



PLAN COMMISSION REPORT

Proposal: Amended Site Plan & Architectural Plans – Multi-tenant Industrial Building

Description: Review amended site and architectural plans for a proposed multi-tenant speculative industrial building.

Applicant(s): John Schlueter, Frontline Commercial Real Estate

Address(es): 10000 S. Ridgeview Dr. (5th Aldermanic District)

Suggested Motion: That the Plan Commission approves the amended site and architectural plans for a proposed multi-tenant speculative industrial building to be located at 10000 S. Ridgeview Dr., with the following conditions:

1. That all relevant Code requirements remain in effect.
2. That the plans are revised to include locations for all mechanicals, transformers, and utilities. All mechanical equipment, transformers, and utility boxes (ground, building, and rooftop) shall be screened from view.
3. That all stormwater requirements are coordinated with the Engineering Department. Any additional reviews and/or permits that may be required as a result of stormwater improvements shall be obtained prior to issuance of any permits and commencement of work.
4. That all revised plans are submitted electronically to the Community Development Department prior to submitting of any permit applications.
5. That this approval by Plan Commission shall expire within twelve (12) months after the date of approval if a building permit has not been issued.

Owner(s): Ridgeview Drive, LLC

Tax Key(s): 926-9038-000

Lot Size(s): 26.1509 acres

Current Zoning District(s): M-1, Manufacturing

Overlay District(s): PUD

Wetlands: ☒ Yes ☐ No

Floodplain: ☐ Yes ☒ No

Comprehensive Business Park
Plan:

Background: As you may recall, site and architectural plans were approved for this site by the Plan Commission at the January 23, 2024 meeting. That approval was contingent upon the Applicant receiving approval from the Wisconsin Department of Natural Resources (WDNR) for the filling of several wetlands on the site. However, the WDNR did not approve the wetland filling as proposed. Consequently, the Applicant revised the site and architectural plans to comply with WDNR requirements and was given approval from Plan Commission for these revised plans at the February 11, 2025 meeting. The approval was for a proposed 36-foot-tall, 417,344 square-foot, multi-tenant speculative industrial building to be located at 10000 S. Ridgeview Dr.

The Applicant then modified their plans to accommodate a potential tenant and was given approval from Plan Commission for those modifications at the July 8, 2025 meeting.

Those modifications approved July 8th were as follows:

- Architectural modifications related to the bump-ins and bump-outs of four (4) exterior precast concrete wall panels located at the east and west corners of the south façade.
- An increase in the number of loading dock doors along the south façade, from 28 to 38.
- Relocation of the previously approved drive-in door on the south façade to the west end of the same façade, and addition of one (1) new drive-in door on the eastern portion.
- The relocation of the eastern dumpster enclosure approximately 100 feet to the east, positioning it near the corner of the building along the south façade.
- The addition of four (4) emergency exit doors per requirements of State of Wisconsin. They include two (2) additional doors on the north elevation and one (1) door on both the east and south elevations.

Proposed Site and Architectural Plan Modifications: Since the approval of the most recent modifications, the Applicant has modified their plans again to accommodate a potential future tenant of the building and is seeking approval of the following modifications:

1. Landscaping Enhancements

- Increased overall planting count on-site with 209 new plantings, including:
 - 14 trees
 - 17 shrubs
 - 178 perennials and grasses
 - Significant upgrades to the east-west landscape buffer between the truck drive and vehicle parking in the northeast area.
 - West Property Line Transition Area (adjacent to M-1 property):
 - 32 plantings added north of the parking stalls.
 - 30 plantings added south of the parking stalls.
-

2. Truck Drive & Parking Adjustments

- Widened truck drive to improve maneuverability for ingress and egress.
- Parking stall layout adjusted to accommodate truck drive changes:
 - 28 stalls removed from the northeast area.
 - 28 stalls added to the west side of the site.
 - Total number of stalls on site increases from 172 to 174.

3. Trash Enclosure Relocation

- Moved trash enclosure from the east end to the west end of the southeast loading dock area.
 - This change allows for full use of dock doors in that area.

4. Building Elevation Modifications

- Loading Dock Adjustments:
 - Increased number of dock doors on the south façade from 38 to 39.
 - Minor dimensional updates made to door placements on the west elevation to ensure alignment with precast panel centerlines.
 - Precast knockout panel added east of dock door D1.
 - Bumpers added to dock doors D1 and D2 for consistency with other dock doors (due to trash enclosure relocation).
- Emergency Exit:
 - Relocated to the east end of the southeast loading dock area.

5. Lighting Revisions

- Northeast Corner:
 - Adjusted light fixture locations to utilize new median and improve lighting across wider parking lanes.
- West Side:
 - Two (2) new light poles and one (1) wall-mounted fixture installed to support additional parking area.

No other changes to the recently approved plans are proposed at this time.

Review/Options/Alternatives: The Plan Commission has the discretion to either approve the plans as presented, approve them with specified conditions, or disapprove the proposal. In reviewing the request, the Commission will evaluate it in light of the City's Zoning Ordinance and any other relevant information.

The Plan Commission may only approve or approve with conditions if it is satisfied that the proposed project complies with all applicable provisions of the City's Zoning Ordinance, as well as with all adopted plans and policy documents. Any approval with conditions must specify the necessary actions to bring the application into compliance with the City's Zoning Ordinance and its adopted plans and policy documents.

The Plan Commission has the authority to modify any of the site plan review criteria outlined in Sec. 17.0804(g)(3)(a-j) of the City's Zoning Ordinance. However, such modifications require a 3/4 majority vote of the Commissioners present at the meeting and must include supplemental design elements or improvements to compensate for any modifications to the specific standards.

If the request is not approved, the Plan Commissioners are required to provide the relevant Code Sections upon which the denial is based. This will allow the applicant to revise and resubmit the proposal accordingly

Respectfully submitted & approved by:



Kristi Laine
Community Development Director

Prepared by:



Todd Roehl
Senior Planner

Attachments:

Location Map

Narrative (3 pages)

Site Plans with Changes (4 pages)

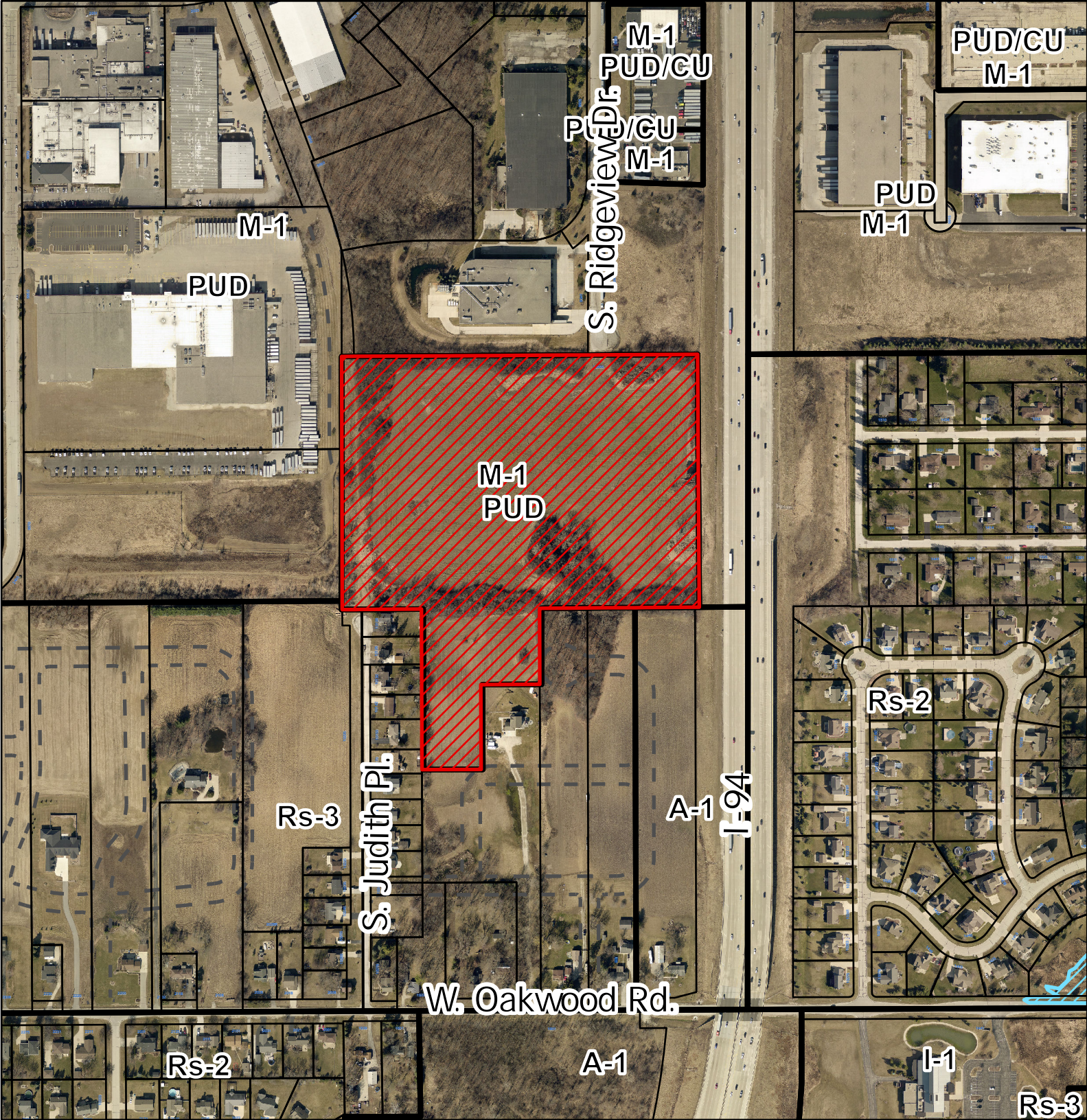
Architectural Plans with Changes (2 pages)

Landscape Plans with Changes (3 pages)

Lighting Plan with Changes (1 page)

Location Map

10000 S. Ridgeview Dr.



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



Community Development



Zoning

Official Street Map

Parcels

FloodFringe2024

Floodway2024

10000 S. Ridgeview Dr.



August 22, 2025

Plan Commission
City of Oak Creek
8040 S. 6th Street
Oak Creek, WI 53154

RE: Site and Building Plan updates 10000 S. Ridgeview Drive (Tax Key 9269038000)

Dear Plan Commission Members,

On behalf of Frontline Commercial Real Estate, LLC and Ridgeview Drive, LLC (collectively, "Frontline"), we respectfully submit updated plans for an amendment to the Site and Building Plan Review approval for the property at 10000 S. Ridgeview Drive, Oak Creek.

Please note that the building has not changed in any material way in that there are no changes to its size, location, and design intent. Further, the overall site plan remains substantially the same. However, the accompanying plans show the minor changes in "cloud" annotations (red on the civil plan sheets and purple on the architectural plans).

The changes are as follows:

- a) Landscaping changes were made to increase the number of plantings on the already-robust site plan.
 - i. The changes are shown variously on Sheets L1.0 – L2.0 (additional parking lot island shrubs, perennials, and trees) but are best summarized by the Plant Schedule on Sheet L1.5 that shows 209 plantings have been added (+14 trees, +17 shrubs, and +178 perennials and grasses, comparing (8/15/25 version vs. 1/15/25 version).
 - ii. The site does not have a parking lot perimeter area adjacent to a public or private right-of-way but landscaping in an equivalent size area and quantity is provided under Sec. 17.0505(b)(1) including: (1) the robust landscaping in the south areas of the site buffering the adjacent residences, (2) the 7 trees at the north property line transition area adjacent to an M-1 property, and (3) an overall +209 plantings that were added to the plan per the Plant Schedule on Sheet L1.5 (8/15/25 version vs. 1/15/25 version). If necessary, Frontline requests a modification from the Plan Commission pursuant to Sec. 17.0505(e)(3) for the landscaping plans as presented.

- b) Slight increases to truck drive width to make maneuvers easier for ingress and egress.
- c) Adjust parking stall areas to accommodate the truck drive width increase, the addition of the necessary electric transformers for the building, and other minor modifications. More specifically:
 - i. A total of 28 vehicle parking stalls were removed from the northeast area.
 - ii. The east-west landscape buffer separating the truck drive from the vehicle parking in the northeast area was significantly enhanced.
 - iii. A total of 30 vehicle parking stalls were added to the west side of the site, 32 plantings were added to the north of those parking stalls at the west property line transition area adjacent to an M-1 property, and 30 plantings were added to the south of those parking stalls at the west property line transition area adjacent to an M-1 property.
 - iv. All of the remaining interior parking landscape island locations shown in the northeast corner – and the 5 total number of other interior islands – match the previously-approved plans but we are requesting from the Plan Commission a Sec. 17.0505(e)(3) modification to the spacing standard (every 10 stalls) of landscaped islands upon supplemental design elements and improvements that are incorporated including: (1) the robust landscaping in the south areas of the site buffering the adjacent residences, (2) the 7 trees at the north property line transition area adjacent to an M-1 property, and (3) an overall +209 plantings that were added to the plan per the Plant Schedule on Sheet L1.5 (8/15/25 version vs. 1/15/25 version).
- d) Move the trash enclosure from the east end of the southeast loading dock area to the west end of the southeast loading dock area for full dock usage.
 - i. Per trash enclosure relocation, add bumpers to dock doors D1 and D2. This will also ensure that D1 and D2 dock doors match all other dock doors.
- e) Minor building elevation changes.
 - i. As a result of receiving more accurate and detailed drawing dimensions and to ensure doors remain aligned to the centerline of precast panels, minor dimensional updates made to exact door locations on the west elevation.
 - ii. Elevation updated to show precast knockout panel east of dock door D1.

f) Lighting changes shown on Sheet E0001.

- i. Location changes in the northeast corner to utilize new median and provide broader coverage to the wider parking lane.
- ii. Two light poles and one wall light added to the west side of the site for the added parking stalls in that area.
- iii. Confirmation of 3000 Kelvin color temperature limit for all fixtures on Sheet E0001.

g) Adjust grading as needed due to the plan changes described above.

