

**CITY OF FRANKLIN****REPORT TO THE PLAN COMMISSION****Meeting of November 21, 2019****Special Use and Site Plan Amendment**

RECOMMENDATION: City Development staff recommends denial of the proposed Special Use and associated Site Plan for The Learning Experience daycare facility upon property located at 7760 Lovers Lane Road subject to the conditions set forth in the draft Resolutions.

Project Name:	The Learning Experience Special Use and Site Plan Amendment
Project Address:	7760 Lovers Lane Road
Applicant:	Gary Wendt, Bradford Franklin LLC
Property Owner:	Franklin-Wyndham, LLC
Current Zoning:	CC City Civic Center District
2025 Comprehensive Plan	Mixed Use
Use of Surrounding Properties:	Single-family residential to the north, stormwater detention pond to the south, Risen Savior Lutheran Church to the east and Summit Credit Union to the west
Applicant Action Requested:	Recommendation of approval for the proposed Special Use and associated Site Plan for the development of The Learning Center daycare facility.

Please note:

- Although staff is recommending denial of the proposed project, should the City wish to approve the project, suggested conditions of approval are set forth in each of the associated draft resolutions.
- Further details of staff's comments are contained in the attached responses from the applicant.

INTRODUCTION

On July 25, 2019 (with additional required information submitted on August 26, 2019 and September 4, 2019), the applicant submitted a Special Use and related Site Plan Applications for the development of The Learning Experience daycare facility upon property located at 7760 Lovers Lane Road. The Learning Experience is a daycare facility classified under Standard Industrial Classification Title No. 8351 Child Day Care Services, which is allowed as a Special Use in the CC City Civic Center District per Table 15-3.0603 of the Unified Development Ordinance.

By way of Resolution No. 2007-11, the Plan Commission approved a Site Plan for the entire Shoppes of Wyndham Village development, including the subject parcel. Specifically, the Site Plan identified that the subject parcel would be developed as a two story, primarily brick

building, with architecture matching the other buildings within the Shoppes of Wyndham Village development.

Therefore, the applicant has also requested approval of a Site Plan Amendment to allow construction of a single-story, primarily fiber cement and brick sided building that does not architecturally match the other buildings within the Shoppes of Wyndham Village.

By way of Resolution No. 2007-6339, the Common Council approved a Floating Access Easement in perpetuity “to construct a path on, over and across the Wyndham property to grant pedestrian or motor vehicle access to the adjoining easterly Property”. Specifically, the floating access easement is located across the entire subject parcel, with the exact location “to be mutually determined in the future by Grantor and Grantee so as to not unreasonably interfere with the normal and customary operations carried out on the Wyndham Property.”

Therefore, the applicant has recently submitted an application for a Unified Development Ordinance Text Amendment to remove or revise the requirement that cross-access be provided within properties zoned CC City Civic Center District. However, the application was submitted after the public hearing notice for the Special Use was published in the newspaper, and was submitted too late for staff review and inclusion within this Special Use/Site Plan Amendment packet to the Plan Commission.

PROJECT DESCRIPTION AND ANALYSIS

The applicant has submitted applications requesting approval of The Learning Experience daycare facility. The applicant’s responses to the Unified Development Ordinance’s Special Use standards are attached; as are additional responses to the staff comments memo dated October 18, 2019.

The subject property is a vacant lot of approximately 1.13 acres, located on the southeast corner of Drexel Avenue and the Shoppes at Wyndham Village access road. It does not have access to Lovers Lane Road.

Site Plan:

The proposed The Learning Experience daycare facility is a 10,000 square foot, single-story building. A 4,463 square-foot playground, surrounded by a 6’ white PVC fence is located immediately adjacent to the south side of the building. A 4’ white PVC fence encloses the building on the north and west sides. A concrete sidewalk runs from the access drive to the front door of the building and to the sidewalk on Drexel to the north.

The site plan includes one driveway off of the Shoppes at Wyndham Village access road. The opening is 25’ wide and widens to approximately 50’ at the roadway. The UDO limits width to 24’ and 30’ at the road; however, it also states that the Plan Commission may approve driveways greater than 30 feet, which the applicant is requesting.

Staff recommends denial of the proposed project in part because the applicant does not provide cross access as required by: the CC City Civic Center District; the approved Floating

Cross Access Easement; and past City practice and policy which typically requires construction of the cross access at the time of development of the subject parcel.

Landscaping

The site plan includes a landscape bufferyard along Drexel Avenue, dimensions of which have not been provided. A 30' bufferyard easement is required. Stormwater management facilities subject to the approval of the Engineering Department are required due to the amount impervious surface proposed and the amount of land to be disturbed.

Parking:

The site plan provides 35 total parking spaces, including two ADA accessible parking spaces in front of the building, which complies with ADA and UDO requirements. Shared parking is provided within the Shoppes of Wyndham Village. As such, the parking lot should be made smaller, and the site plan revised, to provide adequate room for the cross access to the east.

Architecture:

The primary building materials consist of red brick on the lower portion of all facades and beige fiber cement siding on the upper portion. Limestone accents are provided at all four corners of the building and the western façade. A 21' main entrance canopy is provided to create an appearance of a second floor. Building mechanicals are integrated into the roof or otherwise concealed.

Staff also recommends denial of the proposed project in part because the applicant does not provide a two-story building architecturally matching the other buildings within the Shoppes of Wyndham Village development as required by the approved Site Plan, and because a one-story building is not consistent with the CC City Civic Center District intent to “Serve as the new ‘downtown’ of the City of Franklin” as it would replace the only two-story building proposed within the Shoppes of Wyndham Village development.

Natural Resource Protection Plan:

There is a wetland (and associated Conservation Easement) at the southwest corner of property, which will not be disturbed by the proposed development. The wetland delineation was accepted as part of the approval of the general site plan for the Shoppes of Wyndham Village development. As such, staff is not requesting a new delineation for this application.

Signage:

The Shoppes at Wyndham Village requires signage to conform to their master sign plan. The applicant is proposing to repurpose the existing monument sign near the intersection of the access road and Drexel Avenue, add alphabet blocks on the entryway/portico columns, and add a wall-mounted sign comprised of individual letters on the west elevation above the front entry.

Pursuant to Section 210-9 of the City of Franklin Municipal Code, and the Shoppes of Wyndham Village’s current Master Sign Program, any new signage or changes to existing signage must first obtain review and approval of a Master Sign Program Amendment from the Plan Commission and obtain approval of a Sign Permit from the Inspection Services Department.

Comprehensive Master Plan Consistency:

The City of Franklin 2025 Comprehensive Master Plan (CMP) identifies the subject property as “Mixed Use.” Staff believes that the proposed development is not consistent with the following objectives set forth within the Comprehensive Master Plan:

- Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal and utility costs.
- Build community identity by revitalizing main streets, special districts, and other important areas of the City, enforcing appropriate design standards, and by creating and preserving varied and unique development and land uses.

STAFF RECOMMENDATION

City Development staff recommends denial of the proposed Special Use and associated Site Plan for The Learning Experience daycare facility upon property located at 7760 Lovers Lane Road subject to the conditions set forth in the draft Resolution.

It is staff’s professional opinion that the proposal does not meet: the requirements for cross access as set forth in the UDO, the adopted Floating Cross Access Easement resolution, and by the City’s past practice and policy; does not meet the architectural requirements of the CC City Civic Center District and the approved Site Plan; and the City’s Comprehensive Master Plan consistency requirements in regard to certain Comprehensive Master Plan objectives.

However, if the City wishes to approve the proposed project, staff recommends it be approved subject to the conditions of approval contained in the attached draft resolutions. In addition, staff would have the following suggestion:

1. The applicant should review the Shoppes of Wyndham Village’s Operation and Easement Agreement Between Target Corporation and Wyndham Village Retail, LLC and contact Target Corporation in regard to the architectural requirements.

RESOLUTION NO. 2019-_____

A RESOLUTION IMPOSING CONDITIONS AND RESTRICTIONS
FOR THE APPROVAL OF A SPECIAL USE FOR A DAYCARE FACILITY USE
UPON PROPERTY LOCATED AT 7760 SOUTH LOVERS LANE ROAD
(STEVE PAGNOTA, MANAGING MEMBER OF
BRADFORD FRANKLIN LLC, APPLICANT)

WHEREAS, Steve Pagnota, Managing Member of Bradford Franklin LLC, having petitioned the City of Franklin for the approval of a Special Use within a CC City Civic Center District under Standard Industrial Classification Title No. 8351 “Child Day Care Services”, to allow for construction of a 10,000 square foot one-story daycare building (“The Learning Experience”), 4,463 square foot playground and parking lot (35 parking spaces), with associated landscaping, fencing and lighting, hours of operation as follows: 6:30 a.m. to 6:30 p.m., with the highest use of parking and lot facilities during the hours of 6:30 a.m. to 9:30 a.m. and 4:00 p.m. to 6:30 p.m., upon property located at 7760 South Lovers Lane Road (approximately 1.13 acres of vacant land), bearing Tax Key No. 794-9999-009, more particularly described as follows:

Lot 4 of Certified Survey Map No. 8567, recorded in the Office of the Register of Deeds for Milwaukee County, Wisconsin, on November 21, 2013. As Document No. 10315111; being a Resubdivision of Lot 1 of Certified Survey Map No. 8000, being a Resubdivision of Parcel 1 of Certified Survey Map No. 5762, Certified Survey Map No. 377, and lands in the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 8, Township 5 North, Range 21 East; said lands being in the City of Franklin, County of Milwaukee, State of Wisconsin; and

WHEREAS, such petition having been duly referred to the Plan Commission of the City of Franklin for a public hearing, pursuant to the requirements of §15-9.0103D. of the Unified Development Ordinance, and a public hearing having been held before the Plan Commission on the 21st day of November, 2019, and the Plan Commission thereafter having determined to recommend that the proposed Special Use be approved, subject to certain conditions, and the Plan Commission further finding that the proposed Special Use upon such conditions, pursuant to §15-3.0701 of the Unified Development Ordinance, will be in harmony with the purposes of the Unified Development Ordinance and the Comprehensive Master Plan; that it will not have an undue adverse impact upon adjoining property; that it will not interfere with the development of neighboring property; that it will be served adequately by essential public facilities and services; that it will not cause undue traffic congestion; and that it will not result in damage to property of significant importance to nature, history or the like; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the petition of Steve Pagnota, Managing Member of Bradford Franklin LLC, for the approval of a Special Use for the property particularly described in the preamble to this Resolution, be and the same is hereby approved, subject to the following conditions and restrictions:

1. That this Special Use is approved only for the use of the subject property by Steve Pagnota, Managing Member of Bradford Franklin LLC, successors and assigns, as a daycare facility use, which shall be developed in substantial compliance with, and operated and maintained by Steve Pagnota, Managing Member of Bradford Franklin LLC, pursuant to those plans City file-stamped July 25, 2019 and annexed hereto and incorporated herein as Exhibit A.
2. Steve Pagnota, Managing Member of Bradford Franklin LLC, successors and assigns, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Steve Pagnota, Managing Member of Bradford Franklin LLC “The Learning Experience” daycare facility, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.
3. The approval granted hereunder is conditional upon Steve Pagnota, Managing Member of Bradford Franklin LLC and the “The Learning Experience” daycare facility use for the property located at 7760 South Lovers Lane Road: (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. The Applicant shall obtain City approval of a UDO Text Amendment removing or revising requirements for cross access prior to issuance of Building Permits.
5. The City Engineering Department shall revise the parcel address to reflect the site location on Drexel Avenue prior to issuance of Building Permits.

BE IT FURTHER RESOLVED, that in the event Steve Pagnota, Managing Member of Bradford Franklin LLC, successors or assigns, or any owner of the subject property, does not comply with one or any of the conditions and restrictions of this Special Use Resolution, following a ten (10) day notice to cure, and failure to comply within such time period, the Common Council, upon notice and hearing, may revoke the Special Use permission granted under this Resolution.

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

BE IT FURTHER RESOLVED, that this Resolution shall be construed to be such Special Use Permit as is contemplated by §15-9.0103 of the Unified Development Ordinance.

BE IT FURTHER RESOLVED, pursuant to §15-9.0103G. of the Unified Development Ordinance, that the Special Use permission granted under this Resolution shall be null and void upon the expiration of one year from the date of adoption of this Resolution, unless the Special Use has been established by way of the issuance of an occupancy permit for such use.

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2019.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2019.

APPROVED:

ATTEST:

Stephen R. Olson, Mayor

STEVE PAGNOTA, MANAGING MEMBER OF BRADFORD FRANKLIN LLC –
SPECIAL USE

RESOLUTION NO. 2019-_____

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Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

RESOLUTION NO. 2019-____

A RESOLUTION APPROVING A SITE PLAN FOR CONSTRUCTION OF A
DAYCARE BUILDING, PLAYGROUND AND PARKING LOT WITH
ASSOCIATED LANDSCAPING, FENCING AND LIGHTING
(7760 SOUTH LOVERS LANE ROAD)
(STEVE PAGNOTA, MANAGING MEMBER OF
BRADFORD FRANKLIN LLC, APPLICANT)

WHEREAS, Steve Pagnota, Managing Member of Bradford Franklin LLC having applied for approval of a proposed site plan for construction of a 10,000 square foot one-story daycare building (“The Learning Experience”), 4,463 square foot playground and parking lot (35 parking spaces), with associated landscaping, fencing and lighting, at 7760 South Lovers Lane Road; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for the construction of a 10,000 square foot one-story daycare building (“The Learning Experience”), 4,463 square foot playground and parking lot (35 parking spaces), with associated landscaping, fencing and lighting, at 7760 South Lovers Lane Road, as depicted upon the plans dated [REDACTED], 2019, attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

1. The property subject to the Site Plan shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan for the Steve Pagnota, Managing Member of Bradford Franklin LLC “The Learning Experience” daycare facility dated [REDACTED], 2019.
2. Steve Pagnota, Managing Member of Bradford Franklin LLC, successors and assigns, and any developer of the Steve Pagnota, Managing Member of Bradford Franklin LLC “The Learning Experience” daycare facility construction project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the Steve Pagnota, Managing Member of Bradford Franklin LLC “The Learning Experience” daycare facility construction project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified

Development Ordinance, and subject to §15-9.0502 thereof and §1-19. of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon the Steve Pagnota, Managing Member of Bradford Franklin LLC “The Learning Experience” daycare facility construction project (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the project to be developed and as presented for this approval.
4. That the Steve Pagnota, Managing Member of Bradford Franklin LLC “The Learning Experience” daycare facility construction project shall be developed and constructed pursuant to such Site Plan within one year from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.
5. The applicant shall submit a cross-access easement to the City for staff review, Common Council approval, and recording with the Milwaukee County Register of Deeds Office, prior to issuance of Building Permits. The applicant shall also construct the cross access up to the property line prior to issuance of an Occupancy Permit. Alternatively, the Applicant shall obtain City approval of a UDO Text Amendment Removing or revising requirements for cross access prior to issuance of Building Permits.
6. The applicant shall prepare a Landscape Bufferyard Easement for review by City staff and approval by the Common Council prior to issuance of any Building Permit. In addition, the applicant shall record the Landscape Bufferyard Easement with the Milwaukee County Register of Deeds Office prior to issuance of any Occupancy Permit.
7. The applicant shall revise the Site Plan to provide a two-story building for Plan Commission review and approval prior to issuance of any Building Permits.
8. The applicant shall revise the Site Plan to reduce the parking lot size to provide adequate room for the cross access to the east prior to issuance of any Building Permits.
9. The applicant shall revise the Architectural Plan and Building elevations as specified in staff comment #28 of the Staff Comments Memo dated October 18, 2019 for City staff review and approval prior to issuance of any Building Permits.

10. The applicant shall submit a revised Site Plan with the existing natural resources and conservation easement graphically indicated and dimensioned prior to issuance of Building Permits.
11. The applicant shall submit plans for stormwater management facilities subject to the approval of the Engineering Department prior to issuance of Building Permits.
12. The applicant shall revise signage colors to conform to the requirements of the master sign program rather than the multiple primary colors on the alphabet blocks, to complement other buildings in the Shoppes at Wyndham Village for staff review and approval prior to installation of any signage. Alternatively, the applicant shall obtain staff review and Plan Commission approval of a Master Sign Program amendment prior to installation of any signage.
13. The City Engineering Department shall revise the parcel address to reflect the site location on Drexel Avenue prior to the issuance of building permits.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this 21st day of November 2019.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2019.

APPROVED:

Stephen R. Olson, Chairman

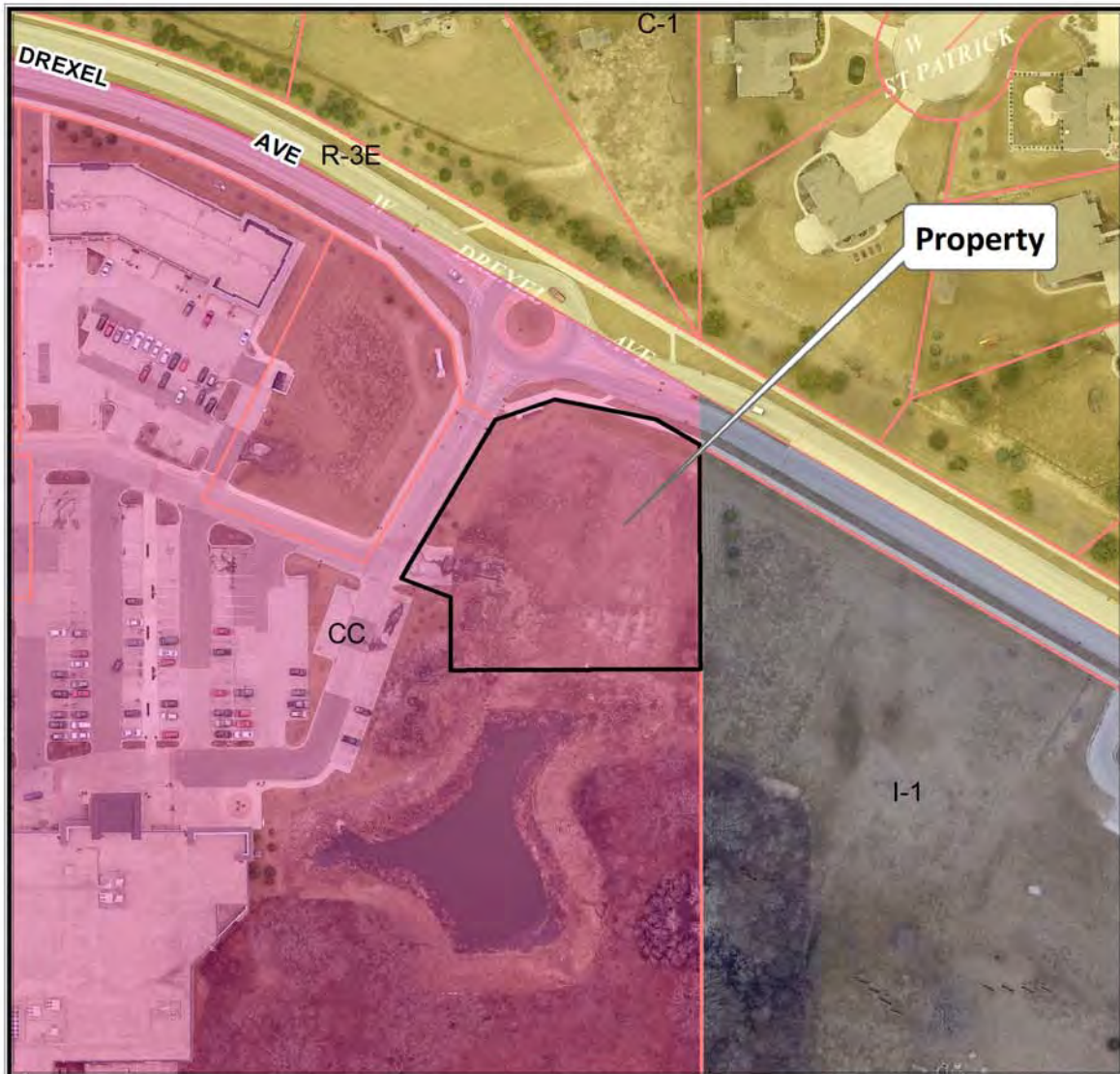
ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____



7760 S. Lovers Lane Road
TKN: 794 9999 009



Planning Department
(414) 425-4024

0 85 170 340 Feet

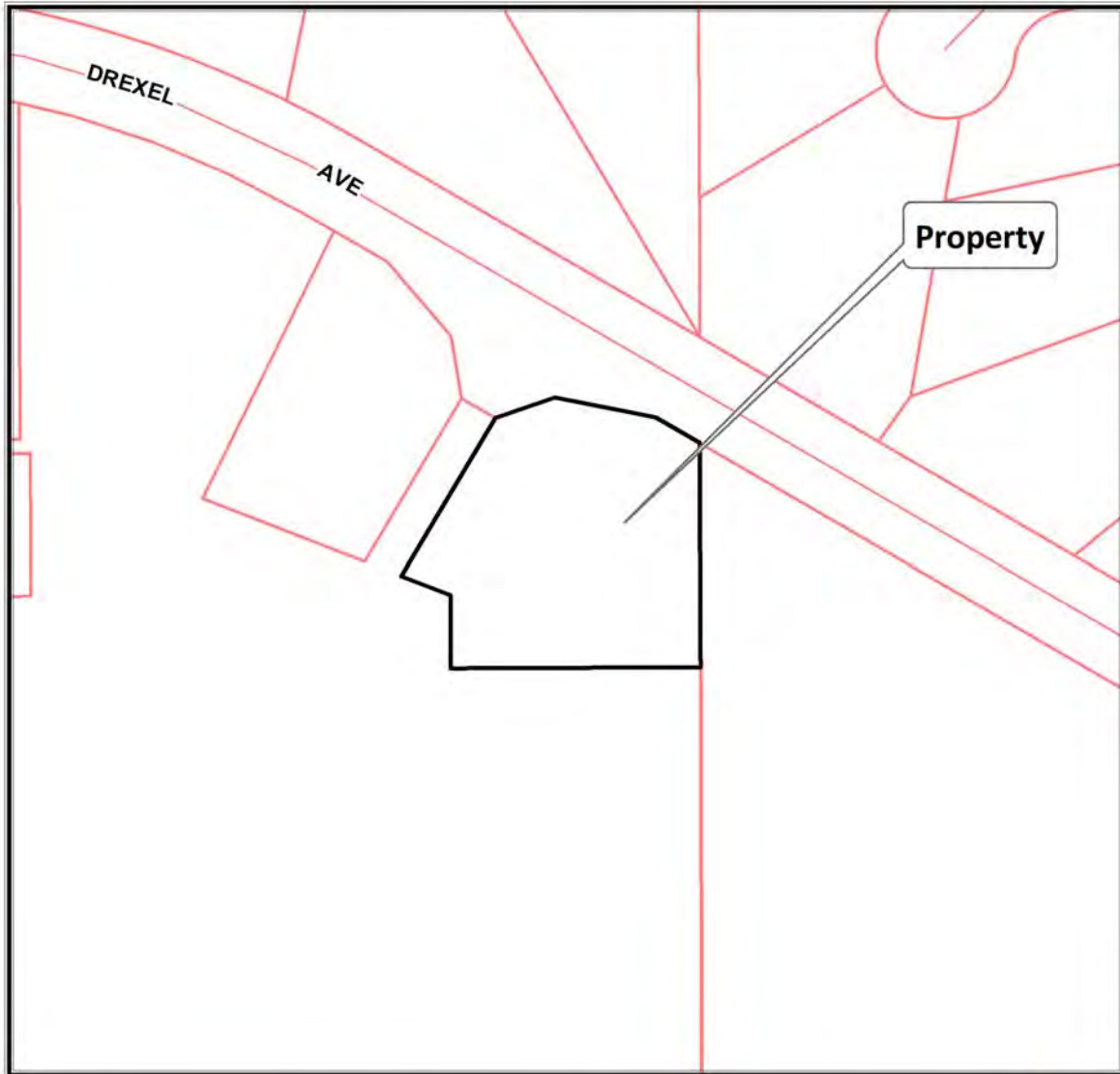
This map shows the approximate relative location of property boundaries but was not prepared by a professional land surveyor. This map is provided for informational purposes only and may not be sufficient or appropriate for legal, engineering, or surveying purposes.



2017 Aerial Photo



7760 S. Lovers Lane Road
TKN: 794 9999 009



Planning Department
(414) 425-4024

0 85 170 340 Feet

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.



2017 Aerial Photo



November 11, 2019

Marion Ecks
City of Franklin
Department of City Development
9229 W Loomis Road
Franklin, WI 53132

RE: Academy for Early Learning
The Learning Experience
7760 Lovers Lane Road
Franklin, WI

Dear Marion,

Bradford Real Estate Companies is pleased to submit this Plan Commission application for the proposed Academy of Early Learning - The Learning Experience (TLE) to serve the Franklin community. To date TLE has over 200 centers in operation in 24 states with several locations planned for Wisconsin. I invite you to discover TLE on their website yet as a starting point I provide the following highlights:

For more than 30 years, the founders of The Learning Experience®, the Weissman family, have been positively impacting the lives of children by developing and implementing groundbreaking care and early education programs throughout the country. Starting in 1980 with a single location in Boca Raton, FL, the unique and proprietary programs that the Weissmans developed quickly caught on and expansion soon followed.

*The foundation of The Learning Experience® was built on three key educational and care principles: cognitive, physical, and social; or as we say at TLE®, "**learn, play, and grow!**"*

Quite often, a child's first significant time away from home and first exposure to structured learning occurs at The Learning Experience® Academy of Early Education. Knowing this, we make our centers feel like a home away from home for children and families alike. Our centers are purpose-built to foster an environment where children feel comfortable, safe, and ready to learn. With attention to every detail, we design our centers to ensure and encourage a child's natural curiosity and creativity. We have carefully selected our furniture, accessories, and supplies to match the children's age and size in order to make sure that their introduction to learning is comfortable, enjoyable, and fun!



Project Summary

The subject property is an outlot within the Shoppes at Wyndham Village development, the 1.13 acre parcel is bounded on the west by the main access road to the center and on the north by Drexel Avenue. It is located south of the retention pond, wetland and conservation areas within the Wyndham center and abuts Risen Savior Lutheran Church to the east. Currently, the property is an overgrown lot that has been vacant since it was cleared and graded as part of the development construction approximately 12 years ago.

The proposed development is a franchise daycare facility – The Learning Experience – Academy for Early Learning that will serve the hosting community. The facility is a one-story 10,000 sq ft building with a licensed capacity for 164 students and an outdoor play area of approximately 4,500 sq ft. Parking for the center will be served by a new lot expanding the parking by 33 spaces and use of 24 existing adjacent shared parking spaces.

The Learning Experience building and site design complements the existing development with high quality brick, stone, glass and siding materials yet provides a good transition with the sloped roofs to the nearby homes in the neighborhood. The building aesthetic is carried on the four façades with the sloped roofs fully screening the mechanical equipment. The site landscape softens and further enhances the beauty of the overall facility.

The Learning Experience building site is a corner lot, which fronts on the existing roundabout, is nicely landscaped and situated with the entrance facing the main driveway to the development. Vehicular circulation utilizes the planned/existing driveway to the parking lot serving the center. New walkways connect to the existing walkway network, welcoming pedestrians from the neighborhood and the existing complex.

