

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, NOVEMBER 3, 2016, 7:00 P.M.

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of October 6, 2016.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

1. **CARLISLE INTERCONNECT TECHNOLOGIES, INC. BUILDING ADDITION.** Natural Resource Features Special Exception application by Carlisle Interconnect Technologies, Inc., owner, for the purpose of allowing for filling and paving of approximately 0.27 acres of wetland for proposed parking and a driveway, approximately 0.12 acres of wetland buffer for proposed parking and a driveway, and approximately 0.01 acres of wetland setback for proposed parking and a driveway, invasive shrub management within approximately 4.92 acres of mature woodland, common reed grass and invasive grass management within approximately .16 acres of wetland, native tree enhancement plantings within approximately 0.07 acres of wetland and native prairie buffer to replace lawn grass within approximately 0.09 acres of wetland buffer, for property located at 5300 West Franklin Drive, such property being zoned Planned Development District Number 18, in the Franklin Business Park, (Tax Key No. 931-0017-003), to allow for a proposed approximately 26,000 square foot addition approximately 150 feet eastward of the existing Carlisle Interconnect Technologies, Inc. building, with an additional approximately 45 feet of pavement to the east for parking and a drive lane. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **EVERGREEN PARK ESTATES RESIDENTIAL LOTS DEVELOPMENT REVISED PRELIMINARY PLAT.** Revised Preliminary Plat application by Rick J. Przybyla, President of Creative Homes, Inc., to subdivide an existing 32.67 acre property at 7501 South 49th Street. The Plan Commission recommended approval of the prior preliminary plat application for the property to create six R-6 Suburban Single-Family Residence District lots at its meeting on July 21, 2016. The revised Preliminary Plat application additionally provides for a

cul-de-sac road extending north from West Evergreen Street and a total of six additional R-6 lots. The property is zoned R-6 Suburban Single-Family Residence District, FC Floodplain Conservancy District and FW Floodway District; Tax Key No. 788-9981-001.

2. **ELIZABETH RESIDENCE SIGNAGE.** Miscellaneous application by John Coury, Elizabeth Residence, Inc., to allow for the installation of an approximately 42.5 foot wide by 7 foot high monument sign adjacent to South 51st Street, at 9329-9355 South 48th Street, property zoned Planned Development District No. 30 (Richard F. Coury); Tax Key No. 881-9997-006.
3. **ANDERSON FAMILY DENTAL CLINIC CONSTRUCTION.** Site Plan application by Charles C. Anderson, owner of Anderson Family Dental, for construction of an approximately 3,324 square foot dental clinic, a dumpster enclosure, 22 parking spaces and a retaining wall, along with landscaping and lighting, on vacant land located at 7215 West Rawson Avenue, zoned B-3 Community Business District; Tax Key No. 756-9993-017.

E. Adjournment

*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

Next Regular Plan Commission Meeting: November 17, 2016

**City of Franklin
Plan Commission Meeting
October 6, 2016
Minutes**

unapproved

Call to Order and Roll Call

- A. Mayor Steve Olson called the October 6, 2016 Regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Alderman Mark Dandrea and Commissioners Patrick Leon, Kevin Haley, David Fowler and City Engineer Glen Morrow. Excused was Commissioner Patricia Hogan. Also present were Principal Planner Nick Fuchs, Planning Manager Joel Dietl and Economic Development Director Aaron Hertzberg.

Approval of Minutes

Regular Meeting of September 22, 2016.

- B.
1. Commissioner Haley moved and Alderman Dandrea seconded approval of the September 22, 2016 minutes of the regular meeting of the Plan Commission as presented. On voice vote, all voted 'aye'. Motion carried (5-0-0).

**Public Hearing Business Matters
REZONING OF THE LANDS
WITHIN THE SOUTH 27TH
STREET CORRIDOR AREA.**

Rezoning and Comprehensive Master Plan Amendment applications by the City of Franklin for rezoning of 29 separate parcels from current zoning to a proposed Mixed-Use/Business Park Planned Development District and to remove the South 27th Street Design Overlay District (approximately 605 acres), and to amend the City of Franklin South 27th Street Corridor Plan/2025 Comprehensive Master Plan to change the Future Land Use designation of the lands within the 27th Street Corridor lying south of Oakwood Road for the 30 properties listed upon the Plan Commission agenda, and to remove the design guidelines as they may pertain to this area.

- C.
1. Planning Manager Dietl presented the request by the City of Franklin to approve a resolution recommending the adoption of an ordinance to amend the City of Franklin South 27th Street corridor Plan/2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map.

Commissioner Leon moved and Commissioner Fowler seconded a motion to approve a resolution recommending the adoption of an ordinance to amend the City of Franklin South 27th Street Corridor Plan/2025 Comprehensive Master Plan to change the City of Franklin 2025 Future Land Use Map use designation of the lands within the 27th Street Corridor lying south of Oakwood Road from Mixed Use, Recreational use and Areas of Natural Resource Features use to Recreational use and Areas of Natural Resource Features use (Tax Key No. 950-9998-001) and from Mixed Use and Areas of Natural Resource Features use to Mixed Use Business Park Use and Areas of Natural Resource Features Use (balance of lands within the 27th Street Corridor Plan), and to remove the Design Guidelines as they may pertain to this area, pursuant to Wis. Stat. § 66.1001(4)(b). On voice vote, all voted 'aye'. Motion carried (5-0-0).

The Rezoning to Planned Development District No. 39 (Mixed-Use Business Park) (approximately 504 acres) is proposed to include all of the parcels in the table within the Plan Commission agenda with the exception of parcel 950-9998-001 and the rezoning to remove the South 27th Street Design Overlay District (approximately 605 acres) is proposed to include all of the parcels in the table within the Plan Commission agenda.

Planning Manager Dietl presented the request by the City of Franklin for rezoning of the lands within the South 27th Street corridor area.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:06 p.m. and closed at 7:08 p.m.

Commissioner Fowler moved and Commissioner Leon seconded a motion to recommend approval of an ordinance to create Section 15-3.0444 of the Franklin Unified Development Ordinance establishing Planned Development District No. 39 (Mixed-Use Business Park) and to rezone property from B-7 South 27th Street Mixed-Use Office District, RC-1 Conservation Residence District, FW Floodway District, FC Floodplain Conservancy District, C-1 Conservancy District, and South 27th Street Design Overlay District to Planned Development District No. 39, FW Floodway District, and FC Floodplain Conservancy District (within the South 27th Street Corridor area lying south of Oakwood Road). On voice vote, all voted 'aye'. Motion carried (5-0-0).

TOM DONOVAN AND CAROLE DONOVAN SINGLE-FAMILY RESIDENCE CONSTRUCTION.

Natural Resource Features Special Exception application by Gregory David Marso, Marso Companies, LLC d/b/a Carstensen Homes and Tom Donovan and Carole Donovan (property owners) for the purpose of allowing for removal of vegetation and installation of native enhancement plantings within the approximately 8,793 square foot conservation easement, and for removal of vegetation located outside of the conservation easement, on vacant property located at 7280 West Fox Haven Court, Lot 8 within the Whispering Woods Subdivision, such property being zoned R-3 Suburban/Estate Single-Family Residence District (Tax Key No. 837-0219-000), to allow for construction of a single-family residence.

2. Planning Manager Dietl presented the request by Gregory David Marso, Marso Companies, LLC d/b/a Carstensen Homes and Tom Donovan and Carole Donovan (property owners) for a Natural Resource Special Exception.

The Official Notice of Public Hearing was read in to the record by Principal Planner Fuchs and the Public Hearing was opened at 7:41 p.m. and closed at 7:41 p.m.

Alderman Dandrea moved and Commissioner Fowler seconded a motion to recommend approval of the Tom Donovan and Carole Donovan Natural Resource Features Special Exception pursuant to the standards, findings and decision recommended by the Plan Commission and Common Council consideration of the Environmental Commission recommendations. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Business Matters

RELEASE OF SETBACK

RESTRICTION. Release of the greater setback restrictions (particularly the minimum 60-foot side yard setback from the west property line) on Certified Survey Map No. 5763 application by Beata Chmura to allow for construction of a detached accessory building with an 11-foot side yard setback from the west property line at 8685 West Puetz Road, zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 848-9992-003.

Adjournment

D.

- 1.** Planning Manager Dietl presented the application by Beata Chmura requesting release of a 60-foot side yard setback restriction set forth on Certified Survey Map No. 5763, previously approved by resolution No. 92-3875.

Commissioner Leon moved and Alderman Dandrea seconded a motion to recommend approval of a resolution to release the 60-foot side yard setback restriction set forth on Certified Survey Map No. 5763, previously approved by resolution No. 92-3875. On voice vote, all voted 'aye'. Motion carried. (5-0-0).

E.

- Alderman Dandrea moved and Commissioner Hogan seconded to adjourn the Plan Commission meeting of October 6, 2016 at 7:46p.m. All voted 'aye'. Motion carried. (5-0-0).



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Meeting of November 3, 2016

Natural Resource Special Exception

RECOMMENDATION: City Development staff recommends approval of the proposed Natural Resource Special Exception subject to the conditions of approval in the attached draft resolution.

Project Name:	Site Plan Amendment and Natural Resource Special Exception (Carlisle Interconnect Technologies, Inc.)
Project Address:	5300 W. Franklin Drive
Applicants:	Steve Jastrow, Carlisle Interconnect Technologies, Inc. Brian Forston, JP Cullen
Property Owner:	Carlisle Interconnect Technologies Inc.
Current Zoning:	Planned Development District No. 18 (Franklin Business Park)
2025 Comprehensive Plan:	Commercial and Areas of Natural Resource Features
Use of Surrounding Properties:	Manufacturing, light industrial, and areas of natural resource features to the north, manufacturing and light industrial to the south and west, and areas of natural resource features to the east
Applicant's Action Requested:	Recommendation to the Common Council for approval of the proposed Natural Resource Special Exception

Please note:

- Staff recommendations are *underlined, in italics* and are included in the draft resolution.
- Staff suggestions are only underlined and are not included in the draft resolution.
- Plan Commission review and recommendation is needed only for the Natural Resource Special Exception. The Community Development Authority will review and consider the associated Site Plan Amendment. The following Site Plan related information is provided for reference purposes only.

INTRODUCTION:

On October 5, 2016, representatives of JP Cullen and Carlisle Interconnect Technologies, Inc., submitted a Site Plan Amendment application and a Natural Resource Special Exception (NRSE) application for the property located at 5300 W. Franklin Drive in the Franklin Business Park.

In regard to the Site Plan Amendment, the applicants are proposing to construct an approximately 26,000 square foot addition to the existing building (to be located immediately

east of the recently completed approximately 30,000 square foot building addition). Construction of additional parking and a driveway on the east side of the new building addition is also proposed.

In regard to the Natural Resources Special Exception (NRSE), the applicants are proposing to:

- Fill and pave approximately 0.23 acre of wetlands, approximately 0.12 acre of wetland buffer, and approximately 0.01 acre of wetland setback.
- Undertake invasive shrub management and monitoring within 4.92 acres of wooded wetlands.
- Undertake invasive grass management and monitoring within 0.16 acre of wetlands.
- Establish native tree plantings within 0.13 acre of wetland.
- Establish native prairie plantings within 0.09 acre of wetland buffer.

The Environmental Commission reviewed the Natural Resource Special Exception request at their October 26, 2016 meeting, and recommended approval of the NRSE subject to the applicant obtaining Wisconsin Department of Natural Resources and U. S. Army Corps of Engineers approvals prior to construction.

PROJECT DESCRIPTION/ANALYSIS:

As indicated in the attached materials, the applicants are proposing an approximately 26,000 square foot, approximately 25 foot tall, addition to the east side of the existing building. The addition will have two employee entrances/exits, one each on the north and south sides. The Site Plan also identifies 32 new parking spaces (19 on the east side, 7 on the north side, and 6 on the south side, of the building addition). A one-way driveway is also proposed on the east side of the building addition for both truck traffic and employee parking access. In addition, 14 new parking spaces are proposed further west on the south side of the existing building.

However, construction of this building addition will result in the loss/removal of 59 existing parking spaces primarily on the east side of the existing building.

This project would also involve the filling and paving of about 0.36 acre of land (immediately east of the proposed building addition/existing paved area) for the proposed new parking spaces and driveway.

Natural Resource Special Exception (NRSE):

The applicants have submitted for a Special Exception to the Natural Resource Feature Provisions of the City of Franklin Unified Development Ordinance. TRC Environmental Corporation has provided a Natural Resource Protection Plan (NRPP), a Wetland Delineation Report, and a Mitigation and Enhancement Map for the subject project. Mr. Ron Lundre of TRC Environmental Corporation, a Wisconsin Department of Natural Resources (DNR) Assured Wetland Delineator, conducted the wetland delineation in May of 2016. It can also be noted that a wetland fill general permit application (to fill approximately 9,700 square feet of wetland) has been filed with, and is currently under review by, the DNR.

The applicants are requesting approval of a Natural Resource Special Exception to fill and pave approximately 0.23 acre of wetlands, approximately 0.12 acre of wetland buffer, and approximately 0.01 acre of wetland setback, specifically for the parking and a driveway associated with the proposed building addition.

Natural Resource Protection Plan (NRPP). The applicants have prepared a NRPP, including a project narrative, a map identifying the existing natural resource features and the envisioned extent of encroachment, and a tree survey.

In addition to the wetland, wetland buffer, and wetland setback impacts noted above, the applicants indicate that five trees over eight inches in diameter are located within the area to be filled and paved, and therefore will be removed. The applicants also indicate that three additional trees over eight inches in diameter are immediately outside of the area to be disturbed and may be adversely impacted by the proposed development. These impacts, together with all other woodland impacts as noted on the NRPP, would encompass only about 0.34 acre, or about 6 percent of the total woodland area of 5.3 acres. These impacts have been included within the aforereferenced wetlands, wetland buffers, and wetland setbacks as these woodlands overlap those resources and have less restrictive protection standards.

It is important to note that a Greenspace Area, as shown on the subject Business Park subdivision plat and as set forth in the Business Park's Protective Covenants, exists on a portion of the wetlands located immediately north of the existing parking lot north of the recent building addition. Buildings and improvements are prohibited within, and may not damage, the Greenspace Area.

Sections 15-7.0103Q., 15-7.0201K., and 15-10.0208B.3 of the UDO require identification of the method, and preservation in perpetuity, of the resources identified in Natural Resource Protection Plans. It can be noted that a portion of the subject property's natural resource features are located within the Greenspace Area noted above, which would require Common Council approval to remove or otherwise alter. However, the remainder of the natural resources are only located within an unmapped area described within the Franklin Business Park's Protective Covenants as a woodland area which is intended to be preserved "to the greatest extent possible. Trees may be cut on any Site only to the extent needed for construction and/or landscaping purposes and only following written approval from the Review Board and the CDA." As this does not provide preservation in perpetuity, staff recommends that the applicants revise the Natural Resource Protection Plan to indicate that the natural resource features upon the property to be developed be protected by a perpetual conservation easement to be approved by the Common Council prior to any development within the areas for which the Special Exception is granted, and be recorded with the Milwaukee County Register of Deeds.

Staff further recommends that the Natural Resource Protection Plan be revised to indicate that the subject natural resource features are also part of an Isolated Natural Resource Area as defined by the Southeastern Wisconsin Regional Planning Commission.

Mitigation. To offset the proposed natural resource feature impacts, the applicants are proposing onsite mitigation consisting of:

- Invasive shrub management and monitoring within 4.92 acres of wooded wetlands.

- Invasive grass management and monitoring within 0.16 acre of wetlands.
- Establishment of native tree plantings within 0.13 acre of wetland.
- Establishment of native prairie plantings within 0.09 acre of wetland buffer.

The applicants have also provided detailed information about the associated mitigation and maintenance plan, including a list and quantities of native plantings, with management and monitoring for three years.

Staff recommends that the applicant obtain all other necessary approval(s) from all other applicable governmental agencies prior to any development within the areas for which the Special Exception is granted.

Comprehensive Master Plan Amendment:

Comprehensive Master Plan Consistency

Consistent with, as defined by Wisconsin State Statute; means “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.”

The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies existing and future land uses for the Business Park as Commercial, and the subject property as Commercial and Areas of Natural Resource Features. In addition, the property is currently developed and the use is not envisioned to change.

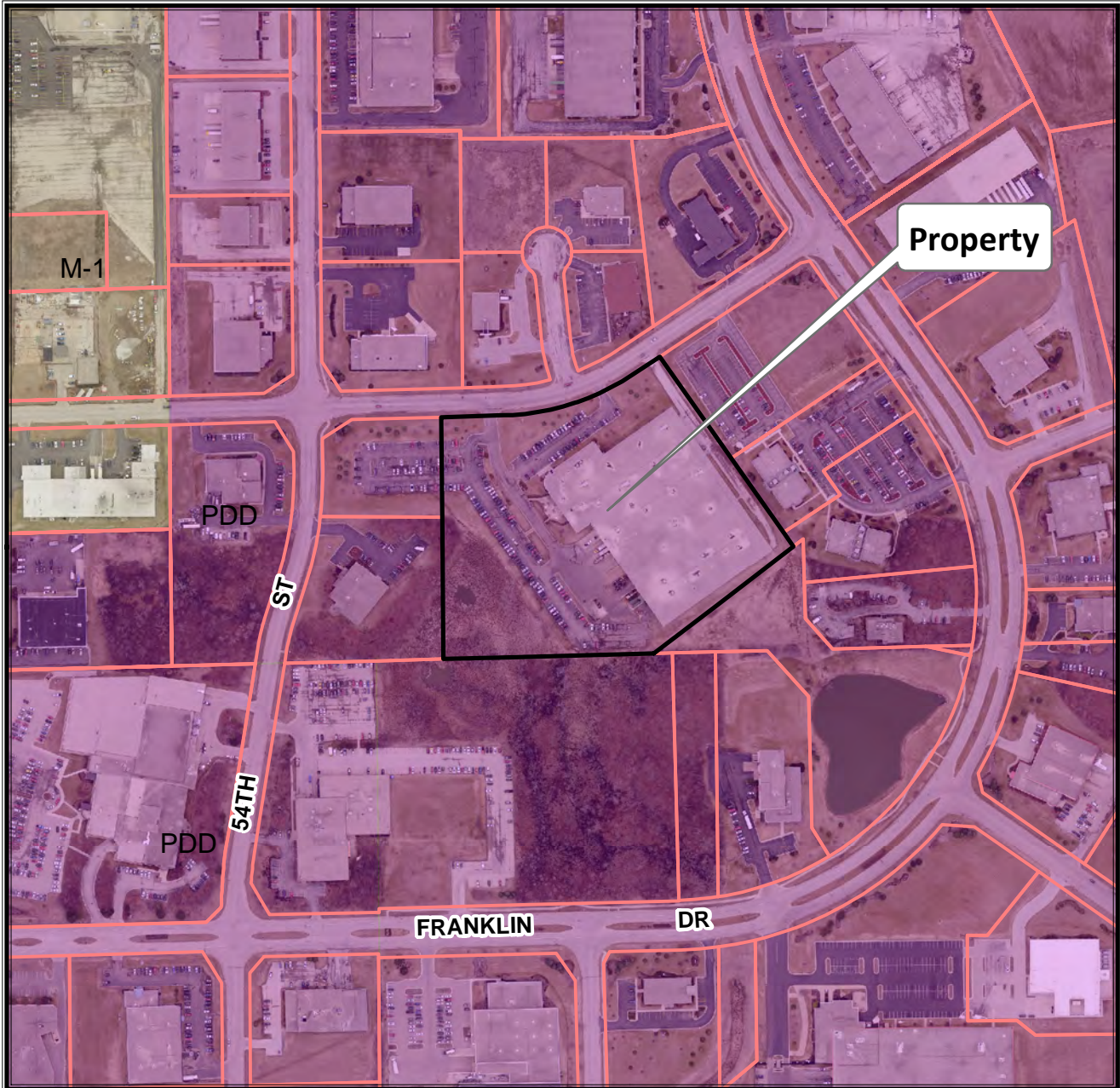
While the Comprehensive Master Plan has a number of goals and objectives related to protection and preservation of the City’s natural resource features, there are also a similar number of goals and objectives related to balanced development, economic development, and high quality development.

