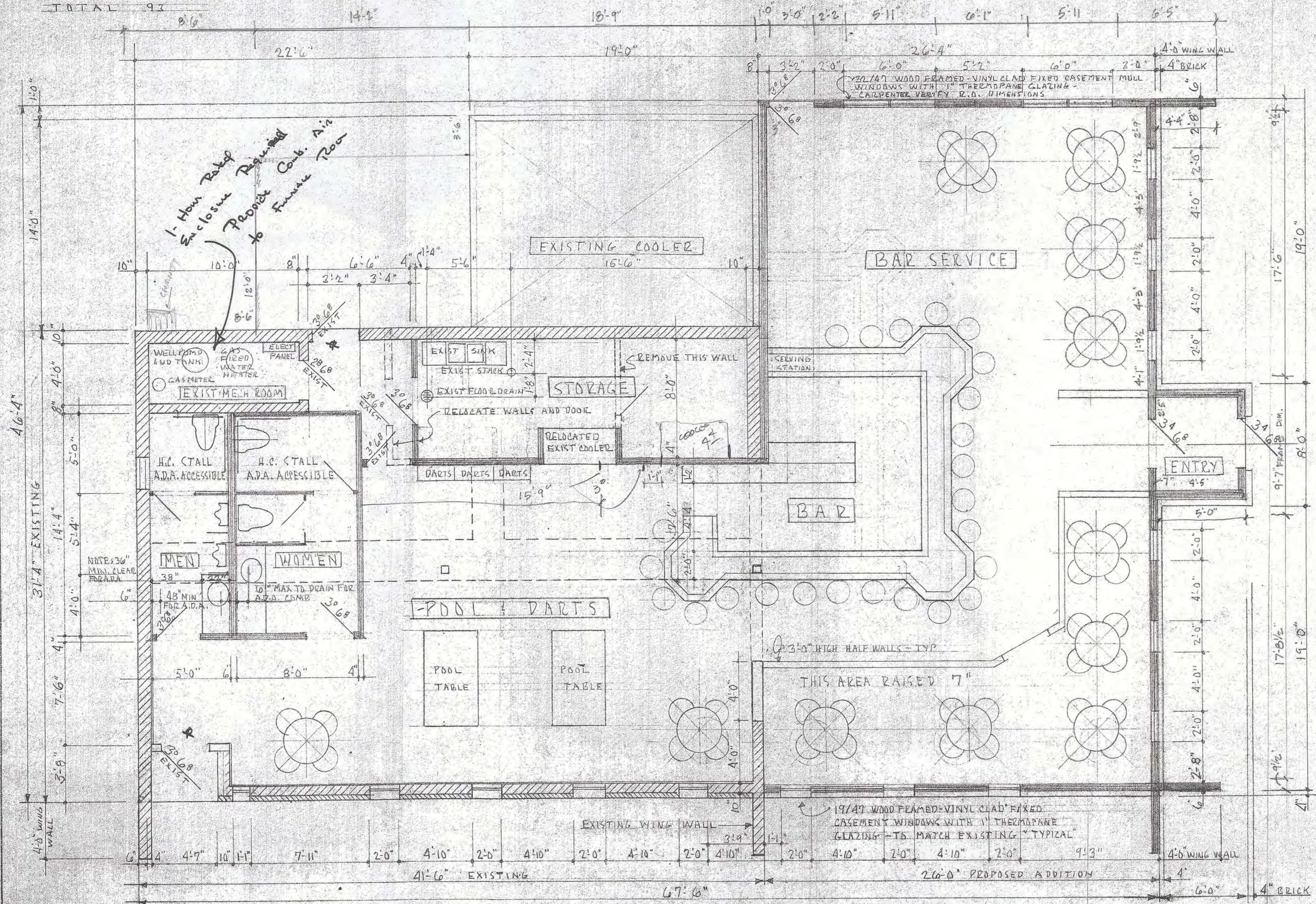


**BUILDING CAPACITY**

BAR	24
TABLES	44
POOL	8
CHITS	12
EMPLOYEES	5
<b>TOTAL</b>	<b>93</b>

5

AUG 12 1993



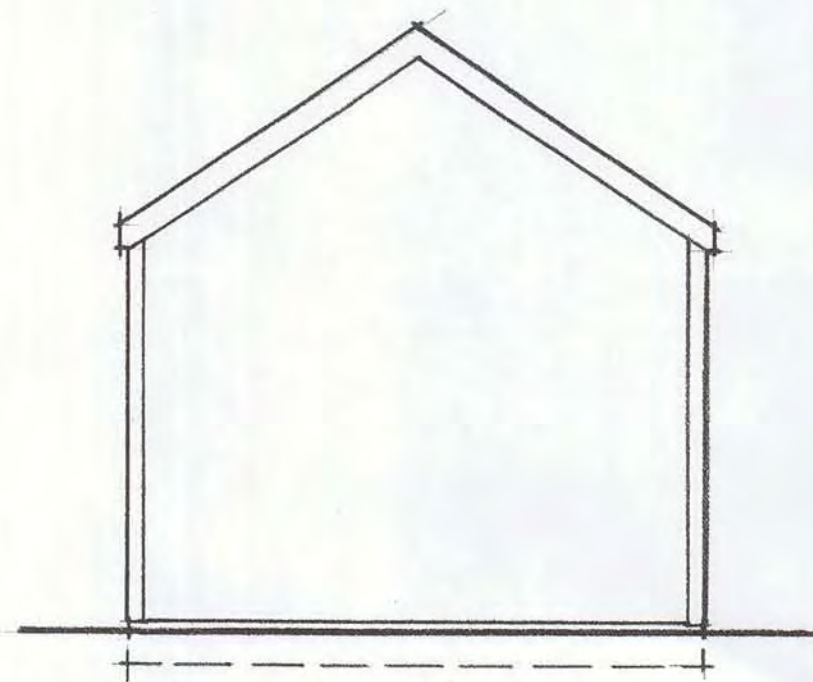
*1-Hour Rated Enclosure Required to Protect Comb. Air Frame Roof*

