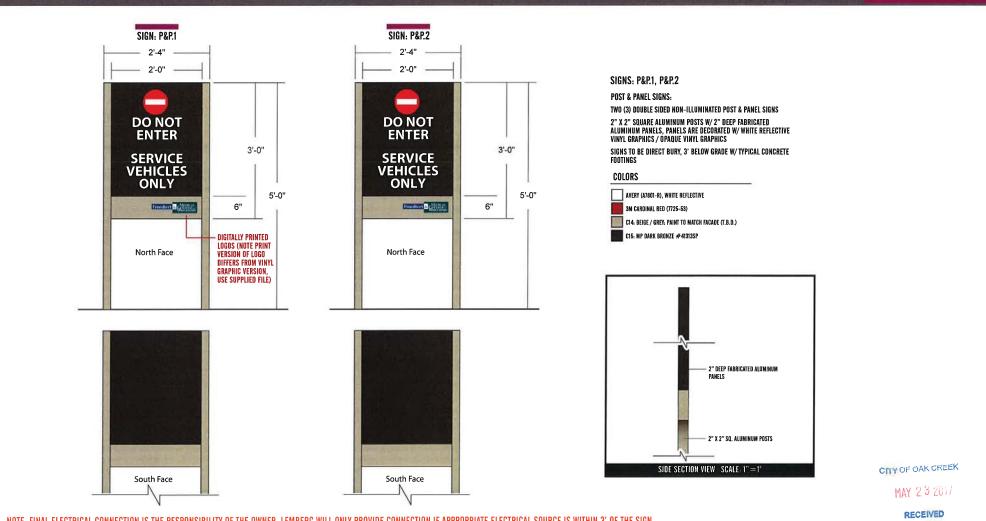
→ MAIN ENTRANCE

→ VISITOR PARKING

4085 North 128th Street, Brookfield, WI 53005	PROJECT:	DRAWING:	19(1)	REVISION DATE:	5-1-17	REVISION#: (1)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #:
1 262 781 1540	Froedtert & the MCW - Drexel Town Square Health Center ADDRESS:	DATE:	4-28-17	SALES REP:		Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	8 of 20
www.lembergelectric.com	7901 6th Street, Oak Creek, WI	SCALE:	1/2" = 1'	DESIGNER:	Mark Maya	zik / Eric Bailey		

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MON.2 & MON.3 SIGNS:



SIGNS:

P&P.1 / P&P.2

NOTE: FINAL ELECTRICAL CONNECTION IS THE RESPONSIBILITY OF THE OWNER. LEMBERG WILL ONLY PROVIDE CONNECTION IF APPROPRIATE ELECTRICAL SOURCE IS WITHIN 3' OF THE SIGN

FROEDTERT & MEDICAL COLLEGE OF WISCONSIN - DREXEL TOWN SQUARE HEALTH CENTER / Exterior Post & Panel Signs

4085 North 128th Street, Brooklield, WI 53005	PROJECT:	DRAWING	18(1)	REVISION DATE	5-23-17	REVISION#: (1)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #:
p 262 781.1500 1 262.781 1540	Froedtert & the MCW - Drexel Town Square Health Center ADDRESS:	DATE:	02-02-17	SALES REP:		Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	9 of 20
www.lembergelectric.com	Oak Creek, WI	SCALE:	1/2" = 1'	DESIGNER:	Mark May	zik / Eric Bailey		

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FROEDTERT & MEDICAL COLLEGE OF WISCONSIN - DREXEL TOWN SQUARE HEALTH CENTER / Vinyl Window Graphics

SIGN: WIN-VNL

1'-0*

C16

C17

WINDOW VINYL: QUANTITY: THIRTEEN (13) 3M OPAQUE VINYL APPLIED TO 1st Surface of Windows. Matte White 7725-20 - Numerals Matte Black 7725-22 - Outlines

COLORS

C16: 3M 7725-22 MATTE BLACK, OPAQUE VINYL GRAPHICS

MESSAGE	Ι ΩΤΥ.	MOUNTING
S1	1	Glass - 1st surface
S2	1	Glass - 1st surface
\$3	1	Glass - 1st surface
S4	1	Glass - 1st surface
S5	1	Glass - 1st surface
S6	1	Glass - 1st surface
W1	1	Glass - 1st surface
W2	1	Glass - 1st surface
N1	1	Glass - 1st surface
N2	1	Glass - 1st surface
N3	1	Glass - 1st surface
E1	1	Glass - 1st surface
E2	1	Glass - 1st surface

1'-0"



example of existing vinyl

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	4085 North 128th Street, Brookfield, WI 53005	PROJECT:	DRAWING:	13(3)	REVISION DAT	^{E:} 02-02-17	REVISION#: (3)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #:
	1. 262.781 1540	Froedtert & the MCW - Drexel Town Square Health Center Address:	DATE:	11-22-16	SALES REP:		Brian Pritzkow	CLIENT APPROVAL SIGNATURE / DATE:	16 of 20
	www.lembergelectric.com	Oak Creek, WI	SCALE:	1" = 1'	DESIGNER:	Mark Maya	zik / Eric Bailey		
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C16

C17

WIN-VNL

SIGN:



PROJECT: Sign Plan Review– Orange Leaf Yogurt

ADDRESS: 160 W. Town Square Way

TAX KEY NO: 813-9046-000

STAFF RECOMMENDATION: 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.

Ownership: GMX Midland Oak Creek LLC

Size: 8.814 acres

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

Adjacent Zoning:North – M-1, Manufacturing District, I-1, Institutional DistrictEast –DTSMUPDD, Drexel Town Square Mixed Use Development DistrictSouth – DTSMUPDD, Drexel Town Square Mixed Use Development DistrictWest –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 requesting approval of a revised sign plan for Orange Leaf Yogurt located in a tenant space for the building located at 160 W. Town Square Way. All signage within Drexel Town Square zoning district requires Plan Commission approval prior to submitting building permits.

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.
- Tenants located along Drexel or Howell, an additional wall sign facing either street is permitted.
- Primary signs are permitted on special condition facades for perimeter buildings.

The tenant space for Orange Leaf Yogurt is between then tenant spaces occupied by Five Guys and Potbellys. The applicant received prior approval by the Plan Commission to install one wall sign on

the south elevation of the building. The sign, as proposed, complied with the approved master sign plan for the building and with the DTSMUPDD sign regulations.

The applicant is now requesting approval to allow for a wall sign to be located on the north elevation of the building (non-entry façade). The sign will be a channel letter sign with logo that is 24 inches in height and 25 square-feet in size, which complies with sign code and the master sign plan for the development. The face of each letter and logo will consist of orange, green, and white acrylic. The sign will be internally illuminated with LEDs. Since this location is located on the outer perimeter, a wall sign is permitted on the north elevation even though it is a non-entry façade.

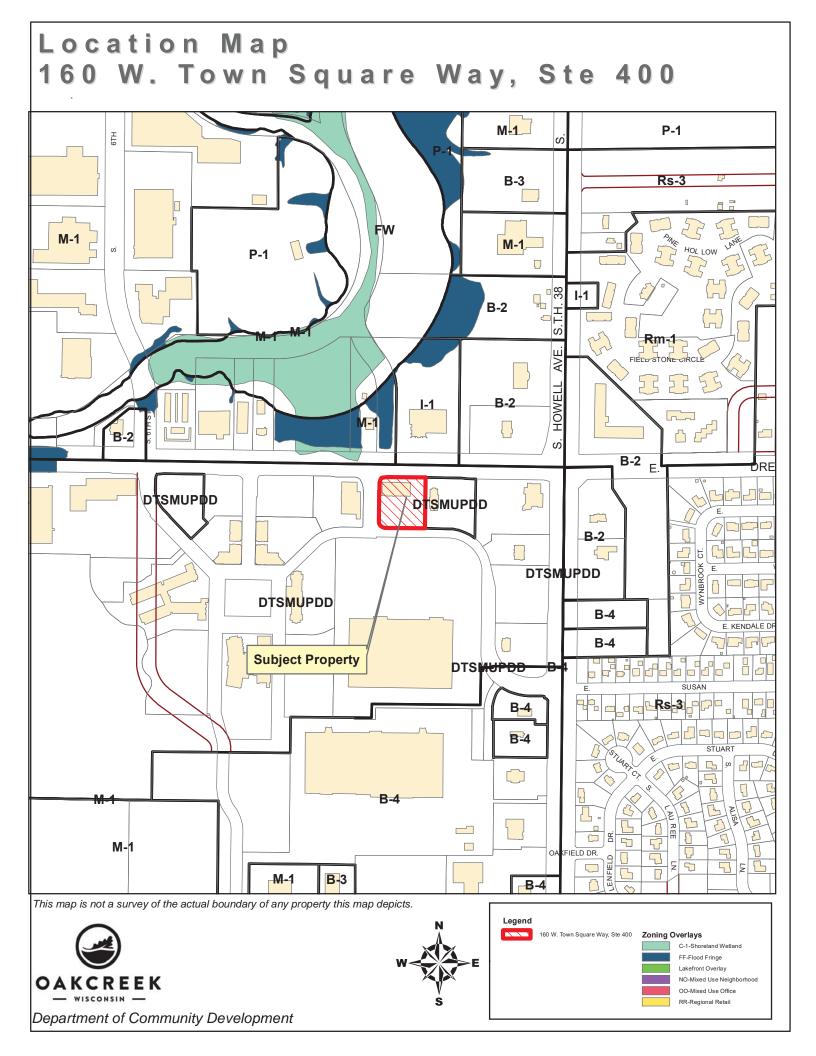
No eye level signs on the building are being proposed at this time. If the tenant wishes to display eye-level signs on the building in the future, they will need to come before the Plan Commission for approval. If approved, the applicant will install one wall sign on the north elevation of the tenant space located at 160 W. Town Square Way.

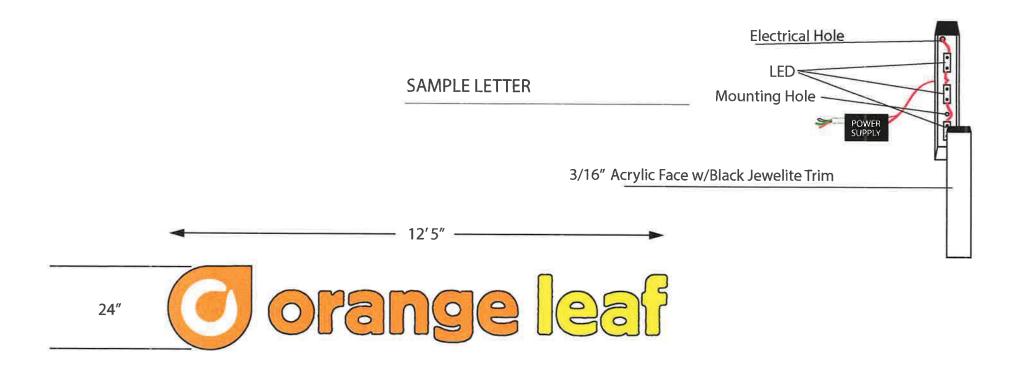
Prepared by:

Peter Wagner, AICP Zoning Administrator/Planner

Respectfully Submitted by:

Douglas Seymour, AICP Director of Community Development





PROPOSAL FOR SIGNAGE AT NEW ORANGE LEAF YOGURT - 160 W. TOWN SQUARE, STE. 400, OAK CREEK, WI

- Orange leaf letters and logo are LED illuminated channel letters.
- Faces are 3/16" acrylic CNC cut faces with 1" black trim.
- Backs of letters are .063" aluminum; mounting and electrical holes are precision CNC cut into the letter back.
- Returns (Sides of Letters): Standard 5" aluminum return, painted black.
- LED: White LED lighting, conforming to UL specifications and bearing the Underwriters Laboratories, Inc. mark.



4314 Taylor Avenue Racine, WI 53405 Office 262-898-1897 Cell 262-994-2247 GravesSigns@gmail.com

JUN 13 2017 RECEIVED

CITY OF OAK CREEK

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Scale: 1/8" = 1'



PROJECT: Plan Review – Joe Tikotzky, Villa Healthcare

ADDRESS: 2700 W. Honadel Blvd.

TAX KEY NO: 831-9035-000

STAFF RECOMMENDATION: That the Plan Commission approves the site and building plans submitted by Joe Tikotzky, Villa Healthcare, for the property at 2700 W. Honadel Blvd. with the following conditions:

- 1. That all building and fire codes are met.
- 2. That all exterior brick veneer meets the minimum 4-inch thick requirement per Code.
- 3. That all final plans (site, building, landscaping, lighting, etc.) are submitted in digital format for review and approval by the Department of Community Development **prior to the submission of building permit applications**.
- 4. That all mechanical equipment (ground, building, and rooftop) is screened from view.
- 5. That final lighting plans indicating luminaire type, pole type, color, and height are submitted for final approval by the Electrical Inspector prior to submission of building permit applications.
- 6. That stormwater and grading plans are submitted for final approval by the Engineering Department prior to issuance of permits.
- 7. That all water and sewer utility connections are coordinated with the Oak Creek Water & Sewer Utility.

Ownership: The Villa at Oak Creek Realty, LLC, 8432 S. 27th St., Oak Creek, WI 53154

Size: 8.7904 ac

Existing Zoning: Rm-1 (CU), Multifamily Residential

Adjacent Zoning: North – B-4, Highway Business

East – B-4, Highway Business; Rm-1 (PUD), Multifamily Residential South – Rm-1 (PUD), Multifamily Residential West – City of Franklin

Comprehensive Plan: Planned Business.

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 87,828 square-foot skilled nursing and hospice care facility on the property at 2700 W. Honadel Blvd. Plan Commissioners will recall that a Conditional Use Permit for the facility was re-approved in May/June of this year. A copy of the signed Conditions and Restrictions is included with this report for reference.

While one single-story building is proposed, the hospice facility on the north is internally separated from the larger skilled nursing facility. The location meets all setback requirements and does not exceed maximum floor area ratios.

Two curb cuts are proposed off of Honadel Boulevard for a single, 2-lane, inverted U-shaped access drive around the facility. One loading/service area with an overhead rollup door is proposed on the east. Concrete brick veneer (to match the building) trash enclosures with cedar doors and a concrete brick veneer (to match the building) generator enclosure are also in this area. Parking is concentrated on the west side of the property in conformance with setback requirements (78 stalls). An additional 17 stalls are located on the northeast corner, and 4 handicap stalls are proposed in the service area. Per the Conditions and Restrictions, minimum parking requirements for Institutional and Related Uses are to be used for the facility. Nursing homes are required to provide one (1) space per three (3) patient beds plus one (1) space per employee at peak shift. The proposal calls for a total of 144 beds and 45 employees at peak shift, equating to 93 required stalls. A total of 99 stalls are shown on the plans, exceeding minimum requirements.