Therefore, subject to implementation of best management practices including but not limited to erosion control, stormwater management, and proper protection, preservation, enhancement, and mitigation of important natural resource features, and receipt of all required permits and approvals, the project appears to be consistent with the Plan.

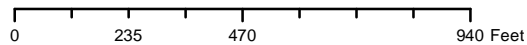
CONCLUSION:

Planning Department staff recommends approval of the proposed Natural Resource Special Exception subject to the conditions set forth in the draft resolution.

5300 W. Franklin Drive
TKN: 931 0017 003

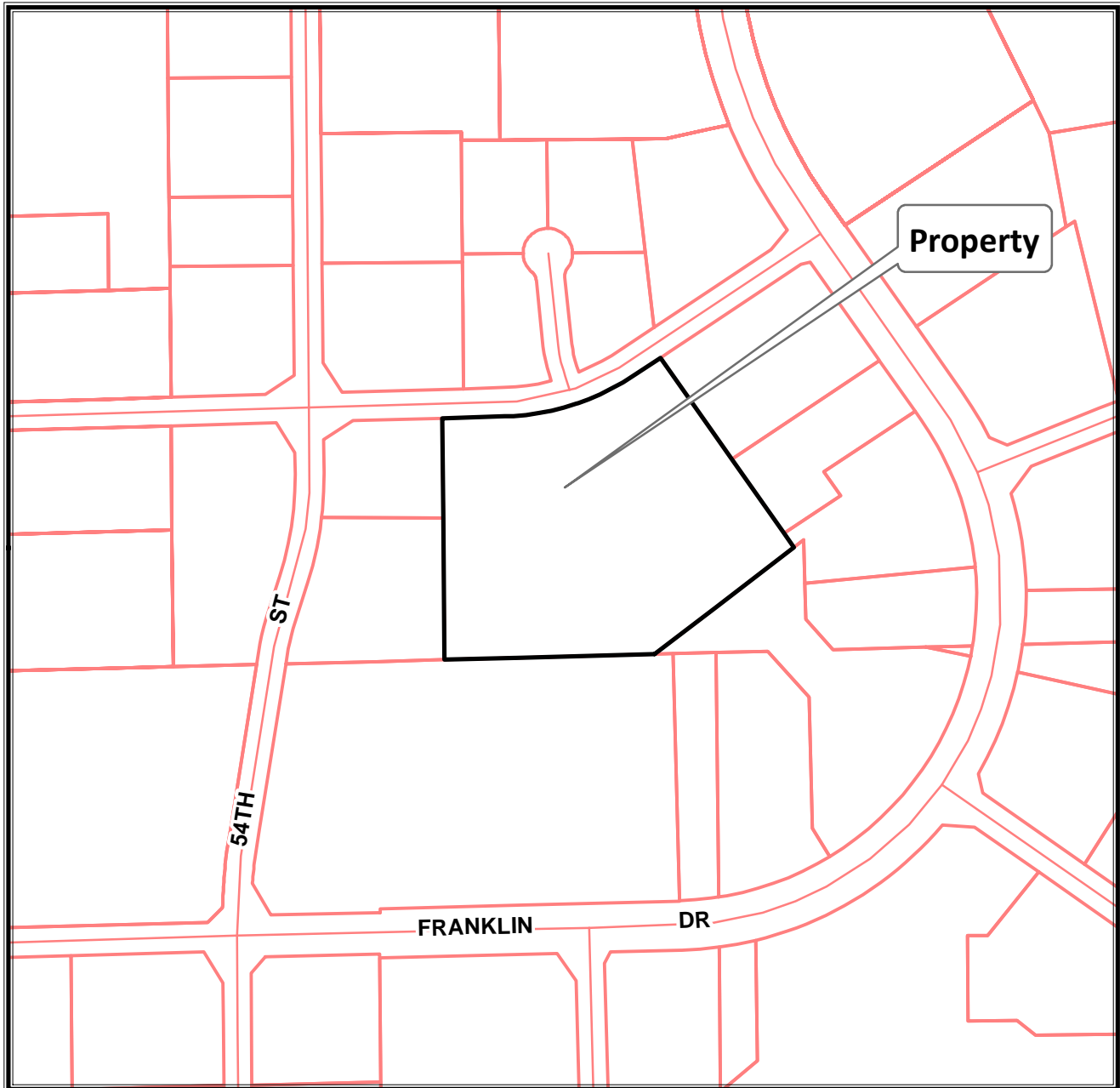


Planning Department
(414) 425-4024

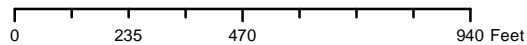


This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.

5300 W. Franklin Drive
TKN: 931 0017 003



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.



Draft 10/28/16

Standards, Findings and Decision
of the City of Franklin Common Council upon the Application of Carlisle
Interconnect Technologies, Inc., owner, for a Special Exception to Certain Natural
Resource Provisions of the City of Franklin Unified Development Ordinance

Whereas, Carlisle Interconnect Technologies, Inc., owner, having filed an application dated October 4, 2016, for a Special Exception pursuant to Section 15-9.0110 of the City of Franklin Unified Development Ordinance pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature; a copy of said application being annexed hereto and incorporated herein as Exhibit A; and

Whereas, the application having been reviewed by the City of Franklin Environmental Commission and the Commission having made its recommendation upon the application, a copy of said recommendation dated October 26, 2016 being annexed hereto and incorporated herein as Exhibit B; and

Whereas, the application having been reviewed by the City of Franklin Community Development Authority and the Authority having made its recommendation upon the application, a copy of said recommendation dated November 3, 2016 being annexed hereto and incorporated herein as Exhibit C; and

Whereas, following a public hearing before the City of Franklin Plan Commission, the Plan Commission having reviewed the application and having made its recommendation thereon as set forth upon the report of the City of Franklin Planning Department, a copy of said report dated November 3, 2016 being annexed hereto and incorporated herein as Exhibit D; and

Whereas, the property which is the subject of the application for a Special Exception is located at approximately 5300 West Franklin Drive, zoned Planned Development District Number 18 (Franklin Business Park), and such property is more particularly described upon Exhibit E annexed hereto and incorporated herein; and

Whereas, Section 15-10.0208B. of the City of Franklin Unified Development Ordinance, as amended by Ordinance No. 2003-1747, pertaining to the granting of Special Exceptions to Stream, Shore Buffer, Navigable Water-related, Wetland, Wetland Buffer and Wetland Setback Provisions, and Improvements or Enhancements to a Natural Resource Feature, provides in part: “The decision of the Common Council upon any decision under this Section shall be in writing, state the grounds of such determination, be filed in the office of the City Planning Manager and be mailed to the applicant.”

Now, Therefore, the Common Council makes the following findings pursuant to Section 15-10.0208B.2.a., b. and c. of the Unified Development Ordinance upon the application for a Special Exception dated October 4, 2016, by Carlisle Interconnect Technologies, Inc., owner, pursuant to the City of Franklin Unified Development Ordinance, the proceedings heretofore had and the recitals and matters incorporated as set forth above, recognizing the applicant as having the burden of proof to present evidence sufficient to support the following findings and that such findings be made by not less than four members of the Common Council in order to grant such Special Exception.

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature): *but rather*, _____.
2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:
 - a. be unreasonably burdensome to the applicant and that there are no reasonable practicable alternatives: _____; *or*
 - b. unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives: _____.
3. The Special Exception, including any conditions imposed under this Section will:
 - a. be consistent with the existing character of the neighborhood: *the proposed development with the grant of a Special Exception as requested will be consistent with the existing character of the neighborhood; and*
 - b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: _____; *and*
 - c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: _____; *and*
 - d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development: *(this finding only applying to an application to improve or enhance a natural resource feature).*

The Common Council considered the following factors in making its determinations pursuant to Section 15-10.0208B.2.d. of the Unified Development Ordinance.

1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks:_____.
2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district: _____.
3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant:_____.
4. Aesthetics:_____.
5. Degree of noncompliance with the requirement allowed by the Special Exception: _____.
6. Proximity to and character of surrounding property: _____.
7. Zoning of the area in which property is located and neighboring area: *Residential*.
8. Any negative affect upon adjoining property: *No negative affect upon adjoining property is perceived.*
9. Natural features of the property: _____.
10. Environmental impacts:_____.
11. A recommendation from the Environmental Commission as well as a review and recommendation prepared by an Environmental Commission-selected person knowledgeable in natural systems: *The Environmental Commission recommendation and its reference to the report of October 26, 2016 is incorporated herein.*
12. The practicable alternatives analysis required by Section 15-9.0110C.4. of the Unified Development Ordinance and the overall impact of the entire proposed use or structure, performance standards and analysis with regard to the impacts of the proposal, proposed design solutions for any concerns under the Ordinance, executory actions which would maintain the general intent of the Ordinance in question, and other factors relating to the purpose and intent of the Ordinance section imposing the requirement: *The Plan Commission recommendation, the Environmental Commission recommendation and the Community Development Authority recommendation address these factors and are incorporated herein.*

Decision

Upon the above findings and all of the files and proceedings heretofore had upon the subject application, the Common Council hereby grants a Special Exception for such relief as is described within Exhibit D, upon the conditions: 1) that the natural resource features upon the property to be developed be protected by a perpetual conservation easement to be approved by the Common Council prior to any development within the areas for which the Special Exception is granted; 2) that the applicant obtain all other necessary approval(s) from all other applicable governmental agencies prior to any development within the areas for which the Special Exception is granted; 3) that all development within the areas for which the Special Exception is granted shall proceed pursuant to and be governed by the approved Natural Resource Protection Plan and all other applicable plans for Carlisle Interconnect Technologies, Inc., owner, and all other applicable provisions of the Unified Development Ordinance; 4) that the applicant shall revise the Natural Resource Protection Plan to indicate that the subject natural resource features are also part of an Isolated Natural Resource Area as defined by the Southeastern Wisconsin Regional Planning Commission. The duration of this grant of Special Exception is permanent.

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2016.

APPROVED:

Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk
AYES _____ NOES _____ ABSENT _____

City of Franklin Environmental Commission

TO: Common Council
DATE: October 26, 2016
RE: Special Exception application review and recommendation
APPLICATION: Carlisle Interconnect Technologies, Inc., owner, Applicant,
dated: October 4, 2016
(5300 West Franklin Drive)

I. §15-9.0110 of the Unified Development Ordinance Special Exception to Natural Resource Feature Provisions Application information:

1. Unified Development Ordinance Section(s) from which Special Exception is requested:
2. Nature of the Special Exception requested (description of resources, encroachment, distances and dimensions):
3. Applicant's reason for request:
4. Applicant's reason why request appropriate for Special Exception:

II. Environmental Commission review of the §15-9.0110C.4.f. Natural Resource Feature impacts to functional values:

1. Diversity of flora including State and/or Federal designated threatened and/or endangered species:
2. Storm and flood water storage:
3. Hydrologic functions:
4. Water quality protection including filtration and storage of sediments, nutrients or toxic substances:
5. Shoreline protection against erosion:

6. Habitat for aquatic organisms:
7. Habitat for wildlife:

8. Human use functional value:

9. Groundwater recharge/discharge protection:

10. Aesthetic appeal, recreation, education, and science value:

11. State or Federal designated threatened or endangered species or species of special concern:

12. Existence within a Shoreland:

13. Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time:

III. Environmental Commission review of the §15-10.0208B.2.d. factors and recommendations as to findings thereon:

1. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection a. does not apply to an application to improve or enhance a natural resource feature):

2. That compliance with the stream, shore buffer, navigable water-related, wetland, wetland buffer, and wetland setback requirement will:
 - a. be unreasonably burdensome to the applicants and that there are no reasonable practicable alternatives: *;*

 - b. unreasonably and negatively impact upon the applicants' use of the property and that there are no reasonable practicable alternatives:

3. The Special Exception, including any conditions imposed under this Section will:
 - a. be consistent with the existing character of the neighborhood: *;* *and*

 - b. not effectively undermine the ability to apply or enforce the requirement with respect to other properties: *;* *and*

 - c. be in harmony with the general purpose and intent of the provisions of this Ordinance proscribing the requirement: *;* *and*

- d. preserve or enhance the functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback in co-existence with the development (*this finding only applying to an application to improve or enhance a natural resource feature*):

IV. Environmental Commission review of the §15-10.0208B.2.a., b. and c. factors and recommendations as to findings thereon:

1. Characteristics of the real property, including, but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks:
2. Any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district:
3. Existing and future uses of property; useful life of improvements at issue; disability of an occupant:
4. Aesthetics:
5. Degree of noncompliance with the requirement allowed by the Special Exception:
6. Proximity to and character of surrounding property:
7. Zoning of the area in which property is located and neighboring area:
8. Any negative affect upon adjoining property:
9. Natural features of the property:
10. Environmental impacts:

V. Environmental Commission Recommendation:

The Environmental Commission has reviewed the subject Application pursuant to §15-10.0208B. of the Unified Development Ordinance and makes the following recommendation:

1. The recommendations set forth in Sections III. and IV. Above are incorporated herein.

2. The Environmental Commission recommends [approval] [denial] of the Application upon the aforesaid recommendations for the reasons set forth therein.
3. The Environmental Commissions recommends that should the Common Council approve the Application, that such approval be subject to the following conditions:
 - a.
 - b.
 - c.

The above review and recommendation was passed and adopted at a regular meeting of the Environmental Commission of the City of Franklin on the ____ day of _____, 2016.

Dated this ____ day of _____, 2016.

Wesley Cannon, Chairman

Attest:

Curtis Bolton, Vice-Chairman



STRUCTURAL ENGINEERS
EXPERTISE · INNOVATION · EXCELLENCE

October 26, 2016

Mr. Joel Dietl, AICP
Planning Manager
City of Franklin Planning Department
9229 West Loomis Road
Franklin, WI 53132

Re: Carlisle Interconnect – Phase B
Response to October 19, 2016 Staff Comments

Dear Mr. Dietl:

This letter will serve as our response to staff comments for the JP Cullen Site Plan Amendment and Natural Resource Special Exception submittal dated October 5, 2016 for the above referenced project.

Planned Development District No. 18 Requirements:

Site Plan:

1.
 - a. See sheet SD1.00 to reflect the “Greenspace” area as requested.
 - b. Carlisle will not have any outside storage. There will be a bin for recycle material next to the new 16’ x 16’ OH door on the North side of the building, see sheet SD1.00.
 - c. Please see that attached drawings, Cover sheet (showing street view in perspective) and sheet SD1.00, for roof mounted equipment.

Erosion Control:

2.
 - a.
 - i. Please see attached drawings C2 and C3 for silt fence installation and details.
 - ii. The revised drawings indicate a six-foot setback from pavement along the East edge of the proposed pavement, see SD1.00.

Off-Street Parking and Loading:

3.
 - a. On-site parking has been designed to accommodate current needs for all shifts.
 - i. No on-street parking will be required or utilized.
 - b. See sheet SD0.00 requesting approval of the removal of the referenced parking.
 - c. See sheet SD0.00 requesting approval of the removal of the referenced landscape islands.
 - d. Please see attached drawing SD1.00 for snow storage plan.
 - e. Please see attached drawing SD1.00 reflecting the modification to parking stall sizes to meet City standards.
 - i. The plan as submitted (sheet SD1.00) showing 90-degree parking along the East edge is the preferred design and the intent to move forward with. Traffic is set for one way, from North to South.

- ii. Please see attached drawing SD1.00 reflecting the addition of curbs along the East side of the proposed new parking area.
- iii. Carlisle will have 12-20 cars parking for second shift and 10-16 cars parking for 3rd shift.
- iv. Minimum parking for current needs at all shifts are just met. A reduction of parking for the installation of landscape islands will cause a fall below current needs at all shifts.
- v. The fire department has reviewed and has no comments to our proposed parking lot/driveway design.

Outside Signage:

4. Carlisle is not proposing any additional signage as part of this project.

Landscape Plan:

5.
 - a. Please see attached Landscape drawing.
 - i. If necessary, Carlisle will replace landscaping which has died due to this construction project.
 - b. Please see attached planting/maintenance agreement.
 - c. Please see attached drawing SD0.00 requesting the removal of the parking lot on the East side of the building.

Building/Architectural Plan:

6.
 - a.
 - i. Please see attached drawing A5.00 and submitted material samples.

Unified Development Ordinance (UDO) 18 Requirements:**Natural Resource Protection Plan (NRPP):**

Response to comments by others.

Additional Staff Recommendations and/or Requirements:**Department of City Development Requirements:**

1. Carlisle is proposing to extend the existing sidewalk West to the East edge of the entrance drive and install a segment of sidewalk between the two entrance drives along 54th street; see attached drawing SD1.00.
2. If necessary, Carlisle will replace landscaping which has died due to this construction.
3. Please see attached Landscape plan for indication the composition of native plantings along with the 3-year maintenance plan.

Engineering Staff Comments:

1.
 - a. Please see attached drawing SD1.00; The amount of impervious area is under 8.81 acres; with the proposed addition and parking, the impervious area is 5.40 acres.
 - b. N/A
 - c. N/A
 - d. See the revised drawing SD1.00 which indicates a six-foot setback for the silt fence from pavement along the East edge of the proposed pavement. Sheets C2 and C3 indicate details.

Fire Department Staff Comments:

1. Please see the attached drawing SD1.00 which reflects the addition of one hydrant at the Northeast corner of the parking lot.

