

RESOLUTION NO. 2015-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A TEMPORARY USE FOR OUTDOOR SEASONAL TREE
AND SHRUB SALES FOR PROPERTY LOCATED AT 6489 SOUTH 27TH STREET
(HOME DEPOT U.S.A., INC., APPLICANT)

WHEREAS, Home Depot 4907 (Home Depot U.S.A., Inc.) having petitioned the City of Franklin for the approval of a Temporary Use to allow for seasonal sales (April 1, 2015 through July 15, 2015) in The Home Depot store parking lot, with a 7 foot 5 inch wide by 6 foot high black wire fence around a 96 foot wide x 120 foot deep area of plant goods and commodity bagged goods, upon property located at 6489 South 27th Street; 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 Home Depot 4907 (Home Depot U.S.A., Inc.) for the approval of a Temporary 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. The approval granted hereunder shall commence upon April 17, 2015 and terminate and expire on July 15, 2015.
2. All outdoor seasonal tree, shrub and commodity bagged goods sales shall take place within the 40,000 square foot area shown on "Exhibit A" of Ordinance No. 99-1553.
3. The approval granted hereunder is subject to verification by City Development Department staff that all the outdoor sales and display on The Home Depot's property are in conformance with Ordinance No. 99-1553.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2015.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2015.

HOME DEPOT U.S.A., INC. – TEMPORARY USE
RESOLUTION NO. 2015- _____

Page 2

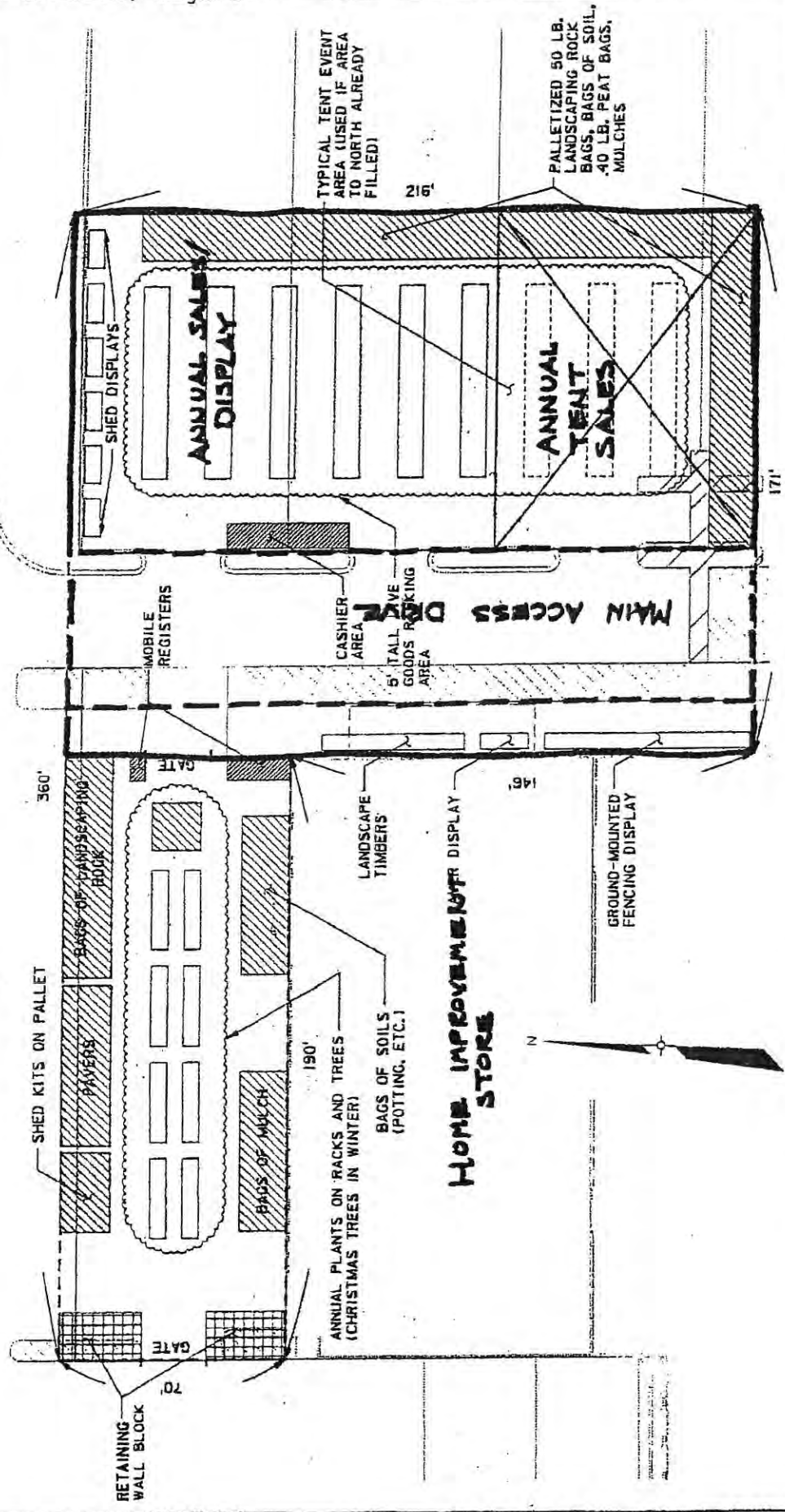
APPROVED:

Stephen R. Olson, Chairman

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



RUST
Rust Environment & Infrastructure Inc.

10/15/78

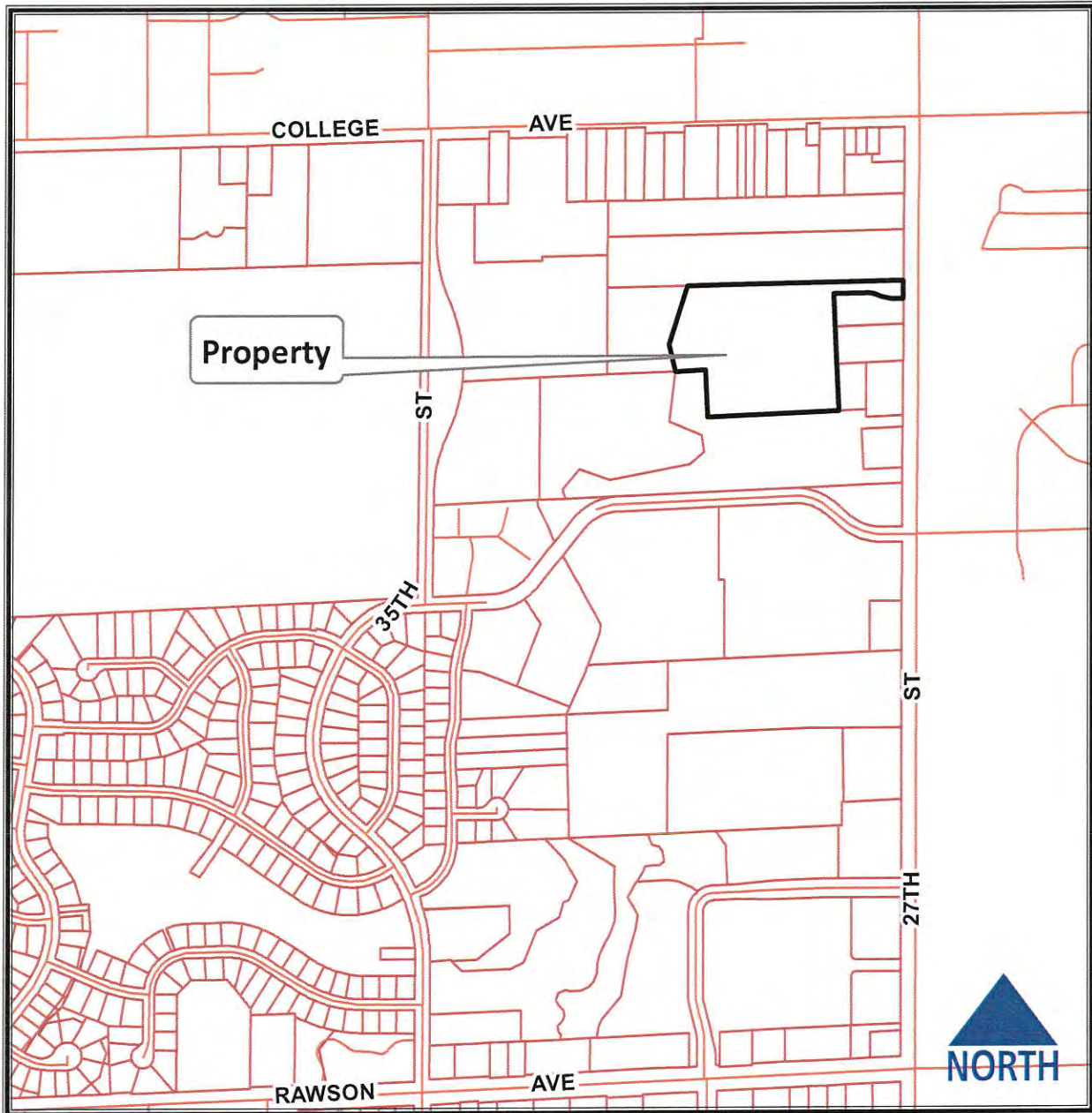
SEPTEMBER 1998

OUTDOOR DISPLAY AREA
THE HOME DEPOT
FRANKLIN, WISCONSIN

ORD1999-1553, Exhibit A



6489 S. 27th Street Home Depot



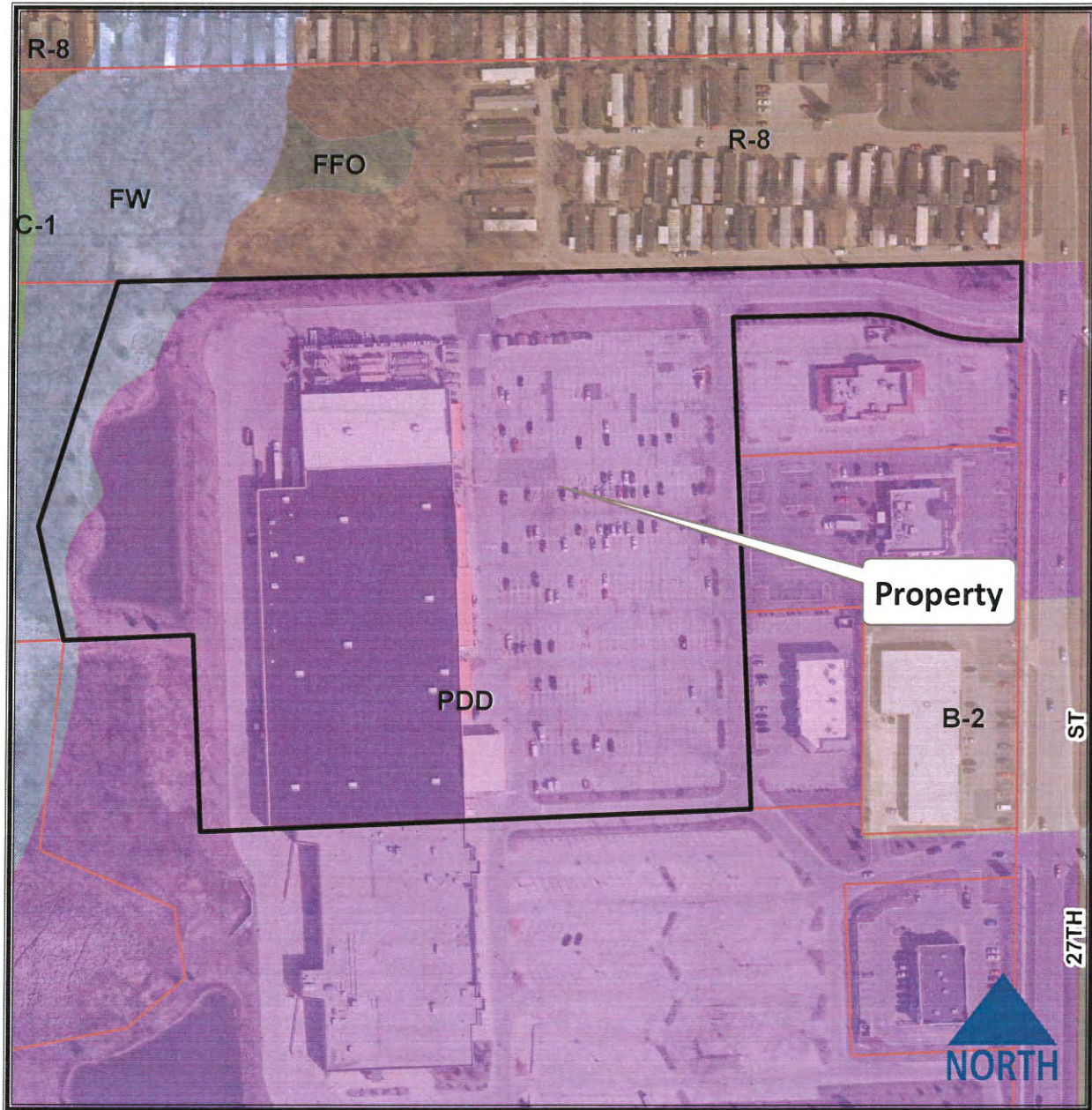
Planning Department
(414) 425-4024



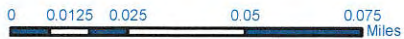
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



6489 S. 27th Street Home Depot



Planning Department
(414) 425-4024



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6489 S 27th St. • Franklin, WI 53132
(414)304-1024 • Fax: (414)304-3416

**Franklin Department of City Development
9229 West Loomis Road**

To Franklin Planning Department:

Enclosed is a temporary use application for our seasonal sales area in the parking lot of the Home Depot. The attached layout shows the exact area we are proposing to use. Listed below are the details as follows.

Date of use: April 1st through July 15th

Location: Location of the temporary fenced in coral will be used for retail sale of Trees, shrubs, and landscape bagged goods. Placement of the coral will be set in the parking lot as noted on the site plan attached. The approximate size is 96ft wide x 120 ft deep.

Fence Type: 7'5" long x 6' high black wire fence panels

Power Required: None

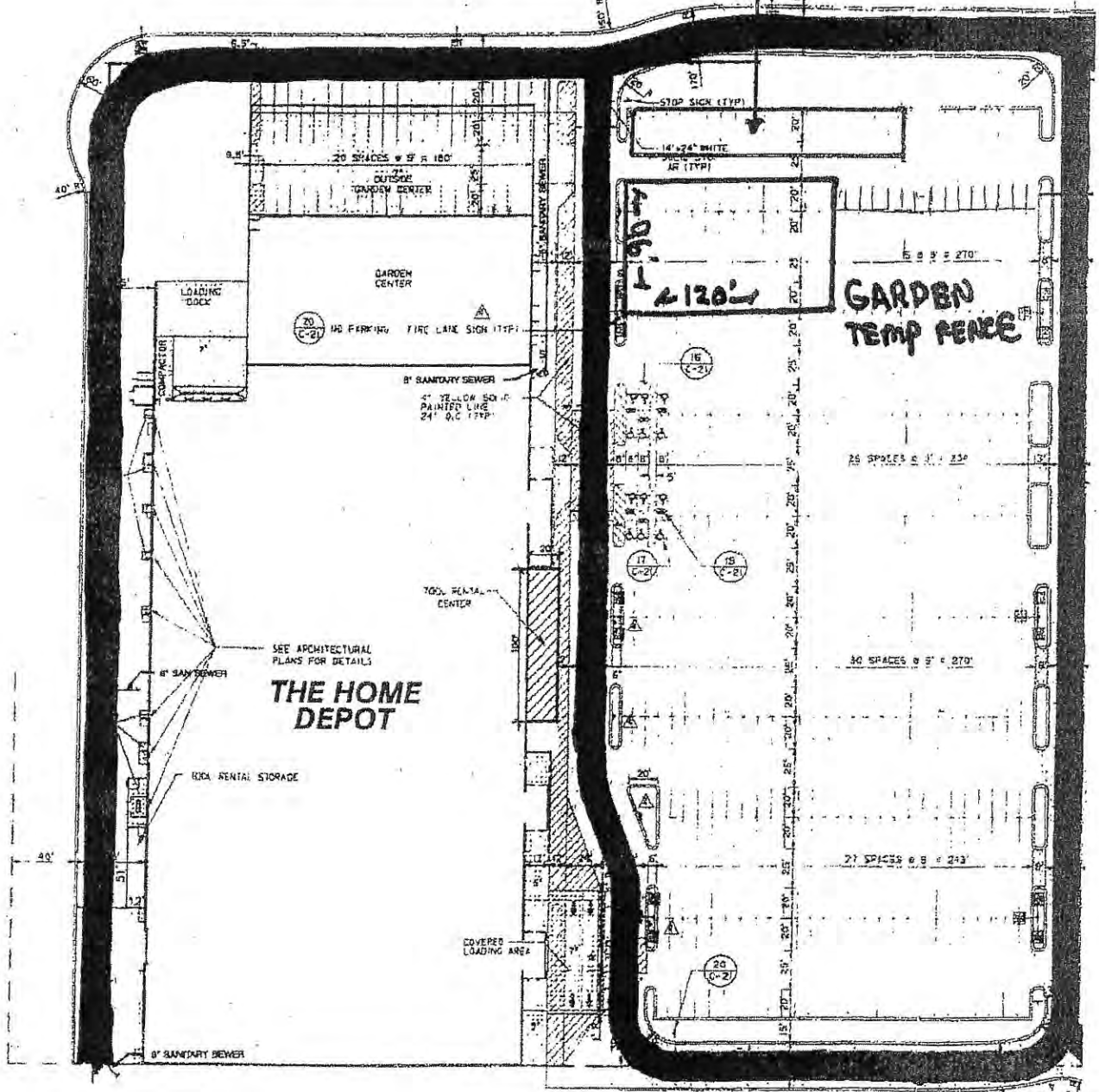
Hours of Operation: Hours of operation will be that of the store:
Monday – Saturday...6am – 10pm
Sunday 8am – 8pm

Sincerely,
Store Manager
Franklin Home Depot 4907
Franklin, Wi. 53132






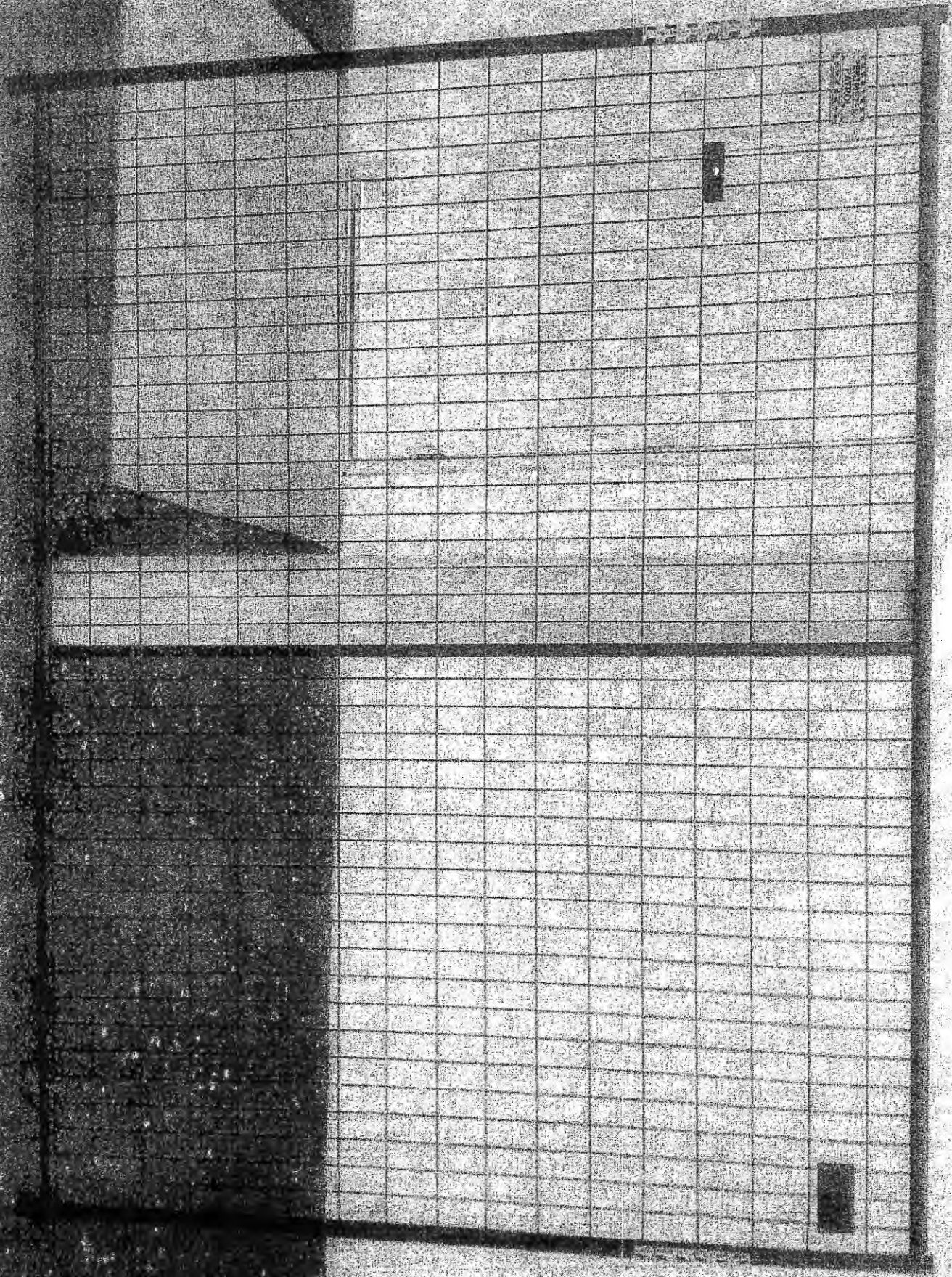
SHED DISPLAY

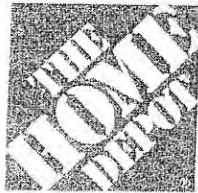
CONSTRUCT NORTHMOST DRIVE PARK



LEGEND

-  HEAVY ASPHALT PAVEMENT
-  31
-  32

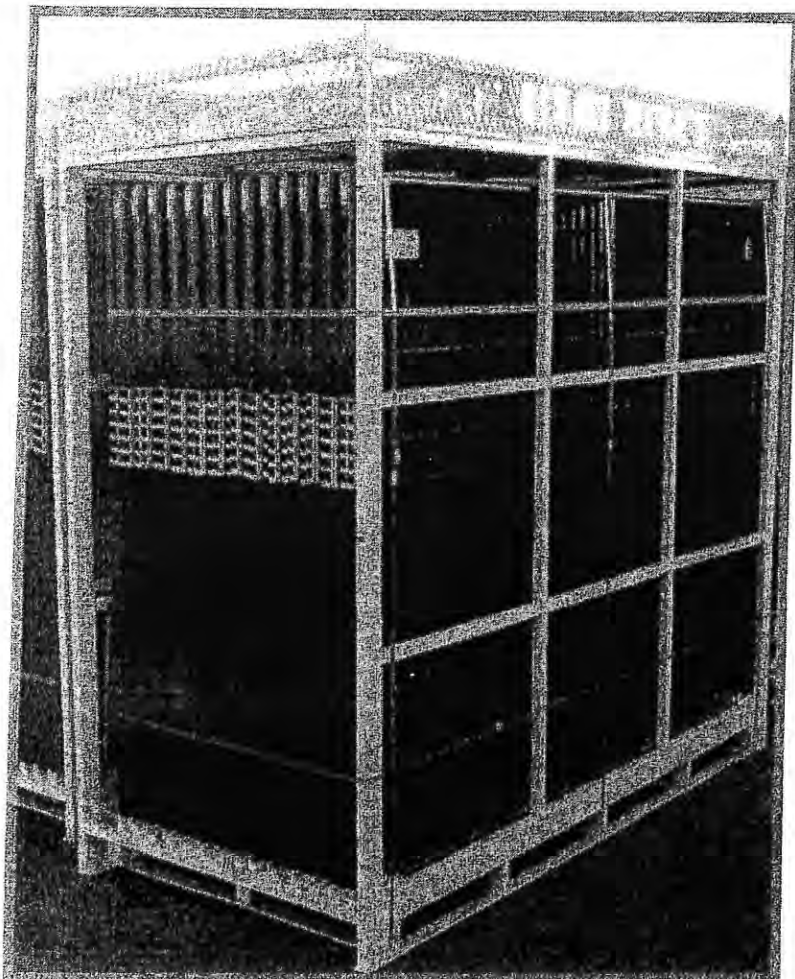




SECURITY FENCE PROGRAM

SPRING 2010

Outdoor Asset Protection, Equipment Security



PERIMETER PATROL™

High Visibility Security Barricade
Fence System

Free-standing, heavy-duty steel panels
with 2-step powder coated finish

Self-contained secure pallet for storage
and transportation.