J.B. LITZAU  
5880 SUGAR BARK LANE  
GREENDALE WIS 53129  
414-471-1357

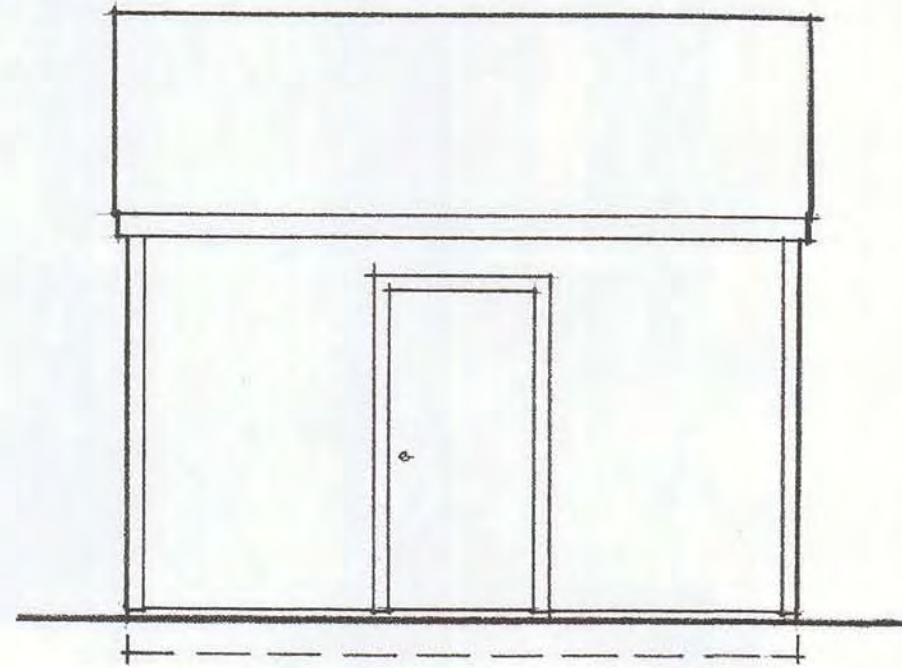
RAWSON PUB  
5621 W. RAWSON AVE  