TLE centers typically employ around 23 staff at any one time including 2 office staff. Regular hours of operation are 6:30 AM – 6:30 PM on weekdays, with highest use of parking and lot facilities during drop off in the first three hours and pick up after 4:00 PM. Additional facility and operational details from the TLE website are appended to the end of the letter.

The development schedule anticipates Plan Commission and Common Council entitlement approval in November/ December. Followed by full architectural and engineering construction documents in January with permit review and approval by February 2020. This will allow for an early spring construction start. Assuming a spring start and approximately seven months for construction the facility could be operational by October 2020.

Financial Overview

The Learning Experience (TLE) currently has over 200 centers in operation in 24 states and is actively expanding the number of centers and launching into additional states. Bradford enjoys an established relationship with TLE with completed projects, projects under construction, projects in planning and design stages and yet others for new TLE territories.



As a corporation, TLE employs a Turnkey Franchise model for delivery which includes:

- Target market locations for expansion
- Building program and design standards, typically a one story 10,000 sq ft building
- Furniture, fixtures and equipment with full FF+E installation in the completed facilities
- Corporate educational training materials for students and teachers
- National corporate marketing reputation and support
- Standardized legal structure for long term leasing and operations

From a developer standpoint the above standards streamline our ability to find new locations and delivery completed and operational learning centers. The Bradford development program includes:

- Scouting out potential building sites, negotiating and securing the land
- Due diligence on the properties
- Early discussions with the municipalities to confirm a fiscally vibrant community and business fit for all parties
- Engaging and directing the architectural and engineering team from concept through construction completion
- Team preparation of preliminary building design, site engineering and project budgets
- With the overall development costs projected, Bradford and TLE conclude on a triple net lease rate that works for all parties
- Working with the municipalities and other authorities to secure entitlements and permits

With the above items in place, Bradford moves forward to:

- Engage the general contractor for construction
- Finalize equity and secure debt to close on the development funding
- Complete the land purchase, release the general contractor and oversee the construction
- Obtain the Certificate of Occupancy
- Work with TLE with the FF+E and start-up of the operation

Franklin Development Details

Bradford team spearheads and funds all Pre-Development costs which include due diligence, design and engineering services, surveys, reports, entitlements, legal and financial requirements. Funding costs to date are around \$100,000. Bradford will secure the balance of the equity required which equals 25% of the development costs. Bradford will secure funding with a Wisconsin lender at 75% of the development costs. Equity and debt participants have been identified.

Projected Development Cost Summary:

- Land \$400,000
- Sitework \$500,000
- Building \$1,700,000
- FF+E \$300,000
- Soft Costs \$600,000
- Total Projected Costs \$3,500,000
- Estimated Project Value \$4,000,000



Fiscal Impact for the Community

The direct impact would be an increase in property taxes for a completed and active facility which based on other TLE locations would be around \$5.00 per sq ft or \$50,000 per year. An amount which is far greater than the current overgrown vacant property. Additional fiscal impact will result in the positive traffic to the CC City Civic Center and the Shoppes at Wyndham Village. That impact can be supported with the following statements:

The Learning Experience (TLE) is an early learning center serving families with young children. The proposed facility promotes the mixed-use development with an institutional (educational) facility which currently does not exist in the CC City Civic Center District. The facility operation requires that each child is dropped off/picked up by a parent or grandparent and escorted into the classroom. Hence the district is visited twice daily on weekdays by individuals from the community giving them the convenient opportunity to patronize the shops and services within the Shoppes at Wyndham Village.

The development will provide growth opportunities for the community's youth and a necessary service to residents and workers within the area. The addition of this development site will cause the value of the land to increase, drive and increase in property tax revenues, and stimulate local commerce by creating jobs and providing a solution for childcare services. Additionally, the developed property, with active daily users, will increase business for the local shops and service merchants as well as promote future development in the area.

We respectfully request favorable consideration and approval of this exciting development project and look forward to a successful early learning center for the community and all parties. Should you have any questions, please contact me via email at wendt@bradfordchicago.com or on my mobile number at 312.493.6256 and in person at the Plan Commission meeting on November 21. We greatly appreciate your efforts.

Regards,

Gary Wendt
Senior Vice President



Additional Facility and Operational Information (from the TLE Website)

- Safe, secure, and private access
- Separate classrooms that have been specifically designed to meet the needs of children in our Six Stages of Early Development
- Cameras in each of the classrooms that are monitored in the administrative offices
- Bathrooms designed for age-appropriate use
- Changing tables that are faced out so that teachers will never have their backs to the children
- Access to age-appropriate technology
- Spacious, fenced-in playgrounds that have designated areas for infants, toddlers, and preschoolers
- Make Believe Boulevard®, a miniature Main Street, USA. An interactive classroom designed to develop and expand socio-dramatic play amongst children.
- L.E.A.P. Interactive® boards that engage children in hands-on learning activities
- The safety of your children is the number one priority at each of The Learning Experience centers across the country. Rest assured that we have taken every necessary step to make sure that your child is safe and secure while they spend their day with us.
- A security fob is required to gain entry into each and every one of our facilities. Only staff and registered families are issued fobs. All other visitors must be authorized by the administration staff and are required to present a valid government issued ID.
- The Learning Experience's proprietary L.E.A.P. Curriculum was developed over 30 years with your child's optimal development in mind. Today, our Learning Experience Academic Program includes sign language for infants and toddlers, a phonics program, foreign language programs, manners and etiquette, physical fitness, and a philanthropy program that teaches children the value of selflessness and giving. All programs and lessons at TLE® are designed to make learning fun! And nothing is more fun than our L.E.A.P. Interactive boards that use touch-screen technology and interactive learning games to further enhance and engage children in our L.E.A.P. Curriculum programs.
- L.E.A.P. Interactive® is the next generation of our L.E.A.P.® curriculum. Designed to enhance the monthly themed programs, L.E.A.P. Interactive® enables children to interact with cutting-edge touch technology on a large screen and experience real-time videos and eye-opening destinations via Google Earth®. They can travel the world without ever leaving the classroom. The children are taught to use interactive tools including the Fill tool, Shapes tool, Marker tool, and Spotlight tool. At the end of the month, the child's L.E.A.P. Interactive® workbook is filled with "I did this activity on the L.E.A.P. Interactive® board" stickers.

~~July 16, 2019~~ Updated November 7, 2019

Project Summary

ZONING DISTRICT: CC City Civic Center
for
Tax Key: 7949999009

This project is being submitted for Site Plan and Special Use Review to the City of Franklin.

1. **Project Narrative:** The subject property is a 1.13-acre parcel bounded on the west by an access road to the Shoppes at Wyndham Village shopping center and on the north by W. Drexel Avenue. It is located within the Shoppes at Wyndham Village shopping center and abuts Risen Savior Lutheran Church to the east. Currently, the property is an overgrown lot that has been vacant since it was cleared and graded as part of the Shoppes at Wyndham Village construction approximately 12 years ago.

The proposed development is a franchise daycare facility “The Learning Experience” that will serve the hosting community. The facility is a one-story 10,000 sq ft building with a capacity for 164 students. Facilities typically employ approximately 24 staff at any one time. Regular hours of operation are 6:30 AM – 6:30 PM, with the highest use of parking and lot facilities during the hours of 6:30AM – 9:30 AM and 4:00 PM – 6:30 PM. The facility will hire its own maintenance personnel to service the center through regular repair and painting.

The development will provide growth opportunities for the community’s youth and a necessary service to residents and workers within the area. The addition of this development site will cause the value of the land to increase, drive an increase in property tax revenues, and stimulate local commerce by creating jobs and providing a solution for childcare services. Additionally, the developed property will help promote future development in the area.

2. **Proposed Improvements:** The proposed improvements will include construction of:
 - a. A 10,000 SF day care facility building
 - b. A ±4,500 SF playground area
 - c. Parking lot and access drive with 33 spaces
 - d. Utilities to service the building
 - e. Storm sewer providing drainage to the existing storm sewer system
 - f. Any additional infrastructure necessary for the operation of the proposed facility.

3. **General Operation Details:** Details regarding the general operation of the business are as follows. The details are also discussed in the attached TLE Operational Description.
 - a. Regular hours of operation: 6:30 AM – 6:30 PM
 - b. Hours of delivery: 6:30 AM – 6:30 PM
 - c. Total number of employees: 24
 - d. Number of shifts: 1
 - e. Number of employees on the shift with the greatest number of employees: 24
 - f. Number of office employees: 2
 - g. Breakdown of full and part-time employees: 30% part-time (7 out of 24 total employees)
4. **Expected Cost of Improvements:** \$2,300,000
5. **Estimated Project Value:** \$3,200,000
6. **Requested Site Variances:**
 - a. A previously approved plan for the site included a two-story building. Although a one-story facility is the safest approach to the day care use, the proposed building has an atrium entry feature designed to have an appearance of two stories.
 - b. A floating cross-access easement is described on the ALTA survey, showing access to the east property. This easement will not be maintained in the proposed site plan.
7. **Site Parking:** The site plan proposes 33 parking spaces. An additional 24 spaces will be provided to the site in the existing Shoppes at Wyndham Village shopping center parking lot. (Per the City of Franklin Plan Commission Resolution No. 2007-11, the Operating Agreement for the Shoppes at Wyndham Village includes “cross-access easement rights for both pedestrian and vehicular circulation and parking between and among the properties encompassed in the entire 2007 Site Plan property and adjacent properties”.)
8. **Special Use:** This project will require approval for Special Use in the CC City Civic Center zoning.

Operational Description

The following is information regarding The Learning Experience and our operations. If you have any questions, please contact us.

The Learning Experience® (TLE), has child development centers throughout the United States. Our secure centers offer premier child care to children ages six weeks to five years: infants - toddlers - twaddlers - preppers - preschoolers - pre K - kindergarten and after school care for children up to eight years of age at most of our centers.

The Learning Experience® is not just a daycare facility but also a complete child development center. We welcome you to visit any one of our dynamic and fun environments to see for yourself why TLE is different ... how committed we are to quality care and intellectual child development education of our children.

You want the best for our children... so do we! Our Charlie Choo Choo® Enrichment Programs: Marvelous Math®, Start to Art®, Suddenly Science®, Movin' n Groovin'®, Dancing Feet®, Music 4 Me® and Talent Sprouts® introduces children to the performing arts through a variety of activities involving all aspects of performance.

The Learning Experience® believes that each child deserves to grow and learn at his or her own pace. Our diverse curriculum includes: L.E.A.P® 1, L.E.A.P® 2, Little Learners™ and Fun with Phonics®. Our responsibility is to establish a strong foundation for your child in a fun and exciting environment.

TLE is one of the most comprehensive franchise business opportunities in child care today. It is one of the few childcare operators in the country where management has direct hands on experience with the day to day operations of the business. Following is some specific information regarding our Operations:

Hours of Operation

- 6:30am-6:30pm (12 hours per day)
- Activities on nights & weekends (Open Houses, parties, etc.)

Size of the building

- 10,000 square ft. building typical

Size of playground

- 5,000 square ft. typical
- 8,000 square ft. (AZ)
- 13,500 – 13,875 square ft. (CA)

Overall average enrollment

- 80% Occupancy

learn. play. grow.

Capacity of the center

- 180-185 children

Children Diapered/Potty Trained

- Average center: 40 children diapered, 38 children potty training, 105 children non-diapered

Part time children attendance

- Typical center has 25% part time children

Part time schedules

- Schedules vary (am students to pm students, 1-5 day schedules)

Families with siblings

- Approximately 20% have 1 or more siblings that will attend

Absenteeism rate

- Approximately 8% - 12%

Number of employees

- Approximately 24 staff at any one time total for an 10,000 square foot building, typical
- 30% Part Time (7 of the 24 employees)

Number of parking spots

- 40 parking spots typically required

Traffic

- Each parent parks their vehicle within the TLE parking area and brings there child into the center, checks them in at the reception counter, and then brings their child to their designated classroom. The reverse of this occurs at pick up as well. This averages from 5 minutes to 8 minutes.
- During drop off (average 5 minutes) generally between 6:30 am to 9:30 am
- During pick up (average 8 minutes) generally between 4:00 pm to 6:30 pm

Outline of Estimated Traffic

Traffic during drop off (average 5 minutes):

- 6:30am-7:00am (11 children)
- 7:00am-7:30am (28 children)
- 7:30am-8:00am (43 children)
- 8:00am-8:30am (43 children)
- 8:30am-9:00am (29 children)
- 9:00am-9:30am (29 children)

Calculations based on a center with the capacity of 183

Traffic during pick up (average 8 minutes):

- 3:30pm-4:00pm (11 children)
- 4:00pm-4:30pm (28 children)
- 4:30pm-5:00pm (43 children)
- 5:00pm-5:30pm (43 children)
- 5:30pm-6:00pm (29 children)
- 6:00pm-6:30pm (29 children)

Calculations based on a center with the capacity of 183

FROM OUR PARENT HANDBOOK:

DROP-OFF AND PICK-UP POLICIES

From the moment your child arrives until he or she is picked up at the end of the day, your child's safety is our foremost concern. No child shall ever be left unsupervised. Our center is equipped with an intercom/telephone in each classroom for emergency use.

Procedures for arrivals and departures are designed to ensure the safety and well-being of everyone at the center. Your cooperation in complying with the following procedures is appreciated:

- ☐ Parents are to use only the front door for entering and exiting.

- ☐ **Never hold the door open for anyone.** Each authorized individual receives a key fob that he/she must use to obtain entry into the building.
- ☐ Children must be walked into the building by a parent or authorized guardian and placed with their assigned center *staff member*. Never leave a child outside the building to walk in alone or allow him or her to walk in accompanied solely by another child.
- ☐ Parents must complete the electronic sign-in and sign-out process as well as the manual sign-in sheet on a daily basis and any applicable forms requested by the center (e.g., medication, Communication Form). **All completed forms must be placed in the Lucite bins provided in the reception area.**
- ☐ When picking up your child, be certain that a TLE® staff member(s) in charge of your child's care acknowledges that your child is leaving the building, and remember to electronically and manually sign out. **A manual sign in/out is a state requirement.**

SAFETY AND SECURITY

The Learning Experience® has instituted security systems as an effective means of protecting our children. This may include:

- Gates and fences surrounding the property with alarms on gates.
- Special lock at entrance with limited access.
- Motion detectors in unused parts of the building.
- Cameras throughout the center for the purpose of monitoring a secure environment and for observation by both administration and parents.
- Windows allow the parent the opportunity to view the child's activities without disturbing the integrity of the classroom environment.

RELEASE OF CHILDREN

Security fobs are issued to each authorized person who will be routinely dropping off and picking up your child. Please do not give or exchange your fob with anyone since each fob has its own PIN number, identifying you in the computer system. It is imperative for security purposes that the center is aware of each person coming or going.

THERE IS A \$10 CHARGE FOR REPLACING AN ELECTRONIC FOB.

On any occasion when a person without a security fob or pass must pick up your child, the person's name must be in your file. He or she will be asked for a photo identification, which will be photocopied and placed in your child's file for future reference. A child will not be permitted to leave with any person other than those designated in writing by the parent. Always remember your password. You may be asked to provide the password when phone authorization is required.

There will be no exceptions to this policy.

If there are any changes to those authorized to pick up your child or if you will be carpooling with other parents, please advise us in writing. Remember to use a child safety seat, and buckle up when transporting your children at all times. Parking is permitted in The Learning Experience® designated parking spots only; please refrain from using handicapped parking spots unless you have the requisite decal.



November 8, 2019

Marion Ecks
City of Franklin
Department of City Development
9229 W Loomis Road
Franklin, WI 53132

Re: Project: The Learning Experience - Franklin
Location: 7760 Lovers Lane Road, Franklin, WI
CE #: CE180034

Dear Marion:

We are in receipt of your October 18th, 2019 letter in regard to a Special Use & Site Plan Applications review for improvements at subject property located at 7760 Lovers Lane Road in Franklin, Wisconsin. We have listed your comments below followed by our responses:

Unified Development Ordinance (UDO) Requirements

Special Use

Comment 1: Please provide complete responses to Special Use Standards and Regulations Question and Answer §15-3.0701.A.1- Ordinance and Comprehensive Master Plan Purposes and Intent, including:

- a. Answer for §15-3.0307: CC City Civic Center District standards and how your use meets or does not interfere with these standards. Specifically address:
 - i. §15-3.0307.A.3 - Promote mixed-use development
 - ii. §15-3.0307.A.5 - Foster a balance between people-oriented and automobile-oriented development.
 - iii. §15-3.0307.A.7 - landscape surface ratio (LSR) and floor area ratio (FAR)
 - iv. §15-3.0307.A.9 - cross-access for both pedestrian and vehicular circulation

Response 1 a.: i) The Learning Experience (TLE) is an early learning center serving families with young children. The proposed facility promotes the mixed-use development with an institutional (educational) facility which currently does not exist in the CC City Civic Center District. The facility operation requires that each child is dropped off/picked up by a parent or grandparent and escorted into the classroom. Hence the district is visited twice daily on weekdays by individuals from the community giving them the convenient opportunity to patronize the shops and services within the Shoppes at Wyndham Village.

ii) The Learning Experience building site is a corner lot, which fronts on the existing round about, is nicely landscaped and situated with the main entrance facing the main driveway to the development. Vehicular circulation utilizes the planned/existing driveway to the parking lot serving the center. New walkways connect to the existing walkway network, welcoming pedestrians from the neighborhood and the existing complex.

iii) The LSR and FAR more than meet the requirements of those approved on this lot in the Shoppes of Wyndham Village development. Response to Comment 2a below further details these calculations.

iv) The subject parcel is a small outlot within an established development encumbered by seven existing easements (storm drainage, water main, sanitary, distribution, wetland, conservation and retention pond) which place restrictions on the usable land area. The lot is bordered by Drexel Avenue and the roundabout on the north, the retention pond, wetland and conservation areas on the south and the main entrance drive and the Summit Credit Union on the west. The design team explored many site layouts which would meet the corporate requirements for TLE and concluded the cross-access vehicular circulation to the east was not feasible. The Applicant presented a concept plan to the Common Council on May 7th. Based on comments received the development team refined the site layout to shift the building to the north, toward Drexel Ave and repositioned the play area on the south side. This concept has been further refined based on staff comments dated October 18th and will be noted and illustrated with this Plan Commission application. With that stated, under separate application we ask for a Unified Development Ordinance Text Amendment regarding Section 15-3.0307.A.9

Site Plan

Comment 2: Please provide the following information on the Proposed Site Plan, as required by § 15-7.0103:

- a. Gross Floor Area Ratio (GFAR) and Net Floor Area Ratio (NFAR) pursuant to §15-7.0103.S. Site intensity calculations should follow the method laid out by §15-3.0505: Calculation of Site Intensity and Capacity for Nonresidential Uses.

Response 2a: These calculations are shown on the Wyndham Village LSR exhibit and the NRPP. The area of the approved Wyndham Village impervious area for Lot 4 (the area of The Learning Experience project) was examined. A comparison of the approved LSR for this area and the Proposed TLE project has been provided. (In the meeting with staff it was discussed that an aerial photograph analysis be performed. However, there are several vacant lots within the subdivision which precluded this method of analysis.)

- b. **Existing and Proposed Public Street Rights-of-Way or Reservations.** As required by § 15-7.0103.L., please show existing and proposed public street rights-of-way or reservations and widths. - - Please note the rights-of-way widths for W. Drexel Avenue and the Shoppes at Wyndham Village Access Road.

Response 2b: The rights-of-way widths for W. Drexel Avenue and the Shoppes at Wyndham Village Access Road have been shown on the site plans.

- c. **Natural Resource Protection Plan**, required by §15-7.0103.Q. Please provide the following to ensure that the NRPP meets the requirements of §15-7.0100:
- a. *Dimensions* of all permanent easements on the subject property boundary lines and adjacent to the site. Note conservation easements where applicable.
 - b. Each individual resource area on the site shall be graphically and numerically shown. All shore buffers, wetland buffers, and wetland setbacks and *proposed building locations* shall be graphically indicated and *dimensioned*. Wetlands must be measured by an assured wetland delineator.
 - c. Copies of any letters of review or permits granted by applicable Federal or State regulatory agencies having jurisdiction over the ponds and wetlands onsite.
 - d. Site intensity calculations and wetland delineation report referenced on the NRPP, as it pertains to the subject property.

Response 2c: The only portion of the site that affects the calculation of the Base Site area is the conservation easement in the southwest portion of the site. This conservation area surrounds Wetland W-C. Per discussion with planning staff the wetland limits have been verified with city ordinances. The staff has approved that a new wetland dedication is not needed. Enclosed are a March 11, Email from Joel Dietl outlining the wetland mitigation aspects of the Shoppes at Wyndham Village development. Also enclosed are cover sheets and pertinent tables from the documents provided by the City.

- d. **Financial Plan for Project Implementation.** A financial plan for project implementation, acceptable to the Plan Commission, is required by §15-7.0103.BB - - Please provide this information within a revised project narrative or supplemental letter.

Response 2d: The financial plan for project implementation will be submitted as a supplemental letter.

- e. **Project Summary.** A written project summary including fiscal impact upon the City of Franklin, operational information, building schedule, and estimate of project value and including all site improvement costs, pursuant to §15-7.0103.CC - - Please include fiscal impact upon the City of Franklin, building schedule, and estimate of project value and including all site improvement costs within a revised project narrative or supplemental letter.

Response 2e: The subject property is a 1.13-acre parcel bounded on the west by an access road to the Shoppe at Wyndham Village retail center and on the north by W. Drexel Avenue. It is located south of the retention pond, wetland and conservation areas within the Wyndham center and abuts Risen Savior Lutheran Church to the east. Currently, the property is an overgrown lot that has been vacant since it was

cleared and graded as part of the development construction approximately 12 years ago.

The proposed development is a franchise daycare facility – The Learning Experience – Academy for Early Learning that will serve the hosting community. The facility is a one-story 10,000 sq ft building with a licensed capacity for 164 students and an outdoor play area of approximately 4,500 sq ft. Parking for the center will be served by a new lot expanding the parking by 33 spaces and use of 24 existing adjacent shared parking spaces.

Additional fiscal impact information will be submitted as a supplemental letter.

- f. Illustrate and label the vision triangle on the Site Plan (see below).

§ 15-5.0201 TRAFFIC VISIBILITY

A. No Obstructions Permitted. No visual obstructions, such as structures, parking, or vegetation, shall be permitted in any district between the heights of two and one-half (2.5) feet and ten (10) feet above the plane through the mean curb grades within the triangular space formed by any two (2) existing or proposed intersecting street or alley right-of-way lines and a line joining points on such lines, located a minimum of thirty (30) feet from their intersection.

Response 2f: These areas are shown on the Site Plan.

Comment 3: Please include additional site data, such as square footage of proposed impervious surface, greenspace and Landscape Surface Ratio (see definitions below).
Landscape Surface Ratio (LSR). The ratio derived by dividing the area of landscaped surface by the base site area.

Landscape Surface Area. Surface area of land not covered by any building or impervious surface; impervious surface, and that is maintained as a natural area and left undisturbed or to support plant life.

Site Area, Base. (See Division 15-3.0500 of this Ordinance.)

Response 3: These areas are Shown on the Site Plan, the NRPP and the Wyndham Village LSR Exhibit.

See Civil Set for the Landscape Surface Ratio (LSR), Landscape Surface Area, and Base Site Area

Comment 4: Please verify that all building mechanicals also meet the setbacks set forth in Table §15-3.0307.A

Response 4: Rogue Architecture: All the mechanical equipment is located within a screened mechanical well integrated with the roof design and within the proposed building footprint. Additional notation is added to the building elevations.

Comment 5: Staff recommends that a cross-access easement be provided and illustrated on the Site Plan to allow access to the church property to the east. The CC District requires cross-access between parcels. Staff recommends that the cross-access driveway or drive lane be paved at the time of development of The Learning Experience facility.

Response 5: Per our discussions the reasonable development of this very difficult lot will not allow both the TLE Project and the cross-access easement. Please also see response to to comment 1 above.

Comment 6: In the Plan Commission submittal, please request Plan Commission approval to have driveway wider than 24 feet at the street right-of-way line and 30 feet at the roadway, per § 15-5.0207B.

Response 6: Please see note 8 on project site plan. "Per City Planning Staff a width of driveway is requested to match the previously approved driveway.

Comment 7: Detailed illustrations of the 4-foot PVC fencing that surrounds two sides of the building and the 6-foot PVC fencing that surrounds the playground should be provided in order to provide a realistic picture of the proposed development. Fencing must meet the standards set forth in §15-3.0803.C.

Response 7: Rogue Architecture: Additional details / elevations have been provided to clarify the proposed fencing.

The appropriate fencing types have been designated on the Landscape Plan Set. Details for fence types are shown in the Architectural Plan Set.

Landscaping

Comment 8: Please provide parking lot island dimensions to verify they meet depth requirements, pursuant to § 15-3.0354C.2.

Response 8: We have added parking lot island dimensions to the plan.

Comment 9: Please confirm that plants in parking islands are underlain by soil, per § 15-3.0354C.4.

Response 9: The Landscape General Notes (Note #5, Landscape Sheet L1.2) address the excavation and topsoil placement into parking lot islands.

Comment 10: Please confirm that shrubs are at least 3 feet in height, per § 15-5.0302.A.

Response 10: Shrub types that mature at 48" inches (or greater) are specified to be 36" at planting.

Comment 11: Pursuant to § 15-5.0302..C, a 30 foot bufferyard is required along Drexel Avenue due to the presence of R-3E zoning district across the street to the north. Staff recommends clustering additional plantings along the northern property line. Please add and label bufferyards to the Landscape Plan. Please update the landscaping calculations on the Landscape Plan to reflect the increased requirements for the bufferyards. Note that the initial phase of the Shoppes of Wyndham Village development was not required to have a landscape buffer easement as additional landscaping was planted on the north side of Drexel.

Response 11: Bufferyard requirements match Shoppes of Wyndham village

The landscape plan has been updated to reflect plantings along Drexel Avenue to reflect the Development Landscape Master Plan:

- 4 Shade Trees 2.5" / 8'
- 7 Evergreen Trees 8'
- 2 Ornamental Trees 2.0" / 8'

Comment 12: Additional plant species must be provided per § 15-5.0302.F. of the UDO. Note minimum number of each species planted.

Response 12:

Comment 13: Fruit bearing trees are prohibited per § 15-5.0302.H.7. Chanticleer Flowering Pear is fruit bearing, although staff notes that they are small fruit that do not produce much litter and persist into winter months.

Response 13: Additional numbers of plants per species have been added

Comment 14: Please provide landscape surface ratio per § 15-5.0302.I.

Response 14: See Civil Set for the Landscape Surface Ratio (LSR), Landscape Surface Area, and Base Site Area

Comment 15: Please illustrate areas for snow storage on the Landscape Plan in compliance with § 15-5.0210 of the Unified Development Ordinance.

Response 15: See Landscape drawings for snow storage areas

Comment 16: Please provide estimated landscaping costs per § 15-5.0302.G.3. of the UDO.

Response 16: A landscape cost estimate will be provided with this submittal

Comment 17: Please note a 2-year planting guaranty on the Landscape Plan per § 15-5.0303G.3. of the UDO.

Response 17: The landscape general notes have been amended to require a two-year guarantee for trees and shrubs.

Comment 18: Please provide irrigation plans per § 15-5.0303D. of the UDO.

Response 18: The landscape areas within the property will be served by an irrigation system that will be provided under a design/ build contract.

Comment 19: Please provide installation plans per § 15-5.0303F of the UDO.

Response 19: Sheet L1.2 of the landscape plan shows installation details for all proposed plantings.