2" x 4" 8 gauge wire mesh panels are
welded at the frame center - no sharp
edges.

Outdoor asset protection, equipment
storage and security.

210 linear feet per pallet, with ground
bases and panel clamps.

Panel Dimensions: 7.5' Long x 6' High



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of March 19, 2015

Site Plan

RECOMMENDATION: Department of City Development staff recommends approval of the Site Plan for the Matt Talbot Community Based Residential Facility development, subject to the conditions set forth in the attached draft resolution.

Project Name:	Matt Talbot Recovery Services, Inc. CBRF
Project Location:	9132 South 92 nd Street
Property Owner:	Shinken, Leo & Milton
Applicant:	Matt Talbot Recovery Services, Inc.
Agent:	Nathan Laurent, Keller, Inc.
Current Zoning:	R-3 Suburban/Estate Single-Family Residence District and C-1 Conservancy District
2025 Comprehensive Plan:	Areas of Natural Resource Features
Use of Surrounding Properties:	Single-family residential to the north, south and west and vacant land zoned B-2 District to the east
Applicant's Action Requested:	Approval of Site Plan Application for the construction of a 5 bedroom CBRF development

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 ordinance.

On February 12, 2015, Keller, Inc. submitted a Site Plan Application on behalf of Matt Talbot Recovery Services, Inc. for development of a five (maximum of eight) bedroom State licensed Community Based Residential Facility upon property located at 9100-9132 W. St. Martins Road. According to the applicant, this facility will serve residents recovering from alcohol and drug addictions; providing them necessary care within a small home-like environment.

Per Table 15-3.0602 of the Unified Development Ordinance (UDO), Community Living Arrangements (serving 8 or fewer persons) are allowed in the R-3 Residence District as a Permitted Use. The applicant has indicated that the facility will be licensed by the State of Wisconsin as a CBRF. As such, *staff recommends that approval of the Site Plan shall be conditioned upon the applicant receiving a license from the State of Wisconsin Department of Health Services to operate a Community Based Residential Facility.* Please note that a change to eight beds may only require a Building Permit for interior modifications.

Section 15-7.0101 requires Site Plans, approved by the Plan Commission, for the commencement of use or erecting a structure other than single-family and two-family dwellings. In this case, the CBRF proposed has 5 bedrooms. It is allowed (per State Statutes) in the R-3 District, but it is not a single-family or two-family dwelling, thus Site Plan approval and Plan Commission review is required.

Project Description/Analysis

The proposed CBRF development consists of a single-story building and has an area of approximately 3,690 square feet. The building has a height of 16'-6" and a peak height of 30'-0".

Site Plan

The subject property has a base site area of approximately 15.52 acres, containing a total of approximately 9.61 acres of natural resource features and approximately 7.85 acres of protected natural resources features (when subtracting the permitted woodland impacts). The proposed project would contain 13,670 square feet of impervious surface (and 662,382 square feet greenspace), resulting in an Open Space Ratio (OSR) of 0.98 (lot coverage of 0.02), which complies with the R-3 District minimum OSR of 0.00 and maximum lot coverage of 0.15.

In addition to the principal building, the site contains a half court basketball court, a dumpster enclosure and 16 parking spaces. The dumpster enclosure will consist of six foot high board on board fencing and a gate. Ground mechanicals are illustrated on the Site Plan, located on the east side of the building.

Ingress and egress to the subject development is proposed from South 92nd Street. The site plan includes a 30-foot landscape bufferyard as the property abuts a principal arterial (State Highway 100). This is not required, but was suggested by staff as it is consistent with requirements for Subdivisions, Certified Survey Maps, or Condominium Plats abutting limited access highways (Section 15-5.0102 of the UDO).

The site contains additional buildable area to the south of the proposed project area and CBRF development. The applicant has indicated that there are currently no plans for the development of the southern half of this site. As such, the applicant requested to not extend the public water main along the entire western lot line abutting South 92nd Street, contrary to City past practice. As noted in Condition No. 5 of the attached draft resolution, the Common Council, at their March 3, 2015 meeting, approved the proposed water extension for the subject development as requested.

Parking

Table 15-5.0203 of the Unified Development Ordinance requires a Standard Parking Ratio of 1 space per bedroom for "Group Homes or Institutional Residential not within a residential neighborhood." As previously stated, the subject development contains 5 beds; therefore, 5 parking spaces are required. The applicant has noted the potential to expand to 8 beds, which would then require 8 parking spaces. The proposed Site Plan consists of 16 parking spaces. This is an increase of 100% or 8 additional parking spaces. Per Section 15-5.0203, the Plan Commission may approve the requested parking, which exceeds the SPR. The project narrative indicates that 6 employees may be onsite at any given time. Staff has no objections to the quantity of parking provided.

Two ADA parking stalls are provided, in conformance with UDO standards.

Landscaping

Section 15-5.0301B of the UDO lists exemptions to landscaping standards. One of those exemptions is “**Residential Development on Existing Lots of Record in the A-1, R-1, R-1E, R-2, R-3, R-3E, R-4, R-5, R-6, R-7, and VR Districts.** Residential development on existing lots of record in the A-1, R-1, R-1E, R-2, R-3, R-3E, R-4, R-5, R-6, R-7, and VR Districts as of the date of the adoption of this Ordinance.” This is a permitted residential development on an existing R-3 zoned property; therefore this development is exempt from Division 15-5.0300 Required Landscaping standards.

However, from a land use standpoint, the use is comparable to institutional and multi-family uses and staff would suggest landscaping be provided to meet institutional land use standards. Table 15-5.0302 of the UDO requires one planting of each type (canopy/shade tree, evergreen tree, decorative tree and shrub) per five provided parking spaces for Commercial, Office, Institutional and Similar Uses. With 16 parking spaces provided, a minimum of 4 plantings of each type are required.

As a comparison, if the development were considered a multi-family development, 1.5 canopy/shade trees per dwelling unit, 1 decorative tree per dwelling unit, 1 evergreen per dwelling unit and 3 shrubs per dwelling unit would be required. A total of 8 canopy/shade trees, 5 evergreen trees, 5 decorative trees and 15 shrubs would be required for the proposed 5 unit development would then be required.

The applicant is providing foundation plantings consisting of 14 deciduous shrubs, 8 evergreen shrubs and perennials. The site is heavily wooded and a tree survey was completed extending 25 feet from the project area. The tree survey lists 97 trees with a DBH greater than eight inches. As Section 15-5.0302D. of the UDO allows credit for preserved existing plant materials, the landscaping standards could potentially be met by crediting existing plantings. The applicant would have to identify a sufficient number of plantings for each plant type.

The applicant has provided hose bibs on the buildings for irrigation. Areas for snow storage are illustrated on the Site Plan as well.

Outdoor Lighting

The applicant is proposing three pole lights. Two pole lights are located near the northwest and southeast corners of the parking lot. The third light pole is located on the north side of the basketball court. The lights have an overall height of 15-feet. The photometric plan is in conformance with UDO lighting standards.

Natural Resource Protection Plan

The applicant has submitted a Natural Resource Protection Plan. The site contains several protected resources including: mature woodlands, young woodlands, wetlands, wetland buffers and wetland setbacks.

The development is fully protecting the young woodlands, wetlands, wetland buffers and wetland setbacks. The applicant is proposing to protect 71% of the mature woodlands within a conservation easement, which is in compliance with the UDO mature woodland protection standard of 70%. The proposed development will remove 3 trees or 2.6% of the mature woodlands onsite; however, for preparation of the conservation easement, the applicant is proposing to not include undisturbed mature woodland areas along S. 92nd Street adjacent to the proposed development.

A potential, approximate 30-foot, access point exists along S. 92nd Street to access the southern half of this property as shown on the NRPP map. This access is between a protected wetland and a mature woodland area. The wetland setback encroaches within the future access location, and therefore, an NRSE Application would be required in the future to install a drive through this area. Staff suggests that the applicant include a slightly greater woodland impact to have sufficient room for a drive to access the southern half of the property from S. 92nd Street without disturbing the wetland setback.

Staff is recommending that a City consultant review the submitted NRPP for accuracy, prior to the issuance of a Building Permit. The focus of this review would include the area within 100 feet of the project boundary.

Staff also recommends the submittal of a Conservation Easement for review and approval by the Common Council and recording with the Milwaukee County Register of Deeds, prior to issuance of an Occupancy Permit.

Architecture

The building is primarily comprised of horizontal vinyl siding with a manufactured stone at the entrance on the front elevation and the center of the side elevations. The building also includes vinyl shake siding above the entrance, shutters and asphalt shingles. Staff recommends that the applicant utilize a cement siding product, opposed to vinyl siding, for staff review and approval, prior to issuance of a Building Permit.

Signage

The applicant is not proposing any signage.

Stormwater Management

Due to the amount of impervious surface added, storm water management facilities are not required.

Staff Recommendation

Department of City Development staff recommends approval of the Site Plan for the Matt Talbot Community Based Residential Facility development, subject to the conditions set forth in the attached draft resolution.

RESOLUTION NO. 2015-_____

A RESOLUTION APPROVING A SITE PLAN FOR A 5 TO 8 BEDROOM STATE
LICENSED COMMUNITY BASED RESIDENTIAL FACILITY DEVELOPMENT
(9132 SOUTH 92ND STREET)
(MATT TALBOT RECOVERY SERVICES, INC., APPLICANT)

WHEREAS, Matt Talbot Recovery Services, Inc. having applied for approval of a proposed site plan for construction of an approximately 3,690 square foot 5 to 8 bedroom State licensed Community Based Residential Facility, a parking lot containing 16 parking spaces and a basketball court, on approximately 0.06 acres of mature woodland, located at 9132 South 92nd Street; 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 development of an approximately 3,690 square foot 5 to 8 bedroom State licensed Community Based Residential Facility, a parking lot containing 16 parking spaces and a basketball court, as depicted upon the plans dated March 9, 2015, 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 Matt Talbot Recovery Services, Inc. Community Based Residential Facility dated March 9, 2015.
2. Matt Talbot Recovery Services, Inc., successors and assigns, and any developer of the 5 to 8 bedroom State licensed Community Based Residential Facility 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 5 to 8 bedroom State licensed Community Based Residential Facility 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.

MATT TALBOT RECOVERY SERVICES, INC. – SITE PLAN
RESOLUTION NO. 2015-_____

Page 2

3. The approval granted hereunder is conditional upon the 5 to 8 bedroom State licensed Community Based Residential Facility 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 Matt Talbot Recovery Services, Inc. 5 to 8 bedroom State licensed Community Based Residential Facility 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 extension of public water main required for this project was authorized to not be extended along the entire western lot line of the property abutting South 92nd Street to the southern boundary of the property, contrary to City past practice, upon the findings that the location, shape, contour, vegetation and proposed development area(s) of the lot were unique, and that the proposed use as a community based residential facility to serve the disabled was a basis, in conjunction with the unique lot, to provide a reasonable accommodation by way of deferring developer's responsibility to provide for the full extension of public water main. The Common Council at its meeting on March 3, 2015, following a recommendation from the Board of Water Commissioners, granted developer's request to not be required to fully extend the public water main, in consideration of developer's agreement that the subject property in its entirety shall be subject to the payment of a special assessment for any future extension of the subject water main. The approval granted hereunder is conditional upon Matt Talbot Recovery Services, Inc., successors and assigns and any owner of the property, entering into an agreement with the City providing that in the event of any such future water extension, agreement and consent is had and made by the property owner to the payment of a special assessment resulting therefrom, notice of hearing is waived, and that no future land division of the property may result in any amount of non-payment, with payment of such special assessment to be made timely as provided pursuant to the Municipal Code and the Wisconsin Statutes, as amended from time to time. The agreement shall be prepared by the City Attorney and executed by the property owner, the Mayor and the City Clerk and shall be recorded in the Office of the Register of Deeds for Milwaukee County prior to the issuance of a building permit.
6. Matt Talbot Recovery Services, Inc., successors and assigns and any owner and operator of the property, shall be licensed by the State of Wisconsin Department of

MATT TALBOT RECOVERY SERVICES, INC. – SITE PLAN
RESOLUTION NO. 2015-_____

Page 3

Health Services to operate a Community Based Residential Facility, prior to the issuance of a building permit and at all times thereafter.

7. A Natural Resource Protection Plan shall be submitted by the applicant and shall be subject to City consultant review and approval by Department of City Development staff, prior to the issuance of a Building Permit.
8. Applicant shall submit a Conservation Easement for review and approval by the Common Council and recording with the Milwaukee County Register of Deeds, prior to the issuance of an Occupancy Permit.
9. A cement siding product shall be utilized (as opposed to the vinyl siding proposed by applicant).

10. [other conditions, etc.]

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2015.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2015.

APPROVED:

Stephen R. Olson, Chairman

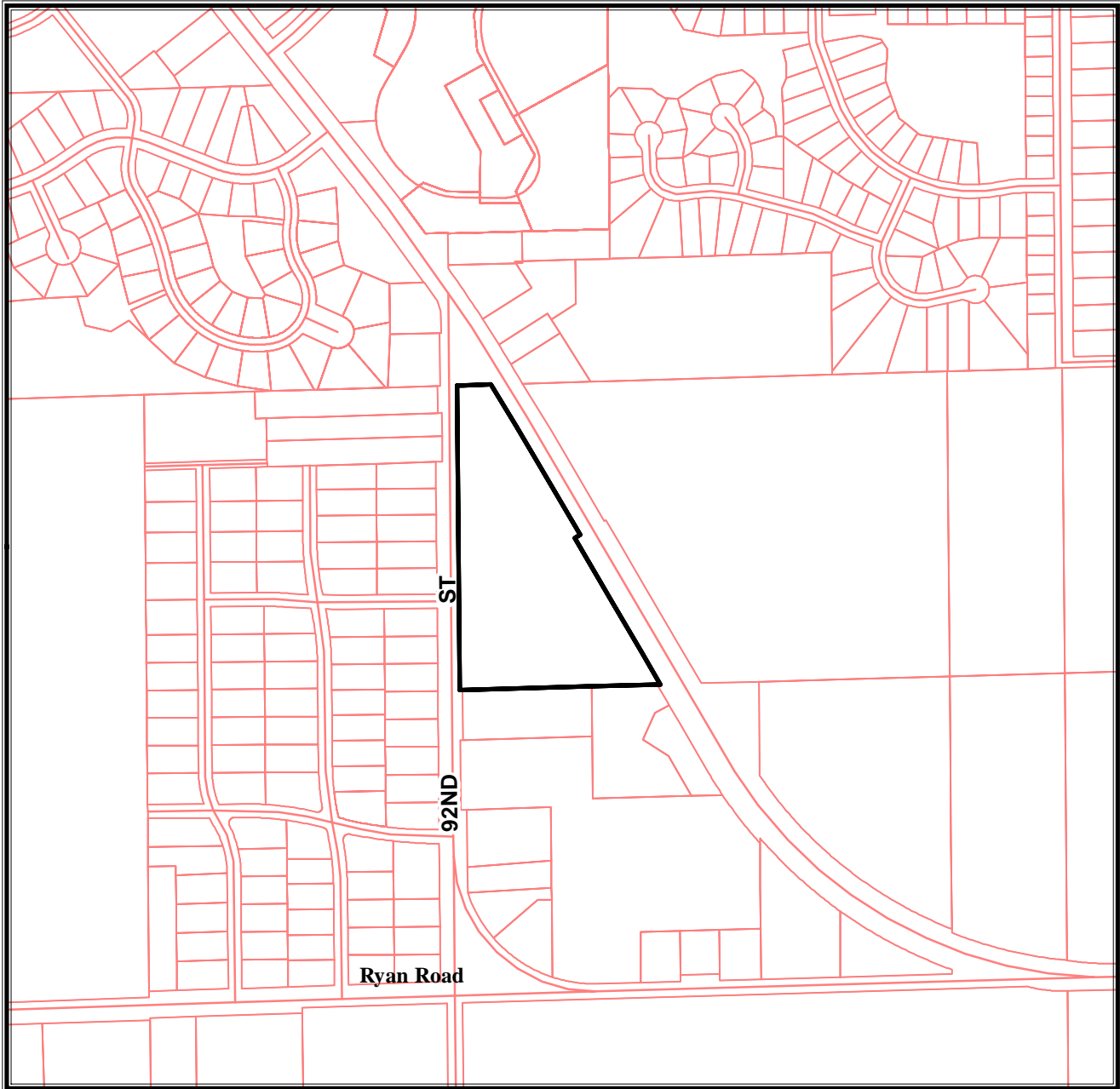
ATTEST:

Sandra L. Wesolowski, City Clerk

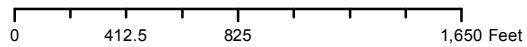
AYES _____ NOES _____ ABSENT _____



9132 South 92nd Street



Planning Department
(414) 425-4024

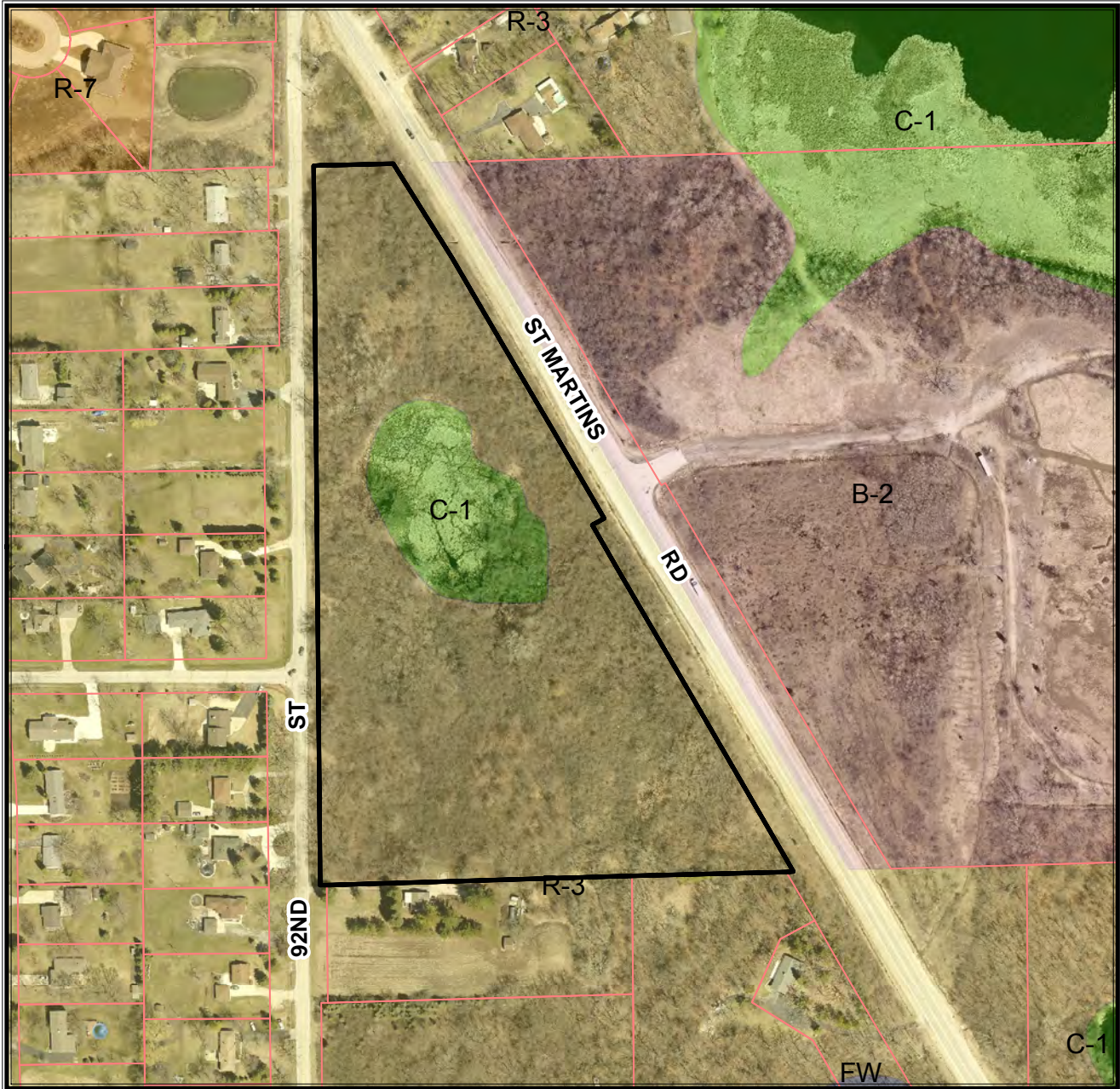


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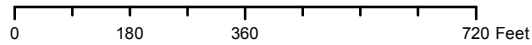




9132 South 92nd Street



Planning Department
(414) 425-4024



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March 6th, 2015

City of Franklin
Plan Commission
9229 W. Loomis Road
Franklin, WI 53132

RE: 9120 South St.Martins Road – Site Plan Application Narrative

City of Franklin Plan Commission,

Matt Talbot Recovery Services, Inc. intends to develop a 5 unit CBRF at 9120 South St.Martins Road. The current owner of the Parcel is Milton Shinken and the Estate of Leo Shinken. Matt Talbot Recovery Services has an accepted offer to purchase the property and will close on the transaction at the completion of this approval. The parcel is currently zoned R-3 and up to an 8 unit CBRF is an accepted use. The proposed facility has a foot print of 3,690 SF. There is also a basement and crawl space in this structure. The initial development will support (5) total units. The construction of facility will utilize the basement space possibly to add (3) additional units in the future for a total maximum occupancy of (8) patients. Currently there are not any plans for future development of site other than what is described herein.