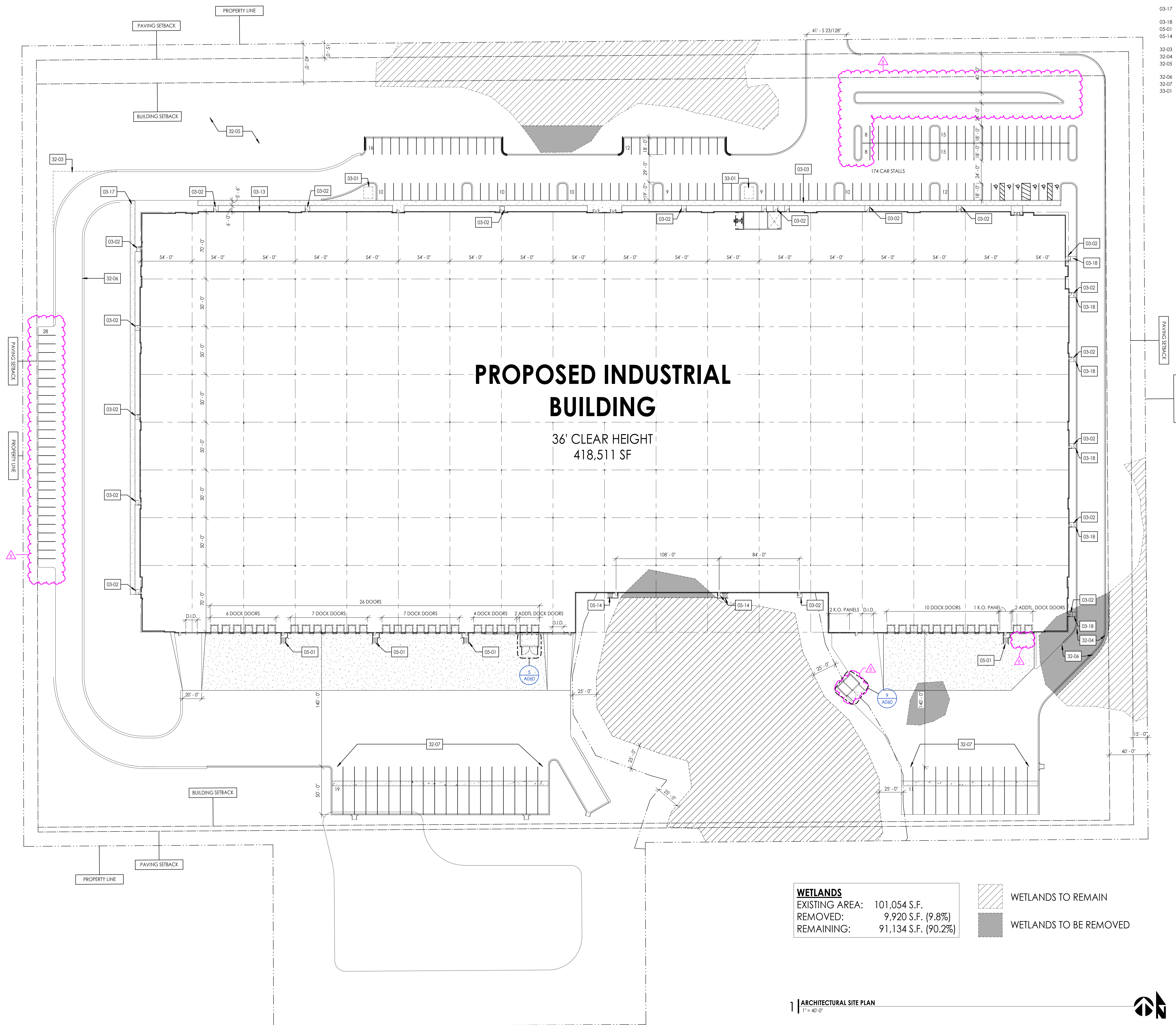
We would also like to add a 13th dock door on the southeast area in line with the other dock doors and relocate the emergency exit stairs to the east end of the southeast loading dock area. Our Architect SPS, confirms relocating the emergency exit and stairs will meet State building code and contingent on that approval, we are asking for Plan Commission approval to allow for this future modification.

Please feel free to contact me at (414) 769-7000 with any questions or for additional information.

Sincerely,

John Schlueter

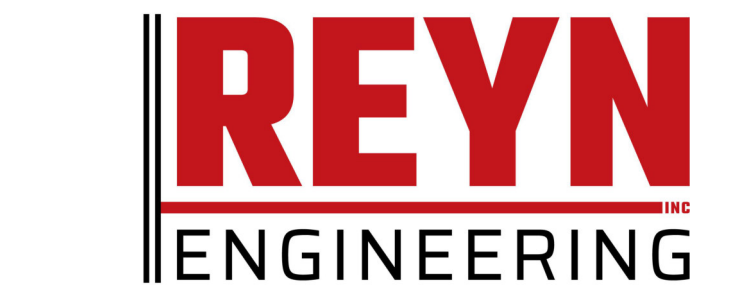
John Schlueter
President
Frontline Commercial Real Estate, LLC



- SHEET KEYNOTES**
- 03-02 CONCRETE STOOP
 - 03-03 CONCRETE SIDEWALK W/ INTEGRAL CURB
 - 03-13 DEPRESS & PREPARE AREA FOR FUTURE DOCKS, TO BE COORDINATED W/ CIVIL/ARCH/OWNER
 - 03-17 CONCRETE SIDEWALK TO CONNECT EXIT DOORS TO NORTH DRIVE
 - 03-18 CONCRETE SIDEWALK TO CONNECT EXIT DOORS TO EAST DRIVE
 - 05-01 DOCK STAIR - HOT DIPPED GALVANIZED METAL (AMB)
 - 05-14 EXIT STAIR, COORDINATE WITH STRUCTURAL & CIVIL - HOT DIPPED GALVANIZED METAL (AMB)
 - 32-03 SNOW STORAGE, COORD. W/ CIVIL
 - 32-04 SOFTEN TURNING RADIUS FOR TRUCKS, COORD. W/ CIVIL
 - 32-05 ALTERNATE, CONSTRUCT UNDERGROUND STORAGE CHAMBERS, COORD. W/ CIVIL AND OWNER
 - 32-06 REMOVE/SOFTEN CURBS AT DRIVEWAYS (WHERE ALLOWED)
 - 32-07 TRACTOR TRAILER PARKING
 - 33-01 NEW TRANSFORMER, COORDINATE EXACT SIZE AND LOCATION OUTSIDE OF ELECTRICAL ROOM WITH CIVIL, ELECTRICAL, AND OWNER



215 N. WATER STREET, SUITE 250
MILWAUKEE, WI 53202
414.277.9700
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PROJECT



**FRONTLINE 10000
RIDGEVIEW DRIVE**
10000 S RIDGEVIEW DR, OAK CREEK, WI
53154

OWNER

**FRONTLINE
COMMERCIAL REAL
ESTATE, LLC**
7265 S 1st St, Oak Creek, WI 53154

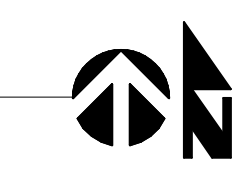
REVISIONS

NO.	DESCRIPTION	DATE
3	ELEVATION UPDATES & STRUCTURAL COORD.	04/02/2025
4	ELECT. ROOM DOOR	04/10/2025
6	PLAN REVIEW COMMENTS	06/06/2025
A	ISSUE FOR CONSTRUCTION	07/18/2025
8	OAK CREEK PERMITTING	07/18/2025
B	TENANT SITE REVISIONS	08/15/2025

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SJC
PROJECT NUMBER	240517
ISSUED FOR	FOR PERMIT
DATE	04/29/2025

SHEET
ARCHITECTURAL SITE PLAN



PROJECT:

FRONTLINE 10000 RIDGEVIEW DRIVE

10000 S RIDGEVIEW DR, OAK CREEK, WI 53154



ISSUED FOR: **FOR PERMIT**

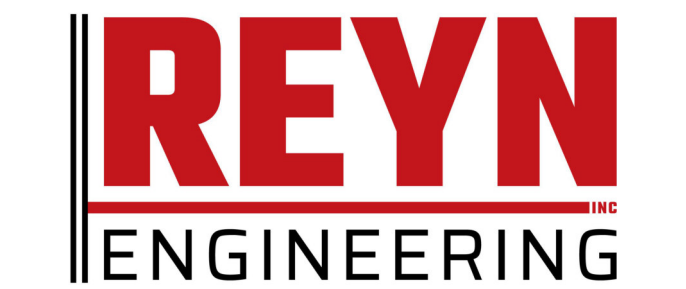
CURRENT REVISION: **TENANT SITE REVISIONS**

ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC.
MILWAUKEE, WISCONSIN



215 N. WATER STREET, SUITE 250
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FRONTLINE
COMMERCIAL REAL
ESTATE, LLC

7265 S 1st St, Oak Creek, WI 53154

REVISIONS

NO.	DESCRIPTION	DATE
1	RFI #1	02/27/2025
2	RFI #2-10	03/12/2025
3	ELEVATION UPDATES & STRUCTURAL COORD.	04/02/2025
4	ELECT. ROOM DOOR	04/10/2025
5	(STRUCTURAL) EAST/WEST DIMENSION COORD.	04/21/2025
6	PLAN REVIEW COMMENTS	04/04/2025
A	ISSUE FOR CONSTRUCTION	07/18/2025
B	TENANT SITE REVISIONS	08/15/2025

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SHEET
TITLE PAGE

G000

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CODE ANALYSIS

APPLICABLE CODES

BUILDING CODE: SPS 340-366 STATE OF WISCONSIN COMMERCIAL BUILDING CODE.
INTERNATIONAL BUILDING CODE 2015 (IBC).
FIRE CODE: INTERNATIONAL FIRE CODE 2015.
ENERGY CODE: INTERNATIONAL ENERGY CONSERVATION CODE 2015, ASHRAE 90.1 2013 COMPLIANCE.
PLUMBING CODE: INTERNATIONAL PLUMBING CODE 2015.
MECHANICAL CODE: INTERNATIONAL MECHANICAL CODE 2015.
ACCESSIBILITY: ICC/ANSI A117.1-2009 FOR ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES.

BUILDING HEIGHTS AND AREA

CONSTRUCTION TYPE: 2B
CONSTRUCTION AREA: 418,511 SF
HEIGHT: 43'-0"
NUMBER OF STORIES: 1
AUTOMATIC SPRINKLER SYSTEM: COMPLETE ESFR SYSTEM (NFPA-13)
OCCUPANCY GROUP: S-1 STORAGE

	ALLOWED	MODIFIED
BUILDING HEIGHT	75'-0"	75'-0" (PER 504.3)
STORY	3	3 (PER 504.4)

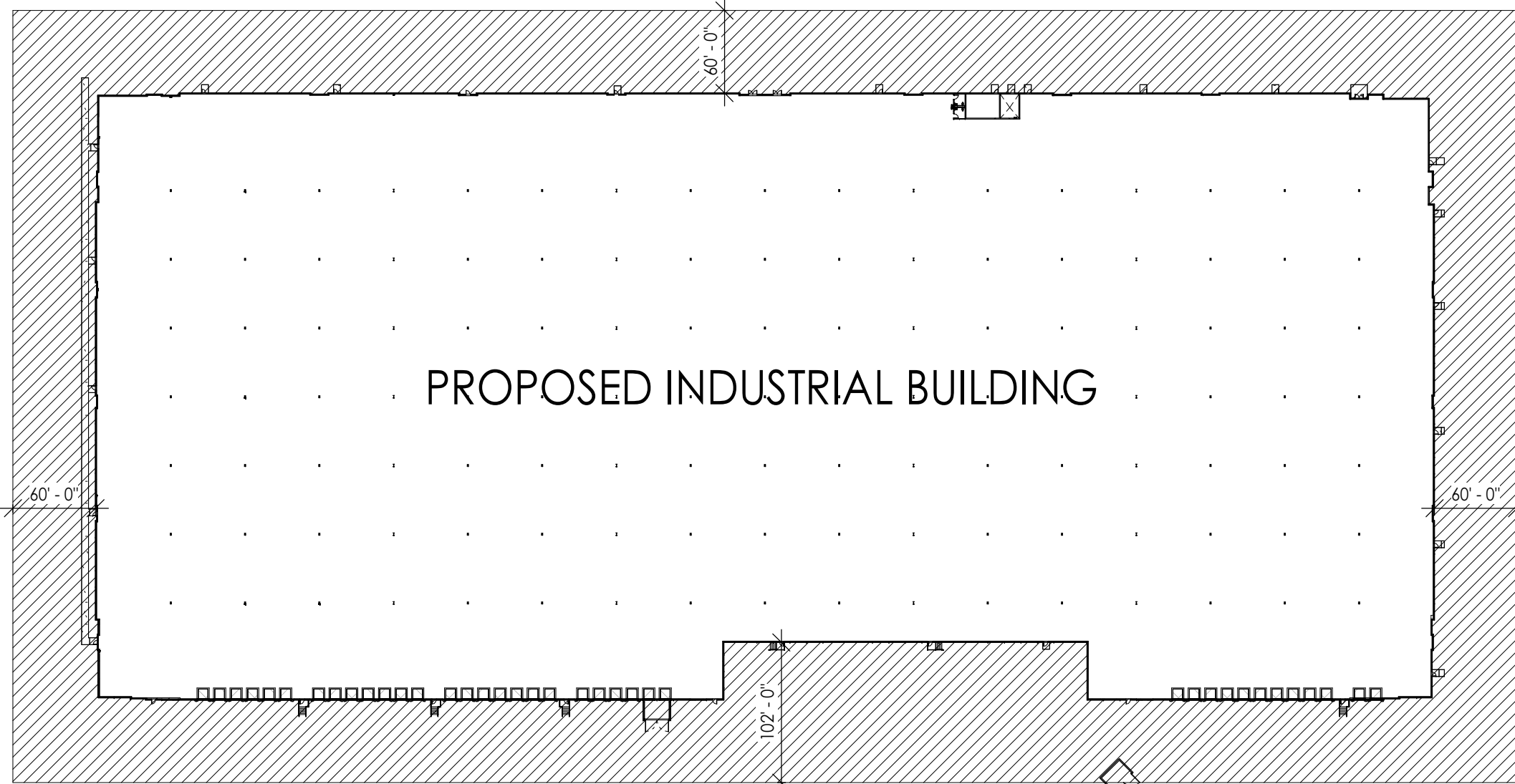
MEANS OF EGRESS

EXIT DISTANCE ALLOWED: 250'-0" (TABLE 1017.2)
MAX. DEAD END CORRIDOR: 50'-0" (PER 1020.4)
MAX. COMMON PATH OF TRAVEL: 100'-0" (TABLE 1006.2.1)
CORRIDOR RATING: 0 HOURS (TABLE 1020.1)

