



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

Meeting of December 7, 2017

**Unified Development Ordinance Text Amendment and Temporary Use**

**RECOMMENDATION:** City Development Staff recommends approval of a Unified Development Ordinance Text Amendment and Temporary Use for the American Transmission Company laydown yard located at 11027 S. 27<sup>th</sup> Street, subject to the conditions of approval in the attached draft ordinance and resolution.

<b>Project Name:</b>	American Transmission Company Unified Development Ordinance Text Amendment and Temporary Use
<b>Project Address:</b>	11027 South 27 <sup>th</sup> Street
<b>Property Owner:</b>	Fox Glen Corporate Centre LLC
<b>Applicant:</b>	American Transmission Company (ATC)
<b>Agent:</b>	Robert Oosterhouse, Land Service Company
<b>Zoning:</b>	Planned Development District No. 39
<b>Use of Surrounding Properties:</b>	Agricultural land to the north and east; residential to the south (Town of Raymond); and agricultural land to the west (City of Oak Creek).
<b>Comprehensive Plan:</b>	Mixed Use Business Park
<b>Applicant Action Requested:</b>	Approval of a Temporary Use and UDO Text Amendment for a laydown yard at 11027 S. 27 <sup>th</sup> Street

Please note:

- Staff recommendations are underlined and in *italics* and are included in the draft ordinance or resolution.
- Staff suggestions are in *italics* and are not included in the draft ordinance or resolution.

**INTRODUCTION:**

On October 26, 2017 and November 27, 2017, the applicant filed Unified Development Ordinance and Temporary Use Applications with the Department of City Development requesting approval for the continued use of a construction laydown yard located within the parking lot of the former golf dome property located at 11027 S. 27<sup>th</sup> Street.

The applicant previously received approval to operate the laydown yard from September 1, 2017 to November 29, 2017 (90 days). This second application is requesting to continue the laydown yard operation for the rest of 2017 (November 30, 2017 to December 1, 2017 (32 days)) and from January 1, 2018 to April 30, 2018 (120 days). Therefore, if approved, the laydown yard will operate 122 days in 2017 and 120 days in 2018.

## PROJECT DESCRIPTION AND ANALYSIS:

### Unified Development Ordinance Text Amendment

Currently, Section 15-3.0804L. of the Unified Development Ordinance (see below) does not allow a Temporary Use, unless otherwise specified, to exceed 90 days in duration during any calendar year. As such, the applicant has submitted the UDO Text Amendment Application in conjunction with their second Temporary Use Application, requesting to extend that time-frame to 180 days.

### Section 15-3.0804L.

**Issuance and Expiration of Permit.** The Zoning Administrator or designee of the City Planning Department(s) shall approve, conditionally approve, deny or refer to the Plan Commission an application for a temporary use permit under this Section within 30 days of its filing in the Planning Department Office. The Plan Commission shall approve, conditionally approve or deny an application within 30 days of the referral of such application to the Commission. Any decision to deny an application under this section shall be in writing, shall set forth the reasons for the denial, and a copy of such decision shall be mailed by regular mail to the applicant within the aforesaid time limits. Each Temporary Use Permit shall specify the date upon which such use may commence and the date upon which such use shall expire; **in no event, except as otherwise specifically and expressly set forth in this Section, shall any temporary use exceed 90 days in duration during any calendar year. [emphasis added]**

Staff generally has no objection to the proposed time extension to 180 days per calendar year. It can be noted that a number of seasonal temporary uses (outdoor seasonal garden supply uses for instance) would like to occur for more than 180 days.

However, it can also be noted that in some instances, these outdoor seasonal uses are occurring every year. With the proposed temporary use time extension, these uses would in some instances, almost be permanent in nature. In addition, it is possible that some of these longer lasting temporary uses, by their very nature, may be larger in size or in impact upon the property (such as the herein proposed laydown yard). As such, *staff suggests that the Section 15-3.0804 of the Temporary Use section be revised to include the ability of the Plan Commission to require a letter of credit or other approved financial security sufficient to ensure the site is cleaned up and/or restored to its prior condition.*

### Temporary Use

Section 15-3.0804 of the Unified Development Ordinance (UDO) states “A Temporary Use is an activity that is short-term in nature, will be conducted for only a specified limited period of time, and for a specific use that is not the permanent use of the property, and which use though not already expressly authorized to be an actual use on the property, is incidental to or accessory to and compatible with and will not adversely affect adjoining properties.”

This section further states, “The Zoning Administrator and designees of the City Planning Department may refer any application for a Temporary Use Permit to the Plan Commission for review and approval, where the Zoning Administrator or designee of the City Planning Department determines that the application involves an issue of interpretation as to whether the proposed temporary use is incidental or accessory to the existing use of the property, or is a use which is compatible, as required herein, or that there is a question as to whether the proposed temporary use may adversely affect adjoining property due to the nature of, size or area of, noise, debris, lighting, or the like or other resultant from the proposed temporary use. Plan Commission review and approval is required for any proposed temporary use of a type not specifically listed below.”

The subject use is not a listed temporary use within Section 15-3.0804 of the City of Franklin Unified Development Ordinance (UDO); therefore, staff has determined that the request requires Plan Commission review and approval.

According to the applicant, ATC will be upgrading electric transmission communications by replacing existing shield wire with 24-strand OPGW on existing 138kV transmission lines from the Oak Creek substation to the St. Martins substation in Franklin. Crews are expected to arrive at the site at 6:30 a.m. and leave the site around 6:30 p.m. Monday through Thursday. A list of equipment and materials being stored onsite can be found within the applicant's project narrative.

The subject property was formerly utilized as an indoor golf facility; however, the building has been vacant for years. The applicant is proposing to utilize the existing parking lot as the location for the storage of equipment and materials.

The property is zoned Planned Development District No. 39 (Mixed Use Business Park). The use as a laydown yard would not generally be allowed within this area of the PDD as outdoor storage is not allowed within the Gateway Area of PDD No. 39. However, the use is temporary in nature and does not adversely impact the surrounding properties, which are primarily agricultural lands. The location of vehicles or equipment on site is over 350 feet from S. 27<sup>th</sup> Street and approximately 100 feet from S. West County Line Road.

Staff recommends approval of the requested temporary use, subject to the following conditions:

1. The Temporary Use approval shall expire on April 30, 2018.
2. The applicant shall keep South 27<sup>th</sup> Street and W. South County Line Road appropriately maintained and free of mud and debris from trucks entering and exiting the site.
3. The applicant shall ensure that the laydown yard is maintained in a safe, clean, and orderly condition at all times, and that upon cessation of the use, that all equipment, materials, debris, etc. are removed from the site and that any disturbed areas shall be restored in a timely manner.

#### **STAFF RECOMMENDATION:**

City Development Staff recommends approval of a Unified Development Ordinance Text Amendment and Temporary Use for the American Transmission Company laydown yard located at 11027 S. 27<sup>th</sup> Street, subject to the conditions of approval in the attached draft ordinance and draft resolution.

RESOLUTION NO. 2017-\_\_\_\_\_

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS  
FOR THE APPROVAL OF A TEMPORARY USE FOR CONTINUATION  
OF A CONSTRUCTION LAYDOWN YARD FOR AMERICAN TRANSMISSION  
COMPANY LLC'S ELECTRIC TRANSMISSION COMMUNICATION  
FACILITIES UPGRADE PROJECT UPON PROPERTY LOCATED AT 11027  
SOUTH 27TH STREET AND SOUTH COUNTY LINE ROAD  
(AMERICAN TRANSMISSION COMPANY LLC, APPLICANT)

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WHEREAS, American Transmission Company LLC, having petitioned the City of Franklin for the approval of a Temporary Use to allow for continuation of a temporary construction laydown yard located within the parking lot of the former golf dome property, for the purpose of upgrading electric transmission communication facilities from the Oak Creek substation to the St. Martins substation in the City of Franklin, from November 30, 2017 to December 1, 2017 (32 days) and from January 1, 2018 to April 30, 2018 (120 days) [the applicant previously received approval to operate the laydown yard from September 1, 2017 to November 29, 2017 (90 days)], on property located at 11027 South 27th Street and South County Line Road; and

WHEREAS, the Plan Commission having found that the proposed Temporary Use, subject to conditions, meets the standards set forth under §15-3.0804 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the petition of American Transmission Company LLC, for the approval of a Temporary Use to allow for continuation of a temporary construction laydown yard for the purpose of upgrading electric transmission communication facilities from the Oak Creek substation to the St. Martins substation in the City of Franklin project for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. The approval granted hereunder shall be limited to November 30, 2017 to December 1, 2017 and from January 1, 2018 to April 30, 2018.
2. The applicant shall keep S. 27<sup>th</sup> Street and W. South County Line Road appropriately maintained and free of mud and debris from trucks entering and exiting the site.

AMERICAN TRANSMISSION COMPANY LLC – TEMPORARY USE  
RESOLUTION NO. 2017-\_\_\_\_\_

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3. The applicant shall ensure that the laydown yard is maintained in a safe, clean, and orderly condition at all times, and that upon cessation of the use, that all equipment, materials, debris, etc. are removed from the site and that any disturbed areas shall be restored in a timely manner.

4. [other conditions, etc.]

Introduced at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Chairman

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

Franklin shall assess the entire costs of such vacation, demolition, or removal against the owner or other parties in interest.

- I. **\*Temporary Roadside Stands for the Sale of Agricultural Products.** The following specific standards shall be used:
1. **Off-Street Parking and Loading.** The use shall provide for all required off-street parking and loading on private property.
  2. **Access.** The use shall be located along and have direct vehicular access to a public street. Access to and from the site shall be in accord with the requirements of the applicable highway or arterial street access authority including the Wisconsin Department of Transportation, Milwaukee County, and/or the City of Franklin.
  3. **Sales or Display Prohibited on Public Land.** No sales or display activity shall be located on public land.
- J. **\*Public Interest and Special Events.** A public interest event on a commercial property is limited to no more than six (6) times per year and each event shall be no longer than fourteen (14) days. Public interest events shall include but not be limited to outdoor food sale, outdoor car wash, or other gathering for the benefit of the community, a particular service or a non-profit organization.
- K. **Additional City Department Review May be Required.** Those uses listed above as not required to receive a "Temporary Use Permit" may still be required to receive other use permits/approvals issued by the City of Franklin, including, but not limited to an amendment to an existing Special Use Permit for the subject property and approvals such as for "Special Events" as defined in Chapter 121 and "Transient Merchants" as defined in Chapter 237 of the Municipal Code. In addition, food service associated with a temporary outdoor use may be subject to the review and approval of the Health Department. All temporary uses shall otherwise comply in all respects with all applicable governmental laws, statutes, codes, rules, orders, regulations and ordinances.
- L. **Issuance and Expiration of Permit.** The Zoning Administrator or designee of the City Planning Department(s) shall approve, conditionally approve, deny or refer to the Plan Commission an application for a temporary use permit under this Section within 30 days of its filing in the Planning Department Office. The Plan Commission shall approve, conditionally approve or deny an application within 30 days of the referral of such application to the Commission. Any decision to deny an application under this section shall be in writing, shall set forth the reasons for the denial, and a copy of such decision shall be mailed by regular mail to the applicant within the aforesaid time limits. Each Temporary Use Permit shall specify the date upon which such use may commence and the date upon which such use shall expire; in no event, except as otherwise specifically and expressly set forth in this Section, shall any temporary use exceed 90-180 days in duration during any calendar year.
- M. **Appeal.** An appeal of a decision regarding a temporary use made by the Zoning Administrator or designee of the City Planning Department shall be made in writing and filed with the Office of

## Project Narrative

### St. Martins to Oak Creek OPGW

ATC is requesting a Temporary Use Permit and a Unified Development Ordinance Text Amendment Application for the property at 27<sup>th</sup> ST Franklin, WI. ATC is requesting that the temporary use permit shall be changed from 90 to 180 days in duration during a calendar year beginning Sept 1,2017 and ending April/30/2018.

The location will be utilized as a construction laydown yard in support of ATC's system-wide initiative to upgrade/enhance electric transmission communications by replacing existing shield wire with 24-strand OPGW on existing 138kV transmission lines from Oak Creek substation to St Martins substation in Franklin.

Hours of Operation will be Monday thru Thursday - 6:30 am: to 6:30 pm:

No mud should be tracked from the laydown yard, the area that will be utilized is all blacktop surface. A street sweeper will be available as necessary, the crews will work to keep both streets clear and leave mud on the ROW.

Items that will be utilizing the laydown yard include:

- 4 bucket trucks
- reels of OPGW
- vmi trailer
- job trailer
- dumpsters
- portable toilets
- dump truck
- 4-5 pickup trucks
- personal vehicles
- pulling trailer
- rope,machine

Franklin

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City Development



# Electric Transmission Network



Transmission Lines	
	69 kV
	230 kV
	115 kV
	345 kV
	Underground
	138 kV
	161 kV
	Double Circuit

Electric Facilities	
	Substation; Terminal
	Tap; Switching Structure; Riser

1:1,128

The information contained herein is advisory and intended for reference purposes only. ATC owned and operated facilities are approximated.





## CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of December 7, 2017

## Unified Development Ordinance Text Amendment and Special Use Amendment

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**RECOMMENDATION:** Department of City Development staff recommends approval of the proposed Unified Development Ordinance Text Amendment and Special Use Amendment for a credit union use upon property located at 7745 W. Rawson Avenue, subject to the conditions in the draft ordinance and resolution.

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<b>Project Name:</b>	Credit Union UDO Text Amendment and Special Use Amendment
<b>Project Address:</b>	7745 W. Rawson Avenue
<b>Applicant:</b>	Joseph Haider, La Macchia Group
<b>Property Owner:</b>	Old National Bancorp
<b>Current Zoning:</b>	PDD No. 16, Franklin Centre (formerly Franklin Plaza/Pick n Save)
<b>2025 Comprehensive Plan</b>	Commercial
<b>Use of Surrounding Properties:</b>	Commercial to the north, south, east, and west
<b>Applicant Action Requested:</b>	Recommendation of approval of the proposed UDO Text Amendment and Special Use Amendment for a credit union use.

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**Introduction:**

Please note:

- Staff recommendations are *underlined, in italics* and are included in the draft resolution.
- Staff suggestions are *in italics* and are not included in the draft resolution.

On October 17, 2017, the applicant submitted Unified Development Ordinance (UDO) Text Amendment and Special Use Amendment applications to allow a proposed credit union to locate within a vacant building (formerly Anchor Bank) at 7745 W. Rawson Avenue (zoned PDD No. 16), to remodel the existing building, and to undertake certain site work.

Currently, Standard Industrial Classification (SIC) Title No. 6061 Credit Unions Federally Chartered (with drive through facilities) and 6062 Credit Unions not Federally Chartered (with drive through facilities) are not allowed in the B-3 Community Business District.<sup>1</sup> The applicant is proposing to add SIC No. 6061 (with drive through facilities) and SIC No. 6062 (with drive through facilities) to the B-3 District as Special Uses.

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<sup>1</sup> Pursuant to Ordinance No. 2002-1735 (amending PDD No. 16), the B-3 zoning district list of uses must be utilized in the determination of permitted and special uses for the four separate parcels (including the subject property) within PDD No. 16.

Staff is also proposing that SIC No. 6061 (**without** drive through facilities) and SIC No. 6062 (**without** drive through facilities) be added to the B-3 District as Permitted Uses.

## **Project Description/Analysis:**

### Unified Development Ordinance:

Table 15-3.0603 of the Unified Development Ordinance sets forth those uses which are permitted and special uses in all nonresidential zoning districts in the City of Franklin. Use designations are based on the Standard Industrial Classification (SIC) Manual (1987, or latest edition) published by the Executive Office of the President, Office of Management and Budget.

The SIC manual describes SIC Title No. 6061 Credit Unions Federally Chartered as:

“Cooperative thrift and loan associations (accepting deposits) organized under Federal charter to finance credit needs of their members.”

The SIC manual describes SIC Title No. 6062 Credit Unions not Federally Chartered as:

“Cooperative thrift and loan associations (accepting deposits) organized under other than Federal charter to finance credit needs of their members.”

Review of the City’s Unified Development Ordinance indicates that SIC Codes 6061 and 6062 (with drive through facilities) are currently allowed as special uses within the B-2, B-4, B-5, B-6, B-7, CC, OL-1, and OL-2 zoning districts. Allowing this use within the B-3 zoning district as a special use would be consistent not only with this credit union use in other similar commercial zoning districts, but with other similar uses such as banks as well.

Similarly, review of the City’s Unified Development Ordinance indicates that SIC Codes 6061 and 6062 (**without** drive through facilities) are currently allowed as permitted uses within the B-2, B-4, B-6, B-7, CC, OL-1, and OL-2 zoning districts. Allowing this use within the B-3 zoning district as a permitted use would be consistent not only with this credit union use in other similar commercial zoning districts, but with other similar uses such as banks as well.

### Special Use:

The applicant intends to utilize the existing vacant building for a proposed credit union use. The applicant is also proposing certain building façade and site changes.

The applicant has supplied responses to the Special Use Standards and Regulations as required by the Unified Development Ordinance (UDO), and those responses are included in the packet materials.

### Site Plan:

The subject property is identified as Parcel 4 within Planned Development District (PDD) No. 16 and is approximately 1.2 acres in size. Site improvements currently include the existing approximately 3,900 square foot building and associated parking lot and drive-thru facility.

The applicant is proposing to remodel the existing building and repair as needed the existing landscaping, parking lot, sidewalks, etc. As the applicant is not requesting expansion of the

parking lot or enlargement of the developed portion of the site, staff has not requested updated Site Intensity and Capacity Calculations or a Natural Resource Protection Plan.

As a sidewalk is located on the east side of the entrance drive from/to Rawson Avenue (east of the subject property), but as only minor changes are proposed to the site, *staff suggests that a sidewalk connection from the building to the existing sidewalk be constructed.*

#### Architecture:

The applicant has provided conceptual elevations, and proposes:

- reconfiguration of the building entrance with the addition of glass curtain walls and an approximately 24' tall canopy feature with a standing seam metal roof and cedar wrapped columns;
- addition of a metal lattice structure and additional EIFS to the roof (essentially screening the existing curved standing seam metal roof); and
- painting of the exterior walls and roof.

However, the applicant has not provided details about the new building materials and colors. Therefore, *staff recommends that the applicant shall prepare detailed architectural elevations for Department of City Development review and approval prior to issuance of a Building Permit.*

It is important to note that the building height limit within PDD No. 16 is 25' and cannot be exceeded without prior City approvals.

#### Parking:

As originally identified in the 2002 Special Use approval for Anchor Bank, 21 parking spaces, including two ADA accessible spaces, are provided. No changes are envisioned by the applicant at this time. Therefore, the parking standards for this development continue to be met.

#### Landscaping:

The applicant has submitted a Landscape Plan partially addressing the current UDO landscaping standards. However, it should also be noted that the 2002 Special Use approval for Anchor Bank included a landscape plan that provided slightly more landscaping than is required by the UDO standards. Furthermore, it can be noted that the original PDD No. 16 approval included a landscape plan for all of the entrance drives and parking lot perimeters, which partially extends unto the subject parcel. In regard to the portion of this landscaping on the subject parcel (comprising 15 trees), some have subsequently died, are dying, or are no longer present.

*Staff recommends that the applicant shall prepare a revised Landscape Plan meeting all UDO standards and re-establishing the PDD No. 16 approved landscaping as it applies to the subject parcel, for Department of City Development review and approval prior to issuance of a Building Permit, and that all required landscaping shall be installed prior to issuance of an Occupancy Permit.*

Alternatively, *staff would suggest that the applicant revise the landscape plan to re-establish the landscaping as set forth in the 2002 Special Use approval for Anchor Bank.*

Signage:

The applicant is proposing to replace the existing signage, but has not provided any details at this time. Pursuant to Ordinance No. 92-1229, staff recommends that the applicant shall obtain review and approval by the Architectural Review Board for all new and revised signage, and obtain a Sign Permit from the Building Inspection Department for such signage, prior to its installation.

Lighting:

The applicant indicates that the existing exterior lighting is to remain.

Fire Protection:

As the interior automatic sprinkler system has been vacated, the Fire Department has indicated that the sprinkler and alarm systems must be restored upon occupancy and approved by the Fire Department.

**Staff Recommendation**

Department of City Development staff recommends approval of the Unified Development Ordinance Amendment and Special Use Amendment for a credit union use upon property located at 7745 W. Rawson Avenue, subject to the conditions in the attached draft ordinance and draft resolution.