FRANKLIN WISCONSIN

FLOOR PLAN

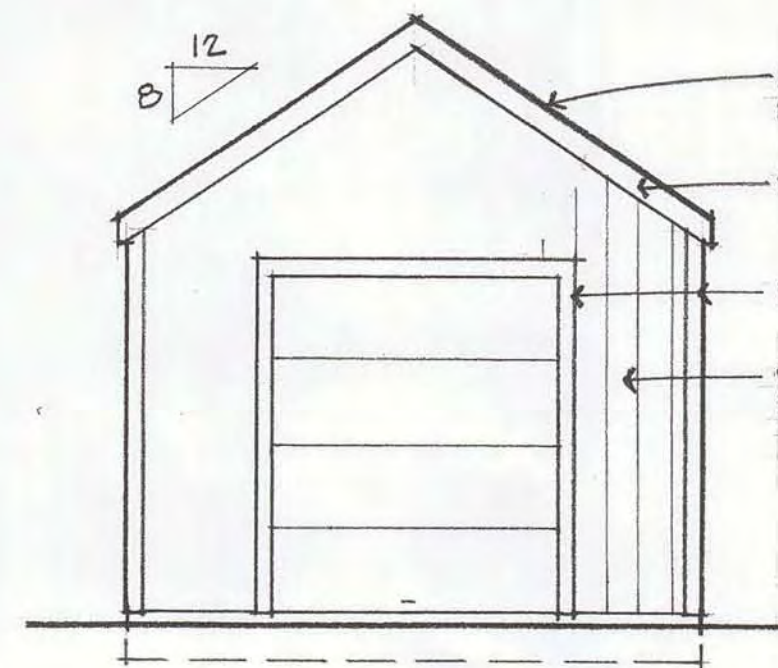
5



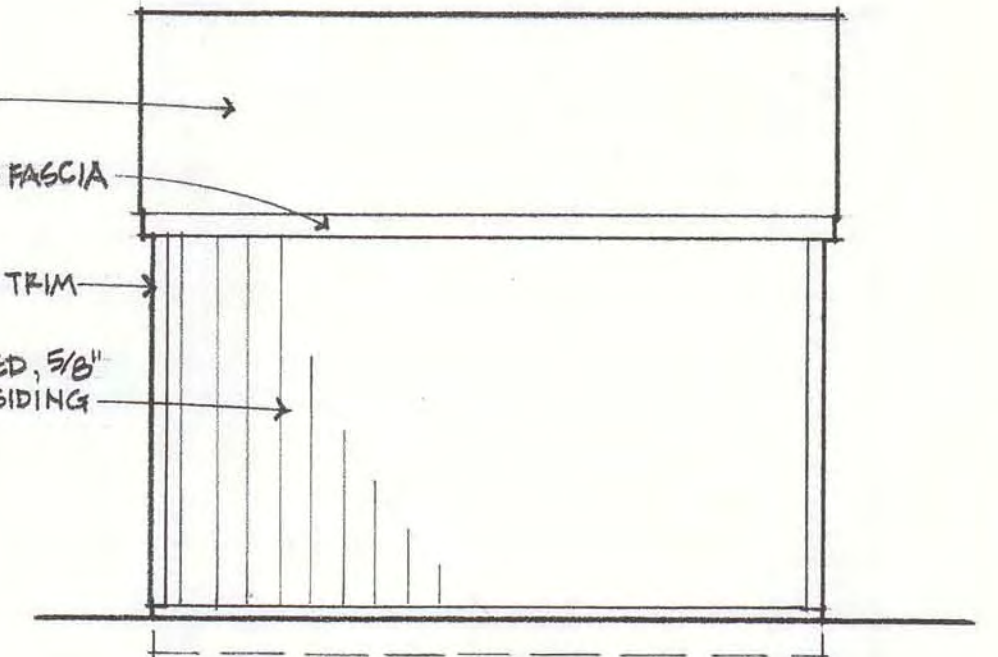
EAST ELEVATION



NORTH ELEVATION