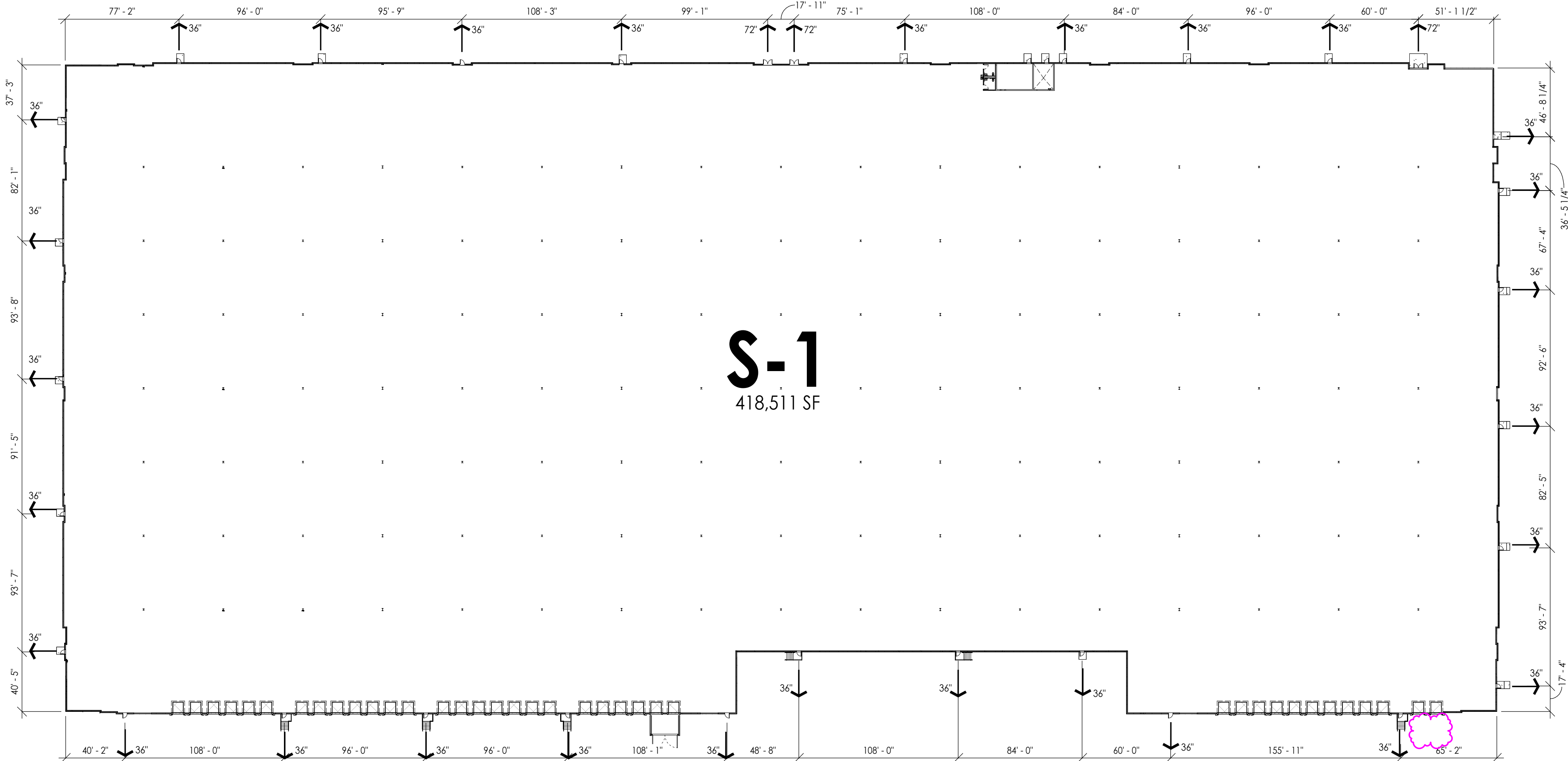
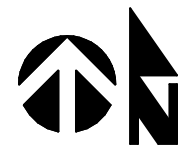
*UNLIMITED AREA INCREASE APPLICABLE PER 507.4

PUBLIC WAYS OR YARDS

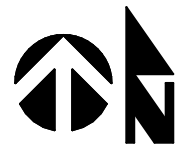
NORTH: >60 FEET
EAST: >60 FEET
SOUTH: >60 FEET
WEST: >60 FEET



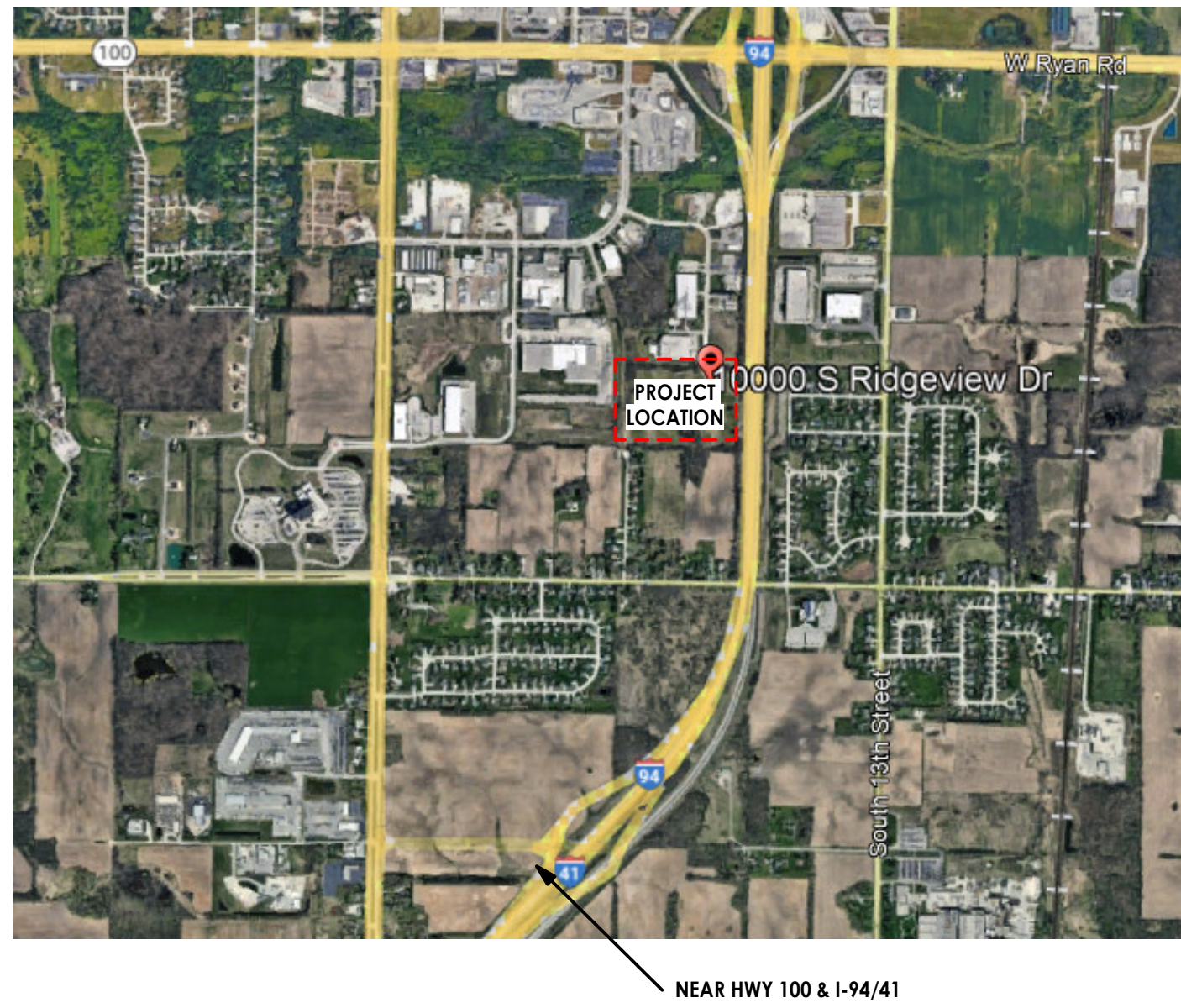
1 | UNLIMITED AREA PLAN
1" = 100'-0"



2 | LIFE SAFETY PLAN
1" = 50'-0"



SITE CONTEXT



DRAWING INDEX

E002	Unnamed
TITLE	TITLE PAGE
G000	PROJECT INFORMATION AND INDEX
G001	CIVIL
C001	SITE DIMENSION AND PAVEMENT ID PLAN
LANDSCAPE	
L1.0	SITE LANDSCAPE PLAN
L1.1	SITE LANDSCAPE PLAN
L1.2	SITE LANDSCAPE PLAN NORTHWEST
L1.3	SITE LANDSCAPE PLAN SOUTHWEST
L1.4	SITE LANDSCAPE PLAN SOUTHEAST
L1.5	SITE LANDSCAPE PLAN SOUTH TREE PLANTING
L2.0	LANDSCAPE DETAILS
ARCHITECTURAL	
A001	PROJECT SYMBOLS & NOTES
A002	ACCESSIBILITY FEATURES (2009 ANSI A117.1)
A005	SCHEDULES & FINISHES
A010	DOOR TYPES & SCHEDULES
A020	WALL TYPES & DETAILS
A050	ARCHITECTURAL SITE PLAN
A060	SITE DETAILS
A100	FACILITY PLAN
A101A	CONSTRUCTION PLAN 'A'
A101B	CONSTRUCTION PLAN 'B'
A102	INTERIOR CONSTRUCTION PLANS
A103	CONSTRUCTION PLAN - ROOF
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A351	WALL SECTIONS
A352	WALL SECTIONS
A353	WALL SECTIONS
A410	WINDOW ELEVATIONS
A801	PROJECT DETAILS - EXTERIOR
A802	PROJECT DETAILS
E001	PHOTOMETRIC PLAN
STRUCTURAL	
S001	GENERAL STRUCTURAL NOTES
S002	STRUCTURAL SCHEDULES
S100	FOUNDATION PLAN - OVERALL
S100A	FOUNDATION PLAN - AREA A
S100B	FOUNDATION PLAN - AREA B
S100C	FOUNDATION PLAN - AREA C
S100D	FOUNDATION PLAN - AREA D
S102	ROOF FRAMING PLAN - OVERALL
S102A	ROOF FRAMING PLAN - AREA A
S102B	ROOF FRAMING PLAN - AREA B
S102C	ROOF FRAMING PLAN - AREA C
S102D	ROOF FRAMING PLAN - AREA D
S300	STRUCTURAL SECTIONS
S301	STRUCTURAL SECTIONS
S400	STRUCTURAL DETAILS
S401	STRUCTURAL DETAILS

GENERAL CONTRACTOR UNDER CONTRACT W/ OWNER

12 GAUGE CONSTRUCTION

2013 S STOUGHTON ROAD
MADISON, WI 53716
CONTACT: JIM WORTHINGTON
PHONE: 608.467.7123

CIVIL

UNDER CONTRACT W/ OWNER

JSD PROFESSIONAL SERVICES

W238N1610 BUSSE ROAD SUITE 100
WAUKESHA, WI 53188
CONTACT: PAUL PHILLIPS
PHONE: 920.733.2800

LANDSCAPE

UNDER CONTRACT W/ OWNER

JSD PROFESSIONAL SERVICES

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CONTACT: PAUL PHILLIPS
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ARCHITECTURAL

STEPHEN PERRY SMITH ARCHITECTS

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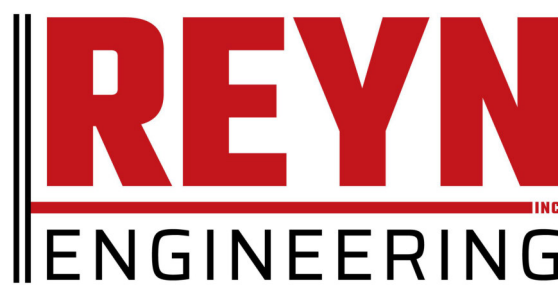
STRUCTURAL