## ORDINANCE NO. 2017-\_\_\_\_\_

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE TEXT AT TABLE 15-3.0603 STANDARD INDUSTRIAL CLASSIFICATION TITLE NO. 6061 “CREDIT UNIONS, FEDERALLY CHARTERED (WITH DRIVE THROUGH FACILITIES)” AND 6062 “CREDIT UNIONS, NOT FEDERALLY CHARTERED (WITH DRIVE THROUGH FACILITIES)” TO ALLOW FOR SUCH USES AS A SPECIAL USE, AND 6061 “CREDIT UNIONS FEDERALLY CHARTERED (WITHOUT DRIVE THROUGH FACILITIES)” AND 6062 “CREDIT UNIONS, NOT FEDERALLY CHARTERED (WITHOUT DRIVE THROUGH FACILITIES)”, TO ALLOW FOR SUCH USES AS A PERMITTED USE, IN THE B-3 COMMUNITY BUSINESS DISTRICT (JOSEPH HAIDER, DESIGNER, LAMACCHIA GROUP, APPLICANT)

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WHEREAS, Table 15-3.0603 of the Unified Development Ordinance sets forth the permitted and special uses in the nonresidential zoning districts; and

WHEREAS, Joseph Haider, Designer, LaMacchia Group having applied for a text amendment to Table 15-3.0603, Standard Industrial Classification Title No. 6061 “Credit Unions, Federally Chartered (with drive through facilities)” and 6062 “Credit Unions, Not Federally Chartered (with drive through facilities)” to allow for such uses as a Special Use, and 6061 “Credit Unions Federally Chartered (without drive through facilities)” and 6062 “Credit Unions, Not Federally Chartered (without drive through facilities)”, to allow for such uses as a Permitted Use, in the B-3 Community Business District; and

WHEREAS, the Plan Commission having reviewed the proposed amendment to allow for Standard Industrial Classification Title No. 6061 “Credit Unions, Federally Chartered (with drive through facilities)” and 6062 “Credit Unions, Not Federally Chartered (with drive through facilities)” to allow for such uses as a Special Use, and 6061 “Credit Unions Federally Chartered (without drive through facilities)” and 6062 “Credit Unions, Not Federally Chartered (without drive through facilities)”, to allow for such uses as a Permitted Use, in the B-3 Community Business District, and having held a public hearing on the proposal on the 7th day of December, 2017 and thereafter having recommended approval of such amendment; and

WHEREAS, the Common Council having accepted the recommendation of the Plan Commission and having determined that the proposed amendment is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

NOW, THEREFORE, the Mayor and Common Council of the City of Franklin, Wisconsin, do ordain as follows:

SECTION 1: Table 15-3.0603 of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin, only as it pertains to: Standard Industrial Classification Title No. 6061 “Credit Unions, Federally Chartered (with drive through facilities)” and 6062 “Credit Unions, Not Federally Chartered (with drive through facilities)”, is hereby amended as follows: insert “S” (Special Use) in the B-3 column.

SECTION 2: Table 15-3.0603 of the Unified Development Ordinance of the Municipal Code of the City of Franklin, Wisconsin, only as it pertains to: Standard Industrial Classification Title No. 6061 “Credit Unions Federally Chartered (without drive through facilities)” and 6062 “Credit Unions, Not Federally Chartered (without drive through facilities)”, is hereby amended as follows: insert “P” (Permitted Use) in the B-3 column.

SECTION 3: The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION 4: All ordinances and parts of ordinances in contravention to this ordinance are hereby repealed.

SECTION 5: This ordinance shall take effect and be in force from and after its passage and publication.

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Alderman \_\_\_\_\_.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

APPROVED:

\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk  
AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

## RESOLUTION NO. 2017-\_\_\_\_\_

SPECIAL USE AMENDMENT TO ALLOW FOR BUILDING ARCHITECTURE  
ENHANCEMENTS AND IMPROVEMENTS TO THE PARKING LOT, SIDEWALKS  
AND LANDSCAPING FOR THE EXISTING DRIVE-THROUGH BANK PROPERTY  
APPROVED AS A SPECIAL USE IN ORDINANCE NO. 2002-1735, AN ORDINANCE  
TO AMEND ORDINANCES 92-1229, 93-1261, 94-1298, 96-1391, 96-1400 AND 98-1508  
CREATING PLANNED DEVELOPMENT DISTRICT NO. 16 (FRANKLIN CENTRE)  
(7745 WEST RAWSON AVENUE)  
(JOSEPH HAIDER, DESIGNER, LAMACCHIA GROUP, APPLICANT)

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WHEREAS, Joseph Haider, Designer, LaMacchia Group, having petitioned the City of Franklin for the approval of a Special Use Amendment to allow for certain building and site changes for the existing drive-through bank property (the former Anchor Bank property), approved as a Special Use in Ordinance No. 2002-1735, An Ordinance to Amend Ordinances 92-1229, 93-1261, 94-1298, 96-1391, 96-1400 and 98-1508 Creating Planned Development District No. 16 (Franklin Centre), including: construction of a new 24' tall curtain wall type entry feature for the main entrance of the building; addition of an EIFS parapet and metal lattice structure to the roof; repainting of the building; and repair of the existing parking lot, sidewalks, landscaping, etc., as needed, upon property located at 7745 West Rawson Avenue, such property being zoned Planned Development District No. 16 (Franklin Centre, *formerly Franklin Plaza/PicknSave*), more particularly described as follows:

A parcel of land located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Nine (9), Town Five North (T5N), Range Twenty-One East (R21E), in the City of Franklin, Milwaukee County, Wisconsin, more particularly described as follows: All of parcel four (4) of Certified Survey Map No. 7170, recorded on reel 5473 as image numbers 3108-3112 as document No. 8405275. Said parcel contains 54,957 square feet, or 1.1928 acres; Tax Key No.: 755-0192-006; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 7th day of December, 2017, and the Plan Commission thereafter having determined to recommend that the proposed amendment to Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed amendment to Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it

JOSEPH HAIDER, DESIGNER, LAMACCHIA GROUP – AMENDMENT  
TO SPECIAL USE  
RESOLUTION NO. 2017-\_\_\_\_\_

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will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

WHEREAS, the Common Council having received such Plan Commission recommendations and also having found that the proposed amendment to Special Use, subject to conditions, meets the standards set forth under §15-3.0701 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Joseph Haider, Designer, LaMacchia Group, for the approval of an amendment to Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this amendment to Special Use is approved only for the use of the subject property by Joseph Haider, Designer, LaMacchia Group, successors and assigns, for a credit union with a drive through facility use and building remodel and site work project, which shall be developed in substantial compliance with and constructed, operated and maintained by Joseph Haider, Designer, LaMacchia Group, pursuant to those plans City file-stamped \_\_\_\_\_, 2017 and annexed hereto and incorporated herein as Exhibit A.
2. Joseph Haider, Designer, LaMacchia Group, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consultants to the City of Franklin, for the Joseph Haider, Designer, LaMacchia Group building and site changes for the existing drive-through bank property (the former Anchor Bank property) project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon Joseph Haider, Designer, LaMacchia Group and the Joseph Haider, Designer, LaMacchia Group building and site changes for the existing drive-through bank property (the former Anchor Bank property) project for the property located at 7745 West Rawson Avenue: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and



JOSEPH HAIDER, DESIGNER, LAMACCHIA GROUP – AMENDMENT  
TO SPECIAL USE  
RESOLUTION NO. 2017-\_\_\_\_\_

Page 3

the like, required for and applicable to the project to be developed and as presented for this approval.

4. That the applicant shall prepare detailed architectural elevations for Department of City Development review and approval prior to issuance of a Building Permit.
5. That the applicant shall prepare a revised Landscape Plan meeting all UDO standards and re-establishing the PDD No. 16 approved landscaping as it applies to the subject parcel, for Department of City Development review and approval prior to issuance of a Building Permit, and that all required landscaping shall be installed prior to issuance of an Occupancy Permit.
6. That the applicant shall obtain review and approval by the Architectural Review Board for all new and revised signage, and obtain a Sign Permit from the Building Inspection Department for such signage, prior to its installation.
7. [other conditions, etc.]

BE IT FURTHER RESOLVED, that in the event Joseph Haider, Designer, LaMacchia Group, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this amendment to Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the additional Special Use permission granted under this Resolution.

BE IT FURTHER RESOLVED, that any violation of any term, condition or restriction of this Resolution is hereby deemed to be, and therefore shall be, a violation of the Unified Development Ordinance, and pursuant to §15-9.0502 thereof and §1-19. of the Municipal Code, the penalty for such violation shall be a forfeiture of no more than \$2,500.00, or such other maximum amount and together with such other costs and terms as may be specified therein from time to time. Each day that such violation continues shall be a separate violation. Failure of the City to enforce any such violation shall not be a waiver of that or any other violation.

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be an amendment to such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance, and that all of the terms and conditions of Ordinance No. 2002-1735, not specifically and expressly amended by or in direct conflict with this Resolution, shall remain in full force and effect.

JOSEPH HAIDER, DESIGNER, LAMACCHIA GROUP – AMENDMENT  
TO SPECIAL USE  
RESOLUTION NO. 2017-\_\_\_\_\_

Page 4

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of completion of the Joseph Haider, Designer, LaMacchia Group building and site changes for the existing drive-through bank property (the former Anchor Bank property).

BE IT FINALLY RESOLVED, that the City Clerk be and is hereby directed to obtain the recording of a certified copy of this Resolution in the Office of the Register of Deeds for Milwaukee County, Wisconsin.

Introduced at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

APPROVED:

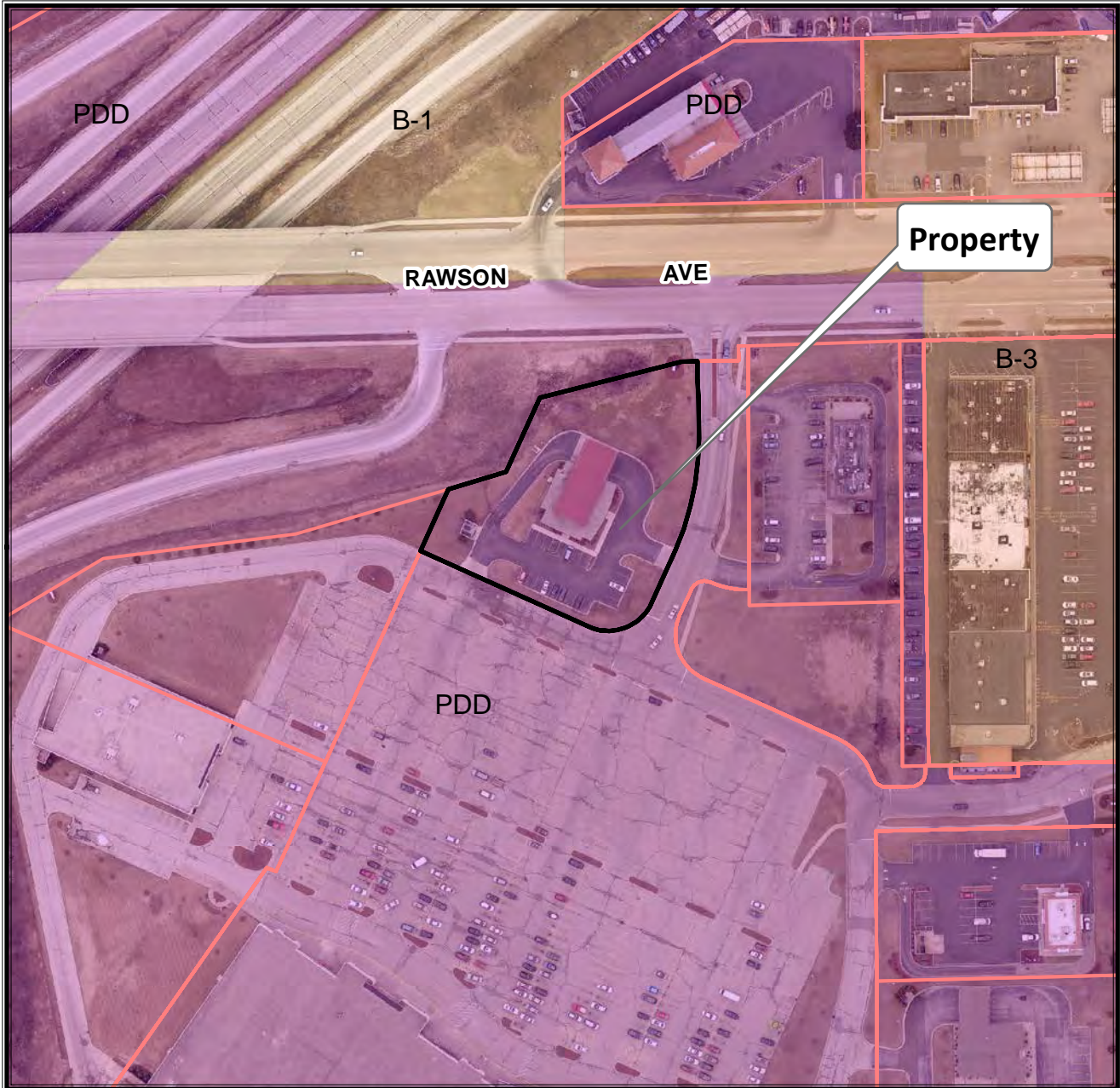
\_\_\_\_\_  
Stephen R. Olson, Mayor

ATTEST:

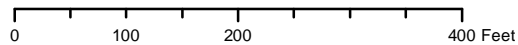
\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

7745 W. Rawson Ave.  
TKN 755 0192 006

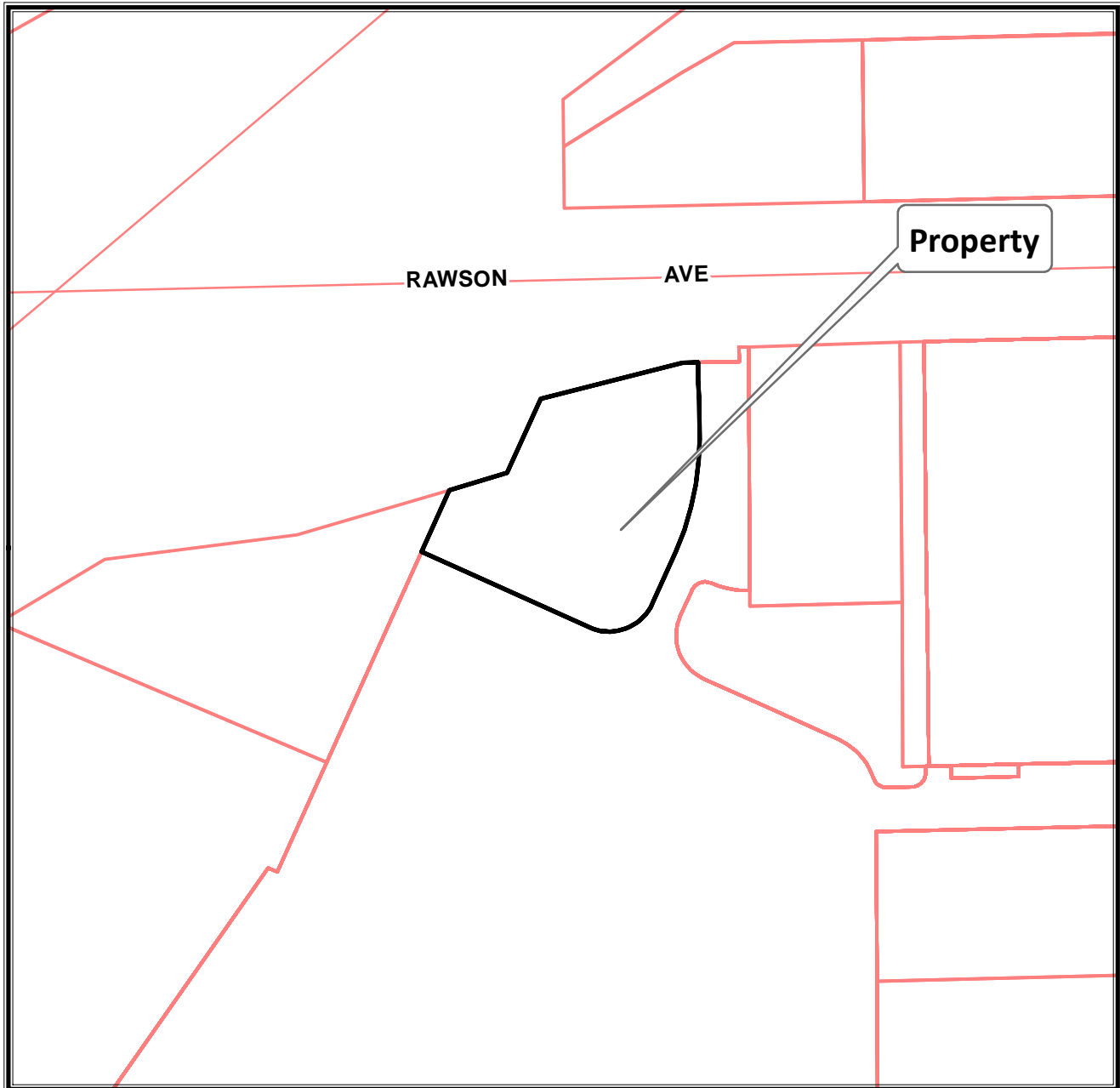


**Planning Department**  
**(414) 425-4024**

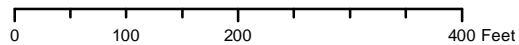


*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*

7745 W. Rawson Ave.  
TKN 755 0192 006



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



*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.*



09.25.17

Nick Fuchs  
Planning Department: City of Franklin  
9229 W. Loomis Rd  
Franklin, WI 53132

### **7745 W Rawson Ave. Project Summary**

Mr. Fuchs,

The primary purpose of this summary is to apply for a special use amendment for the drive-thru function located at 7745 W Rawson Ave. The property currently has an existing building used as Anchor bank. The future owner of the building will also be a financial institution, and does not plan to change the use of the building. The future owner would like to utilize the existing drive-thru function, and this special use amendment does not transfer to the new owner. During the same special use approval, the future owner has decided to renovate the building to better match their prototype.

This renovation intent includes: building a new entry feature, adding lattice work, and adjusting the paint colors of the building to better match their brand. The new entry feature will rise above the existing building to a height of approximately 24'-0" above grade to allow better site lines from Rawson Ave. and Loomis Rd. This height will meet the City of Franklin code by not exceeding the maximum height of 25'-0". The entry will be built of steel framing with curtain wall system on three sides with a standing seam metal roof. The structure will be supported with rectangular columns clad in stained premium grade cedar boards. The lattice work will be included on the east and west elevations, and the existing standing seam metal roof and metal fascia will be repainted.

The overall building footprint will not be changed. The site will be affected slightly by the five new columns supporting the new structure located at the main entry. The existing concrete curb and gutter, asphalt pavement, and concrete walks will remain unless damaged during construction. The existing landscaping will be reviewed and replaced if damaged during construction or if in poor condition. All replaced landscaping will be replaced in kind. The exterior lighting will remain. Additional exterior wall mounted lighting may be included through the design process, and will be included in overall information packet prior to scheduled Plan Commission meeting.

The exterior signage locations have been shown for reference only on the exterior elevations and renderings, however, will not be reviewed until the signage documents have been completed and approved by the client.



If there is any additional information you may need through this review process, please feel free to contact us at La Macchia Group. Our contact information is located below. Thank you for your time during this review.

Sincerely,

Joe Haider  
Designer  
Direct: 414.727.4395  
Fax: 414.223.4488  
[jhaider@lamacchiagroup.com](mailto:jhaider@lamacchiagroup.com)  
[www.lamacchiagroup.com](http://www.lamacchiagroup.com)

Enclosure/s

- 1.) Application
- 2.) Architectural Conceptual Site Plan
- 3.) Exterior Elevations
- 4.) Three (3) Exterior Renderings
- 5.) Existing Drawings of Anchor bank

Items to Follow (prior to Plan Commission):

- 1.) Landscaping Plan
- 2.) Photometric Plan



09.25.17

Nick Fuchs  
Planning Department: City of Franklin  
9229 W. Loomis Rd  
Franklin, WI 53132

### **7745 W Rawson Ave. Project Summary**

Mr. Fuchs,

The primary purpose of this summary is to apply for a Unified Development Ordinance amendment for a credit union use located at 7745 W Rawson Ave. The property currently has an existing building used as a former Anchor bank. The future owner of the building will also be a financial institution which is a credit union specifically, and does not plan to change the use of the building. The future owner would like to utilize the existing building as a financial institution as a credit union.

The current Franklin code states a credit union is not a permitted use. We would like to request that Table 15-3.0603 of the UDO amendment be amended to allow SIC Codes 6061 (federal credit unions with drive through facilities) and 6062 (state credit unions with drive through) be amended to be a Special Use within the B-3 zoning district. While not required for this project, staff will likely also recommend an additional change for SIC codes 6061 federal credit unions without drive through facilities and 6062 state credit unions without drive through facilities to be a permitted use in the B-3 zoning district. The request is to change specifically the intended to allow a credit union for the former Anchor Bank Site.

If there is any additional information you may need through this review process, please feel free to contact us at La Macchia Group. Our contact information is located below. Thank you for your time during this review.

Sincerely,

Joe Haider  
Designer  
Direct: 414.727.4395  
Fax: 414.223.4488



[jhaider@lmacchiagroup.com](mailto:jhaider@lmacchiagroup.com)  
[www.lmacchiagroup.com](http://www.lmacchiagroup.com)

Enclosure/s

- 1.) Application
- 2.) \$200.00 Fee





# City of Franklin

## Department of City Development

Date: November 2, 2017

To: Mr. Joseph Haider, La Macchia Group

From: City Development Staff

RE: Credit Union UDO Text Amendment and Special Use Amendment  
Staff Comments

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Please be advised that City Staff has reviewed the above applications for the property located at 7745 West Rawson Avenue. Department comments are as follows for the Unified Development Ordinance (UDO) Text Amendment and the Special Use Amendment applications submitted by Mr. Haider and date stamped by the City of Franklin on October 17, 2017.