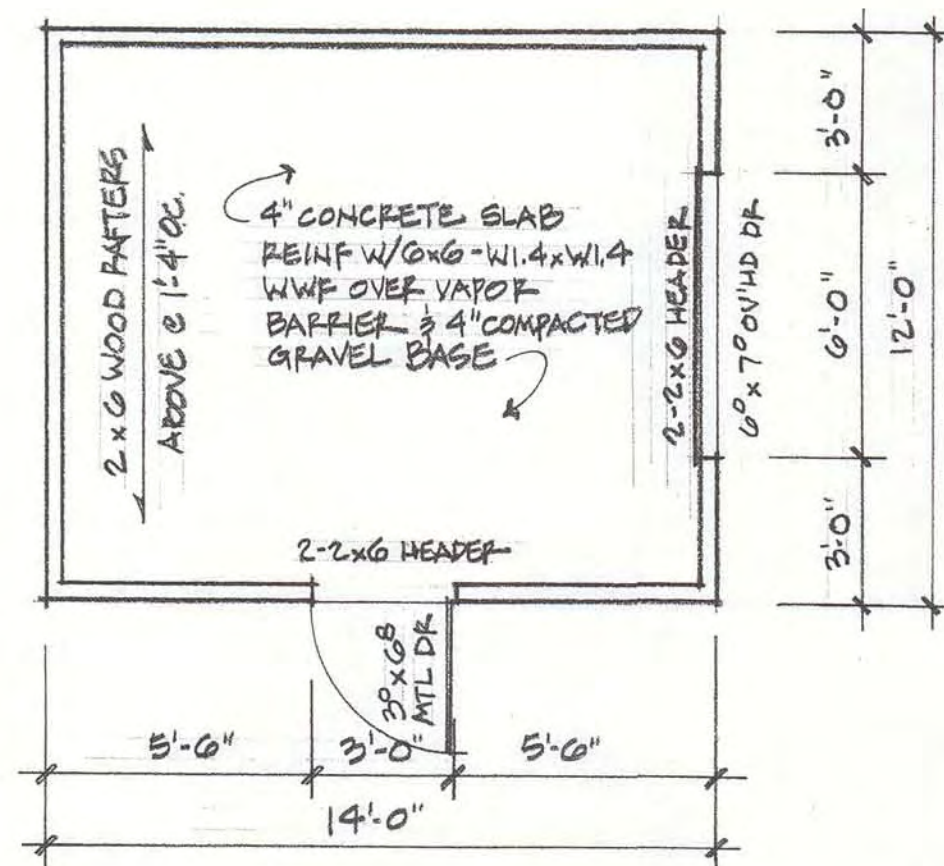
WEST ELEVATION



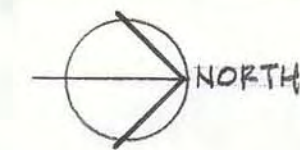
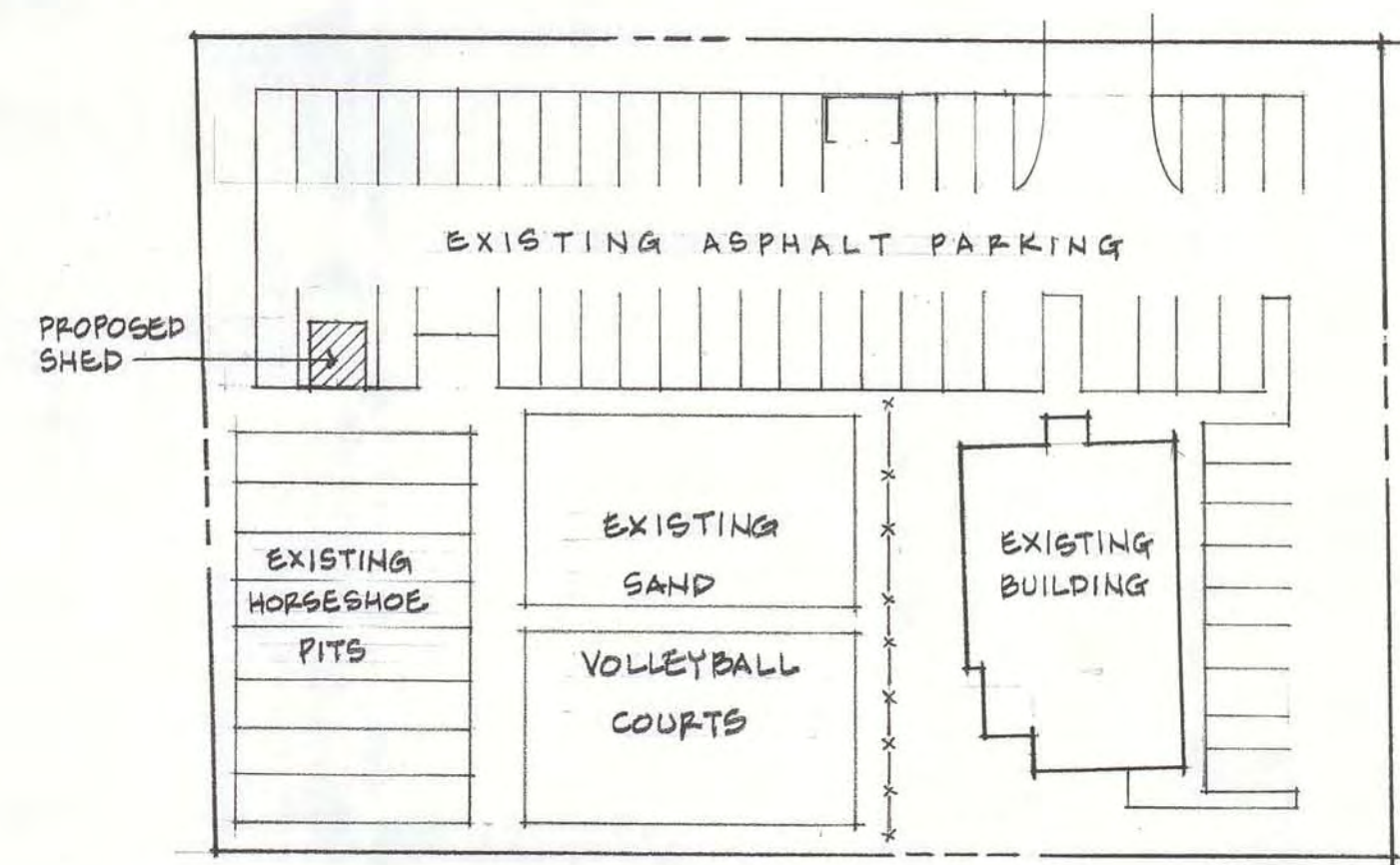
SOUTH ELEVATION