The building itself is proposed to be constructed with a mix of fiber cement lap siding (clay, brown, and cedar), vertical panels (tan), and trim (colors to match); concrete brick (grey and brown); and prefinished vinyl windows and aluminum storefronts. Many of the rooflines will incorporate asphalt shingles, with bronze-colored standing seam roofs over accents. Pre-finished aluminum canopies (bronze) are shown over entries particularly on the west elevation. Rooftop mechanicals will be hidden behind bronze-colored prefinished aluminum equipment screens. All ground, building, and rooftop mechanical units must be screened per Code.

Per Section 17.1009(a), brick must be a minimum of 4 inches thick. Although the specifications for the proposed concrete brick indicate that this dimensional requirement is met, a condition of approval is recommended above for clarity. Code also requires a ³/₄ majority approval for the use of fiber cement as a primary building material. Additionally, Section 17.1009(a)(ii) requires "[a] minimum of seventy-five (75) percent of the visible perimeter...shall be finished with an acceptable glass, brick or decorative masonry material." Included with this report is a copy of the email from the Applicant's consultant with justifications for the proposed building materials. It will be up to the Plan Commission to determine whether the use of fiber cement siding and panels in conjunction with glass and cement brick fulfills this requirement.

Landscaping plans have been submitted showing vegetative screening along the east property line, and plantings around the property. As of writing this report, additional information for the proposed landscaping was forthcoming. Staff will continue to work with the Applicant's consultant should modifications be required. Final approval of landscape plans are recommended to be approved by the Director of Community Development as stated in the conditions above.

In response to a question from the Oak Creek Water and Sewer Utility regarding location of utilities, the Applicant's consultant indicated that they will be coming from Honadel Boulevard. The consultant also confirmed that the utilities will be private.

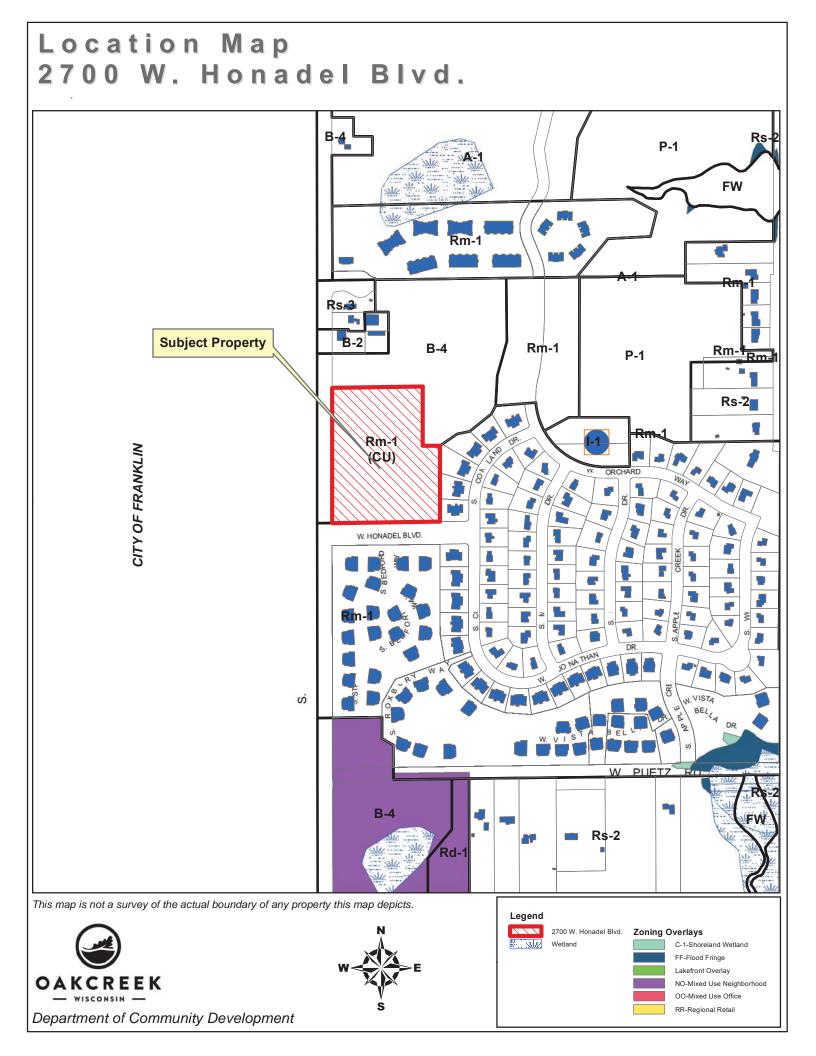
Prepared by:

and Papeloon

Kari Papelbon, CFM, AICP Planner

Respectfully Submitted by:

Douglas Seymour, AICP Director of Community Development



City of Oak Creek – Conditional Use Permit Conditions and Restrictions

Applicant:Joe Tikotzky, Villa HealthcareProperty Address:8432 S. 27th St.
(to become 2700 S. Honadel Blvd.)Tax Key Number:831-9035-000Conditional Use:Skilled Nursing Facility

Approved by Plan Commission: 5-9-17 Approved by Common Council: 6-6-17 (Ord. #2856)

I. LEGAL DESCRIPTION

Lot 1 of Certified Survey Map No. 8770, recorded February 15, 2016, in Reel 8823, as Document No. 10539893, being a division of Parcel 1 and Outlot 1 of Certified Survey Map No. 6358, recorded as Document No. 7372033 and Parcel 4 of Certified Survey Map No. 6329, recorded as Document No. 7336083 in the Northwest ¼ of the Southwest ¼ of Section 18, Township 5 North, Range 22 East, in the City of Oak Creek, Milwaukee County, Wisconsin. Said lot contains 110,888 square feet or 2.5456 acres.

II. REQUIRED PLANS, EASEMENTS, AGREEMENTS, AND PUBLIC IMPROVEMENTS

A. Precise, detailed site plans must be in general conformance with the adopted general development plan in the Drexel Town Square Mixed Use Planned Development District (DTSMUPDD) General Development Plan and Regulating Plan, and shall be submitted to and approved by the Plan Commission prior to the issuance of any building or occupancy permits. The plans shall show and describe the following:

1. General Site Plan

- a) detailed building location(s) with setbacks
- b) square footage of building(s)
- c) area(s) for future expansion
- d) area(s) to be paved
- e) easement(s) (existing and proposed)
- f) access drive(s) (width and location)
- g) sidewalk location(s)
- h) parking layout and traffic circulation
 - i) location
 - ii) number of employees
 - iii) number of spaces
 - iv) dimensions
 - v) setbacks
- i) location of loading berth(s)
- j) location of sanitary sewer (existing and proposed)
- k) location of water (existing and proposed)
- I) location of storm sewer (existing and proposed)
 - including detention/retention basin(s) if needed
- m) location of wetlands (field verified)
- n) location, square footage and height of sign(s)

2. Landscape Plan

- a) screening plan for trash
- b) number, initial size and type of plantings
- c) parking lot screening/berming

3. Building Plan

- a) architectural elevations
- b) building floor plans
- c) materials of construction

4. Lighting Plan

- a) types & color of fixtures
- b) mounting heights
- c) type & color of poles
- d) photometrics of proposed fixtures
- 5. Grading, Drainage, Erosion Control, and Stormwater Management Plan
 - a) contours (existing and proposed)
 - b) location of storm sewer (existing and proposed)
 - c) location of erosion control measures, stormwater management structures and basins (if required)

6. Fire Protection

- a) location of existing and proposed fire hydrant(s) (public and private)
- b) interior floor plan
- c) materials of construction
- B. All plans for new buildings, additions, or exterior remodeling shall be submitted to the Plan Commission for their review and approval prior to the issuance of a building permit.

- C. For each phase of development and any new buildings or structures and additions, site grading and drainage, public streets and easements, stormwater management and erosion control plans shall be submitted to the City Engineer for approval, if required. The City Engineer's approval must be received prior to the issuance of any building permits.
- D. Plans and specifications for any necessary public improvements within developed areas (e.g. sanitary sewer, water main, storm sewer, etc.) shall be subject to approval by the City Engineer.
- E. If required by the City of Oak Creek, public easements for cross access, telephone, electric power, sanitary sewer, storm sewer and water main shall be granted. Said easements shall be maintained free and clear of any buildings, structures, trees or accessory outdoor appurtenances. Shrubbery type plantings shall be permitted provided there is access to each of the aforementioned systems and their appurtenances.
- F. All new electric, telephone and cable TV service wires or cables shall be installed underground within the boundaries of the DTSMUPDD.
- G. For each stage of development, detailed landscaping plans showing location, types and initial plant sizes of all evergreens, deciduous trees and shrubs, and other landscape features such as statuary, art forms, water fountains, retaining walls, etc., shall be submitted to the Plan Commission for approval prior to the issuance of a building permit.
- H. All plans shall be in conformance with Wisconsin Department of Health Services (DHS) Chapter 132 which provides conditions of licensure for nursing homes.

III. PARKING AND ACCESS

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

IV. <u>LIGHTING</u>

All plans for new outdoor lighting shall be reviewed and approved by the Electrical Inspector in accordance

with Section 17.0808 of the Municipal Code.

V. LANDSCAPING

- A. Parking Lot Screening. Those parking areas for five (5) or more vehicles if adjoining a public right-of-way shall be screened from casual view by an earth berm, a solid wall, fence, evergreen planting of equivalent visual density or other effective means approved by the City Plan Commission. Such fence or berm and landscaping together shall be an average of three (3) feet in height between the parking and the street right-of-way. All screening materials shall be placed and maintained at a minimum height of three (3) feet.
 - 1. At least one ornamental deciduous tree, no less than 2.5" caliper, shall be incorporated into the design for every 50 linear feet of public street frontage.
 - 2. At least 25% of the total green space area shall be landscaped utilizing plant materials, other than maintained turf, that contribute to ground coverage.
 - 3. For purposes of determining the number of plants necessary to meet the minimum 25% ground coverage requirement, plant types are categorized by their general size and potential mature atgrade coverage area.

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

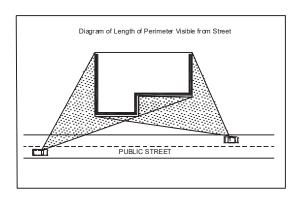
* Note shade and ornamental trees are not considered a plant type contributing to "at grade" coverage.

- 4. To assure a diversity of color, texture and year-round interest, the total number of plant materials must be comprised of a minimum 25% evergreens, but no more than 70%.
- B. Interior Landscape Area. All public off-street parking lots which serve five (5) vehicles or more shall be provided with accessory landscaped areas; which may be landscape islands, landscape peninsulas or peripheral plantings totaling not less than five (5) percent of the surfaced area. Landscape islands or peninsulas shall be dispersed throughout the off-street parking area. Landscape islands shall provide a minimum 30-inch clear area for vehicle overhang and snow storage. One shade tree shall be provided within the interior planting area for every 300 square feet of interior landscaping.
- C. Perimeter Landscape Area. In an effort to prevent adjacent parking lots from becoming one large expanse of paving, perimeter landscaping shall be required. The perimeter strip shall be a minimum 5 feet in width. A minimum of one tree and five shrubs is required for every 35 linear feet of the perimeter of the parking area and located within the perimeter landscape area.
- D. Landscaping Adjacent to Buildings. There shall be a minimum three-foot landscaped area provided between the edge of pavement and the entrance elevation of the building.
- E. Screening of Trash. Trash receptacles shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
- F. Screening of Ground Mounted Mechanical Equipment. Ground mounted mechanical equipment shall not be located within the front or street yard, and shall be screened from casual view by means of screening that is compatible with the main building/structure and landscaping.
- G. Screening of Roof Mounted Mechanical Equipment. Roof mounted mechanical equipment shall be screened from casual view.

- H. Retaining Walls. No retaining wall shall exceed four (4) feet in height unless it has been designed and its construction supervised by a Professional Engineer. A retaining wall may be stepped to achieve greater height. Each step of the wall shall be no more than four (4) feet in height and shall be set back a minimum of three (3) feet from the previous step. Acceptable materials for retaining walls are: segmental masonry type, timber, railroad ties, or concrete
- I. Berms. Side slopes of berms shall not exceed a gradient of 1-ft. vertical to 3-ft. horizontal unless approved by the City Engineer.
- J. Buffer Yards. Appropriate buffers shall be provided between dissimilar uses as set forth in Section 17.0205 (d) of the Municipal Code.
- K. Submittal Requirements. A Landscape Plan (to scale) must be submitted which includes details of all proposed landscaping, buffering and screening, including the estimated cost of the landscaping. These plans shall be prepared by a landscape professional and show the location and dimensions of all existing and proposed structures, parking, drives, right-of-ways and any other permanent features, and all other information required by the Plan Commission, including but not limited to the following:
 - 1. A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity), spacing and the scientific and common names of all landscape materials used.
 - 2. The location and type of existing trees over four (4) inches in diameter (measured six (6) inches above the ground) within the area to be developed.
 - 3. The location and percent of slope of all proposed berms using one (1) foot contours.
 - 4. Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
 - 5. Methods used in staking, mulching, wrapping or any other early tree care used.
 - 6. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule.
- L. The Plan Commission may modify any of the above standards by a ³/₄ majority vote of those Commissioners present at a meeting, but only if supplemental design elements or improvements are incorporated into the project which compensate for the modification of the particular standard.

VI. ARCHITECTURAL STANDARDS

- A. No building shall be permitted if the design or exterior appearance is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
- B. No building shall be permitted where any exposed facade is not constructed or faced with a finished material which is aesthetically compatible with the other facades of surrounding properties and presents an attractive appearance to the public. Predominant exterior building materials must be of high quality. These include, but are not limited to brick, stone and tinted/textured concrete masonry units (CMUs). Smooth-faced concrete block, EIFS products (such as Dryvit) or pre-fabricated steel panels are not permitted as a primary exterior building material.



C. The facade of a manufacturing, commercial, office, institutional, or park building shall be finished with an aesthetically pleasing material. A minimum of seventy-five (75) percent of the visible perimeter (see diagram) shall be finished with glass, brick or decorative masonry material.

- D. Material and color samples shall be submitted to the Plan Commission for review and approval.
- E. The Plan Commission may modify any of the above standards by a ³/₄ majority vote of those Commissioners present at a meeting, but only if supplemental design elements or improvements are incorporated into the project which compensate for the modifications of the particular standard.
- F. The relative proportion of a building to its neighboring buildings or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.
- G. Each principal building shall have a clearly defined, highly visible customer entrance with features such as canopies or porticos, arcades, arches, wing walls, and integral planters.
- H. Sides of a building that are visible from adjoining residential properties and/or public streets should contribute to the pleasing scale features of the building by featuring characteristics similar to the front façade of the building.
- I. Dumpsters and other trash receptacles shall be fenced and/or screened from view from street rightsof-way and adjacent residential uses.
- J. The Plan Commission shall impose time schedules for the completion of buildings, parking areas, open space utilization, and landscaping. The Plan Commission may require appropriate sureties to guarantee that improvements will be completed on schedule; as well as the approved protection of the identified wetlands and woodlands on the approved plan.