### **City Development Staff Comments**

*UDO Text Amendment Requirements: Division 15-9.0200 of the UDO.*

1. Pursuant to Section 15-9.0203C., please revise the Project Summary to clearly identify the type of zoning change requested. – **Please see Updated Project Summary document for items below:**
  - a. Please indicate that you are requesting that Table 15-3.0603 of the UDO be amended to allow SIC Codes 6061 (federal credit unions with drive through facilities) and 6062 (state credit unions with drive through facilities) be amended to be a Special Use within the B-3 zoning district.
    - i. Please note that as the applicant, you may request that this use be either a Permitted Use or a Special Use. However, as previously discussed, staff would not support a change to a Permitted Use as other similar uses (banks with drive through facilities, most other uses with drive through facilities, etc.) are all Special Uses. And furthermore, that such uses are uniformly Special Uses in the B-2, B-3, B-4, B-5, B-6, B-7, and CC zoning districts.
    - ii. Please note that while not required for your project, staff will likely also recommend an additional change for SIC Codes 6061 federal credit unions **without** drive through facilities and 6062 state credit unions **without** drive through facilities (to be a Permitted Use in the B-3 zoning district).
      1. Should you agree (or have concerns) with the further change noted above, staff would suggest that be included within your project summary as well.
  - b. You may continue to note that your requested change is also specifically intended to allow a credit union at the former Anchor Bank site.
2. Please note that staff comments relating to Sections 15-9.0203E. through I. are provided in the Special Use/Site Plan sections below.

*Special Use Requirements: Division 15-3.0700 of the UDO.*

1. Pursuant to Sections 15-3.0701A. and C., please provide responses to each Special Use standard and consideration (please utilize the attached handout). Please note that Section 15-3.0701B. does not apply to the proposed project, and can be noted as such on the handout). – Please see attached responses on Special Use Standards and Regulations document
2. Pursuant to Sections 15-9.0103C., 15-3.0701D., and 15-9.0203E. through I., please submit a complete Site Plan (including associated Architectural, Building Elevation, Landscaping, Natural Resource, etc. plans), hours of operation, and Site Intensity and Capacity Calculations for staff review. More specific comments are provided in the Site Plan section below. – Please refer to attached Architectural Site Plan for reference.

*Site Plan Requirements: Division 15-7.0100 of the UDO.*

1. Please note that the full sized plans (Site Plan and various associated plans) that were submitted were for the previously approved and developed Anchor Bank. Such plans are not needed for this project submittal or review. – This document will not be included in the overall documents for submittal.
  - a. Please note that staff does not object to provision of a 11” x 17” Site Plan and various associated plans for the proposed building revisions, as long as no major site changes (i.e. parking lot addition) are proposed. Should you wish to proceed with the parking lot addition, at a minimum, full size copies of a more detailed Site Plan will be required.
2. Please note that pursuant to Sections 15-7.0102A. and 15-7.0102L., any approval of the Special Use Amendment must be subsequent to or conditioned upon approval of the subject UDO Text Amendment.
3. Pursuant to Section 15-7.0102B.:
  - a. Please verify that the existing and proposed buildings and structures conform with the subject area requirements (i.e. Site Intensity and Capacity Calculations, lot coverage, etc.). Be sure to include the proposed entry feature and parking lot expansion in the lot coverage calculation. – The client has chosen to eliminate the additional parking stalls from the project scope. Please see the attached updated Architectural Site Plan for reference.
  - b. Please revise the side and rear yard setbacks. Pursuant to Ordinance 2002-1735, Section 3H., the minimum setbacks are per the B-3 zoning district, which has a side yard setback of 10’ and a rear yard setback of 20’. Please note that the parking lot setback is 10’. – Please see attached Architectural Site Plan for updates.
  - c. Per Section 15-7.0103J. of the UDO, please verify the maximum height of the proposed building alterations. Staff recommends that detailed Building Elevations be provided depicting the height of the building, of the new entry feature, etc. – Please see attached Architectural Exterior Elevations for updates.

4. Pursuant to Sections 15-7.0102C. and 15-7.0103S., please provide the Site Intensity and Capacity Calculations (please utilize the attached handout). – The client has chosen to eliminate the additional parking stalls from the project scope. Please see the attached updated Architectural Site Plan for reference.
  - a. Please note that should no new development be proposed (i.e. the parking lot addition), this information would not be required.
  - b. Please note that Ordinance 2002-1735 requires that a minimum landscape surface ratio of 35% be maintained at all times between the four parcels comprising Certified Survey Map No. 7170. See the previously provided calculations, and revise accordingly.
5. Pursuant to Sections 15-7.0102G. and 15-7.0103Q., please provide a Natural Resource Protection Plan for the subject parcel. - The client has chosen to eliminate the additional parking stalls from the project scope. Please see the attached updated Architectural Site Plan for reference.
  - a. Please note that while the Wisconsin Department of Natural Resources approved filling of the wetland on the subject property by letter dated September 30, 2002, review of aerial photographs indicate that adjacent wetlands may have grown, and now extend onto the subject parcel.
  - b. Please note that should no new development be proposed (i.e. the parking lot expansion), a Natural Resource Protection Plan would not be required.
  - c. Please note that per Section 15-7.0103M. of the UDO, all required wetland setbacks, wetland buffers, etc. must be shown on the Site Plan. Staff does not object if this information is only shown on the Natural Resource Protection Plan, if the Site Plan becomes crowded with too much information.
6. Pursuant to Sections 15-7.0102H. and 15-7.0103R., please provide a Landscape Plan. – Please see attached Landscaping Plan for reference.
  - a. Please note that staff does not object to re-establishment of the previously approved landscape plan for the Anchor Bank development dated 7-8-02, subject to replacement of the Ash Trees with some other native trees, verification that all originally proposed landscaping still exists and is healthy, and with additional landscaping added based upon any parking stalls added (per the standards set forth in Section 15-5.0300 of the UDO).
7. Pursuant to Section 15-7.0103B., please provide the owner's/developer's name and contact information on the Site Plan. – Please see attached Architectural Site Plan for updates.
8. Pursuant to Section 15-7.0103C., please provide the architect's/engineer's name, contact information, and seal on the Site Plan. – Please see attached Architectural Site Plan for updates.
9. Pursuant to Section 15-7.0103F., please provide existing and proposed topography on the Site Plan. - The client has chosen to eliminate the additional parking stalls from the project scope. Please see the attached updated Architectural Site Plan for reference.
  - a. Please note that should no new development be proposed (i.e. the parking lot expansion), the topographic information would not be required.

10. Pursuant to Section 15-7.0103H., please provide additional details of the drive thru queuing lanes, and justification for the additional parking. - **The client has chosen to eliminate the additional parking stalls from the project scope. Please see the attached updated Architectural Site Plan for reference.**
  - a. Please note that Ordinance No. 2002-1735 requires a minimum vehicle queuing of 5 for each drive thru lane.
    - i. Staff believes that inadequate queuing is provided, and that such queuing is unsafe due to potential conflicts with the proposed additional parking. Therefore, staff recommends that the additional parking be removed or relocated.
  - b. Please note that Ordinance No. 2002-1735, as well as the standards in Table 15-5.0203 of the UDO, only require 20 parking stalls. As proposed, 28 stalls, or 40% more than required, would be provided. Per Section 15-5.0203B.ii. of the UDO, detailed justification for this parking increase is required.
    - i. Absent appropriate detailed justification for the additional parking, staff recommends removal of the additional parking.
11. Please note that pursuant to Section 15-7.0103I., and as set forth in Ordinance 92-1229, Section .02, 17. Signage, all signage shall obtain a Sign Permit (from the Building Inspection Department) after review and approval by the Architectural Review Board. A separate application, fee, review, and approval will therefore be required. - **Further action will be taken after Common Council approval in regards to Signage requirements, approvals, and permits.**
12. Pursuant to Section 15-7.0103O., please note if any exterior work/changes will be made to any existing or proposed sanitary sewers, storm sewers, and water mains. If so, please depict those changes on a Site Plan or Utility Plan map. - **All existing utilities coming into the site will remain. No sanitary sewers, storm sewers and water mains will be affected.**
13. Pursuant to Section 15-7.0103V., staff recommends that more architectural details be provided, including the height of the various proposed building features, and the specific materials and colors associated with the building changes. - **Please see attached Architectural Exterior Elevations for updates.**
14. Pursuant to Section 15-7.0103W., please provide details of any new/revised lighting. If parking lot lighting is added or revised, a Lighting Plan meeting the standards of Section 15-5.0400 of the UDO will be required. - **The existing exterior lighting is to remain. Please see attached Photometric Plan for reference.**
15. Pursuant to Section 15-3.0803I., please identify the location of the trash dumpster, which must be screened from public view with a sight proof enclosure and landscaping, and constructed of the same materials as the principal building. - **Please see attached Architectural Site Plan and Landscaping plan for updates.**

*Other Staff Comments, Suggestions, Recommendations.*

1. Staff suggests that a sidewalk connecting the building to the existing sidewalk to the east be constructed along with the parking lot changes. Should additional site changes be proposed now or in the future, staff would recommend the sidewalk connection at this time. - **The client has chosen to eliminate the additional parking**

stalls from the project scope. Please see the attached updated Architectural Site Plan for reference.

### **Police Department Staff Comments**

The Franklin Police Department has no issues with this project.

### **Fire Department Staff Comments**

- Due to the current status of the building, the automatic fire sprinkler system has been vacated with the permission of the fire department. The sprinkler and alarm systems must be restored upon occupancy. – **The sprinkler system will be restored to original design prior to scheduled occupancy.**
- The Fire department has no other concerns regarding the proposed special use amendment at this location.

### **Engineering Department Staff Comments**

- Prior to the construction/modification of said existing Anchor Bank, an erosion control plan must be submitted for review and approval. - **The client has chosen to eliminate the additional parking stalls from the project scope. Please see the attached updated Architectural Site Plan for reference.**
- Future expansion of the parking lot must be reviewed and approved by the Engineering Department. - **The client has chosen to eliminate the additional parking stalls from the project scope. Please see the attached updated Architectural Site Plan for reference.**
- Any work that will be done in the parking lot needs to ensure protection of the inlets from any debris and sediments coming from the work areas. - **The client has chosen to eliminate the additional parking stalls from the project scope. Please see the attached updated Architectural Site Plan for reference.**

**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: The project will move forward with matching the use and development standards of the Comprehensive Master Plan established by City of Franklin*

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: The project will not have substantial or undue adverse effects upon adjacent properties.*

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: The project will not be constructed, arranged, and operated in a dominant fashion which in turn would interfere with the surrounding neighborhood.*

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: The project will use these facilities properly.*

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: The project will not affect overall traffic flow into the development or surrounding streets.*

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: The projects will not affect the surrounding natural, scenic, or historic 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: The project will conform with all regulations of the district.*

- 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: The project will require all necessary permits during the planning process.*

- 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: The project will strive to benefit the surrounding neighborhood and community.*

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: The project has been designed specifically for this site.*

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.

*Response: The project has been designed to incorporate the clients brand with minimizing the adverse effects of the development on the immediate vicinity.*

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: The building use will not affect the surrounding area.*





SIGNAGE

OUR BUSINESS IS BUILDING YOURS

**LaMACCHIA**  
GROUP 

**PROPOSED FINANCIAL INSTITUTION**  
**7745 W RAWSON AVE.**



OUR BUSINESS IS BUILDING YOURS



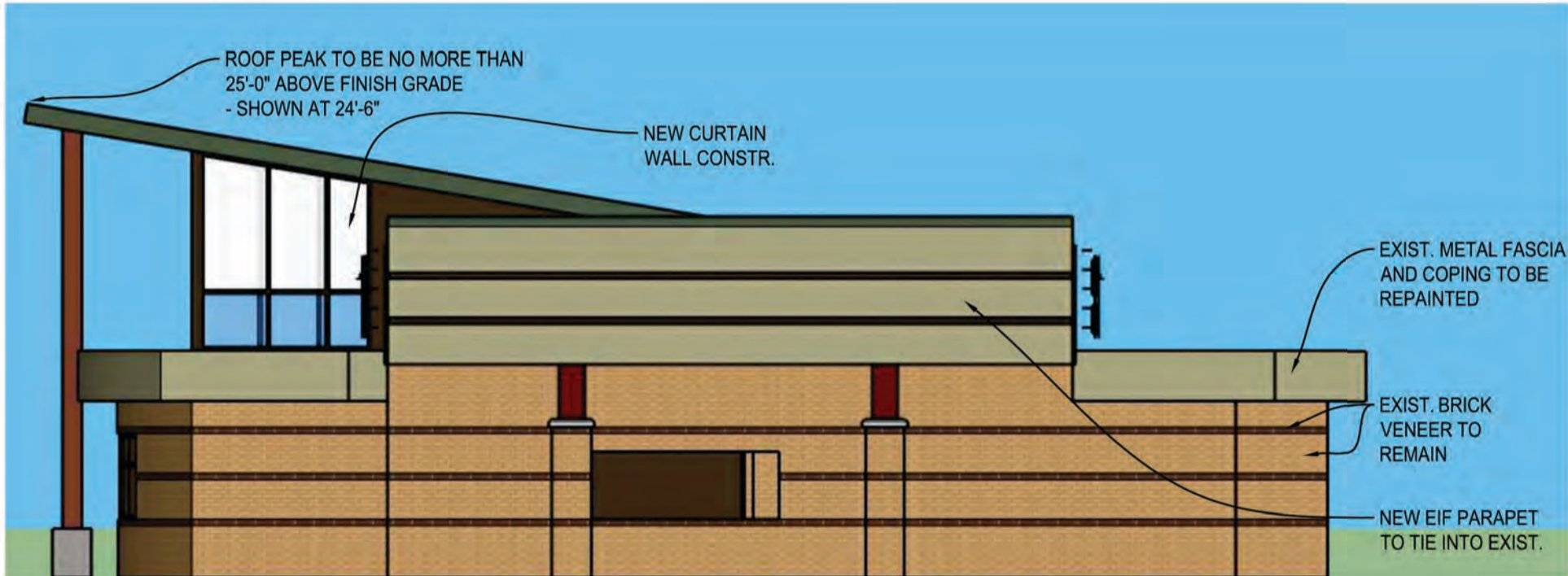
# PROPOSED FINANCIAL INSTITUTION

Franklin Centre - 7745 W Rawson Ave.  
Franklin, WI



## SOUTH ELEVATION

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



## NORTH ELEVATION

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

Conceptual Elevations

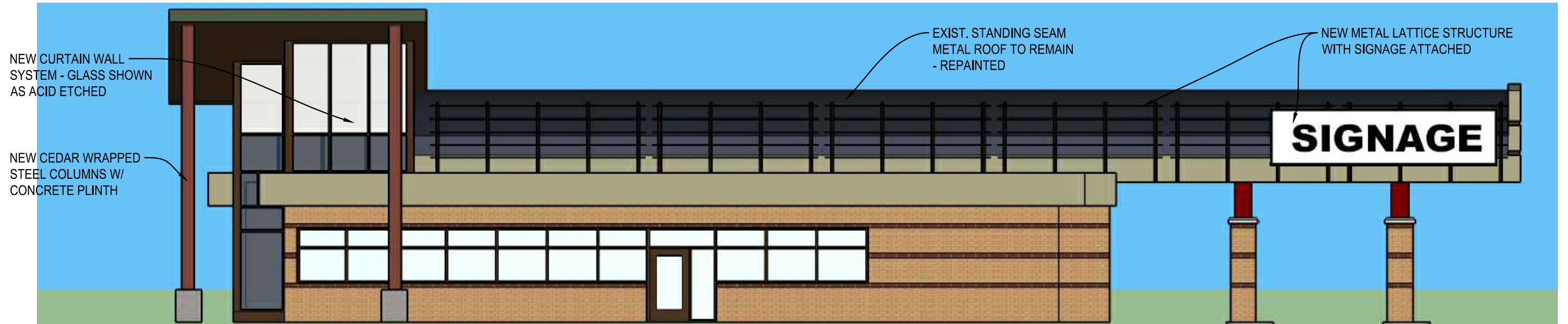
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OUR BUSINESS IS BUILDING YOURS

**LaMACCHIA**  
GROUP

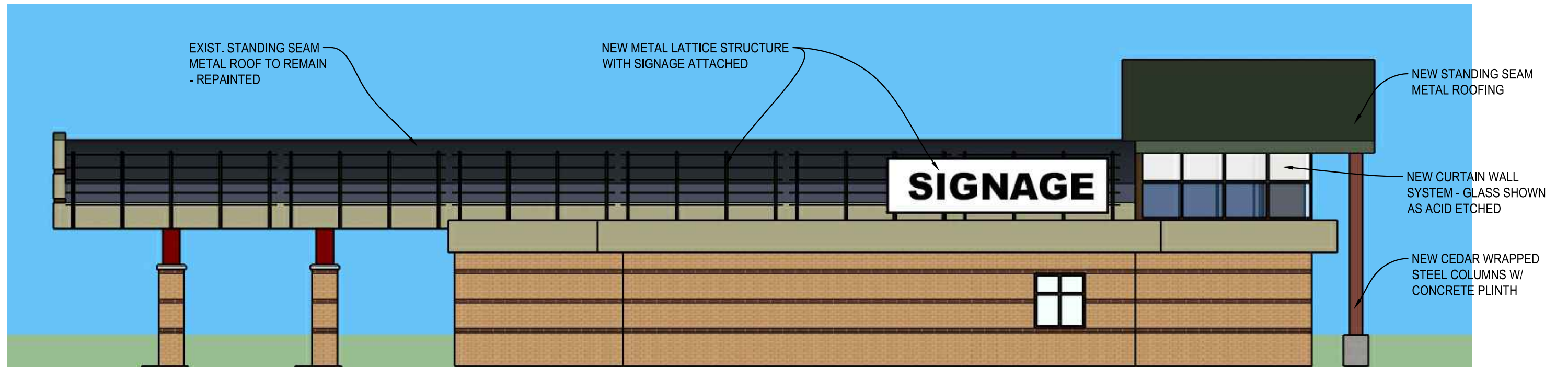
# PROPOSED FINANCIAL INSTITUTION

Franklin Centre - 7745 W Rawson Ave.  
Franklin, WI



**EAST ELEVATION**

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



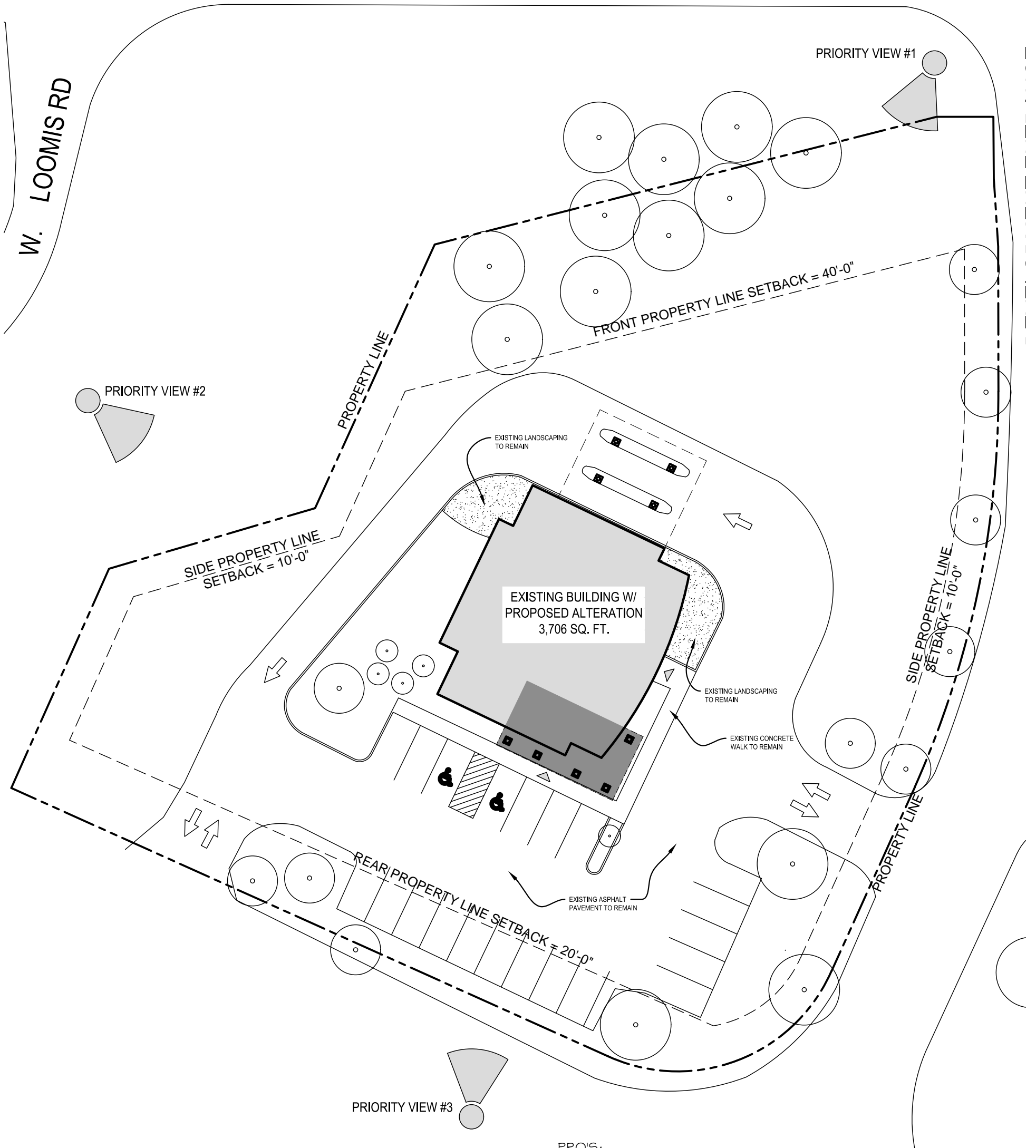
**WEST ELEVATION**

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

# PROPOSED FINANCIAL INSTITUTION

Franklin Centre - 7745 W Rawson Ave.  
Franklin, WI

W. RAWSON AVE



PRO'S:

- 1.) ALL LANDSCAPING WILL BE REVIEWED AND REPLACED IF IN POOR CONDITION. ALL LANDSCAPING AFFECTED DURING CONSTRUCTION TO BE REPLACED IN KIND.
- 2.) EXISTING EXTERIOR LIGHTING TO REMAIN.