Police Department Staff Comments:

1. No comments made.

Very truly yours,

CSD Structural Engineers, S.C.



Jim French, RA
Architect

Enclosure:

Staff comments for the JP Cullen Site Plan Amendment and Natural Resource Special Exception submittal dated October 5, 2016

Plot Date: 10/24/2016 09:26:45 AM by RSL/IAN/HT - LAYOUT_ANSI.D (2/2/2014)
 Path: E:\Work\GIS\General\TerraTec\Engineering\Franklin\2016_255682\55682-013.mxd
 Coordinates System: NAD 83 StatePlane WisconsinSouth Zone FIPS 5003 Feet
 Map Rotation: 0

Table 15-3.0503 Worksheet for the Calculation of Natural Resource Protection Land

Natural Resource Feature	Zoning District Type: Non-Residential (b) Protection Standard (%)	Area of Resource in Study Area (acres)	Protection Requirement (acres)	Area of Proposed Disturbance in Study Area (acres)
Steep Slopes:				
10 - 19%	40%	0.00	0.00	0.00
20 - 30%	70%	0.00	0.00	0.00
> 30%	80%	0.00	0.00	0.00
Woodlands & Forests:				
Mature	70%	5.30	3.71	0.34
Young	50%	0.00	0.00	0.00
Lakes & Ponds	100%	0.09	0.09	0.00
Streams	100%	0.00	0.00	0.00
Shore Buffer	100%	0.56	0.56	0.00
Floodplains/Floodlands	100%	0.00	0.00	0.00
Wetland Buffers (30')	100%	0.63	0.63	0.12
Wetland Setback (50')*	100%	0.75	0.75	0.13
Wetlands & Shoreland Wetlands	100%	6.44	6.44	0.23

* The 50' Wetland Setback also includes the land within the 30' Wetland Buffer.

The total unadjusted natural resource protection land is 13.77 acres; however, the mature woodland, wetland, wetland buffer, wetland setback, pond, and shore buffer overlap covers 7.34 acres. Due to overlapping natural resources, the adjusted natural resource protection land is 6.43 acres.

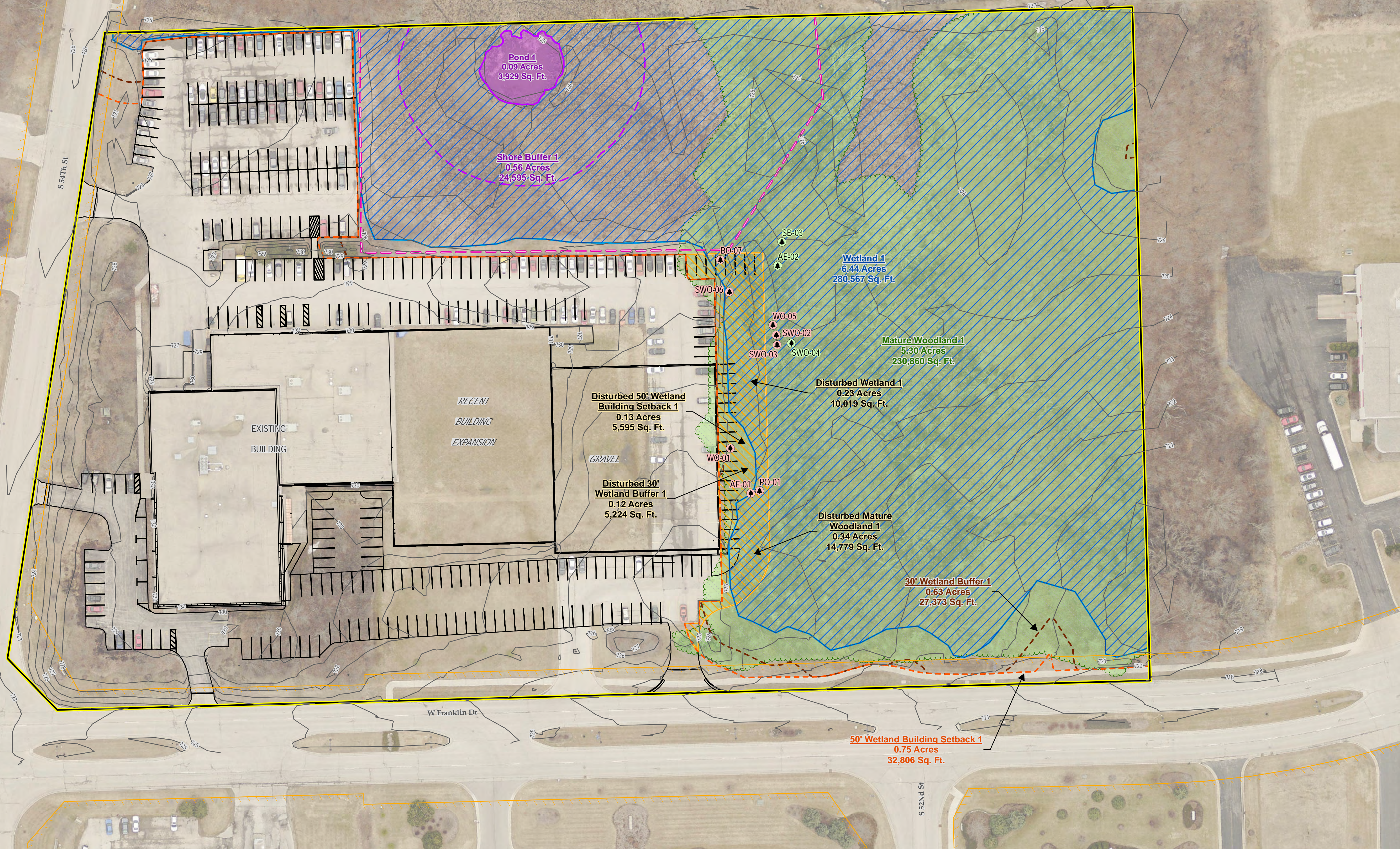
Trees Over 8" DBH Within 25' of Proposed Improvement

Tree ID	Species	DBH in Inches	To Be Removed
AE-01	American elm	8.5	Yes
AE-02	American elm	8.5	No
BO-07	bur oak	34	Yes
PO-01	pin oak	11	Yes
SB-03	shagbark hickory	14.5	No
SWO-02	swamp white oak	18	Yes
SWO-03	swamp white oak	10	Yes
SWO-04	swamp white oak - stem 1	18	No
SWO-04	swamp white oak - stem 2	20	No
SWO-06	swamp white oak	8.5	Yes
WO-01	white oak	24	Yes
WO-05	white oak	16	Yes

LEGEND

- TREES OVER 8" DBH WITHIN 25' OF PROPOSED IMPROVEMENT TO REMAIN
- TREES OVER 8" DBH WITHIN 25' OF PROPOSED IMPROVEMENT TO BE REMOVED
- SITE LAYOUT
- TOPOGRAPHIC CONTOURS (1' INTERVAL)
- RIGHT OF WAYS
- MATURE WOODLAND
- TRC DELINEATED WETLAND
- OPEN WATER (POND)
- 30' WETLAND BUFFER
- 50' WETLAND BUILDING SETBACK
- 75' SHORE BUFFER
- CONSERVATION EASEMENT
- AREA OF PROPOSED DISTURBANCE
- STUDY AREA

- NOTES**
- BASE MAP IMAGERY FROM MILWAUKEE COUNTY LAND INFORMATION OFFICE, 2015.
 - PROPERTY BOUNDARY, CONTOURS PROPOSED DEVELOPMENT AREAS DIGITIZED FROM SITE PLAN PROVIDED BY TerraTec ENGINEERING, LLC (MAY 2016).
 - RIGHT OF WAYS ACQUIRED FROM WISCONSIN STATE CARTOGRAPHER'S OFFICE STATEWIDE PARCEL LAYER, LOCATIONS ARE APPROXIMATE.
 - WETLAND DELINEATED BY RON LONDRE OF TRC IN MAY 2016.
 - NO TEMPORARY DISTURBANCE WILL OCCUR OUTSIDE OF THE AREA OF PROPOSED DISTURBANCE AS DEPICTED HEREIN.



0 50 100 Feet
1" = 50'
1:600

PROJECT: **CARLISLE INTERCONNECT TECHNOLOGIES, INC.**
5300 WEST FRANKLIN DRIVE
FRANKLIN, WISCONSIN

TITLE: **NATURAL RESOURCE PROTECTION PLAN**
CARLISLE IT FACILITY EXPANSION

DRAWN BY: R SUENMICHIT PROJ. NO.: 255682
CHECKED BY: R LONDRE
APPROVED BY: R LONDRE
DATE: OCTOBER 2016

FIGURE 2

TRC
150 North Patrick Blvd., Suite 160
Brookfield, WI 53005
Phone: 262.879.1212
www.trcsolutions.com
FILE NO.: 255682-013.mxd



CARLISLE INTERCONNECT TECHNOLOGIES

PHASE 'B' EXPANSION
5300 WEST FRANKLIN DRIVE
FRANKLIN, WI 53132



CARLISLE INTERCONNECT
TECHNOLOGIES
PHASE 'B' EXPANSION
5300 WEST FRANKLIN DRIVE
FRANKLIN, WI 53132



TURNKEY COORDINATOR
13040 W. LISSON ROAD, SUITE 900
BROOKFIELD, WI 53005
PHONE: 262.781.4100
FAX: 262.781.6300

COMPUTERIZED STRUCTURAL DESIGN S.C.
STRUCTURAL ENGINEERS
DENVER
8080 N. Washington Rd
Greenwood Village, CO 80111
P: (303) 662-0665
MILWAUKEE
808 N. Washington Rd
Milwaukee, WI 53217
P: (414) 351-5688



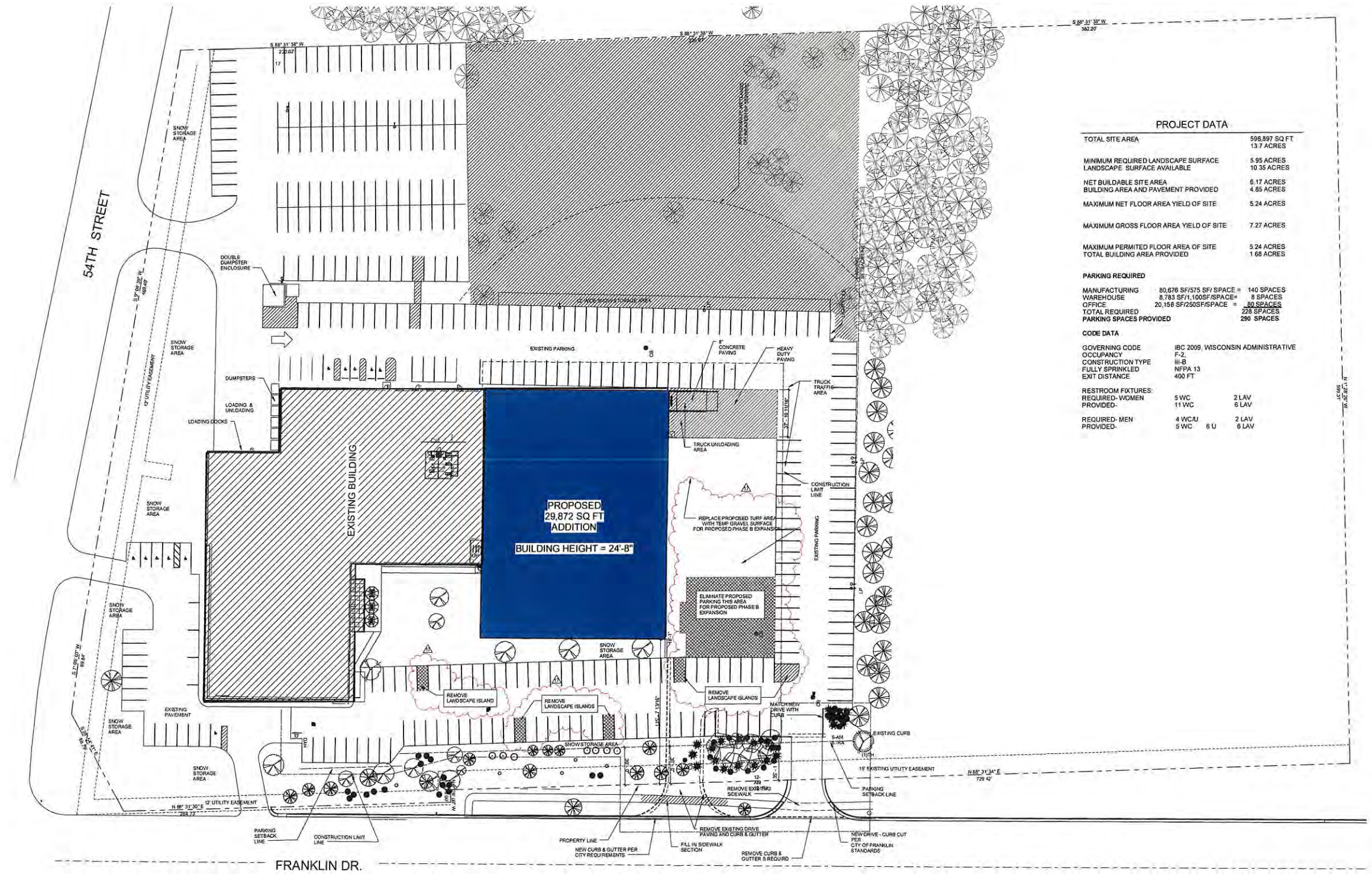
PROJECT DATA			
	SQ FT	ACRES	
TOTAL GROSS SITE AREA	598,897	13.70	
BASE SITE AREA	575,595	13.21	
MINIMUM REQUIRED LANDSCAPE SURFACE	259,018	5.95	
LANDSCAPE SURFACE RATIO (LSR) = 0.45			
LANDSCAPE SURFACE AVAILABLE		10.35	
NET BUILDABLE SITE AREA		6.17	
BUILDING AREA AND PAVEMENT PROVIDED		5.40	
MAXIMUM NET FLOOR AREA YIELD OF SITE		5.24	
MAXIMUM GROSS FLOOR AREA YIELD OF SITE		7.27	
MAXIMUM PERMITTED FLOOR AREA OF SITE		5.24	
TOTAL BUILDING AREA PROVIDED		2.26	
REQUIRED PARKING			
MANUFACTURING	80,676 SF (575 SF/SPACE) =	140 SPACES	
WAREHOUSE	8,780 SF (1,100 SF/SPACE) =	8 SPACES	
OFFICE	20,156 SF (250 SF/SPACE) =	80 SPACES	
TOTAL REQUIRED		228 SPACES	
PARKING SPACES PROVIDED		337 SPACES	
CODE DATA			
GOVERNING CODE	IBC 2009, WISCONSIN ADMINISTRATIVE CODE		
OCCUPANCY	F-2		
CONSTRUCTION TYPE	III-B		
FULLY SPRINKLED	NFPA 13		
EXIT DISTANCE	400 FT		
BESTROOM FIXTURES			
REQUIRED WOMEN	5 WC	2 LAV	
PROVIDED	11 WC	6 LAV	
REQUIRED MEN	4 WCU	2 LAV	
PROVIDED	5 WC	6 U 6 LAV	

ARCHITECTURAL	
REV	DESCRIPTION
A1.00	OVERALL GROUND FLOOR
A1.10	ENLARGED GROUND FLOOR PLAN
A5.00	EXTERIOR ELEVATIONS

SITE DEVELOPMENT	
REV	DESCRIPTION
L1	LANDSCAPE PLAN
SD0.00	AS-BUILT SITE PLAN
SD1.00	PROPOSED SITE PLAN
SD2.00	GRADING PLAN
SD3.00	PRESENTATION SITE PLAN
C1	PLAT OF SURVEY
C2	EROSION CONTROL PLAN
C3	EROSION CONTROL DETAILS
C4	STORM UTILITY PLAN
E1	SITE PHOTOMETRIC PLAN

Franklin
OCT 28 2016
City Development

PLANNING RE-SUBMITTAL OCT. 26, 2016
DATE BY
REV. DESCRIPTION
TITLE SHEET
DATE: 10.03.2016
JOB NO: J15555MTB
CHECKED BY: RJN
DRAWN BY: JSW
SHEET NO: T1.00



PROJECT DATA	
TOTAL SITE AREA	596,897 SQ FT 13.7 ACRES
MINIMUM REQUIRED LANDSCAPE SURFACE LANDSCAPE SURFACE AVAILABLE	5.95 ACRES 10.35 ACRES
NET BUILDABLE SITE AREA BUILDING AREA AND PAVEMENT PROVIDED	6.17 ACRES 4.85 ACRES
MAXIMUM NET FLOOR AREA YIELD OF SITE	5.24 ACRES
MAXIMUM GROSS FLOOR AREA YIELD OF SITE	7.27 ACRES
MAXIMUM PERMITTED FLOOR AREA OF SITE TOTAL BUILDING AREA PROVIDED	5.24 ACRES 1.68 ACRES
PARKING REQUIRED	
MANUFACTURING	80,676 SF/575 SF/SPACE = 140 SPACES
WAREHOUSE	8,783 SF/1,100SF/SPACE = 8 SPACES
OFFICE	20,158 SF/250SF/SPACE = 80 SPACES
TOTAL REQUIRED	228 SPACES
PARKING SPACES PROVIDED	290 SPACES
CODE DATA	
GOVERNING CODE	IBC 2009, WISCONSIN ADMINISTRATIVE
OCCUPANCY	F-2
CONSTRUCTION TYPE	III-B
FULLY SPRINKLED	NFPA 13
EXIT DISTANCE	400 FT
RESTROOM FIXTURES:	
REQUIRED-WOMEN PROVIDED-	5 WC 11 WC
REQUIRED-MEN PROVIDED-	4 WC/U 5 WC 6 U
	2 LAV 6 LAV
	2 LAV 6 LAV



PROJECT DATA

FACILITY ADDITION
5300 WEST FRANKLIN DRIVE
FRANKLIN, WI 53120

GENERAL NOTES

The documents have been prepared in the belief that they comply with the provisions of the applicable codes and regulations and that the contractor is responsible for the proper interpretation and application of the same. The contractor is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor is responsible for the cost of all construction materials and labor. The contractor is responsible for the safety of all workers and the public. The contractor is responsible for the protection of all existing utilities and structures. The contractor is responsible for the removal and disposal of all construction waste. The contractor is responsible for the maintenance of all access roads and parking areas. The contractor is responsible for the installation of all required signage and markings. The contractor is responsible for the completion of all construction work in accordance with the contract documents. The contractor is responsible for the accuracy of all information provided in the contract documents. The contractor is responsible for the timely completion of all construction work. The contractor is responsible for the quality of all construction work. The contractor is responsible for the safety of all workers and the public. The contractor is responsible for the protection of all existing utilities and structures. The contractor is responsible for the removal and disposal of all construction waste. The contractor is responsible for the maintenance of all access roads and parking areas. The contractor is responsible for the installation of all required signage and markings. The contractor is responsible for the completion of all construction work in accordance with the contract documents. The contractor is responsible for the accuracy of all information provided in the contract documents. The contractor is responsible for the timely completion of all construction work. The contractor is responsible for the quality of all construction work.