VII. BUILDING AND PARKING SETBACKS

	Front and Street Setback	Rear Setback	Side Setback
Principal Structure	30'	50'	50'
Accessory Structure*	30'	See Section 17.0501	See Section 17.0501
Off-street Parking	25'	15'	15'

* No accessory structures shall be permitted in the front yard.

VIII. MAINTENANCE AND OPERATION

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

IX. <u>SIGNS</u>

All signs shall conform to the provisions of Sec. 17.0706 of the Municipal Code.

X. <u>PERMITTED USES</u>

- A. All permitted uses in the Rm-1, Multifamily Residential zoning district.
- B. One (1) skilled nursing facility.

C. Usual and customary accessory uses to the above listed permitted uses.

XI. TIME OF COMPLIANCE

The operator of the conditional use shall commence operations in accordance with these conditions and restrictions for the conditional use within twelve (12) months from the date of adoption of the ordinance authorizing the issuance of a conditional use permit. This conditional use approval shall expire within twelve (12) months after the date of adoption of the ordinance if a building permit has not been issued for this use. The applicant shall re-apply for a conditional use approval, prior to recommencing work or construction.

XII. OTHER REGULATIONS

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

XIII. VIOLATIONS & PENALTIES

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

XIV. <u>REVOCATION</u>

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

XV. <u>ACKNOWLEDGEMENT</u>

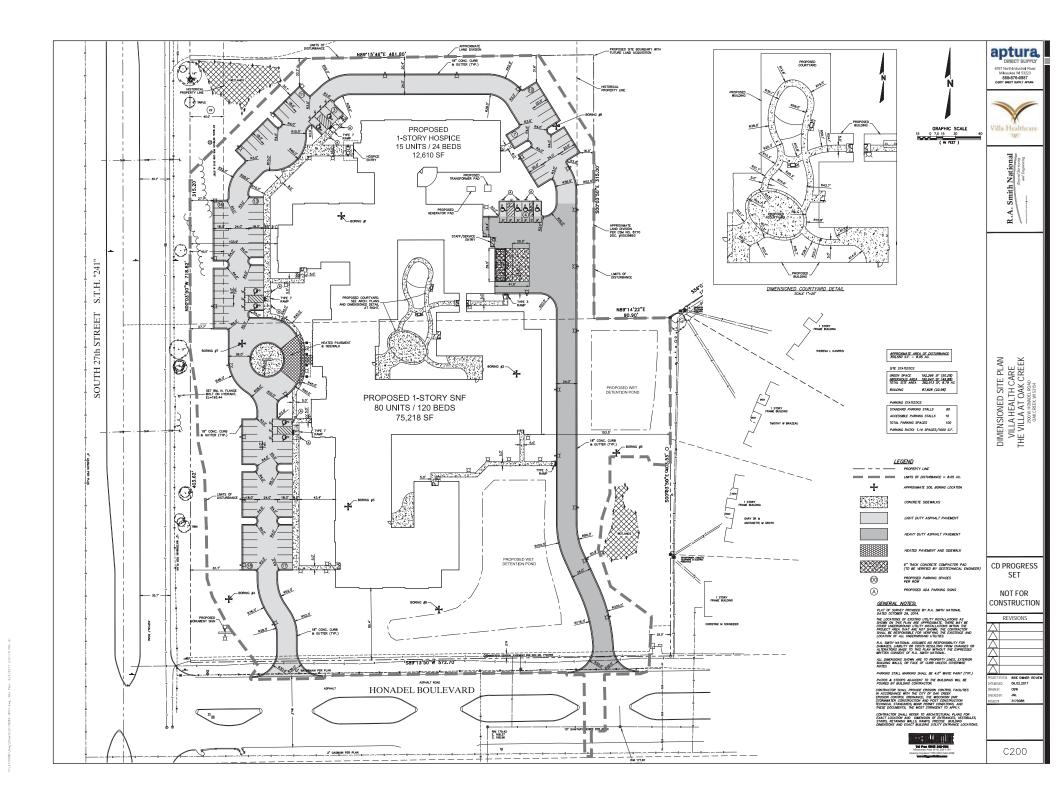
The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the City, or terminated by mutual agreement of the City and the owner, and their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

Owner's authorized representative

6/23/17	
Date	

Joe Tikotzky

(please print name)





	J	18		aptura, DIRECT SUPPLY 6767 North Industrial Road Ministrace WI 53223
	18			Milvaukice WI 53223 888-876-0987 0-2017 DIRECT SUPPLY APTUAA VILLA HEALTHCARE 3755 W. CHASE AVTINUE SICKIE, IL 40016
Site Development Landscape Requirement: Parcel Size: 8.79 Acres Net Total Wetland Area[SF]: 558.368 5F Total Parcel Size: 3773.7.12 5F Required Greenspace (SF): 131.305.14 55 Required greenspace Isolarity and the second s		44. 1997 - 222 - 1997 - 222 - 1997 -		VILLA HEALTHCARE THE VILLA AT OAK CREEK acomposite and our creek wistig
S or Nore parking spaces adjoining any street right-of-way Minimum of 31 high plants (at sin traillaion /) Bern may be required One (1) ornamental tree (2.5° caliper min) for every 35 LF street frontage Total LF of Street Frontage: 452 LF Total Required Ornamental Trees: 13 Trees Total Ornamental Trees Shown: 13 Trees Parking Lot Interior Landscape Area: Minimum 30° Clear area for vehicle overhang One (1) shade tree / 3005 F of Interior planting Total Interior Planting (required): 1,636 SF Total Required Trees: 5 Trees Total Trees Shown: 23 Trees	NOCODING"W 2867.01" W, LIHE SW 1/4 SECTIO	ET		
Total Proposed Parking Area: 32720 SF Required Interior Landscape Area: 5% Required Interior Landscape Area: 1636 SF Total Interior Landscaping Shown: 2756 SF		27TH STREET		NOT FOR CONSTRUCTION
Percentage of Landscape Coverage Total paved area Percest of Interior planting area 0-48,999 sf 55, 50,000 + sf 10%		S. 27 ⁻		REVISIONS
Perimeter Landscape Area: Total Perimeter Area: 2,583 LF Total Required Trees: 74 Trees Total Required Shrubs: 369 Shrubs Total Trees Shown: 76 Trees Total Shrubs Shown: 377 Shrubs				PR0.8CT STATUS 85% OWNER REVIEW DATE STATUS 06.0C.22017 Dates No. WOHPCA
Minimum S' Wide Planting Strip One (1) tree and five (5) shrubs per each 35 LF	I		HONADEL BLVD : 1/2 //2 //2	DRAWLEY: WDH/PCA CREDEDRY: GDR PROJECT/ 1113DB02
Landscaping Adjacent to Buildings Minimum 36° area between building ind paved area LANDSCAPE REQUIREMENTS		. 191		L100
				LIUU

Kari Papelbon

From:	Grant Reginato <grant.reginato@directsupply.com></grant.reginato@directsupply.com>
Sent:	Monday, July 3, 2017 11:33 AM
То:	Kari Papelbon
Cc:	'Joe Tikotzky'; Chris Vecitis
Subject:	FW: Oak Creek Common Council Decision

Kari

Because of file size, I will forward you a link to download the following:

- Exterior elevations
- Landscape drawings

1. See updated exterior elevations noted with the exterior finishes. Colors indicated correspond with the annotated rendering/material board.

- The north and south elevations are mainly masonry and glass with Natural Clay color fiber cement siding at the bump-out elements to break up the expanse of brick.
- The calculation for the percentage of masonry and glass for the primary exterior materials is below and includes the elevations visible from the street South, West and North Elevations.

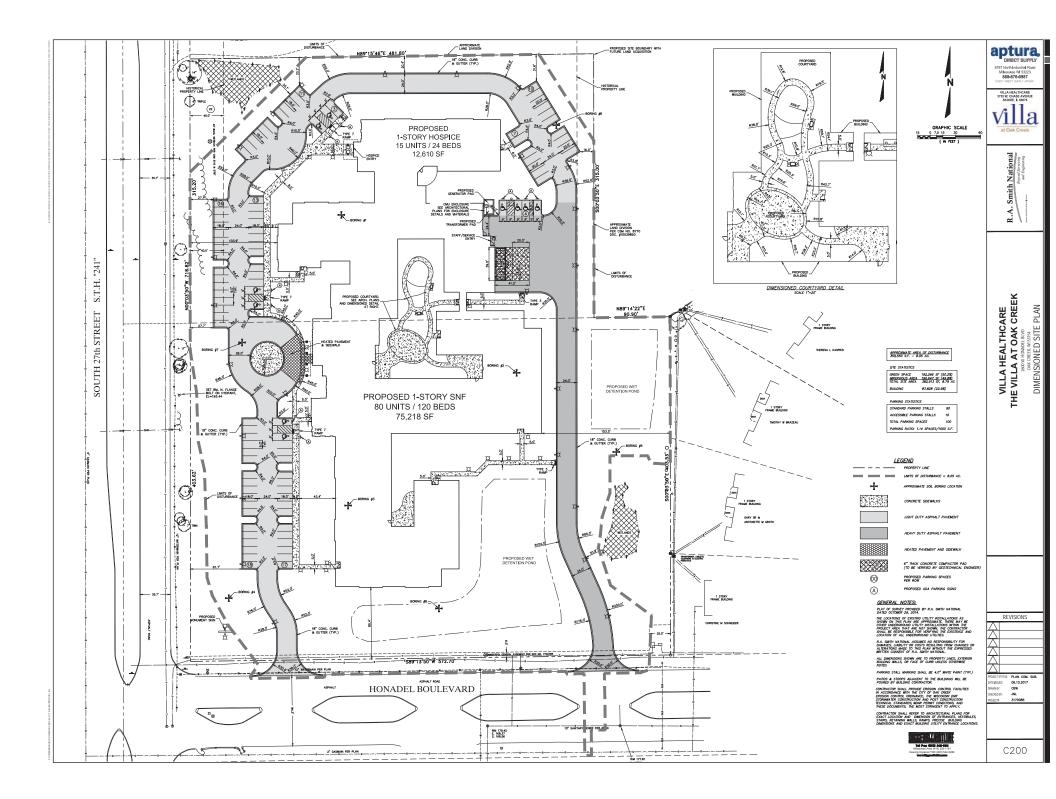
EXTERIOR WALL AREAS							
TYPE OF AREA	TOTAL AREA	% OF TOTAL AREA					
EXTERIOR WALL AREA TOTAL	17,306	100.0 %					
GLASS AREA	3,655	21.1 %					
MASONRY AREA	8,392	48.5 %					
GLASS + MASONRY AREA	12,047	69.6 %					

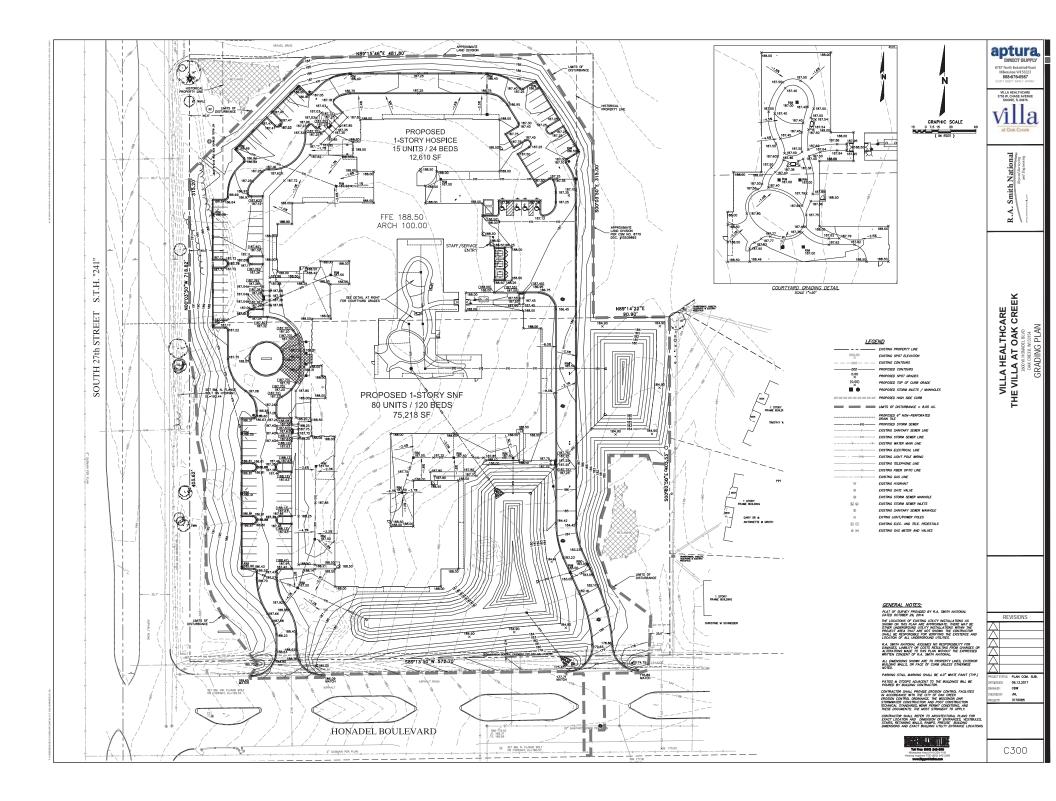
- Though, the percentage of glass and masonry is currently 70%, slightly less than the 75%, the exterior design maximizes the use of masonry and glass to create visual interest and hierarchy by highlighting the entrances and common areas, and allowing the residential wings to recede as secondary design elements. Increasing the amount of masonry or glass will diminish this hierarchy and mute the design features at the main entrance. We request that the design be approved with the current percentages of masonry, glass and cement board, considering the existing residential neighborhoods to the east and south and the use of the materials to identify the entrances.
- The signature feature is the Cedar color Cement Board siding that defines the entries. The light Desert Tan color cement board panel adds visual interest and contrasting focus to the main entrance.
- The east elevation and courtyard elevations are not primary elevations, composed mainly of the Sable Brown fiber cement siding with relief of the Natural Clay to replicate the design vocabulary on the other main elevations. The use of the fiber cement siding was chosen to blend in with the residential neighbors to the east. There is some masonry that wraps the southeast corner of the south wing and that is used for the screen walls at the service entry. (Color 5, Desert Tan fiber cement siding, is located within the interior courtyard and is not visible from the property line.)
- 2. See updated landscape plans for the plant list and coverage chart.