Lighting

Comment 20: Please clarify the luminary cut-off type and angle (e.g., no cut-off; cut-off type luminaires with angle greater than 90 degrees; cut-off type luminaires with angle less than 90 degrees) to ensure lighting meets UDO requirements under § 15-5.0401.

Response 20: Rogue Architecture: This shall be addressed on the revised lighting plan upon the City's acceptance of the proposed revised light fixtures per Comment #23.

Comment 21: On the Lighting Plan, please provide photometric data test report, per § 15-5.0402B.2.

Response 21: Rogue Architecture: This shall be addressed on the revised lighting plan upon the City's acceptance of the proposed revised light fixtures per Comment #23.

Comment 22: On the Lighting Plan, please provide a graphic depiction of the luminaire (lamp) concealment and light cutoff angles, per § 15-5.0402B.4.

Response 22: Rogue Architecture: This shall be addressed on the revised lighting plan upon the City's acceptance of the proposed revised light fixtures per Comment #23.

Comment 23: Staff recommends consideration of more decorative style lighting.

Response 23: Rogue Architecture: Lighting Cut Sheets have been provided that address the request for more decorative style of fixtures that match closely to the existing site light fixtures within the adjacent development.

Signage

Comment 24: Signage is governed by the Master Sign Program (MSP) for the Shoppes at Wyndham Village (Resolution No. 2012-001). Signage should conform to the requirements of the MSP. Significant deviations from the MSP such as replacement of the monument sign at the northeast corner of the lot will require an MSP amendment.

Response 24: Noted. No replacement of the monument sign at the northeast corner is proposed.

Comment 25: Signage will also require separate review and approval by the Plan Commission and a Sign Permit from the Inspection Department. Please provide a note on the plans that states signs are shown for reference only and require separate review and approval.

Response 25: Noted. This note has been added as note 10 on the geometric plan on sheet C3.

Other Comments

Comment 26: Staff recommends locating the trash enclosures to the south side of the site (away from Drexel Avenue).

Response 26: This has been revised,

Comment 27: Staff recommends landscaping along the building foundation instead of the proposed concrete.

Response 27: Additional planting beds have been added along the west foundation of the proposed building

Comment 28: Staff recommends that the architecture better reflect the commercial character of the Shoppes at Wyndham Hills.

- a. Pursuant to the currently approved site plan for the Shoppes of Whyndham Village development, and the CC District standards, staff recommends that the subject building be a functional 2-story building.

Response 28a: The TLE corporate standard for a suburban facility is a one story building as discussed in the initial meeting with the City. As noted previously the subject parcel is a small outlot within an established development encumbered by seven existing easements (storm drainage, water main, sanitary, distribution, wetland, conservation and retention pond) which place restrictions on the usable land area. The lot is bordered by Drexel Avenue and the roundabout on the north, the retention pond, wetland and conservation areas on the south and the main entrance drive and the Summit Credit Union on the west. The design team explored many site layouts which would meet the corporate requirements for TLE and concluded the cross-access vehicular circulation to the east was not feasible. The Applicant presented a concept plan to the Common Council on May 7th. Based on comments received the development team refined the site layout to shift the building to the north, toward Drexel Ave and repositioned the play area on the south side. This concept has been further refined based on staff comments dated October 18th and will be noted and illustrated with this Plan Commission application. With that stated, under separate application we ask for a Unified Development Ordinance Text Amendment if required.

- b. Staff recommends that masonry (“Brick-1”) comprise approximately 60% of each façade, to provide the same design standard as other buildings in the Shoppes at Wyndham Village. Staff also recommends that the James Hardie plank siding be replaced with a material more appropriate to a commercial building and in keeping with the Shoppes.

Response 28b: Additional brick and masonry has been added to the design per the revised elevations.

- c. Upgrade north façade of building.

Response 28c: Additional masonry and articulation has been added to the north elevation.

- d. Staff recommends an additional window be added on the west side of the north elevation.

Response 28d: The additional window has been added.

- e. Staff recommends using muted, neutral colors rather than the primary colors on the alphabet blocks, to complement other buildings in the Shoppes at Wyndham Village.

Response 28e: The proposed block colors have remained on the front elevation as these colors are specific to the user. The blocks proposed on the side of the columns have been removed.

- f. The main entrance/canopy as viewed from the north uses too many different building materials. Staff recommends using limestone (“Stone-1”) for entire main entrance/canopy and eliminating the siding and brick.

Response 28f: The canopy materials have been simplified to stone and siding.

- g. Staff suggests beige trim rather than white trim, to complement other buildings in the Shoppes at Wyndham Village. The base material used for the various trim components are not clearly described (i.e., metal, vinyl, wood); Staff suggests James Hardie fiber cement planks, as used for the siding, or a material of equivalent quality.

Response 28g: All the trim colors have been changed to beige. All the flat trim boards and horizontal siding shall be James Hardie. However, all specialized trim pieces, i.e. crossheads and keystone, will have to be provided separately as they are not manufactured by James Hardie.

Comment 29: Staff recommends that the building footprint be reduced in size and increased to two stories, to provide additional room for the cross-access easement and additional landscaping.

Response 29: See response 28a above

Engineering Department Comments

Comment 30: Submit documentation that the proposed development will meet the requirements of the approved stormwater management plan.

Response 30:

Comment 31: A Building permit is required.

Response 31: Noted

Comment 32: A Driveway permit is required.

Response 32: Noted

Comment 33: Provide sidewalks along access road (western property line)

Response 33: The engineering staff has indicated that a sidewalk from the face of the building north to Drexel Avenue was acceptable in lieu of an additional sidewalk along the access road. See revised civil site plan.

Fire Department Comments

Comment 34: The Fire Department requests that this parcel be changed to a Drexel Avenue address.

Response 34: Noted

Should you have any questions or comments with regard to this matter, please contact me.

Sincerely,

Caldwell Engineering, Ltd.



Michael Caldwell, PE CFM
President

Cc: File
Gary Wendt, wendt@bradfordchicago.com
Ken Marino, ken@grobmar.com

File: N:\JOBS\2018\CE180034 TLE - Franklin, WI\Sent\2019-10-22 To City\2019-10-22 City Response Letter.docx

Heller & Associates, LLC

Plant & Material List

Date: 11/7/2019
Project: Bradford Real Estate Companies.
The Learning Experience
West Drexel Avenue
Franklin, Wisconsin 53132

Plan Dated: 11/7/2019
Revision Date: 7/2/2019
Revision Date: 11/7/2019



PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING	MATURE SPREAD	COST ESTIMATE	
		BOTANICAL NAME	COMMON NAME						UNIT	TOTAL
Proposed Landscape Materials										
SHADE TREES (DECIDUOUS)										
ABM	4	Acer xfreemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting			\$	368.00 \$ 1,472.00
SWO	2	Quercus bicolor	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting			\$	517.50 \$ 1,035.00
VFE	2	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting			\$	368.00 \$ 736.00
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING	MATURE SPREAD	COST ESTIMATE	
		BOTANICAL NAME	COMMON NAME						UNIT	TOTAL
ORNAMENTAL TREES (DECIDUOUS)										
AH	5	Carpinus caroliniana	American Hornbeam	2.0"	B&B	Straight central leader, full and even crown. Prune only after planting			\$	345.00 \$ 1,725.00
JTL	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.0"	B&B	Straight central leader, full and even crown. Prune only after planting			\$	287.50 \$ 1,150.00
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING	MATURE SPREAD	COST ESTIMATE	
		BOTANICAL NAME	COMMON NAME						UNIT	TOTAL
EVERGREEN TREES										
HCI	3	Juniperus chinensis 'Hetzi Columnaris'	Hetzi Columnar Juniper (upright)	5'	B&B	Evenly shaped tree with branching to the ground	42"		\$	172.50 \$ 517.50
FVJ	8	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	5'	B&B	Evenly shaped tree with branching to the ground	60"		\$	195.50 \$ 1,564.00
NS	4	Picea abies	Norway Spruce	8'	B&B	Evenly shaped tree with branching to the ground	17'		\$	402.50 \$ 1,610.00
BHS	3	Picea glauca 'densata'	Black Hills Spruce	8'	B&B	Evenly shaped tree with branching to the ground	15'		\$	402.50 \$ 1,207.50
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING	MATURE SPREAD	COST ESTIMATE	
		BOTANICAL NAME	COMMON NAME						UNIT	TOTAL
EVERGREEN SHRUBS										
GVB	10	Buxus 'Green Velvet'	Green Velvet Boxwood	24" HT	Cont.	Full rounded well branched shrub	24-30"	36"	\$	9.20 \$ 92.00
SGJ	10	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"w	Cont.	Full rounded well branched shrub	54"	72"	\$	57.50 \$ 575.00
KCPJ	8	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	24"w	Cont.	Full rounded well branched shrub	48"	60"	\$	46.00 \$ 368.00
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING	MATURE SPREAD	COST ESTIMATE	
		BOTANICAL NAME	COMMON NAME						UNIT	TOTAL
DECIDUOUS SHRUBS										
HC	10	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	30-42"	60"	\$	92.00 \$ 920.00
IH	11	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped	48"	48"	\$	69.00 \$ 759.00
GLS	11	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped	42"	48"	\$	46.00 \$ 506.00
MV	10	Viburnum lantana 'Mohican'	Mohican Viburnum	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"	72"	\$	92.00 \$ 920.00
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING	MATURE SPREAD	COST ESTIMATE	
		BOTANICAL NAME	COMMON NAME						UNIT	TOTAL
ORNAMENTAL GRASSES										
KFRG	12	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"	18"	\$	20.70 \$ 248.40
PDS	29	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant	18"	36"	\$	20.70 \$ 600.30
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING	MATURE SPREAD	COST ESTIMATE	
		BOTANICAL NAME	COMMON NAME						UNIT	TOTAL
HERBACEOUS PERENNIALS										
RRD	7	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	18"		\$	11.50 \$ 80.50
FH	17	Hosta fortunei 'Francee'	Francee Hosta	#1	Cont.	Full, well rooted plant, evenly shaped	18"		\$	11.50 \$ 195.50
PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING	MATURE SPREAD	COST ESTIMATE	
		SPECIFIED SEED MIX / SOD							UNIT	TOTAL
LAWN	1267	Lawn Establishment Area / Grading Area			SY	Reinder's Deluxe 50 Seed Mix (800-785-3301)			\$	1.96 \$ 2,476.99
	12470	Erosion Matting for sloped seeded areas			SF	EroTex D575 Erosion Control Blanket (or approved equal)			\$	0.12 \$ 1,434.05
	119	Stormwater Seed Mix			SY	Cardno/JF New Stormwater Seed Mix			\$	10.00 \$ 1,190.00
Hardscape Materials										
5.5		Heritage River Gravel Mulch (1.0-1.5" pieces)			TN	2" depth			\$	250.00 \$ 1,375.00
275		Aluminum Edge Restraint (gravel areas)			LF				\$	1.50 \$ 412.50
400		Landscape Fabric			SF				\$	0.25 \$ 100.00
26		Shredded Hardwood Mulch (3" depth)			CY	Bark Mulch; apply Preemergent after installation of mulch			\$	85.00 \$ 2,210.00
17		Soil Amendments (2" depth)			CY				\$	85.00 \$ 1,445.00
77		Pulverized Topsoil (Seeded Areas)			CY				\$	50.00 \$ 3,850.00
17		Pulverized Topsoil (2" over bed areas)			CY				\$	75.00 \$ 1,275.00

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

Seed Compositions:

Reinder's Deluxe 50 Seed Mix (800-785-3301):

20% Kentucky Bluegrass (Sod Quality)
15% Newport Kentucky Bluegrass
15% Ken Blue Kentucky Bluegrass
25% Creeping Red Fescue

Seed at rate of 150-200# per acre

SUB-TOTAL:

\$ 32,050.24



CSX1 LED

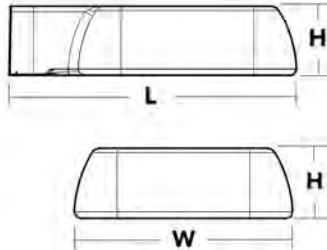
LED Area Luminaire



CONTOUR

Specifications

EPA:	0.7 ft ² (0.07 m ²)
Length:	23-1/2" (59.7 cm)
Width:	18-1/2" (46.9 cm)
Height:	5-7/8" (14.9 cm)
Weight (max):	37 lbs (16.8 kg)

Catalog
Number

Notes

TLE FRANKLIN, WI

Type

See page 2 for wiring information. *Minimum 10' for single-arm and 12' for double-arm.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



A+ Capable options indicated by this color background.

Ordering Information

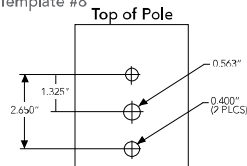
EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

CSX1 LED		60C												
Series	LEDs	Drive current		Color temperature		Distribution		Voltage	Mounting	Options	Finish ¹			
CSX1 LED	60C 60 LEDs	700	700 mA	40K	4000 K	T2M	Type II	MVOLT ¹	Shipped included		Shipped installed		DDBXD	Dark bronze
		1000	1000 mA (1 A)	50K	5000 K	T3M	Type III	120 ¹	SPA	Square pole mounting	PER	NEMA twist-lock receptacle only (no controls)	DBLXD	Black
						I4M	Type IV	208 ^{1,2}	RPA	Round pole mounting	DCR	Dimmable and controllable via ROAM [®] (no controls) ³	DNAXD	Natural aluminum
						T5M	Type V	240 ^{1,2}	WBA	Wall bracket	DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹	DWHXD	White
						TFTM	Forward throw	277 ¹	Shipped Separately ¹				DDBTXD	Textured dark bronze
						347								
						480 ²		SPUMBA	Square pole universal mounting adaptor ¹	HS	House-side shield ⁸	DBLBXD	Textured black	
								RPUMBA	Round pole universal mounting adaptor ⁴	SF	Single fuse (120, 277, 347V) ⁸	DNATXD	Textured natural aluminum	
								KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁵	DF	Double fuse (208, 240, 480V) ⁸	DWHGXD	Textured white	
										DS	Dual switching ^{8,10}			
										BL30	Bi-level switched dimming, nominal 30% ^{10,11,12}			
										BL50	Bi-level switched dimming, nominal 50% ^{10,11,12}			
										Shipped separately ²				
										VG	Vandal guard			
										BS	Bird-deterrent spikes			

Ordering Information

Drilling

Template #8



Accessories

Ordered and shipped separately

DLL127F 1.5 JU	PhotoCell - SSL twist-lock (120-277V) ¹³
DLL347F 1.5 CUL JU	PhotoCell - SSL twist-lock (347V) ¹³
DLL480F 1.5 CUL JU	PhotoCell - SSL twist-lock (480V) ¹³
DSHORT SBK U	Shorting cap ¹³
KMA8 DDBXD U	Master arm mounting bracket adaptor (specify finish) ¹³
PUMBA DDBXD U*	Round and square pole universal mounting bracket adaptor (specify finish)
CSX1HS U	House-side shield (includes 2 shields)
CSX1VG U	Vandal guard accessory
CSX1BS U	Bird-deterrent spikes accessory

For more control options, visit [DCL](#) and [ROAM](#) online.

CSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with BL30 or BL50.
- Also available as a separate accessory; see Accessories information at left.
- 1.5 G vibration load rating per ANCI C136.31.
- Requires "SPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Add'l hardware and services required for ROAM® deployment; call 1-800-442-6745.
- Not available with 347 or 480V.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Provides 50% dimming capability via two independent drivers, each operating half the luminaire. Available with MVOLT and two light engines only. N/A with PER, DCR or DMG.
- Requires an additional switched line.
- Dimming driver standard. MVOLT only. Not available with DCR.
- Not available with 208V, 240V or 480V.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60C	700 mA	134W	T2M	15,590	3	0	3	116	15,687	3	0	3	117
			T3M	16,502	3	0	3	123	16,605	3	0	3	124
			T4M	16,479	2	0	3	123	16,582	3	0	3	124
			T5M	16,539	4	0	2	123	16,643	4	0	2	124
			TFTM	16,710	2	0	3	125	16,814	2	0	3	125
	1000 mA	209W	T2M	21,048	3	0	3	101	21,180	3	0	3	101
			T3M	22,279	3	0	3	107	22,418	3	0	4	107
			T4M	22,248	3	0	4	106	22,387	3	0	4	107
			T5M	22,330	5	0	3	107	22,469	5	0	3	108
			TFTM	22,560	3	0	3	108	22,701	3	0	4	109

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	1.02
10°C	1.01
20°C	1.00
25°C	1.00
30°C	1.00
40°C	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the CSX1 LED 60C platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.83

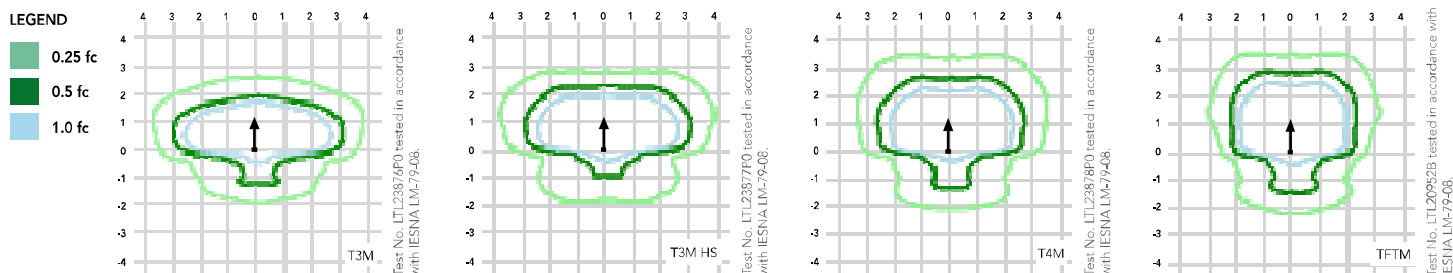
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
60C	700	134W	1.321	0.756	0.659	0.580	0.462	0.337
	1000	209W	2.068	1.198	1.056	0.943	0.764	0.605

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit [Lithonia Lighting's CSX1 homepage](#).

Isofootcandle plots for the CSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Check with factory for Canadian specifications. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metallic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint applications.

WARRANTY — 1-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number	
Notes	TLE FRANKLIN, WI
Type	



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

SSS Square Straight Steel Poles

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDB

SSS						
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ¹	Mounting ²		Options	Finish ¹⁰
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) <u>KAC/KAD/KSE/KSF/KVR/KVE Drill mounting³</u> DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° <u>CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting³</u> DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° <u>RAD drill mounting³</u> DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM32RAD 3 at 120° DM39RAD 3 at 90° DM49RAD 4 at 90°	AERIS™ Suspend drill mounting ^{3,4} DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° <u>OMERO™ Suspend drill mounting^{3,4}</u> DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAXy Horizontal arm bracket (1 fixture) ^{5,6} FDLxy Festoon outlet less electrical ⁵ CPL12/xy 1/2" coupling ⁵ CPL34/xy 3/4" coupling ⁵ CPL1/xy 1" coupling ⁵ NPL12/xy 1/2" threaded nipple ⁵ NPL34/xy 3/4" threaded nipple ⁵ NPL1/xy 1" threaded nipple ⁵ EHHxy Extra handhole ^{5,7} MAEX Match existing ⁸ USPOM United States point of manufacture ⁹ IC Interior coating ¹⁰ UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) <u>Shipped separately (replacement kit available)</u> (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	Standard colors DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum Classic colors DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue <u>Architectural Colors and Special Finishes¹¹</u> Galvanized, Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

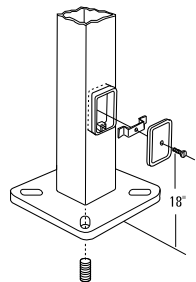
- Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" - 0.1793".
- PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
- Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
- Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAXxy. Example: HA20BD.
- Combination of tenon-top and drill mount includes extra handhole.
- Must add original order number of existing pole(s).
- Use when mill certifications are required.
- Provides enhanced corrosion resistance.
- Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

SSS Square Straight Steel Poles

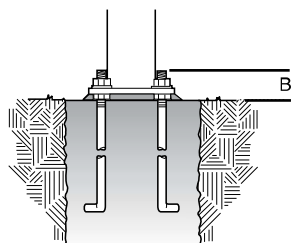
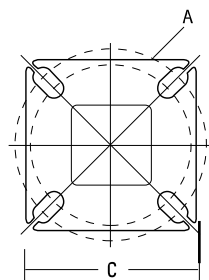
TECHNICAL INFORMATION — EPA (ft ²) with 1.3 gust													
Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft ²) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11--13	1 x 36 x 4	605

* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

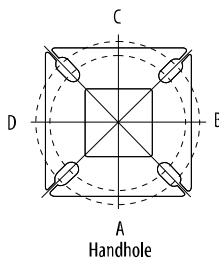
BASE DETAIL



POLE DATA								
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template number	Anchor bolt description
4"C	8" - 9"	3.25" - 3.75"	8" - 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C	3/4"x18"x3"
4"G	8" - 9"	3.38" - 3.75"	8" - 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G	3/4"x30"x3"
5"	10" - 12"	3.5" - 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5	1"x36"x4"
6"	11" - 13"	4" - 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A	1"x36"x4"



HANDHOLE ORIENTATION



Default DM19 is on side B.

IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.



WST LED

Architectural Wall Sconce



Catalog
Number

Notes

TLE FRANKLIN, WI

Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Specifications

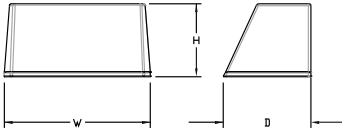
Luminaire

Height: 8-1/2"
(21.59 cm)

Width: 17"
(43.18 cm)

Depth: 10-3/16"
(25.9 cm)

Weight: 20 lbs
(9.1 kg)

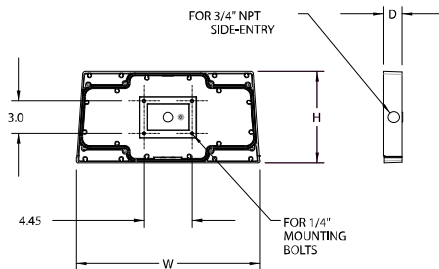


Optional Back Box (PBBW)

Height: 8.49"
(21.56 cm)

Width: 17.01"
(43.21 cm)

Depth: 1.70"
(4.32 cm)

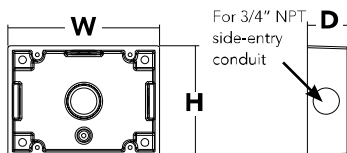


Optional Back Box (BBW)

Height: 4"
(10.2 cm)

Width: 5-1/2"
(14.0 cm)

Depth: 1-1/2"
(3.8 cm)



Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED						
Series	Performance Package	Color temperature	Distribution	Voltage		Mounting
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT ¹	277 ²	Shipped included (blank) Surface mounting bracket Shipped separately BBW Surface-mounted back box ³ PBBW Premium surface-mounted back box ^{3,4}
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 ²	347 ²	
	P3 6,000 Lumen package	40K 4000 K		208 ²	480 ²	
		50K 5000 K		240 ²		

Options				Finish (required)
NLTAIR2 PIR	nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights ^{5,6}	E7WC	Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) ^{11,12}	DDBXD Dark bronze
NLTAIR2 PIRH	nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights ^{5,6}	E7WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 7W) ^{11,12}	DBLXD Black
PE	Photoelectric cell, button type ⁷	E20WH	Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS ¹¹	DNAXD Natural aluminum
PER	NEMA twist-lock receptacle only (controls ordered separate) ⁸	E20WC	Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS ^{11,12}	DWHXD White
PER5	Five-wire receptacle only (controls ordered separate) ⁸	E23WHR	Remote emergency battery backup, CA Title 20 Noncompliant (remote 20W) ^{11,14}	DSSXD Sandstone
PER7	Seven-wire receptacle only (controls ordered separate) ⁸	LCE	Left side conduit entry ¹⁵	DDBTXD Textured dark bronze
PIR	Motion/Ambient Light Sensor, 8'-15' mounting height ^{5,6}	RCE	Right side conduit entry ¹⁵	DBLBXD Textured black
PIR1FC3V	Motion/ambient sensor, 8'-15' mounting height, ambient sensor enabled at 1fc ^{5,6}	Shipped separately		DNATXD Textured natural aluminum
PIRH	180° motion/ambient light sensor, 15'-30' mounting height ^{5,6}	RBPW	Retrofit back plate ³	DWHGXD Textured white
PIRH1FC3V	Motion/ambient sensor, 15'-30' mounting height, ambient sensor enabled at 1fc ^{5,6}	VG	Vandal guard ¹⁵	DSSTXD Textured sandstone
SF	Single fuse (120, 277, 347V) ⁷	WG	Wire guard ¹⁵	
DF	Double fuse (208, 240, 480V) ⁷			
DS	Dual switching ⁹			
DMG	0-10V dimming extend out back of housing for external control (control ordered separate) ¹⁰			
E7WH	Emergency battery backup, Non CEC compliant (7W) ¹¹			

Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSSBW DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with VG or WG. See PER Table.
- Reference Motion Sensor table.
- Need to specify 120, 208, 240 or 277 voltage.

- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Not available with Emergency options, PE or PER options.
- DMG option not available with standalone or networked sensors/controls.
- Not available with 347/480V.
- Battery pack rated for -20° to 40°C.
- Comes with PBBW.
- Warranty period is 3-years.
- Not available with BBW.
- Must order with fixture; not an accessory.

Emergency Battery Operation

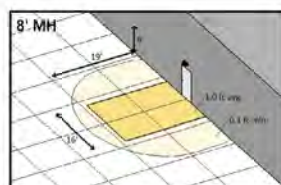
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC 2008 - 700.16

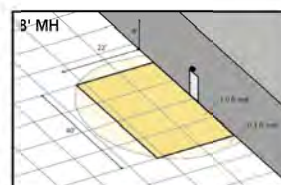
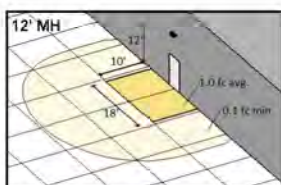
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.8, provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

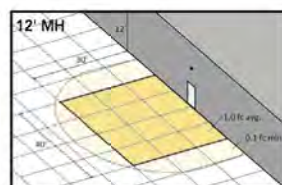
10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
P2	25	0.21	0.13	0.11	0.1	---	---
	30	---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
P3	50	0.42	0.24	0.21	0.19	---	---
	56	---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

*for use with site wide Dusk to Dawn control

PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	✗	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	✗	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	✗	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

✓ Recommended

✗ Will not work

⚠ Alternate

*Futureproof means: Ability to change controls in the future.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134



COMMERCIAL OUTDOOR

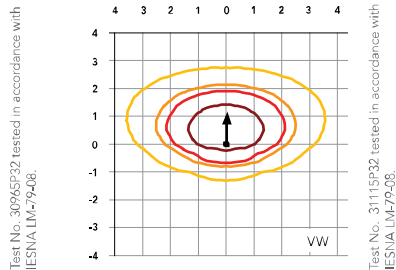
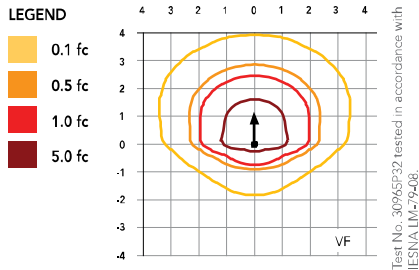
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WST-LED
Rev. 09/06/19

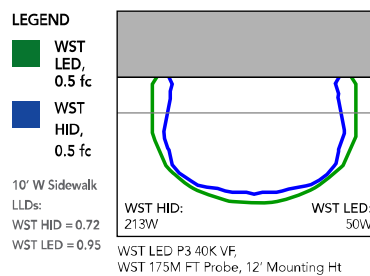
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [WST LED homepage](#).