REYN ENGINEERING

131 W SEEBOTH ST
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PROJECT



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DATE	04/29/2025

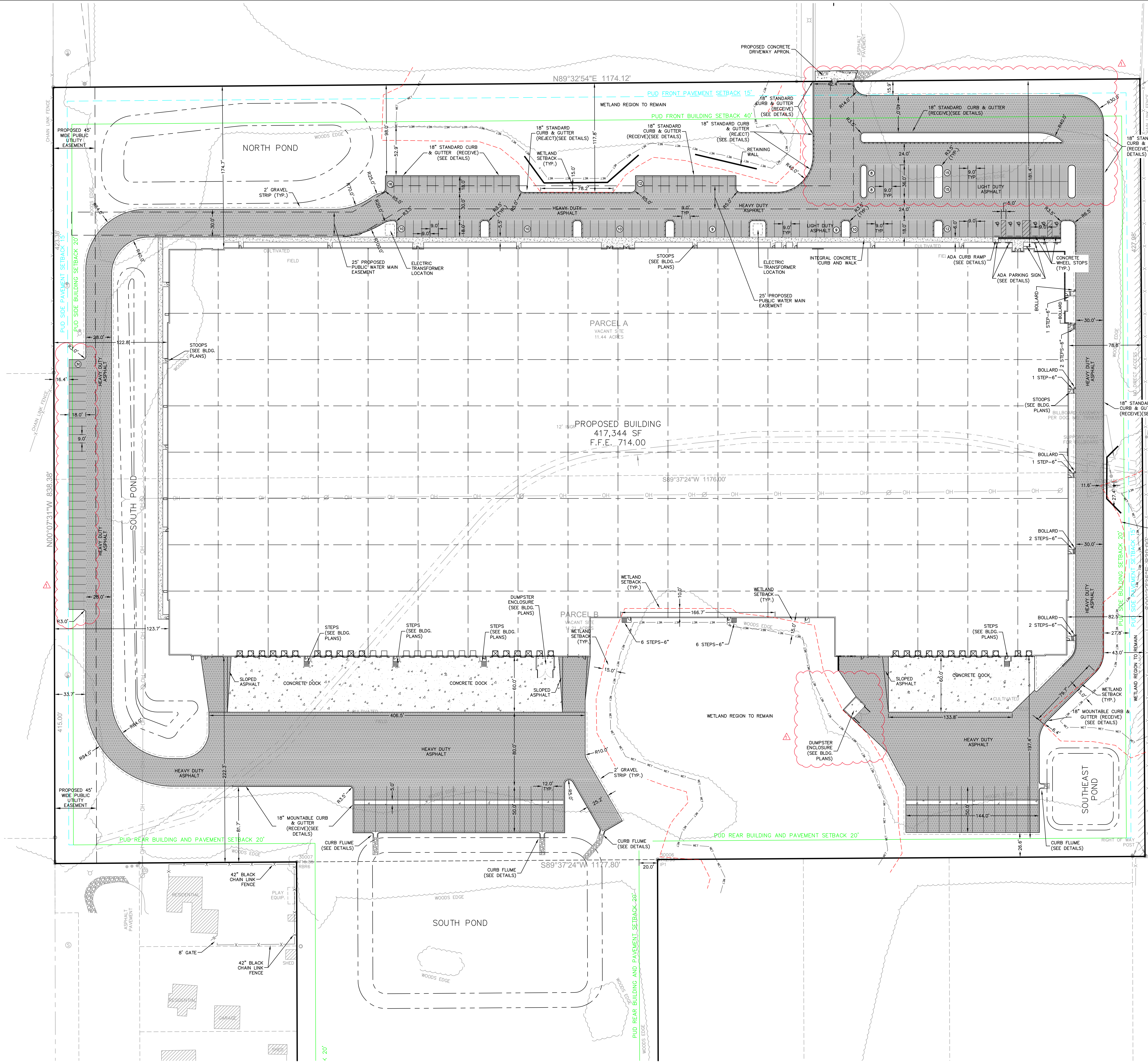
SHEET

PROJECT INFORMATION AND INDEX

G001

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File: USDC\new projects\2022\1189\DWG\22-1189-Sheet C2 Site Plan.dwg Layout: C2.0 User: paul.phillips Printed: Aug 15, 2025 9:54am Xref's:



PAVEMENT THICKNESS NOTES

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION - CURRENT EDITION AND ADDENDUM, APPLICABLE CITY OF OAK CREEK ORDINANCES, AND THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY PSI, DATED MARCH 3, 2016.

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

MINIMUM PAVEMENT STRUCTURE

- CONCRETE PAVEMENT
7" CONCRETE W/ MESH REINFORCEMENT
6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONED) CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
- HEAVY DUTY ASPHALT PAVEMENT
4.5" ASPHALTIC CONCRETE (2 LIFTS)
2.5" LOWER LAYER (2.5" BINDER, 4LT 58.28 S)
2.0" UPPER LAYER (2" SURFACE, 5LT 58.28 S)
12" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONED) CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
- LIGHT DUTY ASPHALT PAVEMENT
3.5" ASPHALTIC CONCRETE (2 LIFTS)
2.0" LOWER LAYER (2.0" BINDER, 4LT 58.28 S)
1.5" UPPER LAYER (1.5" SURFACE, 5LT 58.28 S)
8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONED) CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
- CONCRETE SIDEWALK AND STOOPS
4" CONCRETE
6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONED) CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.

LEGEND

- SANITARY SEWER MANHOLE
- STORM MANHOLE
- CATCH BASIN ROUND
- CATCH BASIN SQUARE
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRICAL MANHOLE
- SIGN
- POWER POLE
- GUY WIRE
- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- ROOF DRAIN
- UNDERGROUND GAS
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTICS
- OVERHEAD UTILITY
- SILT FENCE
- CONFIRMED TREE
- DECIDUOUS TREE

18" STANDARD CURB AND GUTTER (REJECT)

RIPRAP

PRE-DEVELOPMENT:

PERVIOUS - 1,139,135 SF (100.0% GREEN SPACE)

IMPERVIOUS - 0 SF

POST-DEVELOPMENT:

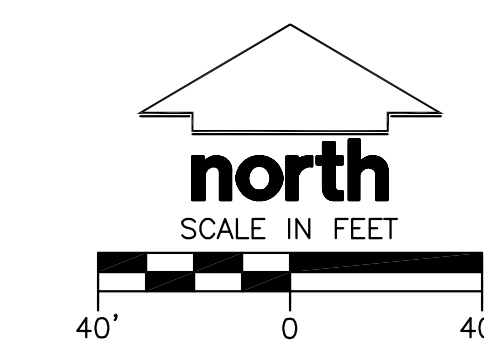
PERVIOUS - 438,385 SF (38.48% GREEN SPACE)

IMPERVIOUS - 700,750 SF (417,344 SF BUILDING)

PARKING

VEHICLE PARKING = 174 SPACES
(168 REGULAR + 6 ADA STALLS)

TRAILER PARKING PROVIDED: 31 SPACES



DIGGERS HOTLINE



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1110 BUSSE ROAD, SUITE 100
WILKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:

PO BOX 170107
MILWAUKEE, WI 53217

PROJECT:

FRONTLINE OAK CREEK

PROJECT LOCATION:

RIDGEVIEW DRIVE
OAK CREEK WI, 53154

PLAN MODIFICATIONS:

#	Date:	Description:
1	07-18-2025	ISSUED FOR CONSTRUCTION
2	08-15-2025	TENANT SITE REVISIONS
3		
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Designed By: ADP 04-22-2025
Reviewed By: PMP 04-22-2025
Approved By: PMP 04-22-2025

SITE DIMENSION AND PAVEMENT ID PLAN

SHEET NUMBER:

C2.0

JSD PROJECT NO: 22-1189

SHEET KEYNOTES

- 03-08 10" INSULATED PRECAST WALL PANEL FIELD COLOR (EPT1)
03-09 10" INSULATED PRECAST WALL PANEL ENTRANCE/BAND COLOR (EPT2)
03-10 10" INSULATED PRECAST WALL PANEL ACCENT BAND COLOR (EPT3)
03-11 10" INSULATED PRECAST WALL PANEL ACCENT COLOR (EPT4)
03-12 HORIZONTAL AND VERTICAL PRECAST REVEALS
03-16 PANEL AT GRIDLINE 'E' TO EXTEND TO MID HEIGHT
05-02 PREFINISHED METAL COPING (AM1)
05-03 PREFINISHED METAL COPING (AM2)
05-04 PREFINISHED METAL COPING (AM10)
05-05 PREFINISHED METAL COPING (AM11)
05-06 PREFINISHED METAL WALL PANEL (AM3)
05-11 ALUMINUM WRAPPED CANOPY (AM3)
08-02 INSULATED STEEL DOOR & FRAME (EPT2)
08-03 ALUMINUM STOREFRONT WINDOW SYSTEM (AM3, GL1, GL1T)
08-04 ALUMINUM STOREFRONT DOOR SYSTEM WITH FULL GLASS (AM4, GL1T)
08-06 INSULATED STEEL DOOR & FRAME (EPT4)



215 N. WATER STREET, SUITE 250
MILWAUKEE, WI 53202

414.277.9700
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ENGINEERING

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PROJECT



FRONTLINE 10000
RIDGEVIEW DRIVE

10000 S RIDGEVIEW DR, OAK CREEK, WI
53154

OWNER

FRONTLINE
COMMERCIAL REAL
ESTATE, LLC

7265 S 1st St, Oak Creek, WI 53154

REVISIONS

NO.	DESCRIPTION	DATE
2	RFI #2-10	03/12/2025
3	ELEVATION UPDATES & STRUCTURAL COORD.	04/02/2025
4	ELECT. ROOM DOOR	04/10/2025
6	PLAN REVIEW COMMENTS	06/06/2025
A	ISSUE FOR CONSTRUCTION	07/18/2025
B	TENANT SITE REVISIONS	08/15/2025

INFORMATION

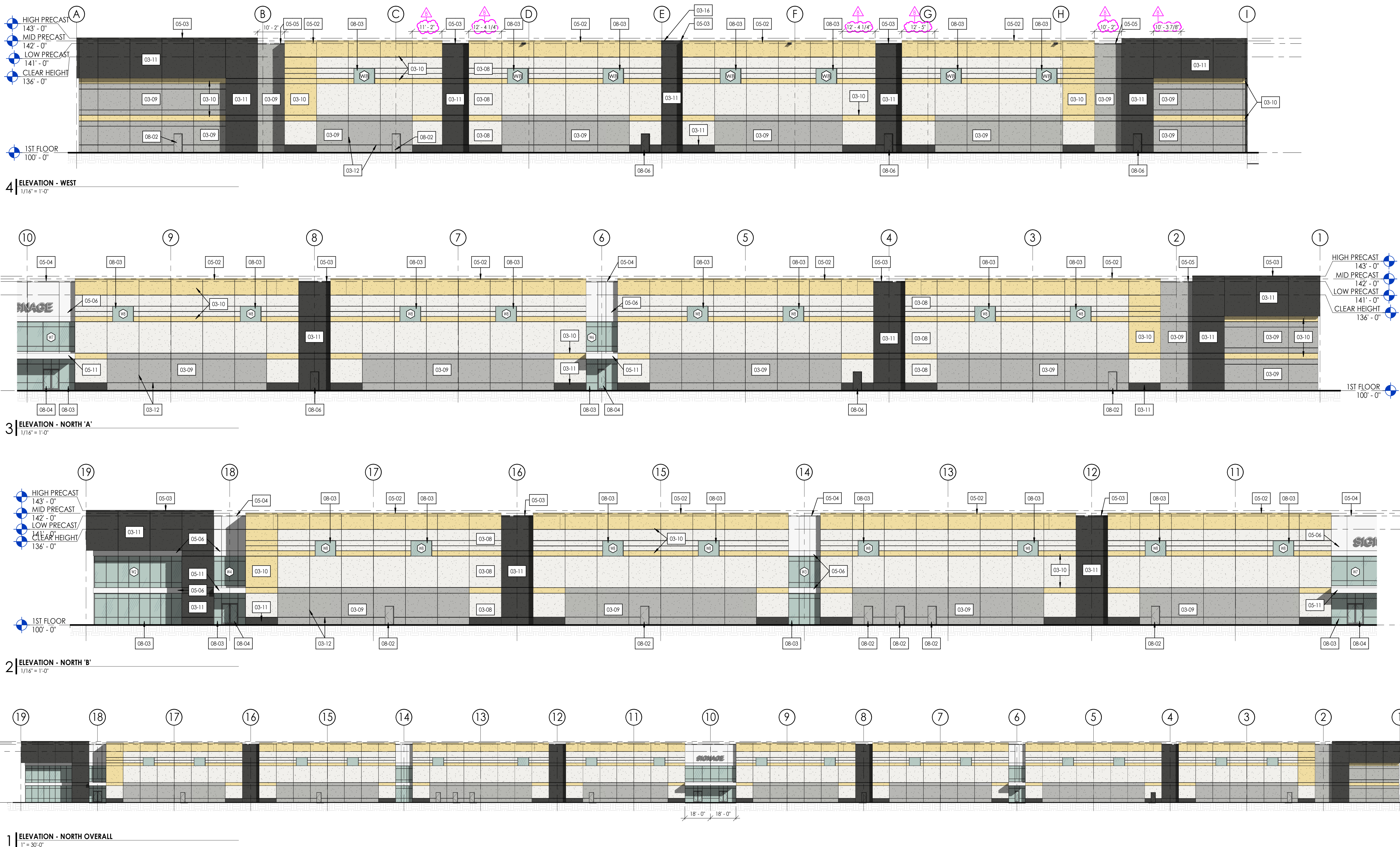
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PROJECT MANAGER	SJC
PROJECT NUMBER	240517
ISSUED FOR	FOR PERMIT
DATE	04/29/2025

