

The Facebook page for the Economic Development Commission (<https://www.facebook.com/forwardfranklin/>) will be live streaming the Plan Commission meeting so that the public will be able to watch and listen to the meeting.

CITY OF FRANKLIN
SPECIAL PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
MONDAY, APRIL 6, 2020, 6:00 P.M.

-Revised

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

B. **Approval of Minutes**

1. None.

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

1. **UNIVERSITY OF WISCONSIN CREDIT UNION WITH AN ATTACHED DRIVE-THROUGH CANOPY BUILDING CONSTRUCTION WITHIN PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM'S WHOLESALE CLUB).** Planned Development District Amendment (Major) application by University of Wisconsin Credit Union, d/b/a UW Credit Union, to allow for drive-through as a Special Use [a Special Use being subject to submission of a specific Special Use application for a specific property and the obtaining of approval thereof] within the entire Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), properties located at: 6705 South 27th Street, 6701 South 27th Street, 6611 South 27th Street, 6715 South 27th Street, 6803 South 27th Street, 6807 South 27th Street and property adjacent to 6803 South 27th Street (West Sycamore Street); Requested Waivers of South 27th Street Design Overlay District Standards:

- a. 15-3.0352A. Allowance to not meet the requirement that fifty (50) percent of off-street parking spaces be located directly between the front façade of the building and the public street (only for the specific proposed UW Credit Union property at 6611 South 27th Street; Tax Key No. 714-0001-001).
- b. 15-3.0355B.8.d. Allowance to not provide a corner entrance to the building (only for the specific proposed UW Credit Union property at 6611 South 27th Street; Tax Key No. 714-0001-001).

Tax Key Nos. 714-0004-001, 714-0003-002, 714-0001-001, 714-0002-001, 738-0261-000, 738-0262-000, 738-9974-008 and 714-0007-000. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.**

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

Franklin Plan Commission Agenda

4/6/20

Page 2

taken on all matters)

E. Adjournment

.*Supporting documentation and details of these agenda items are available in the Plan Commission Meeting Packet on the City of Franklin website www.franklinwi.gov.

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

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

REMINDERS:

Next Regular Plan Commission Meeting: April 9, 2020



CITY OF FRANKLIN



REPORT TO THE PLAN COMMISSION

Special Meeting of April 6, 2020

Major PDD Amendment and 27th St. Overlay Waivers

RECOMMENDATION: City Development staff recommends approval of the Major PDD Amendment. Staff further recommends approval of the requested waivers.

Project Name:	UW Credit Union Major PDD Amendment and 27th St. Overlay Waivers
Project Address/Tax Key:	6611 South 27 th Street/714 0001 001
Property Owner:	University of Wisconsin Credit Union d/b/a/ UW Credit Union
Applicant:	UW Credit Union
Current Zoning:	Planned Development District No. 13
2025 Comprehensive Plan:	Commercial
Use of Surrounding Properties:	PDD 13 (Walmart and Sam's Club) to the South and West; PDD 14 to the North, and business and residential uses in the City of Oak Creek to the East.
Action Requested:	Recommendation of approval of the Major PDD Amendment and waivers of the

Project Description and Analysis

The applicant, University of Wisconsin Credit Union, filed an application for a Special Use and Site Plan Amendment to redevelop the property located at 6611 S. 27th Street. The property is zoned PDD No. 13, which allows B-3 Community Business District uses. Credit Unions are allowed in B-3 zoning in the B-3 District (as amended by Ordinance No. 2017-2303). However, a drive-through requires a Special Use approval. The property is within the 27th St. Overlay; the applicant has requested two waivers of overlay standards.

Special Use and Major PDD Amendment

The Applicant's Special Use was approved by Common Council on March 17, 2020, and is subject to the condition that the applicant obtain approval of a Major PDD Amendment allowing Drive Through as a Special Use in PDD 13, prior to the issuance of building permits.

Special Uses in PDD 13 require a Major PDD Amendment Application, per the standards of ORD 1989-1071. PDD 13 has been amended to allow specific special uses in other cases (see ORD 94-1313, ORD 2013-2123, and ORD 2016-2223), including restaurants with drive-through.