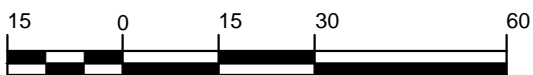
CONTACT INFORMATION:

CURRENT OWNER:  
Old National Bancorp  
1 Main St  
Evansville, In 47708

CLIENT REPRESENTATIVE  
La Macchia Group  
157 N Milwaukee St  
Milwaukee, WI 53202

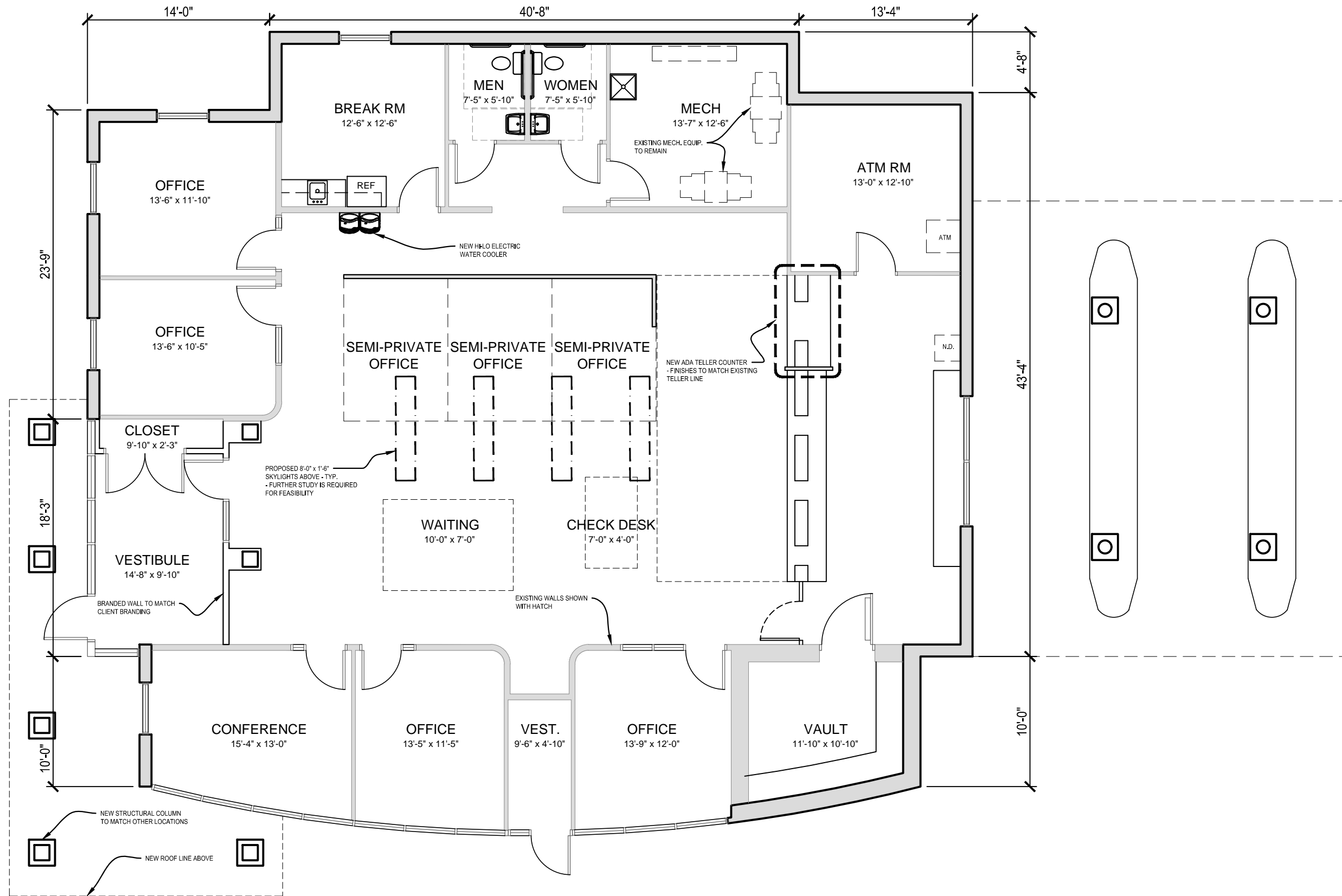
## CONCEPT SITE PLAN

09.13.17



( IN FEET )  
1 inch = 30 ft.





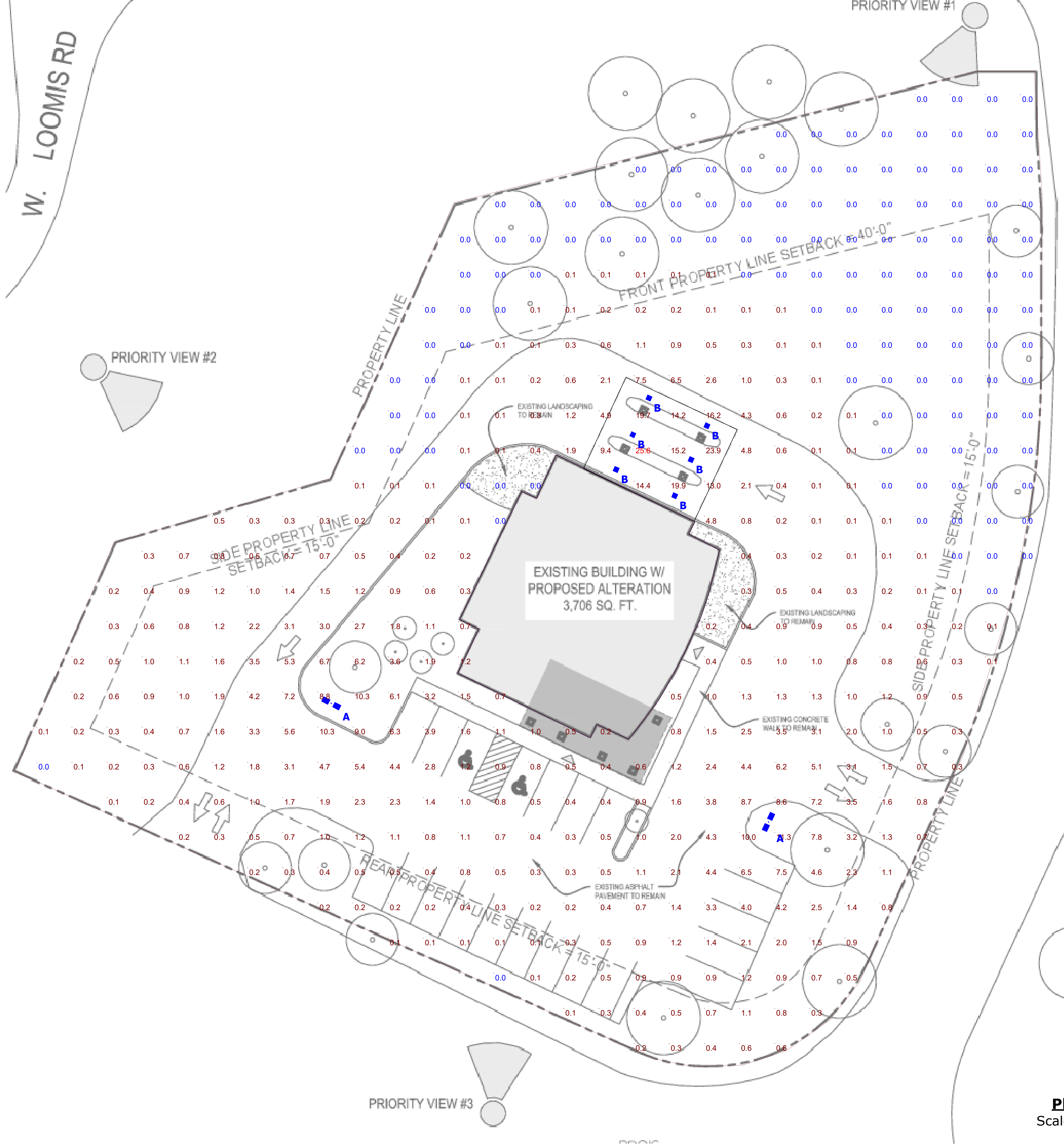
PROPOSED  
CREDIT UNION  
CONCEPT #1



FRANKLIN, WI 3,706 S.F.  
SCALE: 1/8" = 1'-0" 09-15-17

Schedule									
Symbol	Label	QTY	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	
	A	2	ARCHITECTURAL AREA LUMINAIRE - TYPE IV	400 WATT PULSE-START CLEAR ED-28 HORIZONTAL BURN	1	40000	0.4	904	
	B	6	CONTOUR SERIES CANOPY LUMINAIRE W/DROP PRISMATIC LENS.	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	1	20000	0.4	297	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE ALL	+	1.4 fc	25.6 fc	0.0 fc	N/A	N/A



**Plan View**  
Scale - 1" = 14ft



**Zoning Classification:** PDD  
**Number of Parking Spaces:** 21 Spaces  
 One (1) shade tree for every 5 parking spaces  
 Minimum 2.5" caliper.  
**Required Number of Trees:** 4 Trees  
 Existing Shade Trees: 6 Trees  
 Proposed Shade Trees: 3 Trees  
**Total Shade Trees Shown:** 9 Trees

One (1) ornamental tree for every 5 parking spaces  
 Minimum 1.5" caliper.  
**Required Number of Trees:** 4 Trees  
 Existing Ornamental Trees: 6 Trees  
 Proposed Ornamental Trees: 2 Trees  
**Total Ornamental Trees Shown:** 8 Trees

One (1) evergreen tree for every 5 parking spaces  
 Minimum 4' Tall.  
**Required Number of Trees:** 4 Trees  
 Existing Evergreen Trees: 1 Trees  
 Proposed Evergreen Trees: 3 Trees  
**Total Evergreen Trees Shown:** 4 Trees

One (1) shrub for every 5 parking spaces  
 Minimum 36" Tall.  
**Required Number of Shrubs:** 4 Shrubs  
 Existing Shrubs: 13 Shrubs  
 Proposed Shrubs: 5 Shrubs  
**Total Shrubs Shown:** 18 Shrubs

**CODE REQUIREMENTS**

**SHADE TREES (DECIDUOUS)**

- ABM Autumn Blaze Maple
- PPH Prairie Pride Hackberry
- SWO Swamp White Oak

**ORNAMENTAL TREES (DECIDUOUS)**

- JTL Ivory Silk Japanese Tree Lilac

**EVERGREEN TREES**

- NS Norway Spruce

**EVERGREEN SHRUBS**

- GVB Green Velvet Boxwood
- SGJ Sea Green Juniper

**DECIDUOUS SHRUBS**

- PPSR Pink Pavement Series Rose
- KSV Fragrant Koreanspice Viburnum

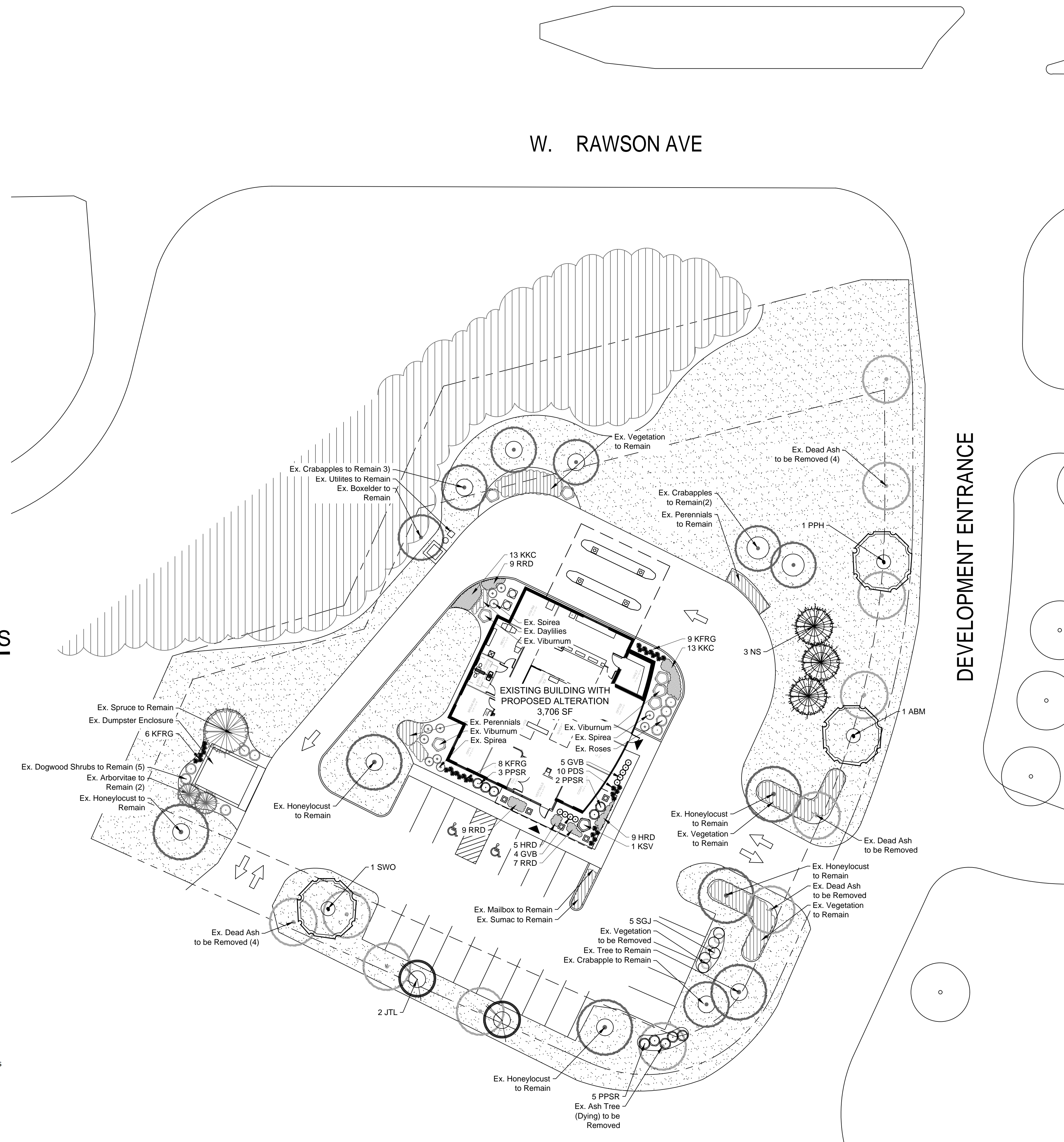
**ORNAMENTAL GRASSES**

- KFRG Karl Foerster Feather Reed Grass
- PDS Prairie Dropseed

**HERBACEOUS PERENNIALS**

- HRD Happy Returns Daylilly
- RRD Rosy Returns Daylilly
- KKC Dwarf Catmint

**PLANT ABBREVIATIONS**



W. RAWSON AVE

DEVELOPMENT ENTRANCE



**OVERALL LANDSCAPE PLAN**

Scale: 1" = 20'0"

**HELLER & ASSOCIATES, LLC**  
 LANDSCAPE ARCHITECTURE  
 P.O. Box 1359  
 Lake Geneva, Wisconsin 53147-1359  
 ph 262.639.9733  
 david@wdavidheller.com  
 www.wdavidheller.com

**PROJECT**

**RAWSON AVE. BANK**

7745 W. Rawson Avenue  
 Franklin, WI

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION
10.18.17	ISSUE TO OWNER
11.27.17	REVISED SITE PLAN

These plans were prepared by:  
 W. David Heller, ASLA  
 Registered Landscape Architect  
 #438-014

Information contained herein is based on survey information, field inspection, and believed to be accurate.

**SHEET TITLE**

**OVERALL LANDSCAPE PLAN**

PROJECT MANAGER WDH

PROJECT NUMBER 17-084

DATE 11.27.17

SHEET NUMBER

**L 1.0**





CALL DIGGERS HOTLINE  
811 or 1-800-242-8511  
MILWAUKEE AREA 259-1101  
WIS. STATUTE 182.0175(1974)  
REQUIRES MIN. 3 WORK DAYS  
NOTICE BEFORE YOU EXCAVATE

**SHADE TREES (DECIDUOUS)**

- ABM Autumn Blaze Maple
- PPH Prairie Pride Hackberry
- SWO Swamp White Oak

**ORNAMENTAL TREES (DECIDUOUS)**

- JTL Ivory Silk Japanese Tree Lilac

**EVERGREEN TREES**

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**ORNAMENTAL GRASSES**

- KFRG Karl Foerster Feather Reed Grass
- PDS Prairie Dropseed

**HERBACEOUS PERENNIALS**

- HRD Happy Returns Daylily
- RRD Rosy Returns Daylily
- KKC Dwarf Catmint

**PLANT ABBREVIATIONS**

- Ex. Spruce to Remain
- Ex. Dumpster Enclosure
- 6 KFRG
- Ex. Dogwood Shrubs to Remain (5)
- Ex. Arborvitae to Remain (2)
- Ex. Honeylocust to Remain

- Ex. Dead Ash to be Removed (4)

- Ex. Crabapples to Remain 3)
- Ex. Utilites to Remain
- Ex. Boxelder to Remain

- Ex. Honeylocust to Remain

- 1 SWO

- Ex. Mailbox to Remain
- Ex. Sumac to Remain

- 5 SGJ
- Ex. Vegetation to be Removed
- Ex. Tree to Remain
- Ex. Crabapple to Remain

- Ex. Vegetation to Remain

- Ex. Crabapples to Remain(2)
- Ex. Perennials to Remain

- 9 KFRG
- 13 KKC

- 3 NS

- 9 RRD

- 8 KFRG
- 3 PPSR

- 5 GVB
- 10 PDS
- 2 PPSR

- 9 HRD
- 1 KSV

- 13 KKC
- 9 RRD

EXISTING BUILDING WITH PROPOSED ALTERATION  
3,706 SF

- Ex. Spirea
- Ex. Daylilies
- Ex. Viburnum

- Ex. Perennials
- Ex. Viburnum
- Ex. Spirea

- Ex. Viburnum
- Ex. Spirea
- Ex. Roses

**HELLER & ASSOCIATES, LLC**  
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**PROJECT**

**RAWSON AVE. BANK**

7745 W. Rawson Avenue  
Franklin, WI

**ISSUANCE AND REVISIONS**

DATE	DESCRIPTION
10.18.17	ISSUE TO OWNER
11.27.17	REVISED SITE PLAN

These plans were prepared by:  
W. David Heller, ASLA  
Registered Landscape Architect  
#438-014

Information contained herein is based on survey information, field inspection, and believed to be accurate.

**SHEET TITLE**

**ENLARGED LANDSCAPE PLAN**

PROJECT MANAGER WDH

PROJECT NUMBER 17-084

DATE 11.27.17

SHEET NUMBER L 1.1



**ENLARGED LANDSCAPE PLAN**

Scale: 1" = 10'0"

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

# DIGGERS HOTLINE

CALL DIGGERS HOTLINE  
811 or 1-800-242-8511  
M.W. AREA 250-1181  
WIS. STATUTE 182.075(1974)  
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

- Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- 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.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine 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.
- 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  $\frac{1}{2}$  of the rootball and 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  $\frac{1}{3}$  of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
- 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 tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is  $\frac{3}{4}$  full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5" diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 5% mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are  $\frac{3}{4}$  full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- 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 perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- 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 lawn is required. Pack mulch against lawn edge to hold in place.
- 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-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:
  - Per 100 SF of bed area (Soil Amendment composition):
    - $\frac{1}{2}$  CY Peat Moss or Mushroom Compost
    - $\frac{1}{4}$  CY blended/pulverized Topsoil
    - $\frac{1}{4}$  CY composted manure
  - In roto-tilled beds only, also include in above mixture:
    - 2 lbs Starter Fertilizer

- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. 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 covering.