ELEVATIONS

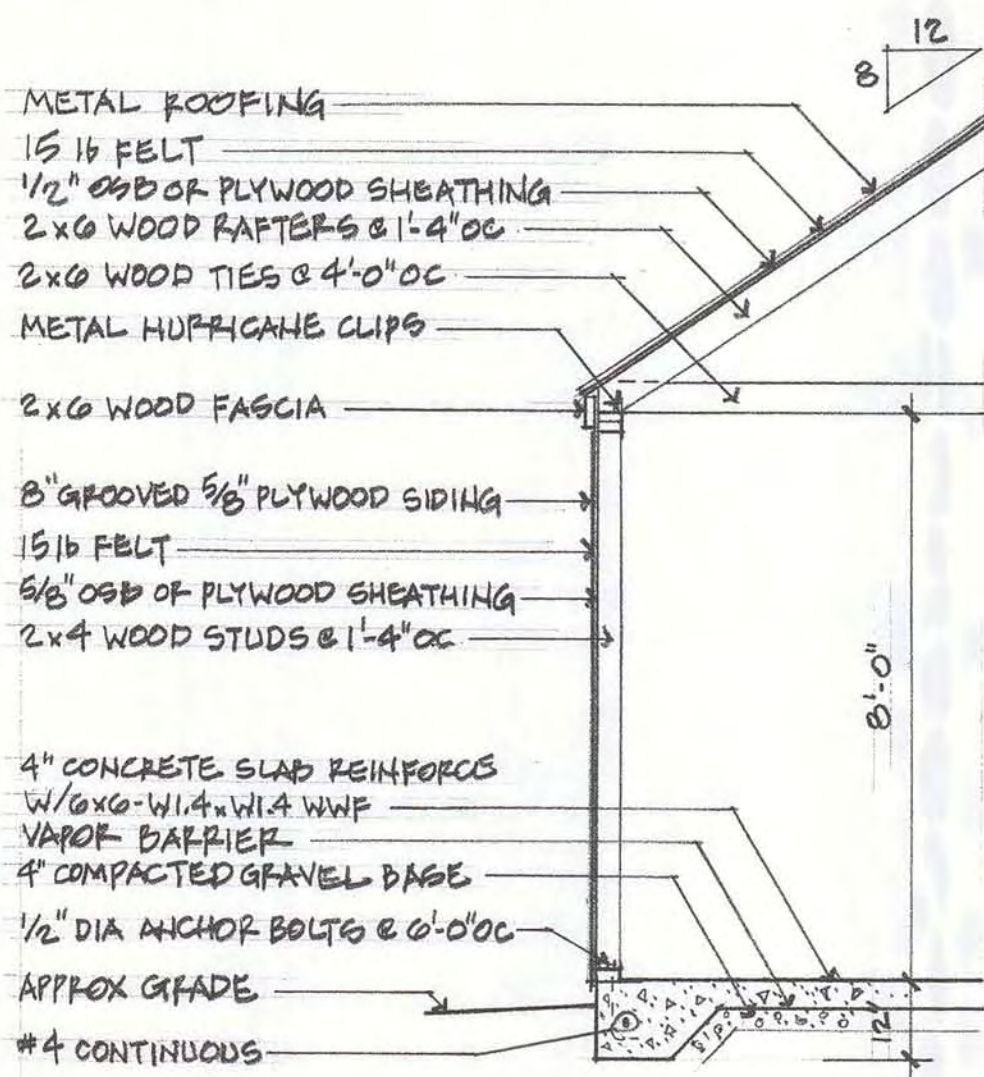
SCALE: 1/4" = 1'-0"




PLAN SCALE: 1/4" = 1'-0"



SITE PLAN SCALE: 1" = 40.0'



SECTION SCALE: 3/8" = 1'-0"

PROPOSED STORAGE SHED FOR <b>RAWSON PUB</b> 5021 W. RAWSON AVE. FRANKLIN, WI 53132		
 <b>RICHARD W. BEISSER, ARCHITECT</b> 951 N. 31st Street Milwaukee, Wisconsin 53208		
SCALE: AS SHOWN	DATE: NOV 17, 2014	DRY: FW BEISSER
REV 7/30/15 ELEVS, PLAN & SECTION		SHEET No 1 OF 1

**DIVISION 15-3.0700**

**SPECIAL USE STANDARDS AND REGULATIONS**

**SECTION 15-3.0701**

**GENERAL STANDARDS FOR SPECIAL USES**

A. **General Standards.** No special use permit shall be recommended or granted pursuant to this Ordinance unless the applicant shall establish the following:

1. **Ordinance and Comprehensive Master Plan Purposes and Intent.** The proposed use and development will be in harmony with the general and specific purposes for which this Ordinance was enacted and for which the regulations of the zoning district in question were established and with the general purpose and intent of the City of Franklin Comprehensive Master Plan or element thereof.

*Response: Consistent with master plan*

2. **No Undue Adverse Impact.** The proposed use and development will not have a substantial or undue adverse or detrimental effect upon or endanger adjacent property, the character of the area, or the public health, safety, morals, comfort, and general welfare and not substantially diminish and impair property values within the community or neighborhood.

*Response: No adverse affect*

3. **No Interference with Surrounding Development.** The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable zoning district regulations.

*Response: It will look the same*

4. **Adequate Public Facilities.** The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities including public water supply system and sanitary sewer, police and fire protection, refuse disposal, public parks, libraries, schools, and other public facilities and utilities or the applicant will provide adequately for such facilities.

*Response: Have sewer and well*

5. **No Traffic Congestion.** The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

*Response: Don't see no problem - Have two entrances and plenty of parking.*

6. **No Destruction of Significant Features.** The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

*Response:* No destruction of any features

7. **Compliance with Standards.** The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Common Council pursuant to the recommendations of the Plan Commission. The proposed use and development shall comply with all additional standards imposed on it by the particular provision of this Division and Ordinance authorizing such use.

*Response:* Yes

- B. **Special Standards for Specified Special Uses.** When the zoning district regulations authorize a special use in a particular zoning district and that special use is indicated as having special standards, as set forth in Section 15-3.0702 and 15-3.0703 of this Division, a Special Use Permit for such use in such zoning district shall not be recommended or granted unless the applicant shall establish compliance with all such special standards.