13040 W LISBON ROAD, SUITE 900
BROOKFIELD, WI 53005

PHONE: 262.781.4100
FAX: 262.781.6300



COMPUTERIZED STRUCTURAL DESIGN, S.C.

CONSULTING ENGINEERS

8980 N. PORT WASHINGTON ROAD,
MILWAUKEE, WISCONSIN 53217

VOICE: (414) 251-5586
FAX: (414) 351-4617

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THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ACCESS ROADS AND PARKING AREAS DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION WASTE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL REQUIRED SIGNAGE AND MARKINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY COMPLETION OF ALL CONSTRUCTION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF ALL CONSTRUCTION WORK.

SHEET TITLE:

AS-BUILT SITE PLAN

REV DESCRIPTION DATE BY

17 Temp Site Plan Revision 10/25/2018 RJN

SD0.00

CHECKED BY: RJN

DRAWN BY: T.J.A.

DATE: 10-04-2018

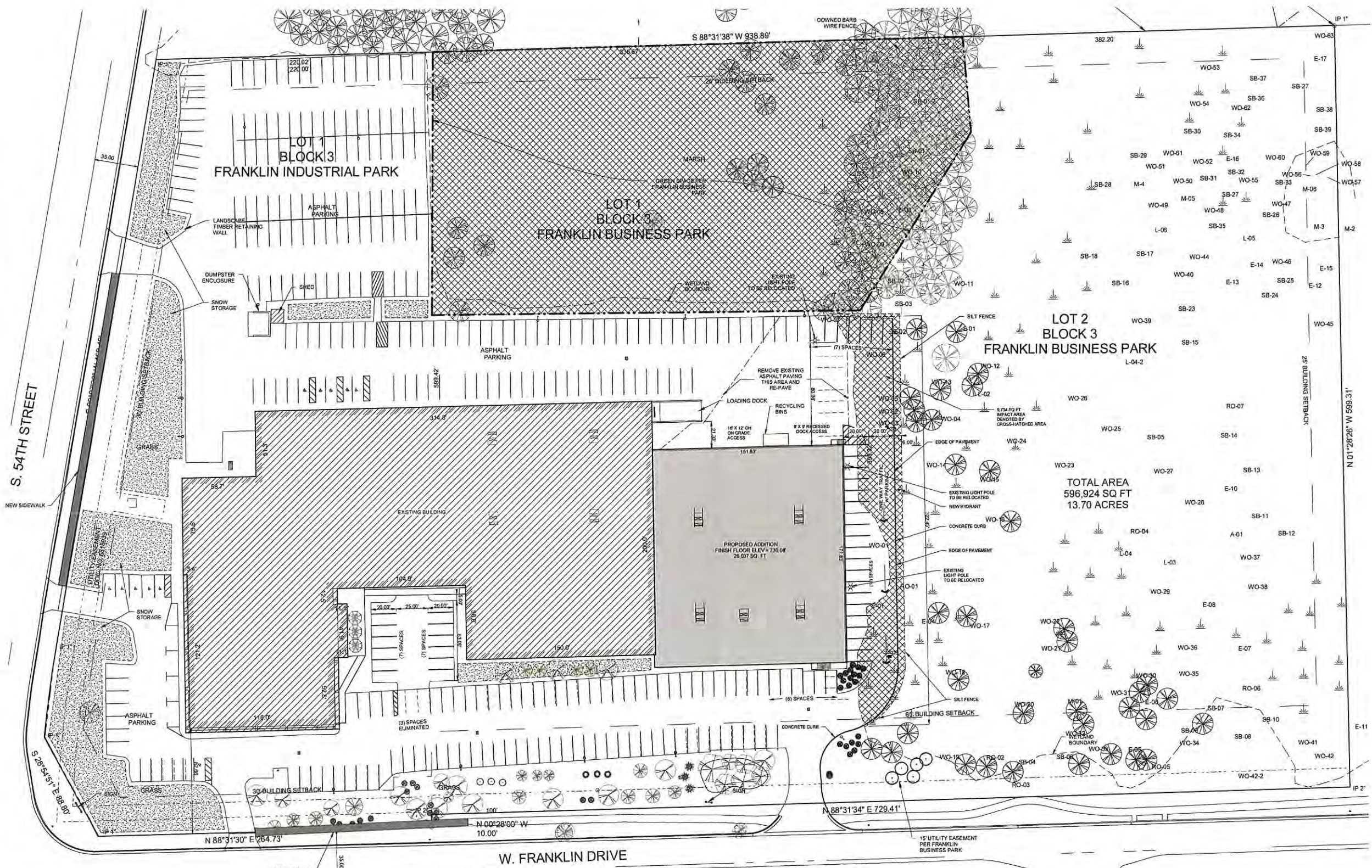
SHEET NO: SD0.00

AS-BUILT SITE PLAN 10-04-2018

AS-BUILT SITE PLAN
SCALE: 1" = 30'-0"



10/25/2018 3:35:01 PM



TOTAL AREA
596,924 SQ FT
13.70 ACRES

SITE PROJECT DATA

	SQ FT	ACRES
TOTAL GROSS SITE AREA	596,897	13.70
BASE SITE AREA	575,295	13.21
MINIMUM REQUIRED LANDSCAPE SURFACE	259,016	5.95
LANDSCAPE SURFACE RATIO (LSR) = 0.44		
LANDSCAPE SURFACE AVAILABLE		10.35
NET BUILDABLE SITE AREA	6.17	
BUILDING AREA AND PAVEMENT PROVIDED	5.40	
MAXIMUM NET FLOOR AREA YIELD OF SITE	5.24	
MAXIMUM GROSS FLOOR AREA YIELD OF SITE	7.27	
MAXIMUM PERMITTED FLOOR AREA OF SITE	5.24	
TOTAL BUILDING AREA PROVIDED	2.28	
REQUIRED PARKING		
MANUFACTURING	80,876 SF (675 SF/SPACE) =	140 SPACES
WAREHOUSE	8,783 SF (1,100 SF/SPACE) =	8 SPACES
OFFICE	20,158 SF (250 SF/SPACE) =	80 SPACES
TOTAL REQUIRED		228 SPACES
PARKING SPACES PROVIDED		337 SPACES

PARKING SCHEDULE

Existing	ADA VAN ACCESSIBLE PARKING SPACE
278	7
7	4
Existing: 295	
Phase 'B' Building: 47	
Phase 'B' Building: 47	
Parking Spaces Total: 337	

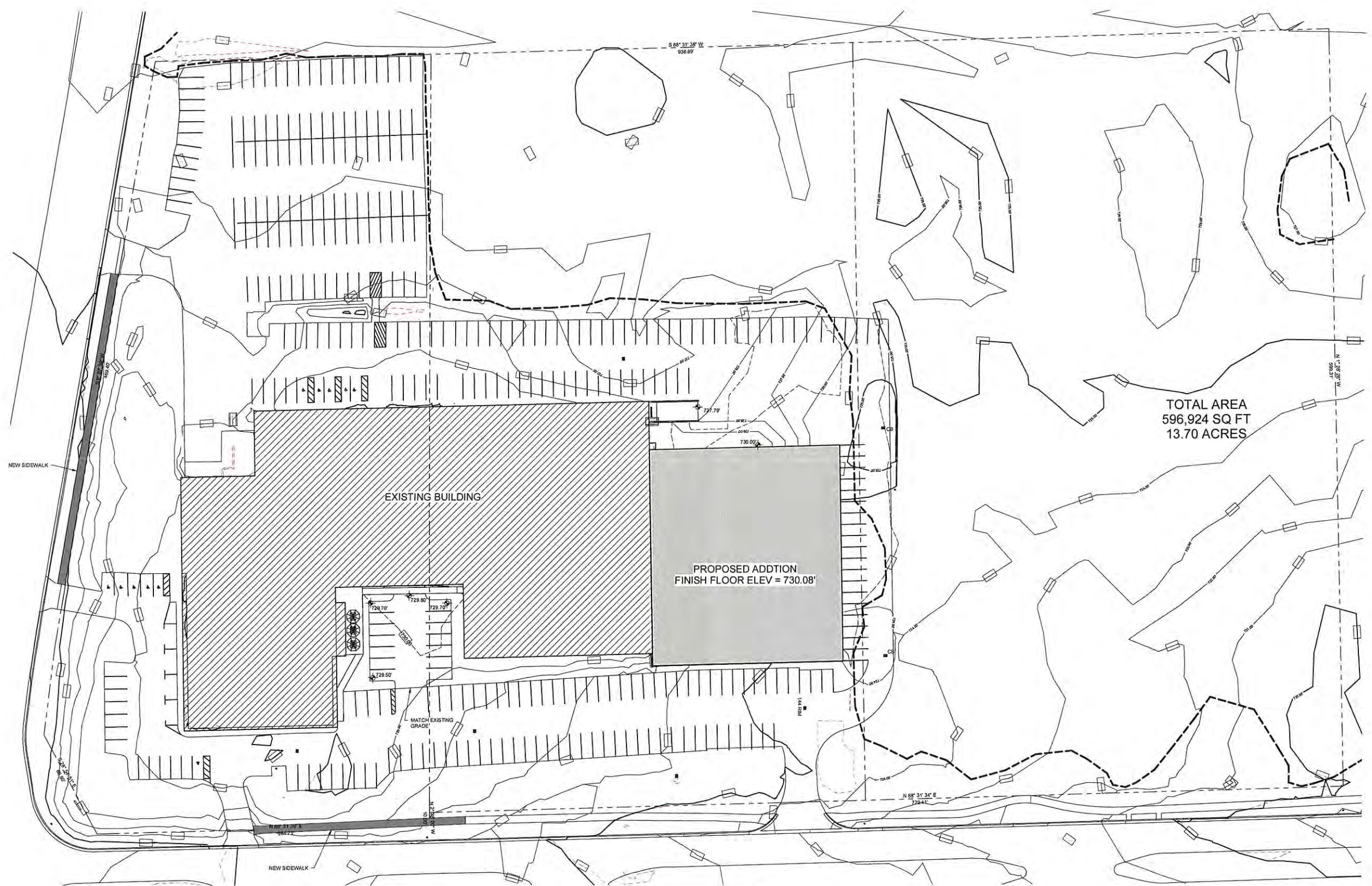
SITE PLAN
SCALE: 1" = 30'-0"

THIS PLAN HAS BEEN PREPARED BY THE ENGINEER OR ARCHITECT IN THE STATE OF WISCONSIN. THE ENGINEER OR ARCHITECT HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND THAT THE INFORMATION ON WHICH THIS PLAN IS BASED IS TRUE AND CORRECT. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A GEOTECHNICAL SURVEY OF THE SITE. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT PROPERTIES. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT UTILITIES. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT EASEMENTS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT RECORDS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT TITLES. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT ZONING. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT REGULATIONS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT ORDINANCES. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT DECREES. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT ORDERS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT DECISIONS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT ACTIONS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT OMISSIONS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT COMMISSIONS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT APPOINTMENTS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT NOMINATIONS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT ELECTIONS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT REFERENDUMS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT INITIATIVES. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT MEASURES. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT LAWS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT STATUTES. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT REGULATIONS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT ORDINANCES. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT DECREES. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT ORDERS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT DECISIONS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT ACTIONS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT OMISSIONS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT COMMISSIONS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT APPOINTMENTS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT NOMINATIONS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT ELECTIONS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT REFERENDUMS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT INITIATIVES. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT MEASURES. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT LAWS. THE ENGINEER OR ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE ADJACENT STATUTES.

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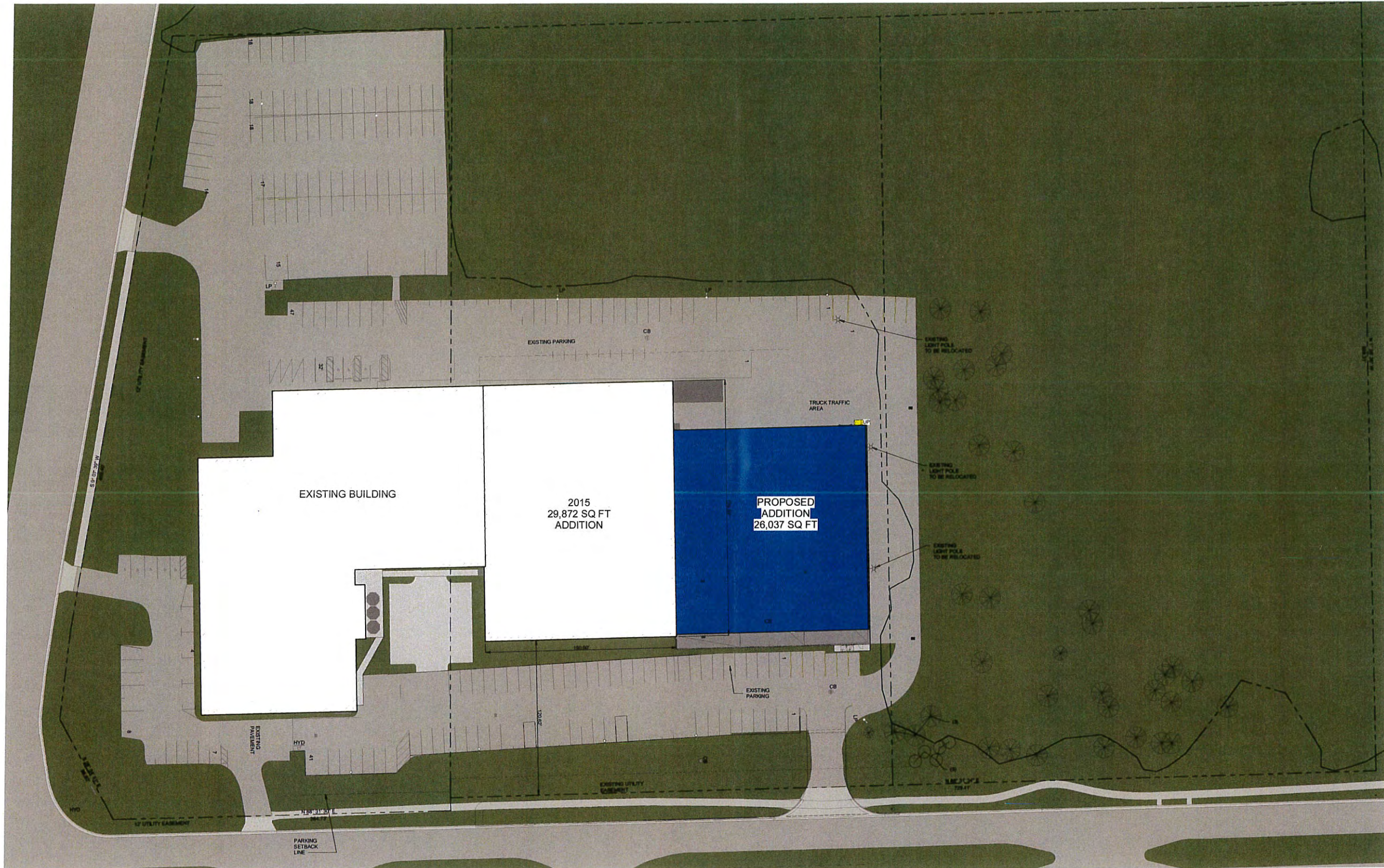
DATE: 10.03.2016
DATE BY: []
SHEET TITLE: GRADING PLAN
PLANNING RE-SUBMITTAL OCT. 26, 2016
DATE DESCRIPTION: []
DATE: 10.03.2016
DATE BY: []
SHEET NO: []
DRAWN BY: JSW
CHECKED BY: RJN
DATE: []
DATE DESCRIPTION: []
DATE: []
DATE BY: []
SHEET NO: []
DRAWN BY: JSW



THE INFORMATION HAS BEEN TRANSMITTED BY THE COURTESY OF THE ELECTRICAL FILE BY COMPLETED STRUCTURAL DESIGN S.C. TO THE ADDRESSEE ELECTRONICALLY OR BY REGISTERED MAIL. IT IS THE RESPONSIBILITY OF THE ADDRESSEE TO VERIFY THE CONTENTS OF THE TRANSMISSION. THE INFORMATION HAS BEEN TRANSMITTED BY THE COURTESY OF THE ELECTRICAL FILE BY COMPLETED STRUCTURAL DESIGN S.C. TO THE ADDRESSEE ELECTRONICALLY OR BY REGISTERED MAIL. IT IS THE RESPONSIBILITY OF THE ADDRESSEE TO VERIFY THE CONTENTS OF THE TRANSMISSION. THE INFORMATION HAS BEEN TRANSMITTED BY THE COURTESY OF THE ELECTRICAL FILE BY COMPLETED STRUCTURAL DESIGN S.C. TO THE ADDRESSEE ELECTRONICALLY OR BY REGISTERED MAIL. IT IS THE RESPONSIBILITY OF THE ADDRESSEE TO VERIFY THE CONTENTS OF THE TRANSMISSION.

GRADING PLAN
SCALE 1" = 30'-0"





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THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED DEVELOPMENT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED DEVELOPMENT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED DEVELOPMENT.