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



FEATURES & SPECIFICATIONS

INTENDED USE

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

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WST-LED
Rev. 09/06/19

ODEN LED Specifications



Project Name:

TLE - FRANKLIN, WI

Catalog Number:

Type:

With six interchangeable caps and spun shade styles, the **Oden - LED** offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The **Oden - LED Array**'s high-quality, durable construction makes it an ideal fixture for any application.

**PROPOSED DECORATIVE LIGHT
FIXTURE - COLOR: BRONZE TO
MATCH THE EXISTING**

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	CAP/SHADE	OPTIONS
ODN-1-L	T1 Type 1	16LC	3 350mA	3K 3000K	UNV *120-277V	YM Yoke Mount *Slips over 3" ØD tenon x 4" tall with special threaded mounting plate.	BZ Bronze	C1	PC-120 Photocell & Receptacle
	T2 Type 2	32LC	5 530mA	4K 4000K	8 347V		WB Weathered Brown	C2	PC-208 Photocell & Receptacle
	T3 Type 3	48LC	7 700mA	5K 5000K	5 480V	AM Arm Mount Size 1	BK Black	C3	PC-240 Photocell & Receptacle
ODN-2-L	T4 Type 4	48LC				AML Arm Mount Large Size 2 & 3	SBK Smooth Black	C4	PC-277 Photocell & Receptacle
	T5 Type 5	80LC				See decorative arm section for arm & wall mount options. Decorative arm required for AM & AML	WH White	C5	WSC-8 Motion Sensor 8' Mounting Height
ODN-3-L	T5W Type 5 Wide	96LC					SWH Smooth White	C6	WSC-20 Motion Sensor 9-20' Mounting Height
		96LC					GP Graphite	H1	WSC-40 Motion Sensor 21-40' Mounting Height This option will require (1) FSIR-100 remote for programming
		128LC					GY Grey	H2	DIM 0-10v Dimming Driver
							SL Silver Metallic	H3	VWC Visionaire Wireless Controls *Consult Factory
							FG Forest Green	H4	IR-R Illuminated Rings Red
							VD Verdigris	H5	IR-B Illuminated Rings Blue
							CC Custom Color	H6	IR-G Illuminated Rings Green
									CLS Cutoff Louver Shield

Housing

- High-quality, one-piece spun aluminum shade and durable cast aluminum top cap; available in three housing sizes.
- All external hardware is stainless steel.
- One-piece spun aluminum removable door assembly..

Thermal Management

- The Oden - LED provides excellent overall thermal management by maximizing the efficiency of the heat sink in the fixture. This enables the Oden - LED to withstand higher ambient temperatures and higher drive currents without degrading LED life.

Optical System

- The highest lumen output LEDs are utilized. Estimated life of the LEDs is 100,000+ hours. Available with 6 IES distribution patterns. Available with up to 96 LED. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution for neighborhood-friendly lighting.
- CRI values are 70

Quali-Guard® Finish

- Fixture components are chemically pretreated through a multiple-stage washer and finished with an electrostatically-applied, thermoset polyester powder coat textured paint with a 3 to 5 mils thickness. Finish is oven-baked at 400 °F for maximum adherence and finish hardness.
- Available in standard and custom colors.

Mounting

- The Oden - LED mounts to a wide selection of decorative and custom Visionaire mounting arms. Visionaire decorative mounting arm required. See Visionaire Mounting Arms section of catalog.

Electrical Assembly

- The Oden - LED is supplied with a high-performance LED driver, located in its cap, that accepts 120 V thru 277 V, and 480 V, 50 Hz to 60 Hz input. Power factor is 90%.
- Rated for -40 of operation.
- 10 kV surge protector supplied as standard.

Warranty

- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit www.visionairelighting.com.

Options

- Button type photocell
- Watt Stopper FSP-211
- 0-10 V dimming driver
- Wireless Controls
- Illuminated Rings
- Cutoff louver system

Listings

- Oden is cUL listed, suitable for wet locations.
- IP65 Rated
- DLC Listed
- IDA Certification
- LM79
- LM80
- Powder Coated Tough™




DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org/>
3000K must be selected for IDA certification.

ODEN LED Specifications

Photometric Optical Summary

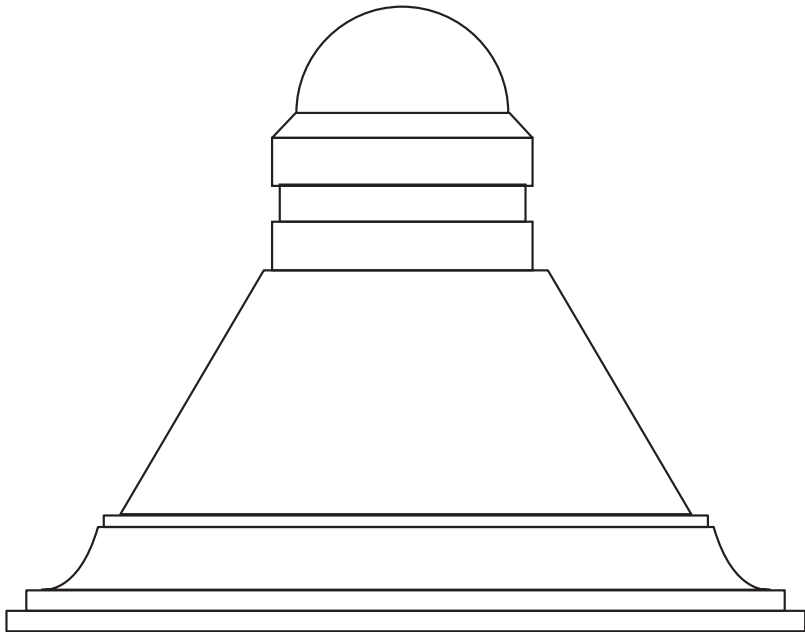
Not all optics are available on all fixtures. Check ordering chart for availability

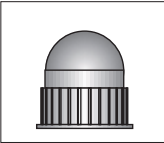
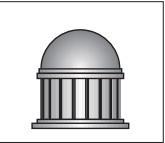
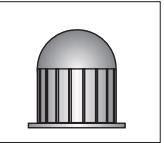
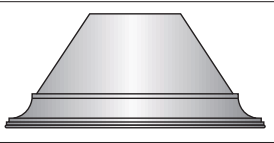
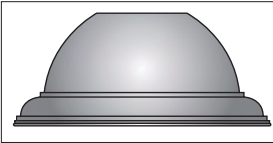
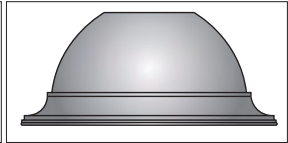
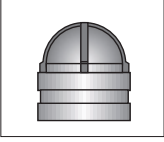
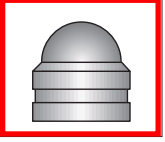
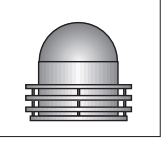
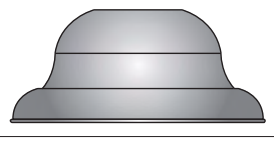
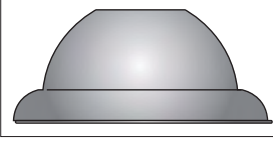
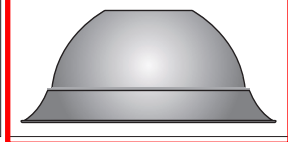
Type I (T1)	Type II (T2)	Type III (T3)	Type IV (T4)	Type V (T5)	Type VW (T5W)
					

EPA Data	Fixture	Fixture Only	Fixture with VA110-S1	2 Fixtures with VA110-D2	Fixture with VA107-S1	2 Fixtures with VA107-D2
	ODN-1	1,2	2,2	4,1	3,5	5,6
	ODN-2	2,6	3,6	6,6	4,9	8,3
	ODN-3	3,5	4,5	8,6	5,8	9,8

Dimensions

Size 1		Size 2		Size 3	
Width:	ODN-1 20"	Width:	ODN-2 25"	Width:	ODN-3 30"
Height:	ODN-1 19,5"	Height:	ODN-2 22,5"	Height:	ODN-3 24"
Weight:	40 LBS	Weight:	53 LBS	Weight:	74 LBS



CAP 1 (C1)	CAP 2 (C2)	CAP 3 (C3)	HOUSING 1 (H1)	HOUSING 2 (H2)	HOUSING 3 (H3)
					
CAP 4 (C4)	CAP 5 (C5)	CAP 6 (C6)	HOUSING 4 (H4)	HOUSING 5 (H5)	HOUSING 6 (H6)
					

	# LEDs	mA	Type 1	B	U	G	LPW	Type 2	B	U	G	LPW	Type 3	B	U	G	LPW	Type 4	B	U	G	LPW	Type 5	B	U	G	LPW	Type 5W	B	U	G	LPW	Watts
ODN-1	16	350	2561	1	0	1	142	2399	1	0	1	133	2443	1	0	1	136	2288	1	0	1	127	2568	1	0	1	143	2486	2	0	1	138	18
		530	3665	2	0	2	134	3433	1	0	1	126	3496	1	0	1	128	3275	1	0	1	120	3675	2	0	1	134	3558	2	0	1	130	27
		700	4572	2	0	2	124	4283	1	0	2	116	4361	1	0	1	118	4085	1	0	1	110	4585	2	0	1	124	4438	2	0	1	120	37
	32	350	4875	2	0	2	135	4566	1	0	2	127	4649	1	0	1	129	4355	1	0	1	121	4888	2	0	1	136	4732	3	0	1	131	36
		530	7225	3	0	3	132	6767	2	0	2	124	6891	1	0	1	126	6455	1	0	2	118	7245	3	0	1	133	7013	3	0	1	128	55
		700	9013	3	0	3	129	8442	2	0	2	121	8596	1	0	2	123	8053	2	0	2	115	9037	3	0	1	129	8748	3	0	2	125	70
	48	350	7701	3	0	3	144	7213	2	0	2	135	7345	1	0	1	137	6880	1	0	2	129	7722	3	0	1	144	7474	3	0	1	140	54
		530	11414	3	0	3	139	10690	2	0	3	130	10886	2	0	2	133	10196	2	0	2	124	11445	3	0	1	140	11078	3	0	2	135	82
		700	14237	3	0	3	133	13335	3	0	3	125	13580	2	0	2	127	12721	2	0	2	119	14276	3	0	2	133	13819	4	0	2	129	107
ODN-2	48	350	7701	3	0	3	144	7213	2	0	2	135	7345	1	0	1	137	6880	1	0	2	129	7722	3	0	1	144	7474	3	0	1	140	54
		530	11414	3	0	3	139	10690	2	0	3	130	10886	2	0	2	133	10196	2	0	2	124	11445	3	0	1	140	11078	3	0	2	135	82
		700	14237	3	0	3	133	13335	3	0	3	125	13580	2	0	2	127	12721	2	0	2	119	14276	3	0	2	133	13819	4	0	2	129	107
	64	350	10058	3	0	3	140	9421	2	0	3	131	9593	2	0	2	133	8986	2	0	2	125	10085	3	0	1	140	9763	3	0	2	136	72
		530	14224	3	0	3	135	13323	3	0	3	127	13567	2	0	2	129	12709	2	0	2	121	14263	3	0	2	136	13807	4	0	2	131	105
		700	17919	4	0	4	128	16784	3	0	3	120	17091	2	0	2	122	16011	3	0	3	114	17969	4	0	2	128	17393	4	0	2	124	140
	80	350	12294	3	0	3	138	11515	3	0	3	129	11726	2	0	2	132	10984	2	0	2	123	12328	3	0	2	139	11933	4	0	2	134	89
		530	17187	3	0	3	132	16096	3	0	3	124	16393	2	0	2	126	15356	3	0	3	118	17234	4	0	2	133	16683	4	0	2	128	130
		700	21635	4	0	4	122	20265	3	0	4	114	20636	3	0	3	117	19331	3	0	3	109	21695	4	0	2	123	21000	4	0	2	119	177
	96	350	14832	3	0	3	136	13892	3	0	3	127	14146	2	0	2	130	13252	2	0	2	122	14872	3	0	2	136	14396	4	0	2	132	109
		530	21334	4	0	4	133	19982	3	0	3	125	20348	3	0	3	127	19061	3	0	3	119	21392	4	0	2	134	20707	4	0	2	129	160
		700	26844	4	0	4	127	24956	3	0	4	119	25412	3	0	3	121	23805	3	0	3	113	26717	4	0	2	127	25861	5	0	3	123	210
ODN-3	96	350	14832	3	0	3	136	13892	3	0	3	127	14146	2	0	2	130	13252	2	0	2	122	14872	3	0	2	136	14396	4	0	2	132	109
		530	21334	4	0	4	133	19982	3	0	3	125	20348	3	0	3	127	19061	3	0	3	119	21392	4	0	2	134	20707	4	0	2	129	160
		700	26844	4	0	4	127	24956	3	0	4	119	25412	3	0	3	121	23805	3	0	3	113	26717	4	0	2	127	25861	5	0	3	123	210
	128	350	18258	4	0	4	127	17101	3	0	3	119	17415	2	0	2	121	16313	3	0	3	113	18308	4	0	2	127	17722	4	0	2	123	144
		530	25821	4	0	4	123	24186	3	0	4	115	24628	3	0	3	117	23071	3	0	3	110	25992	4	0	2	123	25063	5	0	3	119	210
		700	32530	5	0	4	119	30469	4	0	5	111	31026	3	0	4	113	29064	3	0	4	106	32619	5	0	3	119	31574	5	0	3	115	274

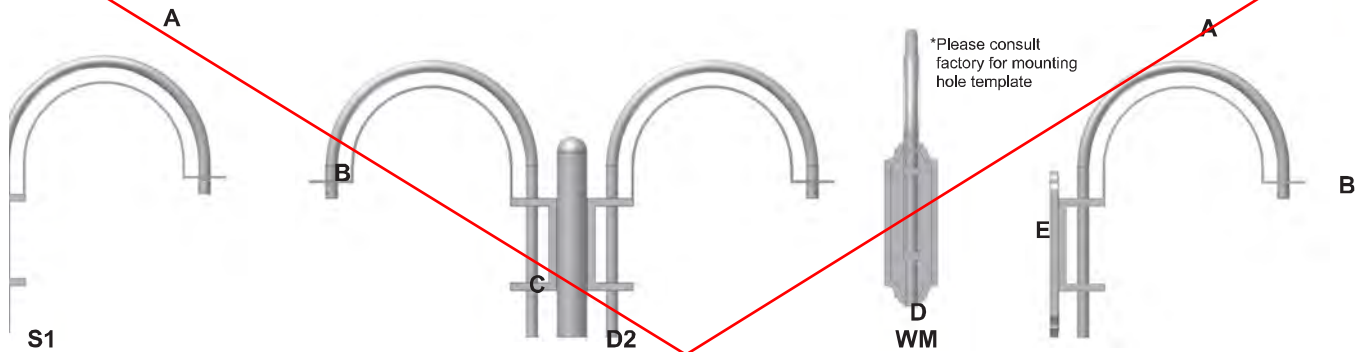
Visit www.VisionaireLighting.com for up-to-the-minute chart information, including types not listed here.*Multiply 4K values by 0.96 5K / 0.95 3K

VA102

Project Name:

Catalog Number:

Type

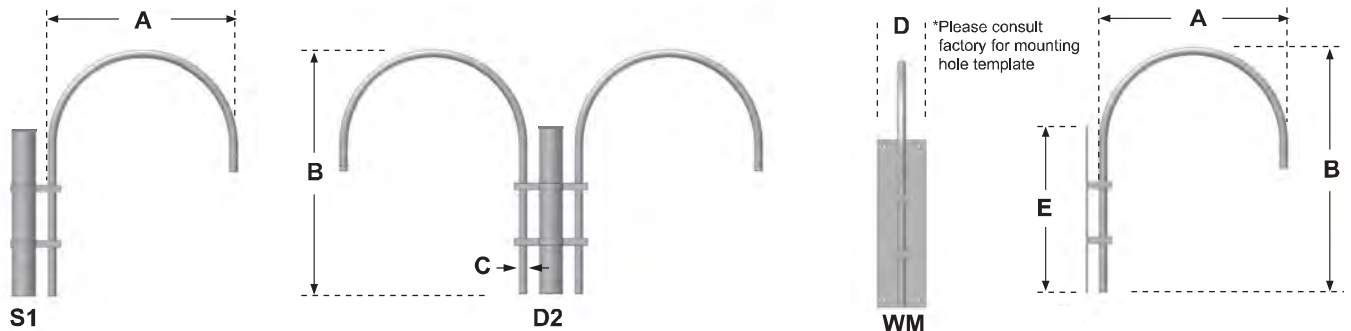


The **VA102-L** and **VA102-M** crook arm dimensions are for standard size 2 or size 3 Architectural luminaires only. **VA102-S** is standard for smaller, size 1 luminaires. Center section of arm will match pole design (i.e. fluted pole = fluted center arm section).

Fixture	A	B	C	D	E	EPA S1	EPA D2	EPA WM
VA102-L	26"	36"	2 $\frac{3}{8}$ " Ø	7"	22"	2.0	3.2	1.4
VA102-M	26"	36"	1 $\frac{5}{8}$ " Ø	7"	22"	1.6	2.5	1.1
VA102-S	16 $\frac{1}{2}$ "	30"	1 $\frac{5}{8}$ " Ø	7"	22"	1.3	2.0	1.0

Model	Mounting	Pole or Tenon Size	Finish
VA102-L	Single (S1)	3" dia. (3)	Bronze (BZ)
VA102-M	Double (D2)	3 $\frac{1}{2}$ " dia. (3 $\frac{1}{2}$)	Black (BK)
VA102-S	Wall Mount (WM)	4" dia. (4)	White (WH)
		4 $\frac{1}{2}$ " dia. (4 $\frac{1}{2}$)	Sandstone (SN)
			Weathered Brown (WB)
			Silver Metallic (SL)
			Verdigris (VG)
			Forest Green (FG)
			Custom Color (CC)

VA103



The **VA103-L** and **VA 103-M** crook arm dimensions are for standard size 2 or size 3 Architectural luminaires only. **VA103-S** is standard for smaller, size 1 luminaires. Center section of arm will match pole design (i.e. fluted pole = fluted center arm section).

Fixture	A	B	C	D	E	EPA S1	EPA D2	EPA WM
VA103-L	26"	36"	2 $\frac{3}{8}$ " Ø	7"	24"	1.8	3.0	1.2
VA103-M	26"	36"	1 $\frac{5}{8}$ " Ø	7"	24"	1.4	2.2	.8
VA103-S	16 $\frac{1}{2}$ "	30"	1 $\frac{5}{8}$ " Ø	7"	20"	1.1	1.7	.7

Model	Mounting	Pole or Tenon Size	Finish
VA103-L	Single (S1)	3" dia. (3)	Bronze (BZ)
VA103-M	Double (D2)	3 $\frac{1}{2}$ " dia. (3 $\frac{1}{2}$)	Black (BK)
VA103-S	Wall Mount (WM)	4" dia. (4)	White (WH)
		4 $\frac{1}{2}$ " dia. (4 $\frac{1}{2}$)	Sandstone (SN)
			Weathered Brown (WB)
			Silver Metallic (SL)
			Verdigris (VG)
			Forest Green (FG)
			Custom Color (CC)

DCB-5

Project Name:

Catalog Number:

Type



Model

DCB-5

Shaft Diameter

4" O.D.
Smooth
(4RS)

5" O.D.
Smooth
(5RS)

6" O.D.
Smooth
(6RS)

Finish

Bronze
(BZ)

Black
(BK)

White
(WH)

Forest Green
(FG)

Grey
(GY)

Silver Metallic
(SL)

Custom Color
(CC)

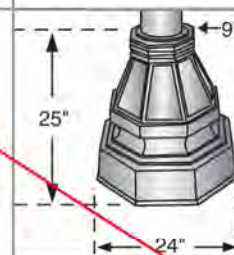
Fluted aluminum, smooth aluminum or smooth steel poles only. See pole specification sheet for details.

Base

- Two piece decorative fluted cast aluminum pole base.

Finish

- All bases and poles are shot-blasted and cleaned to a near-white finish prior to painting. A Quali-Guard® textured thermoset polyester powder coat is then applied to a minimum of 3 millimeters and then oven-baked at a temperature of 400 °F to promote exceptional adherence and finish hardness. Pole finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available.



DCB-10



Model

DCB-10

Shaft Diameter

4" O.D.
Smooth
(4RS)

5" O.D.
Smooth
(5RS)

6" O.D.
Smooth
(6RS)

Finish

Bronze
(BZ)

Black
(BK)

White
(WH)

Forest Green
(FG)

Grey
(GY)

Silver Metallic
(SL)

Custom Color
(CC)

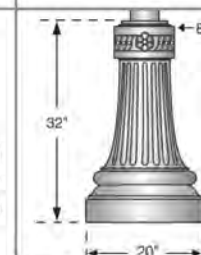
Fluted aluminum, smooth aluminum or smooth steel poles only. See pole specification sheet for details.

Base

- Two piece clamshell style decorative fluted cast aluminum.

Finish

- All bases are shot-blasted and cleaned to a near-white finish prior to painting. A Quali-Guard® textured thermoset polyester powder coat is then applied to a minimum of 3 millimeters and then oven-baked at a temperature of 400 °F to promote exceptional adherence and finish hardness. Base finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available.



Michael Caldwell

From: Gary Wendt <wendt@bradfordchicago.com>
Sent: Thursday, June 6, 2019 11:38 AM
To: Benjamin Easty; Michael Caldwell
Subject: FW: Franklin WI
Attachments: RES2013-6932 CEamd Shoppes at Wyndham Village.pdf; RES2013-6914 CSM Approval_7700-7760 Lovers Lane Rd.pdf; CSM 8567.pdf; 2007-0517 Wetland Buffer & Setback.pdf; 2007-0531 Shoppes at Wyndham Village - Landscape Plan.pdf; 2007-0531 PC Report Shoppes at Wyndham Village SP.pdf

Gents,
Ken found the old email from Joel that he cited in a recent email. Hope this helps.
Gary

Gary Wendt

Senior Vice President

The Bradford Real Estate Companies

200 South Wacker Drive, Suite 726 | Chicago, IL 60606
T 312 755-8017 | F 312 755-8070 | M 312 493-6256
www.bradfordchicago.com | wendt@bradfordchicago.com

From: Ken Marino <Ken@grobmar.com>
Sent: Thursday, June 06, 2019 9:22 AM
To: Gary Wendt <wendt@bradfordchicago.com>
Subject: Franklin WI

----- Forwarded Message -----

Subject: TLE info

Date: Mon, 11 Mar 2019 16:26:21 +0000

From: Joel Dietl <JDietl@franklinwi.gov>

To: Ken Marino <Ken@grobmar.com>

CC: Calli Berg <CBerg@franklinwi.gov>

Ken,

As previously requested, attached is information related to the wetland, buffer, and setback associated with the wetland located on lot 1 and lot 4 of CSM No. 8567.

- The revised wetland is shown on CSM 8567. As noted on the CSM, the revised delineation was prepared in 2013 by Wetland & Waterway Consulting. It is my understanding that this firm utilizes an Assured Wetland Delineator, so there is no review or concurrence required by the Wisconsin Department of Natural Resources. In addition, we have nothing from the Wisconsin Department of Natural Resources about this wetland in our files.

- The requirement for the updated wetland delineation and revised conservation easement is set forth in Res 2013-6914, condition #6.
- Details about the updated wetland survey are included in Res 2013-6932.
- The Shoppes of Wyndham Village project requested that the wetland setback and buffer be removed, as noted in the attached 2007-0517 Wetland Buffer and Setback report, see Tables 2 and 3.
- The City agreed to that change as noted in the attached 2007-0531 PC Report, see page 6 and 7 re: Natural Resource Protection Plan.
- Furthermore, the approved plans (see attached 2007-0531 Shoppes at Wyndham Village) show parking lots extending into the subject setback and buffer.

Joel Dietl, AICP
Planning Manager
Department of City Development
City of Franklin
9229 W. Loomis Road
Franklin, Wisconsin 53132
Phone: 414-425-4024
Email: jdietl@franklinwi.gov

RESOLUTION NO. 2009- 6544A RESOLUTION TO APPROVE AN AMENDMENT TO THE
MITIGATION PLAN FOR THE SHOPPES AT WYNDHAM VILLAGE

WHEREAS, the Department of City Development approved a Natural Resource Features Mitigation Plan for The Shoppes at Wyndham Village project, pursuant to direction of the Plan Commission in its Resolution approving the Site Plan for the project on May 31, 2007; and

WHEREAS, the Milwaukee County Conservation Coalition and the Milwaukee Area Land Conservancy, together with the Milwaukee County Department of Parks, Recreation and Culture, and with the consent of the developer of the project, Mark E. Carstensen Construction and Development Company, have proposed an alternate mitigation plan to that approved, being a "Franklin Oak Savanna Restoration/Wetland Buffer & Rainbow Airport Alternative Mitigation Plan", a copy of which is attached hereto and incorporated herein; and

WHEREAS, the proposed alternate mitigation plan proposes off-site mitigation within the same subwatershed, which may be permitted by the Plan Commission pursuant to §15-4.0103F. of the Unified Development Ordinance, and the Plan Commission having recommended approval of the alternate plan at its meeting on April 9, 2009; and

WHEREAS, the Common Council having found the proposed alternate plan to be reasonable and in furtherance of the conservation of the environment.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Natural Resource Features Mitigation Plan for The Shoppes at Wyndham Village be and the same is hereby amended to replace the on-site "wetland scrape" and "buckthorn management" mitigation requirements with the terms and provisions of the Franklin Oak Savanna Restoration/Wetland Buffer & Rainbow Airport Alternative Mitigation Plan, subject to the following conditions:

BE IT FURTHER RESOLVED, that Mark E. Carstensen Construction and Development Company is hereby released of any obligation for the mitigation requirements of the Mitigation Plan amended hereby.

Introduced at a regular meeting of the Common Council of the City of Franklin this
21st day of April, 2009.

RESOLUTION NO. 2009- 6544A RESOLUTION TO APPROVE AN AMENDMENT TO THE
MITIGATION PLAN FOR THE SHOPPES AT WYNDHAM VILLAGE

WHEREAS, the Department of City Development approved a Natural Resource Features Mitigation Plan for The Shoppes at Wyndham Village project, pursuant to direction of the Plan Commission in its Resolution approving the Site Plan for the project on May 31, 2007; and

WHEREAS, the Milwaukee County Conservation Coalition and the Milwaukee Area Land Conservancy, together with the Milwaukee County Department of Parks, Recreation and Culture, and with the consent of the developer of the project, Mark E. Carstensen Construction and Development Company, have proposed an alternate mitigation plan to that approved, being a "Franklin Oak Savanna Restoration/Wetland Buffer & Rainbow Airport Alternative Mitigation Plan", a copy of which is attached hereto and incorporated herein; and

WHEREAS, the proposed alternate mitigation plan proposes off-site mitigation within the same subwatershed, which may be permitted by the Plan Commission pursuant to §15-4.0103F. of the Unified Development Ordinance, and the Plan Commission having recommended approval of the alternate plan at its meeting on April 9, 2009; and

WHEREAS, the Common Council having found the proposed alternate plan to be reasonable and in furtherance of the conservation of the environment.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Franklin, Wisconsin, that the Natural Resource Features Mitigation Plan for The Shoppes at Wyndham Village be and the same is hereby amended to replace the on-site "wetland scrape" and "buckthorn management" mitigation requirements with the terms and provisions of the Franklin Oak Savanna Restoration/Wetland Buffer & Rainbow Airport Alternative Mitigation Plan, subject to the following conditions:

BE IT FURTHER RESOLVED, that Mark E. Carstensen Construction and Development Company is hereby released of any obligation for the mitigation requirements of the Mitigation Plan amended hereby.