*Response:* Not applicable

- C. **Considerations.** In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Common Council shall consider the following:

1. **Public Benefit.** Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

*Response:* looking to have good quality food for the area

2. **Alternative Locations.** Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

*Response:* If just squares off the building

3. **Mitigation of Adverse Impacts.** Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

~~mitigation~~

*Response:* match existing

4. **Establishment of Precedent of Incompatible Uses in the Surrounding Area.** Whether the use will establish a precedent of, or encourage, more intensive or incompatible uses in the surrounding area.

*Response:* By rezoning property  
it will eliminate a legal non  
confirming use



**CITY OF FRANKLIN**  
**REPORT TO THE PLAN COMMISSION**

**Meeting of August 6, 2015**

**Landscape Plan**

**RECOMMENDATION:** City Development Staff recommends approval of the Landscape Plan, subject to a two year maintenance plan and consideration of any comments provided by the Alderperson and neighbor to the east.

<b>Project Name:</b>	Landscape Plan for Pleasant View Elementary School
<b>Project Location:</b>	4601 West Marquette Avenue
<b>Applicant:</b>	Franklin School District #5
<b>Existing Zoning:</b>	I-1 Institutional District
<b>Use of Surrounding Properties:</b>	Single-family residential to the north, east and west and Pleasant View Neighborhood Park to the south
<b>2025 Comprehensive Plan:</b>	Institutional
<b>Applicant Action Requested:</b>	Recommendation to the Common Council for approval of the proposed Landscape Plan

**INTRODUCTION:**

The Plan Commission and Common Council recently approved a Natural Resource Special Exception request submitted by Franklin Public Schools to allow for paving within 1,160 square feet of the 50-foot Wetland Setback on the Pleasant View Elementary School property for the expansion of an asphalt pavement area behind the school.

The approval was granted with the condition that the applicant shall submit a Landscape Plan, for Plan Commission and Common Council approval, that illustrates and identifies the amount, type, and location of proposed plantings prior to commencement of work. The approval also contained the conditions below relating to landscaping.

- that the applicant shall establish and maintain 1,160 square feet (an area equal to the amount of loss of wetland setback) of appropriate native plantings within the wetland buffer and/or setback adjacent to the area of encroachment to compensate for the wetland setback loss, within one year of approval of this Natural Resource Special Exception
- that the applicant coordinate the mitigation plan with the Alderperson and neighbor to the east as recommended by the Plan Commission

**PROJECT DESCRIPTION:**

The attached Landscape Plan includes a 1,160 square foot landscaped area adjacent to Wetland No. 3, the larger wetland onsite, and an existing wood fence. The plan consists of 19 Northwind Switch Grass plantings as well as Cardinal Flower, Sneezeweed and New England Aster plugs.

Staff suggested that the planting area be moved further northwest, along the edge of the wetland (within the wetland buffer), to be directly adjacent to the wetland setback area that is being disturbed.

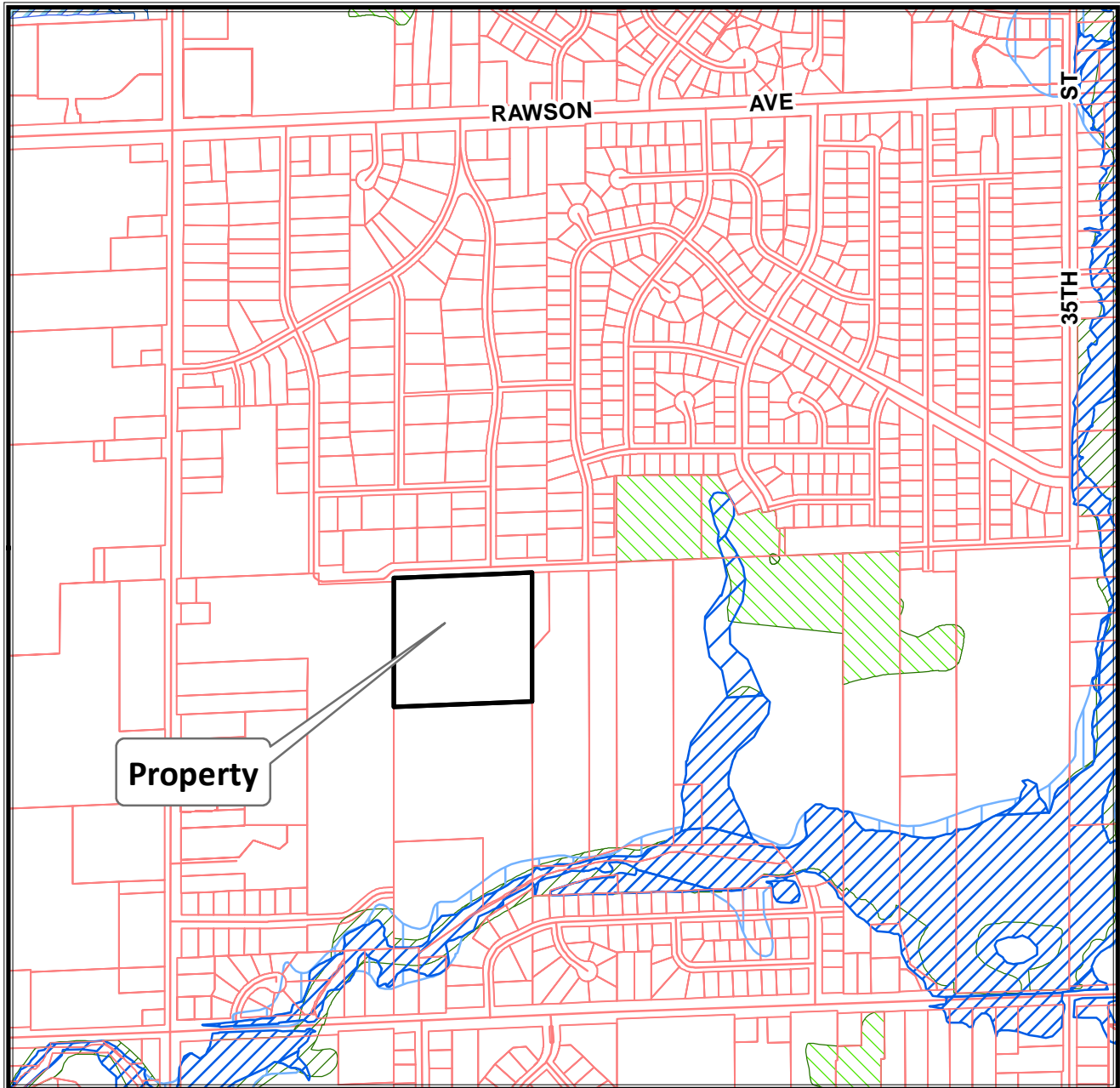
At the time of this staff report, the applicant was still attempting to contact the Alderperson of the district and the neighbor to the east to receive their input. It is anticipated that those comments will be received prior to Plan Commission and staff and the applicant will present any revisions from those conversations at the August 6<sup>th</sup> Plan Commission meeting. Staff anticipates that any modifications will likely be minor; however, if more significant revisions occur the Plan Commission may choose to table the item for further consideration.