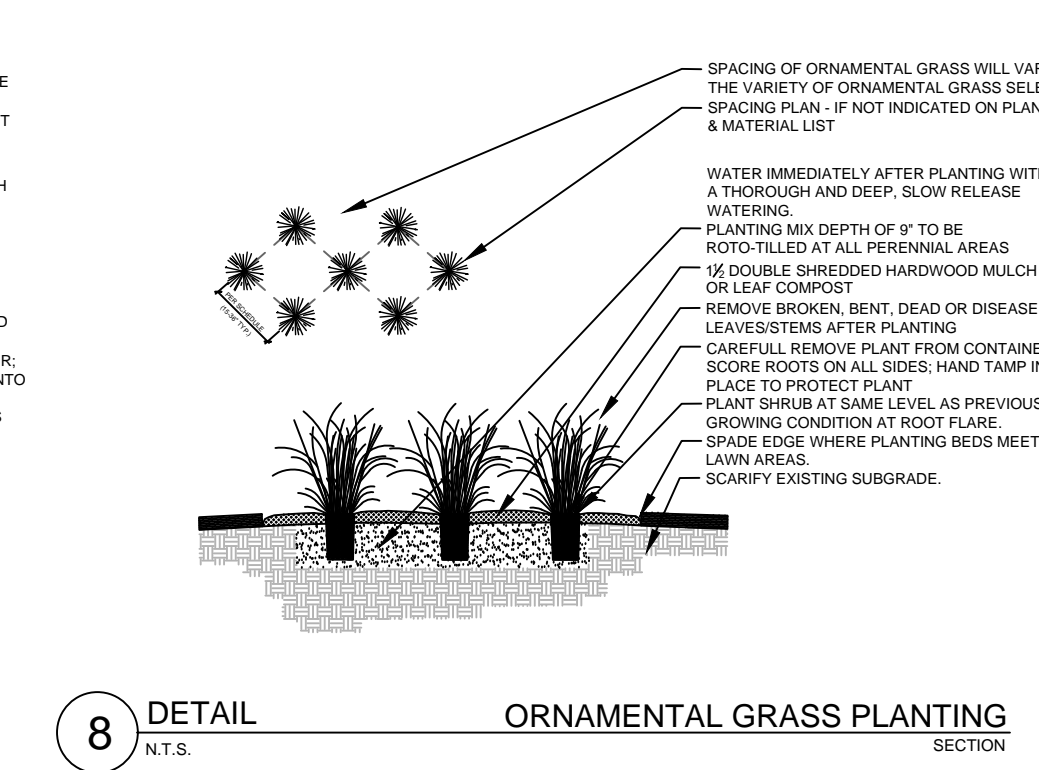
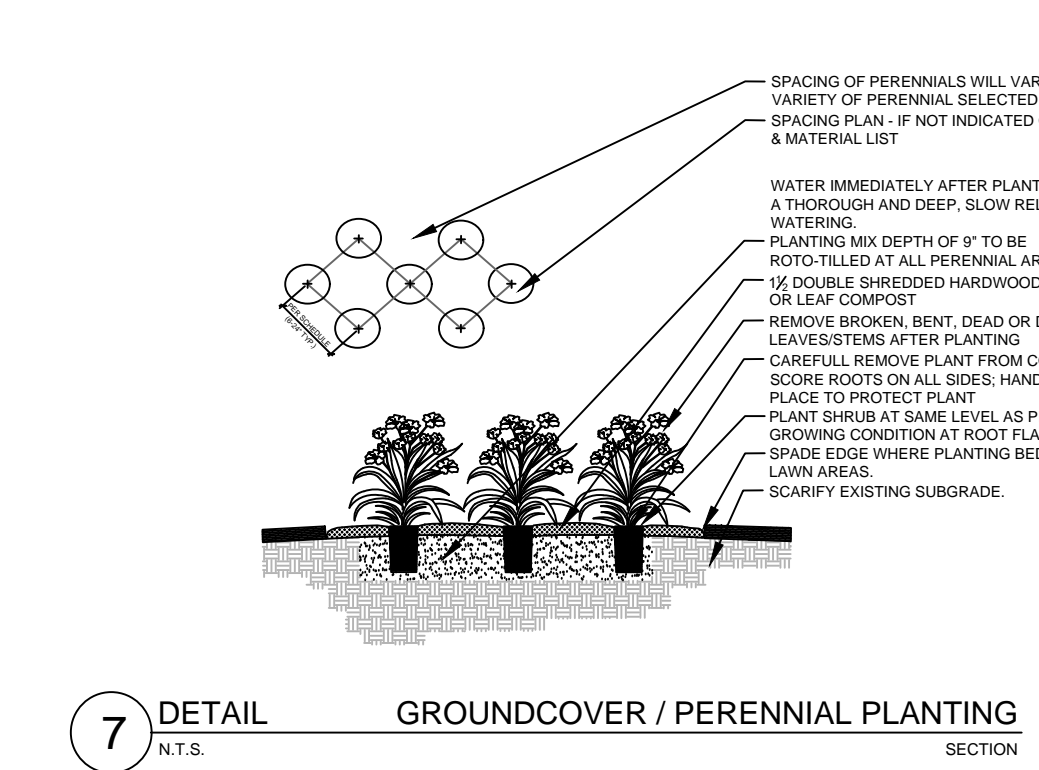
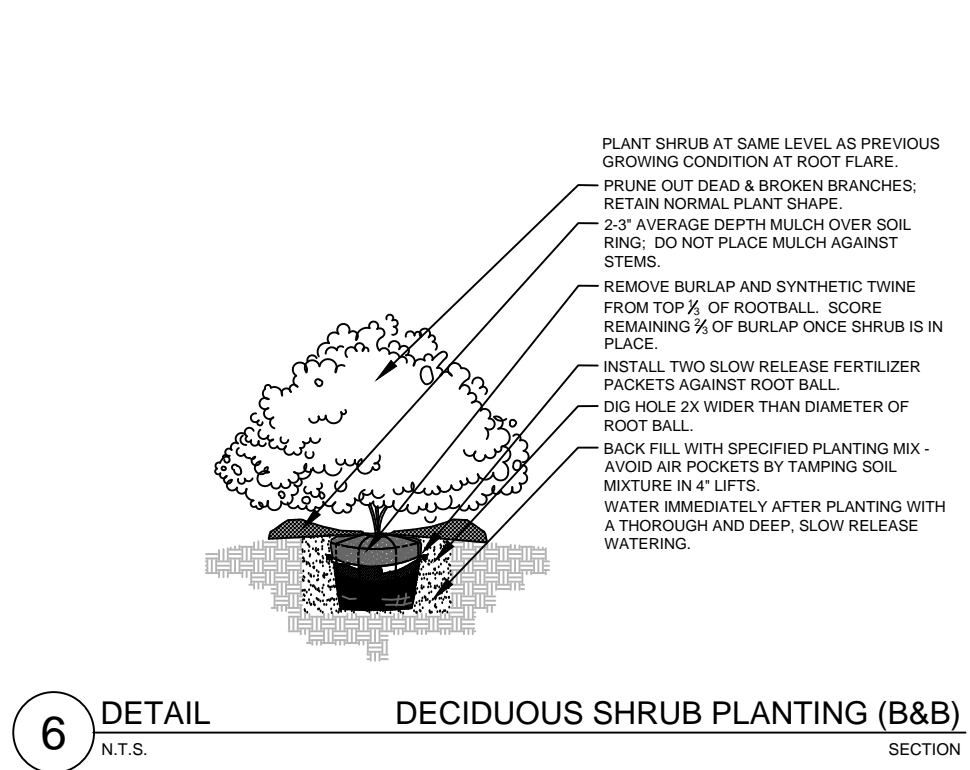
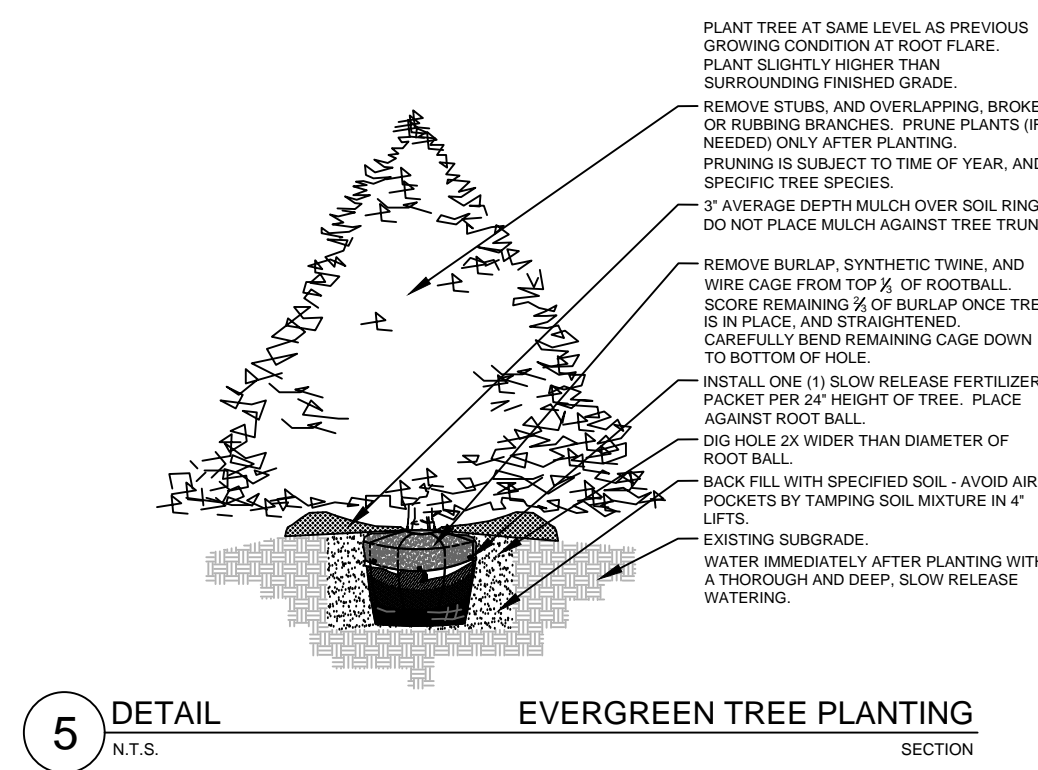
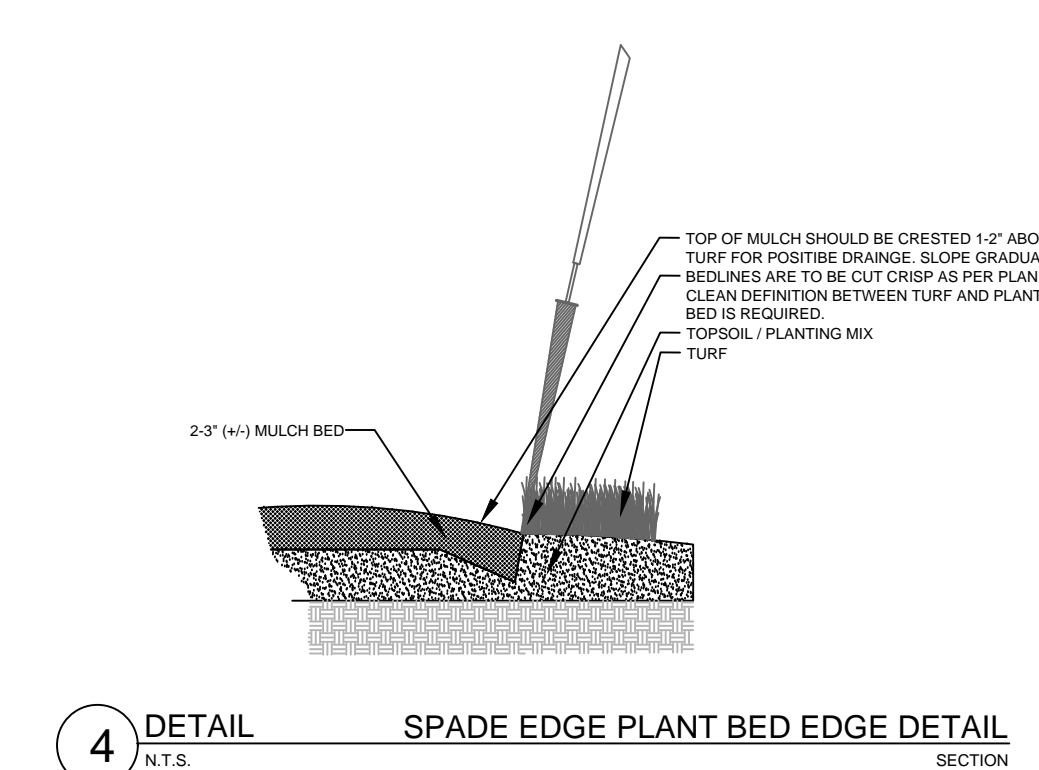
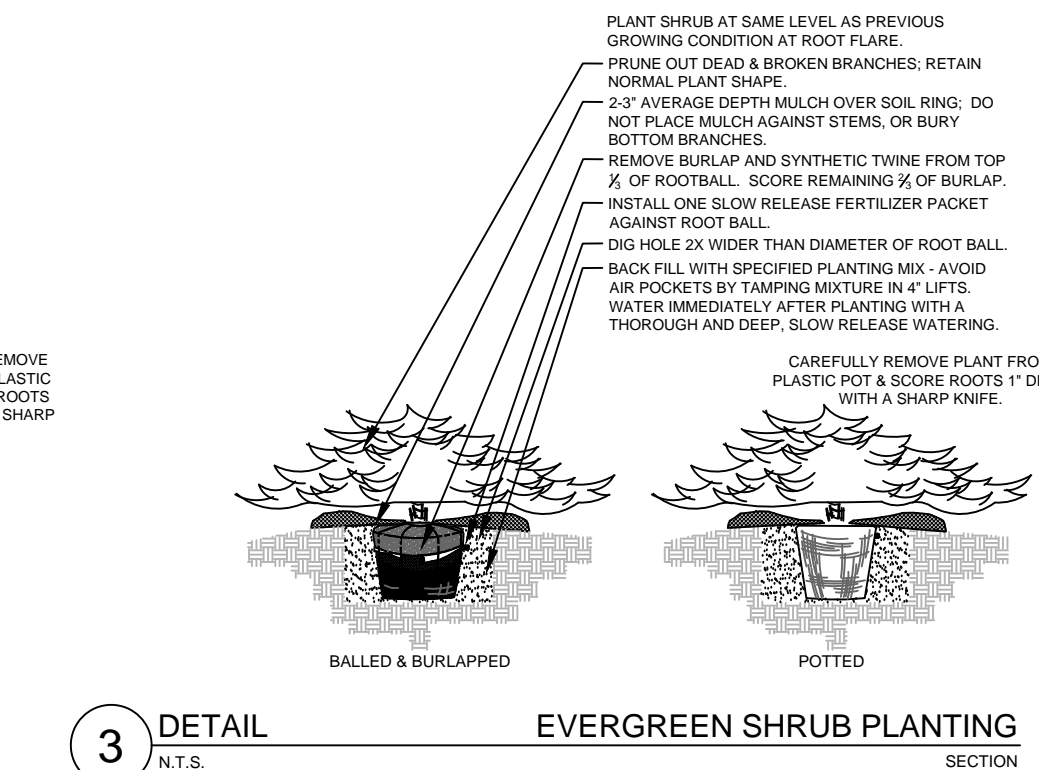
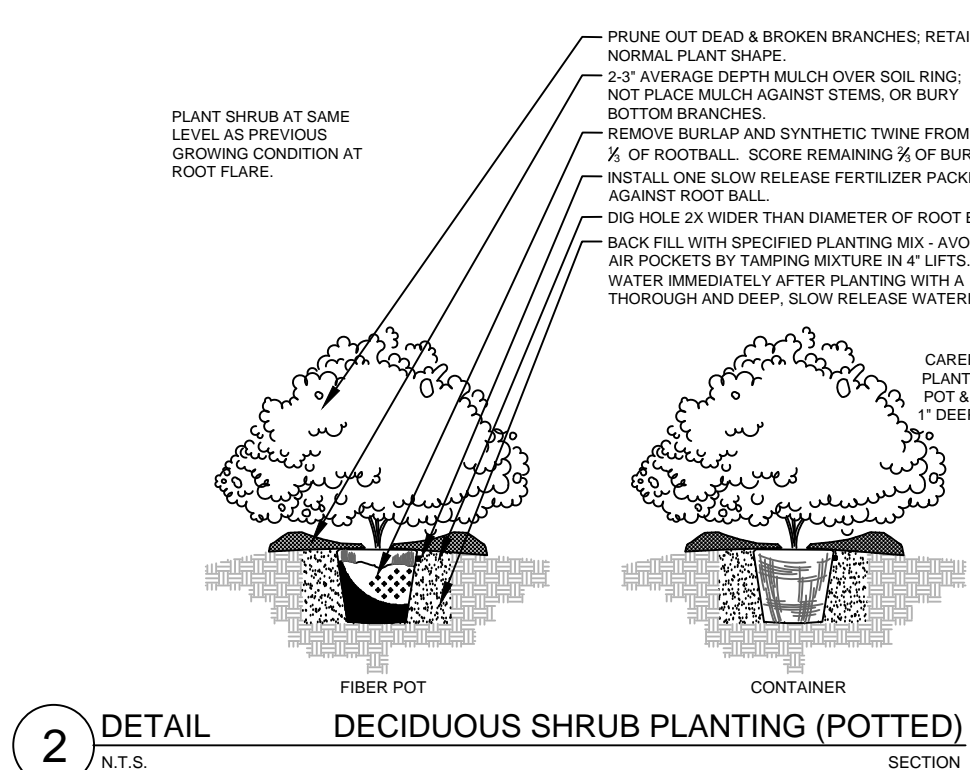
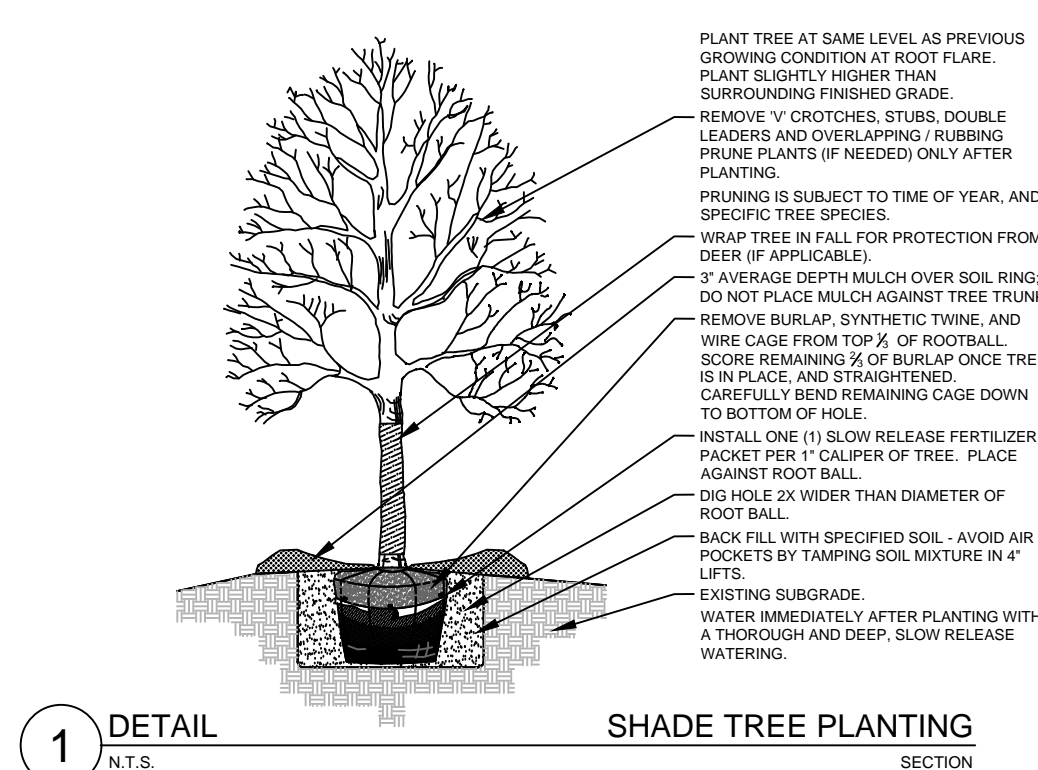
An acceptable quality seed installation is defined as having:  
 No bare spots larger than one (1) square foot  
 No more than 10% of the total area with bare areas larger than one (1) square foot  
 A uniform coverage through all turf areas

- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

- 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 specifications have been met.

## LANDSCAPE GENERAL NOTES



## PLANTING & HARDSCAPE DETAILS

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	CALIPER SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
<b>Proposed Landscape Construction Preparation</b>						
	11	Remove dead and dying ash trees				
	3	Remove undersized shrubs SE parking area				
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
<b>Proposed Landscape Materials</b>						
<b>SHADE TREES (DECIDUOUS)</b>						
ABM	1	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
PPH	1	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
SWO	1	Quercus bicolor	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
<b>ORNAMENTAL TREES (DECIDUOUS)</b>						
JTL	2	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	8' HT	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
<b>EVERGREEN TREES</b>						
NS	3	Picea abies	Norway Spruce	6'	B&B	Evenly shaped tree with branching to the ground
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES	PLANT SPACING
<b>EVERGREEN SHRUBS</b>						
GVB	9	Buxus 'Green Velvet'	Green Velvet Boxwood	15" HT	Cont.	Full rounded well branched shrub
SGJ	5	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5	Cont.	Full rounded well branched shrub
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES	PLANT SPACING
<b>DECIDUOUS SHRUBS</b>						
PSSR	10	Rosa rugosa 'Pink Pavement'	Pink Pavement Series Rose	18"	Cont.	Full, well rooted plant, evenly shaped
KSV	1	Viburnum carlesii	Fragrant Koreanspice Viburnum	30"	Cont.	Full, well rooted plant, evenly shaped
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	CONTAINER SIZE	CONT.	SPECIFICATION / NOTES	PLANT SPACING
<b>ORNAMENTAL GRASSES</b>						
KFRG	23	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant
PDS	10	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED	CONTAINER SIZE	CONT.	SPECIFICATION / NOTES	PLANT SPACING
<b>HERBACEOUS PERENNIALS</b>						
HRD	14	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped
RRD	25	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped
KKC	26	Nepeta faassenii 'Kit Cat'	Dwarf Catmint	Qt.	Pot	Full, well rooted plant, evenly shaped
LAWN	55	Lawn Establishment Area / Grading Area	to repair/restore areas	5Y		Cedar Creek Premium Blue Tag Seed Mix (Ph: 888-313-6807)
500		Erosion Matting for sloped seeded areas	see plan for area delineation	5F		EroTex D575 Erosion Control Blanket (or approved equal)
<b>Hardscape Materials</b>						
12		Shredded Hardwood Mulch (3" depth)	Area: 1,260 SF		CY	Bark Mulch; apply Preemergent after installation of mulch
8		Soil Amendments (2" depth)	Area: 1,260 SF		CY	
1.5		Pulverized Topsoil (Lawn Area)	Area: 500 SF		CY	
8		Pulverized Topsoil (2" over bed areas)	Area: 1,260 SF		CY	

\*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and notations depicted therein shall govern.