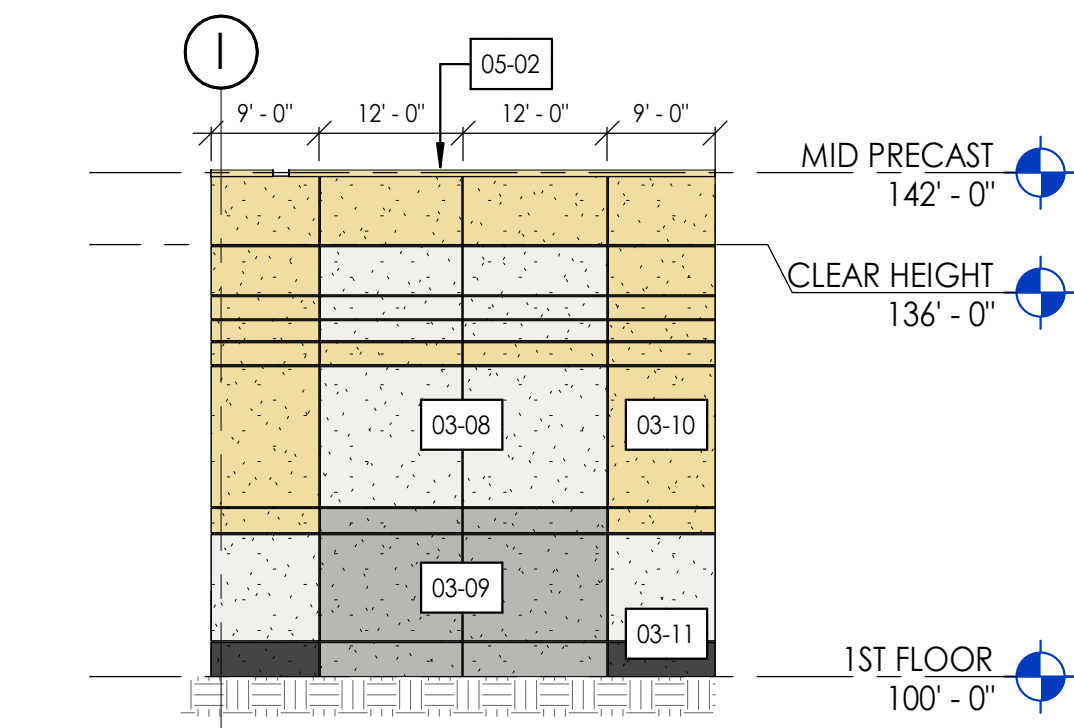
SHEET

BUILDING ELEVATIONS

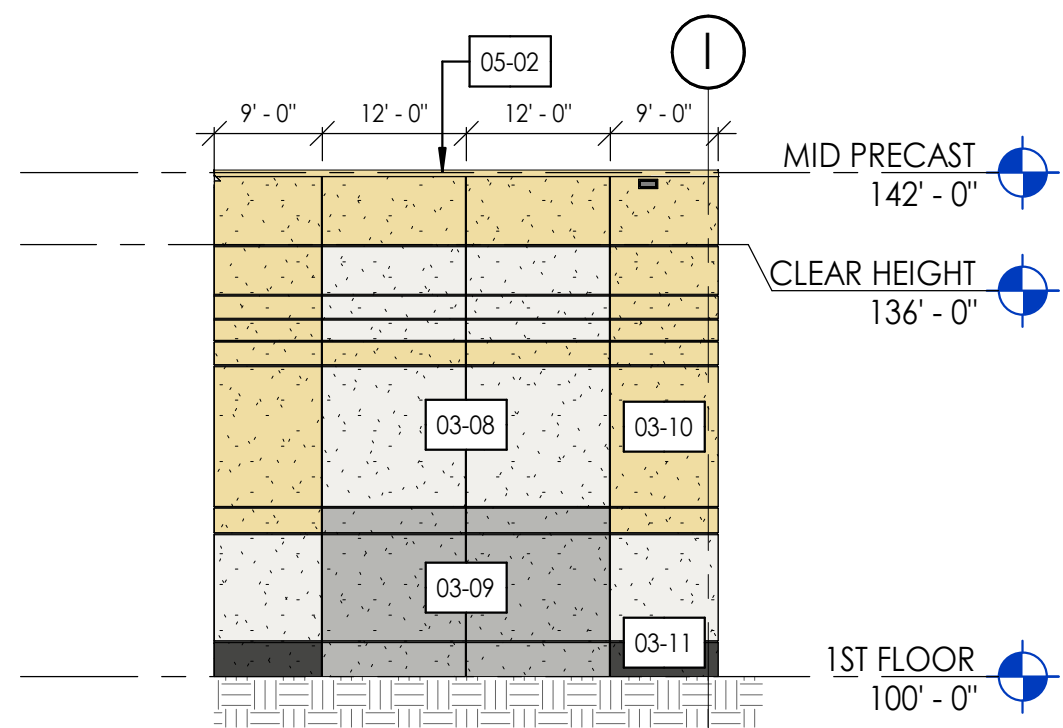
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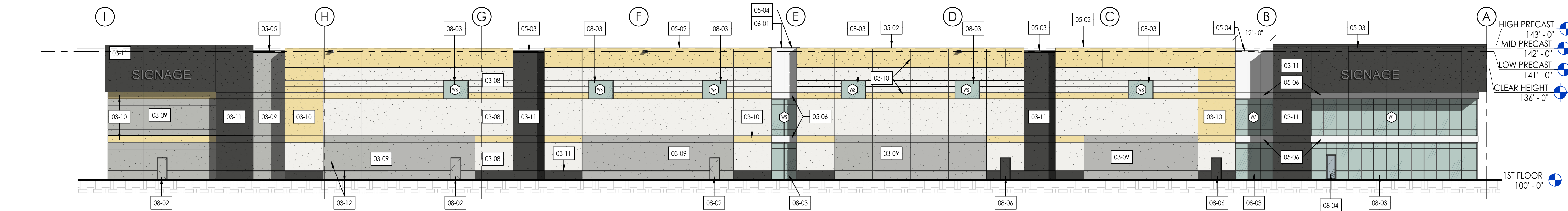




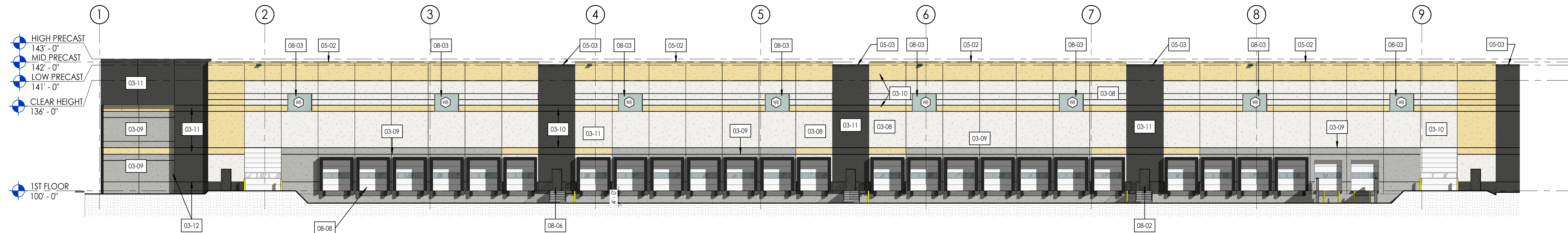
6 | ELEVATION - SOUTHWEST RETURN WALL
1/16" = 1'-0"



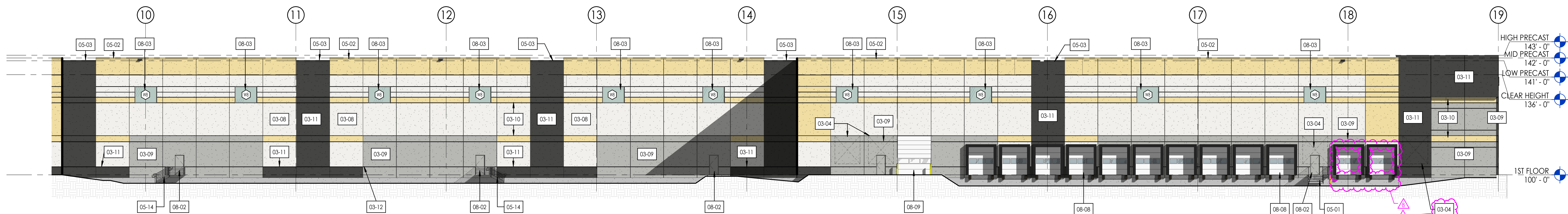
5 | ELEVATION - SOUTHEAST RETURN WALL
1/16" = 1'-0"



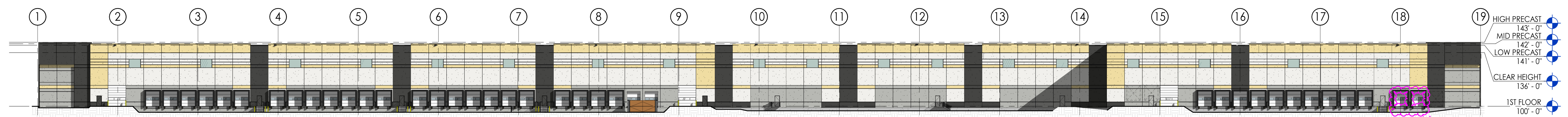
4 | ELEVATION - EAST
1/16" = 1'-0"



3 | ELEVATION - SOUTH 'A'
1/16" = 1'-0"



2 | ELEVATION - SOUTH 'B'
1/16" = 1'-0"



1 | ELEVATION - SOUTH OVERALL
1" = 30'-0"

SHEET KEYNOTES

- 03-04 FUTURE PRECAST KNOCKOUT FOR 9X10 DOOR. CONFIRM SIZE W/ OWNER
- 03-08 10" INSULATED PRECAST WALL PANEL FIELD COLOR (EPT1)
- 03-09 10" INSULATED PRECAST WALL PANEL ENTRANCE/BAND COLOR (EPT2)
- 03-10 10" INSULATED PRECAST WALL PANEL ACCENT BAND COLOR (EPT3)
- 03-11 10" INSULATED PRECAST WALL PANEL ACCENT COLOR (EPT4)
- 03-12 HORIZONTAL AND VERTICAL PRECAST REVEALS
- 05-01 DOCK STAIR - HOT DIPPED GALVANIZED METAL (AM8)
- 05-02 PREFINISHED METAL COPING (AM1)
- 05-03 PREFINISHED METAL COPING (AM2)
- 05-04 PREFINISHED METAL COPING (AM10)
- 05-05 PREFINISHED METAL COPING (AM11)
- 05-06 PREFINISHED METAL WALL PANEL (AM3)
- 05-14 EXIT STAIR. COORDINATE WITH STRUCTURAL & CIVIL - HOT DIPPED GALVANIZED METAL (AM8)
- 06-01 PANEL AT GRIDLINE 'E' TO EXTEND TO MID HEIGHT
- 08-02 INSULATED STEEL DOOR & FRAME (EPT2)
- 08-03 ALUMINUM STOREFRONT WINDOW SYSTEM (AM3, GL1, GL11)
- 08-04 ALUMINUM STOREFRONT DOOR SYSTEM WITH FULL GLASS (AM4, GL11)
- 08-06 INSULATED STEEL DOOR & FRAME (EPT4)
- 08-08 INSULATED OVERHEAD DOCK DOOR W/ DOCK SEAL
- 08-09 INSULATED OVERHEAD DRIVE-IN DOOR



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RIDGEVIEW DRIVE

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7265 S 1st St, Oak Creek, WI 53154

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

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PROJECT MANAGER	SJC
PROJECT NUMBER	240517
ISSUED FOR	FOR PERMIT
DATE	04/29/2025

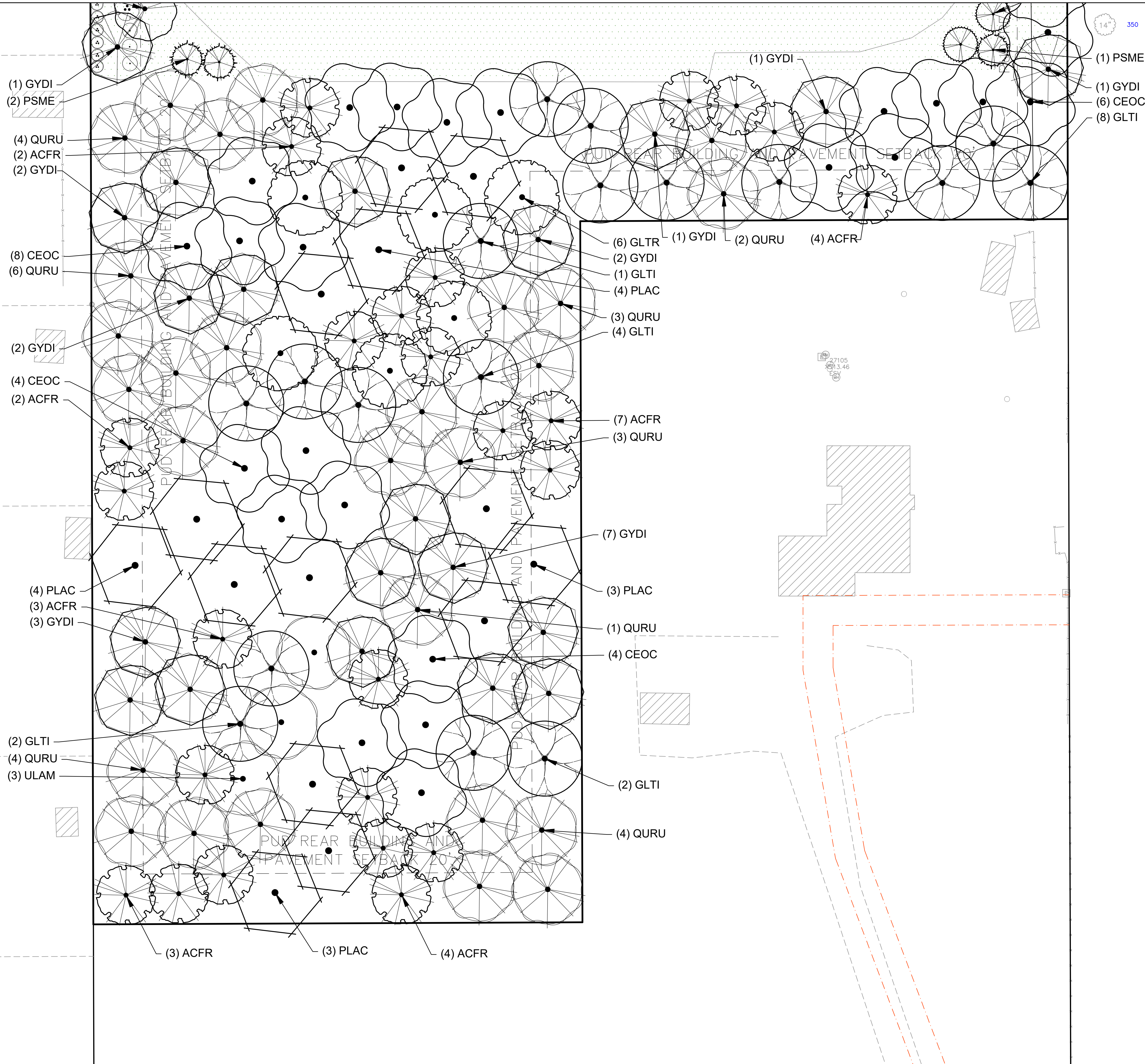
SHEET

BUILDING ELEVATIONS

A202

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File: USDINCnew project02211890DWG/Landscape Sheets02-11890 Sheet L1 Landscape Plan.dwg Layout: L1.5 User: paul.phillips Plotted: Aug 15, 2025 9:52am Xref:

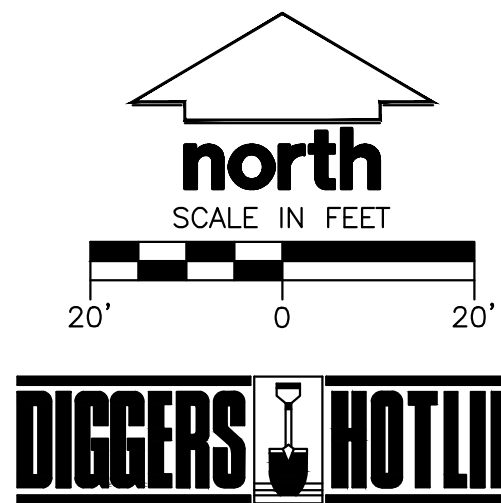


PLANT SCHEDULE												REPLACEMENT TREE (QTY)*
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	MATURITY						
01-DECIDUOUS TREES												
	ACRU	Acer rubrum 'Autumn Flame' / Autumn Flame Red Maple	B & B	2.5" Cal	19	40 - 65ft. ht.						
	ACFR	Acer x freemanii 'Jeffersred' TM / Autumn Blaze Freeman Maple	B & B	2.5" Cal	25	40 - 65ft. ht.	25					
	CEOC	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry	B & B	2.5" Cal	39	40 - 65ft. ht.	27					
	GLTR	Gleditsia triacanthos inermis / Thornless Honey Locust	B & B	2.5" Cal	14	40 - 65ft. ht.						
	GLTI	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5" Cal	26	40 - 65ft. ht.	26					
	GYDI	Gymnocladus dioica 'Espresso' / Kentucky Coffeetree	B & B	2.5" Cal	30	40 - 65ft. ht.	30					
	PLAC	Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree	B & B	2.5" Cal	17	55 - 65ft. ht.	17					
	QURU	Quercus rubra / Red Oak	B & B	2.5" Cal	44	40 - 65ft. ht.						
	ULAM	Ulmus americana / American Elm	B & B	2.5" Cal	15	40 - 65ft. ht.						
02-EVERGREEN TREES												
	PIST	Pinus strobus / White Pine	B & B	8" Tall	23	> 65ft. ht.	23					
	PSME	Pseudotsuga menziesii / Douglas Fir	B & B	8" Tall	23	> 65ft. ht.	23					
03-ORNAMENTAL TREES												
	BENI	Betula nigra 'Cully' TM / Heritage River Birch	B & B	7" Tall (Multi-Stem)	6	40 - 50ft. ht.	6					
	CACA	Carpinus caroliniana 'J.N. Globe' TM / Ball O' Fire American Hornbeam	B & B	Min. 4" Ht.	2	10 - 15ft. ht.	2					
	HAVI	Hamamelis virginiana / Common Witch Hazel	B & B	5" Tall	3	10 - 30ft. ht.	3					
	MAAD	Malus x 'Adirondack' / Adirondack Crabapple	B & B	2" Cal	3	15 - 25ft. ht.	3					
DECIDUOUS SHRUBS												
	COBA	Cornus baileyi / Bailey's Red-twig Dogwood	B & B	36" Ht.	28	6 - 8ft. ht.						
	DILO	Diervilla lonicera / Dwarf Bush Honeysuckle	Cont.	#3	43	18 - 36in. ht.						
	FOME	Forsythia x 'Meadowlark' / Meadowlark Forsythia	B & B	36" Tall	7	6 - 10ft. ht.						
	HYAR	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	Cont.	#3	43	3 - 6ft. ht.						
	HYPA	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	Cont.	#3	12	3 - 6ft. ht.						
	PHOP	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	Cont.	#3	85	3 - 6ft. ht.						
	PHOU	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark	B & B	36" Tall	21	6 - 10ft. ht.						
	RHAR	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	Cont.	#3	81	18 - 36in. ht.						
	SYVU	Syringa vulgaris / Common Lilac	B & B	36" Tall	5	6 - 10ft. ht.						
	VICA	Viburnum carlesii 'SMVCB' TM / Spice Baby Koreanspice Viburnum	B & B	24" Tall	65	4 - 8ft. ht.						
EVERGREEN SHRUBS												
	JUCH	Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfitzer Juniper	Cont.	#5	67	18 - 36in. ht.						
	JUCI	Juniperus chinensis 'Sea Green' / Sea Green Juniper	Cont.	#5	82	3 - 6ft. ht.						
PERENNIALS & GRASSES												
	CAAC	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	Cont.	#1	48	18 - 36in. ht.						
	ECPU	Echinacea purpurea / Coneflower	Cont.	#1	109	18 - 36in. ht.						
	HECH	Hemerocallis x 'Chicago Apache' / Daylily	Cont.	#1	127	18 - 36in. ht.						
	PAVI	Panicum virgatum 'Northwind' / Northwind Switch Grass	Cont.	#1	67	18 - 36in. ht.						
	PEAL	Pennisetum alopecuroides 'Hamelii' / Hameln Fountain Grass	Cont.	#1	120	18 - 36in. ht.						
	PEAT	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	Cont.	#1	167	18 - 36in. ht.						

*REFER TO SHEET L2.0 FOR ADDITIONAL TREE/LANDSCAPE REQUIREMENTS

LEGEND

-----	PROPERTY LINE
--- 959 ---	EXISTING 1 FOOT CONTOUR
--- 960 ---	EXISTING 5 FOOT CONTOUR
-----	NO-MOW FESCUE WITH ANNUAL RYE SEED, FERTILIZER, AND MULCH



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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
PO BOX 170107
MILWAUKEE, WI 53217

PROJECT:
FRONTLINE OAK CREEK

PROJECT LOCATION:
RIDGEVIEW DRIVE
OAK CREEK WI, 53154

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3		
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14		
15		

Designed By: GSW
Reviewed By: SCS
Approved By: SCS

SHEET TITLE:
SITE LANDSCAPE PLAN
SOUTH TREE PLANTING

SHEET NUMBER:

L1.5

JSD PROJECT NO:

22-11890

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LANDSCAPE REQUIREMENTS

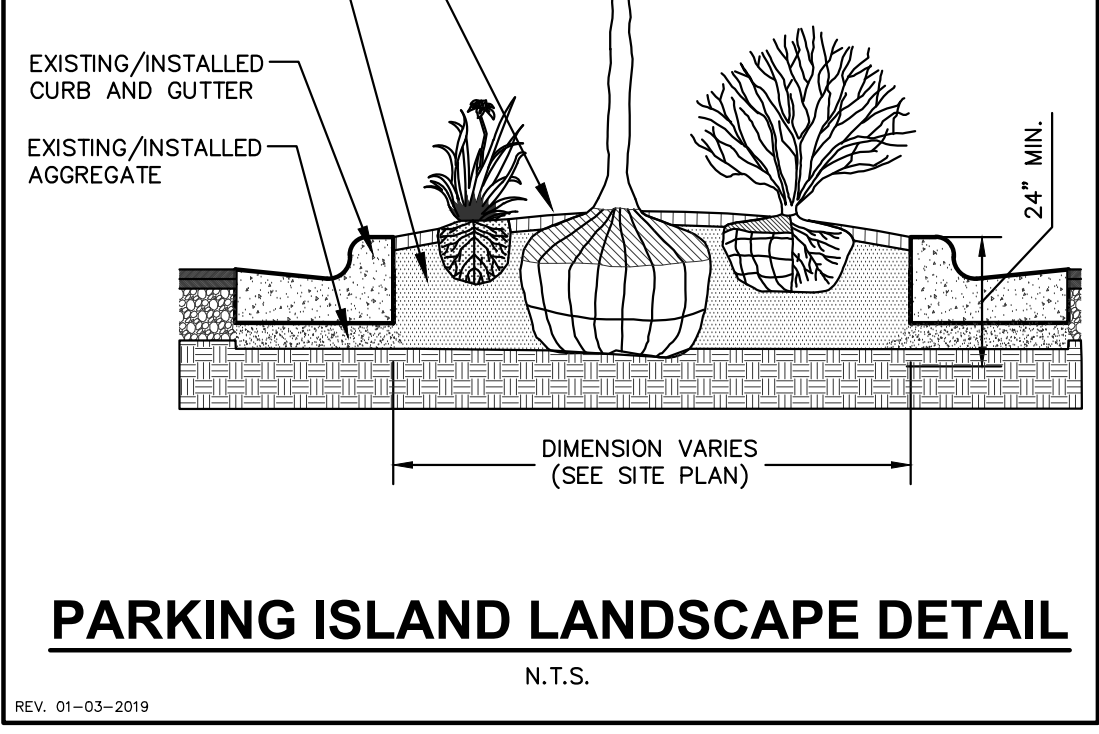
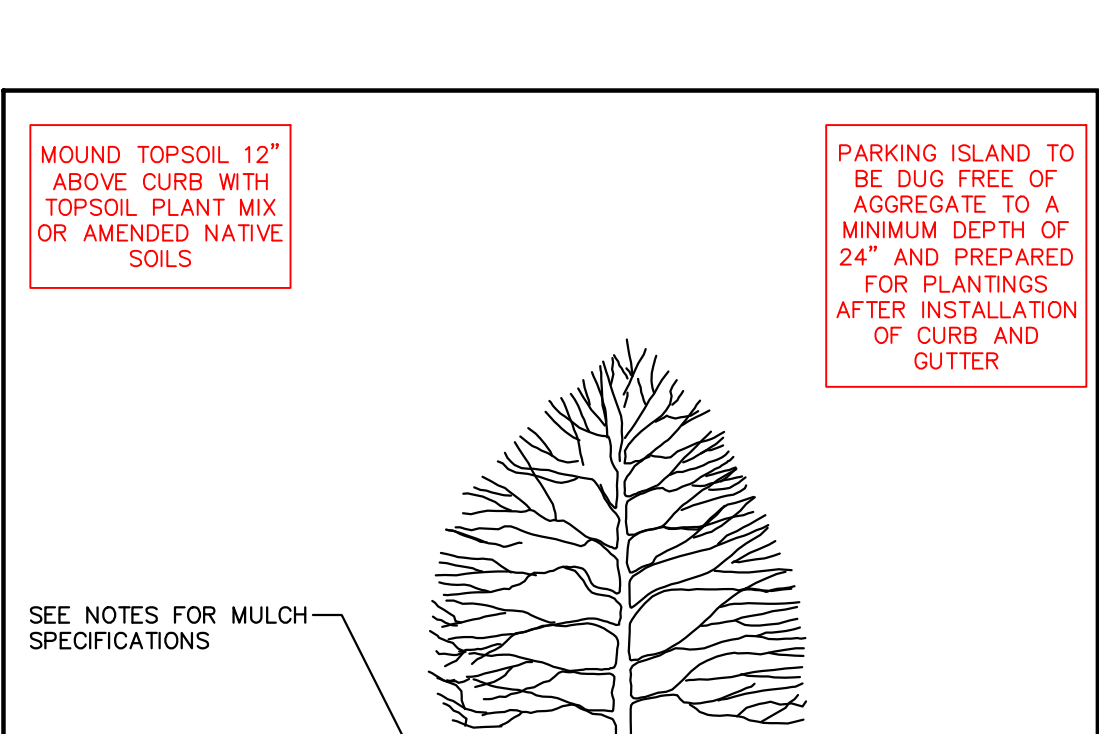
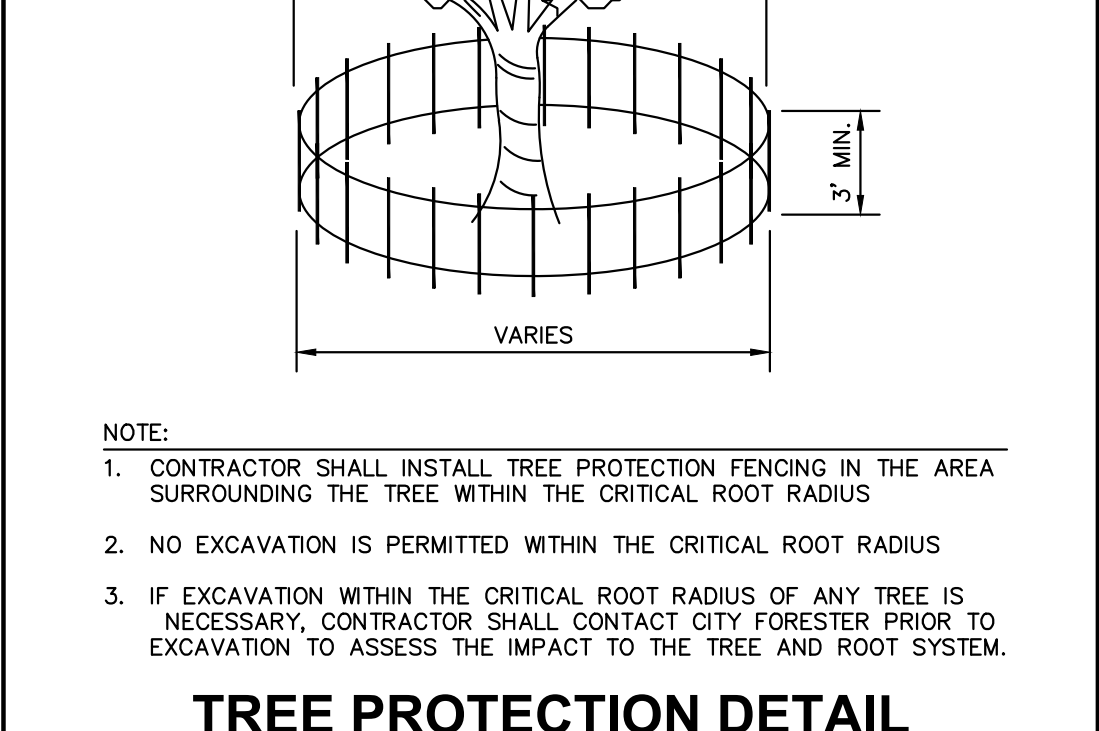
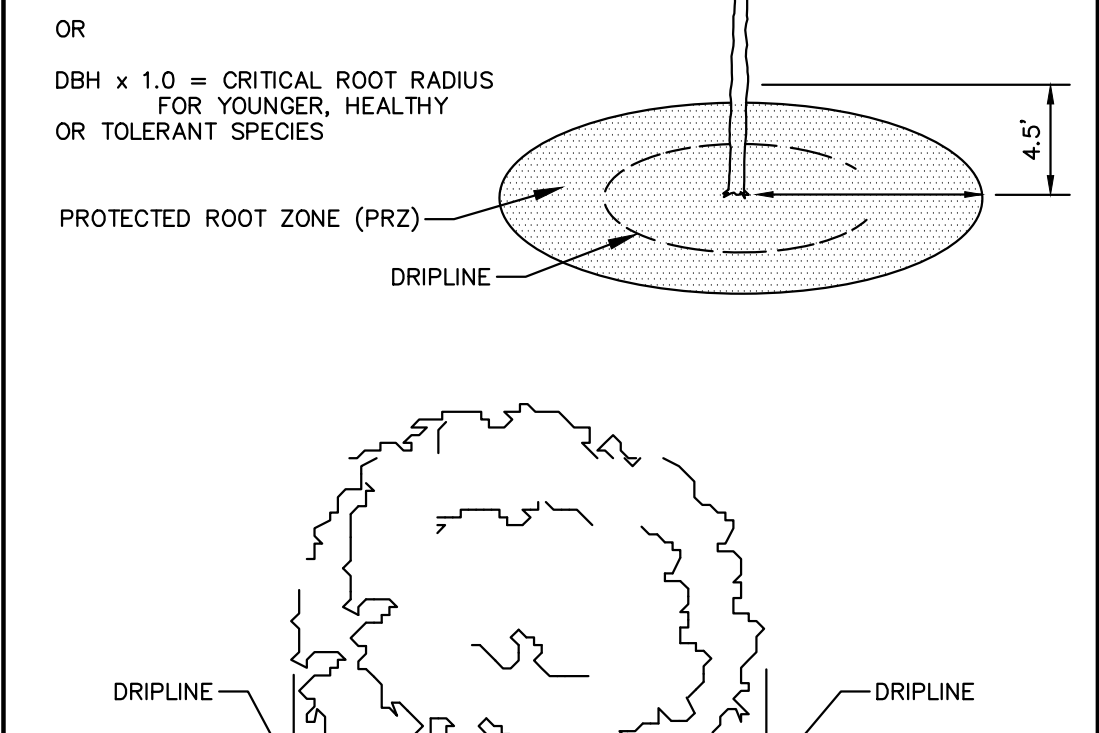
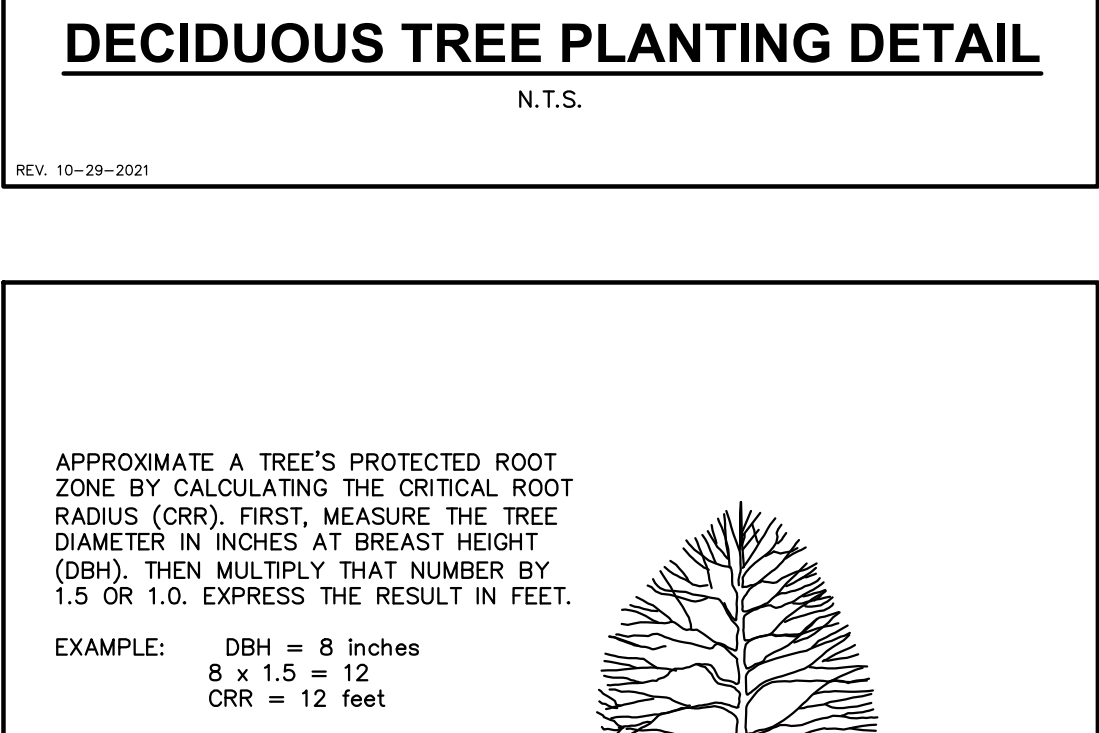
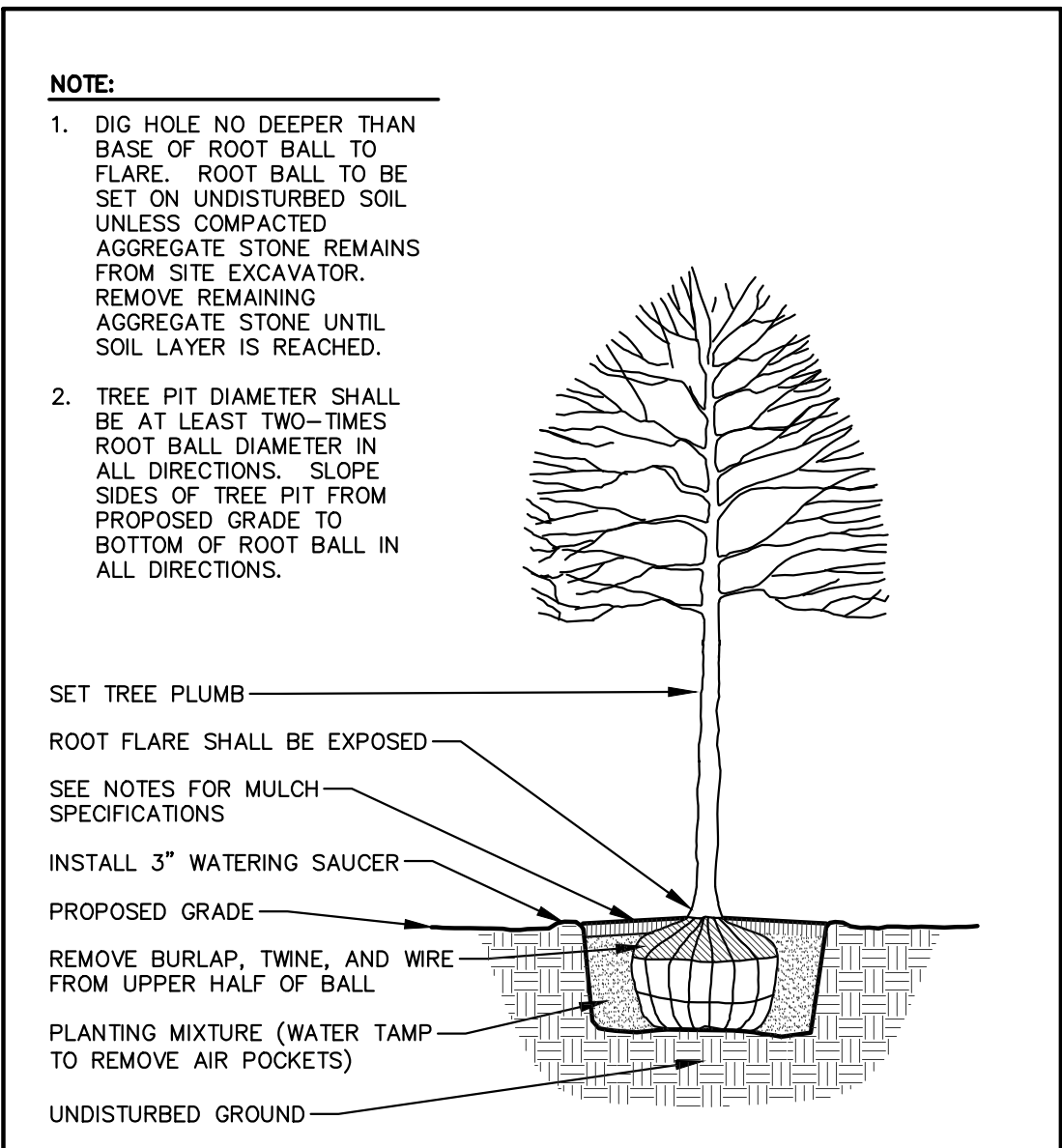
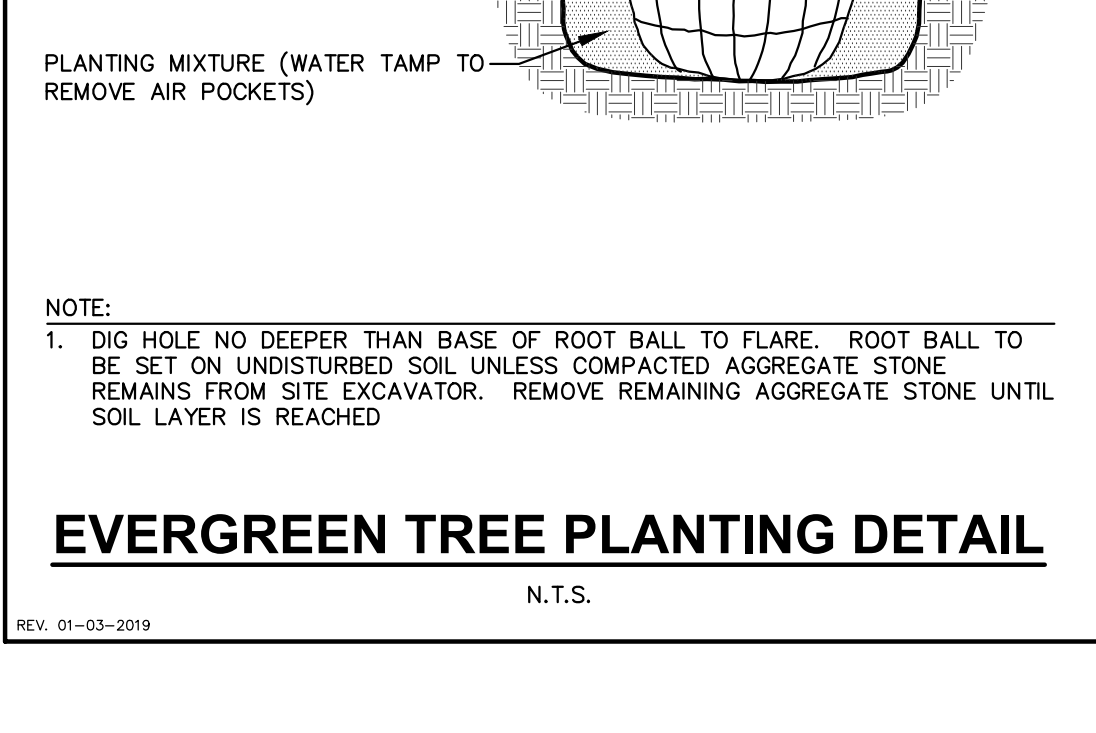
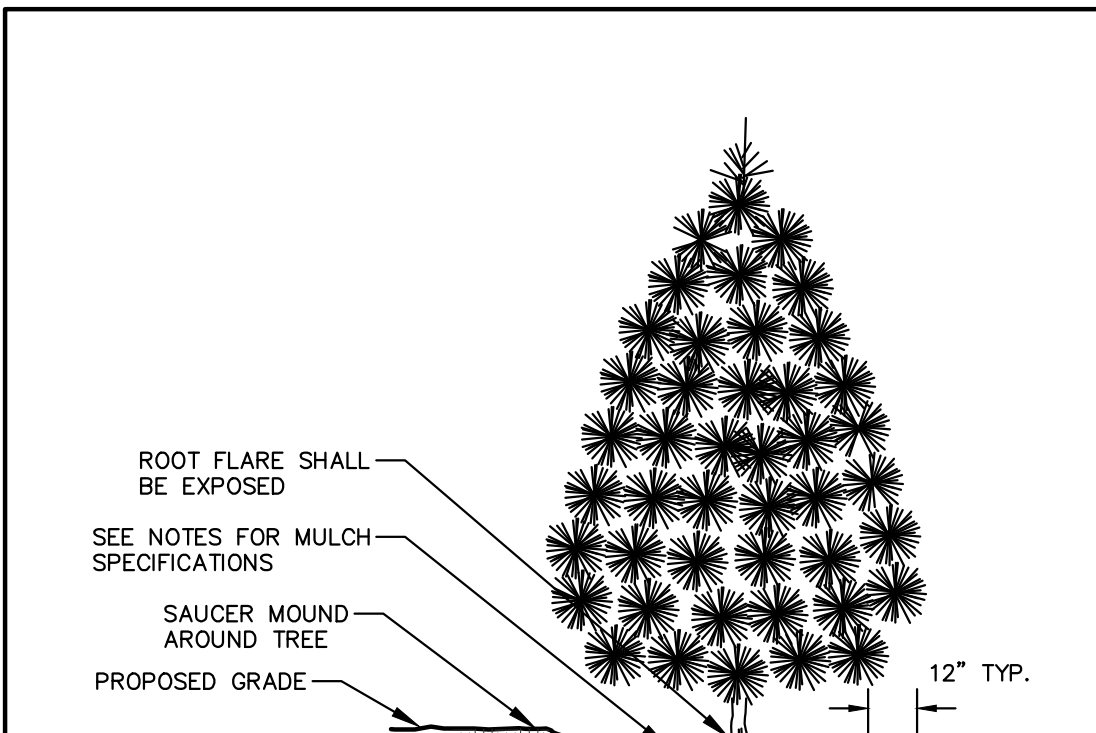
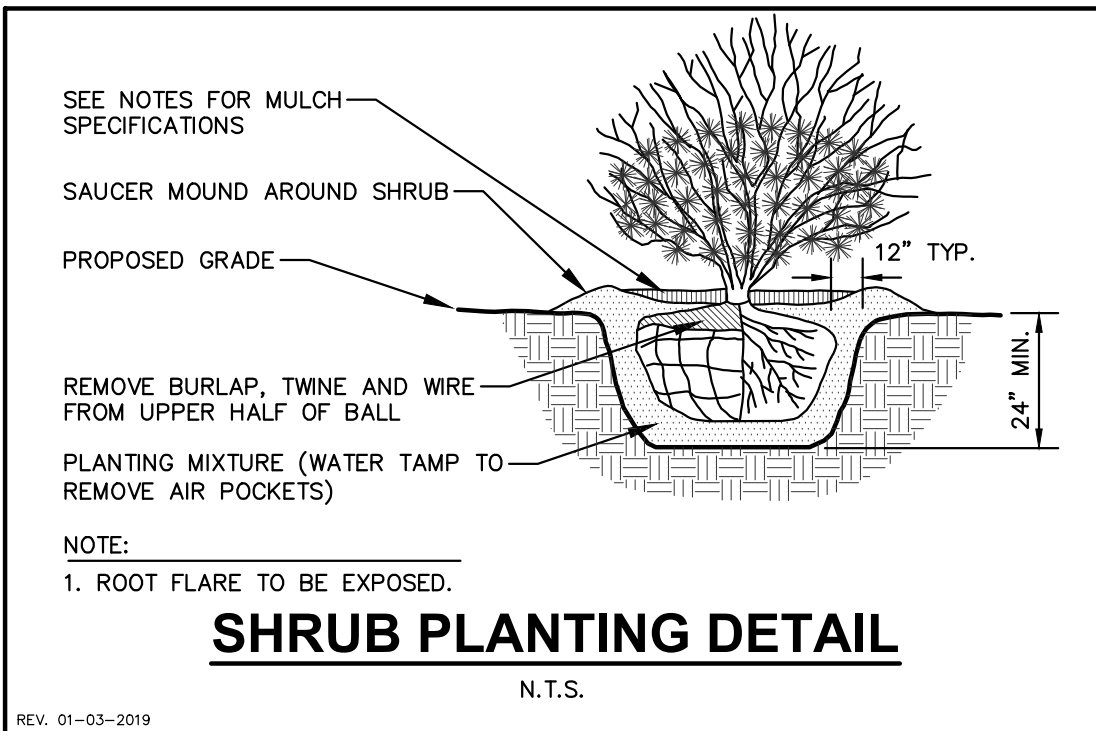
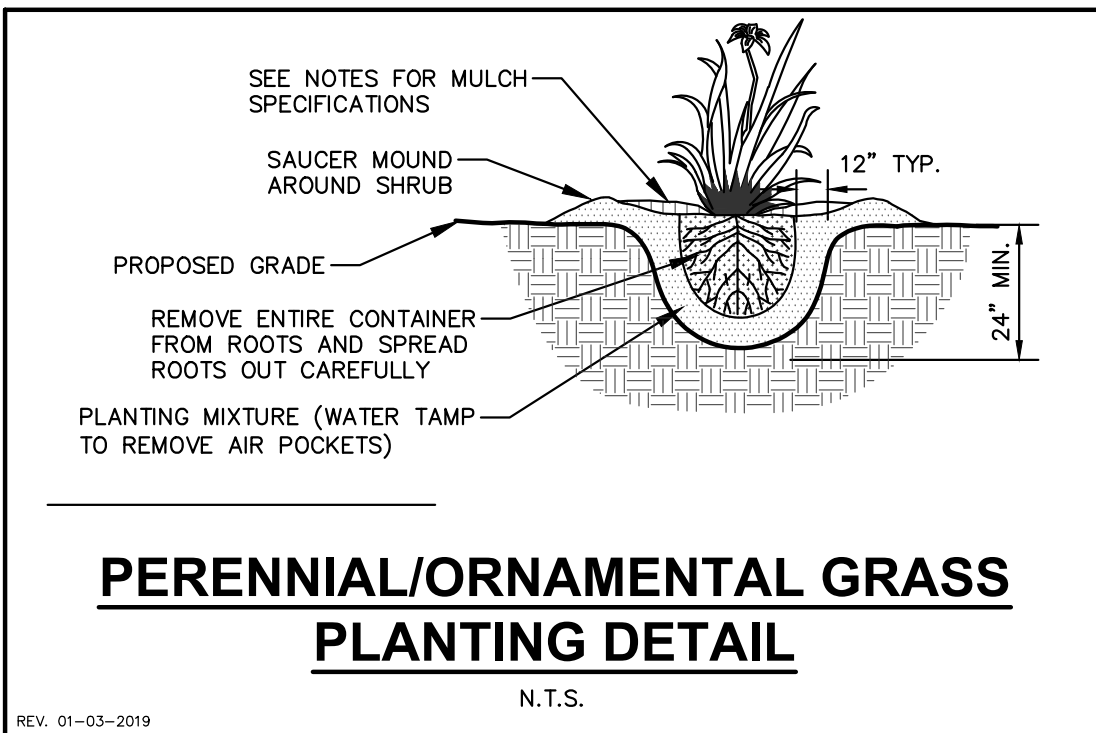
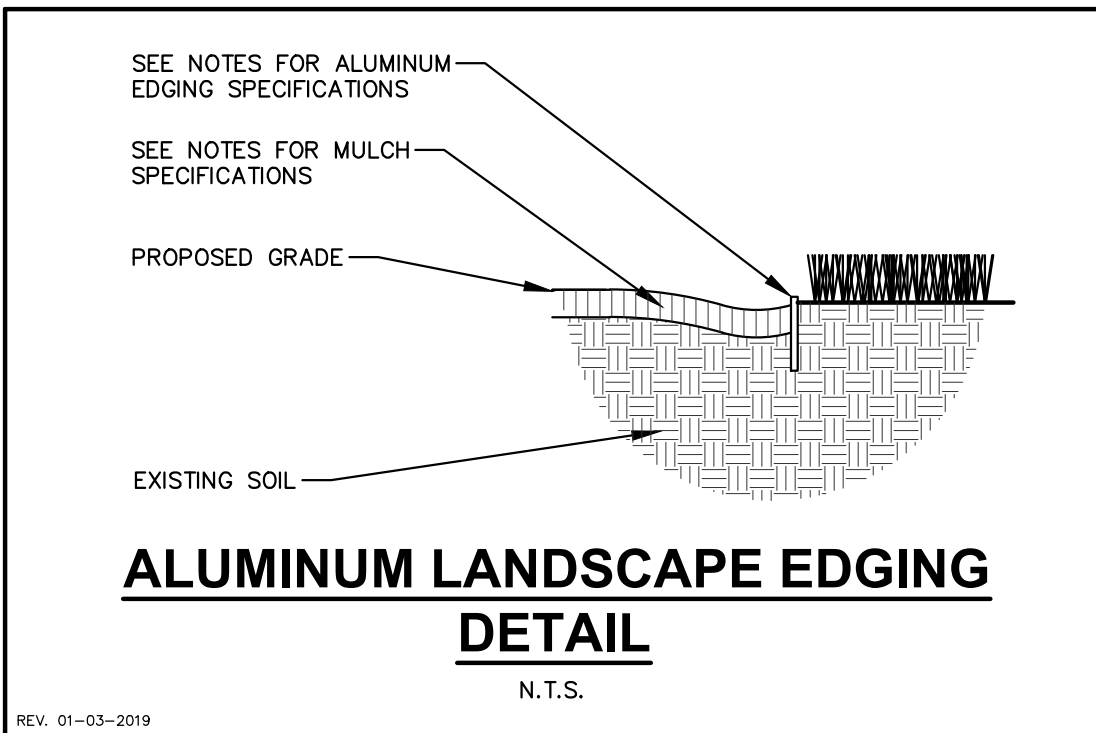
PARKING LOT INTERIOR AREA			
Landscape Requirement:		Medians: 1 canopy tree and 15 shrubs or native grasses per 50 LF of median Islands: 1 canopy tree per island 75% surface of medians and islands shall be planted with living ground cover Calculation: Total Required: Total Provided:	Islands: 14 islands = 14 canopy trees Islands: 19 canopy trees
Species: Scientific Name	Species: Common Name		QTY
TALL DECIDUOUS TREES			
<i>Ulmus americana</i>	American Elm		12
<i>Gleditsia triacanthos inermis</i>	Thornless Honey Locust		7
Total =			19
DECIDUOUS SHRUBS			
<i>Physocarpus opulifolius 'Little Devil'</i>	Dwarf Ninebark		34
<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac		39
<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper		19
GRASSES & PERENNIALS			
<i>Echinacea purpurea</i>	Purple Coneflower		65
<i>Daylily</i>	Daylily		127
<i>Northwind Switch</i>	Northwind Switch		24
<i>Panicum virgatum 'Northwind'</i>	Northwind Switch		111
<i>Pennisetum alopecuroides 'Nammh'</i>	Nammh Fountain Grass		125
<i>Perovskia atriplicifolia 'Little Spire'</i>	Little Spire Russian Sage		125
Total =			544
BUILDING FOUNDATION AREA (1,577 Linear Feet Plantable Foundation)			
Landscape Requirement:		7' minimum foundation landscape area 80% of plantable foundation length to be planted 1,844 LF x 80% = 1,475 LF of foundation plantings Calculation: Total Required: Total Provided:	
1,475 LF of foundation plantings		1,609 LF of foundation plantings	
Species: Scientific Name	Species: Common Name		QTY
DECIDUOUS SHRUBS			
<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle		43
<i>Hydrangea arborescens 'Incrediball'</i>	Incrediball White Hydrangea		43
<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac		43
<i>Hydrangea paniculata 'Little Lime'</i>	Little Lime Hydrangea		12
<i>Physocarpus opulifolius 'Little Devil' TM</i>	Dwarf Ninebark		19
EVERGREEN SHRUBS			
<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper		63
<i>Juniperus chinensis 'Xallays Compact'</i>	Kallay Compact Pfitzer Juniper		67
GRASSES & PERENNIALS			
<i>Panicum virgatum 'Northwind'</i>	Northwind Switch		12
Total =			302
TRANSITION AREA (360 Linear Feet) Industrial Adjacent to Residential			
Landscape Requirement:		Type "d" Transition Area (Industrial use buffering Residential) 20' wide - 5 Understory trees - 5 Canopy/Evergreen trees - 35 Shrubs/Native Grasses Calculation: Total Required: Total Provided:	
360 LF / 100 LF X (5 Understory trees - 5 Canopy/Evergreen trees - 35 Shrubs/Native Grasses)		18 Understory trees - 18 Canopy/Evergreen Trees - 126 Shrubs/Native Grasses	
0 Understory trees - 0 Canopy/Evergreen Trees - 126 Shrubs/Native Grasses		*Insufficient space for Understory and Canopy/Evergreen Tree Requirement, Accommodated with Overall Tree Requirement	
Species: Scientific Name	Species: Common Name		QTY
SHRUBS / NATIVE GRASSES / PERENNIALS			
<i>Cornus bailey</i>	Bailey's Red-twig Dogwood		28
<i>Syringa vulgaris</i>	Common Lilac		5
<i>Forsythia x 'Meadowlark'</i>	Meadowlark Forsythia		7
<i>Physocarpus opulifolius 'Monro' TM</i>	Diablo Purple Ninebark		21
<i>Viburnum carlesii 'SMVC8' TM</i>	Spice Baby Koreanspice Viburnum		65
Total =			126
TRANSITION AREA (840 Linear Feet) Industrial Adjacent to Vehicle Related			
Landscape Requirement:		Type "b" Transition Area (Industrial use buffering Vehicle Related Use) 10' wide - 3 Understory trees - 3 Canopy/Evergreen trees - 15 Shrubs/Native Grasses Calculation: Total Required: Total Provided:	
840 LF / 100 LF X (3 Understory trees - 3 Canopy/Evergreen trees - 15 Shrubs/Native Grasses)		24 Understory trees - 24 Canopy/Evergreen Trees - 120 Shrubs/Native Grasses	
0 Understory Trees - 6 Canopy/Evergreen Trees - 185 Shrubs/Native Grasses		* Understory Trees and Canopy/Evergreen Trees accommodated with Overall Tree Requirement	
Species: Scientific Name	Species: Common Name		QTY
TALL DECIDUOUS TREES			
<i>Quercus rubra</i>	Red Oak		3
<i>Celtis occidentalis 'Prairie Pride'</i>	Prairie Pride Hackberry		1
<i>Acer rubrum 'Autumn Flame'</i>	Autumn Flame Red Maple		2
Total =			6
SHRUBS / NATIVE GRASSES / PERENNIALS			
<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Karl Foerster Feather Reed Grass		48
<i>Perovskia atriplicifolia 'Little Spire'</i>	Little Spire Russian Sage		42
<i>Panicum virgatum 'Northwind'</i>	Northwind Switch		31
<i>Physocarpus opulifolius 'Little Devil' TM</i>	Dwarf Ninebark		27
<i>Echinacea purpurea</i>	Purple Coneflower		37
Total =			185