Upon review, staff recommends that the Major PDD amendment to allow drive-throughs as a Special Use apply to the whole of PDD 13. This proposal is reflected in the draft Ordinance. The PDD is commercial in character, and there is precedent for allowing drive-throughs among prior special use approvals. Any new drive-through special use would still require Plan Commission

review and Common Council approval. If this is deemed too broad an application, the scope of the amendment could be narrowed to just the parcel belonging to UW Credit Union.

Site Plan

The applicant's site plan amendment application was approved by the Plan Commission on March 5, 2020. The site plan includes parking, landscaping, lighting, and storm water management facilities. The plan also proposes a sidewalk extension along Sycamore Street.

The approval is subject to a number of conditions specific to this site. They are:

- That the applicant obtain a Major PDD Amendment of PDD 13 to allow drive-throughs as a Special Use;
- That the applicant obtains waivers from Plan Commission of two of the 27th St. Overlay's standards, described in detail below;
- That the applicant's stormwater plans receive approval from the Engineering Department;
- And that signage shall comply with sign ordinances and receive appropriate permits.

South 27th Street Design Overlay District – Requested Waivers

Per Section 15-3.0351A.5. of the Unified Development Ordinance (below), the Plan Commission may approve waivers to certain design standards.

Authorize the Plan Commission to waive any of the South 27th Street Design Overlay District Standards by 5 votes of all the members of the Plan Commission provided that supplemental design elements or improvements are incorporated into the project (over and above those which are otherwise required) which compensate for the waiver of the particular standard, or, in the case of parking provisions, where it can be demonstrated that the required parking is excessive or where specified areas are provided for the future provision of additional parking if necessary. In support of the waiver request, the applicant shall detail such supplemental design elements in written and graphical form, and provide an explanation as to the nature of the standards for which the waiver is requested.

The applicant is requesting two waivers.

1. 15-3.0352A. Parking required and Location Regulated.

The Site Plan contains more than 50% of off-street parking spaces between the building and S. 27th Street.

The applicant notes that: "Due to the site configuration, required cross access drives and curb cut locations, parking is provided both north and east of the proposed building. This is further warranted by the orientation of the drive-up lanes, which are located on the side of the building away from South 27th Street."

2. 15-3.0355B.8. d. Pedestrian Accessibility.

A corner entrance is required for corner properties, unless waived by Plan Commission.

The applicant notes that: “Due to the site & parking configuration as well internal building circulation, the building entrance is located on the primary façade facing South 27th Street.”

Recommendation

It is recommended that the Plan Commission recommend approval of the Major PDD Amendment of PDD 13 for UW Credit Union, subject to the conditions in the attached draft ordinance. Staff further recommends approval of the requested waivers.

ORDINANCE NO. 2020-_____

AN ORDINANCE TO AMEND §15-3.0418 OF THE UNIFIED DEVELOPMENT ORDINANCE PLANNED DEVELOPMENT DISTRICT NO. 13 (WAL-MART/SAM'S WHOLESALE CLUB), SECTION 2., TO ADD DRIVE-THROUGH AS AN ALLOWED SPECIAL USE WITHIN THE ENTIRE DISTRICT [a Special Use being subject to submission of a specific Special Use application for a specific property and the obtaining of approval thereof]"
(UNIVERSITY OF WISCONSIN CREDIT UNION,
D/B/A UW CREDIT UNION, APPLICANT)

WHEREAS, §15-3.0418 of the Unified Development Ordinance provides for and regulates Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), same having been created by Ordinance No. 1989-1071 and later amended by Ordinance Nos. 1994-1313, 1995-1342, 2001-1645, 2002-1705, 2004-1814, 2008-1940, 2010-1995, 2013-2123, 2016-2213, 2016-2223, 2018-2331 and 2019-2391, with such District primarily being located at the 6700 Block of South 27th Street; and

WHEREAS, Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) currently includes those lands legally described as follows:

All that part of Township 5 North, County, Wisconsin, the Northeast 1/4 and Southeast 1/4 of Section 1, Range 21 East, in the City of Franklin, Milwaukee bounded and described as follows: Commencing at the East 1/4 corner of said Section 1; thence South 0°06'34" West along the East line of said Southeast 1/4, 401.22 feet to a point, thence South 87°33'06" West 1340.00 feet to a point; thence South 87°33'06" West 263.35 feet to a point; thence North 0°06'34" East 401.94 feet to a point on the North line of said Southeast 1/4; thence North 0°06'34" East 492.42 feet to a point; thence North 87°34'39" East 1604.77 feet to a point on the East line of said NE 1/4; thence South 0°16'42" West along said East line 492.48 feet to the place of beginning, containing 1,432,320.89 square feet or 32.8816 acres more or less, excepting therefrom the East 80 feet dedicated for public street purposes (6705 South 27th Street: Tax Key No. 714-0004-001; 6701 South 27th Street: Tax Key No. 714-0003-002; 6611 South 27th Street: Tax Key No. 714-0001-001; 6715 South 27th Street: Tax Key No. 714-0002-001); and

PARCEL A: Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998, Reel 4367, Images 1756 to 1758 inclusive, as Document No. 7578744, as corrected by Affidavit of Correction recorded as Document No. 7724864, being a part of Parcel 2 of Certified Survey Map No. 1316, part of the Northeast 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 5 North, Range 21 East, in the City of

Franklin, County of Milwaukee, State of Wisconsin, 19.7 acres (6803 South 27th Street: Tax Key Nos. 738-0261-000 and 738-0262-000; 6807 South 27th Street: Tax Key No. 738-9974-008); and
Property added to expand the District in November of 2013, Planned Development District No. 13 Amendment Ordinance No. 2013-2123, approved on November 19, 2013, more particularly described as follows: Outlot 1 in Wal-Mart Subdivision, recorded on September 10, 1990, Reel 2488, Image 570, as Document No. 6415241, being a part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 and a part of the Southeast 1/4 of Section 1, Town 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. 2.92 acres (adjacent to 6803 South 27th Street (West Sycamore Street): Tax Key No. 714-0007-000); and

WHEREAS, University of Wisconsin Credit Union, d/b/a UW Credit Union, having petitioned for a further amendment to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), to allow for the addition of drive-through as an allowed Special Use [a Special Use being subject to submission of a specific Special Use application for a specific property and the obtaining of approval thereof] within the entire District; and

WHEREAS, the Plan Commission having reviewed the proposed amendment to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), and having held a public hearing on the proposal on the 6th day of April, 2020, and thereafter having recommended approval of such amendment; and

WHEREAS, the Common Council having accepted the recommendation of the Plan Commission and having determined that the proposed amendment to Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club) is consistent with the 2025 Comprehensive Master Plan of the City of Franklin, Wisconsin and will serve to further orderly growth and development and promote the health, safety and welfare of the Community.

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

SECTION 1: §15-3.0418 Planned Development District No. 13 (Wal-Mart/Sam's Wholesale Club), Section 2., of the Unified Development Ordinance of the City of Franklin, Wisconsin, specifically, Ordinance No. 1989-1071, as previously amended, is hereby amended to allow for the addition of drive-through as an allowed Special Use [a Special Use being subject to submission of a specific Special Use application for a specific property and the obtaining of approval thereof] within the entire District.

SECTION 2: This ordinance recognizes the April 6, 2020 Plan Commission waiver approvals granted as authorized under §15-3.03051 from the requirements under 15-3.0352A. and 15-3.0355B.8.d. of the Unified Development Ordinance (only for the specific proposed UW Credit Union property at 6611 South 27th Street).

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

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

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

Introduced at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2020, by Alderman _____.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin this _____ day of _____, 2020.

APPROVED:

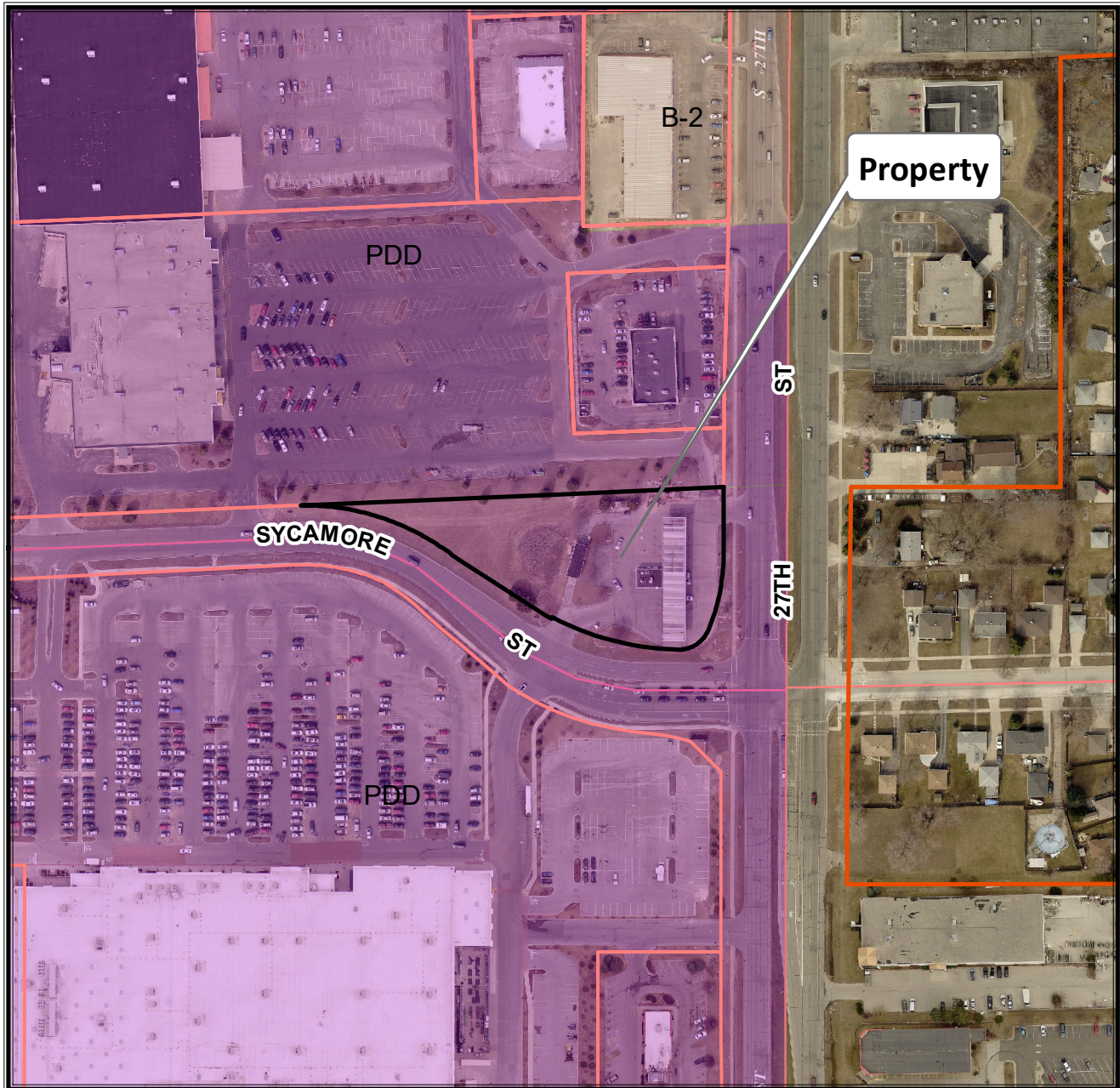
Stephen R. Olson, Mayor

ATTEST:

Sandra L. Wesolowski, City Clerk

AYES _____ NOES _____ ABSENT _____

6611 S. 27th Street
TKN: 714 0001 001



Planning Department
(414) 425-4024

0 130 260 520 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.


NORTH
2017 Aerial Photo



KEE Architecture, Inc.
621 Williamson Street
Madison, Wisconsin 53703
(608)255-9202

WRITTEN PROJECT SUMMARY

March 24, 2020

To: City of Franklin
Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132

RE: **Planned Development District (PDD) Application**
UW Credit Union – Franklin Branch
6611 South 27th Street
Franklin, Wisconsin

Dear Planning Department:

On behalf of UW Credit Union, the owner of the property located at 6611 South 27th Street in the city of Franklin, we are submitting this summary and other documents (as requested by the city of Franklin) in support of the Planned Development District (PDD) Application requesting approval of a Major PDD Amendment to allow for construction of a new UW Credit Union branch facility.