SITE PROJECT DATA

	SQ FT	ACRES
TOTAL GROSS SITE AREA	595,897	13.70
BASE SITE AREA	575,595	13.21
MINIMUM REQUIRED LANDSCAPE SURFACE	259,018	5.95
LANDSCAPE SURFACE RATIO (LSR) = 0.45		
LANDSCAPE SURFACE AVAILABLE		10.35
NET BUILDABLE SITE AREA		6.17
BUILDING AREA AND PAVEMENT PROVIDED		5.40
MAXIMUM NET FLOOR AREA YIELD OF SITE		5.24
MAXIMUM GROSS FLOOR AREA YIELD OF SITE		7.27
MAXIMUM PERMITTED FLOOR AREA OF SITE		5.24
TOTAL BUILDING AREA PROVIDED		2.25
REQUIRED PARKING		
MANUFACTURING	80,676 SF (575 SF/SPACE) =	140 SPACES
WAREHOUSE	8,783 SF (1,100 SF/SPACE) =	8 SPACES
OFFICE	20,158 SF (250 SF/SPACE) =	80 SPACES
TOTAL REQUIRED		228 SPACES
PARKING SPACES PROVIDED		337 SPACES

PRESENTATION SITE PLAN

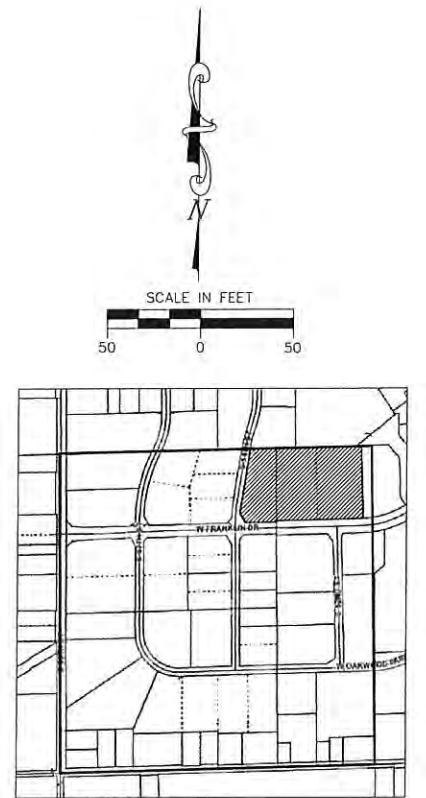
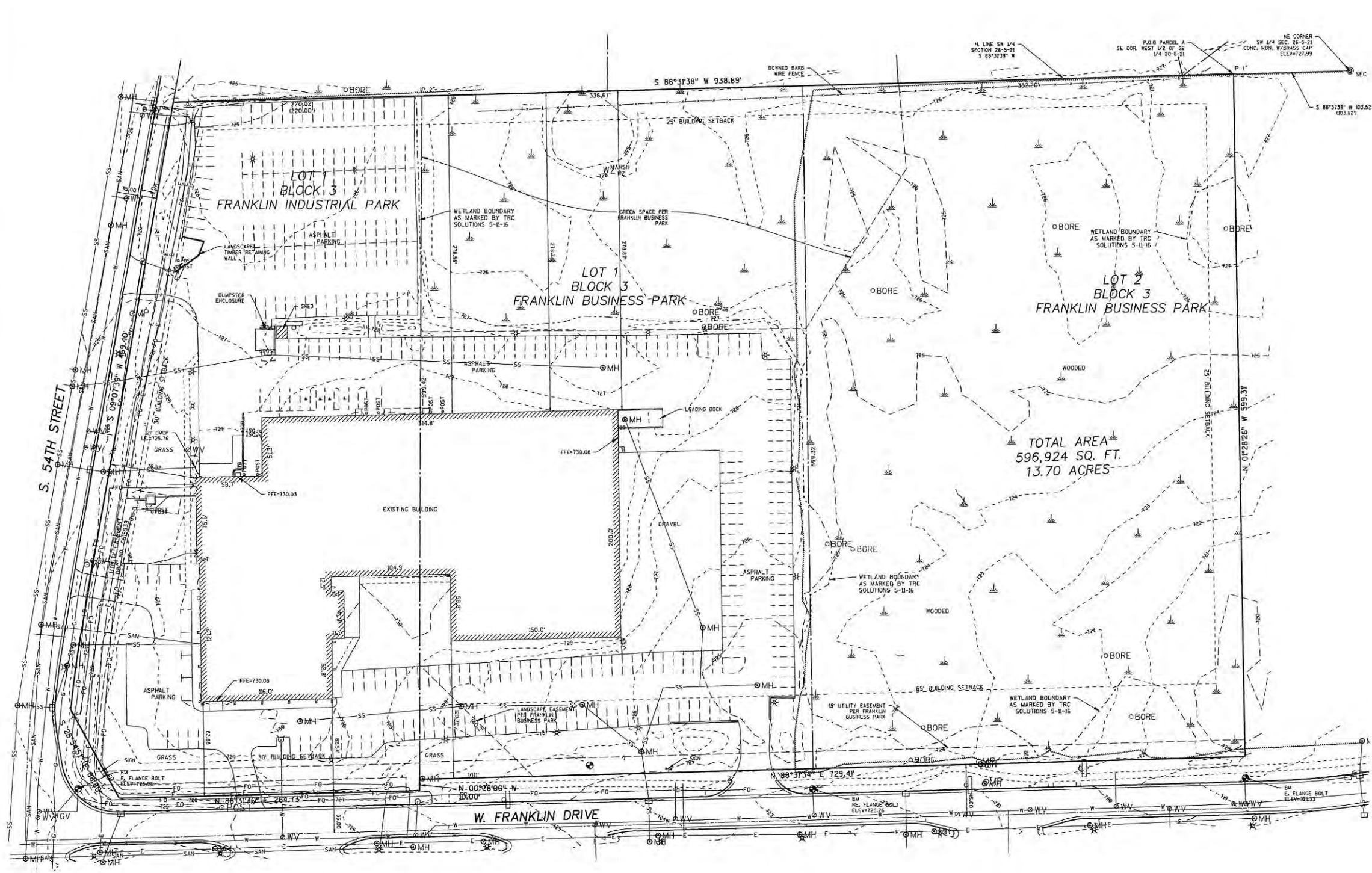
SCALE: 1" = 30'-0"

PLANNING RE-SUBMITTAL OCT. 26, 2016

DATE: _____
BY: _____

PRESENTATION
SITE PLAN

DATE: 10.03.2016
SHEET NO: SD3.00



LOCATION MAP SW 1/4 26-5-21
SCALE: NTS

EXISTING LEGEND

---	SECTION LINE
---	PROPERTY LINE
---	FENCE
---	EASEMENT
---	EDGE OF ASPH/CONC.
---	SIDEWALK
E	BURIED ELECTRIC
FO	BURIED FIBER OPTIC
SAN	SANITARY SEWER
T	BURIED TELEPHONE
SS	STORM SEWER
G	BURIED GAS
▨	EXISTING BUILDING
---	LIMITS OF WETLANDS AS MARKED BY TRC SOLUTIONS 5-11-16

- ⊙ MH MANHOLE/AREA DRAIN
- ⊙ HYDRANT
- ⊙ BENCH MARK
- ⊙ WV WATER VALVE
- ⊙ PEDESTAL
- ⊙ MP UTILITY MARKER POST
- ⊙ BORE WETLAND SOIL BORING
- ⊙ POST POST/BOLLARD
- ⊙ IRON PIPE FOUND
- ⊙ METER
- ⊙ INLET
- ⊙ GV GAS VALVE

LEGAL DESCRIPTION PER KNIGHT/BARRY TITLE INSURANCE COMPANY COMMITMENT NO. 784882, DATED 7-01-2015

PARCEL 1:

LOT 1, BLOCK 3, IN FRANKLIN INDUSTRIAL PARK, BEING A SUBDIVISION OF LANDS IN PART OF THE SOUTHWEST 1/4 AND THE SOUTH WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN. EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF FRANKLIN BY WARRANTY DEED RECORDED SEPTEMBER 26, 1994 AS DOCUMENT NO. 7006131.

PARCEL 2:

LOT 1 AND LOT 2, BLOCK 3, IN FRANKLIN BUSINESS PARK, BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 4875, AND PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, AS CORRECTED BY SURVEYOR'S AFFIDAVIT OF CORRECTION RECORDED MARCH 30, 1994 AS DOCUMENT NO. 6928328 AND FRANKLIN BUSINESS PARK AFFIDAVIT OF CORRECTION RECORDED SEPTEMBER 19, 1994 AS DOCUMENT NO. 7003047.

ADDRESS: 5300 WEST FRANKLIN DRIVE, FRANKLIN, WI
TAX KEY NO. 931-0017-003

GENERAL NOTES

- FIELD SURVEY PERFORMED ON 5-18-16 & 5-21-16 BY TERRATEC ENGINEERING, LLC.
- BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF THE SW 1/4 OF SECTION 26, TOWN 5 NORTH, RANGE 21 EAST BEING S 88°13'45" W.
- ELEVATIONS REFERENCED TO NGVD 1929 ADJUSTMENT.

SURVEYOR'S CERTIFICATE

CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY (PROPERTY), AND THIS MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE HEREOF.

ROBERT F. SCHMALZER, PLS NO. 1760



PLAT OF SURVEY
CARLISLE INTERCONNECT
TECHNOLOGIES
5300 W. FRANKLIN DRIVE, FRANKLIN, WI

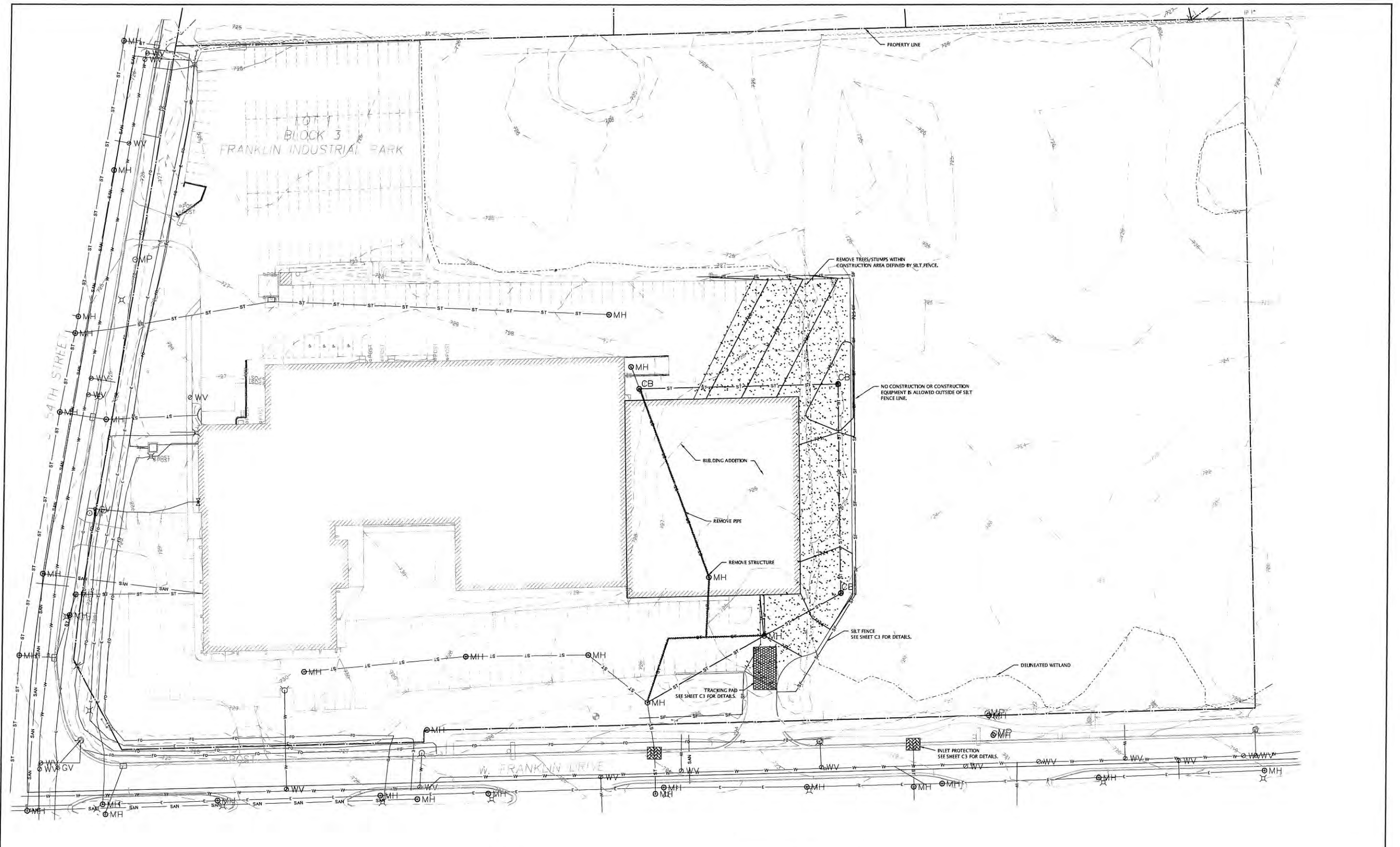
DESIGNED BY RFS	APPROVED BY RFS	DATE 5-26-16
REVISION NO.	REVISIONS	DATE BY
1		- RFS
2		- RFS

TERRATEC PROJECT NO.
1509001.1

TERRATEC ENGINEERING, LLC.
1001 N. 222 EVERGREEN BLVD, STE 205
CEDARBURG, WI 53510
TEL: 930.377.0006 FAX: 262.375.1958

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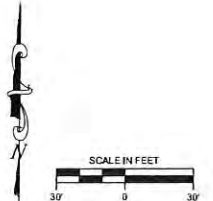
SHEET No.	OF
1	1



- NOTES**
1. SEE EXISTING CONDITIONS DRAWING OR EXISTING CONDITIONS LEGEND AND NOTES.
 2. SEE SHEET C3 FOR EROSION CONTROL NOTES AND DETAILS.

PROPOSED CONDITIONS LEGEND

--- 74' ---	GROUND CONTOUR
— ST —	STORM LINE
⊙ CB	STORM SEWER STRUCTURE
—	PAVEMENT EDGE
— SF —	SILT FENCE
▨	ASPHALT PAVEMENT
▩	ASPHALT PAVEMENT
▧	INLET PROTECTION



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 Milwaukee Area (414) 259-1181
 Hearing Impaired TDD (800) 542-2289
 www.DiggersHotline.com

**CARLISLE FACILITY ADDITION
 EROSION CONTROL PLAN
 3300 W. FRANKLIN DRIVE
 FRANKLIN, WISCONSIN**

DESIGNED BY JPF	APPROVED BY LKJ	DATE 10/13/2016
REVISION N/A	REVISIONS	DATE
TERRATEC PROJECT NO. 1510002		SHEET NO. OF C2 4

TERRATEC ENGINEERING, LLC
 1000 W. WISCONSIN AVENUE, SUITE 200
 GREENWICH, WI 53026
 TEL: 262.271.9900 FAX: 262.271.9904
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GENERAL NOTES:

- SEE SHEET C1 FOR EXISTING CONDITIONS LEGEND AND NOTES.
- CONTRACTOR SHALL CONTACT "DIGGERS HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION. EXISTING UTILITIES SHOWN ON PLAN MAY NOT BE INCLUDING, CONTRACTOR TO VERIFY LOCATION/DEPTH OF ALL UTILITIES AND PROTECT AS NECESSARY.
- PROJECT DRAWING VERIFICATION: CONTRACTOR SHALL REVIEW SITE PLAN PRIOR TO CONSTRUCTION AND DISCREPANCIES NOTED BETWEEN EXISTING SITE CONDITIONS AND PROJECT DRAWINGS AND BETWEEN PROJECT DRAWINGS FOR UTILITY CONDUITS, GRADING/CONCRETE, ETC. SHALL BE NOTED TO THE OWNER IN WRITING PRIOR TO CONSTRUCTION WORK. CHANGES IN WORK SCOPE SHALL BE MADE ACCORDINGLY. IF CONTRACTOR HAS ANY SUSTAINABLE CONSTRUCTION WORK ALL EQUIPMENT MOBILIZATION TO SITE, CONTRACTOR ACCEPTS RESPONSIBILITY FOR ANY CHANGES TO BE PERFORMED AS A RESULT OF PROJECT DRAWING/NOTIFICATION.
- PROTECTION OF EXISTING FEATURES: CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION DURING MOBILIZATION/DEMOLITION, REMOVAL, UTILITY CONSTRUCTION, GRADING, PAVING AND CONSTRUCTION OPERATIONS TO PREVENT DAMAGE TO EXISTING FEATURES WHICH ARE TO REMAIN IN PLACE. ANY DAMAGE TO EXISTING FEATURES SCHEDULED TO REMAIN MUST BE REPAIRED TO THE SATISFACTION OF THE OWNER. NO EXTRA PAYMENTS SHALL BE MADE FOR SUCH REPAIRS.
- PERMITS AND INSPECTIONS: CONTRACTOR SHALL OBTAIN ALL PERMITS FOR WORK AND COORDINATE/VERIFY FOR ANY INSPECTIONS REQUIRED BY THE LOCAL AUTHORITIES. COMPLETION OF THE PERMITS SHALL BE PROVIDED TO OWNER AND THE OWNER SHALL BE RESPONSIBLE FOR ANY INSPECTION REQUIREMENTS AND DATES/TIMES OF SUCH INSPECTIONS.
- ALL WORK TO BE COMPLETED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.
- SUMMARY OF WORK INCLUDES, BUT IS NOT LIMITED TO: CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. WORK SHALL INCLUDE INSTALLATION/MAINTENANCE/REMOVAL OF EROSION CONTROLS, GRADING, INSTALL TEMPORARY SEWER SYSTEMS, PAVEMENT WITH ASSOCIATED PAVEMENT STRIBING AS SHOWN ON PROJECT DRAWING. CONSTRUCTION SHALL BE INCLUDED IN THE PERMITS.
- CONTRACTOR SHALL STOP WORK FROM AREAS TO BE GRADDED PRIOR TO GRADING ACTIVITIES. TOPSOIL NOT REUSED SHALL BE EXPORTED OFF SITE IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- SUBGRADE TO BE PREPARED AS SPECIFIED BY GEOTECHNICAL ENGINEER NOT VARIATE ENGINEERING.