The 5 Bed CBRF will provide the myriad of nursing care, psychological, case management, housing, skill-building/ADL's, and resident supervision these residents require to meet their needs, while maximizing their level of independence. Home will provide the necessary service array and staffing levels required to ensure clinically indicated care within a family, home-like environment found so essential to more independent living for residents with disabilities. The CBRF will operate using the state-of-the art in technology available for ensuring resident and staff safety, community safety, and maintaining patient rights. The following highlights the essential elements of the services provided to the 5 residents:

1. Individualized Care, Culturally-Competent, Trauma Informed, Person-Centered Care Residents in a licensed Community-Based Residential Facility (CBRF).
2. Provision and Assistance with Developing Activities of Daily Living and Life Skills.
3. Meal Planning And Provision
4. 24 Hour Supervision, Care, And Support – Staffing Ratio of 3:1, with additional use of volunteers and community resources to mainstream these residents effectively. Three (3) staff persons on duty at all times.

ADDRESS

P.O. Box 620, Kaukauna, WI 54130-0620

PHONE

920-766-5795 1-800-236-2534

FAK

920-766-5004

WEB SITE

www.kellerbuilds.com



5. Psychiatric/Medical/AODA Evaluations/Behavioral Assessment
6. Medication Training/Medication Management
7. Psychotherapy w/CBT Focus
8. Psychiatric Nursing Care/Supervision
9. Certified Peer Support Services to instill hope, support, skills, and advocacy.
10. Representative Advocacy/Protective Payee Services/Guardianship Member Support Services
11. Single Coordinated Case Planning/Wraparound Case Management/Referral and Other Community Reintegration Services needed for each resident.
12. Leisure Skills/Recreation
13. Home-like Facility with Custom Therapy, Living, Bedroom, Dining, And Recreational Spaces.
14. Technologically Driven Operations Designed For Resident Safety and Support. This includes:
 - Internal and External Cameras and Elopement Prevention Equipment. The [Arial®](#) software and the WanderGuard ID system becomes an integrated solution for elopement management. Alarm information is available both at the door, and at the Arial console, which displays a customized map of the facility and where each resident is at any time.
 - Facility specifications and staff training meet the requirements for CBRF licensure and the specific needs of these residents to provide maximum accessibility, health, and safety.
 - 24/7 Video-Conferencing/Telehealth Services connect patients to psychiatric and medical team.
 - Electronic Medical Records.
15. Maintenance of Community Advisory Board Overseeing Operations, including Membership from Consumers, Milwaukee County Behavioral Health, Social Services, And Neighborhood Representatives.

The facility will operate 24 hours a day and 7 days a week providing professional mental health and nursing care. The maximum number of employees will be 15 and will not be all present at one time. An average of 6 employees will be on site at any one time. Deliveries and pickups will be 3 or less per week. Deliveries will include food from local merchants and other supplies related to the operation of this type of facility. Garbage and recycling refuse will be picked up on a weekly basis. There is no maximum length of stay for this facility. Residents typically stay 12 – 36 months. The residents have complex medical, developmental, and/or psychological disabilities and are in need of community care within a small home like environment with nursing and mental health care.



With the Plan commission approval Keller, Inc. will start to complete full construction documents for building permit approval and DHS approval of the CBRF licensing. Construction is expected to break ground in May of 2015 depending upon weather. The facility will be operational by September of 2015. The estimated cost to construct this facility is over \$1,000,000 including the extension of a water main to the site. The water main extension was approved as proposed by the Common Council on March 3rd, 2015.

A lot of consideration of the site natural resources was taken into account for the site design. There is a minimal impact on mature trees as detailed in the NRPP. The site has numerous mature wetland areas and trees. The trees and natural state of the land will provide almost no visibility of the building and facilities from the road. The exterior architecture of the building is residential in style with very modest architectural features due to the lack of visibility from public roads. A total of sixteen (16) parking stalls are available on the lot for employees and visitors. There is not signage proposed for the site or building. The goal of the facility is to keep a residential feel. The facility will be constructed of wood frame walls and utilize a NFPA fire protection system and alarm system consistent with the requirements of the City of Franklin.

Any comments or questions on the plans or operations can be directed to the Applicant or Keller, Inc. All contact information for parties involved in the project is below.

Respectfully submitted,

Nathan Laurent
Project Manager
262.894.2612



OWNER Milton Shinken and the Estate of Leo Shinken (*deceased*)

APPLICANT Matt Talbot Recovery Services, Inc.
Karl Rajani
4650 S. Howell Ave
Milwaukee, WI 53207
414.376.5577 office
karl@ghpwi.com

**ARCHITECT/
BUILDER** Keller, Inc.
Nathan Laurent (Project Manager)
Rob Lindstrom (Architect)
W204 N11509 Goldendale Road
Germantown, WI 53022
262.250.9710 office
262.894.2612 cell
262.250.9740 fax
nlaurent@kellerbuilds.com

CIVIL ENGINEER Excel Engineering
Maxwell Franzen
100 Camelot Drive
Fond du Lac, WI 54935
920.926.9800 office
920.926.9801 fax



Keller

PLANNERS | ARCHITECTS | BUILDERS

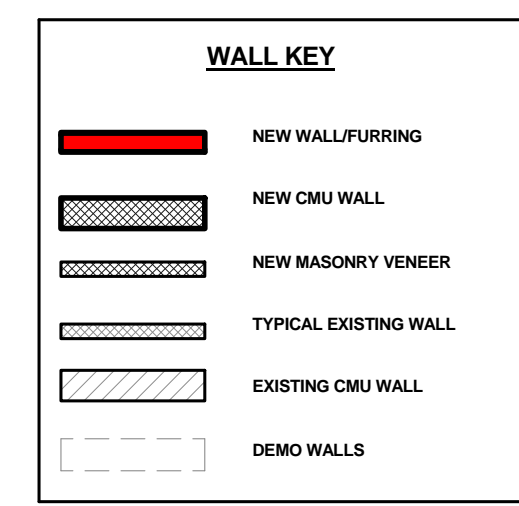
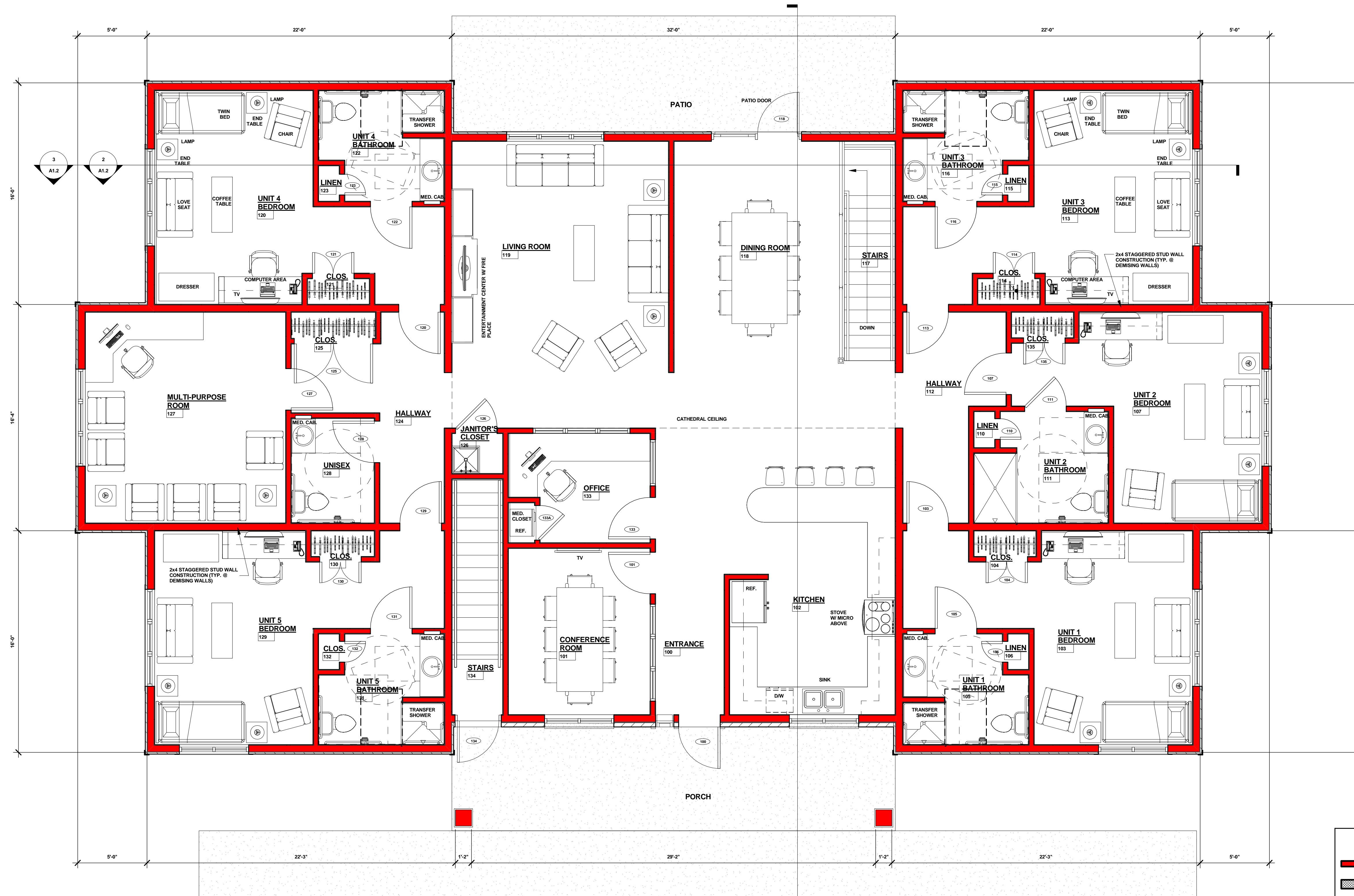
FOX CITIES
N216 State Road 55
P.O. Box 620
Kaulauna, WI 54130
PHONE (920) 796-5795
1-800-236-2334
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MADISON
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WAUSAU
5605 Ilac Ave.
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com



VARIES
NORTH

FLOOR PLAN
1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

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REVISIONS

1	11.25.2014	TDP

PROJECT MANAGER: N. LAURENT
DESIGNER: R. LINDSTROM
DRAWN BY: TDP
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: P14299
CONTRACT NO: _____
DATE: 11.20.2014
SHEET: **A1.0**

PROPOSED FOR:
MATT TALBOT RECOVERY SERVICES, INC.
FRANKLIN,
WISCONSIN



Keller

PLANNERS | ARCHITECTS | BUILDERS

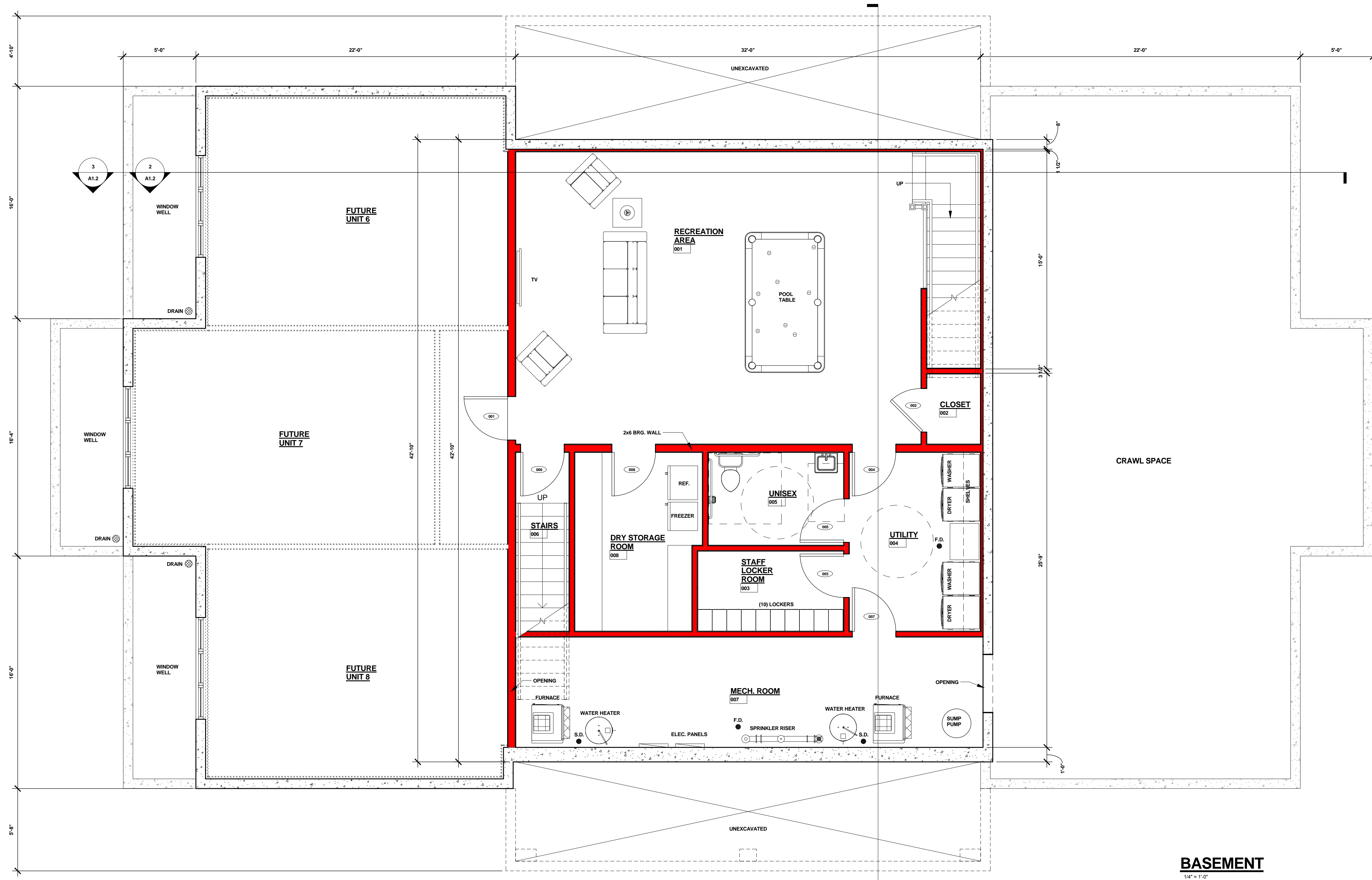
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BASEMENT
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DESIGNER: R. LINDSTROM

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PRELIMINARY NO: P14299

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DATE: 11.20.2014

SHEET: **A1.1**



Keller

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REVISIONS	
1	11.25.2014 TDP
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PROJECT MANAGER:
 N. LAURENT

DESIGNER:
 R. LINDSTROM

DRAWN BY:
 TDP

EXPEDITOR:
 ..

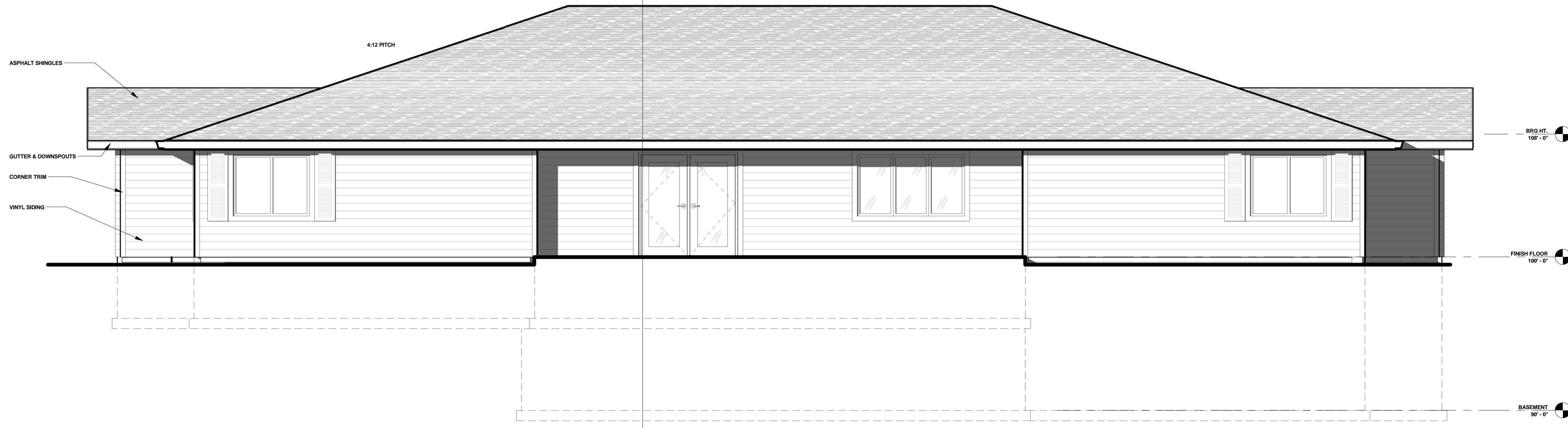
SUPERVISOR:
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PRELIMINARY NO:
 P14299

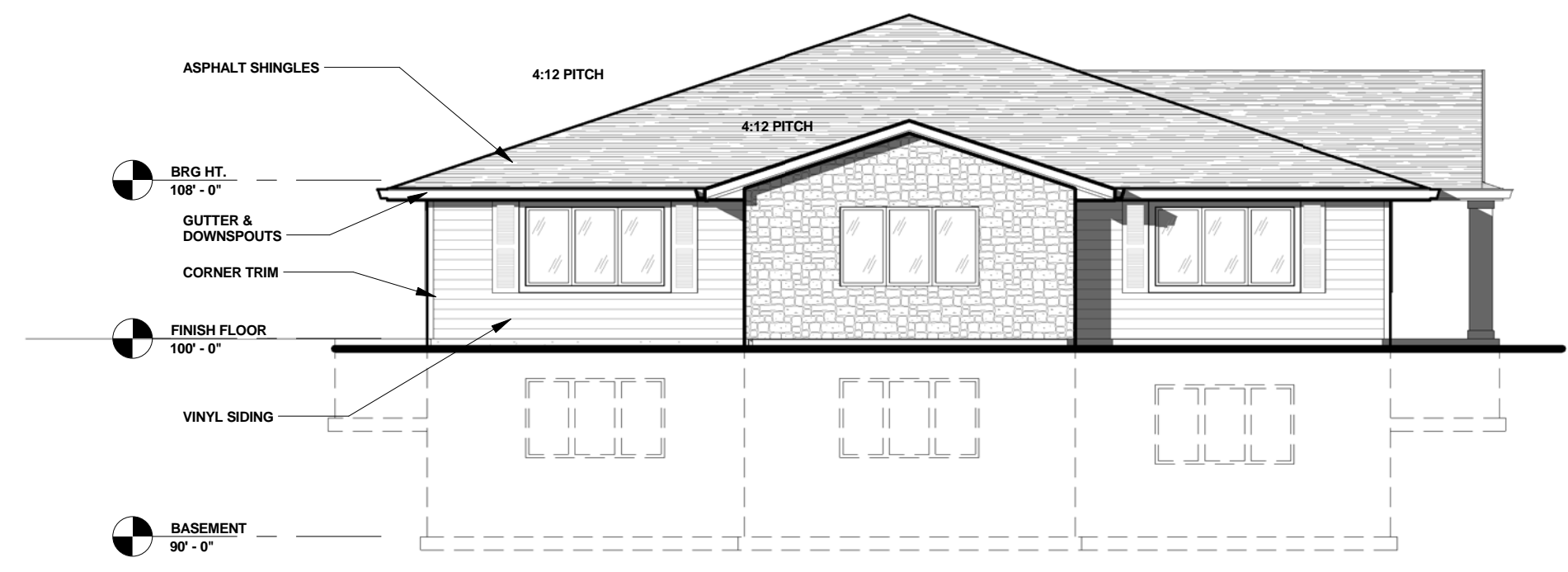
CONTRACT NO:
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DATE:
 11.20.2014

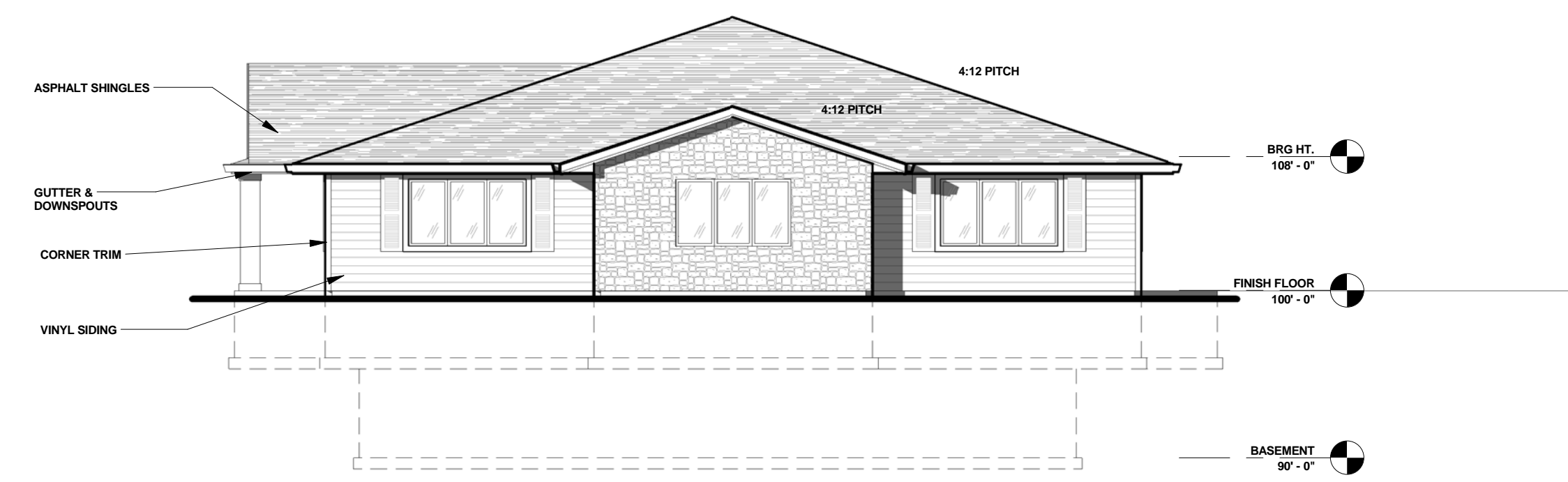
SHEET:
A2.0



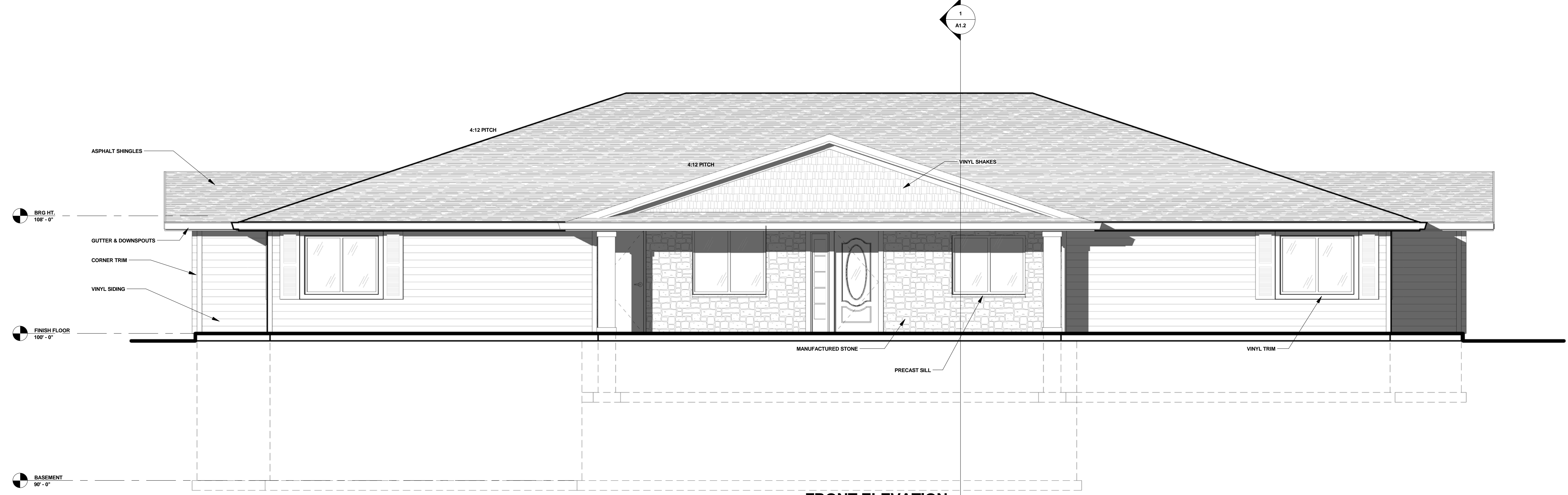
REAR ELEVATION
 1/4" = 1'-0"