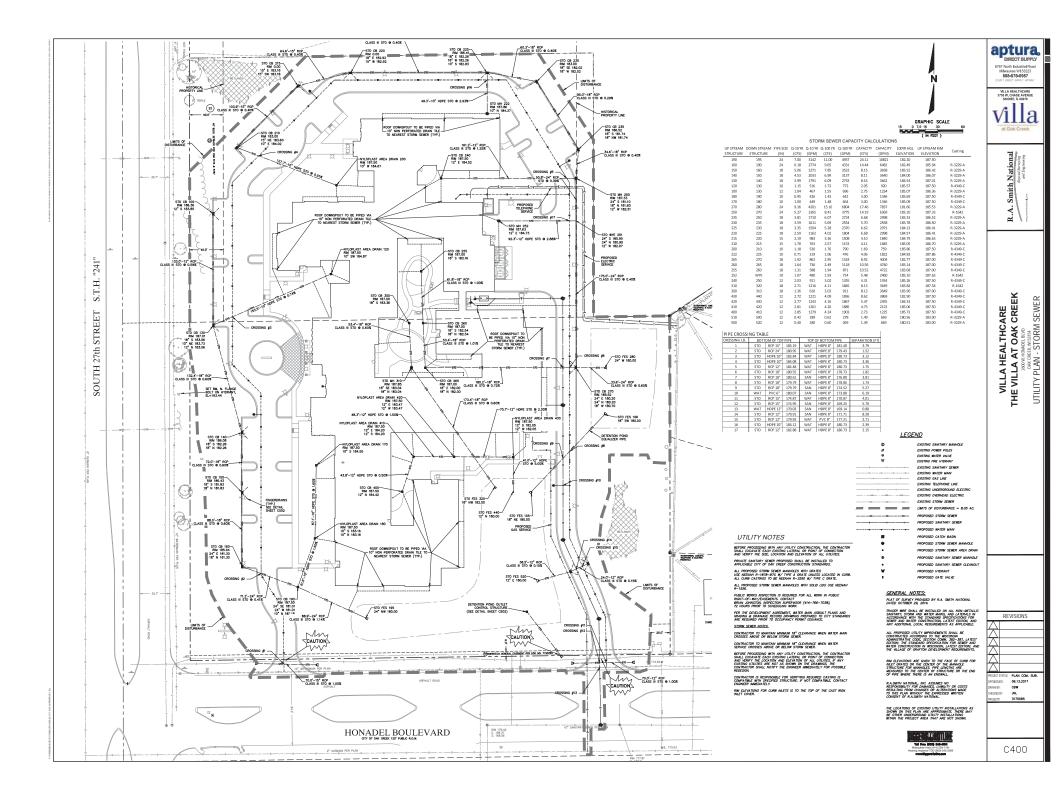
3. Regarding the existing trees, the trees along 27^{th} street, west of the property line are shown to remain. There appear to be existing pine trees within the property were not individually surveyed. This survey will yet need to be scheduled to determine the diameter. Please confirm if this issue can be addressed at staff level. Our civil engineer had requested additional detail from the city forester on Thursday June 29^{th} to coordinate – still pending.

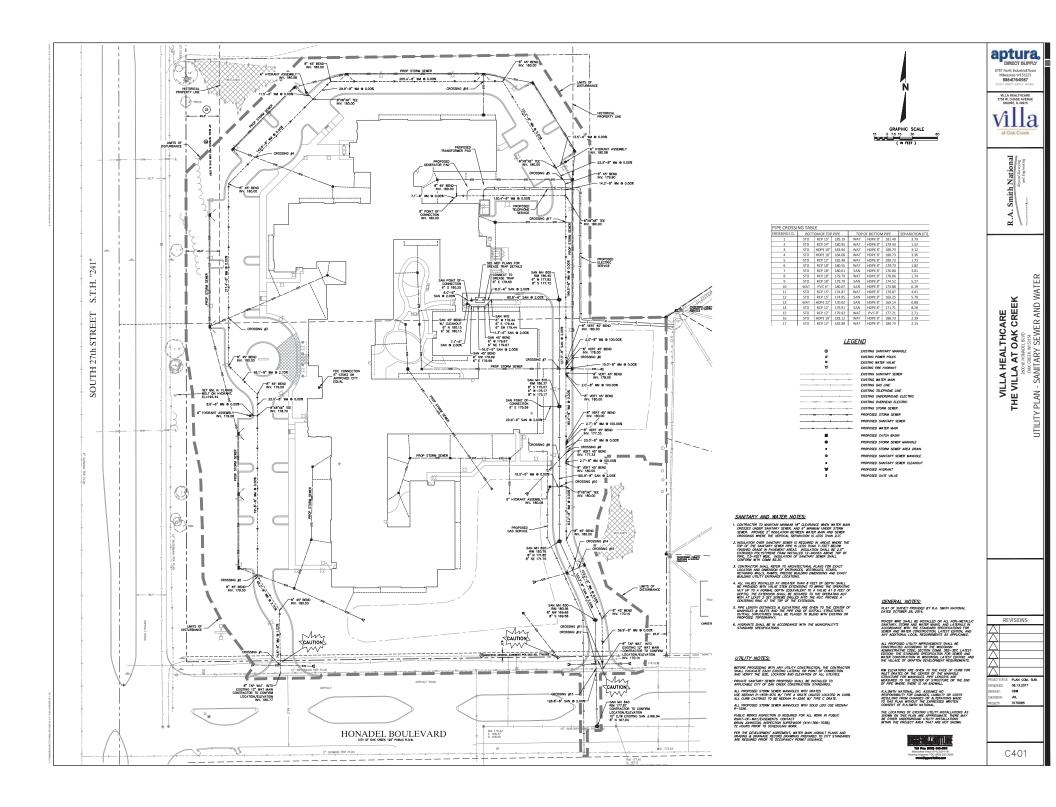
4. We did coordinate our utility connections early on with Brian Johnston at the City. We are bringing them all in from Honadel Blvd. and it is understood that they will be private.

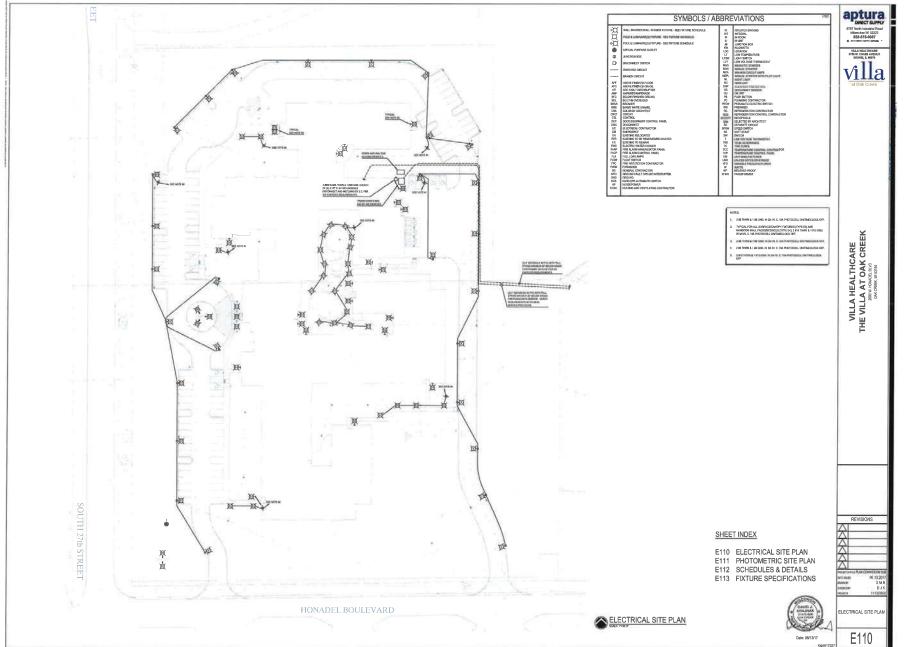
5. I contacted Brian Johnston and he responded below.