**Seed Compositions:**  
 Cedar Creek Premium Blue Tag (Ph: 888-313-6807):  
 10% Mid Atlantic Kentucky Bluegrass  
 20% Merit Kentucky Bluegrass  
 20% Boreal Red Fescue  
 20% Pennant Fine Perennial Ryegrass  
 10% Atlantis Kentucky Bluegrass  
 10% Dragon Kentucky Bluegrass  
 10% Palmer III Fine Perennial Ryegrass

Seed at rate of 3# per 1000 SF

## PLANT & MATERIAL SCHEDULE

### ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.18.17	ISSUE TO OWNER
11.27.17	REVISED SITE PLAN

These plans were prepared by:  
 W. David Heller, ASLA  
 Registered Landscape Architect  
 #438-014

Information contained herein is based on survey information, field inspection, and believed to be accurate.

## SHEET TITLE LANDSCAPE DETAILS, NOTES & SCHEDULES

PROJECT MANAGER **WDH**

PROJECT NUMBER **17-084**

DATE **11.27.17**

SHEET NUMBER

# L 1.2

## PROJECT RAWSON AVE. BANK

7745 W. Rawson Avenue  
Franklin, WI

**HELLER & ASSOCIATES, LLC**  
 LANDSCAPE ARCHITECTURE

P.O. Box 1359  
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## CITY OF FRANKLIN



## REPORT TO THE PLAN COMMISSION

Meeting of December 7, 2017

**Site Plan and Natural Resource Special Exception**


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**RECOMMENDATION:** Department of City Development staff recommends approval of the Site Plan and Natural Resource Special Exception Applications for Kronos, Inc., subject to the conditions in the attached draft resolution and draft Standards, Findings, and Decision.

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<b>Project Name:</b>	Kronos, Inc.
<b>Project Location:</b>	9611 South 58 <sup>th</sup> Street
<b>Property Owner:</b>	Kronos, Inc.
<b>Applicant:</b>	Kronos, Inc.
<b>Agent:</b>	Robin Sterr, Anderson Ashton
<b>Current Zoning:</b>	M-1 Limited Industrial District
<b>2025 Comprehensive Plan:</b>	Industrial
<b>Use of Surrounding Properties:</b>	Industrial zoned properties to the north, south and west and Franklin Business Park (Planned Development District No. 18) to the east
<b>Applicant's Action Requested:</b>	Approval of the Site Plan and Natural Resource Special Exception Applications

---

**Introduction and Background**

Please note:

- Staff recommendations are *underlined, in italics* and are included in the draft ordinance.
- Staff suggestions are only underlined and are not included in the draft resolution.

On October 26, 2017 and November 10, 2017, the applicant filed a Site Plan and Natural Resource Special Exception Application, respectively. The applicant is proposing construction of a 40,000 square foot building upon property located at 9611 S. 58<sup>th</sup> Street (bearing Tax Key No. 899-9990-067), which includes disturbance of a protected wetland buffer and wetland setback.

Kronos, Inc. currently has a facility across the street from the subject property at 9600 S. 58<sup>th</sup> Street. Kronos, Inc. is allowed as a permitted use in the M-1 Limited Industrial District under Standard Industrial Classification (SIC) Title No. 3565 Packaging Machinery. The new building is an extension of their existing operations and includes training and demonstration rooms.

**Project Description/Analysis****Site Plan:**

The subject property is 4.57 acres and currently consists of an existing parking lot and an approximately 2,000 square foot accessory structure. The applicant is proposing to keep the accessory building, reconfigure the parking and construct a new 40,000 square foot pre-

engineered metal building with a peak height of 25 feet. The site plan also includes a dumpster enclosure located at the southwest corner of the building. The applicant has also illustrated potential limits of a possible future expansion of the building, which would require review and approval of a Site Plan Amendment Application.

The M-1 District requires a minimum Landscape Surface Ratio (LSR) of 0.4. The total amount of impervious surface proposed onsite is 105,538 square feet, leaving 93,739 square feet of greenspace or approximately 47.03%, which complies with the M-1 District Standard.

The primary access to the site will be from the existing access to the parking lot on S. 58<sup>th</sup> Street. The applicant is also proposing an ingress/egress location in the middle of the building from S. 58<sup>th</sup> Street for access to the demonstration room. Staff notes that the use of this access will be limited. A third access point to the site is proposed on the east side of the building to access a loading dock.

The proposed loading dock requires trucks to maneuver within City right-of-way (S. 58<sup>th</sup> Street), as opposed to accommodating all truck movements onsite as is required by the Unified Development Ordinance (see below). Staff recommends that the site plan be redesigned to accommodate all truck movements onsite, subject to review and approval by the Department of City Development.

Alternatively, a Unified Development Ordinance Text Amendment Application shall be approved to allow truck maneuverability within public rights-of-way prior to issuance of a Building Permit. It is staff's understanding that the applicant intends to submit a UDO Text Amendment Application to request a change to the ordinance to allow the loading dock to remain as currently proposed.

## **DIVISION 15-1.0100 INTRODUCTION**

### **SECTION 15-1.0104 INTENT**

It is the general intent of this Ordinance to regulate the division of land and restrict the use of all structures, lands, and waters so as to:

***C. Regulate parking, loading, and access so as to lessen congestion on, and promote the safety and efficiency of, the streets and highways;***

## **DIVISION 15-5.0200 TRAFFIC, OFF-STREET PARKING**

### **SECTION 15-5.0205 OFF-STREET LOADING REQUIREMENTS**

Off-street loading spaces accessory to designated uses shall be provided as follows:

**B. Access.** Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. ***Loading spaces on lots located adjacent to public ways shall be so situated as to enable the vehicles to back into the loading dock from areas other than public ways.*** The blocking of loading spaces by other loading spaces, permanent or moveable structures of any type, including trash receptacles or compactors, shall be prohibited.

**F. Maneuvering Space Required to Service Outdoor Loading Areas.** *Adequate off-street truck maneuvering area shall be provided on-site and not within any public street right-of-way or other public lands.*

**G. Interference With Fire Exit or Emergency Access Prohibited.** Off-street loading facilities shall be designed so as not to interfere with any fire exits or emergency access facilities to either a building or site.

## **SECTION 15-5.0206 OFF-STREET LOADING SPACE DESIGN**

**B. Minimum Required Off-Street Loading Spaces Accessory to Nonresidential Uses in Industrial Districts.** The minimum number and size of off-street loading spaces accessory to uses in the M-1, M-2, and BP Districts shall be in accordance with Table 15-5.0206. For each additional one hundred thousand (100,000) square feet of gross floor area, or fraction thereof, over one hundred thousand (100,000) square feet of gross floor area, one (1) additional loading space shall be provided. Such additional space shall be a minimum of twelve (12) feet in width by fifty (50) feet in length, and have a vertical clearance of not less than fifteen (15) feet. *Loading spaces on lots located on public ways shall be so situated as to enable the vehicles to back into the loading dock from areas other than the public way.*

### Parking:

If generally considered a light industrial building, Table 15-5.0203 of the Unified Development Ordinance (UDO) requires 2 parking spaces per 1,000 square feet of Gross Floor Area (GFA), plus required parking spaces for offices, or similar uses where those uses exceed 10% of GFA. Therefore, a total of 80 parking spaces are required for the building.

The site plan includes 122 parking spaces, which is an increase of 42 parking spaces or about 34%.

Section 15-5.0203 of the UDO allows for parking increases if reasonable proof that the maximum number of required parking spaces is insufficient for the proposed use's projected parking demand. Staff would note that this parking will continue to be utilized for parking for the Kronos, Inc. facility across the street as well as the proposed building. Staff would further note that this is primarily an existing parking lot that is being reconfigured.

The proposed parking spaces are 9-feet wide by 18-feet in length (162 square feet), which does not meet the UDO minimum parking space size of not less than 9-feet wide and 180 square feet. Staff is aware that in certain situations the Plan Commission has approved parking spaces that were 9-feet wide by 18.5-feet in length when abutting a curb, which would account for a 1.5-foot overhang. As an industrial use, staff would not object to the same consideration in this case. Staff recommends that the site plan be revised so all parking spaces not abutting a curb be a minimum of 9-feet wide and 20-feet in length (180 square feet) and that those parking spaces abutting a curb be 9-feet wide by 18.5-feet in length with a 1.5-foot overhang provided.

Five ADA accessible parking spaces are provided in front of the building, which complies with ADA standards and Table 15-5.0202(I)(1) of the UDO.

Landscaping:

Table 15-5.0302 of the Unified Development Ordinance requires one planting of each type (canopy/shade tree, evergreen tree, decorative tree and shrub) for every ten parking spaces provided. The reconfigured parking lot contains 122 parking spaces; therefore, 13 plantings of each type are required.

The applicant is proposing 13 canopy/shade trees, 12 evergreens, 13 decorative trees and 67 shrubs.

Staff recommends that the applicant shall submit a revised Landscape Plan, for review and approval by Department of City Development staff, that includes the following revisions, prior to issuance of a Building Permit:

- One additional evergreen planting be provided to comply with the UDO minimum required planting quantities.
- A note providing irrigation as required by Section 15-5.0303 of the UDO.
- A revised note providing a minimum 2 year planting guaranty, opposed to one year, consistent with Section 15-5.0303.G.3. of the UDO.

Outdoor Lighting:

The applicant is proposing building and parking lot lighting. The applicant has provided a Lighting Plan with photometrics. The maximum footcandles at the property line is 1.1, which is in compliance with Division 15-5.0400 as well as all mounting heights. Catalog pages of the light fixtures are also attached.

Architecture:

The building primarily consists of prefinished metal panels. The building consists of an entry feature of aluminum composite panels at the southeast corner of the building and the east elevation, facing S. 58<sup>th</sup> Street, is comprised mostly of storefront windows.

Rooftop mechanicals are screened by the building itself and there should be limited to no view from the public right-of-way.

Signage:

Wall signage is illustrated on the attached renderings for reference only. Any proposed signage must meet the standards of Chapter 210 Signs and Billboards of the Municipal Code.

Furthermore, signs are subject to review and approval by the Architectural Review Board and issuance of a Sign Permit by the Inspection Department, prior to installation.

Storm Water Management:

The applicant is proposing a storm water pond on the north side of the property. At this time, only conceptual storm water plans (i.e. the general location and contours) has been provided. Staff recommends that the applicant shall submit to the Engineering Department, for review and approval, a final storm water management plan prior to issuance of a Building Permit.

Natural Resource Protection Plan and Natural Resource Special Exception:

The subject property consists of a wetland and associated wetland buffer and wetland setback. No other UDO protected natural resource features exist onsite. The wetland is located near the southeast corner of the building. The area of the wetland is 1,358 square feet.

The applicant has filed a Natural Resource Special Exception Application requesting approval to permanently fill and remove approximately 6,750 square feet of wetland buffer and 13,670 square feet of wetland setback to allow for construction of the proposed building and parking lot.

The applicant is proposing to protect the wetland and a small area of wetland buffer and setback that remain outside of the disturbance limits for the project. The attached plans detail the request, including the location of the wetland and associated wetland buffer and wetland setback and proposed site improvements.

Staff recommends submittal of a mitigation plan, providing enhancements adjacent to the proposed stormwater pond onsite to compensate for the proposed impacts to the protected natural resource features being disturbed for Department of City Development review and approval, prior to issuance of a Building Permit.

Staff is also recommending submittal of a Conservation Easement to protect the wetland and remaining wetland buffer. Prior to issuance of an Occupancy Permit, the Conservation Easement must be recorded with the Milwaukee County Register of Deeds following Common Council approval.

At their November 29, 2017 meeting, the Environmental Commission recommended that should the Common Council approve the Application, that such approval be subject to the following conditions:

- a. Approval of a Natural Resource Special Exception for Kronos, Inc. based upon acceptance of site grading plan C1.0. and mitigation of wetland area to be located by pond to the north with Planning staff approval.

The applicant has indicated concerns with the recommendation regarding a Conservation Easement, but has noted they may be open to the inclusion of the mitigation conditions and restrictions into the anticipated stormwater management pond easement. In regard to the proposed mitigation only, staff recommends inclusion of the mitigation in terms, conditions, and restrictions into the proposed Stormwater Easement, subject to review and approval by the City Attorney.

**Staff Recommendation**

Department of City Development staff recommends approval of the Site Plan and Natural Resource Special Exception Applications for Kronos, Inc., subject to the conditions in the attached draft resolution and draft Standards, Findings, and Decision.

## RESOLUTION NO. 2017-\_\_\_\_

A RESOLUTION APPROVING A SITE PLAN FOR CONSTRUCTION OF A PRE-ENGINEERED METAL BUILDING AND ASSOCIATED PARKING AND LOADING AREA, STORMWATER POND AND PROTECTION OF AN EXISTING WETLAND  
(9611 SOUTH 58TH STREET)  
(KRONES, INC., APPLICANT)

---

WHEREAS, Krones, Inc. having applied for approval of a proposed site plan for construction of a 40,000 square foot pre-engineered metal building on property located across the street from Krones, Inc.'s North American headquarters at 9611 South 58th Street, to serve as a product demonstration and training facility for Krones, Inc.'s clients, with new parking and loading areas, a stormwater pond and protection of an existing wetland; and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of §15-3.0421 of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to Division 15-7.0100 of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for the construction of a 40,000 square foot pre-engineered metal building on property located across the street from Krones, Inc.'s North American headquarters at 9611 South 58th Street, to serve as a product demonstration and training facility for Krones, Inc.'s clients, with new parking and loading areas, a stormwater pond and protection of an existing wetland, as depicted upon the plans dated November 27, 2017, attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

1. The property subject to the Site Plan shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan for the Krones, Inc. product demonstration and training facility building dated November 27, 2017.
2. Krones, Inc., successors and assigns, and any developer of the Krones, Inc. product demonstration and training facility building construction project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Krones, Inc. product demonstration and training facility building construction project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.



3. The approval granted hereunder is conditional upon the Krones, Inc. product demonstration and training facility building construction project (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. That the Krones, Inc. product demonstration and training facility building construction project shall be developed and constructed pursuant to such Site Plan within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.
5. The site plan shall be redesigned to accommodate all truck movements onsite, subject to review and approval by the Department of City Development. Alternatively, a Unified Development Ordinance Text Amendment Application shall be approved to allow truck maneuverability within public rights-of-way prior to issuance of a Building Permit.
6. The site plan shall be revised so all parking spaces not abutting a curb be a minimum of 9-feet wide and 20-feet in length (180 square feet) and that those parking spaces abutting a curb be 9-feet wide by 18.5-feet in length with a 1.5-foot overhang provided.
7. The applicant shall submit a revised Landscape Plan, for review and approval by Department of City Development staff, that includes the following revisions, prior to issuance of a Building Permit:
  - a. One additional evergreen planting be provided to comply with the UDO minimum required planting quantities.
  - b. A note providing irrigation as required by Section 15-5.0303 of the UDO.
  - c. A revised note providing a minimum 2 year planting guaranty, opposed to one year, consistent with Section 15-5.0303.G.3. of the UDO
8. The applicant shall submit to the Engineering Department, for review and approval, a final storm water management plan prior to issuance of a Building Permit
9. [other conditions, etc.]

Introduced at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

APPROVED:

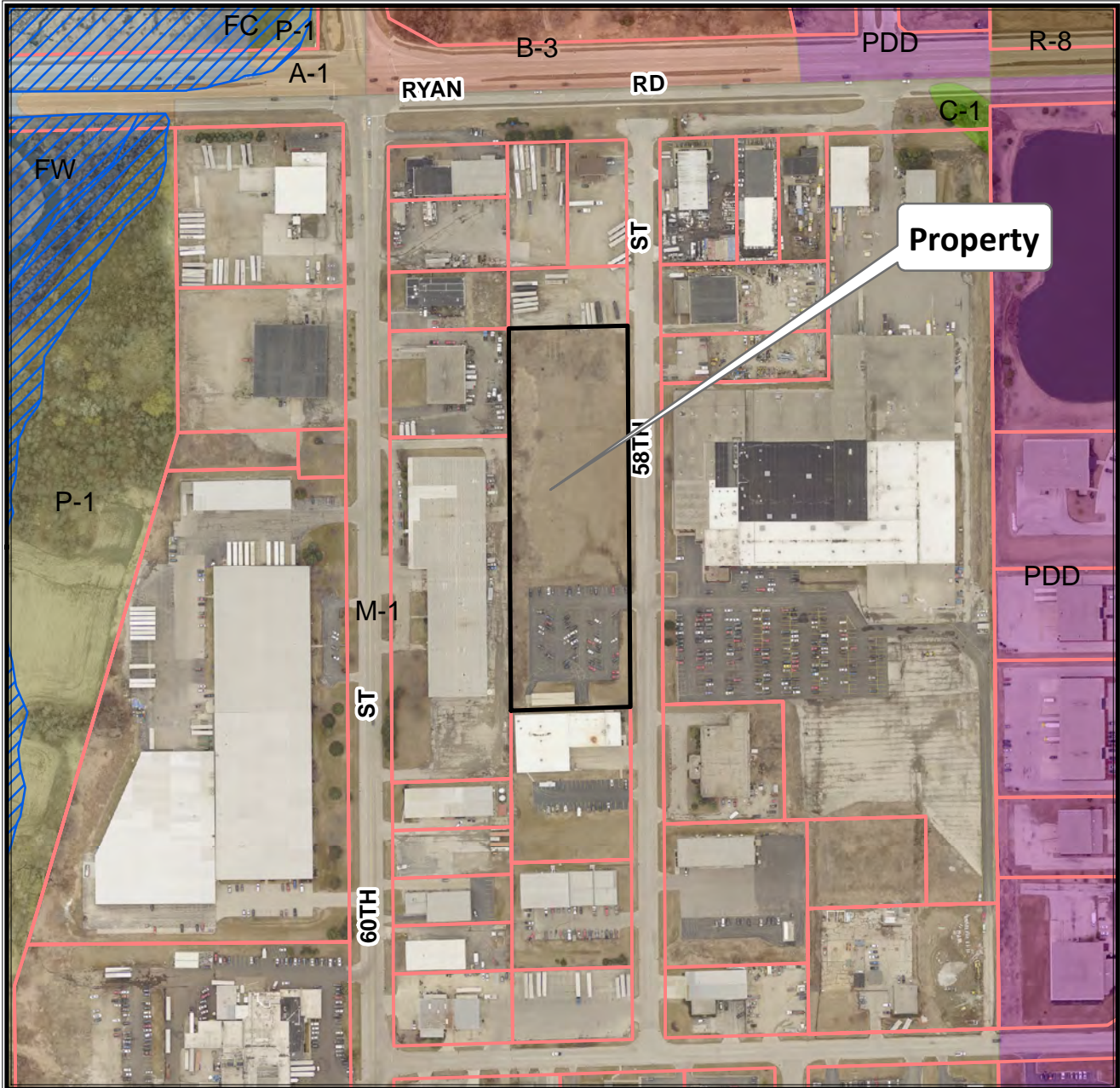
\_\_\_\_\_  
Stephen R. Olson, Chairman

ATTEST:

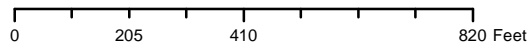
\_\_\_\_\_  
Sandra L. Wesolowski, City Clerk