LEFT ELEVATION
 1/8" = 1'-0"



RIGHT ELEVATION
 1/8" = 1'-0"



FRONT ELEVATION
 1/4" = 1'-0"

PROPOSED CBRF FOR: MATT TALBOT RECOVERY SERVICES

FRANKLIN, WISCONSIN

LEGEND

<ul style="list-style-type: none"> •(000.00) PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED) •(000.00) TR PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL) •(000.00) BR •(000.00) TC PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB) •(000.00) DC •(000.00) TW PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK) •(000.00) BW ⊗ EXISTING WATER VALVE IN BOX ⊙ PROPOSED WATER VALVE IN BOX ⊗ EXISTING WATER VALVE IN MANHOLE ⊙ EXISTING WATER SERVICE VALVE ⊗ EXISTING TELEPHONE MANHOLE ⊙ EXISTING ROUND CATCH BASIN ⊗ PROPOSED ROUND CATCH BASIN ⊙ EXISTING SQUARE CATCH BASIN ⊗ EXISTING CURB INLET ⊙ PROPOSED CURB INLET ⊗ EXISTING UTILITY POLE ⊙ EXISTING UTILITY POLE WITH GUY WIRE ⊙ EXISTING STREET LIGHT ⊗ EXISTING TELEPHONE PEDESTAL ⊙ EXISTING ELECTRIC PEDESTAL ⊗ EXISTING ELECTRIC BOX ⊙ EXISTING CABLE TV PEDESTAL → PROPOSED DRAINAGE FLOW ■ 1-1/4" REBAR SET WEIGHING 4.30 LB/FT. ● 3/4" REBAR SET WEIGHING 1.50 LB/FT. □ 1-1/4" REBAR FOUND ○ 3/4" REBAR FOUND ○ 2" IRON PIPE FOUND ▲ 1" IRON PIPE FOUND ⬇ EXISTING FLOOD LIGHT ⊕ SECTION CORNER → PROPOSED APRON ENDWALL ⊕ EXISTING MARSH AREA ○ EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER 	<ul style="list-style-type: none"> ☀ EXISTING CONIFEROUS TREE ☀ EXISTING SHRUB ⊕ EXISTING STUMP ⊕ SOIL BORING ⊕ EXISTING WELL ⊕ PROPOSED WELL ⊕ EXISTING LIGHT POLE ⊕ EXISTING SIGN ⊕ CENTER LINE ⊕ EXISTING HANDICAP PARKING SIGN ⊕ EXISTING HANDICAP PARKING TALL ⊕ EXISTING GAS VALVE ⊕ EXISTING WOODED AREA ⊕ EXISTING HEDGE ⊕ EXISTING CHAINLINK FENCE ⊕ EXISTING WOOD FENCE ⊕ EXISTING BARBED WIRE FENCE — PROPERTY LINE — EXISTING GUARD RAIL — EXISTING STORM SEWER AND MANHOLE — PROPOSED STORM SEWER AND MANHOLE — EXISTING SANITARY SEWER AND MANHOLE — PROPOSED SANITARY SEWER AND MANHOLE — EXISTING WATER LINE AND HYDRANT — PROPOSED WATER LINE AND HYDRANT — EXISTING OVERHEAD UTILITY LINE — EXISTING UNDERGROUND FIBER OPTIC LINE — EXISTING UNDERGROUND ELECTRIC CABLE — EXISTING UNDERGROUND TELEPHONE CABLE — EXISTING UNDERGROUND GAS LINE — PROPOSED CURB AND GUTTER — EXISTING CURB AND GUTTER — GRADING/SEEDING LIMITS — RIGHT-OF-WAY LINE — PROPERTY LINE — RAILROAD TRACKS — EXISTING GROUND CONTOUR — PROPOSED GROUND CONTOUR
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CIVIL SHEET INDEX

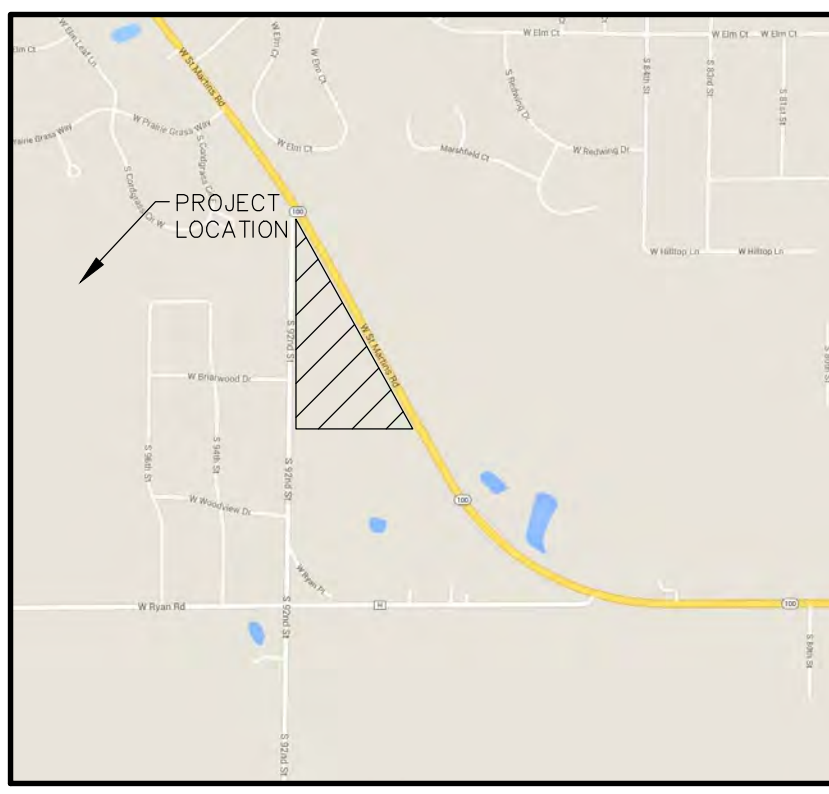
SHEET	SHEET TITLE	ISSUED FOR CITY REVIEW	ISSUED FOR PLAN COMMISSION APPROVAL	REVISION #2	REVISION #3	REVISION #4	ISSUED FOR CONSTRUCTION
		DATE:	2-5-15	3-6-15	-	-	-
C1.0	CIVIL COVER AND SPECIFICATION SHEET	PRELIM	PRELIM				
C1.1	EXISTING SITE AND DEMOLITION SHEET	PRELIM	PRELIM				
C1.2	SITE PLAN	PRELIM	PRELIM				
C1.3	GRADING, UTILITIES, AND EROSION CONTROL PLAN	PRELIM	PRELIM				
C1.4	NATURAL RESOURCES PROTECTION PLAN	PRELIM	PRELIM				
C1.5	LANDSCAPE PLAN	PRELIM	PRELIM				
PP1	PUBLIC WATER MAIN EXTENSION	PRELIM	PRELIM				
PXP 1	SITE PHOTOMETRIC LIGHTING PLAN	PRELIM	PRELIM				
PXP 2	SITE LIGHTING CLUT SHEETS	PRELIM	PRELIM				

CONTACTS

DEVELOPER MATT TALBOT RECOVERY SERVICES 4650 S. HOWELL AVE. MILWAUKEE, WI 53207 CONTACT: KARL RAJANI	CIVIL EXCEL ENGINEERING 100 CAMELOT DRIVE FOND DU LAC, WISCONSIN 54935 CONTACT: JASON DAYE P: (920) 926-9800 F: (920) 926-9801 jason.d@excelengineer.com	CURRENT PROPERTY OWNER ESTATE OF LEO SHINKEN C.O. BONNIE JAEGER SHINKEN
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PROJECT NOTES

- CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING. CONTRACTOR TO CONTACT RYAN MILGREEN AT 920-926-9800 TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. STAKING SHALL BE COMPLETED BY EXCEL AS REQUESTED BY THE CONTRACTOR. THE CONTRACTOR WILL BE INVOICED BY EXCEL ENGINEERING AT THE STANDARD TIME AND MATERIAL RATES UP TO THE STAKING ALLOWANCE. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE ALLOWANCE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.
- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.



PROJECT LOCATION MAP

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

DIVISION 31 EARTH WORK

- 31 10 00 SITE CLEARING**
A. CONTRACTOR SHALL CALL DIGGERS HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONCRETE JOINT.
- 31 20 00 EARTH MOVING**
A. CONTRACTOR SHALL CALL DIGGERS HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REGULATIONS.

- D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS, UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSECTION SHALL BE COVERED WITH PROTECTIVE MULCH OR PROTECTIVE PLANTING. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REGULATIONS.**
- E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.**
- F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 688, STANDARD PROCTOR TEST. FILL MAY BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.**
 - UNDER FOUNDATIONS, SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
 - UNDER INTERIOR SLAB ON GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB, PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 98 PERCENT.
 - UNDER INTERIOR SLAB ON GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE, PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 98 PERCENT.
 - UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 98 PERCENT.
 - UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
- G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.**
- H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.**

- 31 30 00 EROSION CONTROL**
A. THE GRADING PLAN REFLECTS 24,377 S.F. (0.56 ACRES) OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 151 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.109 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.

- B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) 151. THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS, TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.**
 - SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056.
 - DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062.
 - STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 3/8 TO 6 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 30 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1067.
 - STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060.
 - DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY ON TRACKERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068.
 - THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
 - CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
 - TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 30 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1056 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
 - IF SITE Dewatering IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
 - ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.

- CALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.

- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

- 32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT**
A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 600 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW.
STANDARD ASPHALT PAVING
1-1/2" SURFACE COURSE (E-0.3)
1-1/2" BINDER COURSE (E-0.3)
4" OF 1-1/4" CRUSHED AGGREGATE
6" OF 3" CRUSHED AGGREGATE

- CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10 OF DESIGN SURFACE GRADIES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.

- HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.

- CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR I.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

- CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACES MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 308-08.
- EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
 - SIDEWALK CONCRETE - 4" OR CONCRETE OVER 4" OR 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOUCOIL JOINT WHERE INDICATED ON THE PLANS.

- DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
 - STRENGTH TO BE MINIMUM OF 4000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
 - SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
 - SLUMP SHALL BE 2" OR LESS FOR NON-SLIP-FORMED CURB AND GUTTER.
 - SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON-SLIP-FORMED CURB AND GUTTER.
 - ALL EXTERIOR CONCRETE SHALL BE AIR DRYED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C609 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
- ALL EXTERIOR MECHANICAL EQUIPMENT CONCRETE PADS SHALL BE SIZED AND DESIGNED BY THE EQUIPMENT SUPPLIER.

- ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05 OF DESIGN SURFACE AND FLOWLINE GRADIES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.

- H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (8 MIN.). ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOK FISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C609 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.

- ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, SOIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.

- CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 6 CU. YD., BUT NOT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 60 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.

- PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING, EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELING.

- LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.

- TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

- CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR I.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

- A. TOPSOIL.** CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.

- TOPSOIL INSTALLATION.** LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN 4" OVER FINISHED GRADIES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.

- B. SEEDED LAWNS.**
 - PERMANENT LAWN AREAS SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.8 LBS./1,000 S.F.), 25% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS./1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING

- SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ON SITE.

- ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS SHALL BE FOLLOWED BY THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.6 LBS./1,000 S.F.), 40% PERENNIAL RYEGRASS (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.

- ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.

- C. SEEDED LAWN MAINTENANCE.** CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5%. CONTRACTOR SHALL REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

D. EROSION MATTING:

- CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS.
- CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED.

- RIP RAP.** ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE HR FILTER FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURAL CONSTRUCTION.

- TREES AND SHRUBS.** FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE SHADERS FULLY BROADCASTED WITH REGULAR WATERING AND ALSO FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.

- TREE AND SHRUB INSTALLATION.** EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADIES. PLACE PLANTING SOIL MIX AROUND ROOT BALL LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.

- TREE AND SHRUB MAINTENANCE WARRANTY.** CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.

- MULCH.** PROVIDE 3" MINIMUM THICK BLANKET OF MULCH AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEEB BARRIER FABRIC. TYPE AND COLOR BY OWNER.

- PLASTIC EDGING.** INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGINGS TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

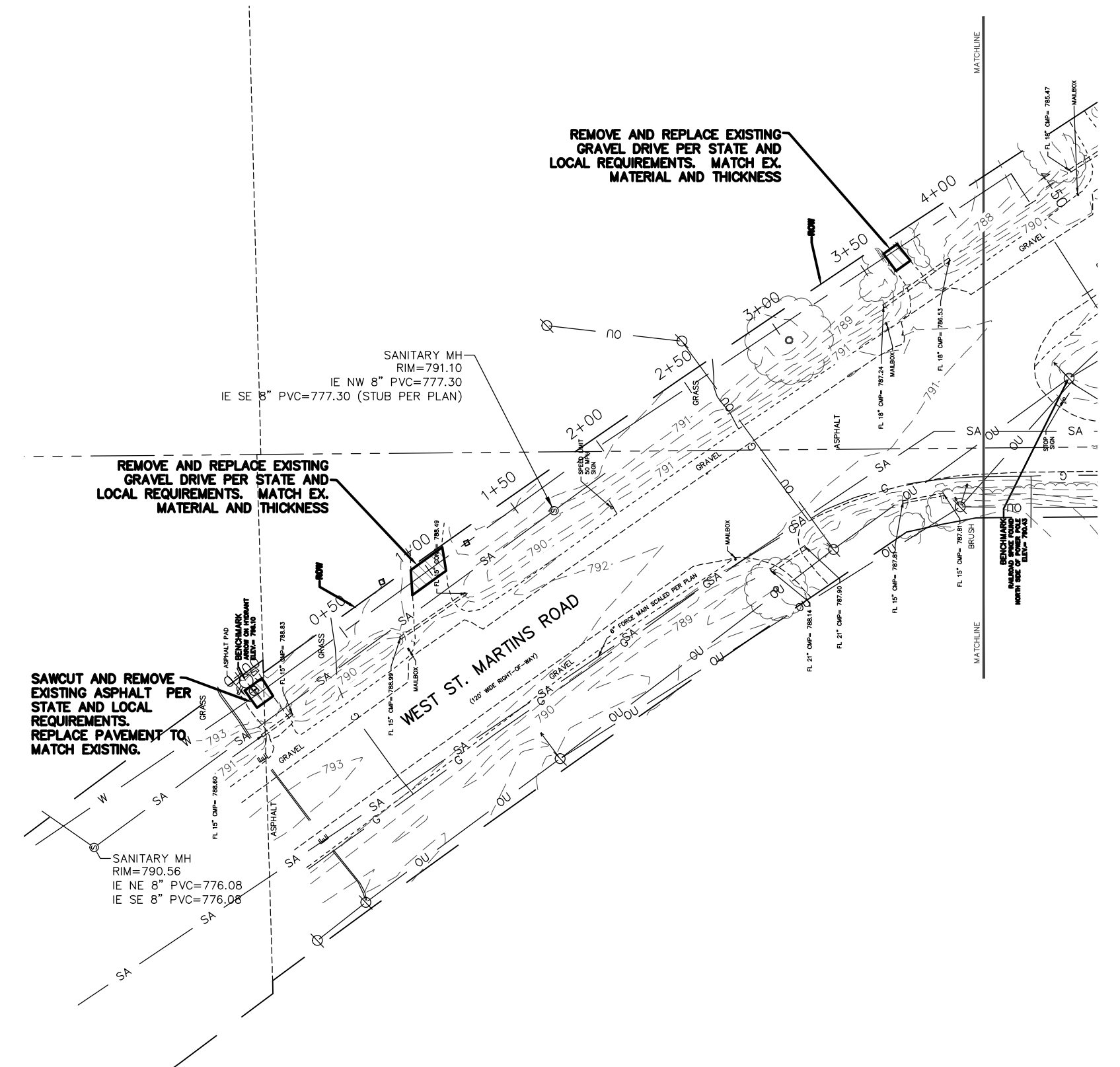
DIVISION 33 UTILITIES

33 10 00 PRIVATE SITE UTILITIES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR PER CODE OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.

- PROPOSED SANITARY PIPE SHALL BE SDR-35 PVC.

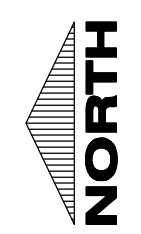
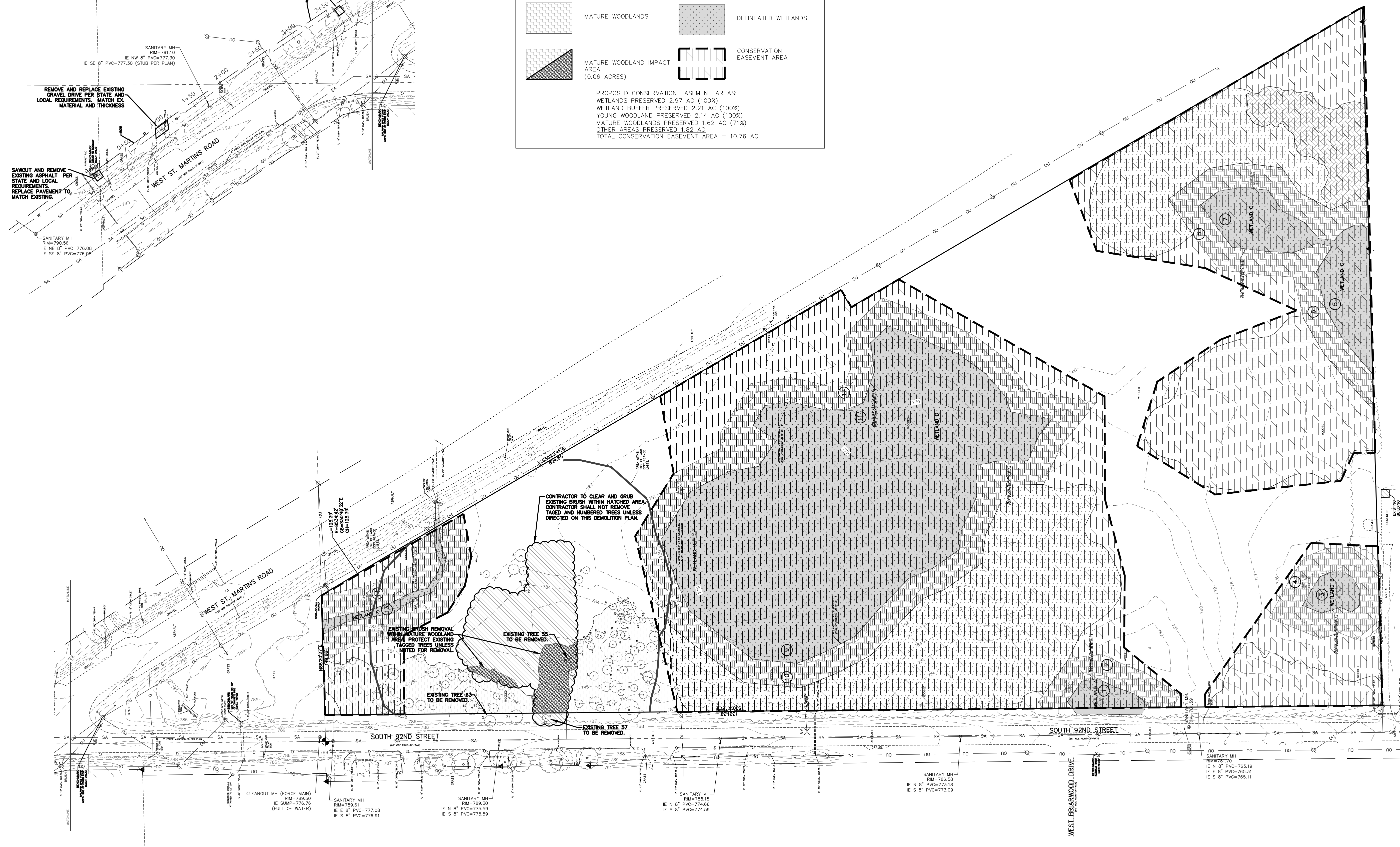
- CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 4" VERTICAL PVC PIPE WITH A WATERTIGHT REMOVABLE CLEANOUT PLUG. AN 8"



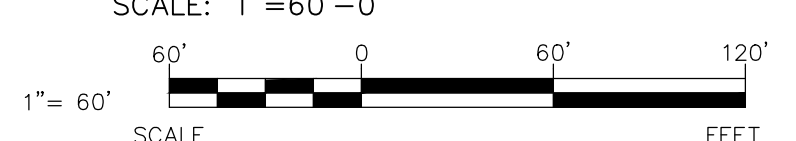
LEGEND

	YOUNG WOODLANDS		WETLAND BUFFER
	MATURE WOODLANDS		DELINEATED WETLANDS
	MATURE WOODLAND IMPACT AREA (0.06 ACRES)		CONSERVATION EASEMENT AREA

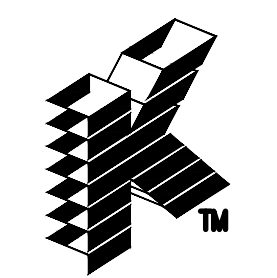
PROPOSED CONSERVATION EASEMENT AREAS:
 WETLANDS PRESERVED 2.97 AC (100%)
 WETLAND BUFFER PRESERVED 2.21 AC (100%)
 YOUNG WOODLAND PRESERVED 2.14 AC (100%)
 MATURE WOODLANDS PRESERVED 1.62 AC (71%)
 OTHER AREAS PRESERVED 1.82 AC
 TOTAL CONSERVATION EASEMENT AREA = 10.76 AC



EXISTING SITE AND DEMOLITION PLAN
 SCALE: 1"=60'-0"



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PROPOSED BUILDING FOR:

MATT TALBOT RECOVERY SERVICES, INC.