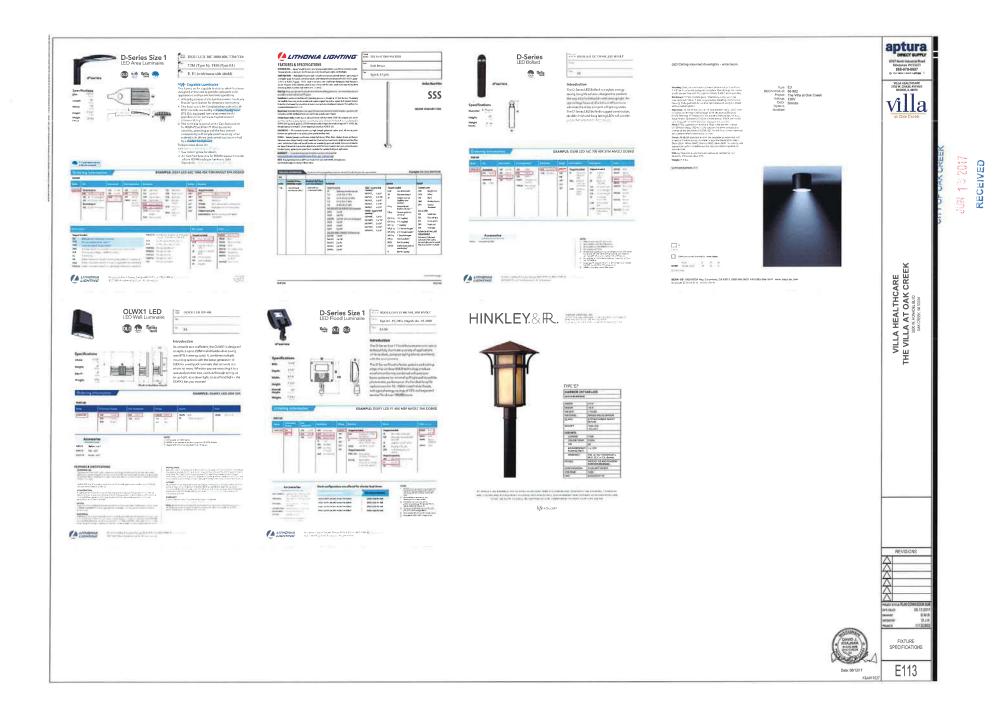


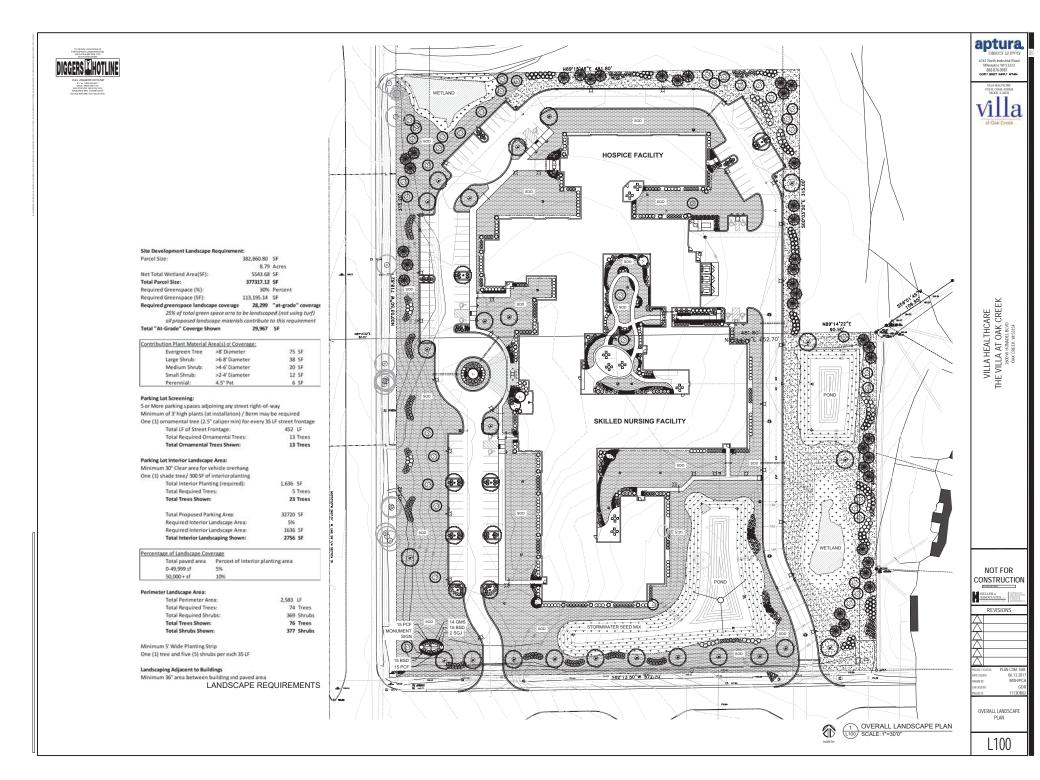


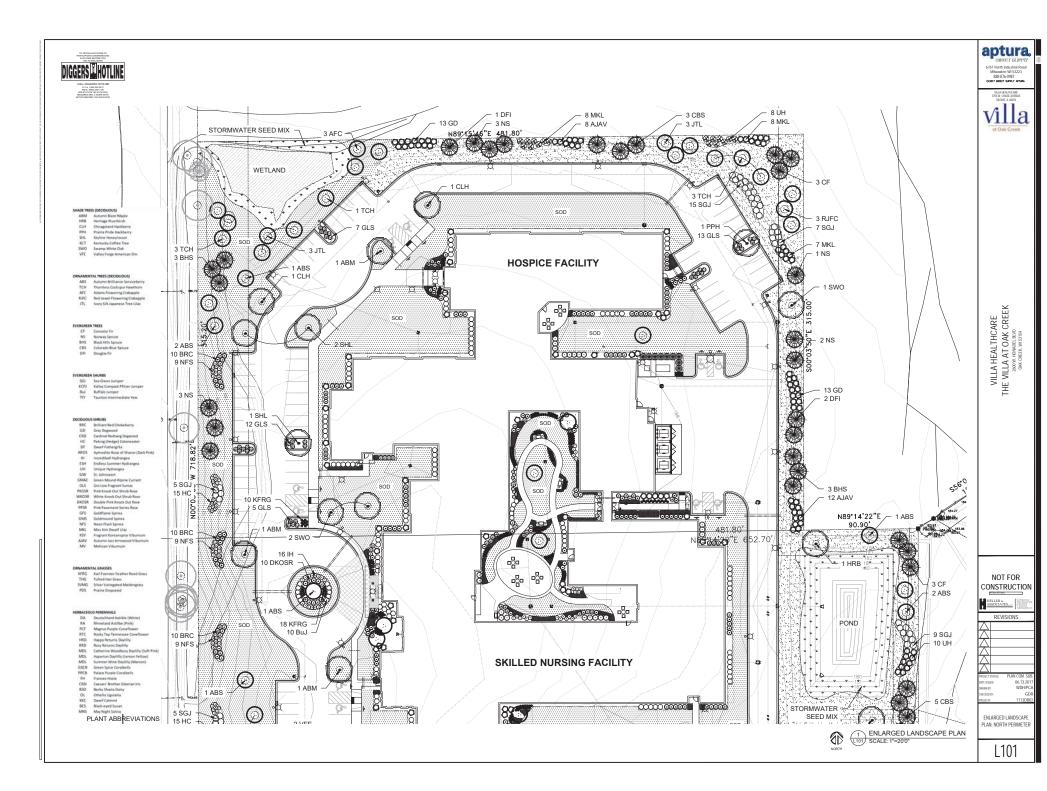


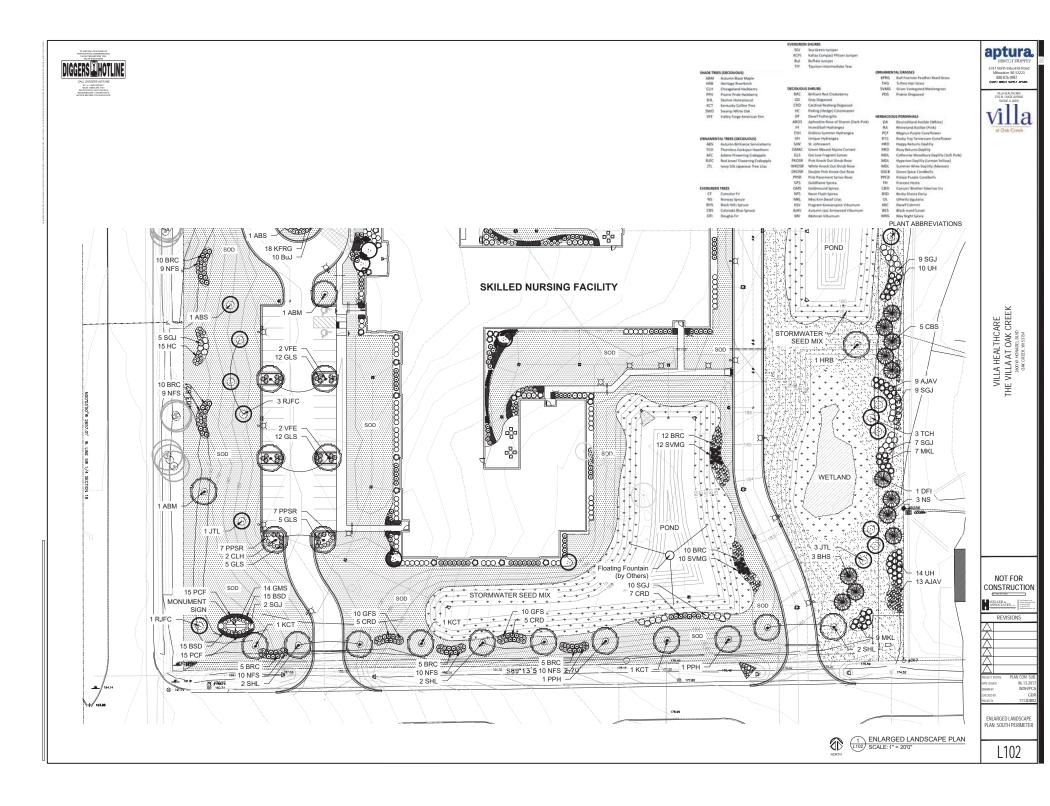
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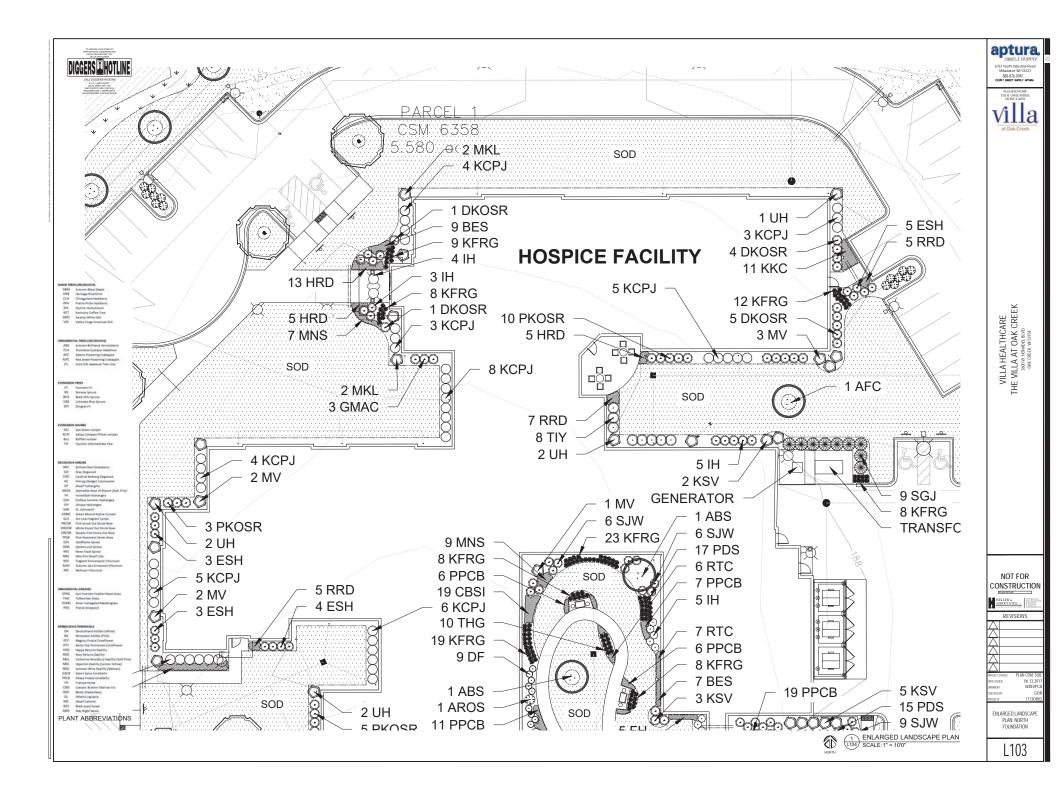
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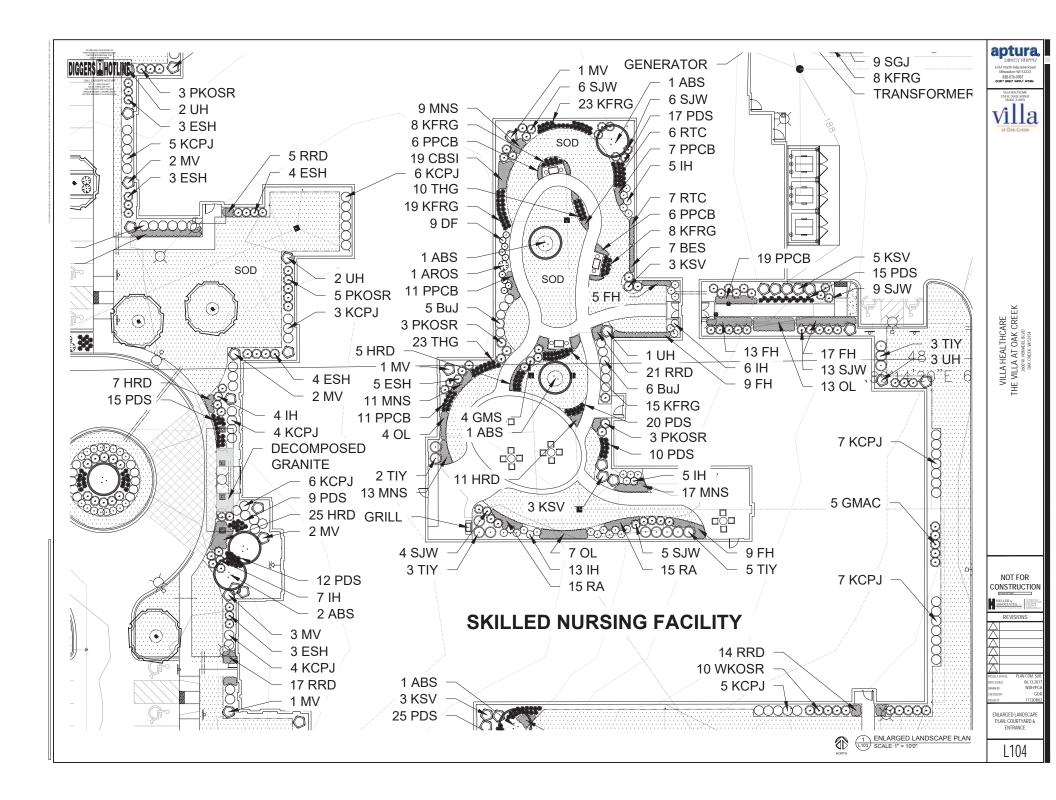


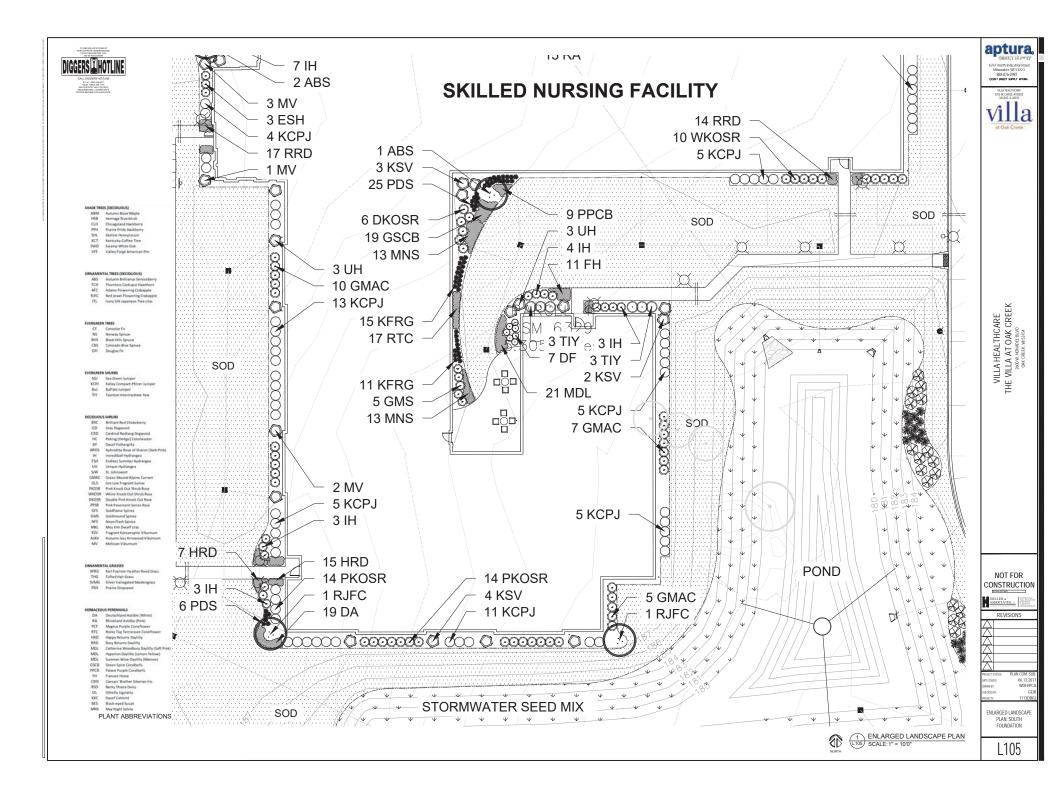


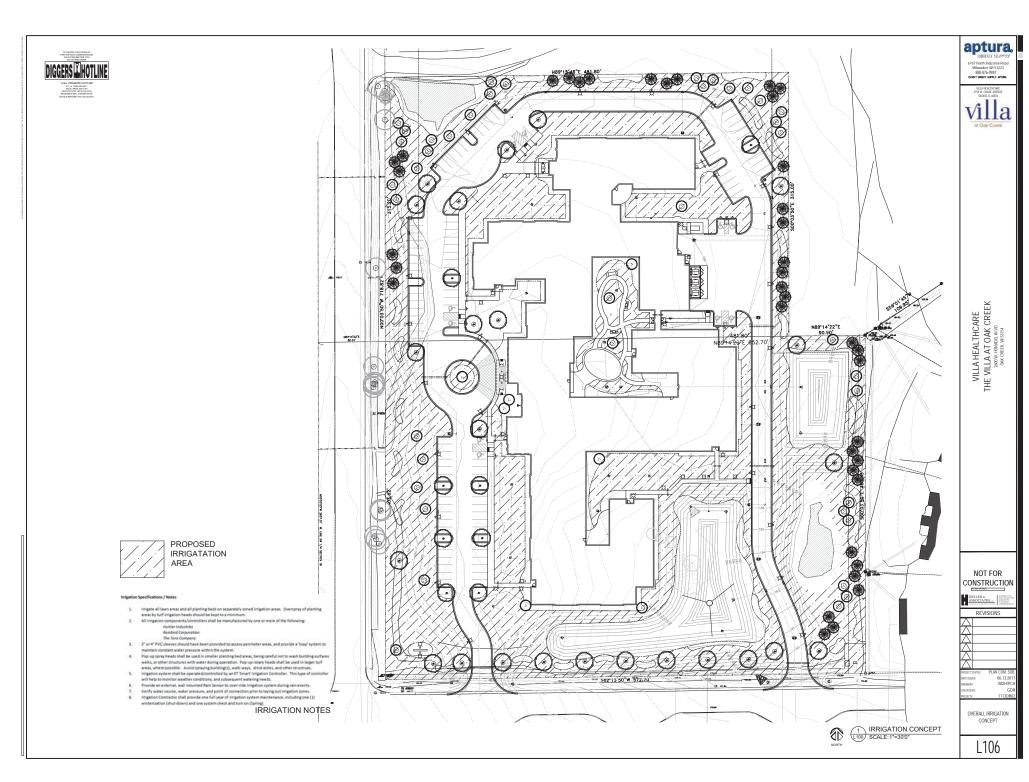














1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect of General Contractor

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - 280.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorredy or demaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nurserylies) with a similar climate as the planting alls.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation

5. Topppolin Parking Lot Islands (if applicable): All parking lot islands to be backfilled with toppolit os minimum depth of 18° to insure long-term plant health. Toppoli should be placed within 3° of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be reproduible to the grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6° to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top ¹/₃ of the rootball and careful d carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining § of the burtap and remove the twine. Provide one slow release fertilizer packets (per 1* caliper) for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not temp out down. Diezent any gravel, rocks, heavy duy, or concrete pieres. When hole is if ful, hees shall be wateed thoroughly, and water that to save in before proceeding of the memander of the hole. Water against hold is also in the mexical patinting. Each tree wall notevo at 3 reag. At 3 ameter (see piering) details or piering plan) shredded hardwood bank much ring' saucer around all leses. Do not build up any mulch onto the trunk of any tree. These that are initialed incorrectly will be reglaced at the mean despress of the Landscape Contractor.