We understand that this matter will be on the Plan Commission agenda on April 6, 2020 and will be considered by the Common Council later the same day. Based on Plan Commission approval (on March 5, 2020) of the special use and site plan applications, we understand that this is the last Plan Commission review required for this project. (Building plans are being reviewed concurrently, pending Plan Commission & Council action on the Amendment.)

PROPOSED USE:

UW Credit Union proposes to redevelop the parcel for use as a full-service financial branch office facility. The development will feature a one-story building of approximately 5,000 gross square feet (plus exterior roofs and canopies). The branch will serve existing and new Credit Union members with consumer banking products including consumer loans, deposits and investment services. Drive-up service will also be provided.

Staffing for the branch will include 6-10 full-time employees.

Typical operating hours will be as follows:

Branch Lobby: Monday through Friday – 9:00 AM – 5:30 PM
Saturday – 9:00 AM – 1:00 PM

Drive-Up: Monday through Friday – 7:30 AM – 6:00 PM
Saturday – 9:00 AM – 1:00 PM

City of Franklin Planning Department
RE: Planned Development District (PDD) Application
6611 South 27th Street
Franklin, Wisconsin
March 24, 2020

ZONING:

The property is currently zoned as a Planned Development District (PDD) No. 13, with B-3 Community Business District as the underlying zoning.

Credit Union with drive through facilities are considered a Special Use in the B-3 District. As such it requires a Major Amendment to the PDD to allow for construction of the proposed project.

27th STREET OVERLAY:

The proposed project has requested two waivers from the 27th Street Overlay guidelines:

1. 15-3.0352A. Parking required and Location Regulated.

Due to the site configuration, required cross access drives and curb cut locations, parking is provided both north and east of the proposed building. This is further warranted by the orientation of the drive-up lanes, which are located on the side of the building away from South 27th Street.

2. 15-3.0355B.8.d. Pedestrian Accessibility.

Due to the site & parking configuration as well internal building circulation, the building entrance is located on the primary façade facing South 27th Street.

[Note that city of Franklin planning staff recommended Plan Commission approval of the above waivers as part of the Special Use and Site Plan Amendment approval process.]

COMPREHENSIVE MASTER PLAN:

The proposed UW Credit Union (commercial) development is consistent with the City of Franklin 2025 Comprehensive Master Plan - Future Land Use Map, which indicates Commercial as the future use of the parcel.

ESTIMATE OF PROJECT VALUE:

The proposed UW Credit Union facility will have a value of approximately \$6.5 million, including land, building construction, fixtures and furniture.

Site improvement costs are estimated at ±\$ 900,000.

PROJECT IMPACTS:

The proposed UW Credit Union branch facility (with drive through) will have a positive impact on the area, and will increase the value of the property significantly vis-a-vis its current use (abandoned gas station). The branch will provide full-time employment as well as convenient services to UWCU members in the area.

The facility has been designed to be consistent with the immediate context – through building design, site design and landscaping (including screening). It will be a significant improvement to replace the existing abandoned gas station and will be an asset to the community.

City of Franklin Planning Department
RE: Planned Development District (PDD) Application
6611 South 27th Street
Franklin, Wisconsin
March 24, 2020

SITE PLAN & UTILITIES:

The proposed site plan (Drawing C101) has been developed to provide primary vehicular access to/from the site from West Sycamore Street, as well as shared access with the adjacent commercial properties to the north and 27th Street. Pedestrian access to the building entrance is provided from the parking areas as well as from the public sidewalk along West Sycamore and 27th Streets.

Bicycle parking is located near the building entry.

The proposed landscape plan and enlargement (Drawings L101 and L102) includes elements that have been provided in accordance with city of Franklin standards, including Division 15-5.0300 Required Landscaping and Division 15-3.0351 South 27th Street Design Overlay District. See *Landscape Worksheet* on Sheet L101, which proves compliance with Table 15-5.0302.

Site utilities - including water, sanitary sewer, power, natural gas - are located in West Sycamore and South 27th Streets as well along the north property line. All utilities (existing and proposed) are identified on the site survey and on the utility plan (Drawing C200).