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PRELIMINARY PLAN DATE
 FEBRUARY 5, 2015
 MARCH 6, 2015

PROJECT MANAGER: N. LAURENT

ARCHITECT: D. SCHULZ

DRAWN BY: M. FRANZEN

EXPEDITOR: _____

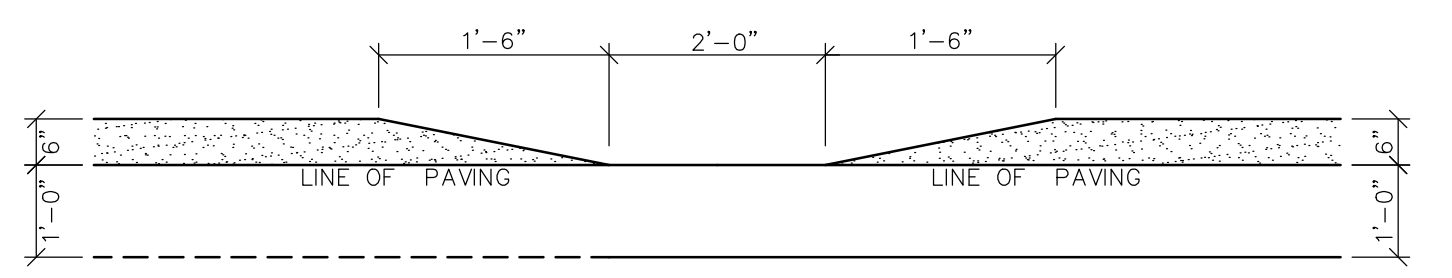
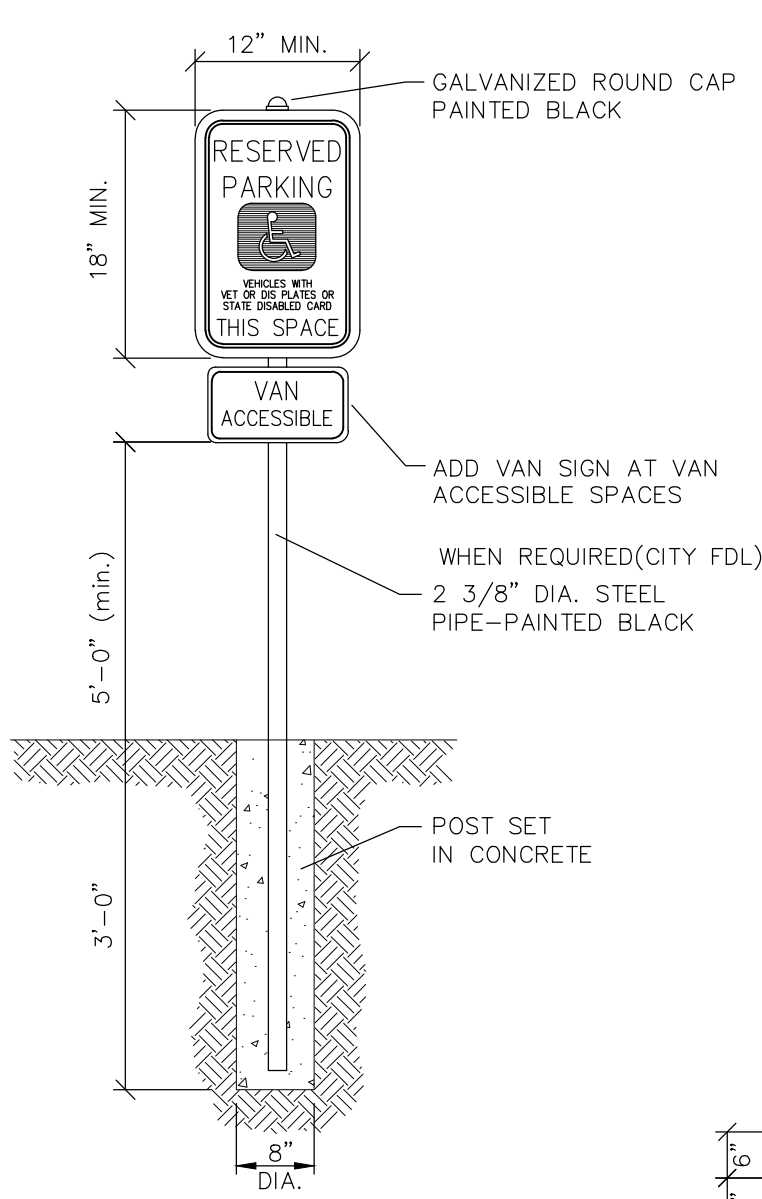
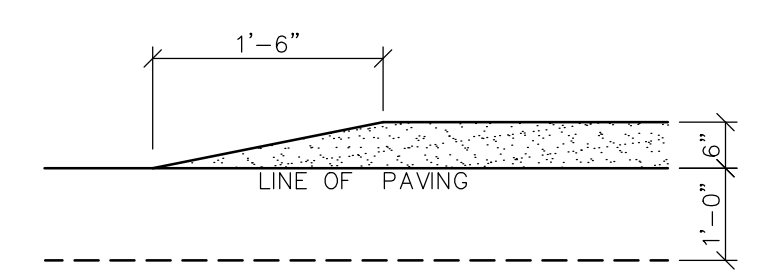
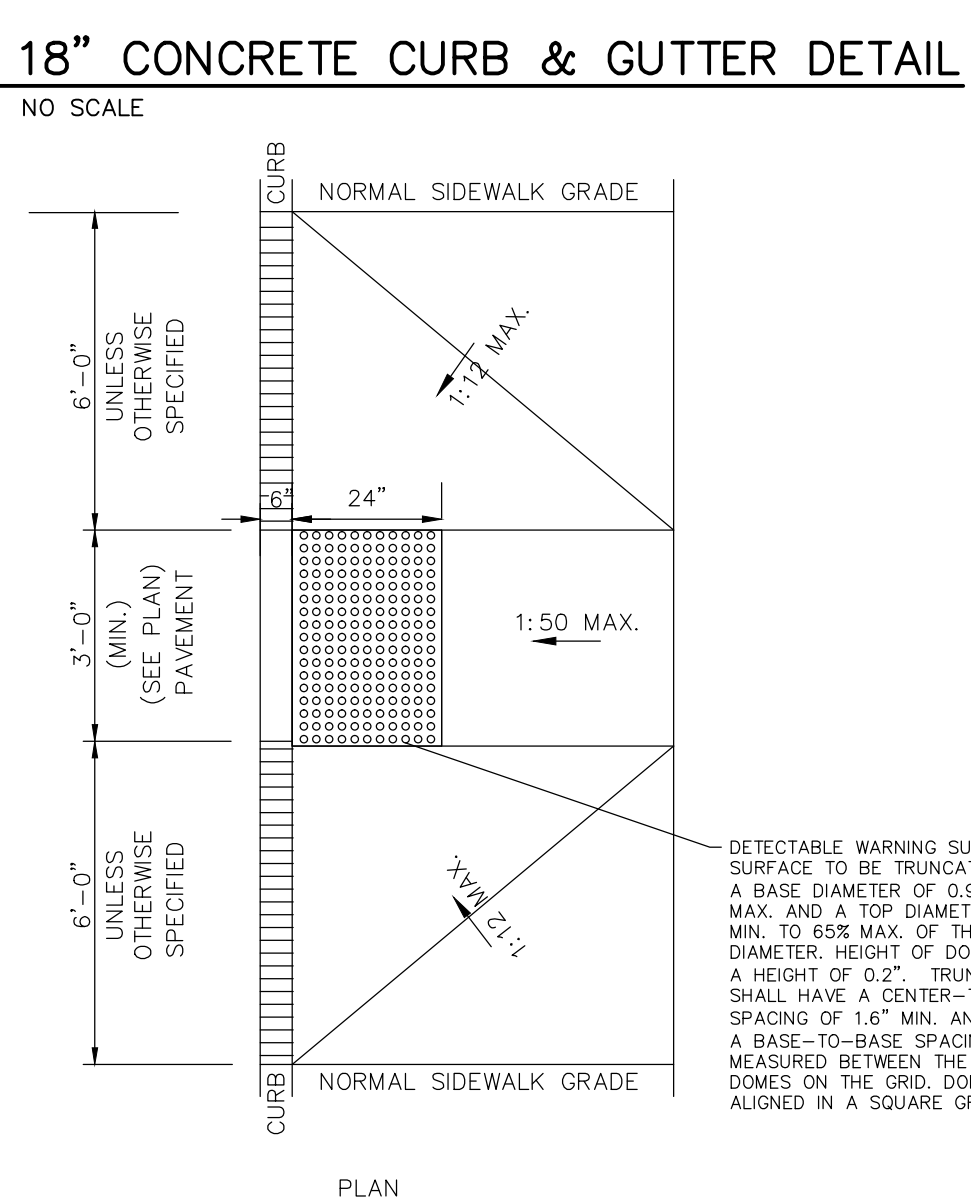
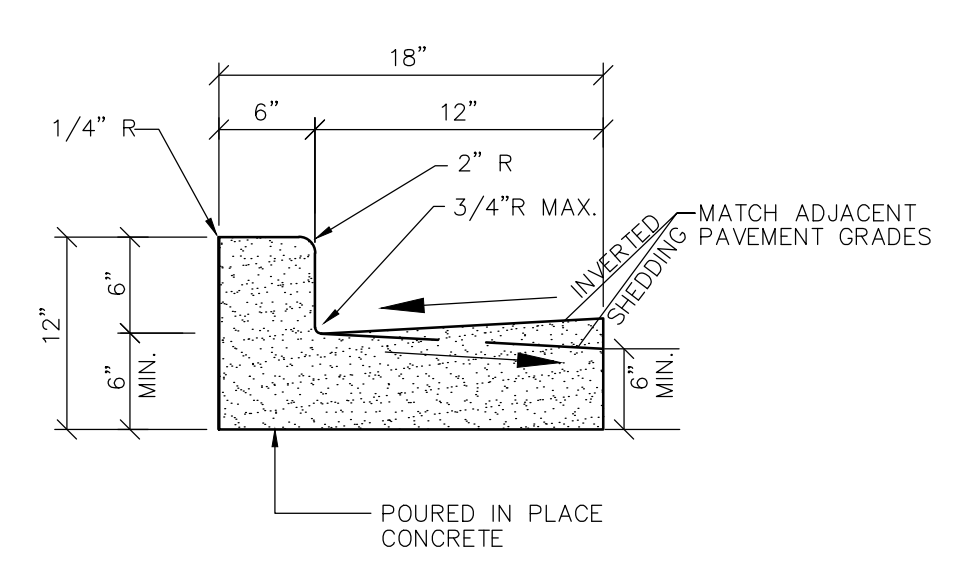
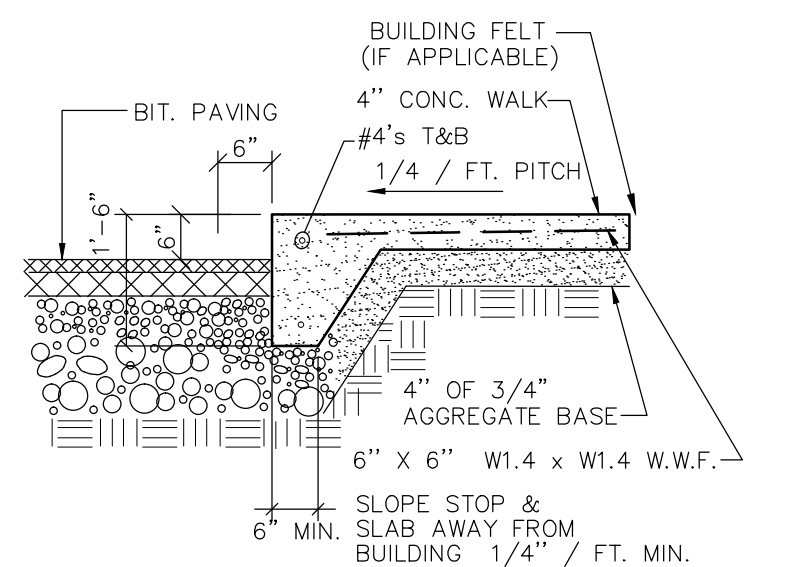
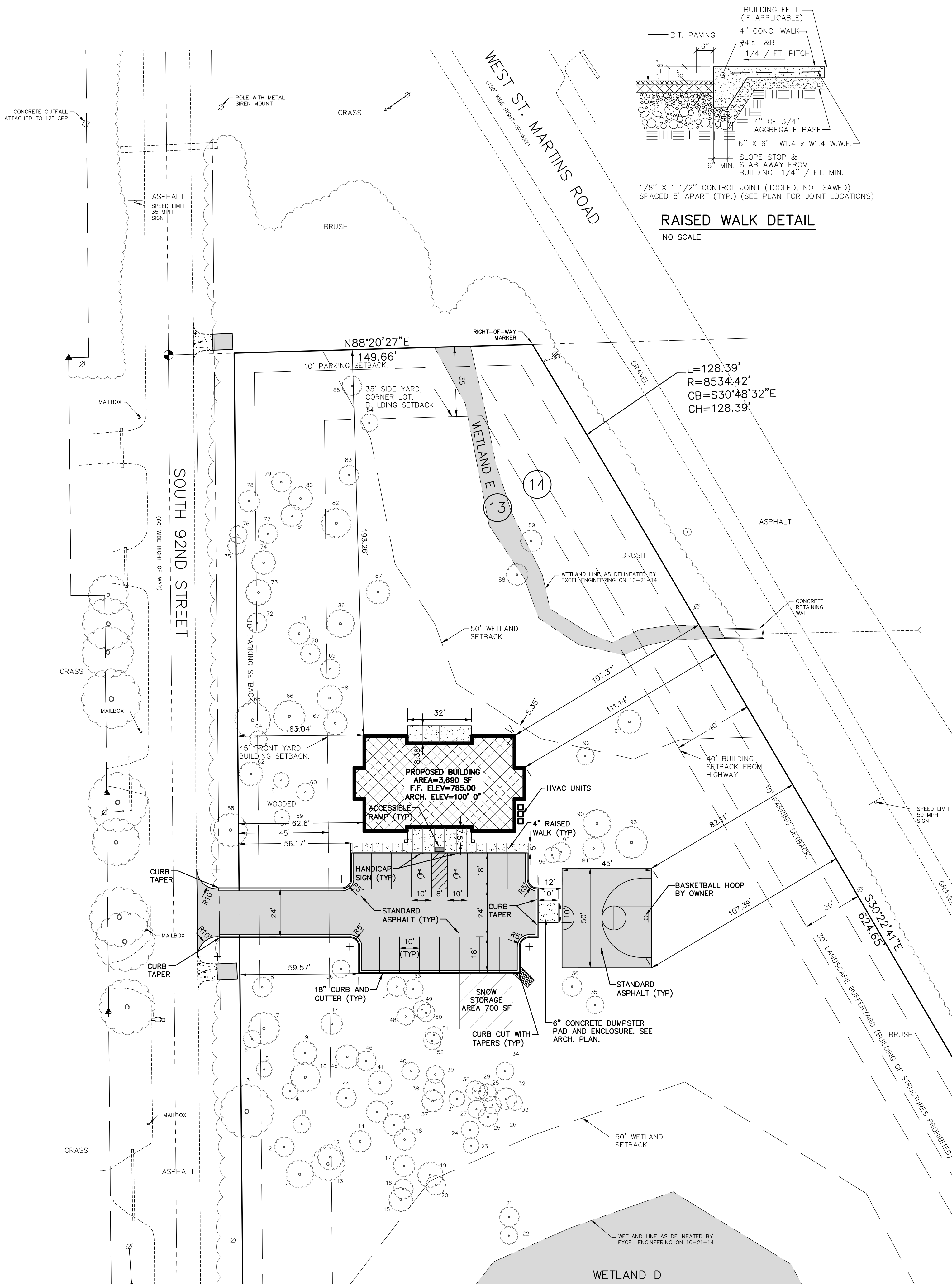
SUPERVISOR: _____

PRELIMINARY NO: _____

CONTRACT NO: _____

DATE: _____

SHEET: **C1.1**



SITE INFORMATION:
LEGAL DESCRIPTION: That part of the North 1/2 of the Southwest 1/4, Section 21, Town 5 North, Range 21 East, in the City of Franklin, County of Milwaukee, State of Wisconsin, which is bounded and described as follows, to-wit: Beginning at the Northwest corner of the Southwest 1/4, Section 21, Township 5 North, Range 21 East; Thence North 89 degrees 50' East along the North line of said 1/4 Section 2157.84 feet to a point which is 497.96 feet West of the Northeast corner of said 1/4 Section; Thence South 0 degrees 58' 32" West on a line 1322.38 feet to the South line of the North 1/2 of said 1/4 Section which point is 497.87 feet West of the East line of said 1/4 Section; Thence South 89 degrees 51' 32" West along the South line of the North 1/2 of said 1/4 Section 2157.43 feet to a point in the West line of said 1/4 Section; Thence North 0 degrees 57' 30" East along the West line of said 1/4 Section 1321.40 feet to the point of beginning, excepting that portion that has been conveyed to Milwaukee County for Highway 100.

PROPERTY AREA: AREA = 676,052 S.F. (15.52 ACRES).
EXISTING ZONING: R-3 SUBURBAN/ESTATE SINGLE-FAMILY RESIDENCE DISTRICT
PROPOSED ZONING: SAME
PROPOSED USE: STATE LICENSED COMMUNITY BASED RESIDENTIAL FACILITY
AREA OF SITE DISTURBANCE: 24,377 SF

SETBACKS: BUILDING: FRONT = 45'
SIDE = 35' (CORNER LOT)
REAR = 30'
ARTERIAL STREET = 40'
WETLAND = 50'

PAVEMENT: FRONT = 10'
SIDE = 10'
REAR = 10'

PROPOSED BUILDING HEIGHT 16' 6" (MAX. HEIGHT 30')
PARKING REQUIRED: 1 SPACE PER BEDROOM (5 SPACES REQ.)
PARKING PROVIDED: 16 SPACES (2 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 2
LANDSCAPE REQUIREMENTS: PER SECTION 15-5.0301 (B) 1 OF THE CITY OF FRANKLIN UDO, RESIDENTIAL DEVELOPMENT ON EXISTING LOTS OF RECORD IN THE R-3 DISTRICT ARE EXEMPT FROM LANDSCAPING REQUIREMENTS.
SNOW STORAGE REQUIREMENTS: PER SECTION 15-5.0210 (C) 10% OF THE TOTAL REQUIRED OFF STREET PARKING, INCLUSIVE OF DRIVES, SHALL BE PROVIDED AS SNOW STORAGE AREA. PARKING AREA = 6,874 SF X 10% = 687 SF OF SNOW STORAGE REQUIRED. 700 SF PROVIDED
SOIL TYPES: SEE SHEET C1.3 FOR SOILS MAP

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	15.52	676,052	
BUILDING FLOOR AREA	0	0	0%
PAVEMENT (ASP. & CONC.)	0	0	0%
TOTAL IMPERVIOUS	0	0	0%
LANDSCAPE/OPEN SPACE	15.52	676,052	100.0%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	15.52	676,052	
BUILDING FLOOR AREA	0.08	3,690	0.5%
PAVEMENT (ASP. & CONC.)	0.23	9,980	1.5%
TOTAL IMPERVIOUS	0.31	13,670	2.0%
LANDSCAPE/OPEN SPACE	15.21	662,382	98.0%

BASE SITE AREA CALCULATION		AC.
TOTAL LOT AREA		15.52
R.O.W.		0.00
Open Space Reserved.		0.00
Non Res. Uses		0.00
BASE SITE AREA	=	15.52

SITE INTENSITY AND CAPACITY FOR RESIDENTIAL DEVELOPMENT			
	Bse Area	OSR	Min Rqd. Open space
Open Space	15.52	x 0.00	0
Buildable Area	15.52	- NRPL	Net Buildable Site Area 7.67
		- ND	Max. Net Density D.U.'s 13.80
Max. Net Density Yield	15.52	x 1.718	13.80
Max. Gross Density Yield	15.52	x 1.718	13.80
Max Permitted D.U. of site			13.8

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PRELIMINARY PLAN DATE
FEBRUARY 5, 2015
MARCH 6, 2015

PROJECT MANAGER: N. LAURENT
ARCHITECT: D. SCHULZ
DRAWN BY: M. FRANZEN
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO:
CONTRACT NO:
DATE:
SHEET: **C1.2**

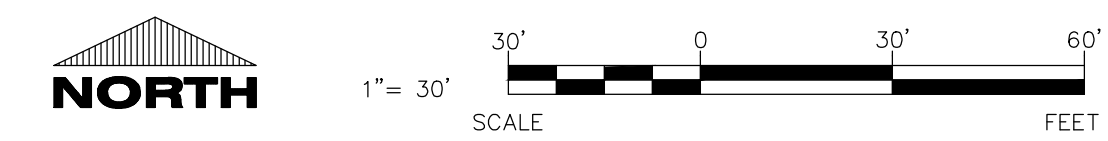
Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Milwaukee and Waukesha Counties, Wisconsin (WI62)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsA	Ashkum silty clay loam, 0 to 2 percent slopes	C/D	4.6	27.0%
BIA	Blount silt loam, 1 to 3 percent slopes	C/D	2.0	12.0%
EsA	Elliott silt loam, 1 to 3 percent slopes	C/D	4.8	28.6%
MeB	Markham silt loam, 2 to 6 percent slopes	C	1.2	7.3%
MzdB	Morley silt loam, 2 to 6 percent slopes	C	0.1	0.3%
MzdB2	Morley silt loam, 2 to 6 percent slopes, eroded	C	4.0	23.6%
Totals for Area of Interest			16.6	100.0%