AYES \_\_\_\_\_ NOES \_\_\_\_\_ ABSENT \_\_\_\_\_

9611 S. 58th Street  
TKN 899 9990 062

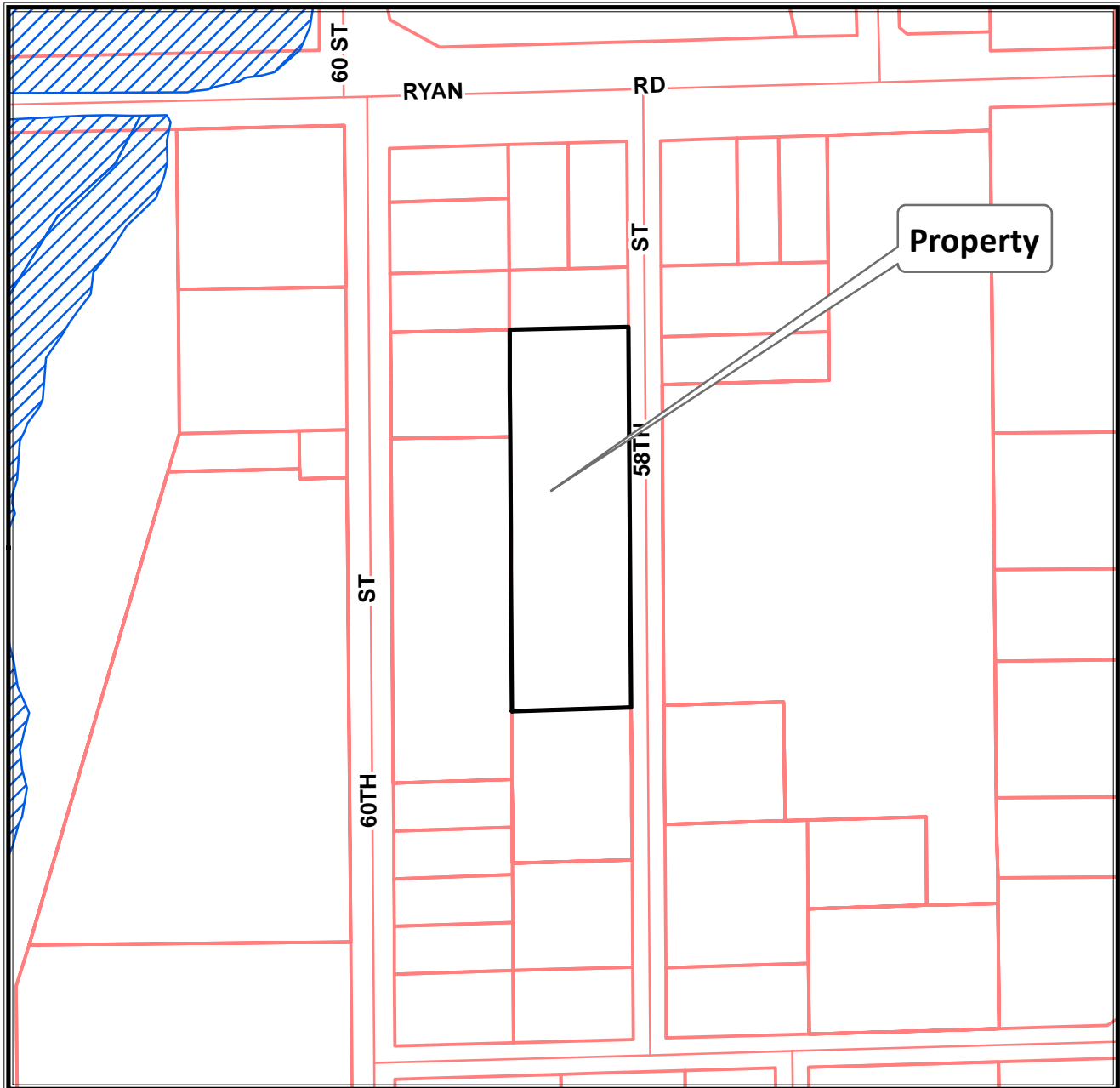


**Planning Department**  
**(414) 425-4024**

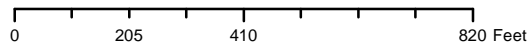


*This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.*

9611 S. 58th Street  
TKN 899 9990 062



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



*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.*





2746 South 166th Street  
New Berlin, WI 53151

262.786.4640 P  
262.786.4675 F

[andersonashton.com](http://andersonashton.com)

## Project Summary

The proposed project consists of the construction of a 42,454 square foot pre-engineered metal building on a parcel of land adjacent to an existing parking lot. The property is currently owned by Krone and is located within the original Franklin industrial park. The East elevation of the building will be finished in flat architectural metal panel combined with several large storefront windows. The large storefront windows along the East are intended to showcase Krone's current equipment offerings. The South elevation will be faced with flat architectural metal panel and punctuated with insulated aluminum windows intended to bring natural lighting deep into the interior of the building. The West elevation will be faced with ribbed metal panel. The North elevation will be a combination of ribbed metal panel and flat architectural metal panels. The roof of the building will be a standing seam metal panel system with integral skylights within a mono-slope roof which pitches to the West. The project will feature a retention pond on the North end of the property for onsite storm water storage. The existing parking lot will be pulverized and resurfaced with additional asphalt parking areas being constructed on the north and south portions of the existing lot. The building will fill an important need for the operations of this international company. The building's intended purpose is to both host prospective and current consumers, introducing them to Krone's line of industry leading equipment and to host international trainees, giving them a single location to both demonstrate and learn to operate and maintain Krone's proprietary equipment.



2746 South 166th Street  
New Berlin, WI 53151

262.786.4640 P  
262.786.4675 F

[andersonashton.com](http://andersonashton.com)

## **PROPERTY LEGAL DESCRIPTION**

The legal description of the property for the proposed KRONES Training Facility Building:  
Parcel 1 of Certified Survey Map No. 4543 and Parcel 1 of 4695 in the Northwest 1/4 of the  
Northwest 1/4 of Section 26, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee  
County, Wisconsin

# City of Franklin

## Department of City Development

Date: November 8, 2017

To: Holger Beckmann, Kronos, Inc.  
Robin Sterr, Anderson Ashton

From: City Development Staff

RE: Kronos, Inc. Site Plan – Staff Comments

---

Please be advised that City Staff has reviewed the above applications for the property located at 9611 South 58<sup>th</sup> Street. Department comments are as follows for the Site Plan Application submitted by Kronos, Inc. and City file-stamped October 26, 2017.

### Planning Department

#### **Responses in “Blue” from Steven Wagner, Architect of Anderson Ashton Inc:**

1. Please note the building height on the site plan in both feet and stories.
  - Refer to sheet AS1
2. Please complete and submit the attached Site Intensity and Capacity Calculation worksheets.
  - See attached
3. Attached is the City’s Conservation Easement template. Please note that the wetland and any remaining wetland buffer and setback must be placed within a Conservation Easement. The easement document will require review and approval by the Common Council and recording with the Milwaukee County Register of Deeds.
  - The Conservation Easement template is currently under review by our client
4. Please note the zoning classification, M-1 Limited Industrial District, on the site plan.
  - Refer to sheet AS1
5. Please indicate the right-of-way width of S. 58<sup>th</sup> Street on the site plan.
  - Refer to sheet AS1
6. Please provide additional information related to parking. Will the existing parking lot continue to be used for employee parking as well as to serve the new building? About how many employees will continue to park on that property? Evidence must be provided that demonstrates that parking demand exceeds the UDO required number of parking spaces (see Section 15-5.0203Bii. of the UDO).
  - Staff who currently work in our training and plastics departments will work in this new building. Their role is autonomous from operations in our existing campus and will begin parking in the Training Center lot
  - The existing assigned visitor parking is located across the street
  - The existing visitor parking across the street is where all visitors to Kronos will be required to park because visitors must check in at our main lobby and are escorted across the street. This is for security reasons.
  - Our current parking lot to the south of the existing main building will have many stalls available for future growth.

7. Please organize the plant schedule by tree type (canopy/shade trees, evergreen trees, decorative trees and shrubs).
  - [Refer to Landscape Plan](#)
8. The UDO requires one planting of each type of tree (canopy/shade trees, evergreen trees, decorative trees and shrubs) per every ten provided parking spaces. With 122 parking spaces onsite, a minimum of 13 plantings of each type must be provided. It appears the landscape plan is deficient or the required number of plantings. Staff recommends additional plantings be added to meet this standard.
  - [Refer to Landscape Plan](#)
9. The City considers Acer platanoides to be a subnoxious weed; therefore, staff recommends replacing the Pacific Sunset Maple with a native type (e.g. red maple, sugar maple, Freeman maple).
  - [Refer to Landscape Plan](#)
10. Staff recommends noting a 2-year planting guaranty on the Landscape Plan per Section 15-5.0303G.3. and meeting irrigation requirements of Section 15-5.0303D. of the UDO.
  - [Refer to Landscape Plan](#)
11. Please provide cut sheets/catalog pages of the proposed light types. Please also indicate base, pole and overall heights of the lights, including mounting heights for the building lighting.
  - [See enclosed](#)
12. As you are aware, a Natural Resource Special Exception Application is required for impacts to the wetland buffer and setback. Staff recommends that these applications be reviewed concurrently.
  - [A NRSE application has been submitted to the City of Franklin for this project.](#)
13. Was an Assured Delineator utilized? If not, please be aware that WDNR confirmation of the delineation is required prior to any land disturbance activities occur.
  - [WDNR provided concurrence in the field last Friday and agreed with the wetland boundaries. The WDNR staff is currently working on the formal concurrence requests with formal notification anticipated by the last week of November.](#)
14. Truck maneuvering is not allowed within the public right-of-way per UDO standards. Staff recommends reconfiguring the site and loading dock to accommodate truck movements onsite.
  - [This is a show room and training facility, the frequency of truck traffic to this building is a fraction of traditional industrial uses in this industrial park. Also, 58<sup>th</sup> street is a dead-end street therefore the instances of traffic disruption due to truck maneuvering in the right-of-way is significantly reduced from other areas of the industrial park.](#)
15. Staff recommends including color renderings of the building with the Plan Commission submittal.
  - [Refer to color renderings \(included\).](#)
16. Please be aware that signage is subject to Architectural Review Board review and approval and a Sign Permit from the Inspection Department.
  - [Understood.](#)
17. Please dimension parking space sizes on the Architectural Site Plan, Sheet AS1. Staff recommends compliance with the UDO minimum parking space size of not less than 9 feet wide and 180 square feet.



- Refer to Sheet AS1.
- 18. Please include the Landscape Surface Ratio calculation for the future 20,000 square foot building addition. Will this meet the M-1 District minimum LSR of 0.40?
  - The LSR of .40 will be met with the current proposed 42,454sf, the LSR will be re-addressed in the future as needed.
- 19. Is there any overnight parking of vehicles onsite? If so, please indicate the size and type of vehicles and note the location that they will be parked on the site plan.
  - There will not be any overnight parking on this site as part of normal use of this proposed building.
- 20. How will rooftop mechanicals be screened? Staff recommends parapets or other screening methods to screen mechanicals from public view.
  - Refer to attached building renderings. The roof top located mechanical equipment will be located near the center and rear of the building roof in order to allow for the roof's eave/leading edges to screen the equipment from public view.

### Engineering Department Comments

As the plan sheets submitted were preliminary in nature, note that full engineering plans and reports in accordance with City, State, and MMSD standards will be required prior to issuance of a Building Permit. Based upon the plans provided, the Engineering Department notes the following:

#### *Responses in Red from Chris Jackson, PE of CJ Engineering:*

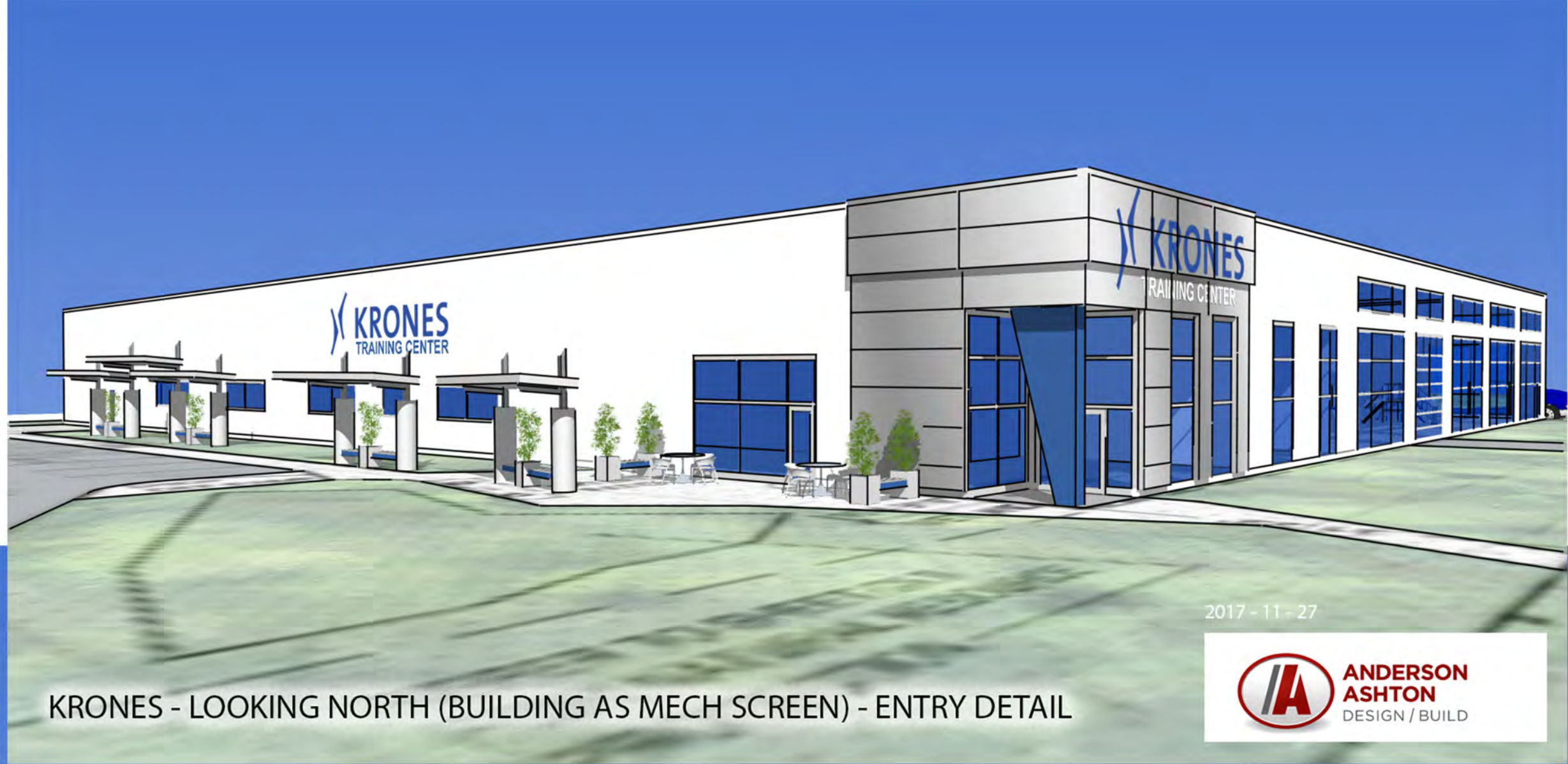
- Details for the proposed retaining wall will be required and the wall must meet requirements of City Standards. See attached.
  - *The retaining wall on the west side of the building has been removed. The building foundations will be extended to accommodate the grades. The only retaining wall will be adjacent to the dumpster of the southwest side of the building. This wall is 2.0' or smaller and conforms to the requirements of City.*
- ADA ramps will be required at the pedestrian crosswalk across S. 58th Street.
  - *The ADA curb ramps have been added to the plan.*
- No truck maneuvering will be allowed in 58th Street.
  - *The owner is requesting this be granted. Issue to be discussed with City attorney and Plan Commission.*
- The plans reference a pond overflow emergency spillway but the grading does not indicate a location.
  - *Added the grades to clarify the spillway.*
- As currently shown the proposed pond does not meet the WDNR Technical standard No. 1001 requirement of five feet *average* depth *below* the safety shelf.
  - *Revised the pond detail and grading plan and added 1' to the depth of pond.*
- As currently shown the outlet pipe from the storm water pond discharges close to the property line. Unless a defined drainageway currently exists the engineer must

demonstrate that runoff from the outlet pipe will not cause channelization to the adjacent private property.

- *We are proposing to add a level spreader to eliminate the channelization of the runoff from the pond outfall. See detail on the revised plans. The pond discharging in the location of the existing runoff location. If the City would prefer we could connect the pond outlet to the storm sewer in 58<sup>th</sup> Street.*
- Concurrence from the DNR is required for the wetland delineation report if the report was not prepared by an Assured Delineator.
  - *The concurrence request was sent to the DNR and the DNR has visited the site and confirmed the wetland location. Formal documentation of this will be forwarded to the City once it is received.*
- The design engineer must dip the two sanitary manholes on either side of the proposed sanitary mainline connection in order to verify elevations.
  - *The survey crew will measure the inverts of the existing sewer in the two manholes on either side of the proposed connection. This information will be included on the final civil plans.*
- How is the engineer proposing to connect to the existing water and sanitary mainlines in S. 58th Street? Boring? Trenching?
  - *The connections will be done by trenching. This clarification has been added to the note on the utility plan.*
- The Concrete Sidewalk detail currently shows “Compacted Granular Base.” City standards require limestone.
  - *This has been changed to limestone base on the detail of the sidewalk.*

### Fire Department Comments

Department of City Development staff has not yet received Fire Department comments. Staff recommends review of the Fire Code, which can be found on the City’s website at [www.franklinwi.gov](http://www.franklinwi.gov), and contacting the Fire Department directly with any questions or to discuss the project in detail.



KRONES - LOOKING NORTH (BUILDING AS MECH SCREEN) - ENTRY DETAIL

2017 - 11 - 27



Krones - Street Side Exterior Elevation

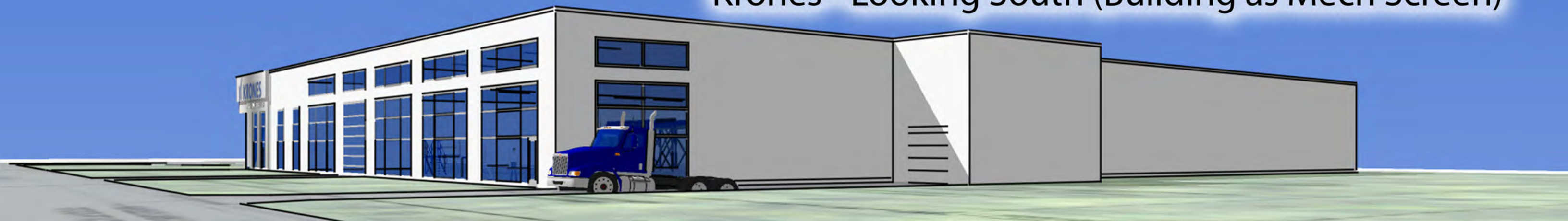


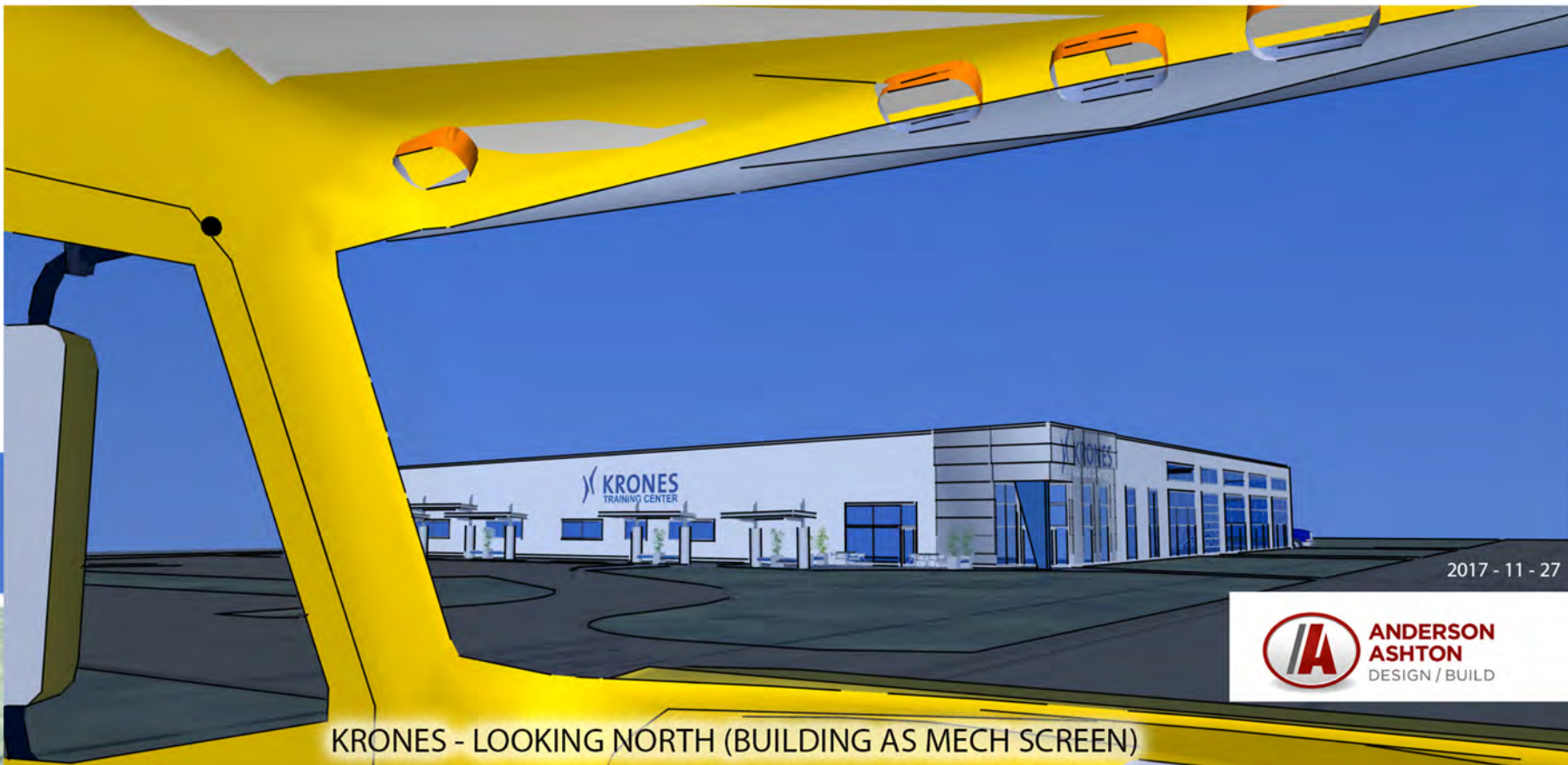
2017-11-27



KRONES - BIRDS EYE - ENTRY - LOOKING NORTH

Krones - Looking South (Building as Mech Screen)