**CONCLUSION:**

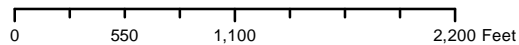
City Development Staff recommends approval of the Landscape Plan, subject to a two year maintenance plan and consideration of any comments provided by the Alderperson and neighbor to the east.



4601 West Marquette Avenue  
TKN 788-9980-000  
Pleasant View Elementary School



**Planning Department**  
**(414) 425-4024**



2013 Aerial Photo

*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*

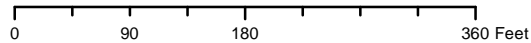




4601 West Marquette Avenue  
TKN 788-9980-000  
Pleasant View Elementary School



**Planning Department**  
**(414) 425-4024**



2013 Aerial Photo

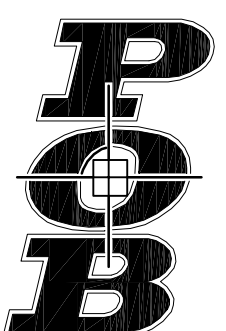
*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*

### CONSERVATION WETLAND PLANTING PLAN

## FRANKLIN PUBLIC SCHOOLS PLEASANT VIEW ELEMENTARY CITY OF FRANKLIN MILWAUKEE COUNTY, WISCONSIN

Land Surveying  
Engineering  
Landscape Architecture

5709 Windy Drive, Suite D  
Stevens Point, WI 54482  
715.344.9999(PH) 715.344.9922(FX)



Point of Beginning

LA-1

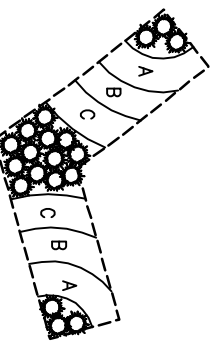
#### GENERAL NOTES:

1. CONTRACTOR'S ROUTINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING. QUANT CONSTRUCTION.
3. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
4. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, TELEPHONE, AND CABLE TV) UTILITIES, AND TELEPHONE CONSTRUCTION AND NEW SERVICE TRACES FOR THE INSTALLATION OF SAID UTILITIES.