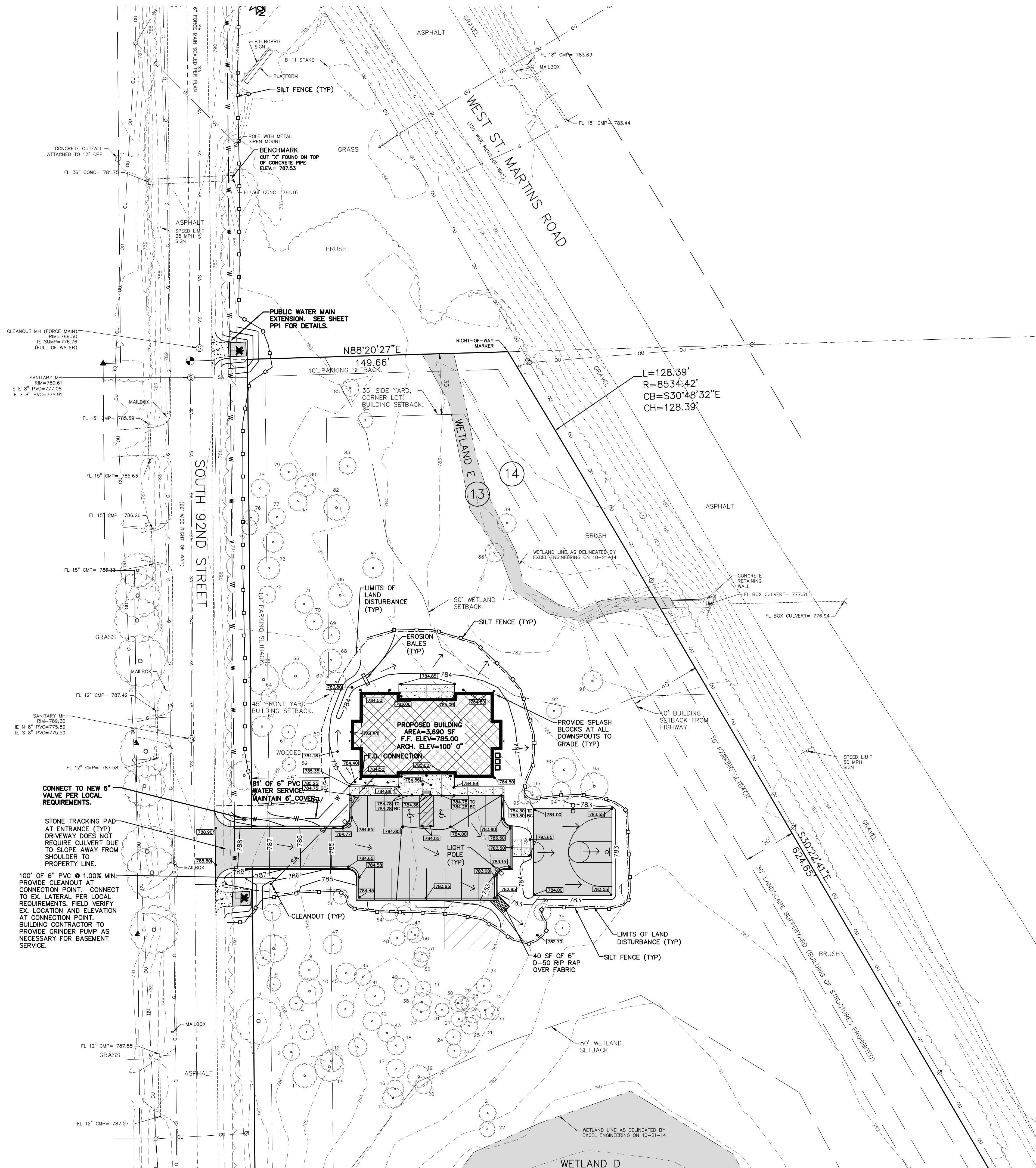


SOIL MAP AND LEGEND

GRADING, UTILITIES AND EROSION CONTROL PLAN



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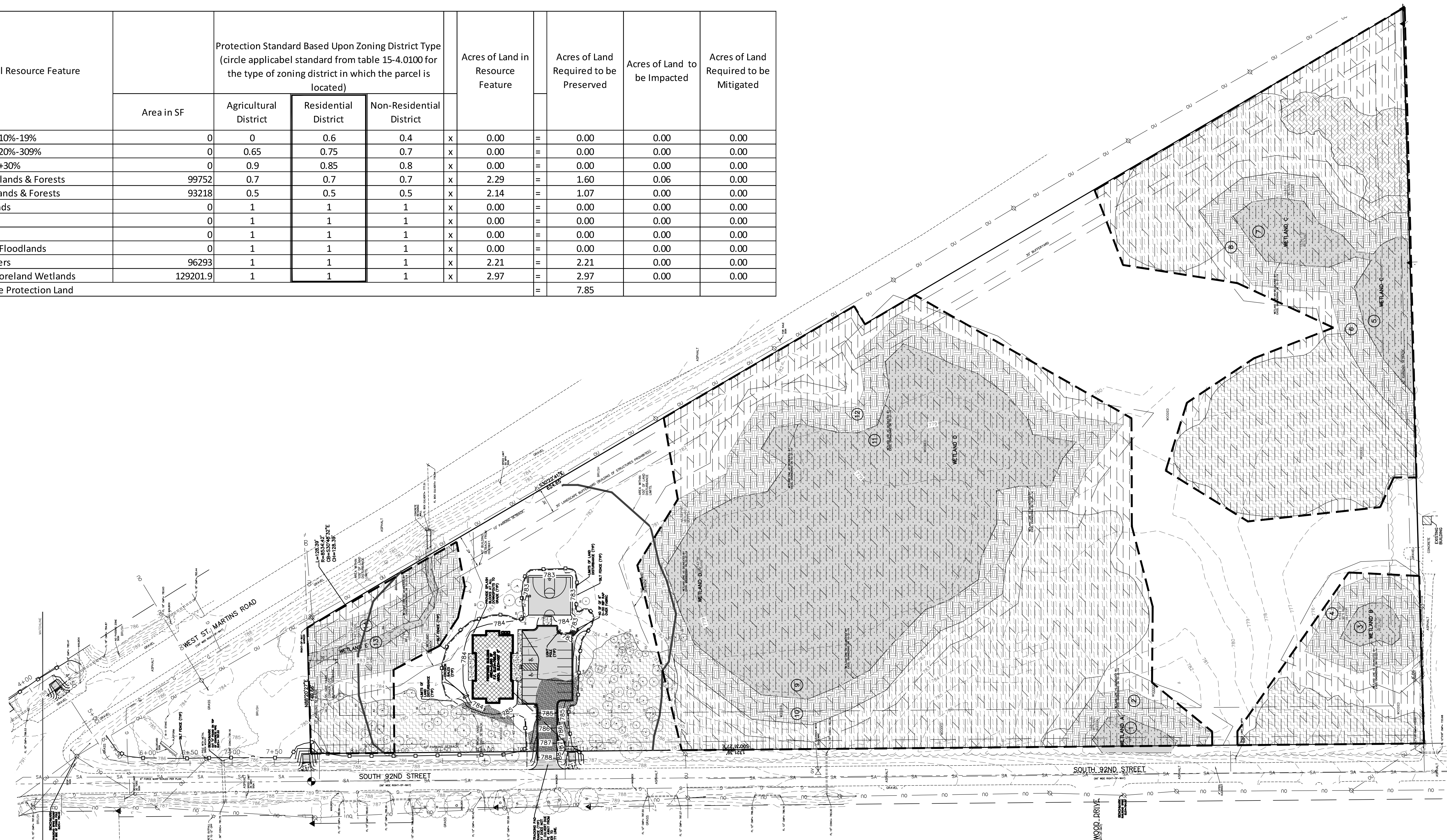
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PRELIMINARY PLAN DATE	_____
FEBRUARY 5, 2015	_____
MARCH 6, 2015	_____
PROJECT MANAGER:	N. LAURENT
ARCHITECT:	D. SCHULZ
DRAWN BY:	M. FRANZEN
EXPEDITOR:	_____
SUPERVISOR:	_____
PRELIMINARY NO:	_____
CONTRACT NO:	_____
DATE:	_____
SHEET:	C1.3

Natural Resource Feature	Area in SF	Protection Standard Based Upon Zoning District Type (circle applicabel standard from table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	Acres of Land Required to be Preserved	Acres of Land to be Impacted	Acres of Land Required to be Mitigated		
		Agricultural District	Residential District	Non-Residential District						
Steep Slopes 10%-19%	0	0	0.6	0.4	x	0.00	=	0.00	0.00	0.00
Steep Slopes 20%-309%	0	0.65	0.75	0.7	x	0.00	=	0.00	0.00	0.00
Steep Slopes +30%	0	0.9	0.85	0.8	x	0.00	=	0.00	0.00	0.00
Matrue Woodlands & Forests	99752	0.7	0.7	0.7	x	2.29	=	1.60	0.06	0.00
Young Woodlands & Forests	93218	0.5	0.5	0.5	x	2.14	=	1.07	0.00	0.00
Lakes and Ponds	0	1	1	1	x	0.00	=	0.00	0.00	0.00
Streams	0	1	1	1	x	0.00	=	0.00	0.00	0.00
Shore Buffer	0	1	1	1	x	0.00	=	0.00	0.00	0.00
Floodplains / Floodlands	0	1	1	1	x	0.00	=	0.00	0.00	0.00
Wetland Buffers	96293	1	1	1	x	2.21	=	2.21	0.00	0.00
Wetland & Shoreland Wetlands	129201.9	1	1	1	x	2.97	=	2.97	0.00	0.00
Total Resource Protection Land							=	7.85		



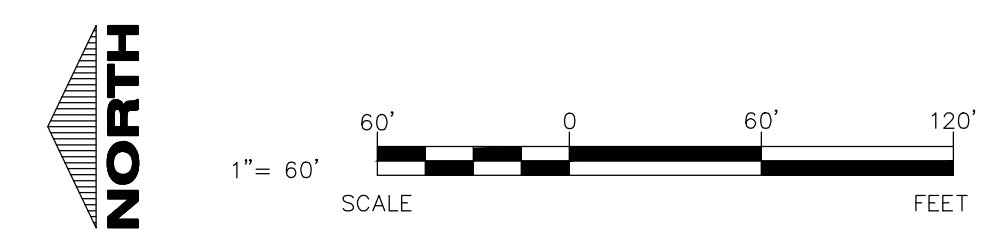
LEGEND

	YOUNG WOODLANDS		WETLAND BUFFER
	MATURE WOODLANDS		DELINEATED WETLANDS
	MATURE WOODLAND IMPACT AREA (0.06 ACRES)		CONSERVATION EASEMENT AREA

PROPOSED CONSERVATION EASEMENT AREAS:
 WETLANDS PRESERVED 2.97 AC (100%)
 WETLAND BUFFER PRESERVED 2.21 AC (100%)
 YOUNG WOODLAND PRESERVED 2.14 AC (100%)
 MATURE WOODLANDS PRESERVED 1.62 AC (71%)
 OTHER AREAS PRESERVED 1.82 AC
 TOTAL CONSERVATION EASEMENT AREA = 10.76 AC

NOTES:
 SEE NRPP REPORT DATED 3-6-2015 FOR ADDITIONAL INFORMATION AS REQUIRED.
 SEE WETLAND DELINEATION REPORT FOR ADDITIONAL INFORMATION AS REQUIRED.

FIGURE 2
 NATURAL RESOURCES PROTECTION PLAN



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

FOX CITIES
 N216 State Road 55 P.O. Box 620
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 PHONE (920) 766-5795 or 1-800-236-2534
 FAX (920) 766-5004

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 1-800-236-2534 FAX (715) 849-3181
 (262) 250-9740

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PROPOSED BUILDING FOR:

MATT TALBOT RECOVERY SERVICES, INC.

FRANKLIN, WISCONSIN

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PRELIMINARY PLAN DATE
 FEBRUARY 5, 2015
 MARCH 6, 2015

PROJECT MANAGER: N. LAURENT

ARCHITECT: D. SCHULZ

DRAWN BY: M. FRANZEN

EXPEDITOR: _____

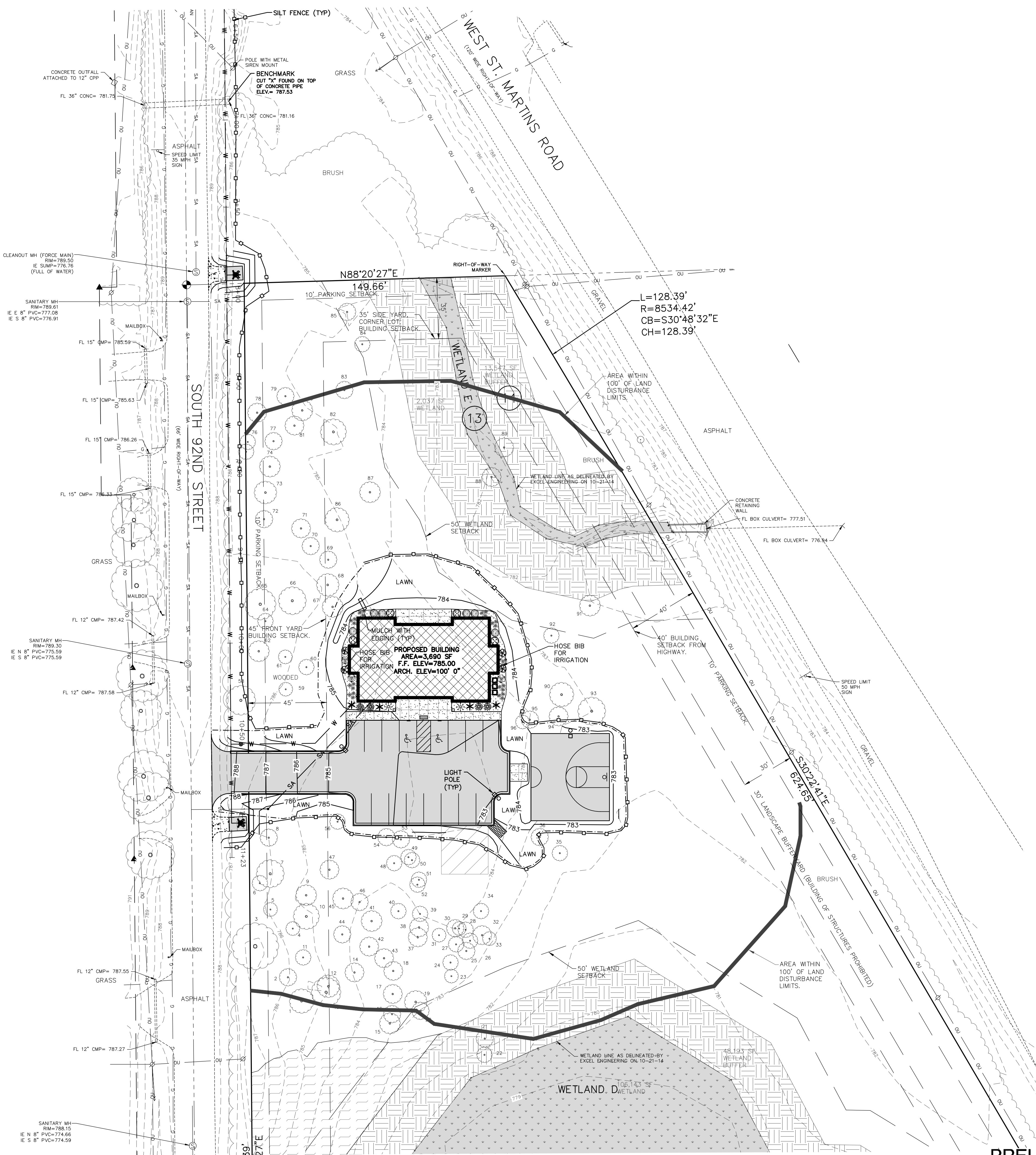
SUPERVISOR: _____

PRELIMINARY NO: _____

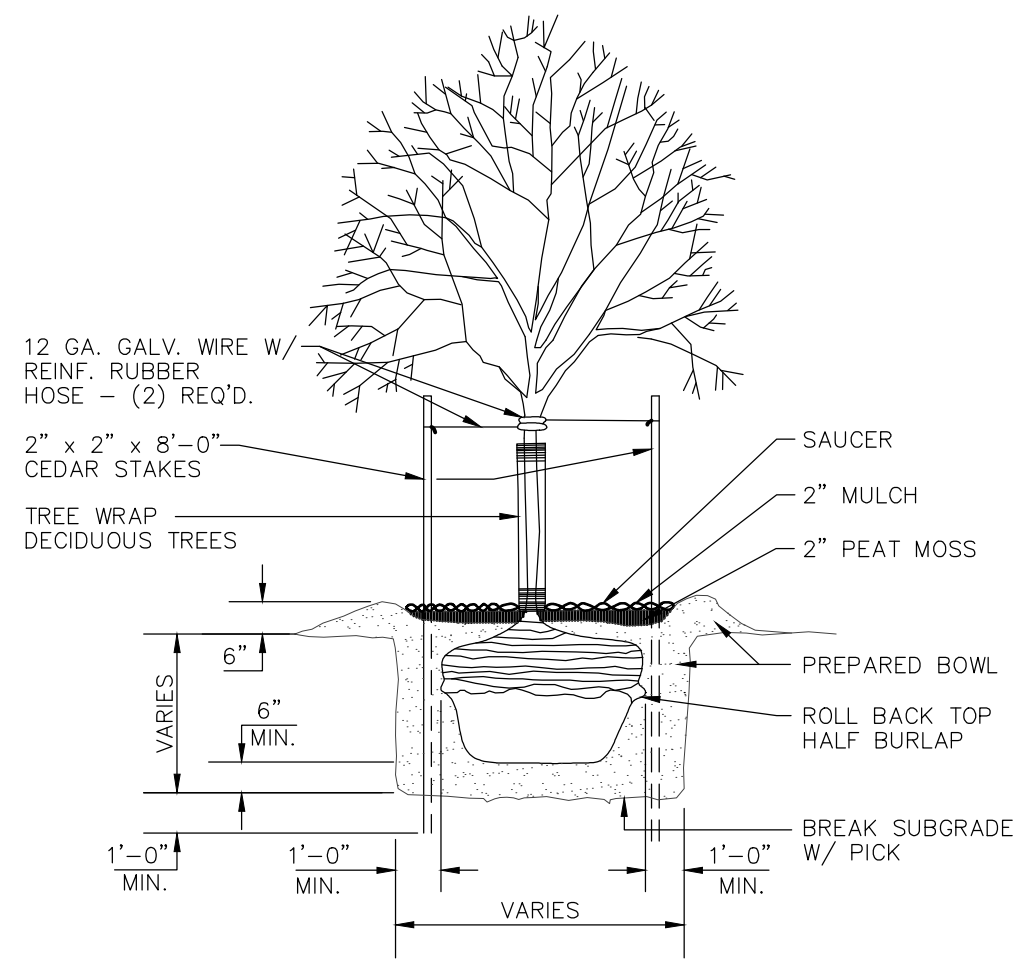
CONTRACT NO: _____

DATE: _____

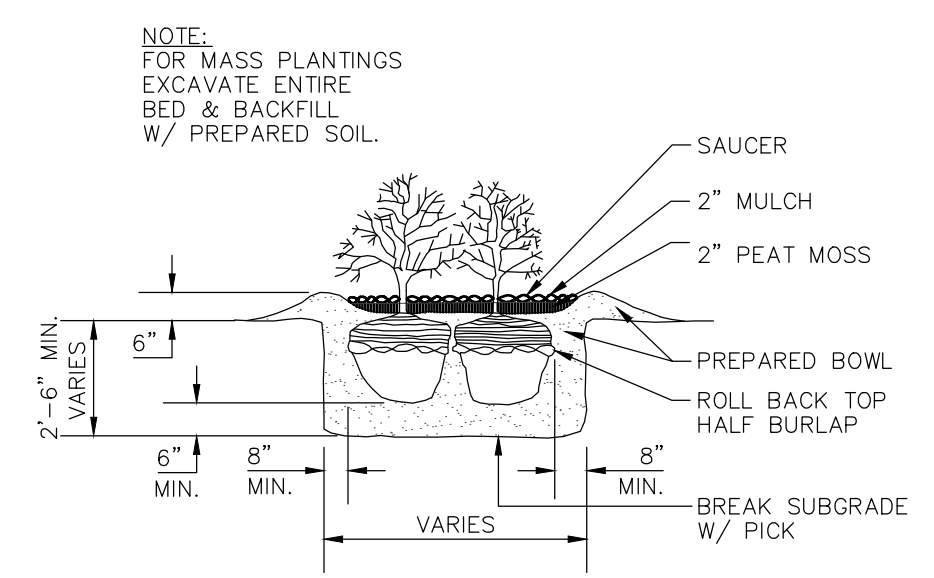
SHEET: **C1.4**



LANDSCAPING NOTES				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS SHRUBS				
⊗	Weigela Carnival	Weigela Florida 'courtaior'	24"	4
⊗	Barberry Concorde	Berberis thunbergii concorde	24"	4
⊗	Rhododendron	Rhododendron haaga	15"-18"	6
EVERGREEN SHRUBS				
⊗	Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana'	12"-15"	4
⊗	Russian Cypress	Microbiota decussata	12"-15"	4
PERENNIALS				
✱	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	4
✱	Hostas	Hostas 'Royal Standard'	1 gal pot	8
✱	Blue Autumn Aster	Aster 'blue autumn'	1 gal pot	2

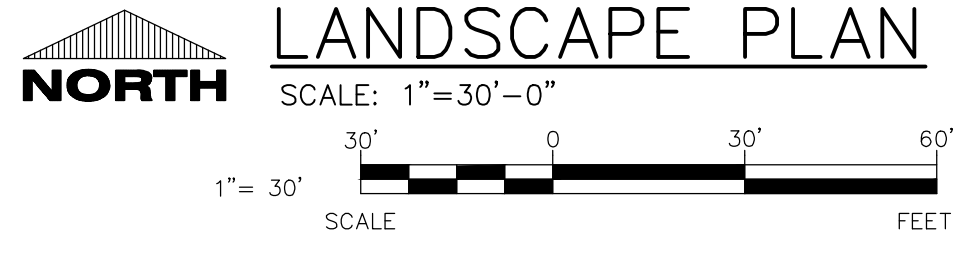


TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

NOTES:
PER SECTION 15-5.0301J AREAS OF DEVELOPMENT DESIGNATED AS LANDSCAPE EASEMENT AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER AND KEPT FREE OF ALL DEBRIS, RUBBISH, WEEDS, AND TALL GRASS BY THE PROPERTY OWNER.
PER SECTION 15-5.0301 (B) 1 OF THE CITY OF FRANKLIN UDO, RESIDENTIAL DEVELOPMENT ON EXISTING LOTS OF RECORD IN THE R-3 DISTRICT ARE EXEMPT FROM LANDSCAPING REQUIREMENTS.