Introduced at a regular meeting of the Common Council of the City of Franklin this
21st day of April, 2009.

Wetland Buffer and Setback Mitigation Plan for the Shoppes at Wyndham Village

City of Franklin, Wisconsin

Intersection of STH 100 and Drexel Avenue

Prepared for

Mark E. Carstensen Construction and Development Companies, Inc.

9120 West Loomis Road, Suite 400

May 2007

Prepared By

GRAEF, ANHALT, SCHLOEMER & ASSOCIATES, INC.

Consulting Engineers and Scientists

One Honey Creek Corporate Center

125 South 84th Street, Suite 401

Milwaukee, WI 53214-1470

Telephone: (414) 259-1500

FAX: (414) 259-0037

City of Franklin

MAY 16 2007

City Development

Project No. 2006-0278.01



woodland (1.06 acres following removal to perform the wetland scrape/creation). Much of the preserved woodland is adjacent to wetland and will serve as permanent wetland buffer.

This plan is expected to increase the overall ecologic functions and values of wetland buffer areas within the project area. Removal of non-native shrubs will also benefit the wetlands by enhancing habitat (e.g. non-breeding habitat for herptiles) and decreasing evapotranspiration demands on the wetland fringes from dense growth of shrubs. The latter is expected to increase the hydroperiod and promote continued usage of these wetlands by herptiles.

Table 2. City of Franklin Wetland Buffer Plant Community, Size, and Impact Area

Wetland	Plant Community	Acres Within Study Area	Acres Impacted
W-A*	Farmed (100%)	0.26	0.26
W-B*	Farmed (100%)	0.07	0.07
W-C	Farmed (80%), Mature Oak Woodland (20%)	0.25	0.25
W-D	Mature Oak Woodland (100%)	0.14	0.04
W-E/G	Mature and Young Woodland	1.20	0
W-F	Farmed (20%), Mature Oak Woodland (80%)	0.37	0.10
W-H	Woodland (80%), Residential Lawn (20%)	0.77	0.05
Total		3.06	0.77

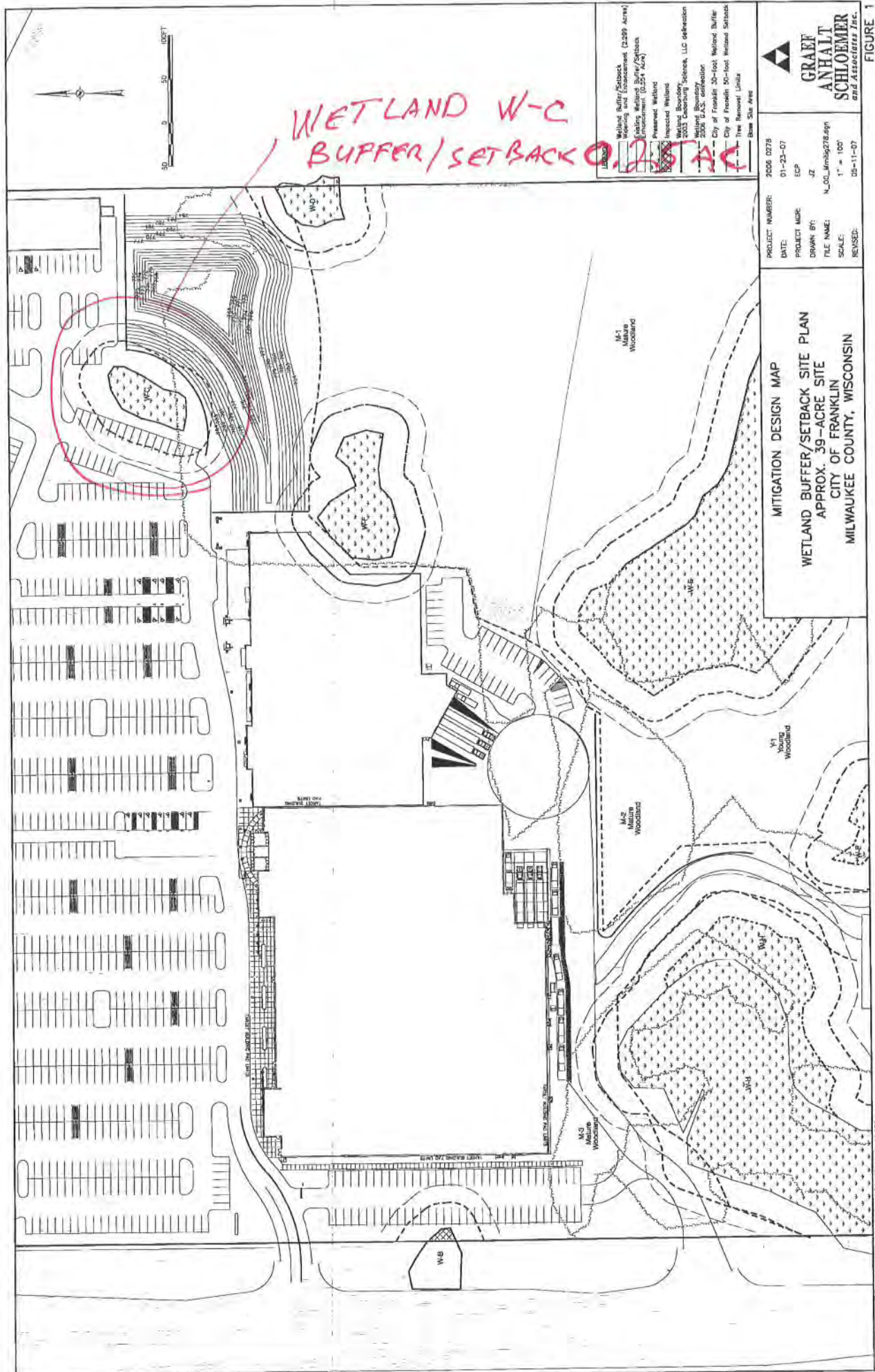
*W-A (0.24 acres) and W-B (0.01 acres) will be filled.

Table 3. City of Franklin Wetland Setback Plant Community, Size, and Impact Area

Wetland	Plant Community	Acres Within Study Area	Acres Impacted
W-A*	Farmed (100%)	0.21	0.21
W-B*	Farmed (100%)	0.09	0.09
W-C	Farmed (80%), Mature Oak Woodland (20%)	0.24	0.25
W-D	Mature Oak Woodland (100%)	0.14	0.05
W-E/G	Mature and Young Woodland	0.80	0.01
W-F	Farmed (20%), Mature Oak Woodland (80%)	0.32	0.16
W-H	Woodland (80%), Residential Lawn (20%)	0.50	0.14
Total		2.31	0.91

*W-A (0.24 acres) and W-B (0.01) will be filled.

ALL OF W-C
BUFFER/
SETBACK
MITIGATED



WETLAND W-C
 BUFFER/SETBACK 0.25 AC

GRAEF ANHALT SCHLOEMER and Associates Inc.

2006 0278

DATE: 01-23-07

PROJECT: ECP

DRAWN BY: JZ

FILE NAME: N:\00_00000000\0278.dwg

SCALE: 1" = 100'

REVISION: 08-11-07

MITIGATION DESIGN MAP

WETLAND BUFFER/SETBACK SITE PLAN

APPROX. 39-ACRE SITE

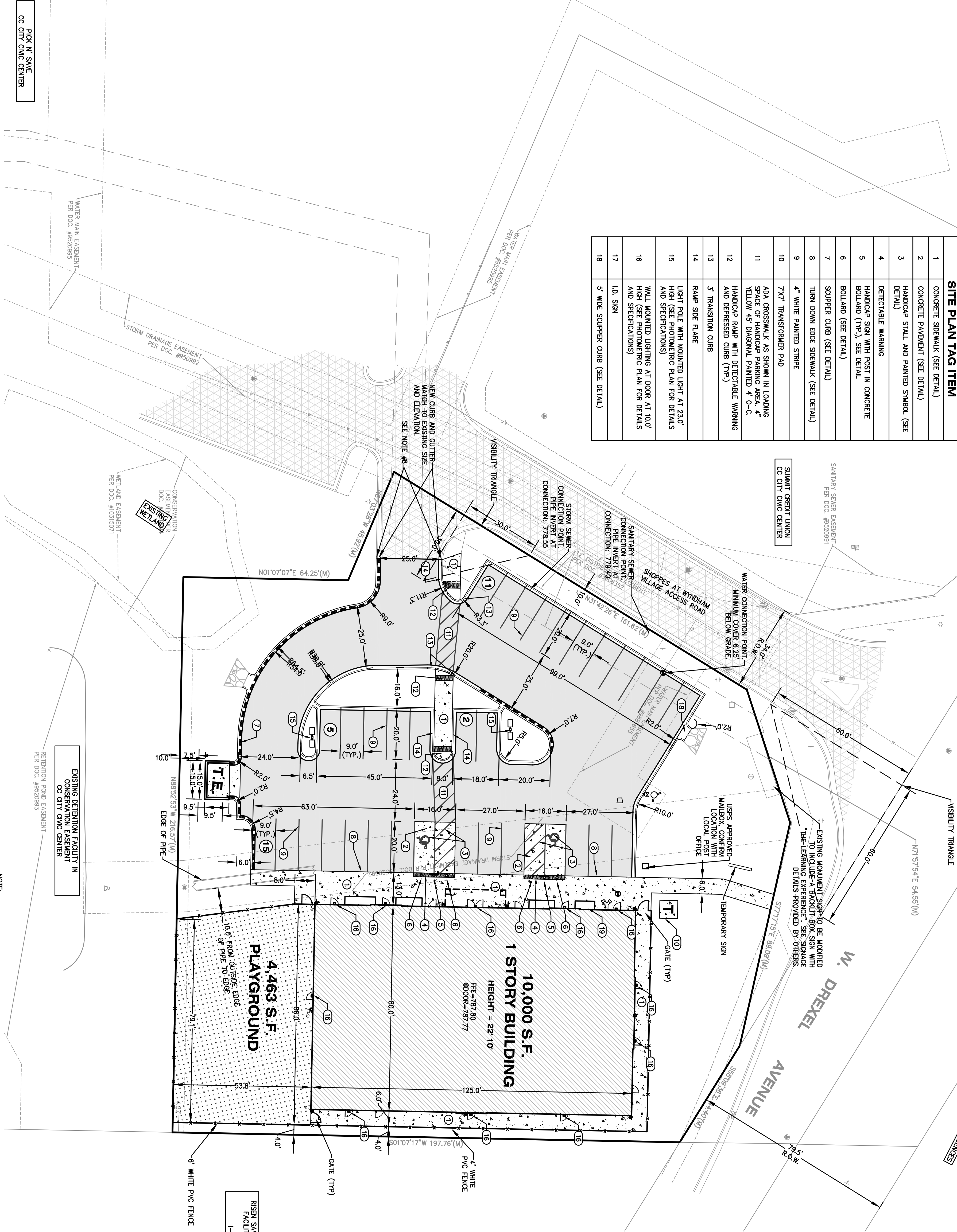
CITY OF FRANKLIN

MILWAUKEE COUNTY, WISCONSIN

FIGURE 1

FORWARD DETAIL - FRANKLIN
CC CITY CIVIC CENTER

SITE PLAN TAG ITEM	
1	CONCRETE SIDEWALK (SEE DETAIL)
2	CONCRETE PAVEMENT (SEE DETAIL)
3	HANDICAP STALL AND PAINTED SYMBOL (SEE DETAIL)
4	DETECTABLE WARNING
5	HANDICAP SIGN WITH POST IN CONCRETE BOLLARD (TYP.), SEE DETAIL
6	SCOPPER CURB (SEE DETAIL)
7	TURN DOWN EDGE SIDEWALK (SEE DETAIL)
8	4" WHITE PAINTED STRIPE
9	7"x7" TRANSFORMER PAD
10	ADA CROSSWALK AS SHOWN IN LOADING SPACE OF HANDICAP PARKING AREA, 4" YELLOW 45° DIAGONAL PAINTED 4'-0"-C.
11	HANDICAP RAMP WITH DETECTABLE WARNING AND DEPRESSURE CURB (TYP.)
12	3" TRANSITION CURB
13	RAMP SIDE FLARE
14	HIGH POLE WITH MOUNTED LIGHT AT 23.0' HIGH (SEE PHOTO-METRIC PLAN FOR DETAILS AND SPECIFICATIONS)
15	WALL MOUNTED LIGHTING AT DOOR AT 10.0' HIGH (SEE PHOTO-METRIC PLAN FOR DETAILS AND SPECIFICATIONS)
16	I.D. SIGN
17	5' WIDE SCOPPER CURB (SEE DETAIL)
18	

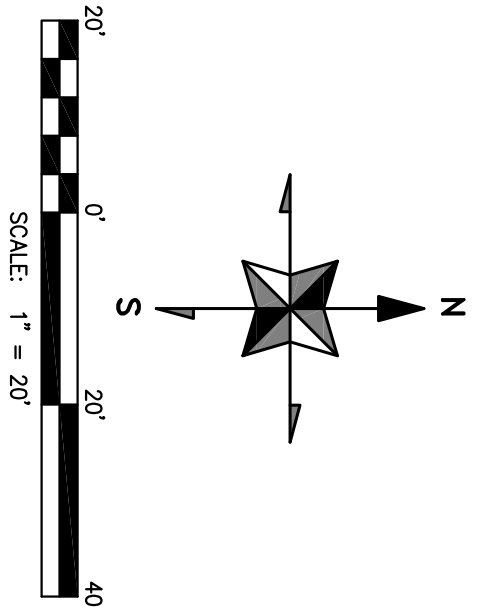


SITE PLAN PACKAGE SHEET INDEX		
SITE	PREPARED BY	DATE
A-1	PROPOSED FLOOR PLAN	PREPARED BY CALDWELL ENGINEERING LTD.
A-2	PROPOSED ELEVATIONS	PREPARED BY ROGUE ARCHITECTURE
A-3	PROPOSED ELEVATIONS	PREPARED BY ROGUE ARCHITECTURE
A-4	PROPOSED ELEVATIONS	PREPARED BY ROGUE ARCHITECTURE
A-5	PROPOSED ELEVATIONS	PREPARED BY ROGUE ARCHITECTURE
L 1.0	OVERALL LANDSCAPE PLAN	PREPARED BY HELLER & ASSOCIATES LLC
L 1.1	ENLARGED LANDSCAPE PLAN	PREPARED BY HELLER & ASSOCIATES LLC
L 1.2	LANDSCAPE DETAILS, NOTES & SCHEDULES	PREPARED BY HELLER & ASSOCIATES LLC
EX-LSR	WINDHAM VILLAGE LSR EXHIBIT	PREPARED BY CALDWELL ENGINEERING LTD.
NRRP	NATURAL RESOURCE PROTECTION PLAN	PREPARED BY CALDWELL ENGINEERING LTD.

LOT OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE
CONTRACT OWNER		
BRAUFGRO FRANKLIN LLC	200 S WACKER DRIVE	(312) 755-8000
REPRESENTED BY GARY MENDT	CHICAGO, IL 60606	
SELLER		
CLOVERLEAF	666 DUNDEE ROAD, SUITE 901 NORTHBROOK, IL 60062	(847) 272-3300
SITE INFORMATION		
TOTAL AREA	SQ. FT.	ACRES
	49,127	1.13
SITE LOCATION	ADDRESS	S-E-R
	W. DREXEL AVE.	08-05N-21E
ZONING: CC CITY CIVIC CENTER DISTRICT		
PROPOSED LAND USE: COMMERCIAL (GROUP DAYCARE CENTER)		
SOIL TYPES: SILTY CLAY FILL SOILS AND SILTY CLAY NATURALLY OCCURRING SOILS TO DEPTHS OF 10-20 FT. BELOW GROUND SURFACE.		

CC CITY CIVIC CENTER DISTRICT DIMENSIONAL REQUIREMENTS	
	FT.
MINIMUM FRONT YARD	10
MINIMUM SIDE YARD	10
MINIMUM REAR YARD	10

LEGEND	
	FULL DEPTH ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	ADA CROSSWALK
	REVERSE PITCH CURB



- NOTE:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
 2. SIDEWALK IS 6" WIDE TYPICAL, UNLESS OTHERWISE SPECIFIED.
 3. ALL ON-SITE CURB AND GUTTER IS TO BE BR-12 CURB UNLESS OTHERWISE SPECIFIED.
 4. FOR BUILDING, PLAYGROUND AND TRASH ENCLOSURE LAYOUT AND DIMENSIONS SEE THE ARCHITECTURAL PLAN.
 5. WHEN THE CURB ABUTS A SIDEWALK OR EXISTING CURB, CONCRETE PAVEMENT/SIDEWALK ABUTS EXISTING CURB.
 6. THE TOTAL PARKING LOT SPACES PROVIDED ARE 59.35 ARE ON-SITE AND 24 ARE OFF-SITE, PER CITY OF FRANKLIN.
 7. CITY OF FRANKLIN HAS RES. 2008-6544 ELIMINATES WETLAND BUTTER AND SETBACK.
 8. PER CITY PLANNING STAFF A WIDTH OF DRIVEWAY IS REQUESTED TO MATCH THE PREVIOUSLY APPROVED DRIVEWAY.
 9. MICHAELSCROSS.COM

Designed By
SAH
Drawn By
SAH
Checked By
MJC
Date
3/18/2019
Job Number
CE180034
Sheet Number
SITE

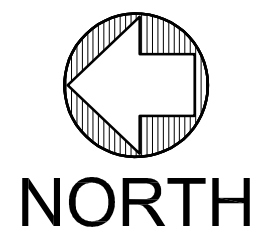
Plans Prepared By: Michael J. Caldwell PE# 30987-6
Drafting Work Completed By: Caldwell Engineering, Ltd.
CELTD
Caldwell Engineering, Ltd.
1316 North Madison Street, Woodstock, Illinois
(815) 502-5504 www.caldwellingengineering.com

THE LEARNING EXPERIENCE
7760 S LOVERSLANE RD
FRANKLIN, WI
SITE PLAN

REVISIONS	
DATE	NO.
05/17/2019	1
06/20/2019	2
07/08/2019	3
11/05/2019	4
11/05/2019	5

PER VILLAGE	
PER OFFICE	
PER CITY REQUEST	
PER CLIENT	

R:\PROJECTS\2019.08 - BRADFORD - TLE FRANKLIN, WICADSITE SUBMITTAL\2019.08 - A-1 - PROPOSED FLOOR PLAN.DWG PRATIL PLOTTED: 11/07/2019



1

PROPOSED FLOOR PLAN

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

LICENSING CALCULATIONS T.L.E. - FRANKLIN, WISCONSIN								
ROOM	STATE REQUIRED S.F. (35 S.F. PER CHILD)	NET* S.F.	ACTUAL S.F.	RATIO CHILD PER S.F.	# OF CHILDREN	# OF TEACHERS	TEACHER RATIO	AGE GROUP
INFANT A	440	440	496	1/55	8	2	1/4	6 W. - 9 MO.
INFANT B	440	440	496	1/55	8	2	1/4	10-17 MO.
TODDLERS A	280	337	393	1/35	8	2	1/4	18-23 MO.
TODDLERS B	280	337	393	1/35	8	2	1/4	18-23 MO.
TWADDLERS	420	428	484	1/35	12	2	1/6	24-30 MO.
PREPPERS	560	568	579	1/35	16	2	1/8	30-36 MO.
PRE-SCHOOL #1	700	701	712	1/35	20	2	1/10	3-4 YRS.
PRE-SCHOOL #2	700	701	712	1/35	20	2	1/10	3-4 YRS.
PRE-SCHOOL #3	910	910	921	1/35	26	2	1/13	4-5 YRS.
PRE K-K1	595	602	649	1/35	17	1	1/17	5-6 YRS.
MAKE BELIEVE BOULEVARD (PLAY VILLAGE)	735	767	778	1/35	21	2	VARIES	VARIES
RECEPTION / OFFICE	-	-	-	-	-	2 STAFF	-	-
TOTALS	6,060	6,231	6,613	-	164	23	-	-

* CALCULATED LESS BUILT-IN ITEMS
ART COUNTER = 11 S.F.
PANTRY = 20 S.F.
DIAPER STATION = 36 S.F.

- GROSS FLOOR AREA (OUTSIDE FRAMING) = 10,000 S.F.
- GROSS FLOOR AREA (BRICK WAINSCOT) = 10,000 S.F.
- PLAYGROUND AREA 4,467 S.F. (59 CHILDREN X 75 S.F. = 4,425 S.F.)

BUILDING CALCULATIONS T.L.E. - FRANKLIN, WI	
BUILDING GROSS SQUARE FOOTAGE:	10,000 G.S.F.
MAXIMUM BUILDING HEIGHT:	22'-10"
PLAYGROUND AREA:	4,467 S.F.
OCCUPANCY GROUP:	E & I-4
CONSTRUCTION TYPE:	TYPE - VB
FIRE SPRINKLED:	YES

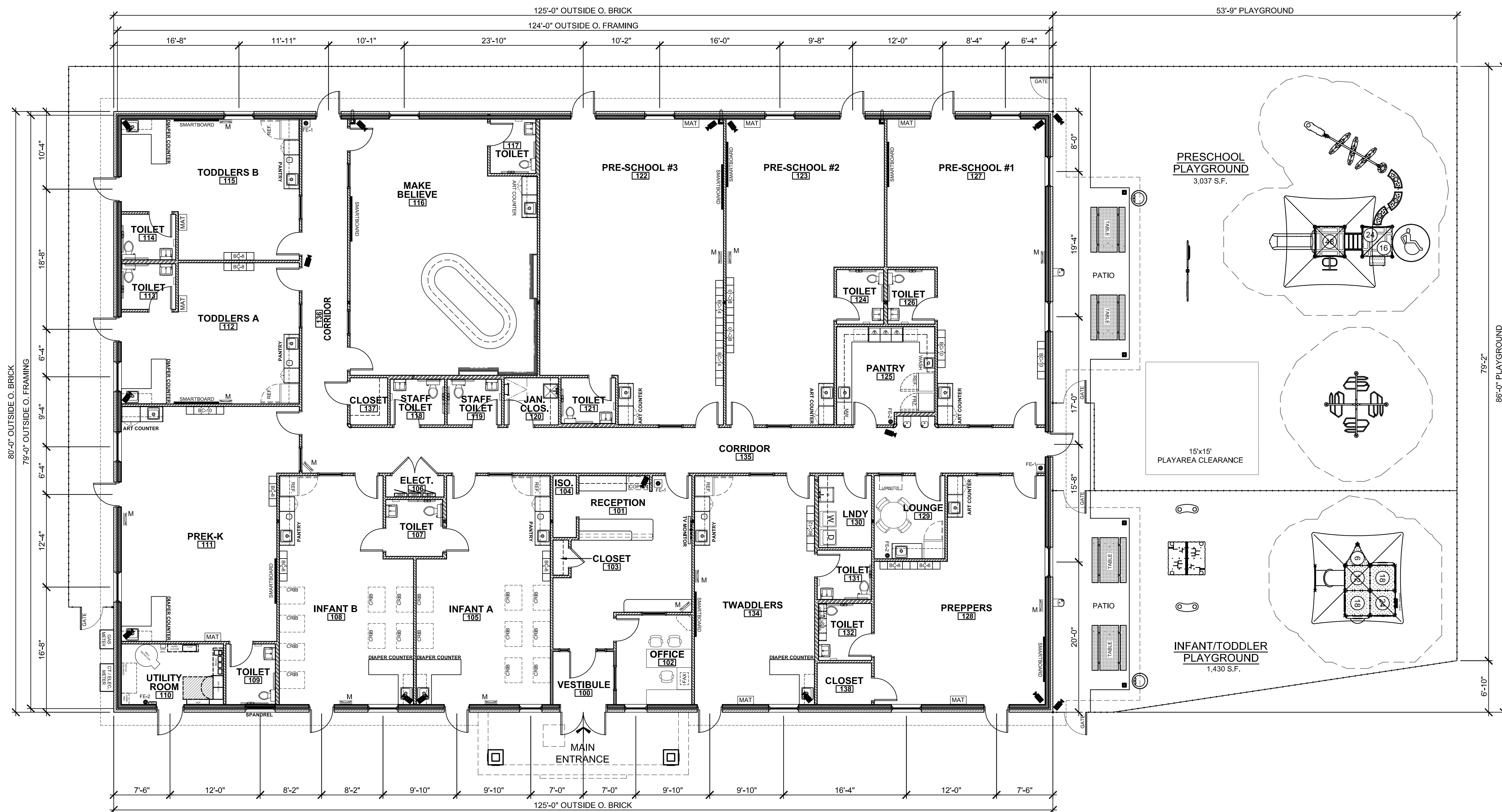
1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

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FRANKLIN, WISCONSIN**

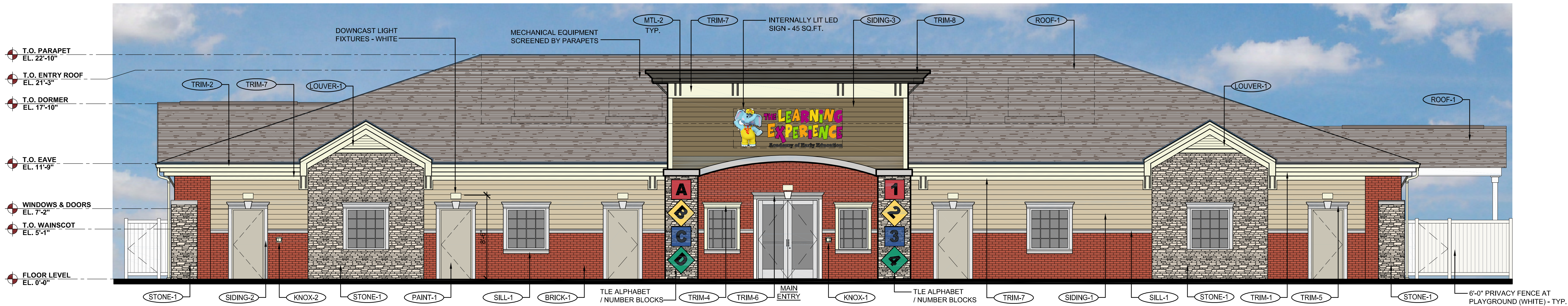
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		90% REVIEW SET	
		FINAL REVIEW SET	
		ISSUED FOR CONSTRUCTION	

REVISION			
NO.	DATE	DESCRIPTION	INT.