CONSTRUCTION SEQUENCE:

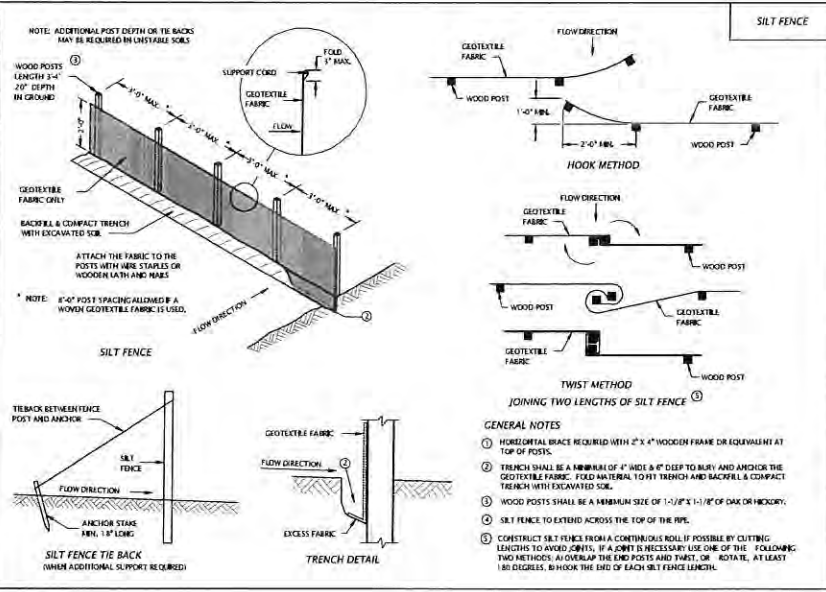
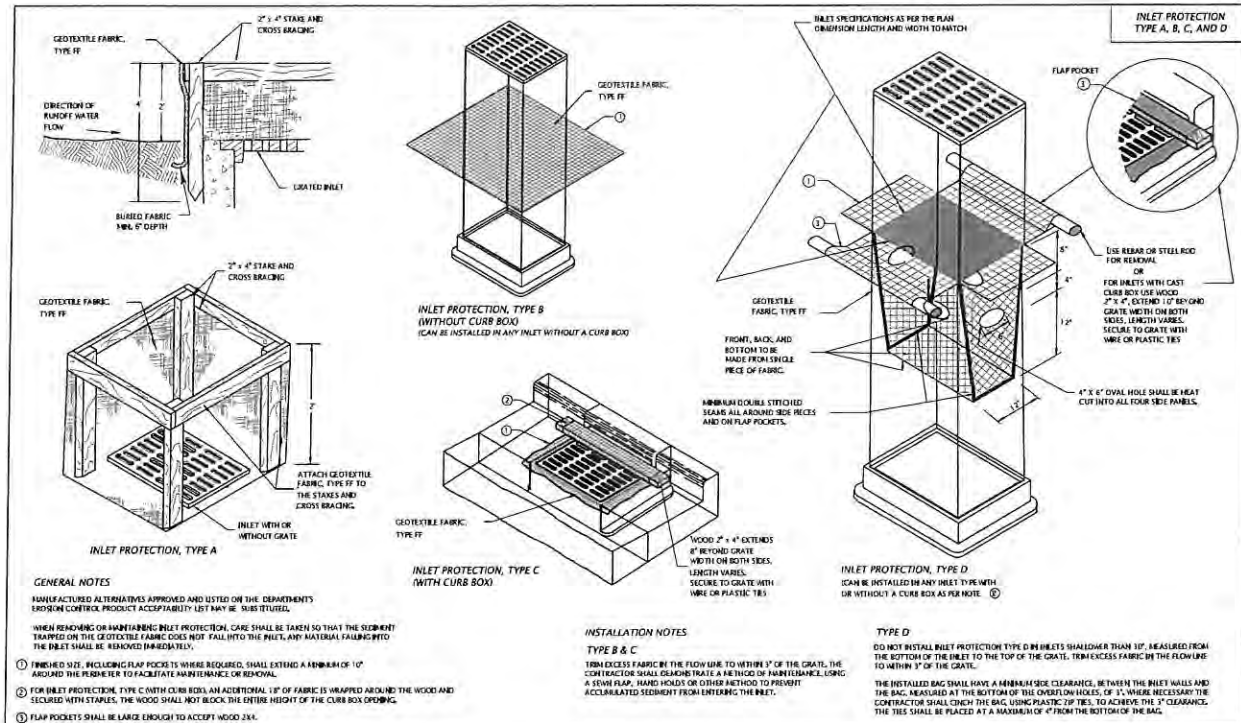
- INSTALL EROSION CONTROLS PRIOR TO OTHER CONSTRUCTION ACTIVITIES. INSTALL IN THE FOLLOWING ORDER: INLET PROTECTION, SILT FENCE AND THEN TRACKING PAD.
- GRADING/PAVING/UTILITY CONSTRUCTION.
- ALL DISTURBED AREAS OUTSIDE PAVEMENT AREAS MUST BE STABILIZED WITHIN 30 DAYS OF INITIAL GRADING/PAVING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.
- REMOVE TEMPORARY SOIL EROSION AND SEDIMENT CONTROLS.

TOPSOIL/SEEDING/STABILIZATION:

- ALL DISTURBED AREAS THAT ARE NOT PAVED OR HAVE STRUCTURES SHALL BE TOPDRESSED IN INCHES, FERTILIZED, SEEDED, AND MULCHED TO A DEPTH OF 2 INCHES. SEED MIX SHALL MATCH THE EXISTING SITE VEGETATION.
- SEEDING AREA SHALL BE MAINTAINED AND RESEED AS NECESSARY FOR MAINTENANCE PERIOD.

GENERAL EROSION CONTROL REQUIREMENTS:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.
- EROSION CONTROLS:
 - ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WORK TECHNICAL STANDARD 1057 TO OTHER CONSTRUCTION ACTIVITIES.
 - INSTALL EROSION MAT ON ALL SLOPES EQUAL TO OR GREATER THAN 4:1.
 - INSPECT AND MAINTAIN ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED WITH THE MEASURES IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
 - AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHALL BE CORRECTED FOR INTEGRITY.
 - OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING STRAIN BALES OR FABRIC FILTER FENCING PARALLEL TO THE CONTIGUOUS DOWNHILL FROM THE WORK AREA.
 - NATURAL PLANT COVERING SHALL BE PRESERVED AND PROTECTED.
 - THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED DURING THE EXCAVATION AND KEPT TO AS SHORT A DURATION OF TIME AS IS PRACTICAL.
 - ALL DISTURBED GROUND LEFT INACTIVE FOR TWO WEEKS DURING THE EXCAVATION OR CONSTRUCTION PERIODS SHALL BE STABILIZED BY MULCHING OR COMBING.
 - ALL LOOSE OR DIRT STORAGE PILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SHALL BE PROTECTED FROM THE FORCES OF EROSION.
 - TEMPORARY SEDIMENT BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED ON ALL DRAINAGE WAYS TO TRAP AND REMOVE AND PREVENT SEDIMENT AND DEBRIS FROM OCCURRING, IF NECESSARY.
 - WATER FLOWING FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENT BARRIERS, USE CHAMBERS OR OTHER APPROPRIATE MEASURES.
 - ALL WASTE AND LIMBED CONSTRUCTION MATERIALS SHALL BE PROPERLY COVERED OR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - PROVIDE ACCESS DRIVE AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROADWAY SHALL BE REMOVED IMMEDIATELY FOLLOWING THE END OF EACH WORKING DAY.
 - ALL STORAGE INLETS SHALL BE PROTECTED WITH A STRAIN PAIL, FILTER FABRIC OR EQUIVALENT BARRIER.
- ALL DISTURBED AREAS OUTSIDE STREET RIGHT-OF-WAY MUST BE STABILIZED WITHIN 30 DAYS OF INITIAL GRADING/PAVING OR WITHIN 7 DAYS OF ACHIEVING FINAL GRADE, WHICHEVER OCCURS FIRST.



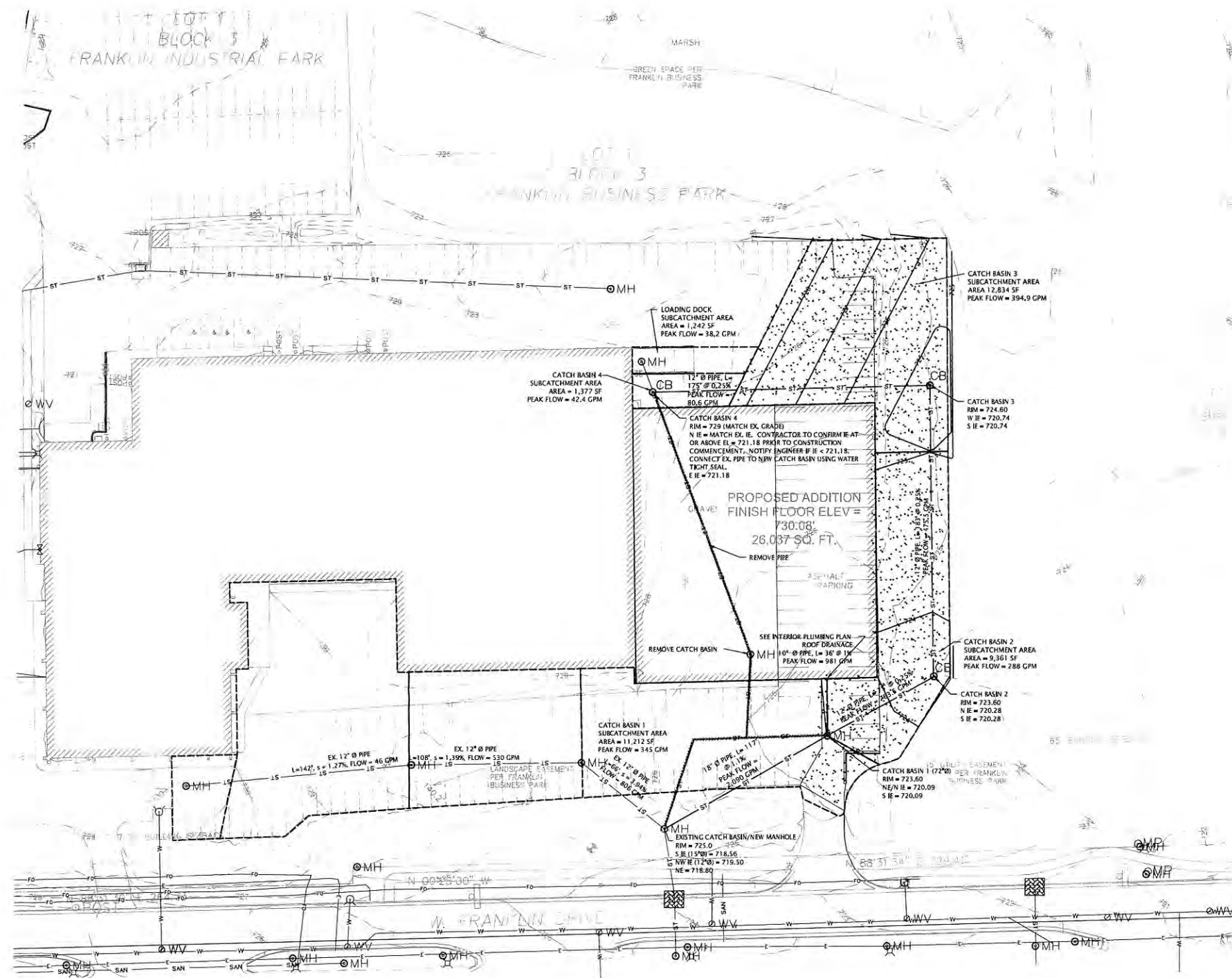
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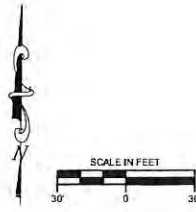
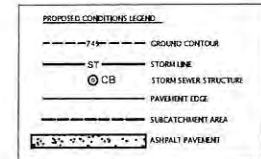
**CARLISLE FACILITY ADDITION
 EROSION CONTROL DETAILS
 3300 W. FRANKLIN DRIVE
 FRANKLIN, WISCONSIN**

DESIGNED BY JPF	APPROVED BY LKA	DATE 10/13/2016
REVISION NO.	REVISIONS	DATE BY
		TERRATEC PROJECT NO. 1510002 SHEET NO. OF C3 4

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- GENERAL UTILITY NOTES:**
- SEE SHEET JP-CULLEN PLAN SET FOR EXISTING CONDITIONS AND GRADING PLAN. SET BASE MAP PROVIDED BY JP-CULLEN.
 - ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUDING. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWN DE TERMINATION AS TO THE TYPE AND LOCATION OF EXISTING UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO. CONTRACTOR SHALL CONTACT "DIGGERS HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. REPAIR OF ANY UTILITY DAMAGE SHALL BE PERFORMED AT CONTRACTOR'S EXPENSE.
 - LENGTHS OF ALL PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
 - CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTIONS, LOCATIONS, INVERTS, MATERIALS, ETC. INTO EXISTING SYSTEMS PRIOR TO CONSTRUCTION COMMENCEMENT. IN ADDITION, CONTRACTOR SHALL CHECK ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY OWNER PRIOR TO PROJECT COMMENCEMENT.
 - ALL UTILITY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: WISCONSIN ADMINISTRATIVE CODE, CITY OF FRANKLIN AND STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.
 - STORM SEWER SPECIFICATIONS:
 VERTICAL SEPARATION BETWEEN UTILITIES, IF APPLICABLE - MINIMUM VERTICAL SEPARATION SHALL BE 18 INCHES BETWEEN STORM SEWER AND WATER MAIN, MINIMUM HORIZONTAL SEPARATION SHALL BE 1 FEET BETWEEN STORM SEWER AND SANITARY SEWER OR WATER MAIN.
 PIPE - PIPE SHALL BE HDPE ADS-PPH.
 TRACER WIRE - PIPE SHALL HAVE TRACER WIRE IN ACCORDANCE WITH SPI 342.0476.
 PRECAST REINFORCED CATCH BASIN & MANHOLE BASES - SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS OF GRANULAR BACKFILL. THE BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.
 STRUCTURE STEPS - SHALL BE INSTALLED IN ALL STRUCTURES OVER 5 FEET IN DEPTH; 16 INCH C/C W/STAINLESS STEEL. PROJECT A MINIMUM CLEAR DISTANCE OF 4 INCHES FROM THE WALL AT THE POINT OF EMBEDMENT; MINIMUM LENGTH OF 18 INCHES; MINIMUM WALL THICKNESS OF 1 INCHES; AND BE CAPABLE OF SUPPORTING A CONCENTRATED LOAD OF 300 LBS. FERROUS METAL STEPS NOT PAINTED OR TREATED TO RESIST CORROSION SHALL HAVE A MINIMUM CROSS SECTIONAL DIMENSION OF 1 INCH. ALUMINUM SURFACES TO BE BEDDED BY CONCRETE SHALL BE COVERED WITH A COAT OF SUSTAINABLE QUALITY PAINT, SUCH AS ZINC CHROMATE PASTE CONFORMING TO FEDERAL SPECIFICATION 17-04-45 OR EQUIVALENT. STEPS OF APPROVED POLYPROPYLENE PLASTIC COATED REINFORCING BAR ARE ACCEPTABLE.
 ALL BAR STEEL REINFORCEMENT SHALL BE WELDED; 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.
 MANHOLES IF APPLICABLE - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS".
 CATCH BASINS - CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH JP-CULLEN DETAIL AND MEET THE REQUIREMENTS OF THE STATE AND CITY.
 BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS B BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRACERS RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE LOCAL OF PAVEMENT SHALL ALSO RECEIVE GRAVEL BACKFILL AND CLASS B BEDDING. LANDSCAPED AREAS SHALL BE CLASS C BEDDING WITH COMPACTED OVER BACKFILL CONFORMING TO SECTION 6.01 OF THE "STANDARD SPECIFICATIONS". ALL BACKFILL/BEDDING SHALL BE COMPACTED BY MECHANICAL MEANS.
 FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE FOR STORM SEWER. THE LINE CROSSING BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.



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CARLISLE FACILITY ADDITION STORM UTILITY PLAN 5300 W. FRANKLIN DRIVE FRANKLIN, WISCONSIN			
DESIGNED BY JPF	APPROVED BY LJK	DATE 9/29/2016	
REVISION NO.	REVISIONS	DATE	BY
TERA TEC PROJECT NO. 1510002		SHEET NO. OF C4 4	
TERA TEC ENGINEERING, LLC 101 W. WASHINGTON ST., 5TH FL. MILWAUKEE, WI 53203 TEL: (414) 259-1181 FAX: (414) 259-1181 © 2016 Tera Tec Engineering, LLC			



LUMINAIRE SCHEDULE

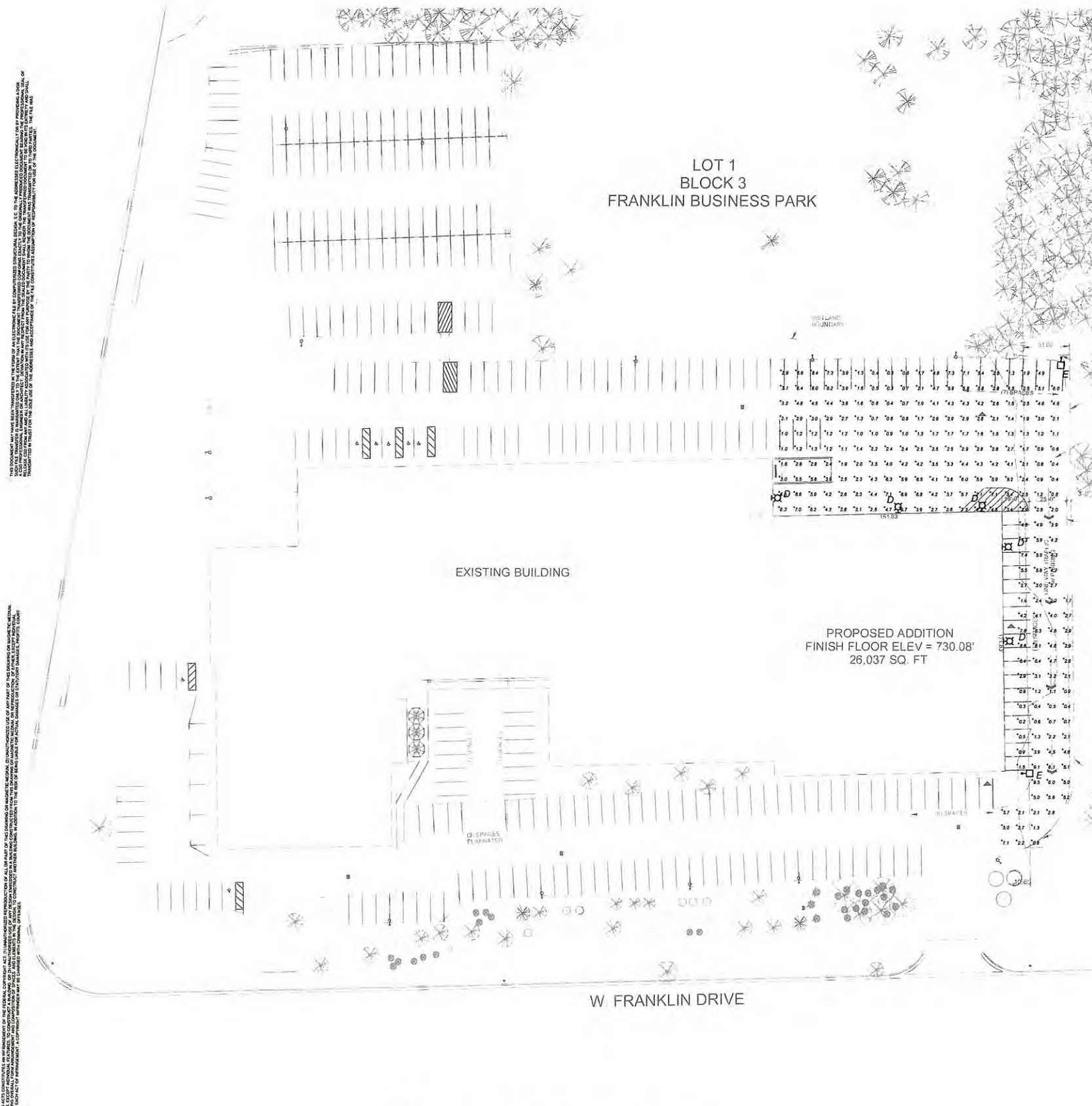
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts	Notes
	D	2	US ARCH - VRS-SEG-II-250HPS-1-RAL-8019-TMS WALL MOUNT	250W HPS TYPE III MEDIUM WITH HOUSE SIDE SHIELD, DARK BRONZE SINGLE HEAD	TWO HUNDRED FIFTY HIGH PRESSURE SODIUM	28000	0.81	300	2.3
	E	5	US ARCH - VRS-SEG-II-250HPS-1-RAL-8019-TMS 25' SSS POLE	250W HPS TYPE III MEDIUM WITH HOUSE SIDE SHIELD, DARK BRONZE SINGLE HEAD	TWO HUNDRED FIFTY HIGH PRESSURE SODIUM	28000	0.81	300	1.3

- NOTES**
1. FIXTURE TO BE POLL MOUNTED. PROVIDE VERSALUX 25' SSS POLE.
 2. FIXTURES TO BE WALL MOUNTED. PROVIDE VERSALUX WALL PLATE.
 3. VERIFY EXACT LOCATION ON SITE WITH OWNER.