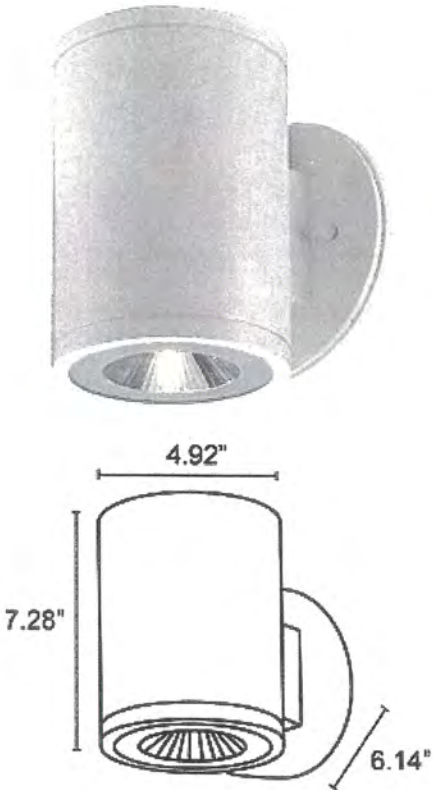




2017 - 11 - 27

KRONES - LOOKING NORTH (BUILDING AS MECH SCREEN)

KRONES - BIRDS EYE - OVERALL WITH TRUCK - LOOKING NORTH



### ROX ROUND UP DOWN

ROX ROUND, wall light, 3000K, 24°, white, ETL listed, 26W

Item number	751761U
Family	ROUND UP DOWN
Lamp	COB LED
Lamp Included	Yes
Height	7.28 in
Depth	6.14 in
Diameter	4.92 in
Net Weight	3.92 lbs
Voltage	120-277 Volts
Max. Wattage	26 Watts
Beam Angle	24 Degree
Material	Aluminum/Glass
Color	White
Installation	Wall
Remark 1	1447 lumens up and 1447 lumens down
Remark 2	Architectural LED wall mounts
Remark 3	Contemporary up/down design
Remark 4	Durable solid aluminum construction
Rated Life	50000 Hours
Color temperature	3000 Kelvin
CRI	80
Lumens	2894 lm
ranking	300
Format	Round
Lamps Required	2
Outdoor	Yes
Drive Over	No
ETL Listed	Yes
UL Listed	No
Wet Listed	No
ETL Listed Damp	No
ETL Listed Wet	Yes
articleDescription2	ROUND UP DOWN
Canopy Height	0.5 in

**Franklin**

**NOV 27 2017**

City Development

# C-CP-A-SQ-49L Series

LED Canopy Light - Wide Distribution - Small  
Replaces 100W PSMH

**C-LITE**  
LED LIGHTING BY CREE

C49



**EXTREMELY DURABLE DESIGN WITH AN EFFICACY UP TO 136 LUMENS PER WATT!**

## EFFICIENT

- Uses 72% less energy than comparable PSMH fixtures
- Delivers nearly 10% more light than comparable PSMH fixtures

## DURABLE

- Polyester powder-coat finish provides corrosion protection for long-lasting color
- UV-stabilized lens designed to last

## RECOMMENDED USE

- Security
- Entryways
- Perimeter Lighting
- Exterior canopies

## INPUT VOLTAGE

- Universal (120V through 277V Operation)

CERTIFICATIONS:



US: [c-lite.com](http://c-lite.com)

T (800) 236-6800 F (262) 504-5415

P4, P5

# OSQ Series

OSQ™ LED Area/Flood Luminaire – Large

## Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'T' input power designator is a suitable upgrade for HID applications up to 750 Watts, and the 'U' input power designator is a suitable upgrade for HID applications up to 1000 Watts.

**Applications:** Parking lots, walkways, campuses, auto dealerships, office complexes, and internal roadways

## Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

**Initial Delivered Lumens:** Up to 27,103

**Efficacy:** Up to 139 LPW

**CRI:** Minimum 70 CRI (4000K & 5700K; 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

**CCT:** 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

**Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

\* See <http://lighting.cree.com/warranty> for warranty terms

## Accessories

Field-Installed	
<b>Backlight Shield</b> OSQ-BLSLF - Front facing optics OSQ-BLSLR - Rotated optics	<b>Hand-Held Remote</b> XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

## Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-2ME-T-40K-UL-SV

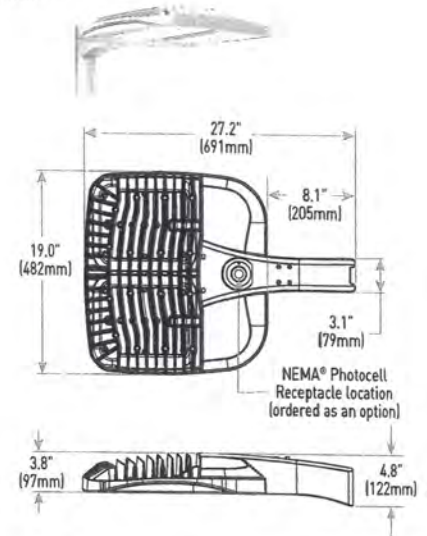
Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-AA Adjustable Arm OSQ-DA Direct Arm	Color Options: <b>SV</b> Silver <b>BK</b> Black <b>BZ</b> Bronze <b>SV</b> Silver <b>WH</b> White

\* Reference EPA and pole configuration suitability data beginning on page 7

Luminaire (Mount must be ordered separately)									
OSQ	A	NM							
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options	
OSQ	A	NM No Mount	<b>Asymmetric</b> 2ME* 4ME* Type II Type IV Medium Medium 3ME* Type III Medium  <b>Symmetric</b> 5ME 25D Type V 25° Medium Flood 5SH 40D Type V 40° Short Flood WSN 60D Wide 60° Sign Flood 15D 15° Flood	T 166W U 215W	30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	<b>DIM 0-10V Dimming</b> - Control by others - Refer to <a href="#">Dimming spec sheet</a> for details - Can't exceed wattage of specified input power designator  <b>F Fuse</b> - When code dictates fusing, use time delay fuse - Available for U.S. applications only  <b>ML Multi-Level</b> - Refer to <a href="#">ML spec sheet</a> for details - Available with UL voltage only - Intended for downlight applications at 0° tilt  <b>PML Programmable Multi-Level, up to 40° Mounting Height</b> - Refer to <a href="#">PML spec sheet</a> for details - Intended for downlight applications at 0° tilt	<b>PML2 Programmable Multi-Level, 10-30° Mounting Height</b> - Refer to <a href="#">PML spec sheet</a> for details - Intended for downlight applications at 0° tilt  <b>Q9 Field Adjustable Output</b> - Refer to <a href="#">Field Adjustable Output spec sheet</a> for details  <b>R NEMA® Photocell Receptacle</b> - Intended for downlight applications with maximum 45° tilt - 3-pin receptacle per ANSI C136.10 - Photocell and shorting cap by others  <b>RL Rotate Left</b> - LED and optic are rotated to the left  <b>RR Rotate Right</b> - LED and optic are rotated to the right

\* Available with Backlight Shield when ordered with field-installed accessory (see table above)

## DA Mount



## Weight

28.5 lbs. (13kg)



Rev. Date: V12 10/13/2017

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P5-N

# OSQ Series

OSQ™ LED Area/Flood Luminaire – Large

## Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'T' input power designator is a suitable upgrade for HID applications up to 750 Watts, and the 'U' input power designator is a suitable upgrade for HID applications up to 1000 Watts.

**Applications:** Parking lots, walkways, campuses, auto dealerships, office complexes, and internal roadways

## Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

**Initial Delivered Lumens:** Up to 27,103

**Efficacy:** Up to 139 LPW

**CRI:** Minimum 70 CRI (4000K & 5700K; 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

**CCT:** 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

**Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

\*See <http://lighting.cree.com/warranty> for warranty terms

## Accessories

Field-Installed	
<b>Backlight Shield</b> OSQ-BLSLF - Front facing optics OSQ-BLSLR - Rotated optics	<b>Hand-Held Remote</b> XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

## Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-2ME-T-40K-UL-SV

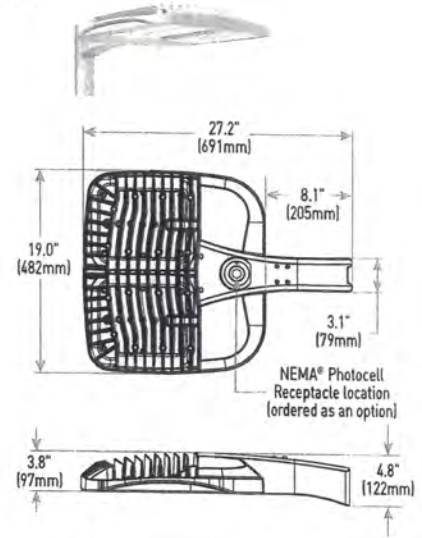
Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-AA Adjustable Arm OSQ-DA Direct Arm	Color Options: <b>SV</b> Silver <b>BK</b> Black <b>BZ</b> Bronze <b>WH</b> White

\* Reference EPA and pole configuration suitability data beginning on page 7

Luminaire (Mount must be ordered separately)								
OSQ	A	NM						
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
OSQ	A	NM No Mount	<b>Asymmetric</b> 2ME* 4ME* Type II Type IV Medium Medium 3ME* Type III Medium  <b>Symmetric</b> 5ME 25D Type V 25° Medium Flood 5SH 40D Type V 40° Short Flood WSN 60D Wide 60° Sign Flood 15D 15° Flood	T 166W U 215W  30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V  UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	<b>DIM 0-10V Dimming</b> - Control by others - Refer to <a href="#">Dimming spec sheet</a> for details - Can't exceed wattage of specified input power designator  <b>F Fuse</b> - When code dictates fusing, use time delay fuse - Available for U.S. applications only  <b>ML Multi-Level</b> - Refer to <a href="#">ML spec sheet</a> for details - Available with UL voltage only - Intended for downlight applications at 0° tilt  <b>PML Programmable Multi-Level, up to 40° Mounting Height</b> - Refer to <a href="#">PML spec sheet</a> for details - Intended for downlight applications at 0° tilt	<b>PML2 Programmable Multi-Level, 10-30° Mounting Height</b> - Refer to <a href="#">PML spec sheet</a> for details - Intended for downlight applications at 0° tilt  <b>Q9 Field Adjustable Output</b> - Refer to <a href="#">Field Adjustable Output spec sheet</a> for details  <b>R NEMA® Photocell Receptacle</b> - Intended for downlight applications with maximum 45° tilt - 3-pin receptacle per ANSI C136.10 - Photocell and shorting cap by others  <b>RL Rotate Left</b> - LED and optic are rotated to the left  <b>RR Rotate Right</b> - LED and optic are rotated to the right

\* Available with Backlight Shield when ordered with field-installed accessory (see table above)

## DA Mount



Weight
28.5 lbs. (13kg)



# PS Series

Crown-Weld® Square Straight Steel Poles

## Product Description

Non-tapered square steel poles are supplied with a welded base with cover, four galvanized anchor bolts, masonite mounting template and pole cap (except tenon mount). Each anchor bolt is provided with two washers and two nuts. Steel pole base has slotted holes. Per National Electrical Code requirements, pole is standard with a 2" x 6" hand hole, located 18" above the bottom of pole base. A #10-32 stainless-steel weld stud with grounding lug is located inside the pole, opposite the hand hole. A hand hole cover is supplied but shipped separately. In addition, 4" x 27" and 4" x 30" poles include an internal 5/16" steel reinforced sleeve welded inside the bottom 24" of the pole, as well as a reinforcement welded around the hand hole for added strength. The hand hole location on reinforced poles is 12" above the bottom of the pole base.

## CONSTRUCTION & MATERIALS

- Square, non tapered pole of structural steel tubing (ASTM A 500) with a minimum yield of 46,000 p.s.i.
- Welded to a formed carbon steel base plate with a minimum yield strength of 36,000 p.s.i.
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion

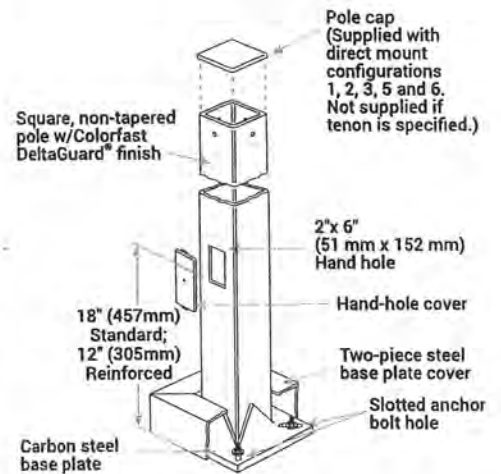
## REGULATORY & VOLUNTARY QUALIFICATIONS

- National Electrical Code Requirements
- UL Listed in US for electrical ground bonding
- CSA Certified in Canada for ground bonding and structural strength

## LIMITED WARRANTY\*

- 7 years on pole/7 years on Colorfast DeltaGuard® finish

\*See <http://lighting.cree.com/warranty> for warranty terms



## Accessories

Field-Installed	
GFI Outlet Accessory - 120V	REC-GFIWH
REC-GFIBZ	- White Finish
- Bronze Finish	REC-GFISV
REC-GFIBK	- Silver Finish
- Black Finish	

## Ordering Information

Example: PS3S10C1BK

Product				Mounting Configuration	Color Options
PS3S10C 10' x 3" x 0.125"	PS4S15C 15' x 4" x 0.125"	PS4S25C 25' x 4" x 0.125"	PS4S30H 30' x 4" x 0.188"	1 Single <sup>1</sup>	BK Black
PS3S15C 15' x 3" x 0.125"	PS4S17C 17' x 4" x 0.125"	PS4S25S 25' x 4" x 0.188"	PSSS25S 25' x 5" x 0.188"	2 Twin @ 180°	BZ Bronze
PS3S20C 20' x 3" x 0.125"	PS4S20C 20' x 4" x 0.125"	PS4S27R 27' x 4" x 0.125"	PS6S30S 30' x 5" x 0.188"	3 Twin @ 90° <sup>1</sup>	SV Silver
PS4S10C 10' x 4" x 0.125"	PS4S22C 22' x 4" x 0.125"	PS4S30R 30' x 4" x 0.125"	PS6S30S 30' x 5" x 0.188"	5 Triple <sup>1</sup>	WH White
PS4S12C 12' x 4" x 0.125"	PS4S22S 22' x 4" x 0.188"			6 Quad <sup>1</sup>	
				T Tenon <sup>2</sup>	

<sup>1</sup> Direct mount pole configuration. N/A for Cree Edge® High Output luminaires

<sup>2</sup> Order tenon separately. Refer to Bracket and Tenons spec sheet for additional information



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Rev. Date: V1 12/14/2015

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Q3

# OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

## Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

**Applications:** Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

## Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

**Initial Delivered Lumens:** Up to 17,291

**Efficacy:** Up to 136 LPW

**CRI:** Minimum 70 CRI (4000K & 5700K; 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

**CCT:** 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

**Limited Warranty<sup>1</sup>:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

<sup>1</sup> See <http://lighting.cree.com/warranty> for warranty terms

## Accessories

Field-Installed	
<b>Backlight Shield</b> OSQ-BLSMF - Front facing optics OSQ-BLSMR - Rotated optics	<b>Hand-Held Remote</b> XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

## Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

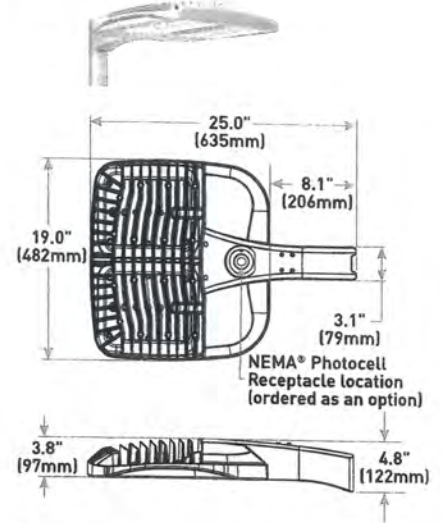
Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-AA Adjustable Arm OSQ-DA Direct Arm	Color Options: <b>SV</b> Silver <b>BK</b> Black <b>BZ</b> Bronze <b>WH</b> White

\* Reference EPA and pole configuration suitability data beginning on page 7

Luminaire (Mount must be ordered separately)								
OSQ	A	NM						
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
OSQ	A	NM No Mount	<b>Asymmetric</b> 2ME* 4ME* Type II Type IV Medium Medium 3ME* Type III Medium  <b>Symmetric</b> 5ME 25D Type V 25" Medium Flood 55H 40D Type V 40" Short Flood WSN 60D Wide 60" Sign Flood 15D 15" Flood	B 86W K 40K 130W  30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	<b>DIM 0-10V Dimming</b> - Control by others - Refer to <a href="#">Dimming spec sheet</a> for details - Can't exceed wattage of specified input power designator  <b>F Fuse</b> - When code dictates fusing, use time delay fuse - Available for U.S. applications only  <b>ML Multi-Level</b> - Refer to <a href="#">ML spec sheet</a> for details - Available with UL voltage only - Intended for downlight applications at 0° tilt  <b>PML Programmable Multi-Level, up to 40° Mounting Height</b> - Refer to <a href="#">PML spec sheet</a> for details - Intended for downlight applications at 0° tilt	<b>PML2 Programmable Multi-Level, 10-30° Mounting Height</b> - Refer to <a href="#">PML spec sheet</a> for details - Intended for downlight applications at 0° tilt  <b>Q9 Field Adjustable Output</b> - Refer to <a href="#">Field Adjustable Output spec sheet</a> for details  <b>R NEMA® Photocell Receptacle</b> - Intended for downlight applications with maximum 45° tilt - 3-pin receptacle per ANSI C136.10 - Photocell and shorting cap by others  <b>RL Rotate Left</b> - LED and optic are rotated to the left  <b>RR Rotate Right</b> - LED and optic are rotated to the right

\* Available with Backlight Shield when ordered with field-installed accessory (see table above)

## DA Mount



Weight
26.5 lbs. (12kg)



Rev. Date: V12 10/09/2017

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Brackets and Tenons

## WM Series

### Direct Arm Surface Bracket (for use with Cree Edge™ Direct Arm and Direct Arm Long and OSQ™ Direct Arm Mounts)

The WM-DM steel bracket is designed for mounting luminaires with direct mount arms to a wall or to the side of a wood pole. The 0.25" (6mm) thick steel back plate provides wiring access. The use of 3/8" (9mm) diameter bolts to mount bracket to wall is recommended. Mounting holes are spaced 4.0" (102mm) apart.

WM	-	DM	
Product	-	Mounting	Color Options
WM	-	DM Direct Mount	BK Black BZ Bronze SV Silver WH White



DM

### Beauty Plates (for use with Cree Edge™ and XSPW™ Security Luminaires)

The WM-PLT is an aluminum plate designed for covering existing surfaces for LED security luminaire upgrades. The 0.08" (2mm) thick plate provides wiring access. The use of 3/8" (9mm) diameter bolts to mount bracket to wall is recommended. Mounting holes are spaced 4.0" (102mm) apart.

WM	-		
Product	-	Mounting	Color Options
WM	-	PLT12 12" Plate PLT14 14" Plate	BK Black BZ Bronze PB Platinum Bronze SV Silver WH White



PLT12



PLT14

## Direct Mount Bracket Series

### Direct Mount Bracket (for use with Cree Edge™ High Output Area/Flood Luminaire HV Mount)

The EHO-UNV bracket is designed for mounting to a minimum 4" (102mm) round or square; aluminum or steel pole or can be surface-mounted directly to a vertical or horizontal surface. Bracket includes die cast aluminum fitter and steel mounting plate. Square mounting plate bolts are supplied for pole mounting. For surface mounting, use only Grade 5 or higher bolts.

EHO	-	UNV	
Product	-	Mounting	Color Options
EHO	-	UNV	BK Black BZ Bronze SV Silver WH White



## XA-TMDA8

### Direct Arm Pole Adaptor Bracket (for use with Horizontal Tenon Mount – LEDway® and XSP Luminaires)

The die cast aluminum direct arm pole adaptor bracket mounts to square or round steel or aluminum poles ranging in size from 3" (76mm) to 6" (152mm). Mounting plate secures to pole with two 5/16" (8mm) hex head stainless steel black oxide bolts. Two 5/16" (8mm) hex head stainless steel black oxide bolts secure the adaptor bracket to the mounting plate. The horizontal tenon measures 2-3/8" (60mm) O.D. x 8.0" (203mm) long and is made of steel tubing.

XA	-	TMDA8	
Product	-	Mount	Color Options
XA	-	TMDA8	BK Black BZ Bronze SV Silver WH White



# C-WP-A-SL-8L / 16L Series

LED Architectural Slim Wall Pack / Flood - Medium/Large  
Replaces 250W MH / 400W MH

**C-LITE**  
LED LIGHTING BY CREE

W8



**EXCEPTIONAL ILLUMINATION FOR YOUR ENTIRE BUILDING PERIMETER  
WITH A CONSISTENT LOOK**

## RECOMMENDED USE

- Security
- Perimeter Lighting
- When control of spill light is important
- Flood and uplighting with adjustable mounting accessories

## INPUT VOLTAGE

- Universal (120V through 277V Operation)

## VERSATILE

- Floodlight - Wall Mounted  
(use C-ACC-A-AUBAS-LG-DB)
- Floodlight - Pole Mounted  
(use C-ACC-A-2SFAS-LG-DB)
- Floodlight - Ground Mounted  
(use C-ACC-A-SMBAS-DB)

CERTIFICATIONS:



US: [e-lite.com](http://e-lite.com)

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