EXISTING TREE NOTES: REFER TO C1.0 SITE DEMOLITION PLAN

- (55) TREES 12" TO 29" REMOVED TO BE REPLACED (165 REPLACEMENT TREES)
(4) TREES 30"+ REMOVED TO BE REPLACED (16 REPLACEMENT TREES)

PROPOSED TREE NOTES: REFER TO L1.0 SITE LANDSCAPE PLAN

- (285) TREES PLANTED
(97) REQUIRED FOR PARKING LOT, TRANSITION ZONE, ETC.
(22) PROVIDED FOR PARKING LOT, TRANSITION ZONE, ETC. AT SPECIFIED ZONES
(75) PROVIDED FOR PARKING LOT, TRANSITION ZONE, ETC. ELSEWHERE ON SITE
(181) REQUIRED FOR REMOVED TREES
(188) PROVIDED AS REPLACEMENT TREES



GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL, PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DIG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LYING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT. IF PRUNING OCCURS "IN SEASON", DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DETRIMENTAL MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE - SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE 2" MISSISSIPPI RIVER STONE. FINAL SELECTION APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDBED LANDSCAPE AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4". ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO. OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG. PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - (ALTERNATE 2): ROOT WATERING SYSTEM: ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATERER AERATION/INTERIOR TUBES. PRODUCT TO BE "ROOTWELL PRO-318, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.

SEEDING, SODDING, & POND VEGETATION NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPETS "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - NO-MOW FESCUE SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND PRAIRIE NURSERY NO-MOW FESCUE GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO NO-MOW SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDBED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



CREATE THE VISION TELL THE STORY

jsdinc.com

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CLIENT:



CLIENT ADDRESS:
PO BOX 170107
MILWAUKEE, WI 53127

PROJECT:

FRONTLINE OAK CREEK

PROJECT LOCATION:

RIDGEVIEW DRIVE
OAK CREEK WI, 53154

PLAN MODIFICATIONS:

#	Date:	Description:
1	07-18-2025	ISSUED FOR CONSTRUCTION
2	08-15-2025	TENANT SITE REVISIONS
3		
4		
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14		
15		

Designed By: GSW
Reviewed By: SCD
Approved By: SCD

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:

L2.0

JSD PROJECT NO: 22-1189



NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
 - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
 - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.