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Project Number: 2018.34	Scale: AS NOTED
Drawn By: ROGUE	Approved By: SAB
Drawing Name: PROPOSED FLOOR PLAN	
Drawing Number: A-1	

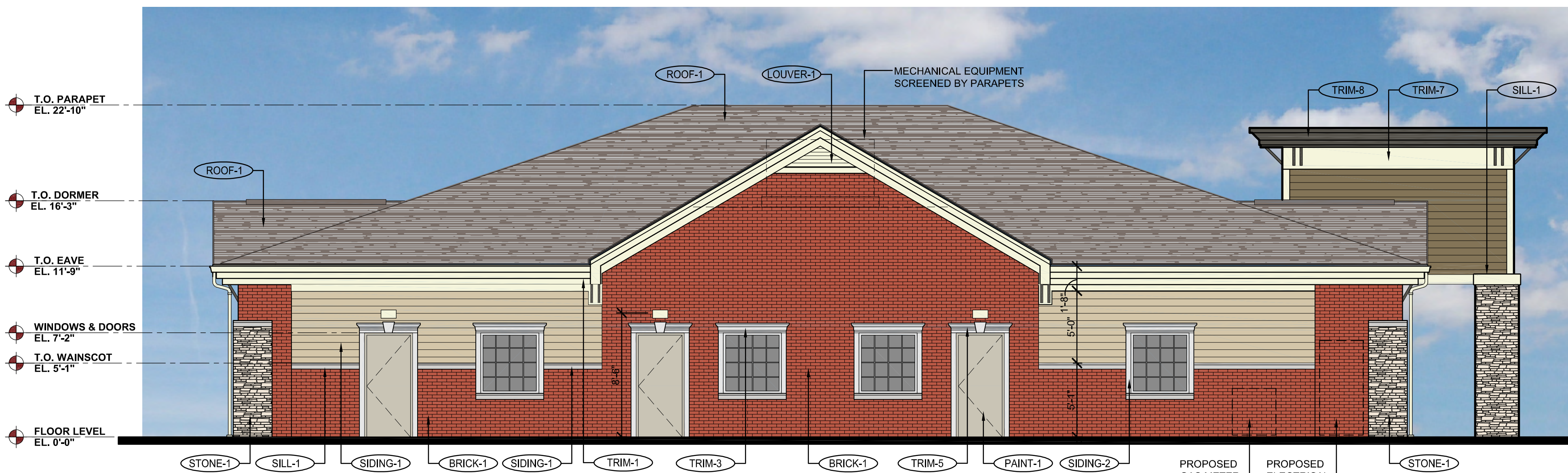
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3 PROPOSED WEST ELEVATION

scale: 3/16" = 1'-0"

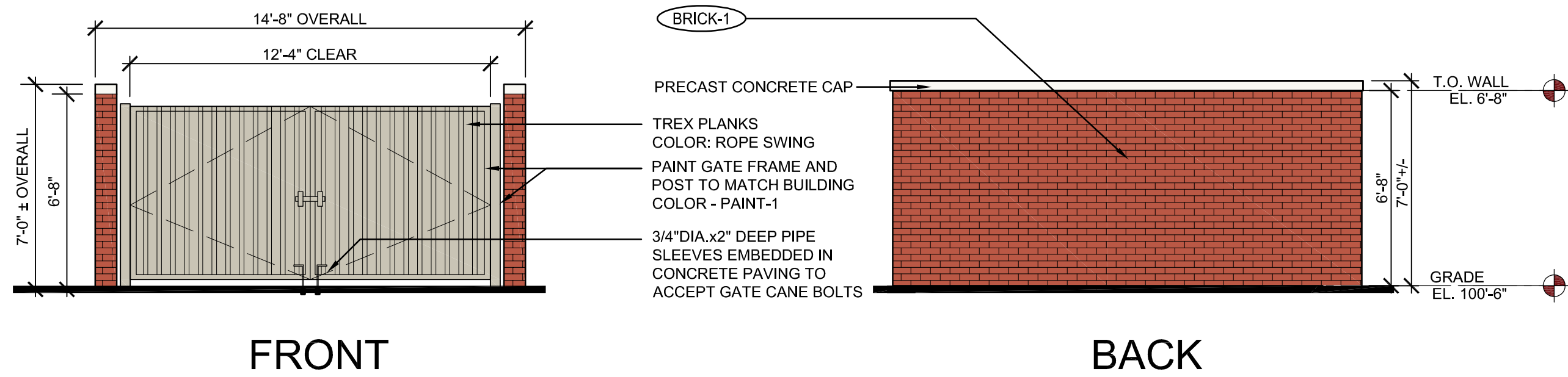
0 1' 2' 4' 8'



2 PROPOSED NORTH ELEVATION

scale: 3/16" = 1'-0"

0 1' 2' 4' 8'



1 PROPOSED TRASH ENCLOSURE ELEVATIONS

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

0 1' 2' 4' 8'

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT DOOR	KAWNEER	TRIFAB 451	BONE WHITE
FIXED WINDOW	ANDERSEN SILVERLINE V-1	PER DOOR SCHEDULE	FACTORY PRIMED
	ALT.: ANDERSEN 100 SERIES	PER WINDOW SCHEDULE	WHITE FRAME / CLEAR GLASS
BRICK-1	ACME BRICK (OR EQUIV.)	MODULAR	RED GRAIN WIRECUT
STONE-1	ELDORADO STONE (OR EQUIV.)	LIMESTONE	SAN MARINO
SILL-1	MODERN PRECAST	3 3/4"HX6"W SILL W/ 2" FLAT W/ 1/4" DRIP EDGE	COLOR: "REGULAR" (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3 3/4"HX4"WX12"L W/ 2" FLAT LOCATE AT DOWNSPOUTS	COLOR: "REGULAR" (LIGHT GREY)
SIDING-1	JAMES HARDIE (FIBER CEMENT)	HARDIEPLANK F.C.B. LAP SIDING	COLOR: BEIGE (MATCH (E) SIDING)
SIDING-2	JAMES HARDIE (FIBER CEMENT)	HARDIETRIM BOARDS	PRODUCT: 5/4 SMOOTH
SIDING-3	JAMES HARDIE (FIBER CEMENT)	HARDIEPLANK F.C.B. LAP SIDING	COLOR: MATCH SIDING-1
		PRODUCT: CEDARMILL	COLOR: WOODSTOCK BROWN (MATCH (E) SIDING)
ROOF-1	GAF - TIMBERLINE (OR EQUIV.)	ULTRA HD SHINGLES	COLOR: WEATHERED WOOD
TRIM-1	JAMES HARDIE (OR EQUIV.)	TRIM BOARD	NOM. THICKNESS 0.042"
			SOFFIT
			COLOR: LIGHT BEIGE PERFORATED
TRIM-2	JAMES HARDIE (OR EQUIV.)	FRIEZE BOARD	5/4"x10" (1"x9-1/4" NET)
			COLOR: LIGHT BEIGE
TRIM-3	FYPON	WINDOW CROSSHEAD	WIDTH: 56", HEIGHT: 9"
			COLOR: LIGHT BEIGE
			PRODUCT: WCH44X9
TRIM-4	FYPON	WINDOW CROSSHEAD	WIDTH: 44", HEIGHT: 9"
			COLOR: LIGHT BEIGE
			PRODUCT: WCH44X9
TRIM-5	FYPON	DOOR CROSSHEAD	WIDTH: 48", HEIGHT: 9"
			COLOR: LIGHT BEIGE
			PRODUCT: WCH48X9K
TRIM-6	FYPON	DOOR CROSSHEAD	WIDTH: 84", HEIGHT: 9"
			COLOR: LIGHT BEIGE
			PRODUCT: WCH84X9K
TRIM-7	JAMES HARDIE	VINYL TRIM BOARD	1"x16"
			COLOR: LIGHT BEIGE
			PRODUCT: FLT179-12
TRIM-8	JAMES HARDIE (OR EQUIV.)	EAVE & FASCIA	COLOR: URBANE BRONZE
MTL-1	MBCI (OR EQUIV.)	METAL EDGE TRIM & GUTTERS / DOWNSPOUTS	COLOR: LIGHT BEIGE
MTL-2		METAL ACCENT BRACKETS	SHERWIN WILLIAMS
			COLOR: URBANE BRONZE
PAINT-1	BENJAMIN MOORE	FIELD / DOORS	BENJAMIN MOORE
			COLOR: TAN
KBOX-1	KNOX BOX (MAIN ENTRY)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
KBOX-2	KNOX BOX (MECHANICAL ROOM)	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
LOUVER-1	FYPON	TRIANGULAR LOUVER	WIDTH: 60", HEIGHT: 17-1/2"
			COLOR: LIGHT BEIGE
			PRODUCT: FTRLV60X18

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Project Number: 2019.08	Scale: AS NOTED
Drawn By: ROGUE	Approved By: SAB

PROPOSED ELEVATIONS

Drawing Number: A-2	
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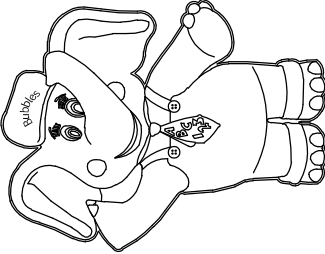
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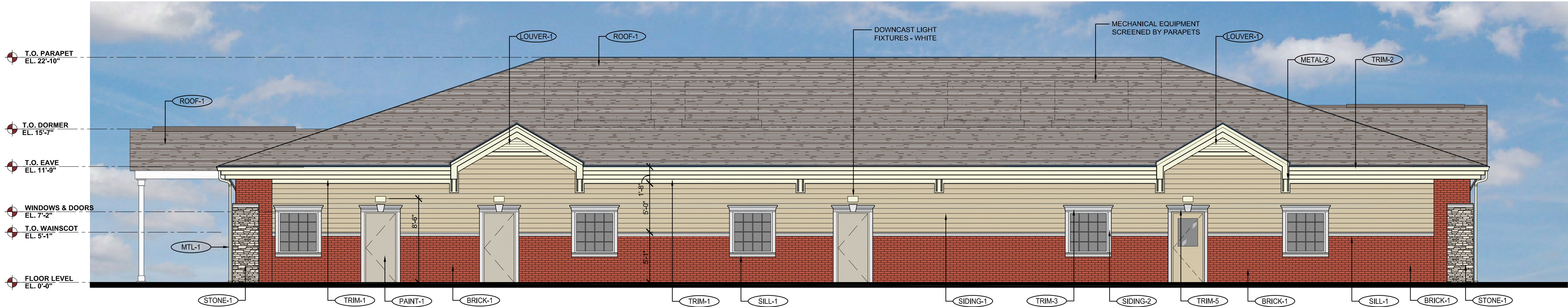
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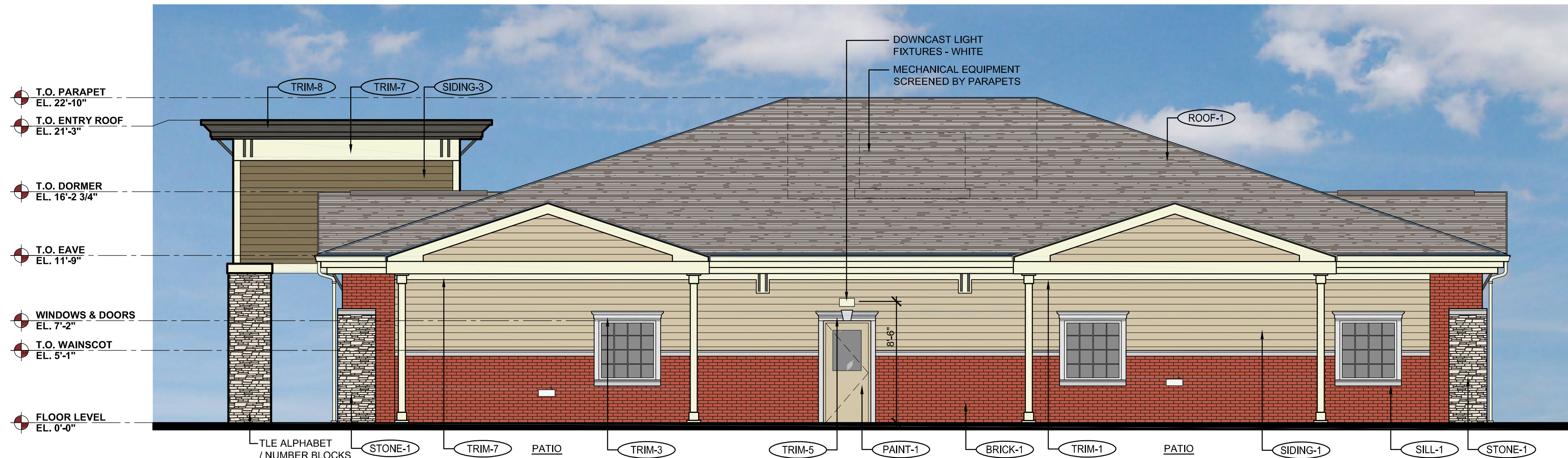
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Drawn By: ROGUE	Approved By: SAB

PROPOSED
ELEVATIONS

Drawing Number:
A-3

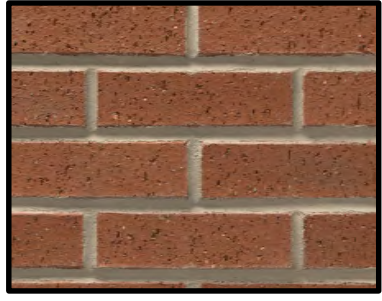




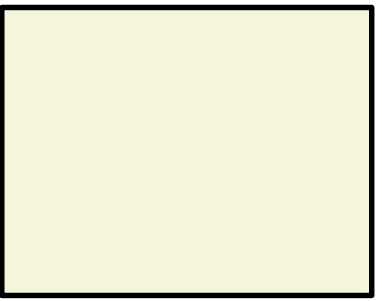
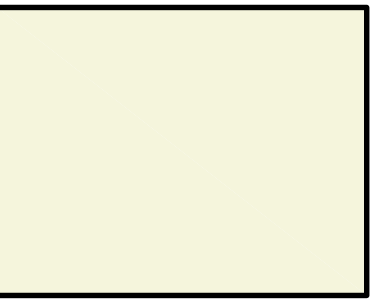


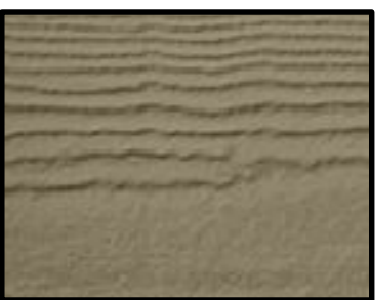
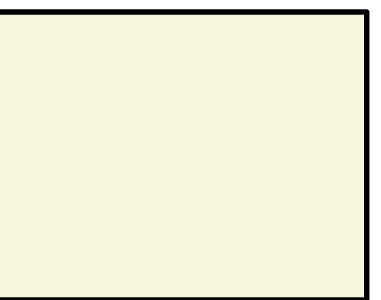

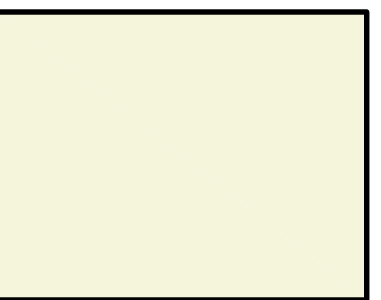
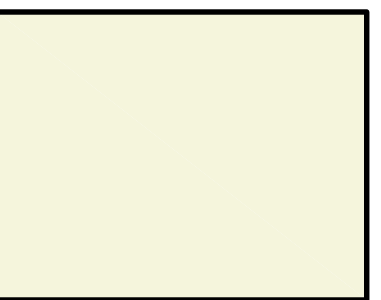
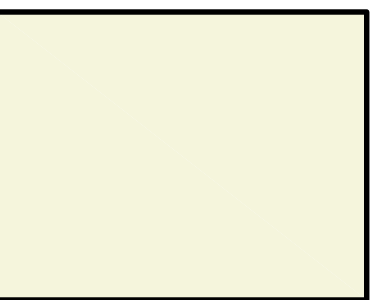
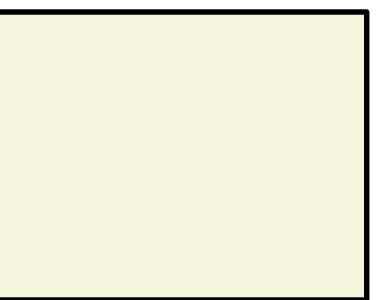
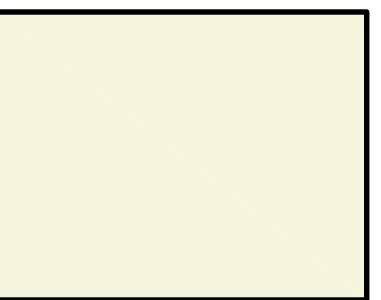
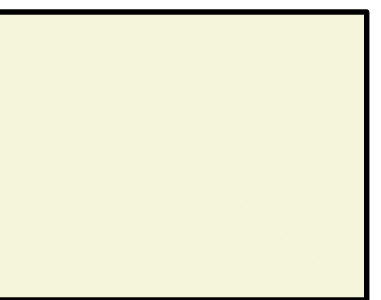


2 PROPOSED EAST ELEVATION
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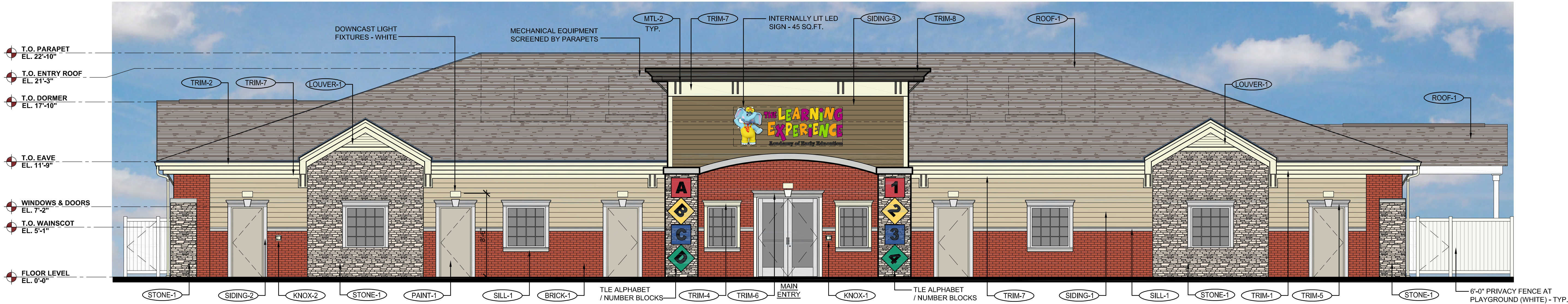


1 PROPOSED SOUTH ELEVATION
scale: 3/16" = 1'-0"

MATERIALS COLORS

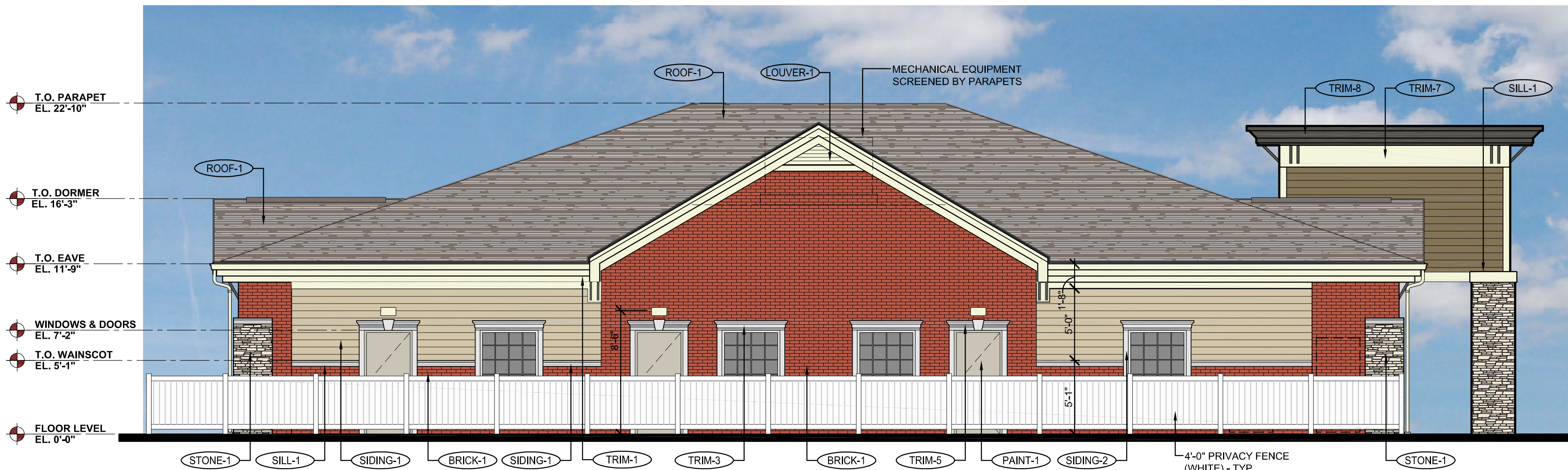
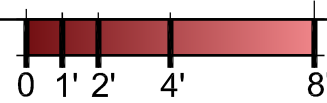
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SILL-1		SIDING-2		TRIM-1		TRIM-8	
ROOF-1		SIDING-3		TRIM-2		STONE-1	
				TRIM-3			
				TRIM-4			
				TRIM-5			
				TRIM-6			
				TRIM-7			
				MTL-1			

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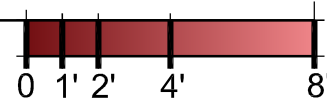
3 PROPOSED WEST ELEVATION

scale: 3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION WITH FENCE IN FOREGROUND

scale: 3/16" = 1'-0"



1 NOT USED



EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT DOOR	KAWNEER	TRIFAB 451	BONE WHITE
FIXED WINDOW	-	PER DOOR SCHEDULE	FACTORY PRIMED
	ANDERSEN SILVERLINE V-1	PER WINDOW SCHEDULE	WHITE FRAME / CLEAR GLASS
	ALT.: ANDERSEN 100 SERIES		
BRICK-1	ACME BRICK (OR EQUIV.)	MODULAR	RED GRAIN WIRECUT
STONE-1	ELDORADO STONE (OR EQUIV.)	LIMESTONE	SAN MARINO
SILL-1	MODERN PRECAST	3 3/4"HX6"W SILL W/ 2" FLAT W/ 1/4" DRIP EDGE	COLOR: "REGULAR" (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3 3/4"HX4"WX12"L W/ 2" FLAT LOCATE AT DOWNSPOUTS	COLOR: "REGULAR" (LIGHT GREY)
SIDING-1	JAMES HARDIE (FIBER CEMENT)	HARDIEPLANK F.C.B. LAP SIDING	COLOR: BEIGE (MATCH (E) SIDING)
SIDING-2	JAMES HARDIE (FIBER CEMENT)	PRODUCT: CEDARMILL	PRODUCT: 5/4 SMOOTH
SIDING-3	JAMES HARDIE (FIBER CEMENT)	HARDIEPLANK F.C.B. LAP SIDING	COLOR: MATCH SIDING-1
		PRODUCT: CEDARMILL	COLOR: WOODSTOCK BROWN (MATCH (E) SIDING)
ROOF-1	GAF - TIMBERLINE (OR EQUIV.)	ULTRA HD SHINGLES	COLOR: WEATHERED WOOD
TRIM-1	JAMES HARDIE (OR EQUIV.)	TRIM BOARD NOM. THICKNESS 0.042"	SOFFIT COLOR: LIGHT BEIGE PERFORATED
TRIM-2	JAMES HARDIE (OR EQUIV.)	FRIEZE BOARD 5/4"x10" (1"x9-1/4" NET)	COLOR: LIGHT BEIGE
TRIM-3	FYPON	WINDOW CROSSHEAD WIDTH: 56", HEIGHT: 9"	COLOR: LIGHT BEIGE PRODUCT: WCH56X9
TRIM-4	FYPON	WINDOW CROSSHEAD WIDTH: 44", HEIGHT: 9"	COLOR: LIGHT BEIGE PRODUCT: WCH44X9
TRIM-5	FYPON	DOOR CROSSHEAD WIDTH: 48", HEIGHT: 9" INTEGRAL KEYSTONE	COLOR: LIGHT BEIGE PRODUCT: WCH48X9K
TRIM-6	FYPON	DOOR CROSSHEAD WIDTH: 84", HEIGHT: 9" INTEGRAL KEYSTONE	COLOR: LIGHT BEIGE PRODUCT: WCH84X9K
TRIM-7	JAMES HARDIE	VINYL TRIM BOARD 1"x16"	COLOR: LIGHT BEIGE PRODUCT: FLT179-12
TRIM-8	JAMES HARDIE (OR EQUIV.)	EAVE & FASCIA	COLOR: URBANE BRONZE
MTL-1	MBCI (OR EQUIV.)	METAL EDGE TRIM & GUTTERS / DOWNSPOUTS	COLOR: LIGHT BEIGE
MTL-2		METAL ACCENT BRACKETS	SHERWIN WILLIAMS COLOR: URBANE BRONZE
PAINT-1	BENJAMIN MOORE	FIELD / DOORS	BENJAMIN MOORE COLOR: TAN
KBOX-1	KNOX BOX (MAIN ENTRY)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
KBOX-2	KNOX BOX (MECHANICAL ROOM)	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
LOUVER-1	FYPON	TRIANGULAR LOUVER WIDTH: 60", HEIGHT: 17-1/2"	COLOR: LIGHT BEIGE PRODUCT: FTRLV60X18

ISSUE

NO.	DATE	DESCRIPTION	INT.
11.07.2019		CONCEPT DESIGN	
		APPROVED CONCEPT DESIGN	
		35% REVIEW SET	
		90% REVIEW SET	
		FINAL REVIEW SET	
		ISSUED FOR CONSTRUCTION	

REVISION

NO.	DATE	DESCRIPTION	INT.

PRELIMINARY
NOT FOR
BIDDING OR
CONSTRUCTION

Project Number: 2019.08	Scale: AS NOTED
Drawn By: ROGUE	Approved By: SAB

Drawing Name:
PROPOSED ELEVATIONS

Drawing Number:

A-4

R:\PROJECTS\2019.08 - BRADFORD - TILE FRANKLIN, WICADISTE SUBMITTAL\2019.08 - A-5 - PROPOSED ELEVATIONS.DWG PRATIL PLOTTED: 11/07/2019

ISSUE

NO.	DATE	DESCRIPTION	INT.
11.07.2019		CONCEPT DESIGN	
		APPROVED CONCEPT DESIGN	
		35% REVIEW SET	
		90% REVIEW SET	
		FINAL REVIEW SET	
		ISSUED FOR CONSTRUCTION	

REVISION

NO.	DATE	DESCRIPTION	INT.