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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PRELIMINARY PLAN DATE
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MARCH 6, 2015

PROJECT MANAGER: N. LAURENT

ARCHITECT: D. SCHULZ

DRAWN BY: M. FRANZEN

EXPEDITOR: _____

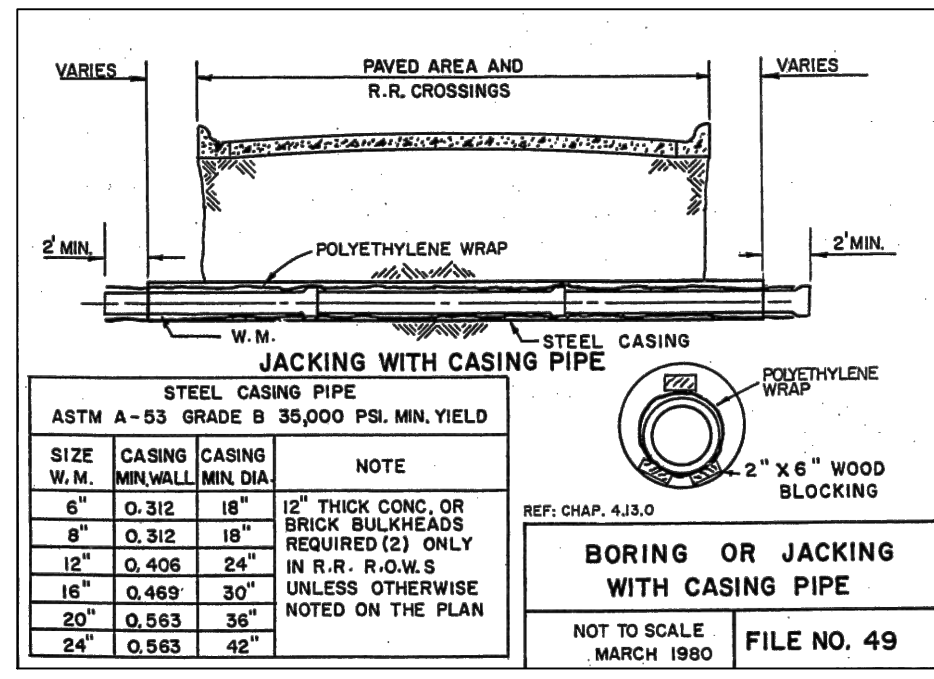
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PRELIMINARY NO: _____

CONTRACT NO: _____

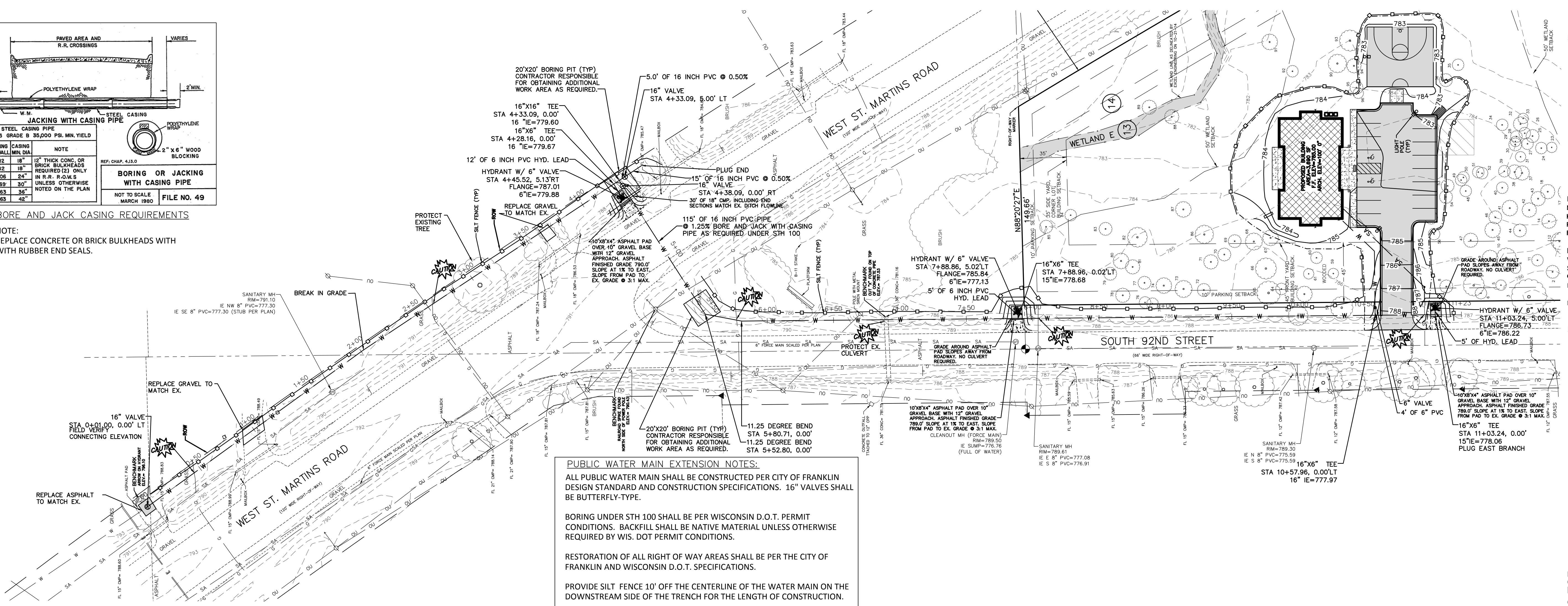
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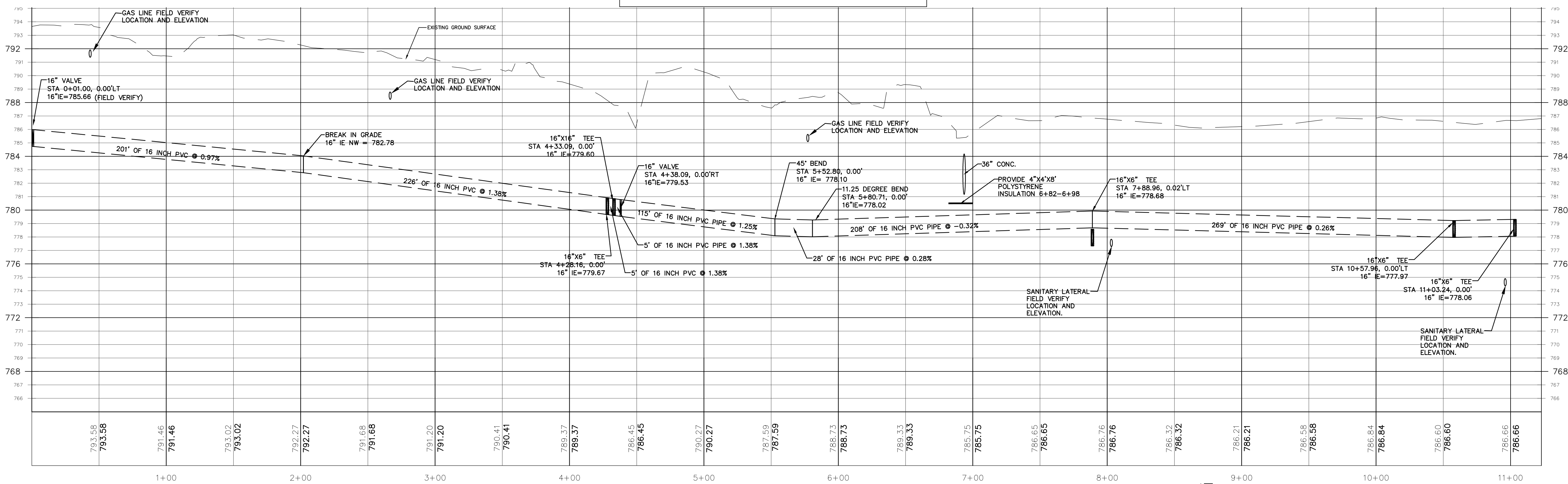


BORE AND JACK CASING REQUIREMENTS

NOTE:
REPLACE CONCRETE OR BRICK BULKHEADS WITH RUBBER END SEALS.



PUBLIC WATER MAIN EXTENSION NOTES:
 ALL PUBLIC WATER MAIN SHALL BE CONSTRUCTED PER CITY OF FRANKLIN DESIGN STANDARD AND CONSTRUCTION SPECIFICATIONS. 16" VALVES SHALL BE BUTTERFLY-TYPE.
 BORING UNDER STH 100 SHALL BE PER WISCONSIN D.O.T. PERMIT CONDITIONS. BACKFILL SHALL BE NATIVE MATERIAL UNLESS OTHERWISE REQUIRED BY WIS. DOT PERMIT CONDITIONS.
 RESTORATION OF ALL RIGHT OF WAY AREAS SHALL BE PER THE CITY OF FRANKLIN AND WISCONSIN D.O.T. SPECIFICATIONS.
 PROVIDE SILT FENCE 10' OFF THE CENTERLINE OF THE WATER MAIN ON THE DOWNSTREAM SIDE OF THE TRENCH FOR THE LENGTH OF CONSTRUCTION.
 ALL OTHER EROSION CONTROL SHALL BE PER CITY OF FRANKLIN SPECIFICATIONS.



WATER MAIN STA 0+00-STA 9+50
 PROFILE VERTICAL: 1"=4'-0"
 PROFILE HORIZ.: 1"=40'-0"
 PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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PROPOSED BUILDING FOR:

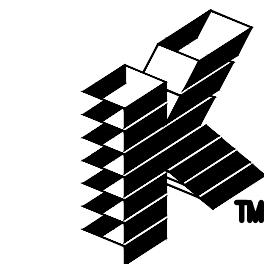
MATT TALBOT RECOVERY SERVICES, INC.

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 FRANKLIN,

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PRELIMINARY PLAN DATE
 FEBRUARY 5, 2015
 MARCH 6, 2015

PROJECT MANAGER: N. LAURENT
 ARCHITECT: D. SCHULZ
 DRAWN BY: M. FRANZEN
 EXPEDITOR:
 SUPERVISOR:
 PRELIMINARY NO.:
 CONTRACT NO.:
 DATE:
 SHEET: **PP1**



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PROPOSED BUILDING FOR:

MATT TALBOT RECOVERY SERVICES, INC.

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PROJECT MANAGER:
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ARCHITECT:
D. SCHULZ

DRAWN BY:
M. FRANZEN

EXPEDITOR:

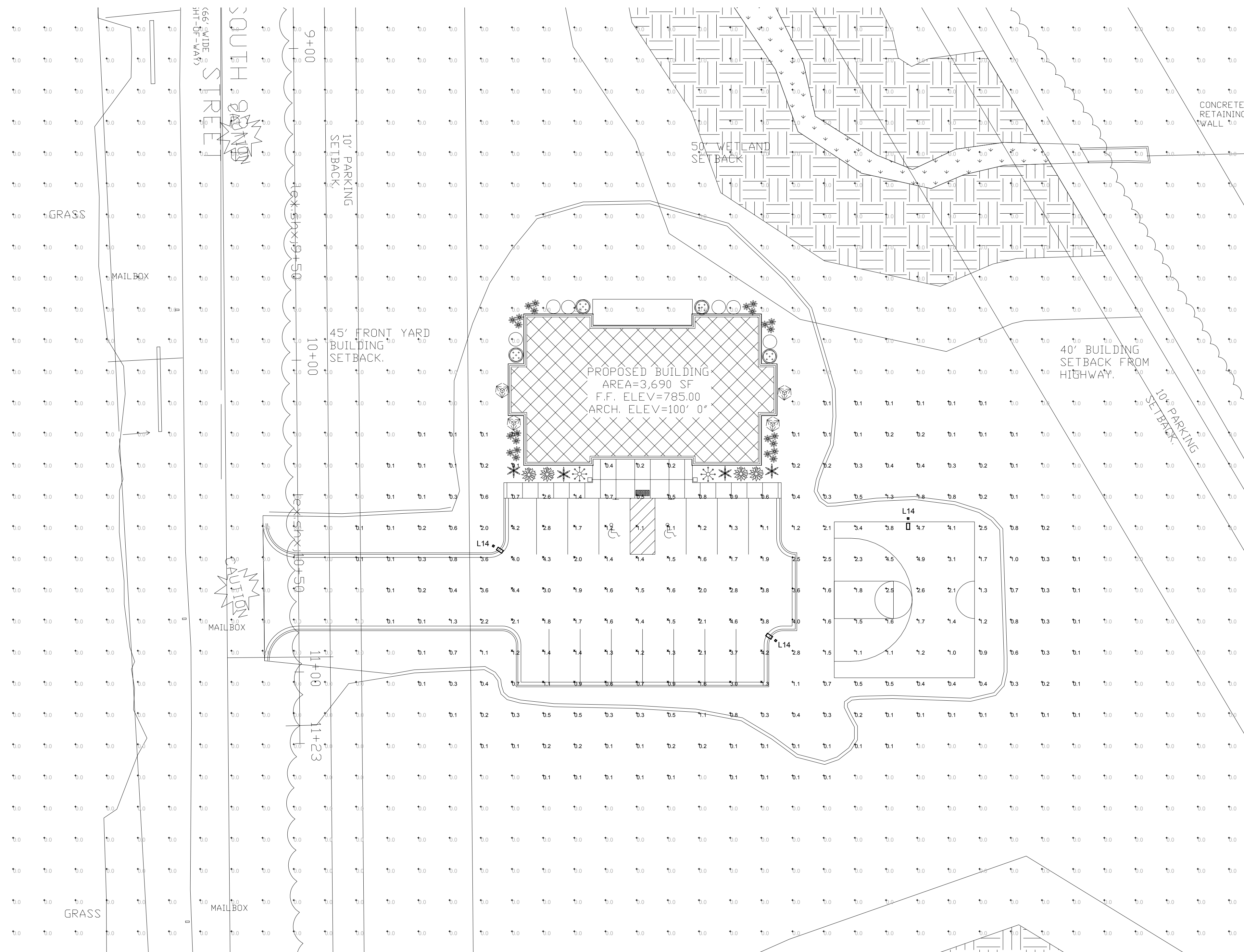
SUPERVISOR:

PRELIMINARY NO:

CONTRACT NO:

DATE:

SHEET: **PXP1**



SITE PHOTOMETRIC LIGHTING PLAN

SCALE: 1" = 20'



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	Overall Height
	L14	3	GLEON-AE-02-LED-E1-T4FT	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET.		GLEON-AE-02-LED-E1-T4FT.ies	Absolute	0.81	107	15'-0"

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 fc	4.9 fc	0.0 fc	N/A	N/A
PARKING AREA	X	2.0 fc	4.6 fc	0.6 fc	7.7:1	3.3:1

TYPE: "L14"

OPTIC ORIENTATION

DRILLING PATTERN

GLEON GALLEON LED

OPTICAL DISTRIBUTIONS

ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7' Arm (Standard)	7' Arm (Standard)
GLEON-AE-02	7' Arm (Standard)	7' Arm (Standard)
GLEON-AE-03	7' Arm (Standard)	7' Arm (Standard)
GLEON-AE-04	7' Arm (Standard)	7' Arm (Standard)
GLEON-AE-05	10' Extended Arm (Requires)	7' Arm (Standard)
GLEON-AE-06	10' Extended Arm (Requires)	7' Arm (Standard)
GLEON-AE-07	10' Extended Arm (Requires)	10' Extended Arm (Requires)
GLEON-AE-08	10' Extended Arm (Requires)	10' Extended Arm (Requires)
GLEON-AE-09	10' Extended Arm (Requires)	10' Extended Arm (Requires)
GLEON-AE-10	10' Extended Arm (Requires)	10' Extended Arm (Requires)

Cooper Lighting
by **EATN**

5000 Eaton Boulevard
Cleveland, OH 44122
770-88-4000
eaton.com

Eaton's Cooper Lighting Business
121 Highway 76 South
Plymouth, GA 30358
770-88-4000
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

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2014-08-27 15:04:21

TYPE: "L14"

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
30°C	0.99
40°C	0.98
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (90,000 Hours)	Theoretical L70 (Hours)
20°C	> 96%	> 350,000
30°C	> 93%	> 250,000
40°C	> 80%	> 170,000

GLEON GALLEON LED

NOMINAL POWER AND LUMENS (1A)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Drive Current	1A	1A	1A	1A	1A	1A	1A	1A	1A	1A
Nominal Power (Watts)	58	107	157	213	264	315	370	421	475	528
Input Current @ 120V (A)	0.47	0.90	1.31	1.79	2.21	2.64	3.09	3.51	3.96	4.41
Input Current @ 200V (A)	0.28	0.51	0.74	1.00	1.25	1.48	1.75	1.99	2.22	2.50
Input Current @ 240V (A)	0.25	0.45	0.65	0.86	1.05	1.25	1.45	1.59	1.75	2.00
Input Current @ 277V (A)	0.23	0.41	0.58	0.82	1.00	1.18	1.41	1.58	1.77	2.00

Optics

Optics	Lumens	1A	2A	3A	4A	5A	6A	7A	8A	9A	10A
T2	5,272	10,303	15,373	20,313	25,168	30,118	35,619	40,367	45,018	49,842	
T2 BUS Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	
T2R	5,097	10,098	15,251	20,165	24,710	29,374	34,131	38,944	43,702	52,014	
T2R BUS Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	
T3	5,374	10,501	15,699	20,794	25,650	30,897	36,303	41,134	46,884	50,802	
T3 BUS Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	
T3R	5,483	10,726	16,017	21,154	26,222	31,379	37,110	42,648	48,064	51,800	
T3R BUS Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	
T4	5,489	10,562	15,760	20,854	25,697	30,871	36,314	41,327	46,100	51,088	
T4 BUS Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	
T4R	5,335	10,428	15,556	20,555	25,468	30,478	35,642	40,838	45,544	50,420	
T4R BUS Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	
T5	5,263	10,285	15,347	20,278	25,124	30,066	35,556	40,988	44,840	49,716	
T5 BUS Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	
T5R	5,173	10,100	15,067	20,701	25,443	30,603	35,788	41,128	45,819	50,734	
T5R BUS Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	
T6	5,105	9,876	14,886	19,859	24,770	29,183	34,488	39,719	45,581	48,282	
T6 BUS Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	
T6R	5,042	10,000	14,900	19,702	24,450	29,169	34,429	42,421	47,200	52,282	
T6R BUS Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	
T7	5,044	11,025	16,427	21,742	26,942	32,241	38,155	43,202	48,191	53,919	
T7 BUS Rating	B1-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	
T7R	5,059	11,059	16,501	21,803	27,014	32,327	38,230	43,317	48,200	53,448	
T7R BUS Rating	B1-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	
T8	4,722	9,227	13,797	18,191	22,539	26,971	31,697	36,141	40,315	44,628	
T8 BUS Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	
T8R	4,862	10,732	16,014	21,159	26,176	31,272	37,001	42,229	46,883	51,919	
T8R BUS Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	
T9	5,512	10,771	16,072	21,236	26,311	31,456	37,236	42,191	47,683	52,107	
T9 BUS Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	

Cooper Lighting
by **EATN**

5000 Eaton Boulevard
Cleveland, OH 44122
770-88-4000
eaton.com

Eaton's Cooper Lighting Business
121 Highway 76 South
Plymouth, GA 30358
770-88-4000
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

ADH140428
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TYPE: "L14"

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of light control, an optional house side shield accessory can be field or factory installed. The house side shield is designed to seamlessly integrate with the SL2, SL3, SL4 or AFL optics.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Standard with 0-10V dimming. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA High Ambient option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 520mA and 700mA drive currents.

Mounting
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

McGRAW-EDISON

GLEON GALLEON LED

1-10 Light Squares
Solid State LED
AREA/SITE LUMINAIRE

CERTIFICATION DATA
UL919, Wet Location Listed
UL9000
LM79 LAMB Compliant
25 Vibration Rated
IP66 Rated
DesignLight Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
≥13 Power Factor
≤20% Total Harmonic Distortion
120V 277V 50/60Hz
347V & 480V 60Hz
40°C Max. Temperature
40°C Max. Temperature
80°C Max. Temperature (HA Option)

Cooper Lighting
by **EATN**

5000 Eaton Boulevard
Cleveland, OH 44122
770-88-4000
eaton.com

Cooper Lighting
by **EATN**

5000 Eaton Boulevard
Cleveland, OH 44122
770-88-4000
eaton.com

Eaton's Cooper Lighting Business
121 Highway 76 South
Plymouth, GA 30358
770-88-4000
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

ADH140428
2014-08-27 15:04:21

TYPE: "L14"

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
30°C	0.99
40°C	0.98
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (90,000 Hours)	Theoretical L70 (Hours)
20°C	> 96%	> 350,000
30°C	> 93%	> 250,000
40°C	> 80%	> 170,000

GLEON GALLEON LED

NOMINAL POWER AND LUMENS (1A)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Drive Current	1A	1A	1A	1A	1A	1A	1A	1A	1A	1A
Nominal Power (Watts)	58	107	157	213	264	315	370	421	475	528
Input Current @ 120V (A)	0.47	0.90	1.31	1.79	2.21	2.64	3.09	3.51	3.96	4.41
Input Current @ 200V (A)	0.28	0.51	0.74	1.00	1.25	1.48	1.75	1.99	2.22	2.50
Input Current @ 240V (A)	0.25	0.45	0.65	0.86	1.05	1.25	1.45	1.59	1.75	2.00
Input Current @ 277V (A)	0.23	0.41	0.58	0.82	1.00	1.18	1.41	1.58	1.77	2.00

Optics

Optics	Lumens	1A	2A	3A	4A	5A	6A	7A	8A	9A	10A
T2	5,272	10,303	15,373	20,313	25,168	30,118	35,619	40,367	45,018	49,842	
T2 BUS Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	
T2R	5,097	10,098	15,251	20,165	24,710	29,374	34,131	38,944	43,702	52,014	
T2R BUS Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	
T3	5,374	10,501	15,699	20,794	25,650	30,897	36,303	41,134	46,884	50,802	
T3 BUS Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	
T3R	5,483	10,726	16,017	21,154	26,222	31,379	37,110	42,648	48,064	51,800	
T3R BUS Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	
T4	5,489	10,562	15,760	20,854	25,697	30,871	36,314	41,327	46,100	51,088	
T4 BUS Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	
T4R	5,335	10,428	15,556	20,555	25,468	30,478	35,642	40,838	45,544	50,420	
T4R BUS Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	
T5	5,263	10,285	15,347	20,278	25,124	30,066	35,556	40,988	44,840	49,716	
T5 BUS Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	
T5R	5,173	10,100	15,067	20,701	25,443	30,603	35,788	41,128	45,819	50,734	
T5R BUS Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	
T6	5,105	9,876	14,886	19,859	24,770	29,183	34,488	39,719	45,581	48,282	
T6 BUS Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5					

NATURAL RESOURCES PROTECTION PLAN

**--> MATT TALBOT RECOVERY SERVICES
PROPOSED CBRF DEVELOPMENT
FRANKLIN, WI**

Parcel number # 886-9987-000

Located on the West side of St. Martins Road South of the intersection of St. Martins Road and Ninety Second Street.