#### PLANT CLUSTER

PLANT CLUSTER	SIZE	TOTAL PLUGS
A	PLUG	140
B	PLUG	120
C	PLUG	120
*** PLUG FOR EVERY 2 SQUARE FEET		

#### PLANTING PLAN

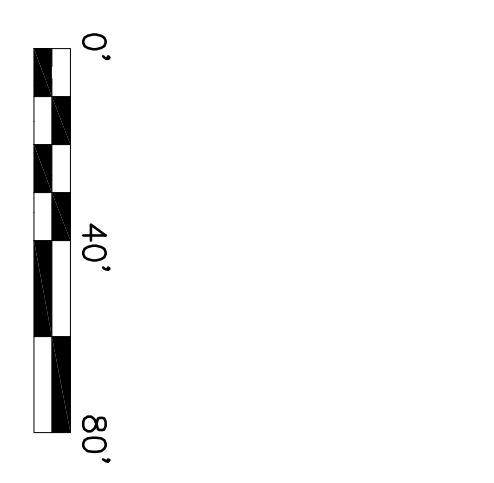
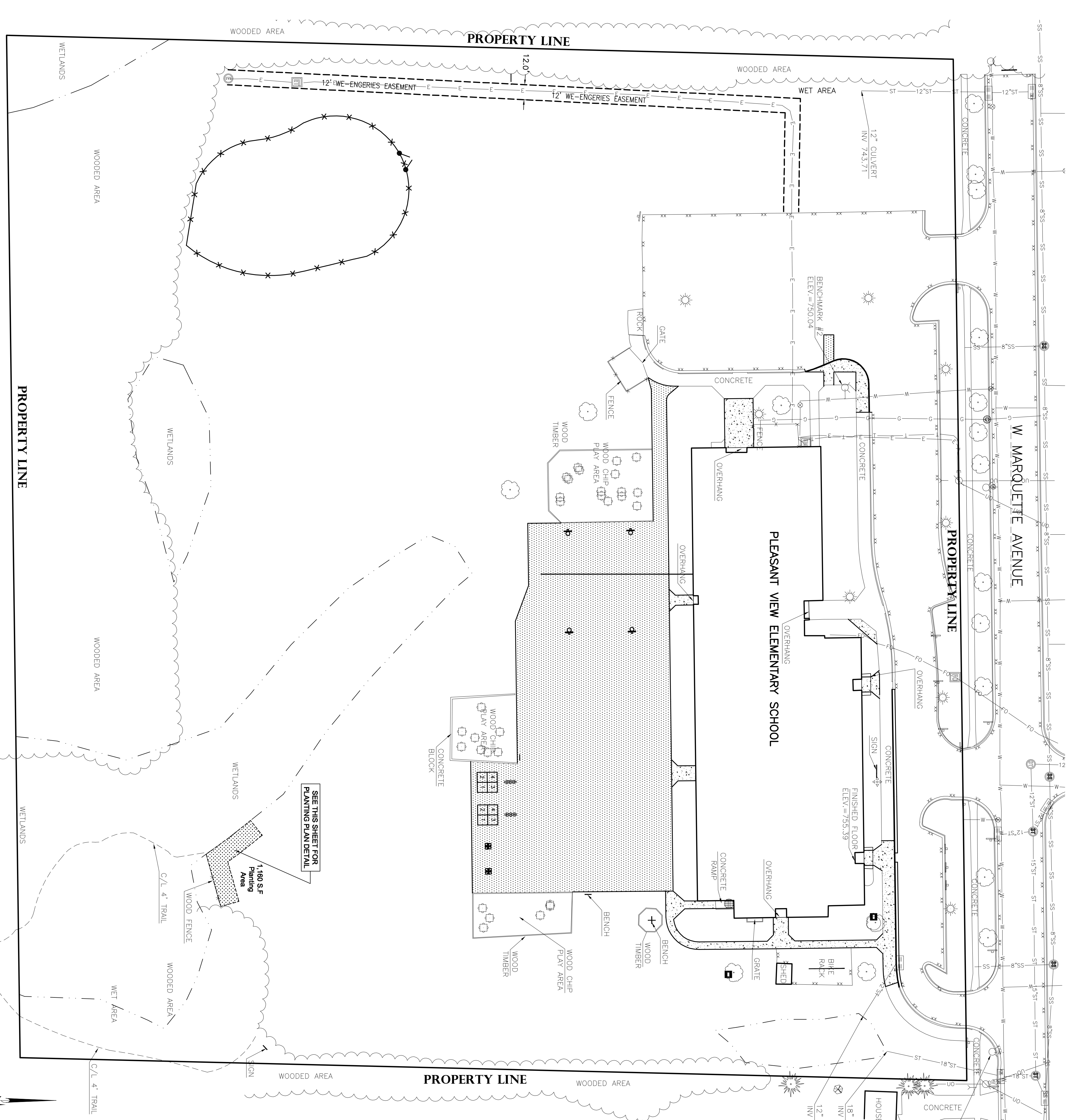


#### PLUG

PLUG BOTANICAL NAME	PLUG COMMON NAME
A-TIGERLILY GORNIUS	CORNUA FLOWER
B-HELENIUM AUTUMNALE	SWEETWICKED
C-ASTER NOYVE-ANGIAE	NEW ENGLAND ASTER

#### PLANT SPECIES

PLANT SPECIES BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	TOTAL PLANTS
♂ PANICUM VIRGATUM	NORTHWIND SWITCH GRASS	3 QLT.	19



POINT OF BEGINNING, INC. AND OUR CERTIFICATE TO CONTRACTOR IS VALID FOR THE ATTENTION OF THE CONTRACTOR TO VERIFY THE LOCATION AND EXTENT OF ALL UTILITIES AND CONSTRUCTION INTO OTHER PROJECTS OF POINT OF BEGINNING, INC. SO'S POINT OF BEGINNING, INC.