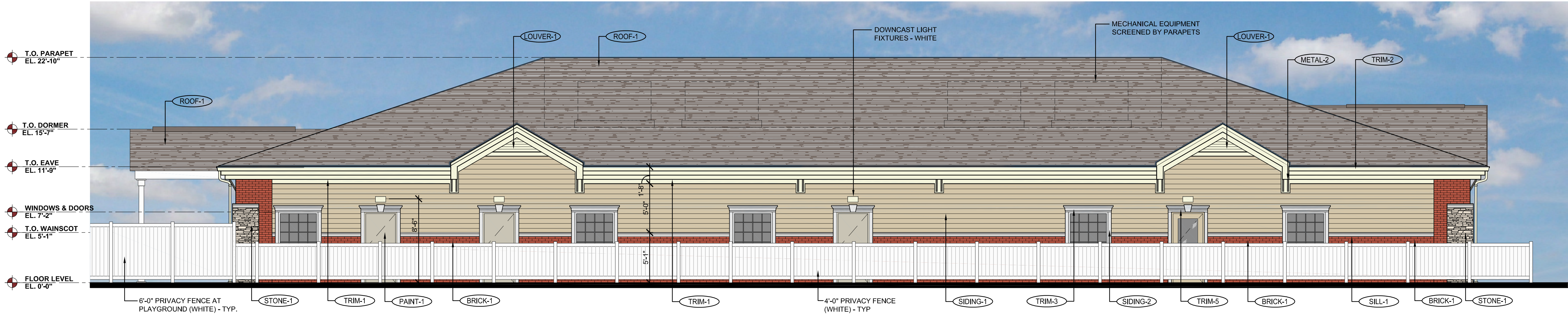
PRELIMINARY
NOT FOR
BIDDING OR
CONSTRUCTION

Project Number: 2019.08	Scale: AS NOTED
Drawn By: ROGUE	Approved By: SAB

PROPOSED
ELEVATIONS

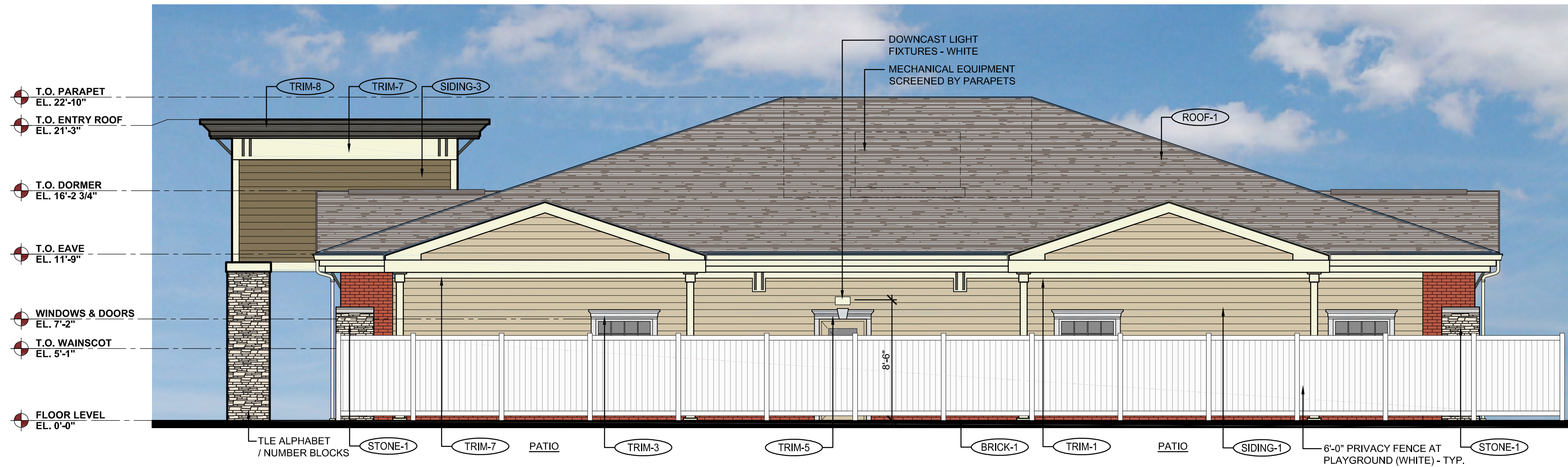
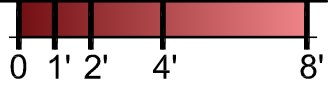
Drawing Number:

A-5



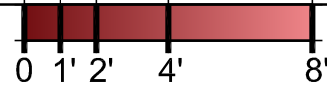
2 PROPOSED EAST ELEVATION WITH FENCE IN FOREGROUND

scale: 3/16" = 1'-0"

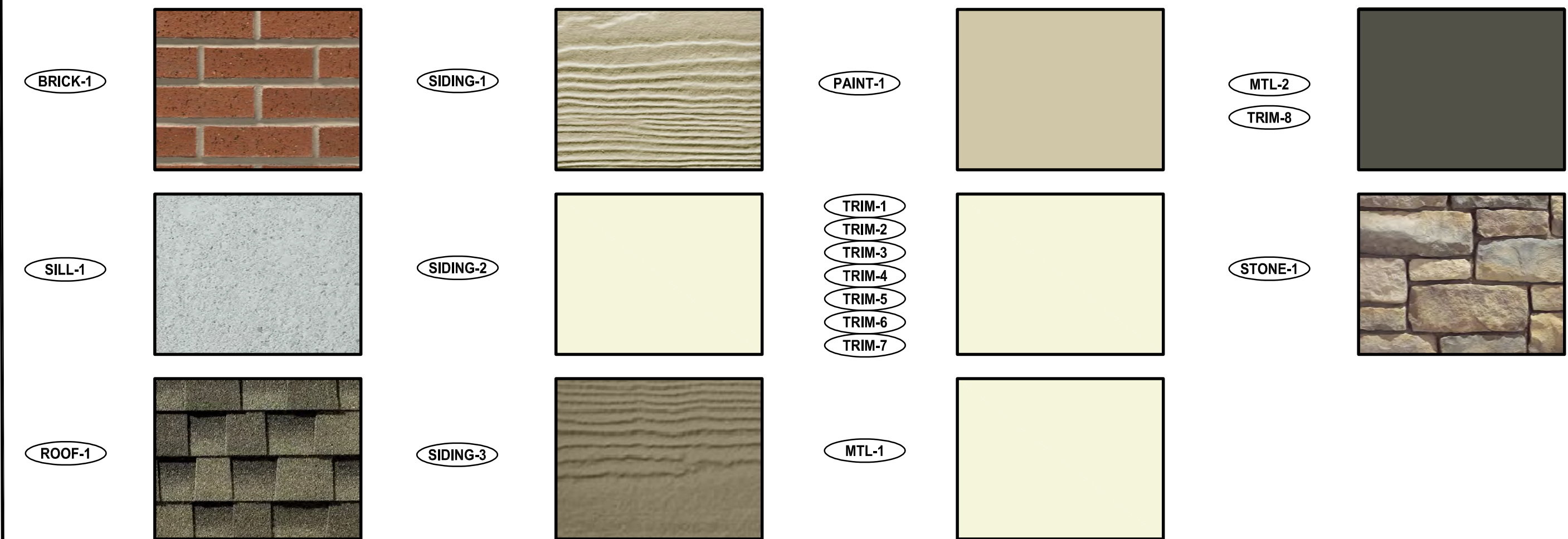


1 PROPOSED SOUTH ELEVATION WITH FENCE IN FOREGROUND

scale: 3/16" = 1'-0"



MATERIALS COLORS



EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	ANDERSEN SILVERLINE V-1 ALT.: ANDERSEN 100 SERIES	PER WINDOW SCHEDULE	WHITE FRAME / CLEAR GLASS
BRICK-1	ACME BRICK (OR EQUIV.)	MODULAR	RED GRAIN WIRECUT
STONE-1	ELDORADO STONE (OR EQUIV.)	LIMESTONE	SAN MARINO
SILL-1	MODERN PRECAST	3 3/4"X6"X6" W/ 2" FLAT W/ 1/4" DRIP EDGE	COLOR: "REGULAR" (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3 3/4"X4"X4"X12" W/ 2" FLAT LOCATE AT DOWNSPOUTS	COLOR: "REGULAR" (LIGHT GREY)
SIDING-1	JAMES HARDIE (FIBER CEMENT)	HARDIEPLANK F.C.B. LAP SIDING	COLOR: BEIGE (MATCH (E) SIDING)
SIDING-2	JAMES HARDIE (FIBER CEMENT)	HARDIETRIM BOARDS	PRODUCT: 5/4 SMOOTH COLOR: MATCH SIDING-1
SIDING-3	JAMES HARDIE (FIBER CEMENT)	HARDIEPLANK F.C.B. LAP SIDING PRODUCT: CEDARMILL	COLOR: WOODSTOCK BROWN (MATCH (E) SIDING)
ROOF-1	GAF - TIMBERLINE (OR EQUIV.)	ULTRA HD SHINGLES 30 YEAR WARRANTY	COLOR: WEATHERED WOOD
TRIM-1	JAMES HARDIE (OR EQUIV.)	TRIM BOARD NOM. THICKNESS 0.042"	SOFFIT COLOR: LIGHT BEIGE PERFORATED
TRIM-2	JAMES HARDIE (OR EQUIV.)	FRIEZE BOARD 5/4"X10" (1"X9-1/4" NET)	COLOR: LIGHT BEIGE
TRIM-3	FYPON	WINDOW CROSSHEAD WIDTH: 56", HEIGHT: 9"	COLOR: LIGHT BEIGE PRODUCT: WCH56X9
TRIM-4	FYPON	WINDOW CROSSHEAD WIDTH: 44", HEIGHT: 9"	COLOR: LIGHT BEIGE PRODUCT: WCH44X9
TRIM-5	FYPON	DOOR CROSSHEAD WIDTH: 48", HEIGHT: 9" INTEGRAL KEYSTONE	COLOR: LIGHT BEIGE PRODUCT: WCH48X9K
TRIM-6	FYPON	DOOR CROSSHEAD WIDTH: 84", HEIGHT: 9" INTEGRAL KEYSTONE	COLOR: LIGHT BEIGE PRODUCT: WCH84X9K
TRIM-7	JAMES HARDIE	VINYL TRIM BOARD 1"X16"	COLOR: LIGHT BEIGE PRODUCT: FLT179-12
TRIM-8	JAMES HARDIE (OR EQUIV.)	EAVE & FASCIA	COLOR: URBANE BRONZE
MTL-1	MBCI (OR EQUIV.)	METAL EDGE TRIM & GUTTERS / DOWNSPOUTS	COLOR: LIGHT BEIGE
MTL-2		METAL ACCENT BRACKETS	SHERWIN WILLIAMS COLOR: URBANE BRONZE
PAINT-1	BENJAMIN MOORE	FIELD / DOORS	BENJAMIN MOORE COLOR: TAN
KBOX-1	KNOX BOX (MAIN ENTRY)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
KBOX-2	KNOX BOX (MECHANICAL ROOM)	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
LOUVER-1	FYPON	TRIANGULAR LOUVER WIDTH: 60", HEIGHT: 17-1/2"	COLOR: LIGHT BEIGE PRODUCT: FTRLV60X18

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

DIGGERS HOTLINE

CALL DIGGERS' HOTLINE
811 or 1-800-242-8011
MILW. AREA 258-1181
WS STATUTE 182.07(2)(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

CARDNO / JF New, Inc. www.cardnojfnew.com 128 Sunset Drive Walkerton, Indiana 46574 Ph: 574-586-3400	6140 Cottonwood Road Suite A Fitchburg, Wisconsin 53719 Ph: 608-661-2965	6605 Steger Road Suite A Monee, Illinois 60449 Ph: 708-534-3450
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Stormwater Seed Mix
For Use on Stormwater Management Ponds (SMP) side slopes to Normal Water Line (NWL)

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
<i>Carex cristatella</i>	Crested Oval Sedge	1.00
<i>Carex frankii</i>	Bristly Cattail Sedge	1.00
<i>Carex lurida</i>	Bottlebrush Sedge	2.00
<i>Carex sparganoideix v. cephaloidea</i>	Rough-Clustered Sedge	2.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00
<i>Eleocharis ovata</i>	Blunt Spike Rush	0.50
<i>Elymus virginicus</i>	Virginia Wild Rye	12.00
<i>Glyceria striata</i>	Fowl Manna Grass	1.25
<i>Juncus effusus</i>	Common Rush	1.00
<i>Juncus torreyi</i>	Torrey's Rush	0.25
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Scirpus atrovirens</i>	Dark Green Rush	1.00
<i>Scirpus cyperinus</i>	Wool Grass	0.50
<i>Scirpus fluviatilis</i>	River Bulrush	0.25
<i>Scirpus validus</i>	Great Bulrush	6.00
Total		45.75

Temporary Cover:		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	116.00
Total		476.00

Forbs:		
<i>Alisma spp.</i>	Water Plantain (Various Mix)	4.25
<i>Asclepias incarnata</i>	Swamp Milkweed	1.50
<i>Bidens spp.</i>	Bidens (Various Mix)	2.00
<i>Helenium autumnale</i>	Sneezeweed	3.00
<i>Mimulus ringens</i>	Monkey Flower	1.00
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50
<i>Polygonum pensylvanicum</i>	Pinkweed	4.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Sagittaria latifolia</i>	Broad-Leaf Arrowhead	1.00
<i>Senna hebecarpa</i>	Wild Senna	1.00
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00
Total		21.25

Approximate area of coverage:		
Total area (SF) of coverage surrounding SWM ponds:	1,210	
Total area (acres) of coverage surrounding SWM ponds:	0.03	

STORMWATER SEED MIX

- SHADE TREES (DECIDUOUS)**
- ABM Autumn Blaze Maple
 - SWO Swamp White Oak
 - VFE Valley Forge American Elm
- ORNAMENTAL TREES (DECIDUOUS)**
- AH American Hornbeam
 - JTL Ivory Silk Japanese Tree Lilac
- EVERGREEN TREES**
- HCJ Hetzi Columnar Juniper (upright)
 - FVJ Fairview Upright Juniper (upright)
 - NS Norway Spruce
 - BHS Black Hills Spruce

- EVERGREEN SHRUBS**
- GVB Green Velvet Boxwood
 - SGJ Sea Green Juniper
 - KCPJ Kallay Compact Pfitzer Juniper

- DECIDUOUS SHRUBS**
- HC Peking (Hedge) Cotoneaster
 - IH Incrediball Hydrangea
 - GLS Gro Low Fragrant Sumac
 - MV Mohican Viburnum

- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
 - PDS Prairie Dropseed

- HERBACEOUS PERENNIALS**
- RRD Rosy Returns Daylilly
 - FH Francee Hosta

PLANT ABBREVIATIONS

Zoning Classification: CC - City Civic Center District

Site Landscape Requirements

One (1) of each type of plant unit for every five (5) parking spaces.

Number of Parking Spaces:	35 Spaces
Residential Bufferyard Multiplier:	1.2
Required Shade Trees:	8.4 Trees
Required Ornamental Trees:	8.4 Trees
Required Evergreen Trees:	8.4 Trees
Required Shrubs:	8.4 Shrubs

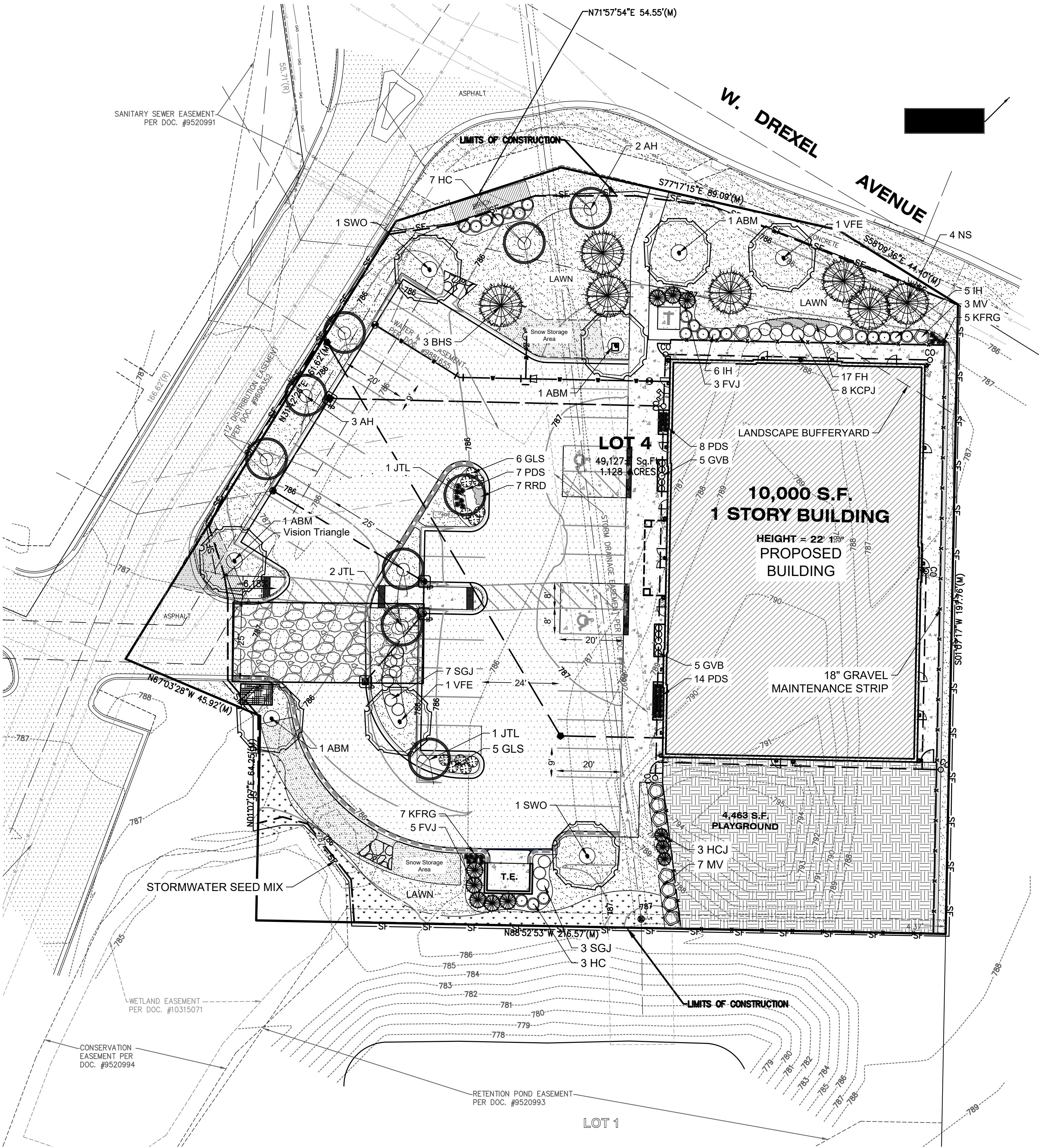
Minimum Planting Size	
Canopy Tree:	2.5" Cal.
Ornamental Tree:	1.5" Cal.
Evergreen Tree:	4' Tall
Shrubs:	36" Tall

Impervious Calculations

Area of Site:	49,127 SF
Impervious Area	
Proposed Building:	10,000 SF
Concrete Sidewalks:	3,729 SF
Parking Lot:	16,691 SF
Ex. Brick Sign:	133 SF
Concrete Pad for Telephone:	49 SF
Total Impervious Area:	30,603 SF

Area of Greenspace:	18,524 SF
Required Snow Storage Area:	1,669 SF

CODE REQUIREMENTS



OVERALL LANDSCAPE PLAN

Scale: 1" = 20'0"

ALL LANDSCAPED AREAS TO BE IRRIGATED
AS A "DESIGN-BUILD" PROJECT

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

PROJECT

BRADFORD REAL ESTATE

THE LEARNING EXPERIENCE

West Drexel Avenue
Franklin, Wisconsin

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
7.2.19	ISSUE TO OWNER
7.8.19	SITE LIGHTING
7.9.19	REVISED CIVIL
7.16.19	REVISED CIVIL
10.22.19	CITY COMMENTS
11.7.19	REVISED CIVIL

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

SHEET TITLE

OVERALL LANDSCAPE PLAN

PROJECT MANAGER WDH

PROJECT NUMBER 19-040

DATE 11.07.19

SHEET NUMBER

L 1.0



CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

ORNAMENTAL TREES (DECIDUOUS)

AH	American Hornbeam
JTL	Ivory Silk Japanese Tree Lilac

EVERGREEN SHURBS

GVB	Green Velvet Boxwood
SGJ	Sea Green Juniper
KCPJ	Kallay Compact Pfitzer Juniper

ORNAMENTAL GRASSES

KFRG	Karl Foerster Feather Reed Grass
PDS	Prairie Dropseed

PLANT ABBREVIATIONS

PROJECT

BRADFORD
REAL ESTATE

THE LEARNING EXPERIENCE

West Drexel Avenue
Franklin, Wisconsin

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
7.2.19	ISSUE TO OWNER
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10.22.19	CITY COMMENTS
11.7.19	REVISED CIVIL

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

SHEET TITLE

ENLARGED LANDSCAPE PLAN

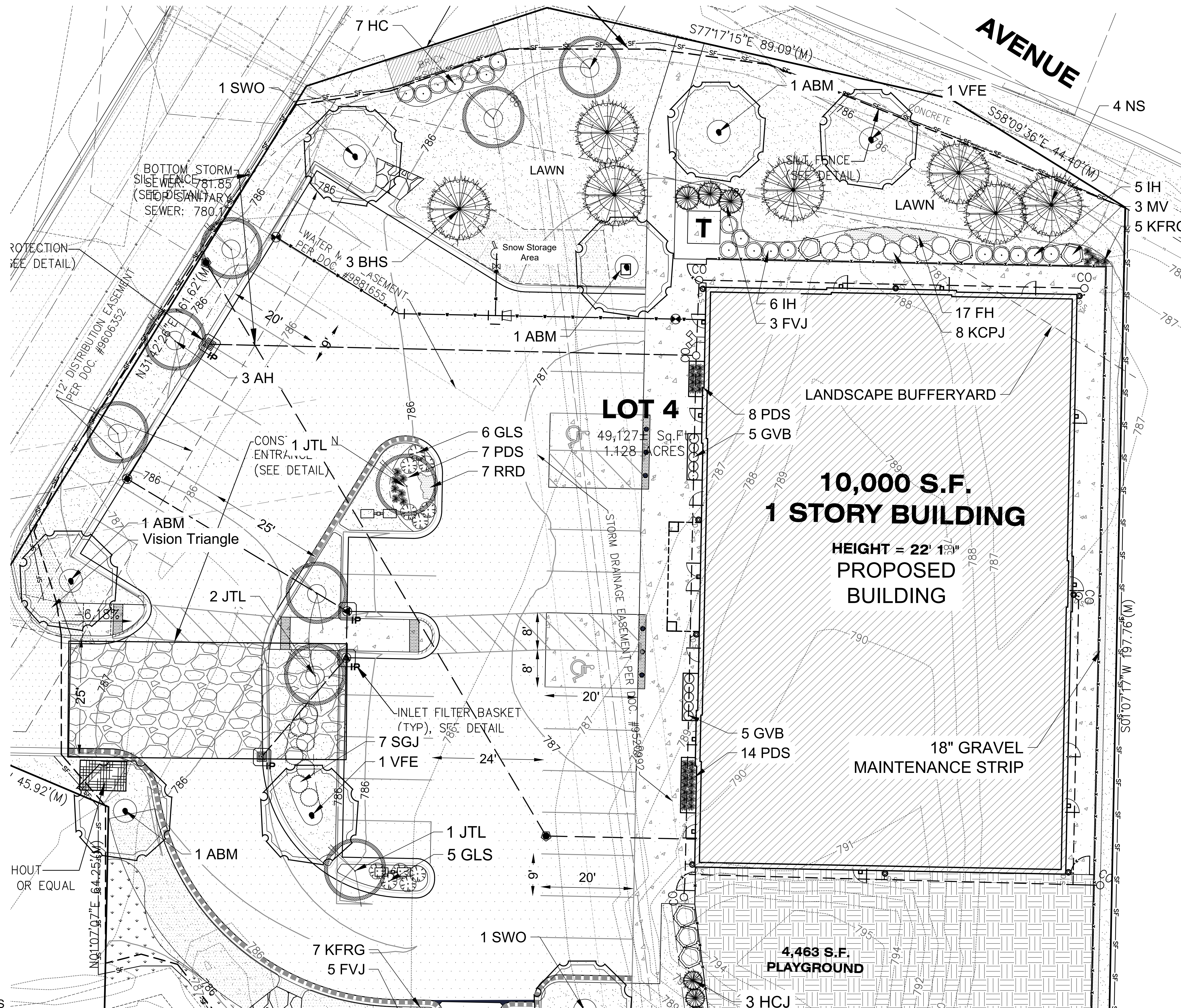
PROJECT MANAGER WD

PROJECT NUMBER 19-0

DATE 11.07.