Part of the NW ¼ of the SW 1/4 Section 21, T5N., R21E., City of Franklin, Milwaukee County, Wisconsin

**February 5, 2015
Revised March 6, 2015**

Prepared For:
**Matt Talbot Recovery Services, Inc.
President: Karl Rajani
4650 S. Howell Ave.
Milwaukee, WI 53207**

Prepared By:
**Excel Engineering, Inc.
100 Camelot Drive
Fond du Lac, WI 54935**

EXCEL PROJECT # 1500680

TABLE OF CONTENTS

I	INTRODUCTION	1&2
II	EXISTING NATURAL RESOURCES	
A	STEEP SLOPES.....	2
B	WOODLANDS - MATURE / YOUNG	3
C	LAKES & PONDS.....	3
D	STREAMS.....	3
E	SHORE BUFFERS.....	3
F	FLOODPLAINS, FLOODWAYS, AND FLOOD LANDS	4
G	WETLANDS, SHORE LAND WETLANDS, WETLAND BUFFERS, WETLANDS SETBACKS	4
III	SUMMARY.....	4

APPENDICES

- APPENDIX A FIGURES 1&2**
- APPENDIX B TREE SURVEY DATA**
- APPENDIX C SITE PHOTOGRAPHS**
- APPENDIX D WETLAND REPORT**

I INTRODUCTION

A Setting and Client Information

Site Location:

Part of the North ½ of the SW 1/4 Section 21, T5N., R21E., City of Franklin, Milwaukee County, Wisconsin

Client Information:

Matt Talbot Recovery Services, Inc.
Karl Rajani
4650 S. Howell Ave.
Milwaukee, WI 53207

B Scope of Services

This Natural Resources Protection Plan (NRPP) has been prepared by Excel Engineering, Inc. (Excel) for Matt Talbot Recovery Services, Inc. (client/user). The scope includes conducting site reconnaissance, topographic mapping, wetland mapping, review of available records and a written report to determine natural resource features on the subject property.

Field work and site reconnaissance including a wetland delineation report has been completed by Grant Duchac P.E. of Excel Engineering Inc. Field work associated with a Tree Survey and Woodland Determination was completed by Tina Meyers of R.A. Smith National. Boundaries of wetlands and limits of the woodlands have been surveyed using GPS equipment and data collected during multiple topographic surveys completed by Excel Engineering Inc. These limits can be seen on the NRPP map (Figure 2).

C Purpose

The purpose of this report is to document natural resource protection areas as they relate to the proposed site plan for Matt Talbot Recovery Services. Based on the site plan dated February 5, 2015 minor impacts are anticipated to one of the mature woodland areas on the subject property. The subject property referred to as the “Base Site” consists of 15.52 acres of land. The Base Site has a mix of mature woodlands, young woodlands, wetlands, and scrub / shrub brush. The base site area can be seen on the Site Location Map (Figure 1).

A NRPP map has also been created as a part of the project plan set and this report. The NRPP map (Figure 2) includes natural resource protection area calculations as outlined in the City of Franklin UDO Table 15-3.0503. This table was used to calculate areas of land in each feature which will be impacted, areas that need to be protected, and if necessary areas that need to be mitigated. The following sections describe how the proposed project affects each type of Natural Resource Feature.

II Existing Natural Resources

A Steep Slopes

Site reconnaissance and topographic survey data with one foot interval contours revealed that no steep slopes as defined by the UDO exist within the Base Site Area. The site is relatively gently sloping to the existing low areas on the site.

B Woodlands: Mature / Young

The City of Franklin UDO requires that all Woodland areas, Young and Mature, be delineated and shown graphically. The UDO also requires healthy trees greater than or equal to 8" diameter at breast height (DBH), within 25' of the proposed improvements be measured, identified by species, marked, and located via GPS or other survey equipment and shown on the development plans.

On January 15, 2015 Tina Meyers of R.A. Smith National completed an onsite investigation of woodlands located within the proposed project site. The purpose was to determine whether woodlands located within the project site met the definition of "Young or Mature" and to delineate and show the approximate boundary of such woodlands. She also identified trees within 25' of the proposed improvements.

According to the City of Franklin UDO "Young Woodlands" are defined as an area or stand of trees who's total combined canopy covers an area of one-half acre or more and at least fifty percent of which is composed of canopies of trees having a diameter at breast height of at least three inches. However, no trees planted and grown for commercial purposes shall be considered young woodland.

According to the City of Franklin UDO "Mature Woodlands" are defined as an area or stand of trees who's total combined canopy covers an area of one acre or more and at least fifty percent of which is composed of canopies of trees

having a diameter at breast height of at least ten inches; or any grove consisting of eight or more individual trees having a DBH of at least twelve inches whose combined canopies cover at least fifty percent of the area encompassed by the grove. However, no trees planted and grown for commercial purposes should be considered mature woodland.

The tree survey completed by Tina Meyers has identified all 8' or greater DBH trees within 25' of the project site. This survey can be seen in Appendix B of this report. The tree survey also delineated two young woodland areas and four mature woodland areas in the base site area. The locations and areas of these woodlands can be seen on the NRPP map. The total young woodland area is 2.14 acres of which 1.07 acres are required to be preserved and 1.07 acres are allowed to be impacted using the City's required 50 percent protection standard. The total mature woodland area is 2.29 acres of which 1.60 acres are required to be preserved and 0.69 acres are allowed to be impacted using the City's required 70 percent protection standard.

The proposed project is expected to remove one tree that is located on the base site and two trees that reside in the 92nd Street Right of Way. Tree numbers 55, 57, and 63 will be removed with the associated project. Based on the calculations attached to the NRPP, a total of 2.6 percent of the mature woodland area will be impacted with no young woodlands being impacted. Therefore, mitigation is not required.

C Lakes & Ponds

There are no lakes or ponds, as defined by the UDO within the Base Site Area.

D Streams

There are no streams, as defined by the UDO within the Base Site Area.

E Shore Buffer

There is no shore buffers required, as defined by the UDO within the Base Site Area.

G Floodplains, Floodways, and Flood lands

Per the FEMA FIRM map number 55079C0144E there are no floodplains, floodways, or flood lands, as defined by the UDO within the Base Site Area.

H Wetlands, Shore land Wetlands, Wetland Buffers, and Wetland Setbacks

Multiple wetlands have been identified throughout the base site area. These wetlands have been delineated by Grant Duchac P.E. of Excel Engineering Inc. The wetland delineation report dated January 30, 2015 is included in Appendix D of this report. In total there is 2.97 acres of wetlands on the base site area. Due to the location of the proposed project site, none of the wetlands will be impacted as a part of this project.

Wetland buffers as defined by the UDO have been depicted on the NRPP. The buffers as shown are associated with the wetlands mentioned above. The wetland buffer per the UDO is 30 feet from the edge of the wetland. The total wetland buffer area is 2.21 acres. Wetland setbacks per the UDO are also depicted on the NRPP; these setbacks are a 20' extension of the buffer areas and therefore extend 50 feet from the edge of the wetland. The wetland buffers are outside of the proposed grading limits of the project site and therefore no mitigation is required.

III Summary

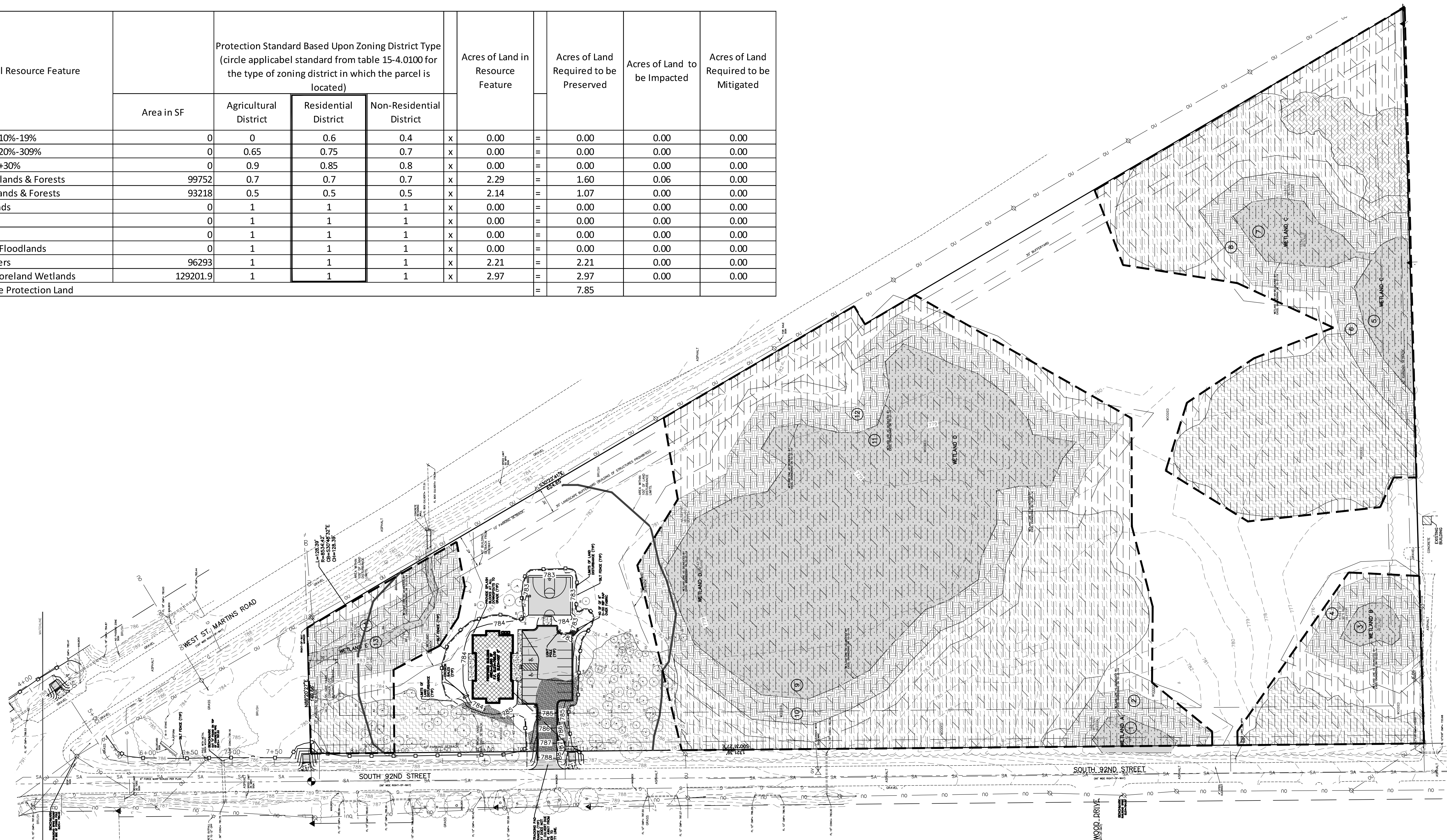
The NRPP map as shown in Appendix A depicts each natural resource feature as it relates to the base site area. The associated table shown on the NRPP shows the acreage of land in each feature, the acreage to be preserved, the acres to be impacted, and the acreage to be mitigated. The only impact anticipated with the proposed project will be the 0.06 acres (2.6%) of mature woodland to be removed. This impact falls within the allowable area according to the City of Franklin Natural Resource Protection standards.

APPENDIX A

FIGURE 1 SITE LOCATION MAP



Natural Resource Feature	Area in SF	Protection Standard Based Upon Zoning District Type (circle applicable standard from table 15-4.0100 for the type of zoning district in which the parcel is located)			Acres of Land in Resource Feature	Acres of Land Required to be Preserved	Acres of Land to be Impacted	Acres of Land Required to be Mitigated		
		Agricultural District	Residential District	Non-Residential District						
Steep Slopes 10%-19%	0	0	0.6	0.4	x	0.00	=	0.00	0.00	0.00
Steep Slopes 20%-309%	0	0.65	0.75	0.7	x	0.00	=	0.00	0.00	0.00
Steep Slopes +30%	0	0.9	0.85	0.8	x	0.00	=	0.00	0.00	0.00
Matrue Woodlands & Forests	99752	0.7	0.7	0.7	x	2.29	=	1.60	0.06	0.00
Young Woodlands & Forests	93218	0.5	0.5	0.5	x	2.14	=	1.07	0.00	0.00
Lakes and Ponds	0	1	1	1	x	0.00	=	0.00	0.00	0.00
Streams	0	1	1	1	x	0.00	=	0.00	0.00	0.00
Shore Buffer	0	1	1	1	x	0.00	=	0.00	0.00	0.00
Floodplains / Floodlands	0	1	1	1	x	0.00	=	0.00	0.00	0.00
Wetland Buffers	96293	1	1	1	x	2.21	=	2.21	0.00	0.00
Wetland & Shoreland Wetlands	129201.9	1	1	1	x	2.97	=	2.97	0.00	0.00
Total Resource Protection Land							=	7.85		



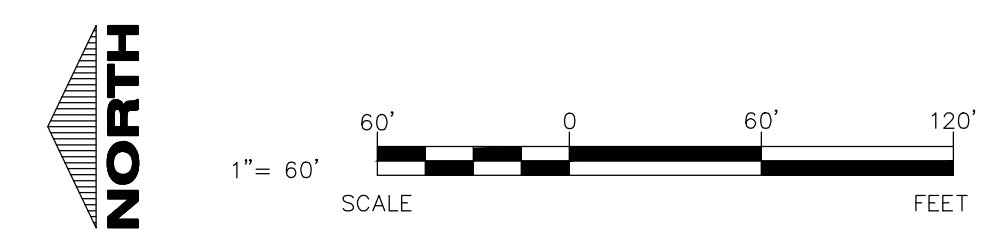
LEGEND

	YOUNG WOODLANDS		WETLAND BUFFER
	MATURE WOODLANDS		DELINEATED WETLANDS
	MATURE WOODLAND IMPACT AREA (0.06 ACRES)		CONSERVATION EASEMENT AREA

PROPOSED CONSERVATION EASEMENT AREAS:
 WETLANDS PRESERVED 2.97 AC (100%)
 WETLAND BUFFER PRESERVED 2.21 AC (100%)
 YOUNG WOODLAND PRESERVED 2.14 AC (100%)
 MATURE WOODLANDS PRESERVED 1.62 AC (71%)
 OTHER AREAS PRESERVED 1.82 AC
 TOTAL CONSERVATION EASEMENT AREA = 10.76 AC

NOTES:
 SEE NRPP REPORT DATED 3-6-2015 FOR ADDITIONAL INFORMATION AS REQUIRED.
 SEE WETLAND DELINEATION REPORT FOR ADDITIONAL INFORMATION AS REQUIRED.

FIGURE 2
 NATURAL RESOURCES PROTECTION PLAN



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

Keller
 PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
 N216 State Road 55 P.O. Box 620
 Kaukauna, WI 54130
 PHONE (920) 766-5795 or 1-800-236-2534
 FAX (920) 766-5004

MILWAUKEE
 W177 N9856 Rivercrest Dr.
 Suite 101
 Germantown, WI 53022
 PHONE (262) 250-9710
 1-800-236-2534
 FAX (262) 250-9740

WAUSAU
 2620 Stewart Avenue
 Suite 314
 Wausau, WI 54401
 PHONE (715) 849-3141
 FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:

MATT TALBOT RECOVERY SERVICES, INC.

FRANKLIN, WISCONSIN

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PRELIMINARY PLAN DATE
 FEBRUARY 5, 2015
 MARCH 6, 2015

PROJECT MANAGER: N. LAURENT

ARCHITECT: D. SCHULZ

DRAWN BY: M. FRANZEN

EXPEDITOR: _____

SUPERVISOR: _____

PRELIMINARY NO: _____

CONTRACT NO: _____

DATE: _____

SHEET: **C1.4**

APPENDIX B

Tree Survey - 92nd Street and St. Martin's Road
City of Franklin, Milwaukee County, WI
January 15, 2015

TREE ID	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	COMMENTS
1	<i>Quercus rubra</i>	red oak	14.2	
2	<i>Populus tremuloides</i>	quaking aspen	10.2	
3	<i>Quercus macrocarpa</i>	burr oak	26.8	
4	<i>Quercus rubra</i>	red oak	8.0	
5	<i>Carya ovata</i>	shagbark hickory	8.0	
6	<i>Ulmus americana</i>	American elm	9.0	appears fairly healthy, but Dutch Elm Disease exists within this woodland
7	<i>Quercus rubra</i>	red oak	15.5	
8	<i>Carya ovata</i>	shagbark hickory	9.5	
9	<i>Quercus rubra</i>	red oak	11.5 / 8.1	2 trunks
10	<i>Quercus rubra</i>	red oak	14.5	
11	<i>Populus tremuloides</i>	quaking aspen	8.5	
12	<i>Quercus rubra</i>	red oak	12.5	
13	<i>Quercus rubra</i>	red oak	17.0	
14	<i>Populus tremuloides</i>	quaking aspen	11.0	
15	<i>Populus tremuloides</i>	quaking aspen	11.8	
16	<i>Populus tremuloides</i>	quaking aspen	10.0	
17	<i>Populus tremuloides</i>	quaking aspen	11.5	
18	<i>Ulmus americana</i>	American elm	11.0	some minor dieback on upper branches due to Dutch Elm Disease
19	<i>Populus tremuloides</i>	quaking aspen	13.0	
20	<i>Populus tremuloides</i>	quaking aspen	9.5	
21	<i>Prunus serotina</i>	black cherry	9.5	
22	<i>Juglans nigra</i>	black walnut	8.5	
23	<i>Populus tremuloides</i>	quaking aspen	8.2	
24	<i>Populus tremuloides</i>	quaking aspen	9.4	
25	<i>Populus tremuloides</i>	quaking aspen	10.0	
26	<i>Populus tremuloides</i>	quaking aspen	8.6	
27	<i>Populus tremuloides</i>	quaking aspen	9.1	
28	<i>Populus tremuloides</i>	quaking aspen	9.3	
29	<i>Populus tremuloides</i>	quaking aspen	8.4	
30	<i>Populus tremuloides</i>	quaking aspen	9.5	
31	<i>Populus tremuloides</i>	quaking aspen	8.2	
32	<i>Quercus rubra</i>	red oak	10.9	
33	<i>Populus tremuloides</i>	quaking aspen	8.2	
34	<i>Populus tremuloides</i>	quaking aspen	8.6	
35	<i>Quercus rubra</i>	red oak	9.2	
36	<i>Quercus rubra</i>	red oak	10.3	
37	<i>Populus tremuloides</i>	quaking aspen	10.8	
38	<i>Populus tremuloides</i>	quaking aspen	10.7	
39	<i>Populus tremuloides</i>	quaking aspen	8.5	
40	<i>Ulmus americana</i>	American elm	8.6	appears fairly healthy, but Dutch Elm Disease exists within this woodland
41	<i>Ulmus americana</i>	American elm	12.0	some minor dieback on upper branches due to Dutch Elm Disease
42	<i>Populus tremuloides</i>	quaking aspen	11.2	

Tree Survey - 92nd Street and St. Martin's Road
City of Franklin, Milwaukee County, WI
January 15, 2015

TREE ID	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	COMMENTS
43	<i>Populus tremuloides</i>	quaking aspen	11.2	
44	<i>Populus tremuloides</i>	quaking aspen	10.0	
45	<i>Populus tremuloides</i>	quaking aspen	11.5	
46	<i>Populus tremuloides</i>	quaking aspen	10.2	
47	<i>Populus tremuloides</i>	quaking aspen	11.4	
48	<i>Populus tremuloides</i>	quaking aspen	9.4	
49	<i>Populus tremuloides</i>	quaking aspen	9.1	
50	<i>Populus tremuloides</i>	quaking aspen	9.3	
51	<i>Populus tremuloides</i>	quaking aspen	8.5/7.0	2 trunks
52	<i>Populus tremuloides</i>	quaking aspen	9.2	
53	<i>Populus tremuloides</i>	quaking aspen	9.7	
54	<i>Populus tremuloides</i>	quaking aspen	9.7	
55	<i>Ulmus americana</i>	American elm	9.8	appears fairly healthy, but Dutch Elm Disease exists within this woodland
56	<i>Ulmus americana</i>	American elm	8.7	appears fairly healthy, but Dutch Elm Disease exists within this woodland
57	<i>Quercus macrocarpa</i>	burr oak	9.2	
58	<i>Quercus macrocarpa</i>	burr oak	16.8	
59	<i>Crataegus sp.</i>	hawthorn	8.1/5.4	2 trunks
60	<i>Quercus rubra</i>	red oak	8.7	
61	<i>Quercus rubra</i>	red oak	8.3	
62	<i>Quercus macrocarpa</i>	burr oak	12.2	
63	<i>Quercus rubra</i>	red oak	14.6	
64	<i>Carya ovata</i>	shagbark hickory	8.8	
65	<i>Quercus macrocarpa</i>	burr oak	17.8	
66	<i>Quercus rubra</i>	red oak	16.2	
67	<i>Quercus rubra</i>	red oak	11.6	
68	<i>Quercus rubra</i>	red oak	13.4	
69	<i>Quercus rubra</i>	red oak	9.8	
70	<i>Quercus rubra</i>	red oak	9.7	
71	<i>Carya ovata</i>	shagbark hickory	10.5	
72	<i>Carya ovata</i>	shagbark hickory	10.1	
73	<i>Carya ovata</i>	shagbark hickory	12.8	
74	<i>Carya ovata</i>	shagbark hickory	11.5	
75	<i>Acer negundo</i>	box elder	8.8	
76	<i>Acer negundo</i>	box elder	9.3	
77	<i>Carya ovata</i>	shagbark hickory	9.5	
78	<i>Crataegus sp.</i>	hawthorn	10.5	
79	<i>Carya ovata</i>	shagbark hickory	10.3	
80	<i>Malus sp.</i>	apple tree	11.9	one dead branch but otherwise appears healthy
81	<i>Carya ovata</i>	shagbark hickory	11.0	
82	<i>Quercus rubra</i>	red oak	14.6	
83	<i>Acer saccharum</i>	sugar maple	10.0	
84	<i>Prunus serotina</i>	black cherry	8.9/8.2	2 trunks

Tree Survey - 92nd Street and St. Martin's Road
City of Franklin, Milwaukee County, WI
January 15, 2015

TREE ID	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	COMMENTS
85	<i>Ulmus americana</i>	American elm	10.2	some minor dieback on upper branches due to Dutch Elm Disease
86	<i>Quercus rubra</i>	red oak	14.0	
87	<i>Prunus serotina</i>	black cherry	11.0/11.6	2 trunks
88	<i>Ulmus americana</i>	American elm	10.9	appears fairly healthy, but Dutch Elm Disease exists within this woodland
89	<i>Ulmus americana</i>	American elm	8.0/11.0	appears fairly healthy, but Dutch Elm Disease exists within this woodland
90	<i>Quercus rubra</i>	red oak	14.1	
91	<i>Quercus rubra</i>	red oak	12.4	
92	<i>Fraxinus pennsylvanica</i>	green ash	8.6	
93	<i>Quercus rubra</i>	red oak	15.7	
94	<i>Quercus rubra</i>	red oak	11.0	
95	<i>Quercus rubra</i>	red oak	9.9	
96	<i>Quercus rubra</i>	red oak	8.0	
97	<i>Quercus rubra</i>	red oak	8.0	

APPENDIX C



1420700

Keller – Matt Talbot Recovery Systems
11/11/14

1



1420700

Keller – Matt Talbot Recovery Systems
11/11/14

2



1420700

Keller – Matt Talbot Recovery Systems
11/11/14

3



1420700

Keller – Matt Talbot Recovery Systems
11/11/14

4