8. Should Planking. All should to be planeted in grouping as indicated on the Landscape Ren. Install with the planeting of should any State and West Berked, publication does not be classified and any should be therefore the should be planeted be should be should

9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and parennial planting bed areas (groupings) shall rookive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch amulal lower beds (if nguicable). Do not allow mulch or contact plant strems and rec trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and Jawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-all the following materials at the following ratio, into existing soil back or installed topsoil beds to a depth of approximately 61-10°. Containerized and balled & burlapped plant material should be back-filled with amended soit.

Per 100 SF of bed area (Soil Amendment composition): % CY Peat Moss or Mushroom Compost % CY blended/pulverized Topsol X CY composted manure

In roto-tilled beds only, also include in above mixture: 2 Ibs Starter Fertilizer

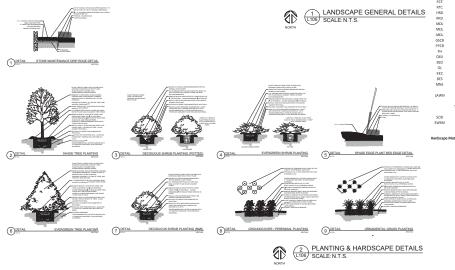
12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsol (if adequate or provide as in term 68 above) and seede bod by removing all surface stores 1" or larger. Apply a startifer furtizer (201-05, or approved comparately and specified seed unitority at its specified reak, and provide much covering sulface black by and unitable to genimale and establish tat." Provide seed and fertilizer specifications to Landscape Architect and Dwner prior to installation. Erosion contril measures are to be used in awales and on stopes in awares of 13 and where applicable (see CWL) and and an advantise to a substitution tary and the advantise of the Landscape Contractor on hisher responsibility to establish and guarantee a substitution. The advantise to the advantise of the advant smooth, uniform, quality turf. <u>A minimum of 2° of blended, prepared and non-compacted topsoil is required for all lawn areas.</u> If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch coverina

An acceptable quality seed installation is defined as having: No bare spots larger than one (1) square foot No more than 10% of the total area with bare areas larger than one (1) square foot A uniform coverage through all turf areas

13. Vitranity and Reglessments. All plantings are to be avaiened horoscyphy at the time of planting, through construction and upon completion of protects as required. These: Exerptions, Tarkes: Exerption

14. The landscape devices a responsible for the watering and maintenance of all instructions are area to a peord of 6 any after the existential complete as the subject watering and the subject of the minimum and the subject of the minimum and the subject of the minimum and the subject of the subject of

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all secolicitation have been met.



	LANT	PLANT MATERIAL PROPOSED		CALIPER/HEIGH	π	MATURE				aptur
	KEY QUANTITY posed Landscape P		COMMON NAME	SIZE		SIZE		ROOT	SPECIFICATION / NOTES	DIRECT SUP
	DE TREES (DECIDU	NDUS)								6767 North Industrial Ro Milwaukee WI 53223
	ABM 4	Acer xfreemanii 'Autumn Blaze'				50'			Straight central leader, full and even crown. Prune only after planting	888-876-0987 0 2017 DIRECT SUPPLY APTU
	HRB 2 CLH 4	Betula nigra 'Heritage' Celtis occidentalis 'Chicagoland'	Heritage Riverbirch Chicagoland Hackberry			40' 50'			Well balanced multi-stemmed tree with minimum four canes, and full appearance Straight central leader, full and even crown. Prune only after planting	
	PPH 3	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5"		50'		8&8	Straight central leader, full and even crown. Prune only after planting	WILLA HEALTHCARE 3755 W. CHASE AVENUE
	SHL 9 KCT 3									50001E, L, 60076
	5W0 1	Quercus bicolor	Swamp White Oak						Straight central leader, full and even crown. Prune only after planting Straight central leader, full and even crown. Prune only after planting	TAL
	VFE 4	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2.5"		60'		8&8	Straight central leader, full and even crown. Prune only after planting	VIII
	LANT	PLANT MATERIAL PROPOSED			π					at Oak Creek
	KEY QUANTITY	TY BOTANICAL NAME S (DECIDUOUS)	COMMON NAME	SIZE		SIZE		ROOT	SPECIFICATION / NOTES	
	ABS 14	Amelanchier xgrandifiora 'Autumn Brilliance'							Well balanced multi-stemmed tree with minimum four canes, and full appearance	
	TCH 10 AFC 4	Crataegus crus-gali 'Inermis'							Well balanced multi-stemmed tree with minimum four canes, and full appearance	
			Red Jewel Flowering Crabapple					B&B	Well balanced multi-stemmed tree with minimum four cares, and full appearance Well balanced multi-stemmed tree with minimum four cares, and full appearance	
	JTL 11	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	6-7		20'		B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
	LANT	PLANT MATERIAL PROPOSED								
<text></text>	KEY QUANTITY RGREEN TREES	TY BOTANICAL NAME	COMMON NAME	SIZE		SIZE		ROOT	SPECIFICATION / NOTES	
	CF 6								Evenly shaped tree with branching to the ground	
<text></text>	NS 12 BHS 9					70' 50'			Evenly shaped tree with branching to the ground Evenly shaped tree with branching to the ground	
	CBS 8		Colorado Blue Spruce	6-7		60'		B&B	Evenly shaped tree with branching to the ground	
	DFI 4	Pseudotsuga menziesii	Douglas Fir	6-7		60'		B&B	Evenly shaped tree with branching to the ground	
	LANT					MATURE		ROOT/		
			COMMON NAME	SIZE (HEIGHT)		SIZE		CONT.	SPECIFICATION / NOTES	
	SGJ 78	Juniperus chinensis 'Sea Green'								1
	CPJ 119	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	36"		48"		Cont.	Full rounded well branched shrub	1
										1
										1
	LANT KEY QUANTITY		COMMON NAME						SPECIFICATION / NOTES	
	IDUOUS SHRUBS	i								
	BRC 77 GD 26									1
	CRD 17	Cornus sericea 'Cardinal'	Cardinal Redtwig Dogwood	36"		10'		Cont.	Full, well rooted plant, evenly shaped	1
			Peking (Hedge) Cotoneaster						Full, well rounded plant with moist rootball and healthy appearance	\mathbf{x}
	DF 16 ROS 1	romergilla gardeni Hibiscus syriacus 'Aphrodite'	Dwarr rothergilla Aphrodite Rose of Sharon (Dark Pink)						run, wen rounded plant with moist rootball and healthy appearance Full, well rounded plant with moist rootball and healthy appearance	
	IH 65	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	45		4'		Cont.	Full, well rooted plant, evenly shaped	R R
									Full, well rooted plant, evenly shaped	N N N
		Hypericum kalmianum	St. Johnswort						Full, well rooted plant, evenly shaped	는 곳 꽃 🗄
	MAC 35	Ribes alpinum 'Green Mound'							Full, well rooted plant, evenly shaped	- E 8 8
										IN
	KOSR 10	Rosa 'Knock Dut'	White Knock Out Shrub Rose	18"		4'		Cont.	Full, well rooted plant, evenly shaped	H H H H
						3'			Full, well rooted plant, evening snaped Full, well rooted plant, evening snaped	
									Full, well rooted plant, evenly shaped	Σú
						4' 5'				폰
<form> 1 Water Model Mater Model 1<td>KSV 22</td><td>Viburnum carlesii</td><td>Fragrant Koreanspice Viburnum</td><td>36"</td><td></td><td>8'</td><td></td><td>Cont.</td><td>Full, well-rooted plant, evenly shaped</td><td></td></form>	KSV 22	Viburnum carlesii	Fragrant Koreanspice Viburnum	36"		8'		Cont.	Full, well-rooted plant, evenly shaped	
									Full, well rooted plant, evenly shaped Full, well rounded plant with moint contrall and healthy appearance	
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	LANT KEY QUANTITY	PLANT MATERIAL PROPOSED TY BOTANICAL NAME	COMMON NAME						SPECIFICATION / NOTES	
	AMENTAL GRASS	ISES								
9. 10. Numerical low low regulation VI Numerical low low regulation Numerical low low re			Karl Foerster Feather Reed Grass Tufted Hair Grass						Full, well rooted plant Full, well rooted plant	
	VMG 22	Miscanthis sinensis 'Morning Light'	Silver Variegated Maidengrass	#1					Full, well rooted plant	
V V	PDS 126	Sporobolus heterolepis	Prairie Dropseed	#1		3.		Cont.	Full, well rooted plant	
NUME UNIT UNIT<	LANT	PLANT MATERIAL PROPOSED								
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C 0 Uniness property body for higher Notify for inness (conflower 15 0 Cont Full will noted plate, every hydred 0									Full, well rooted plant, evenly shaped Full, well rooted plant, evenly shaped	
0 0 Non-models for the formation of the format	RTC 30	Echinacea purpurea 'Rocky Tops Hybrid'	Rocky Top Tennessee Coneflower	#1		30"		Cont.	Full, well rooted plant, evenly shaped	1
k 7 minimula Latera Washing Latera Washing Latera Manager Latera										1
k 7 montanalis Summer Mulée Subsection Subs	MDL 7	Hemerocallis 'Catherine Woodbury'	Catherine Woodbury Daylily (Soft Pink)	#1		32"		Cont.	Full, well rooted plant, evenly shaped	1
a) b) Nutura manufazione fono" Gene fono fono fono fono fono fono fono f	MDL 7	Hemerocallis 'Hyperion'	Hyperion Daylily (Lemon Yellow)			36"				
a) b) b) b) b) b) b) b) c) c) <t< td=""><td></td><td>Heuchera americana 'Green Spice'</td><td>Green Spice Coralbells</td><td></td><td></td><td>9"</td><td></td><td></td><td></td><td>1</td></t<>		Heuchera americana 'Green Spice'	Green Spice Coralbells			9"				1
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0 1 uscuttationum supprises Body basts Daily 15 150 Cott Full will noted plant, every hysical 1										1
C 30 Majorat fasses in Vica" Duard Catinitie 91 10 No N	BSD 30	Leucanthemum xsuperbum 'Becky'	Becky Shasta Daisy	#1		36"		Cont.	Full, well rooted plant, evenly shaped	
5 1.6 Hubbickla fulged foodsturm Bick-synd Susin P1 30' Cott Full, will model plate, newly shaped 90 800 Lawn Establishment, Area / Grading Area 5' Cott Full, will model plate, newly shaped 900 800 Lawn Establishment, Area / Grading Area 5' Cott Full, will model plate, newly shaped 900 900 Insign Mithing Part Shaped Shaped Seed Area see plan for area differention 5' Further CDS 5' fination Control Blanket (or argoned equal) Full will model area 900 205 Statumuna Ege Each Area Statu Shaped Shaped Seed Area see plan for area differention 5' Fund Area Fund Area <td></td> <td>Ligularia dentata ' Othello'</td> <td>Othello Ligularia</td> <td></td> <td></td> <td>36*</td> <td></td> <td></td> <td>Full, well rooted plant, evenly shaped</td> <td></td>		Ligularia dentata ' Othello'	Othello Ligularia			36*			Full, well rooted plant, evenly shaped	
S B Jaio scapping Jamp Hight May Night Salva P 10 Cold Full, well noted jaint, every highed M 400 Land Stabilization Ave / Garding Aves See plan for area differention 50 Gal well noted jaint, every highed M 400 Solid Alvan Stabilization Aves / Garding Aves See plan for area differention 50 Gal well noted jaint, every highed M 300 Solid Alvan Stabilization Fair Sloged aved dimension 50 Gal well noted fram file Sloged See differention 50 File Audor Coord Blanktel (or agenore dequal) M 300 Solid Alvan Staffere (fluct/Person) Area: 85 SF File Audor Coord Blanktel (or agenore differention 50 File Audor		Rudbeckia fulgida 'Goldsturm'				30*				1
N 800 Long Itability International Answard Grading Answard 9 Cadar Creck Prenumer Blue Tag Seed Mar (Pri: 1985: 313-4007) Image: Constraint Constra										NOT FOR
9900 firstending fars sloped seeded area see plan for once definiention 0 10	AWN 8480	Lawn Establishment Area / Grading Area						SY	Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-5807)	
0 760 doded Area (detatified on plan) see plan for area defineation 7 Prah Lat, weed free; Bluegrass Blend Soft Water immediativity after installation per Marcine 7 Form number free; Bluegrass Blend Soft Water immediativity after installation 7 Prah Lat, weed free; Bluegrass Blend Soft Water immediativity after installation per Marcine 7 Form number free; Bluegrass Blend Soft Water immediativity after installation 7 20 Proceeded Instances Carlos Software (Dustrierment) Area; 85.95 7 6 20 Proceeded Instances (Carlos Florence defineation 7 7 8 8 Multicit; apply Preemergent after installation of multicity 20 Proceeded Instances (Carlos Florence defineation 7 7 8 8 Multicit; apply Preemergent after installation of multicity 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7 7 8 7										CONSTRUCT
A 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	99500	Erosion Matting for sloped seeded areas	see plan for area delineation					SF	EroTex DS75 Erosion Control Blanket (or approved equal)	HELLER &
appendixed Area: 86.97 The advectory large data starting (gread area) Area: 86.97 The advectory large data starting (gread area) Area: 12.00.97 Start Advectory large data starting (gread area) Area: 12.00.97 The advectory large data starting (gread area) Area: 12.00.97 The advectory large data starting (gread area) Area: 12.00.97 The advectory large data starting (gread area) Area: 12.00.97 The advectory large data starting (gread area) Area: 12.00.97 The advectory large data starting (gread area) Area: 12.00.97 The advectory large data starting (gread area) Area: 12.00.97 The advectory large data starting (gread area) Area: 12.00.97 The advectory large data starting (gread area) Area: 12.00.97 The advectory large data starting (gread area) Area: 12.00.97 The advectory large data start for large data start data datadte data start data datadte data start da	SOD 7405	Sodded Areas (identified on plan)	see plan for area delineation						Fresh cut, weed free; Bluegrass Blend Sod; Water immediately after installation	ASSOCIATES,
age Market 1 1 1 1 1 1 1 1 1 1	WSM 2575	Stormwater Seed Mix	see plan for area delineation					SY		REVISIONS
1.5 Decomposed Generation Software (Marg/Revenue) 2. A composed Generation Software (Marg/Revenue) 2. A composed Generation Software (Marg/Revenue) 2. Software decomposed Software (Marg/Revenue) 3. Software decomposed Software (Marg/Revenue										
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10 Pulvetrate Topol(2' over bed areas) Area: 12.00.05' Cr **undtage cares: & gardities are provided as a solution to the Landacept Contractor. Landacept Contractor is under a data contractor is under a data contractor. Cr **undtage cares: & gardities are provided as a solution to the Landacept Contractor. Contractor is under a data contractor. Contractor is under a data contractor. Seed Composition: Contractor is under a data contractor. Seed at rate of 3F per 1003.5F Contractor is under a data contractor. Contractor is under a data contractor. 20% Netri Kerndovid Rule Foreinal Regress 20% Alertific Kerndovid Regress 20% Palenti III File Permonal Regress Contractor is under a data contractor. Contractor is under a data contractor. Contractor is under a data contractor. 20% Netri Kerndovid Regress 20% Palenti III File Permonal Regress 20% Palenti III File Permonal Regress Contractor is under a data contractor. Con	196	Soil Amendments (2" depth)	Area: 31,900 SF					CY		Δ
*Landcage curves & guardities are provided as a service to the Landcage Contractor I: including contractor is required to the curve of guardities in order to provide a complete landcage PMC2112ML			Area: 183,000 SF Area: 31 900 SF							Δ
	196									
and relation degetable threm- and geaver. Order to - Seed Comparison Compar										
See Composition: Cald Creak Territoria Bara (Pri New 313 607); DION M4 Attack Centricky Illuagrass DION Addatick Centricky Illuagrass DION Degen Kentricky Illuagrass DION Degen Kentricky Illuagrass DION Degen Kentricky Illuagrass DION Patherer III File Prevencial Rylegrass DION Patherer III File Prevencial Rylegras DION Patherer III File Prevencial Rylegras DION Patherer III File Prevencial Rylegrass DION Patherer IIII File Prevencial Rylegrass DION Patherer		installation as outlined on th	his Landscape Master Plan. In the event that a					Landscap	e Master Plan, the Landscape Master Plan- including the graphics	
Cald Conk Tremon Hie Tac (Hr. 883:134907). 10% M data: Createsty Hunggrass 10% Atlantis Kennucky Hunggrass 20% Nent Kennucky Hunggrass 10% Dragon Kennucky Hunggrass 20% Nent Kennucky Hunggrass 10% Prefers Hill File Personal Regists 20% Nentset: File Prennul Regists										PROJECT# 11
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20% herr far-fixed Walegass 10% Dragon Kontuchy Illiagass 20% Personal Reference 10% Personal Regards 20% Personal		10% Mid Atlantic Kentucky Bluegrass						veed dt f	ere er er per sollet el	LANDSCAPE NOT
2010 Dation for Presson 2010 Pennist Fine Previoual Ryegross		20% Merit Kentucky Bluegrass								DETAILS, & SCHED
A ALDOSCAPE & MATERIAL SCHEDULES			www.camerini.come Perennial Kyegrass							
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						1	٩D	দ	06/ SCALE:N.T.S.	107