STATISTICS

Description	Symbol	Average	Max	Min	Max/Min	Avg/Min	Avg/Max
Paved Parking Area	+	3.3 f	8.6 f	0.3 f	28.7:1	11.0:1	0.4:1

- GENERAL NOTES**
1. CALCULATION GRID IS 10'X10'.
 - 2.



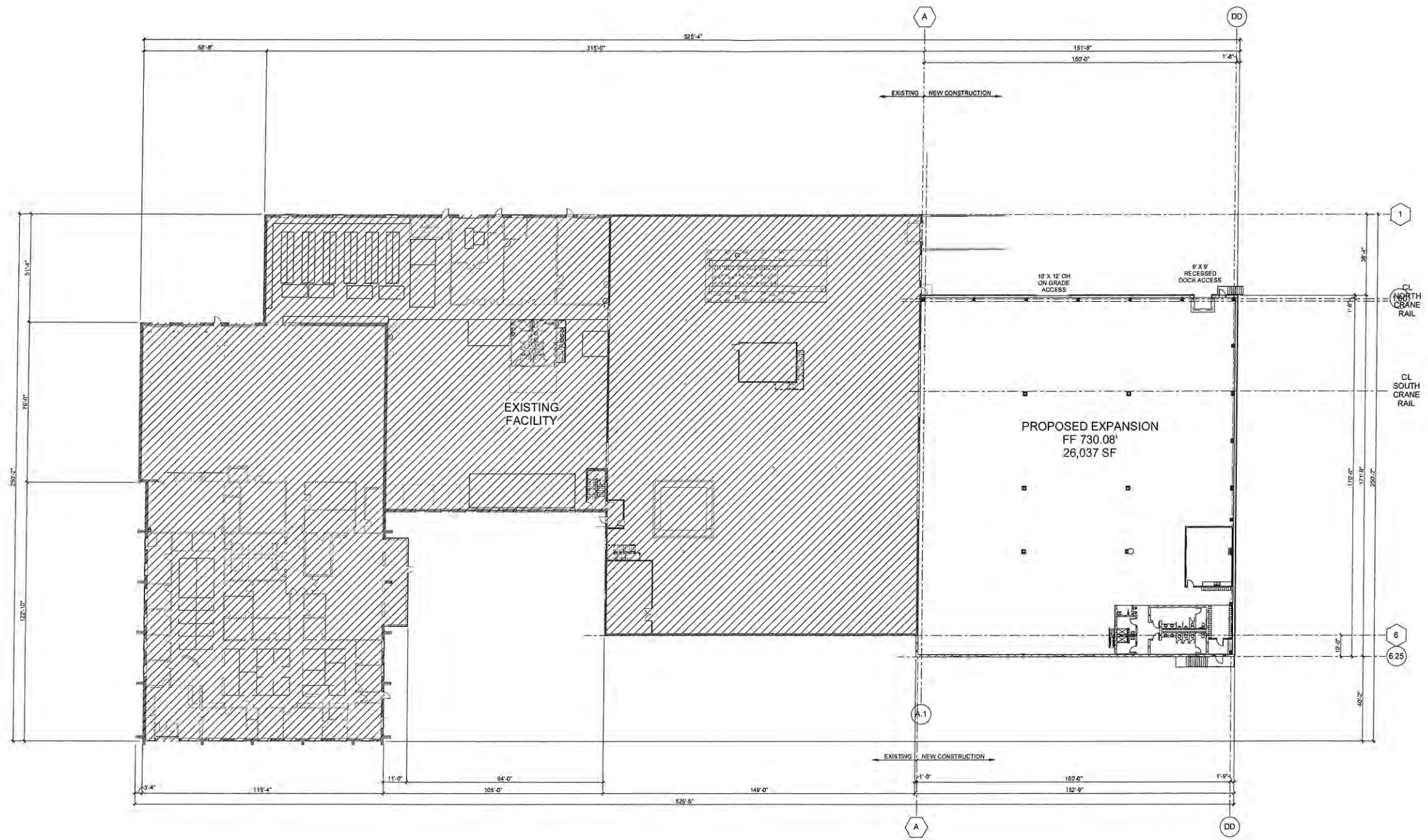
SITE PHOTOMETRIC PLAN
 SCALE: 1" = 30'-0"
 NORTH

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OVERALL GROUND FLOOR PLAN

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



CARLISLE INTERCONNECT TECHNOLOGIES
 PHASE IV EXPANSION
 5300 WEST FRANKLIN DRIVE
 FRANKLIN, WI 53132



13040 W. LEBRON ROAD, SUITE 900
 BROOKFIELD, WI 53005
 PHONE: 262.781.4100
 FAX: 262.781.8300

COMPUTERIZED STRUCTURAL DESIGN S.C.
 STRUCTURAL ENGINEERS
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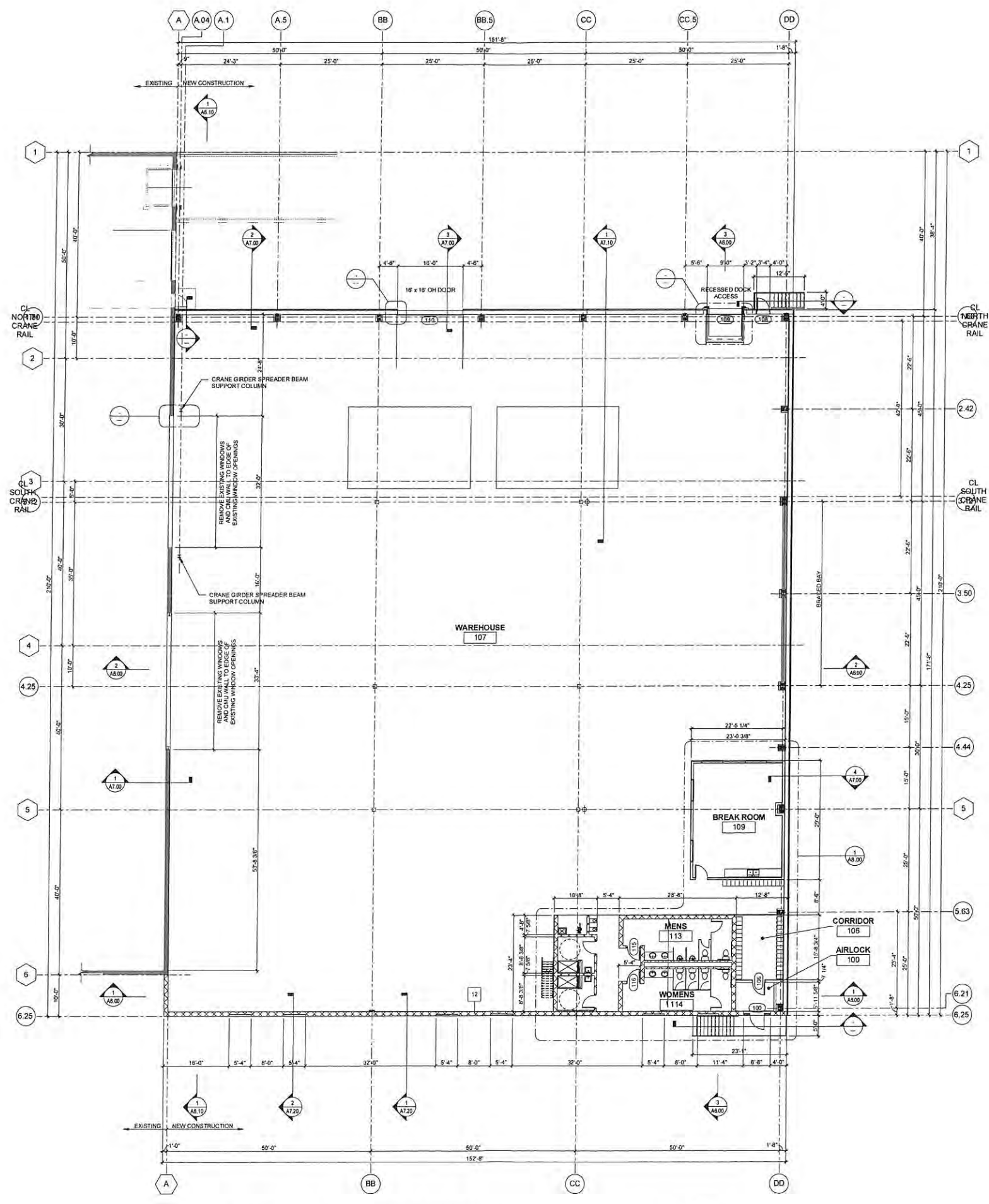
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 DENVER 5600 S. Quebec St., Suite 1100 P. (303) 862-0865
 CHICAGO 1110 S. Dearborn St., Suite 100 P. (312) 461-1111



PLANNING RE-SUBMITTAL OCT. 26, 2016
 REV. DESCRIPTION DATE BY

OVERALL GROUND FLOOR

CSD NO. 116055MTB DATE 10/03/2016
 CHECKED BY R.J.N. SHEET NO. A1.00
 DRAWN BY JSW



ENLARGED GROUND FLOOR PLAN
 SCALE: 3/32" = 1'-0"

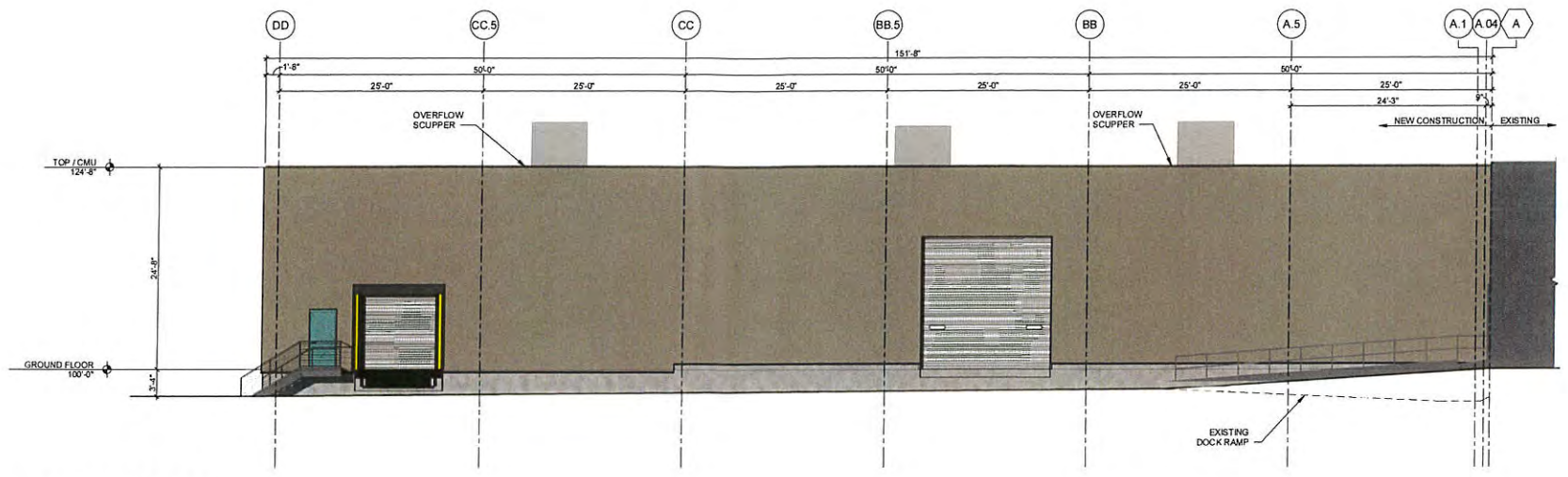


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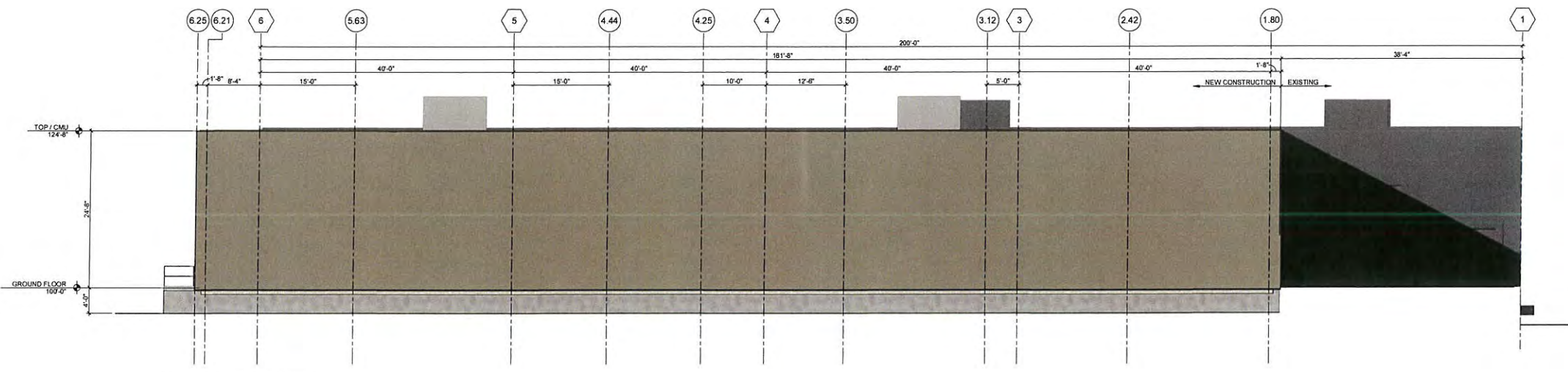
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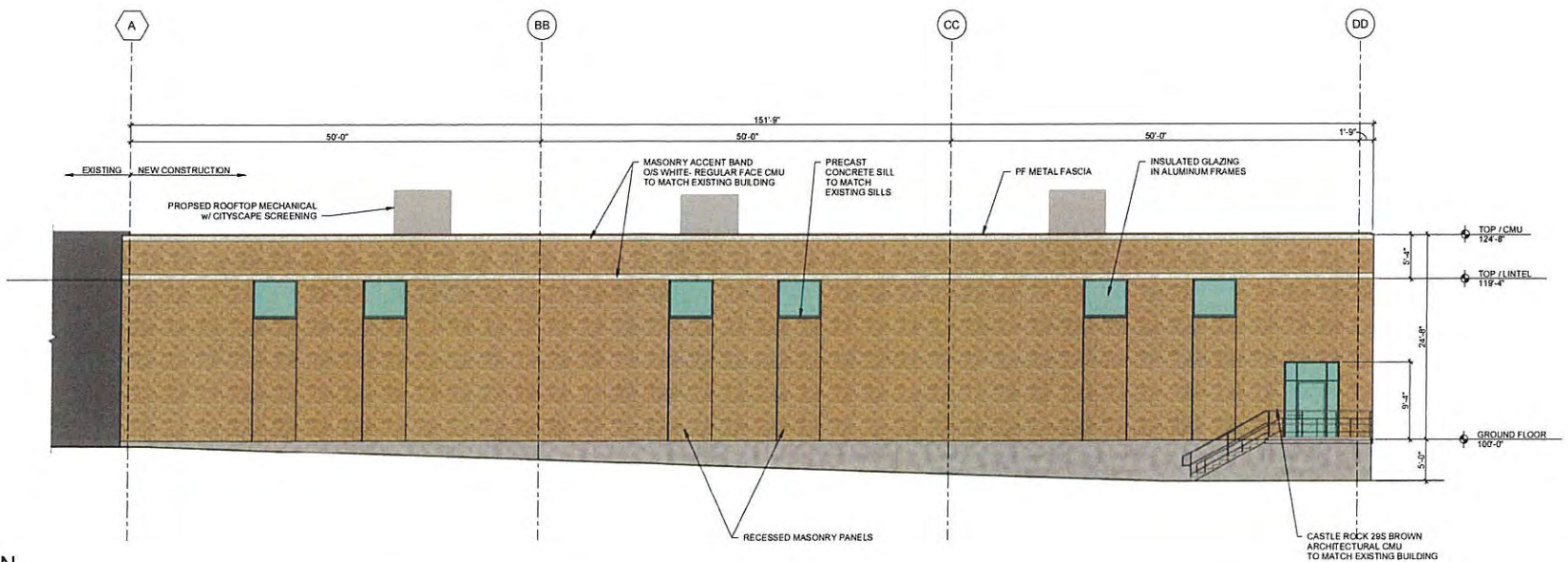
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NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



NATURAL RESOURCE SPECIAL EXEMPTION APPLICATION

**Carlisle Interconnect Technologies
5300 West Franklin Drive
Franklin, WI 53132**

October 4, 2016

Prepared For:

Carlisle Interconnect Technologies
5300 West Franklin Drive
Franklin, WI 53132

Prepared By

TRC Environmental Corporation
150 N. Patrick Blvd., Suite 180
Brookfield, WI 53045



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Date of Application: _____

NATURAL RESOURCE SPECIAL EXCEPTION APPLICATION

Complete, accurate and specific information must be entered. Please Print.