SHEET NUMBER

L 1.1



NORT

Scale: 1" = 10'0

ALL LANDSCAPED AREAS TO BE IRRIGATED
AS A "DESIGN-BUILD" PROJECT

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

DIGGERS

HOTLINE

CALL DIGGERS' HOTLINE

811 or 1-800-242-8511
MILW. AREA 258-1181
WIS. STATUTE 182.0752(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{1}{2}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{1}{2}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:

Per 100 SF of bed area (Soil Amendment composition):
 $\frac{1}{4}$ CY Peat Moss or Mushroom Compost
 $\frac{1}{4}$ CY blended/pulverized Topsoil
 $\frac{1}{4}$ CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.
- An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas
13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of two (2) years from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

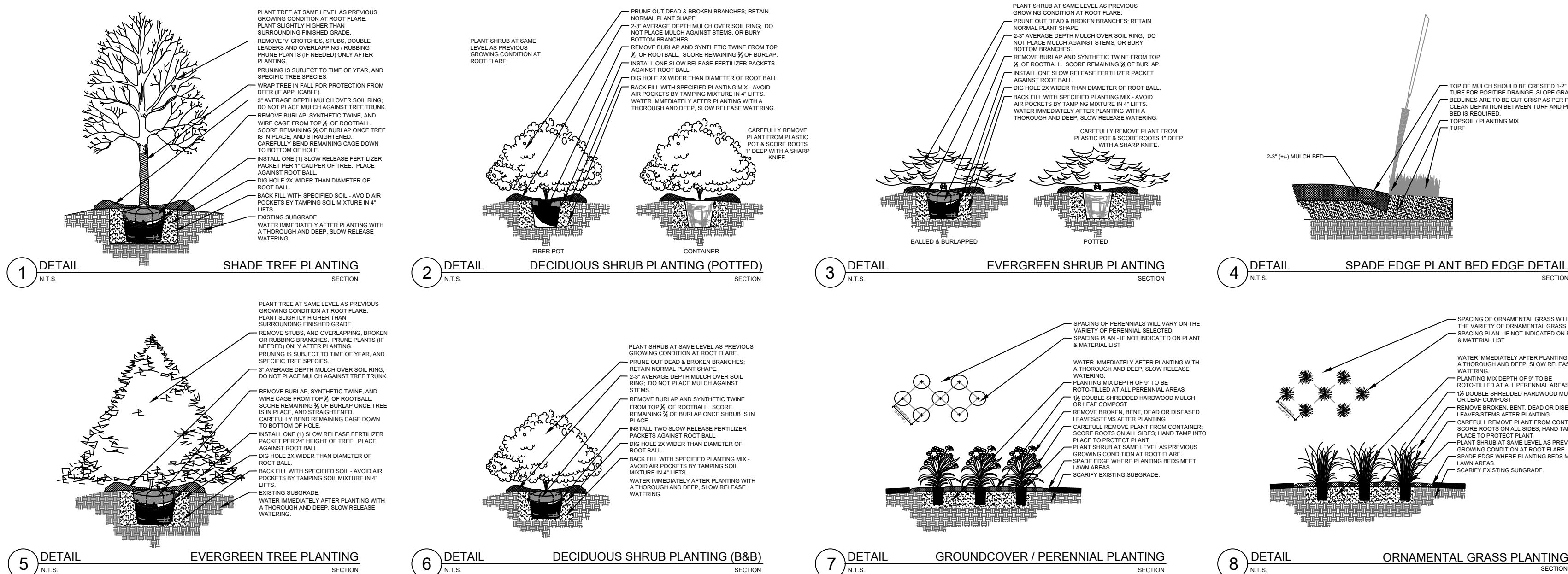
14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native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

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME	SIZE			
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
ABM	4	Acer xfreemania 'Autumn Blaze'	Autumn Blaze Maple	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
SWO	2	Quercus bicolor	Swamp White Oak	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
VFE	2	Ulmus americana 'Valley Forge'	Valley Forge American Elm	2.5"	B&B	Straight central leader, full and even crown. Prune only after planting	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CALIPER/HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME	SIZE			
ORNAMENTAL TREES (DECIDUOUS)							
AH	5	Carpinus caroliniana	American Hornbeam	2.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
JTL	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		HEIGHT	ROOT	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME	SIZE			
EVERGREEN TREES							
HCI	3	Juniperus chinensis 'Hetzli Columnaris'	Hetzli Columnar Juniper (upright)	5'	B&B	Evenly shaped tree with branching to the ground	42"
FVJ	8	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	5'	B&B	Evenly shaped tree with branching to the ground	60"
NS	4	Picea abies	Norway Spruce	8'	B&B	Evenly shaped tree with branching to the ground	17'
BHS	3	Picea glauca 'densata'	Black Hills Spruce	8'	B&B	Evenly shaped tree with branching to the ground	15'
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME	SIZE (HEIGHT)	CONT.		
EVERGREEN SHRUBS							
GVB	10	Buxus 'Green Velvet'	Green Velvet Boxwood	24" HT	Cont.	Full rounded well branched shrub	24-30"
SGJ	10	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" w	Cont.	Full rounded well branched shrub	54"
KCPJ	8	Juniperus chinensis 'Kallay'	Kallay Compact Pfitzer Juniper	24" w	Cont.	Full rounded well branched shrub	48"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/CONT.	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME	SIZE (HEIGHT)	CONT.		
DECIDUOUS SHRUBS							
HC	10	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	30-42"
IH	11	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped	48"
GLS	11	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped	42"
MV	10	Viburnum lantana 'Mohican'	Mohican Viburnum	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	60"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME	SIZE			
ORNAMENTAL GRASSES							
KFRG	12	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
PDS	29	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant	18"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME	SIZE			
HERBACEOUS PERENNIALS							
RDD	7	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	18"
FH	17	Hosta fortunei 'Frances'	Frances Hosta	#1	Cont.	Full, well rooted plant, evenly shaped	18"
PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		SPECIFIED SEED MIX / SOD		SIZE			
LAWN	1267	Lawn Establishment Area / Grading Area			SY	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
	12470	Erosion Matting for sloped seeded areas		see plan for area delineation	SF	EroTex D575 Erosion Control Blanket (or approved equal)	
	119	Stormwater Seed Mix		see plan for area delineation	SY	Cardno/JF New Stormwater Seed Mix	
Hardscape Materials							
	5.5	Heritage River Gravel Mulch (1.0-1.5" pieces)	Area: 400 SF		TN	2" depth	
	275	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish		LF		
	400	Landscape Fabric	SF		SF		
	26	Shredded Hardwood Mulch (3" depth)	Area: 2,770 SF		CY	Bark Mulch; apply Preemergent after installation of mulch	
	17	Soil Amendments (2" depth)	Area: 2,770 SF		CY		
	77	Pulverized Topsoil (Seeded Areas)	Area: 12,470 SF		CY		
	17	Pulverized Topsoil (2" over bed areas)	Area: 2,770 SF		CY		
*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan including the graphics and notations depicted therein shall govern.							

PLANT & MATERIAL SCHEDULE



PLANTING & HARDSCAPE DETAILS

HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

PROJECT

BRADFORD REAL ESTATE

THE LEARNING EXPERIENCE

West Drexel Avenue
Franklin, Wisconsin

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
7.2.19	ISSUE TO OWNER
7.8.19	SITE LIGHTING
7.9.19	REVISED CIVIL
7.16.19	REVISED CIVIL
10.22.19	CITY COMMENTS
11.7.19	REVISED CIVIL

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

SHEET TITLE

LANDSCAPE DETAILS, NOTES, & SCHEDULES

PROJECT MANAGER WDH

PROJECT NUMBER 19-040

DATE 11.07.19

SHEET NUMBER

L 1.2

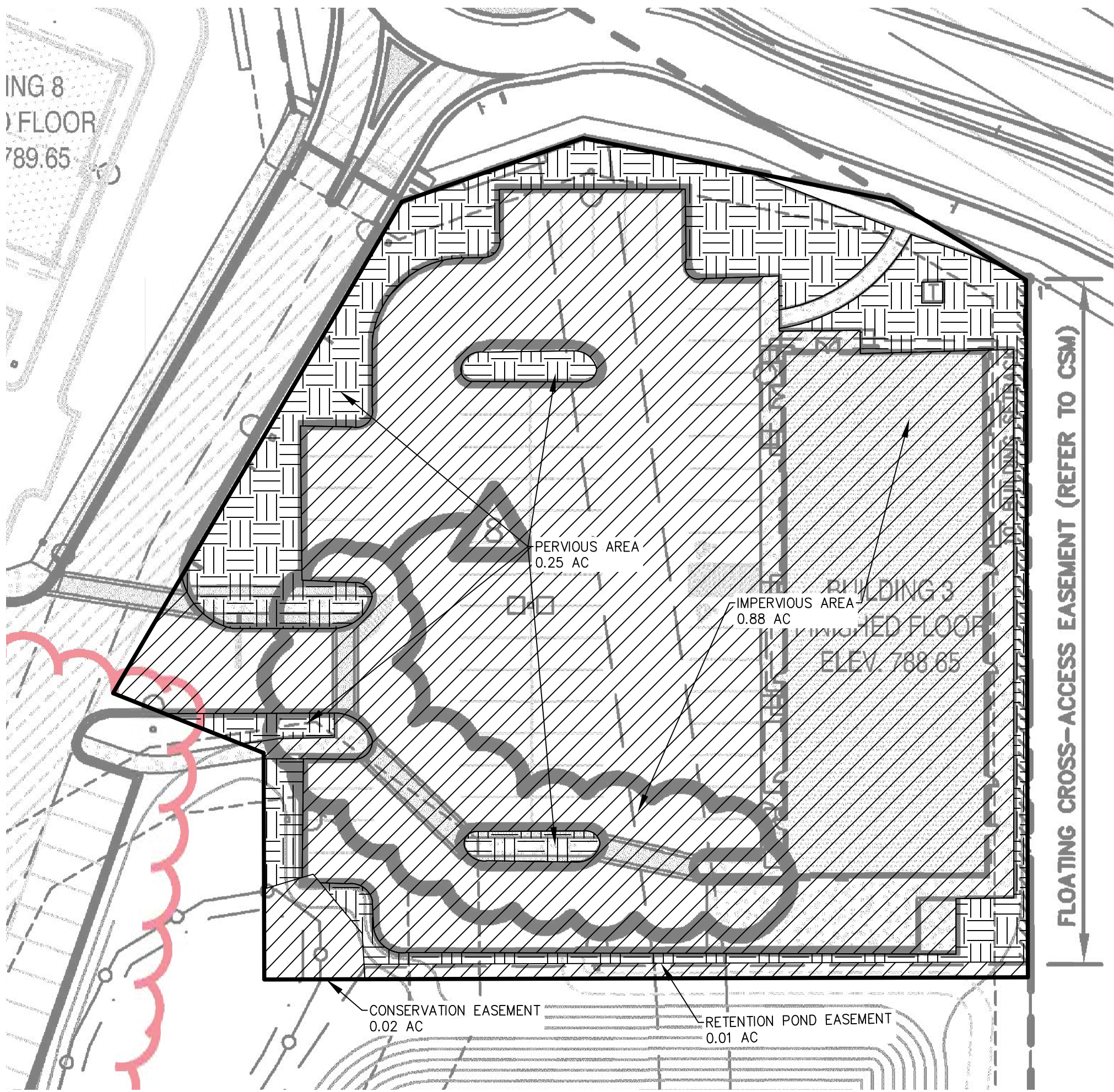
N:\JDS\2008\CE180034.TLE - Franklin, WI_Dwg\SPC-180034.dwg-WYNDHAM LANDSCAPED AREAS EXHIBIT-11/7/2019 3:53 PM



BASE SITE AREA CALCULATION

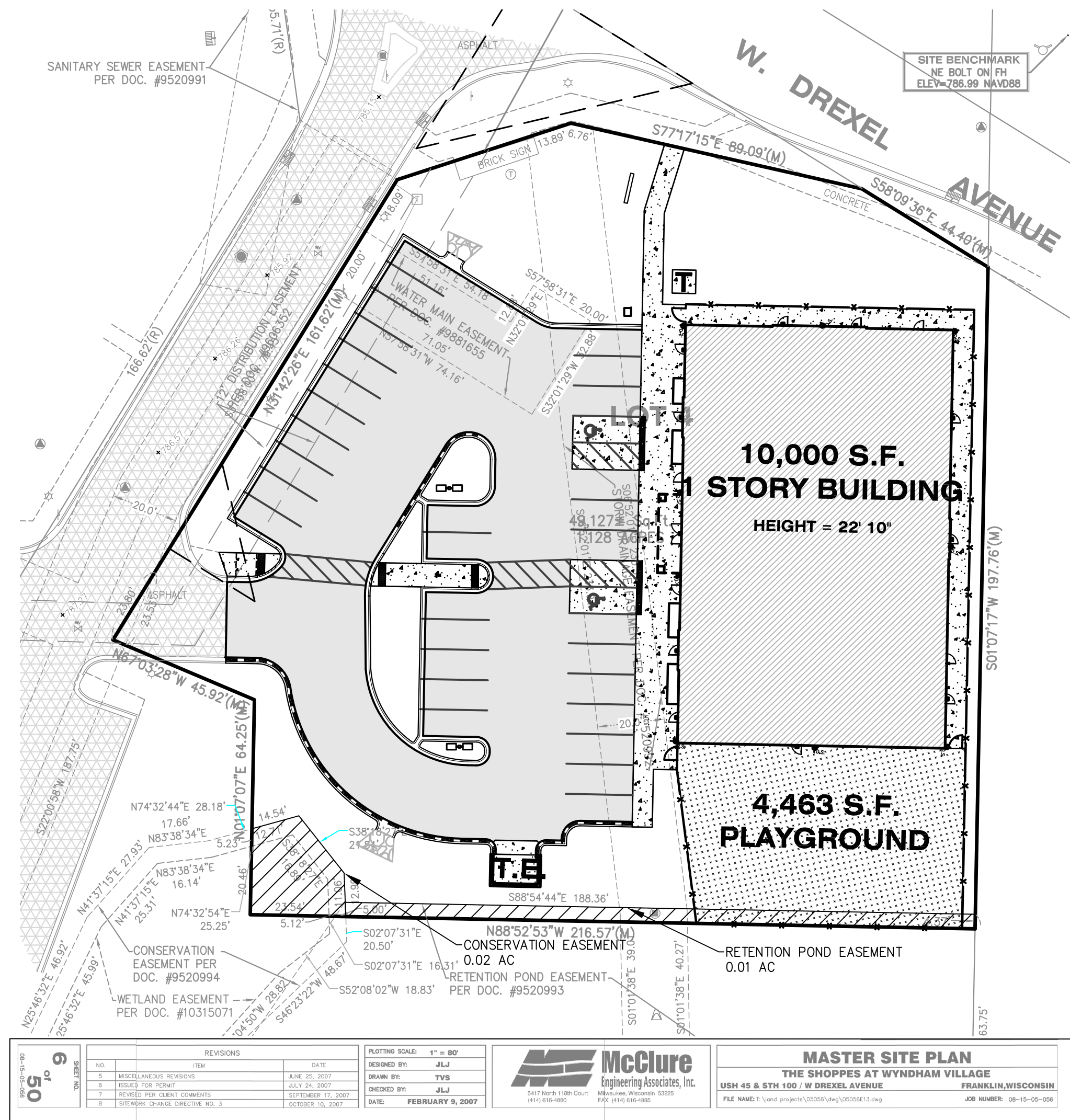
Table 15-3.0502 Worksheet for the Calculation of Base Site Area for Both Residential and Nonresidential Development		
STEP 1:	Indicate the total gross site area (in acres) as determined by an actual on-site boundary survey of the property.	1.13 acres
STEP 2:	Subtract (-) and which constitutes any existing dedicated public street rights-of-way, and located within the ultimate road rights-of-way of entering roads, the rights-of-way of major utilities, and any dedicated public park and/or school site area.	0.03 acres
STEP 3:	Subtract (-) and which as a part of a previously approved development or land division, was reserved for open space.	0 acres
STEP 4:	In the case of "Site Intensity and Capacity Calculations" for a proposed residential use, subtract (-) the land proposed for nonresidential uses; or In the case of "Site Intensity and Capacity Calculations" for a proposed nonresidential use, subtract (-) the land proposed for residential uses.	0 acres
STEP 5:	Equals "Base Site Area"	1.09 acres

LSR = $\frac{\text{LANDSCAPE AREA}}{\text{BASE SITE AREA}}$



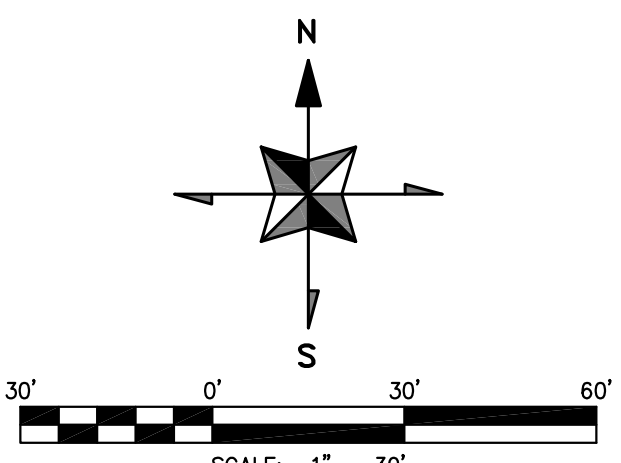
APPROVED WYNDHAM VILLAGE LOT 4 LSR

	SQ. FT.	ACRES
TOTAL SITE AREA	49,127	1.13
IMPERVIOUS AREA	38,263	0.88
LANDSCAPE AREA	9,363	0.21
CONSERVATION & RETENTION EASEMENT	1,500	0.03
BASE SITE AREA	47,627	1.09
APPROVED LSR	0.20	



PROPOSED LOT 4 SITE LSR

	SQ. FT.	ACRES
TOTAL SITE AREA	49,127	1.13
SITE IMPERVIOUS AREA	35,457	0.81
LANDSCAPE AREA	12,514	0.29
CONSERVATION & RETENTION EASEMENT	1,500	0.03
BASE SITE AREA	47,627	1.09
PROPOSED (LSR)	0.26	



*THE SUBJECT SITE IS PART OF THE ORIGINAL SHOPPES AT WYNDHAM VILLAGE DEVELOPMENT AREA. THIS DEVELOPMENT WAS APPROVED MAY 31, 2007 BY THE CITY OF FRANKLIN PLAN COMMISSION. PER THE REPORT TO THE PLAN COMMISSION REGARDING THE SHOPPES AT WYNDHAM VILLAGE, AND PER THE LAND USE CALCULATIONS AND DETAILED LANDSCAPE PLAN SUBMITTED AS PART OF THE ENGINEERING IMPROVEMENT PLANS FOR THE SHOPPES AT WYNDHAM VILLAGE (SEE ATTACHED), AN AGGREGATE OR CUMULATIVE LANDSCAPE SURFACE RATIO (LSR) WAS CALCULATED THAT TOOK INTO ACCOUNT THE DEVELOPMENT OF THE ENTIRE AREA OF CONTIGUOUS OWNERSHIP. A LARGE OPEN CONSERVATION AREA TO THE SOUTH OFFSETS PARCELS WITH LOWER LSRs WITHIN THE SHOPPING CENTER. UNDER THIS PLAN, THE DEVELOPMENT OF THE SUBJECT SITE ORIGINALLY ALLOWED FOR THE CONSTRUCTION OF 0.85 ACRES IMPERVIOUS AREA (BUILDING AND PARKING AREA). THE CURRENT PROPOSED SITE PLAN CALLS FOR 0.81 ACRES OF IMPERVIOUS AREA, LESS THAN WHAT WAS PROPOSED AND APPROVED INITIALLY.

REVISIONS		NO.	DATE
PER VILLAGE	1	05/17/2019	
PER OFFICE	2	07/08/2019	
PER CITY REQUEST	3	11/05/2019	
PER CLIENT	4	11/05/2019	

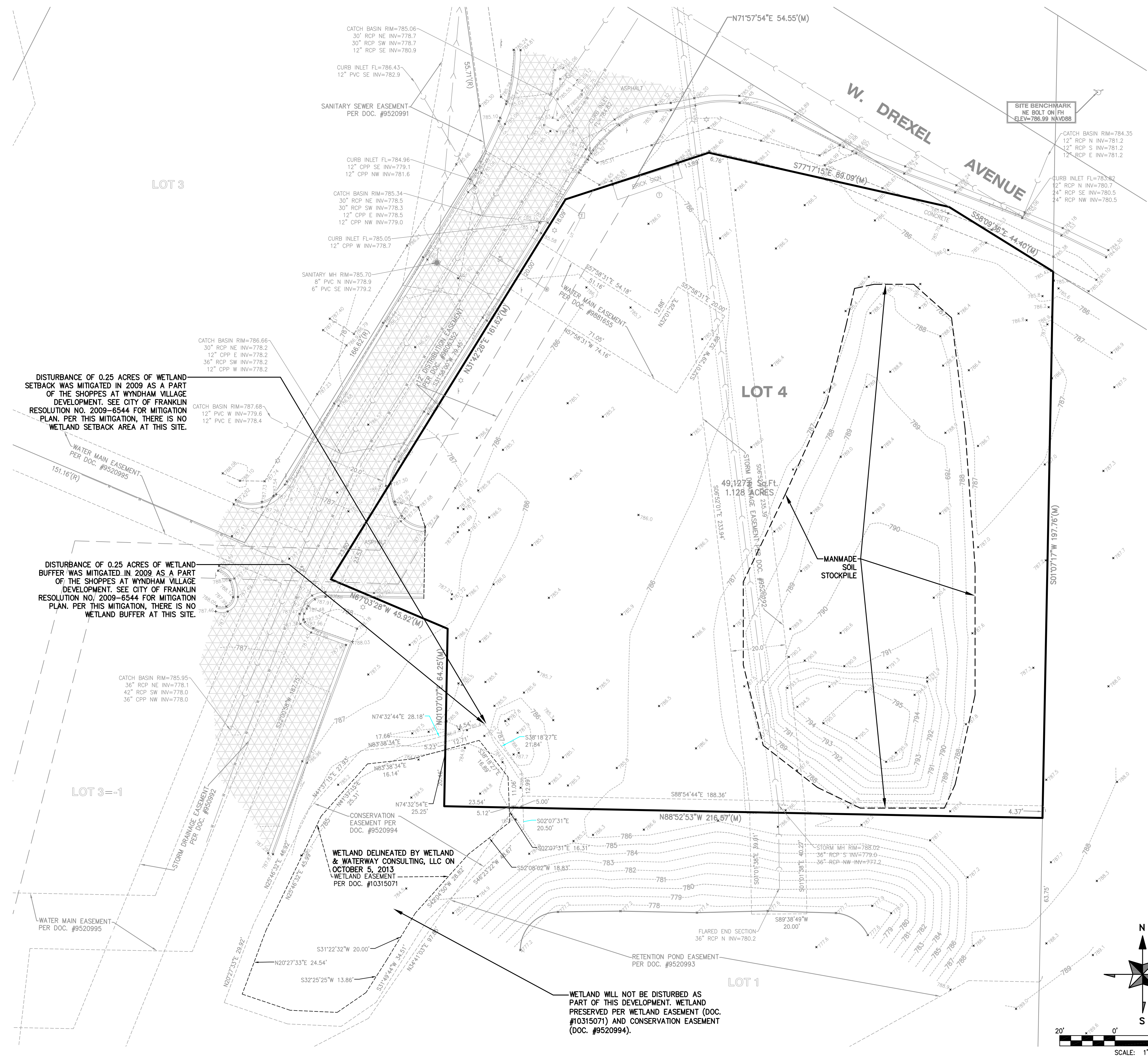
THE LEARNING EXPERIENCE
7760 S LOVERS LANE RD
FRANKLIN, WI
WYNDHAM VILLAGE LSR EXHIBIT

Plans Prepared By: Michael J. Caldwell
Drafting Work Completed By: Caldwell Engineering, Ltd.
CELTD
Caldwell Engineering, Ltd.
1318 North Madison Street, Woodstock, Illinois
(630) 525-0000 www.caldwellengineering.com

Designed By
SAH
Drawn By
SAH
Checked By
MJC
Date
3/18/2019
Job Number
CE180034
Sheet Number
EX-LSR

NOT FOR CONSTRUCTION

NATURAL RESOURCE PROTECTION PLAN FOR
SITE IMPROVEMENTS
FOR
THE LEARNING EXPERIENCE, FRANKLIN, WI



LOT OWNER CONTACT INFORMATION		
NAME	ADDRESS	PHONE
CONTRACT OWNER		
BRADFORD FRANKLIN LLC REPRESENTED BY GARY WENDT	200 S WACKER DRIVE CHICAGO, IL 60606	(312) 755-8000
SELLER		
CLOVERLEAF	666 DUNDEE ROAD, SUITE 901 NORTHBROOK, IL 60062	(847) 272-3300
SITE INFORMATION		
SQ. FT.	ACRES	
TOTAL AREA	49,127	1.13
ADDRESS	S-I-R	
SITE LOCATION	W. DREXEL AVE.	08-05N-21E
ZONING: CC CITY CIVIC CENTER DISTRICT		
PROPOSED LAND USE: COMMERCIAL (GROUP DAYCARE CENTER)		
SOIL TYPES: SILTY CLAY FILL, SILTS AND SILTY CLAY NATURALLY OCCURRING SOILS TO DEPTHS OF 10-20 FT. BELOW GROUND SURFACE.		
SITE INTENSITY CALCULATIONS		
	APPROVED	PROVIDED
TOTAL SITE AREA	1.13 AC	1.13 AC
BASE SITE AREA	1.09 AC	1.09 AC
MINIMUM REQUIRED LANDSCAPE SURFACE RATIO (LSR) PER APPROVED SHOPPERS AT WYNDHAM VILLAGE	0.20	0.26
LANDSCAPE AREA	0.22 AC	0.29 AC
NET BUILDABLE SITE AREA	0.87 AC	0.80 AC
MAXIMUM NET FLOOR AREA (NFAR)	0.57	0.29
MAXIMUM GROSS FLOOR AREA (GFAR)	0.34	0.21

*THE SUBJECT SITE IS PART OF THE ORIGINAL SHOPPERS AT WYNDHAM VILLAGE DEVELOPMENT AREA. THIS DEVELOPMENT WAS APPROVED MAY 31, 2007 BY THE CITY OF FRANKLIN PLAN COMMISSION. PER THE REPORT TO THE PLAN COMMISSION REGARDING THE SHOPPERS AT WYNDHAM VILLAGE, AND PER THE LAND USE CALCULATIONS AND DETAILED LANDSCAPE PLAN SUBMITTED AS PART OF THE ENGINEERING IMPROVEMENT PLANS FOR THE SHOPPERS AT WYNDHAM VILLAGE, AN AGGREGATE OR CUMULATIVE LANDSCAPE SURFACE RATIO (LSR) WAS CALCULATED THAT TOOK INTO ACCOUNT THE DEVELOPMENT OF THE ENTIRE AREA OF CONTIGUOUS OWNERSHIP. A LARGE, OPEN CONSERVATION AREA TO THE SOUTH OFFSETS PARCELS WITH LOWER LSRs WITHIN THE SHOPPING CENTER. UNDER THIS PLAN, THE DEVELOPMENT OF THE SUBJECT SITE ORIGINALLY ALLOWED FOR THE CONSTRUCTION OF 0.85 ACRES IMPERVIOUS AREA (BUILDING AND PARKING AREA). THE CURRENT PROPOSED SITE PLAN CALLS FOR 0.81 ACRES OF IMPERVIOUS AREA, LESS THAN WHAT WAS PROPOSED AND APPROVED INITIALLY.

NATURAL RESOURCE PROTECTION PLAN CHECKLIST			
Staff Use	Complete or NA	Natural Resources that must be identified, measured, graphically depicted	Ordinance #
	N/A	Steep Slopes, measured & graphically indicated	15-4.0102-A
	N/A	Woodlands and Forests, as defined, measured & graphically indicated	15-4.0102-B
	N/A	Lakes and Ponds, measured & graphically indicated	15-4.0102-C
	N/A	Streams, measured & graphically indicated	15-4.0102-D
	N/A	Shore Buffers, measured & graphically indicated	15-4.0102-E
	N/A	Floodplain(s), Floodway(s) & Floodland(s), measured & graphically indicated	15-4.0102-F
	N/A	Drainageways (as defined in the City of Franklin Unified Development Ordinance), measured & graphically indicated	15-4.0102-G
	Complete	Wetlands and Shoreland Wetlands, measured & graphically indicated	15-4.0102-H
	Complete	Project Name	15-7.0201-A
	Complete	Location (physical address and/or Section - 1/4 Section information)	15-7.0201-B
	Complete	Scale, North Arrow, Contours (2' interval)	15-7.0202-L
	Complete	Names, Addresses, Telephone #s of Owners, Subdividers, Lessee & Developer	15-7.0201-C
	Complete	Date and all applicable revision dates	15-7.0201-D
	Complete	Site Boundary	15-7.0201-E
	Complete	Lot Lines, Right-of-Way lines and Easements	15-7.0201-F
	Complete	Existing Streets	15-7.0201-G
	Complete	Easements along property boundaries adjacent to the site	15-7.0201-H
	Complete	Location and extent of existing Natural Resource features	15-7.0201-I
	Complete	Disturbed and Preserved Nat. Resource Features (shown graphically and in numerical sequence on plan)	15-7.0702-J
	Complete	Method of Natural Resource Preservation (Conservation Easements)	15-7.0702-K
	Complete	Site Intensity Calculations	15-7.0702-N
	Complete	Mitigation Plan (See attached pages)	
	Complete	Name of Person Performing Wetland Delineation	15-4.0103
	Complete	Date of Wetland Delineation	
	N/A	50' Wetland Building Setback Lines, identified & dimensioned	
	N/A	75' Shoreland Buffer Areas, identified & dimensioned	
Signature of the person preparing this checklist			

REVISIONS		NO.	DATE
PER WJL	1	05/17/2019	
PER WJL	2	07/08/2019	
PER WJL	3	11/05/2019	
PER CITY REQUEST	4	11/05/2019	
PER CLIENT	5	11/05/2019	

THE LEARNING EXPERIENCE
7760 S LOVERSLEANE RD
FRANKLIN, WI
NATURAL RESOURCE PROTECTION PLAN

Plans Prepared By: Michael J. Caldwell P.E. 30987-6
Drafting Work Completed By: Caldwell Engineering, Ltd.
CE LTD
Caldwell Engineering, Ltd.
1318 North Madison Street, Woodstock, Illinois
(630) 522-0204 www.caldwellengineering.com

Designed By
SAH
Drawn By
SAH
Checked By
MJC
Date
3/18/2019
Job Number
CE180034
Sheet Number
NRPP

NOT FOR CONSTRUCTION