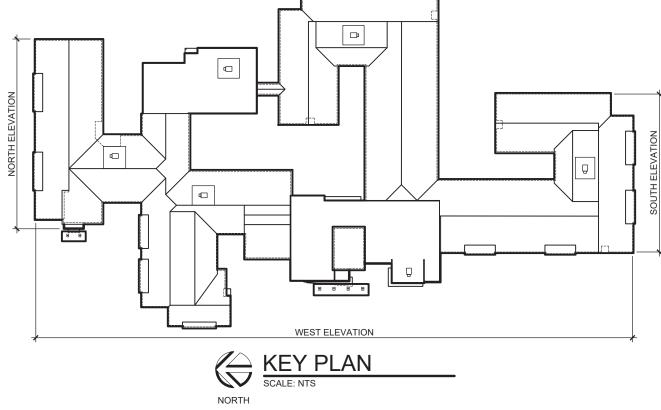
L107

NORTH ELEVATION WALL AREAS				
TYPE OF AREA	AREA (SF)	TOTAL WALL AREA (SF)	% OF TOTAL AREA	
EXTERIOR WALL AREA TOTAL	2,115	2,115	100.0 %	
GLASS AREA	393	2,115	18.6 %	
MASONRY AREA	1,098	2,115	51.9 %	
FIBER CEMENT	624	2,115	29.5 %	

WEST ELEVATION WALL AREAS			
TYPE OF AREA	AREA (SF)	TOTAL WALL AREA (SF)	% OF TOTAL AREA
EXTERIOR WALL AREA TOTAL	12,804	12,804	100.0 %
GLASS AREA	2,742	12,804	21.4 %
MASONRY AREA	6,139	12,804	47.9 %
FIBER CEMENT	3,923	12,804	30.6 %

SOUTH ELEVATION WALL AREAS				
TYPE OF AREA AREA (SF) TOTAL WALL AREA (SF) % OF TOTAL ARE				
EXTERIOR WALL AREA TOTAL	1,800	1,800	100.0 %	
GLASS AREA	311	1,800	17.3 %	
MASONRY AREA	1,155	1,800	64.2 %	
FIBER CEMENT	334	1,800	18.6 %	

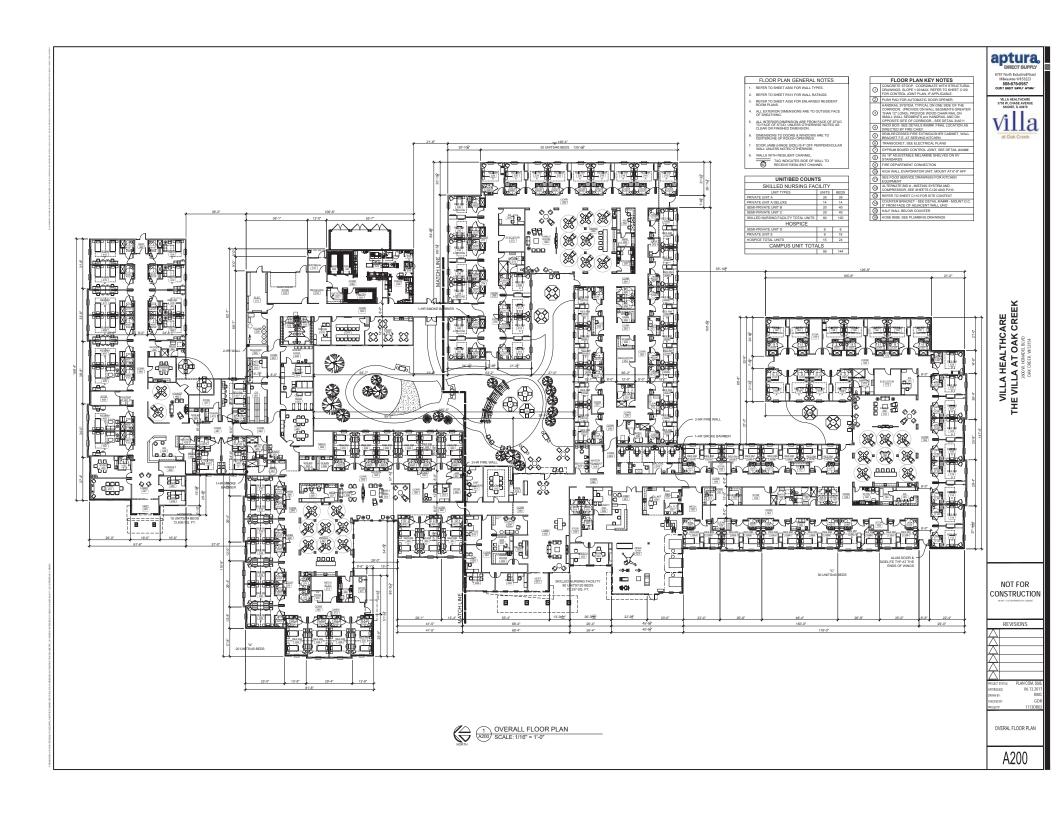
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NORTH + WEST + SOUTH ELEVATION WALL AREAS			
TYPE OF AREA	AREA (SF)	TOTAL WALL AREA (SF)	% OF TOTAL AREA
EXTERIOR WALL AREA TOTAL	16,719	16,719	100.0 %
GLASS AREA	3,446	16,719	20.6 %
MASONRY AREA	8,392	16,719	50.2 %
FIBER CEMENT	4,881	16,719	29.2 %