Applicant (Full Legal Name[s]): Name: _____ Company: _____ Mailing Address: _____ City / State: _____ Zip: _____ Phone: _____ Email Address: _____	Applicant is Represented by (contact person) (Full Legal Name[s]): Name: _____ Company: _____ Mailing Address: _____ City / State: _____ Zip: _____ Phone: _____ Email Address: _____
Project Property Information: Property Address: _____ Property Owner(s): _____ Mailing Address: _____ City / State: _____ Zip: _____ Email Address: _____	Tax Key Nos: _____ Existing Zoning: _____ Existing Use: _____ Proposed Use: _____ Future Land Use Identification: _____

*The 2025 Comprehensive Master Plan Future Land Use Map is available at: <http://www.franklinwi.gov/Home/ResourcesDocuments/Maps.htm>

Natural Resource Special Exception Application submittals for review must include and be accompanied by the following:
(See Section 15-10.0208 of the Unified Development Ordinance for review and approval procedures.)
<http://www.franklinwi.gov/Home/Planning/UnifiedDevelopmentOrdinanceUDO.htm>

- This Application form accurately completed with original signature(s). Facsimiles and copies will not be accepted.
- Application Filing Fee, payable to City of Franklin: \$500
- Legal Description for the subject property (WORD.doc or compatible format).
- Seven (7) complete **collated** sets of Application materials to include:
 - One (1) original and six (6) copies of a written Project Narrative.
 - Three (3) **folded** full size, drawn to scale copies (at least 24" x 36") of the Plat of Survey (*as required by Section 15-9.0110(B) of the Unified Development Ordinance*).
 - Three (3) **folded** full size, drawn to scale copies (at least 24" x 36") of the Natural Resource Protection Plan (*See Sections 15-4.0102 and 15-7.0201 for information that must be denoted on or included with the NRPP*).
 - Four (4) **folded** reduced size (11"x17") copies of the Plat of Survey and Natural Resource Protection Plan.
- Three copies of the Natural Resource Protection report, if applicable. (see Section 15-7.0103Q of the UDO).
- One copy of all necessary governmental agency permits for the project or a written statement as to the status of any application for each such permit.
- Email (or CD ROM) with all plans/submittal materials. *Plans must be submitted in both Adobe PDF and AutoCAD compatible format (where applicable).*

- Upon receipt of a complete submittal, staff review will be conducted within ten business days.
- Natural Resource Special Exception requests require review by the Environmental Commission, public hearing at and review by the Plan Commission, and Common Council approval prior to recording with Milwaukee County Register of Deeds.

The applicant and property owner(s) hereby certify that: (1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; (2) the applicant and property owner(s) has/have read and understand all information in this application; and (3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval. By execution of this application, the property owner(s) authorize the City of Franklin and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

Signature - Property Owner

Name & Title (PRINT) Date: _____

Signature - Property Owner

Name & Title (PRINT) Date: _____

Signature - Applicant

Name & Title (PRINT) Date: _____

Signature - Applicant's Representative

Name & Title (PRINT) Date: _____

Natural Resource Special Exception Question and Answer Form.

Questions to be answered by the Applicant

Items on this application to be provided in writing by the Applicant shall include the following, as set forth by Section 15-9.0110C. of the UDO:

- A. Indication of the section(s) of the UDO for which a Special Exception is requested. _____

- B. Statement regarding the Special Exception requested, giving distances and dimensions where appropriate.

- C. Statement of the reason(s) for the request.

- D. Statement of the reasons why the particular request is an appropriate case for a Special Exception, together with any proposed conditions or safeguards, and the reasons why the proposed Special Exception is in harmony with the general purpose and intent of the Ordinance. In addition, the statement shall address any exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district, including a practicable alternative analysis as follows:

1) Background and Purpose of the Project.

- (a) Describe the project and its purpose in detail. Include any pertinent construction plans.

- (b) State whether the project is an expansion of an existing work or new construction.

- (c) State why the project must be located in or adjacent to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback to achieve its purpose.

2) Possible Alternatives.

- (a) State all of the possible ways the project may proceed without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback as proposed.

- (b) State how the project may be redesigned for the site without affecting the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

- (c) State how the project may be made smaller while still meeting the project's needs.

- (d) State what geographic areas were searched for alternative sites.

- (e) State whether there are other, non-stream, or other non-navigable water, non-shore buffer, non-wetland, non-wetland buffer, and/or non-wetland setback sites available for development in the area.

- (f) State what will occur if the project does not proceed.

3) Comparison of Alternatives.

- (a) State the specific costs of each of the possible alternatives set forth under sub.2., above as compared to the original proposal and consider and document the cost of the resource loss to the community.

- (b) State any logistical reasons limiting any of the possible alternatives set forth under sub. 2., above.

- (c) State any technological reasons limiting any of the possible alternatives set forth under sub. 2., above.

- (d) State any other reasons limiting any of the possible alternatives set forth under sub. 2., above.

4) Choice of Project Plan.

State why the project should proceed instead of any of the possible alternatives listed under sub.2., above, which would avoid stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback impacts.

5) **Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Description.**

Describe in detail the stream or other navigable water shore buffer, wetland, wetland buffer, and/or wetland setback at the site which will be affected, including the topography, plants, wildlife, hydrology, soils and any other salient information pertaining to the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback.

6) **Stream or Other Navigable Water, Shore Buffer, Wetland, Wetland Buffer, and Wetland Setback Impacts.**

- a) Diversity of flora including State and/or Federal designated threatened and/or endangered species. Not Applicable Applicable
- b) Storm and flood water storage. Not Applicable Applicable
- c) Hydrologic functions. Not Applicable Applicable
- d) Water quality protection including filtration and storage of sediments, nutrients or toxic substances. Not Applicable Applicable
- e) Shoreline protection against erosion. Not Applicable Applicable
- f) Habitat for aquatic organisms. Not Applicable Applicable
- g) Habitat for wildlife. Not Applicable Applicable
- h) Human use functional value. Not Applicable Applicable
- i) Groundwater recharge/discharge protection. Not Applicable Applicable
- j) Aesthetic appeal, recreation, education, and science value. Not Applicable Applicable
- k) Specify any State or Federal designated threatened or endangered species or species of special concern. Not Applicable Applicable
- l) Existence within a Shoreland. Not Applicable Applicable
- m) Existence within a Primary or Secondary Environmental Corridor or within an Isolated Natural Area, as those areas are defined and currently mapped by the Southeastern Wisconsin Regional Planning Commission from time to time. Not Applicable Applicable

Describe in detail any impacts to the above functional values of the stream or other navigable water, shore buffer, wetland, wetland buffer, and/or wetland setback:

7) **Water Quality Protection.**

Describe how the project protects the public interest in the waters of the State of Wisconsin.

Introduction

Introduction to Carlisle

Carlisle Companies Incorporated is a globally diversified company that designs and manufactures products for a wide range of markets and industries. Segments of Carlisle Companies include the Construction Materials, Fluid Technologies, Food Service Products, Brake and Friction, and Interconnect Technologies. These divisions of Carlisle operate independently with dedicated management teams overseen by a President and Board of Directors.

Introduction to Carlisle Interconnect Technologies

Carlisle Interconnect Technologies (Carlisle IT) is one of the leading designers and manufacturers of high performance electrical and structural assemblies and related products for the commercial aerospace, military and defense, industrial, test and measurement, and medical industries. The Interconnect Technologies division has manufacturing and sales facilities located across North America, Europe, and Asia.

Carlisle Interconnect Technologies – Franklin, WI

The company originally known as Electronic Cable Specialists (ECS) was founded in 1984 providing high performance cable and wire assemblies for the aviation industry. In 1992, ECS built the Franklin, WI facility at 5300 W. Franklin Drive. As ECS quickly grew and evolved, the first on-site facility expansion took place in 1998. In 2009, ECS was acquired by Carlisle IT and has since become one of the largest facilities in the division with an additional facility expansion and renovation occurring in late 2015. The Carlisle IT Franklin facility now currently employs approximately 325 Manufacturing and Office staff and has approximately 110,000 square foot area under roof.

Activities performed on-site at Franklin include Manufacturing and Production, Engineering, Sales and Purchasing, Marketing, Finance, and Human Resources. The main industry served at the Carlisle IT Franklin location is the commercial aerospace market, which includes customers such as aircraft manufacturers, international and domestic airlines, industry suppliers and third party vendors. On-site production activities include CNC machining, sheet metal fabrication, mechanical and electrical assembly, wire and cable assembly, electrical testing, and shipping and distribution. The Franklin facility also maintains ISO 9001 Quality management and ISO 14001 Environment management certifications. These ISO certifications are lengthy, in-depth pre-qualification processes that many Carlisle customers require as pre-requisites to the manufacture of products for purchase.

Carlisle IT Franklin Impact on Community

With approximately 325 employees currently working on-site and calling the surrounding towns and cities home, Carlisle and its operations create a number of positive impacts for the local Franklin community, city and state. The current annual payroll spend at the Franklin facility is \$15 million, much of which makes its way back to the local economy. The Franklin facility employees utilize local businesses such as restaurants, stores, and

34845281

5300 W. Franklin Drive, Franklin, WI 53132 / Phone - 800.327.9473 / Fax - 414.421.5301 / www.CarlisleIT.com



service vendors on a regular basis. Carlisle IT also regularly utilizes other local manufacturing, service, and material providers equaling over \$7 million contributed to area businesses annually. Additionally, Carlisle IT's operations in Franklin generate other revenue for the community, including utilities and taxes of approximately \$350,000 annually.

As the Franklin facility continues to grow, additional jobs and employment opportunities for the surrounding community also increase. Over the past year, the number of employees has risen 15% or 45 associates and is expected to grow another 10% to 15% over the next year. These additional jobs will consist of technical and skilled labor personnel, which will generate another \$2 million in payroll, spend annually.

Project Purpose and Need

Carlisle IT Franklin Facility Expansion

Over the past 5 years, Carlisle's Interconnect Technologies division has experienced significant increases in business and sales. In 2015, overall sales were up from 12 months prior, and the future demand continues to be strong with large growth opportunities in the commercial aerospace market. Much of this business demand increase in the industry is for the satellite communications system product line, which is exclusively supported by the Franklin, WI facility and is the main driver of the need to expand the facility. The predicted growth in sales at Carlisle IT Franklin is forecasted to increase from \$70 million in 2016 to \$105 million in 2017 and reaching \$190 million by 2019.

The proposed Franklin facility expansion is an on-site addition to the existing factory within the Franklin Industrial Park to increase manufacturing floor space. The additional floor space expansion is required to increase the number of manufacturing machines, CNC & Milling equipment, and additional production space to be able to meet the increased business demand and industry needs. Key equipment identified to support the manufacturing growth are three large format CNC milling machines, three small format CNC milling machines, one sheet metal brake press, one deburring machine, one paint booth, mechanical assembly area, and material storage racking. The new CNC milling machines will make up the majority of the expansion project financial investment and footprint totaling approximately \$7 million and 15,000 square feet. Each piece of equipment has a footprint of approximately 20'x20' with an additional need for workspace around it. The building code and City of Franklin require exiting and aisle ways, which also must be accommodated. The sheet metal processing equipment is approximately another \$1 million and 4,000 square feet; the paint booth is \$350,000 and 3,000 square feet.

A replacement drive aisle on the east side of the expanded building is essential for safe and efficient site circulation and to transition grade changes. In addition, while the overall on-site parking actually decreases, a single row of parking on the east side of the building is necessary, again, to facilitate grade changes and site circulation. However, the 338 parking stalls to be provided on-site post-expansion will not accommodate all of Carlisle's anticipated nearly 400 employees, not to mention additional visitors. By adjusting shift work and the number of employees onsite, we will be able to reduce the number of parking spaces provided. Less than ideal parking and creation of additional work shifts have been implemented to obtain more timely permits in order to start construction this November. Carlisle has determined how to function with less than adequate parking.

The expanded manufacturing floor space is critical to developing the proper manufacturing layout for the machines, equipment, and necessary support staff. The single drive aisle and parking row are the minimal necessary to provide for safe circulation and grade changes.

The land allotted to the proposed expansion was part of the original lot purchase by Electronic Cable Specialists (ECS) within the Franklin Industrial Park and was purchased under the assumption that the land could be developed. Poor management of stormwater from adjacent developed sites resulted in pooling of stormwater onto the easternmost lot purchased by ECS, changing the hydrology of the site and feeding the wetlands created since 2008 that now must be impacted by Carlisle's proposed expansion.

Facility Expansion Detailed Description

Proposed Carlisle IT Franklin Facility Expansion —

The initial Franklin facility expansion concept included a 38,400 square foot building addition and the creation of well over 400 parking stalls on the east edge of the property that would have necessitated the filling of more than 5.7 acres of wetland. Impacts to wetlands were then evaluated and minimized through a variety of strategic redesign efforts and alternative option reviews.

Carlisle IT removed ~90,000 square feet of parking from the northeast portion of the property. This reduced wetland impacts from 5.7 acres down to 3.6 acres.

Carlisle IT identified a nearby satellite location for warehousing activities that can be leased to perform necessary storage and shipping and receiving functions. By leasing this space, in lieu of undertaking additional on-site expansion at the Franklin facility, the wetlands impact was reduced by 3.6 acres to 2.10 acres.

The preferred footprint for the building expansion, after off-site warehousing, would have been 32,000 square feet; however, the interior space was again reconfigured and minimized in order to reduce the building expansion footprint to 25,500 square feet. Parking originally contemplated along the east side of the building further impacting the wetlands also was significantly reduced to a single row of 90 degree stalls. Some parking spots were relocated to an area currently used for employee recreation along the south side of the building, and the remaining stalls were completely eliminated. Overall parking was reduced relative to existing conditions. The proposed driveway along the east side of the facility was changed from a two-way driveway to a one-way driveway allowing for a single driving lane. The eastern edge of the driveway will nearly match the grade with the wetland within only a few inches, so use of a retaining wall at the interface with the wetland will not reduce wetland impacts.

Carlisle also intends to operate in additional shifts so that employee parking is spread over shifts, reducing peak parking demand at any single point in time. However, the 338 parking stalls now proposed in connection with this expansion (a reduction in parking relative to existing conditions) is the minimum necessary to meet City of Franklin code requirements and Carlisle employee and visitor demand.

After these adjustments, the proposed expansion is a 25,500 square foot addition to the current manufacturing building. The expansion will consist of a 150 ft long (west-east) by 170 ft wide (north-south) building extension expanding out to the east of the current manufacturing space. The building extension will tie into the existing building structure such as the north and south exterior walls. The current truck loading dock area located on the north-east corner of the facility will remain intact, however, a new roadway and parking lot extension will be created around the east end of the expansion area. The construction will consist of excavation and backfill, Site work including the new one-way driveway on the east side of the site along with Storm water control, Concrete foundations, Structural steel frame with masonry and insulated metal wall panels. Having exhausted various alternatives, only the driveway and single row of parking on the east side of the expansion area essential for safe and efficient site circulation will impact wetlands. As a result, the area of impacted wetlands has been reduced to 0.23-acres. The driveway has been reduced to the absolute minimum of less than 30' and approximately 15'

for parking from the building edge to allow for parking on the east wall and a drive lane to get vehicles around the facility. We need space for parking and a drive aisle for the truck traffic to exit at the south entrance/exit point. The pavement and sub course for the driveway on the east side of the building is the feature that will directly impact the 0.23-acres of wetland. The materials used will consist of granular fill, compacted stone base with a binder and top course of asphalt.

The final facility expansion activity alternative is proposing to impact just 0.23-acres of hardwood swamp. This is the least amount of impacts to wetland via means determined to be practicable without foregoing the basic purpose and need of the project.

The construction will take approximately 6 months with 2 months of design and permitting with the City and the State. This does not include the permit timing with the DNR or USACE. The proposed construction schedule will include a construction start date of November 28, 2016 and an estimated completion date of April 2016. The construction sequence will be as follows:

- Start FINAL CONSTRUCTION DETAILED Design 9/15/16
- Permitting with State/City 9/30/16 – 11/28/16
- Construction 11/28/16 – 4/15/17
 - Survey/layout
 - Site Prep/Erosion Control measures
 - Cut in new road in proposed 9700sf area in wetland
 - Excavation for structure
 - Foundations
 - Super Structure
 - MEPF work
 - Finishes
 - Owner Equipment

Expeditious permitting and construction are essential to bring the expanded facility on line in time to manufacture and deliver product to meet customer demand.

Proposed Wetland Impacts

Carlisle IT has conducted a practicable alternatives analysis and has concluded that there are no practicable alternatives that either completely avoid wetland impacts or further minimize wetland impacts beyond what is being proposed for the preferred alternative while still meeting the basic purpose and need of the project. Details regarding the efforts to avoid and minimize impacts to wetlands are included in the Practicable Alternatives Analysis. There are no proposed impacts to waterways. Indirect impacts to water quality during construction and post construction are being managed by complying with s. NR 151, Wis. Adm. Code.

To expand the existing facility, Carlisle IT is proposing a wetland fill of 0.23-acres. The wetland cover type in the area where fill in being proposed is hardwood swamp.

Practicable Alternatives Analysis (PAA)

Carlisle IT has completed an analysis in an attempt to first completely avoid all wetland impacts and second to minimize wetland impacts to the fullest extent practicable while still meeting the basic purpose and need of the proposed project. Based on this analysis, Carlisle IT has determined that there are no practicable alternatives that would result in the ability to completely avoid all wetland impacts. After making this determination, Carlisle IT has designed the proposed project in a manner that minimizes wetland impacts to the fullest extent practicable. The following sections and paragraphs provide documentation and justifiable evidence on the various alternatives analyzed, why Carlisle IT disqualified certain alternatives, and how Carlisle IT has minimized impacts to wetlands.

Alternative Options

1. No Expansion Addition

The alternative of not building an expansion would result in Carlisle IT having to utilize outside contract manufacturing services to produce product which would result in >\$15 million in lost profit due to increased manufacturing cost over the next 5 years. In addition, in order to utilize outside contractors to manufacture product, Carlisle IT would need to validate, approve, and audit a new supplier's capability and performance and provide all necessary information to our end customers for approval and acceptance. This is a rigorous and time consuming process and, if the supplier is not approved by our customers, it could put the entire Franklin business operation at risk totaling the loss of >\$400 million in revenue for Carlisle IT over the life of the project.

2. Add Expansion on North Side of Current Building

An alternative option for expanding the facility on the current Franklin property would be to build the expansion along the north side exterior wall of the facility. This option would minimize wetland impacts more than the preferred alternative; however, it would create some major constraints for the business and would not allow proper utilization of the expanded manufacturing and building space.

- Major constraints with this proposal are the current building and expansion area limitations. The manufacturing machines and equipment currently in place at the Franklin facility consist of large heavy machinery that is not movable. Certain equipment such as CNC milling machines and sheet metal forming equipment have foundation and utility requirements that would prevent the movement of equipment around in the current building space or allow utilizing options such as a multiple floor manufacturing space. One example of this is the Franklin facility has just completed the install of a large gantry CNC machine center that is located along the north wall of the new manufacturing area. The required foundation for the large gantry machine measures 48 inches thick of reinforced concrete and cost \$300,000 to design and pour.
- Certain limitations due to not being able to move existing machines or equipment would make the expansion along the north wall a safety concern for construction crews, production personnel, and support staff. Key walk ways and product travel aisles would be impeded into the proposed expansion areas and would place personnel in close proximity to working equipment which could pose a hazard.