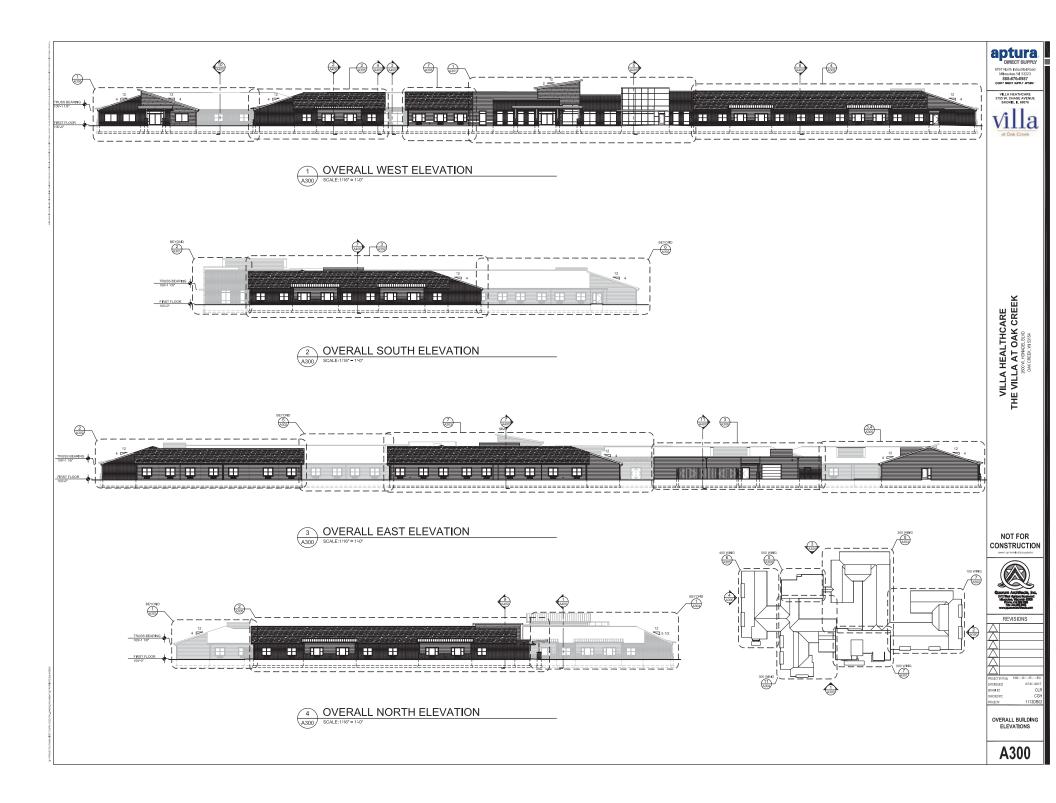


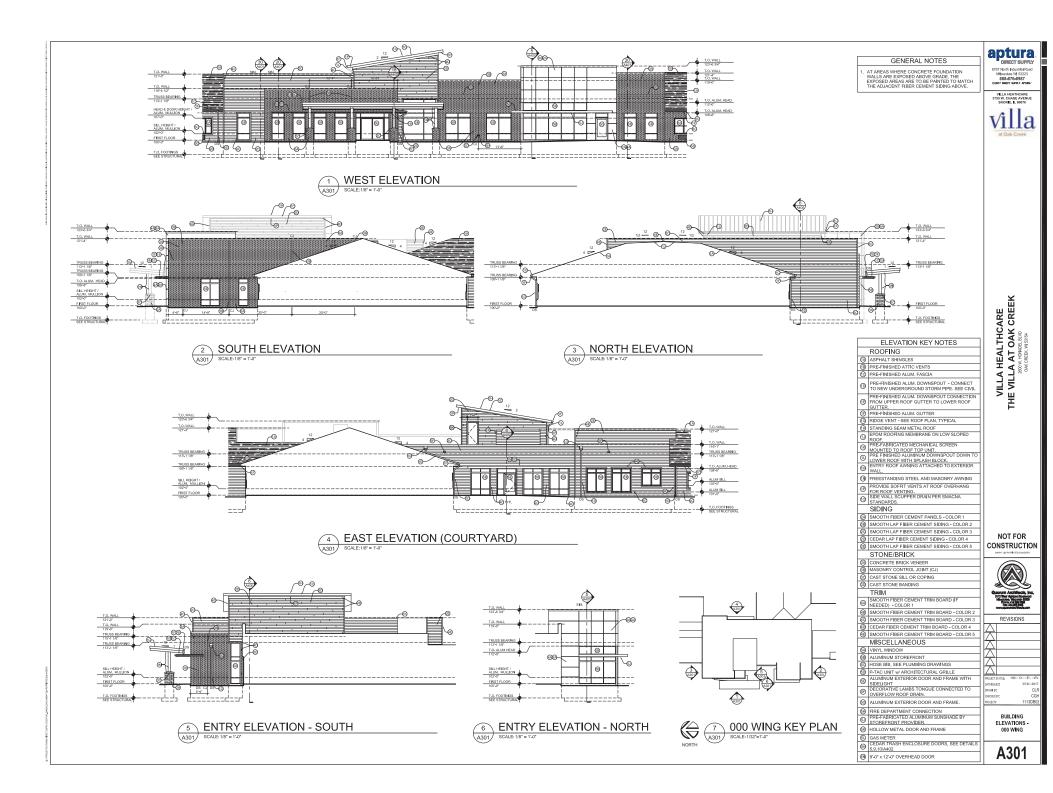
Villa at Oak Creek

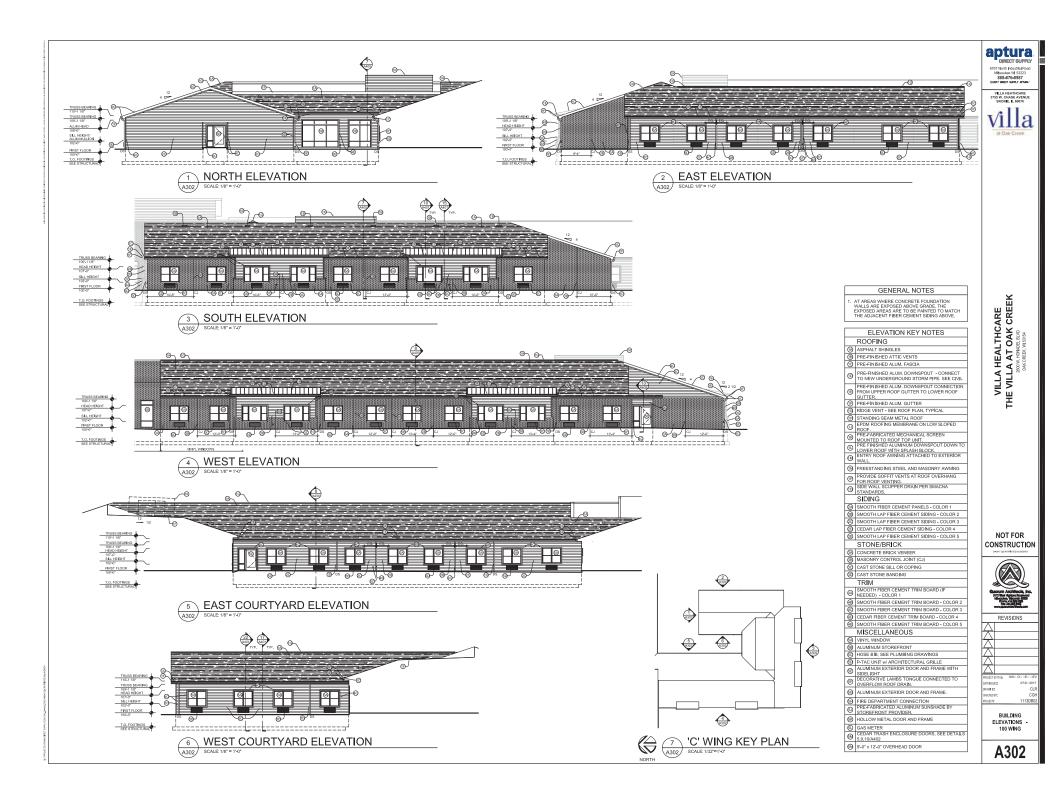
Diagram of Exterior Finishes

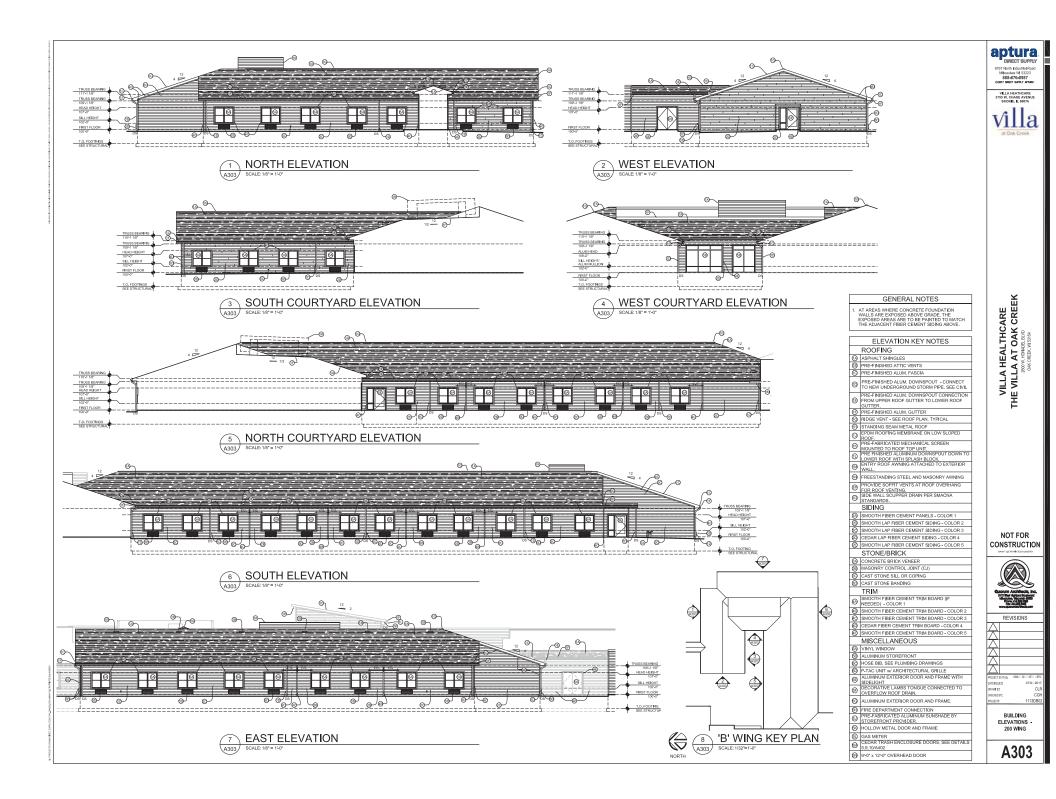
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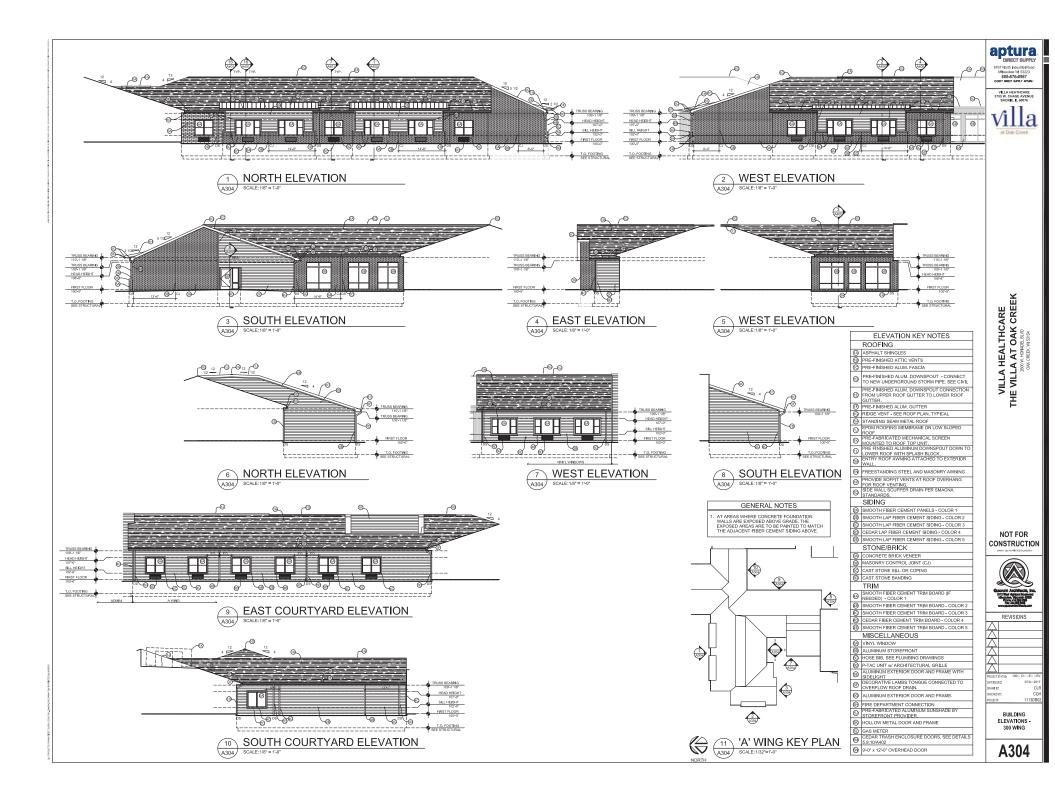


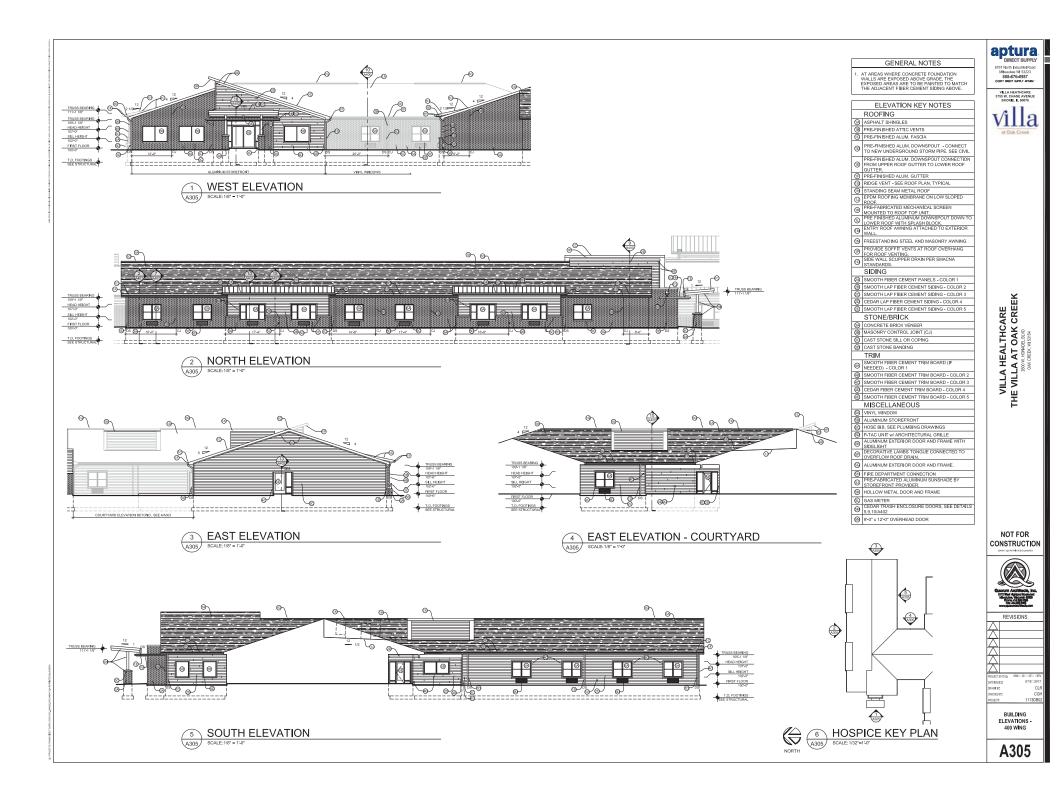


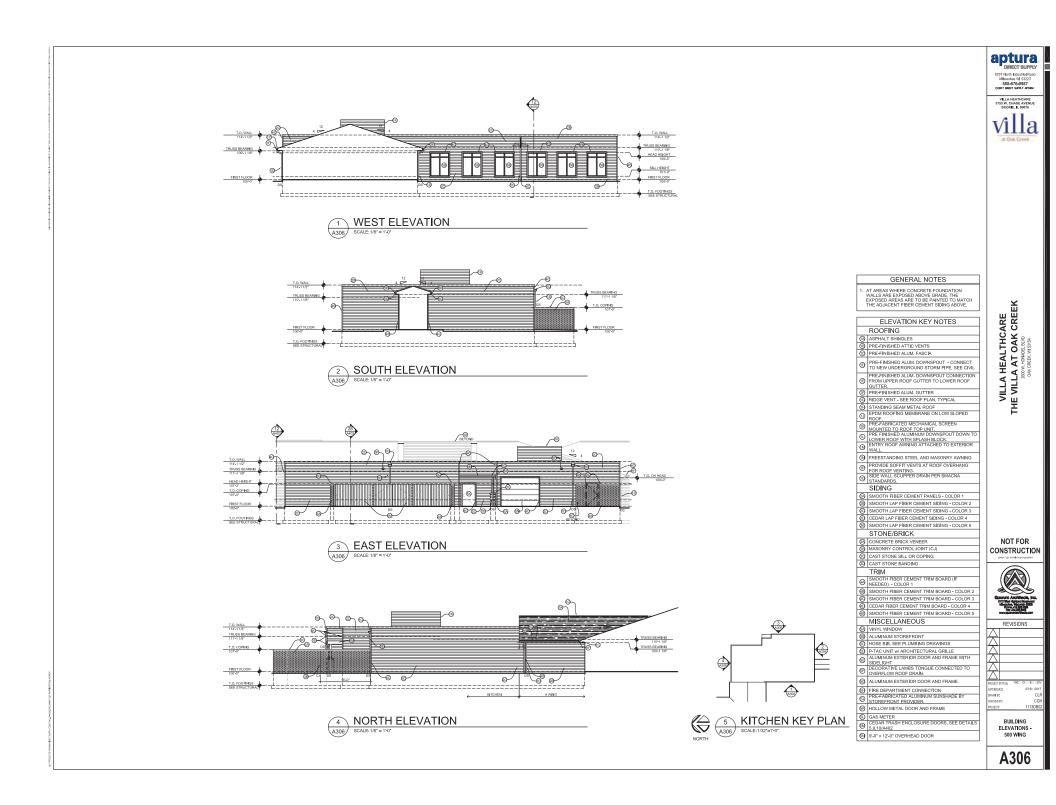












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					VLLBASTGAR BOOK L 6895 Village cf Oak Creek
ASPHALT SHINGLES M MANUFACTURE - CERTAINTEED COLOR/FINISH - LANDMARK SERIES - WEATHERED WOOD	EIBER CEMENT ARCHITECTURAL PANELS - COLORI MANUFACTURE - ALLURA SMOOTH VERTICAL PANEL COLORFINISH - DESERT TAN	DESIGNER CONCRETE BRICK. COLOR I MANUFACTURE - COUNTY MATERIALS COLOR/FINISH - HERITAGE COLLECTION - DOVE GREY	EIBER CEMENT TEIM - COLOR I MANUFACTURE - ALLURA COLORFINISH - TRIM COLOR TO MATCH COLOR OF ADJACENT SIDING	PRE-TINISHED VIINUL WINDOW MANUFACTURE - SIERRA PACIFIC WINDOWS COLOR/FINISH - ANTIQUE BRONZE	
PBE-FINSHED METAL STANDING SEAM ROOF () MANUFACTURE - MARCICAN CONSTRUCTION METALS COLORFINISH - STAYLOC - MEDIUM BRONZE	EIBER CEMENT SIDING - COLOR II (2) MANUMACTURE - ALLURA SMOOTH LAP COLORIFINISH - NATURAL CLAY	DESIGNERE COURCELE BRICK: COLOR II (9) MANUPACTURE - COUNTY MATERIALS COLOR/FINISH - HERITAGE COLLECTION - MESQUITE BLEND	EIBER CEMENT TEIM - COLOR II MANUARCTIRE - ALLURA COLORFINISH - TRIM COLOR TO MATCH COLOR OF ADJACENT SIDING	PRE-FINISHED ALUMINUM STOREFRONT MANUFACTURE - TUBELITE COLOR/FINISH - MEDIUM BRONZE	HCARE
					VILLA HEAL THCARE THE VILLA AT OAK CREEK 2004 CHEX WASHIN
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	FIBER CEMENT SIDING - COLOR IV		FIBER CEMENT TRIM - COLOR III	PRE-EINISHED ALLIMINI, M. CANOPY	
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					REVISIONS
		G OF SKILLED NURSING ENTRY FRO	M SOUTH 27TH STREET		A311

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(1) EXTERIOR RENDERING OF SKILLED NURSING ENTRY FROM SOUTH 27TH STREET (A319) SCALE:NTS



VILLA HEALTHCARE THE VILLA AT OAK CREEK

REVISIONS

A310

2 EXTERIOR RENDERING OF HOSPICE ENTRY FROM SOUTH 27TH STREET A310 SCALE:NTS



3 EXTERIOR RENDERING FROM CORNER OF SOUTH 27TH STREET & HONADEL DRIVE A310 SCALE:NTS