STORMWATER MANAGEMENT:

A wet detention basin will be installed on the site to meet the applicable stormwater management requirements. The project site limits the increase in new impervious area added to the site by less than 5,000 square feet, exempting it from the MMSD stormwater rules for runoff rate control (MMSD Ordinance 13.301(2)(c)(1.)). However, this does not exempt the site from the remaining applicable City of Franklin requirements. These include redevelopment performance standards for water quality; 40% TSS reduction (Franklin Ordinance 15-8.0607(3)(a)(2.)) and peak runoff; match the site runoff rate as it exists today for the 1-, 2-, 10- and 100-year 24-hour storm events (Franklin Ordinance 15-80607(3)(b)(1.)). As a redevelopment site, the site is exempt from infiltration requirements.

Specifically, the majority of the development site will be captured within a storm sewer system designed to convey the 100-year storm and discharged into a wet detention basin located on the west side of the site. A multi-stage outlet will be constructed to limit the runoff leaving the basin to provide the required runoff rate control and water quality needed to meet the ordinance. An overflow weir will be installed at the top of the basin to provide safe downstream conveyance as needed into the right-of-way of West Sycamore Street. The discharge for the basin will be a 12" pipe connecting into the existing public curb inlet within West Sycamore Street.

PROJECT TEAM:

The team for this project includes the following:

Applicant and Property Owner:

UW Credit Union
3500 University Avenue
Madison, Wisconsin 53705
Attn: Brad McClain, CFO
(608)236-9000

City of Franklin Planning Department
RE: Planned Development District (PDD) Application
6611 South 27th Street
Franklin, Wisconsin
March 24, 2020

Architect:

KEE Architecture, Inc.
621 Williamson Street
Madison, Wisconsin 53703
Attn: David Ewanowski AIA
(608)255-9202

Landscape Architect:

Saiki Design
1110 South Park Street
Madison, Wisconsin 53715
Attn: Ken Saiki
(608)251-3600

Mechanical/Electrical Engineer:

IMEG Corporation
1800 Deming Way, Suite 200
Madison, Wisconsin 53562
Attn: Kris Cotharn
(608)221-6713

Site/Civil Engineer:

Wyser Engineering
312 East Main Street
Mount Horeb, WI 53572
Attn: Wade P. Wyse, P.E.
(608) 437-1980

Surveyor:

raSmith
16745 W. Bluemound Road
Brookfield, Wisconsin 53005-5938
Attn: Michael Ratzburg, Professional Land Surveyor
(262)781-1000

General Contractor:

J.H Findorff & Son
300 South Bedford Street
Madison, Wisconsin 53703
Attn: Aaron Zutz, Project Manager
(608)257-5321

City of Franklin Planning Department
RE: Planned Development District (PDD) Application
6611 South 27th Street
Franklin, Wisconsin
March 24, 2020

PROJECT SCHEDULE:

Construction of the UW Credit Union project will begin in Spring 2020, with occupancy in October 2020.

Please review the attached application and other supporting documents, and contact us if you have any questions.

Sincerely,
KEE Architecture, Inc.

A handwritten signature in black ink, appearing to read 'D. Ewanowski', with a long horizontal flourish extending to the right.

David J. Ewanowski AIA

Enclosures:

- Written Project Summary (5 pages) - *(twelve copies)*

Enclosures:

- Plans – *(twelve copies each @ 24" x 36")*:
 - Title Sheet – (Drawing G001)
 - Site Plan – (Drawing C101)
 - Enlarged Drive-Up Plan and Details – (Drawing C202)
 - Building Elevations – (Drawing A301 & A302)

Submitted Under Separate Cover:

- PDF with all above documents - submitted to generalplanning@franklinwi.gov

KEE Project ZD12E



SHEET NUMBER	SHEET NAME
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GENERAL/SITE	
G001	TITLE SHEET

GENERAL/SITE	
G001	TITLE SHEET

-	SITE SURVEY
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CIVILCIVIL

C100	DEMOLITION PLAN
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C101	SITE PLAN
C202	SITE UTILITY PLAN

C200	SITE UTILITY PLAN
C201	DETAIL GRADING PLAN

C202	ENLARGED DRIVE-UP PLAN AND DETAILS
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C300	GRADING & EROSION CONTROL PLAN
------	--------------------------------

C301	UTILITY PLAN -STORM SEWER PROFILES
C400	DETAILS

C400	DETAILS
C401	DETAILS

0401	DETAILS
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LANDSCAPE

L100	EXISTING LANDSCAPE PLAN
L101	OVERALL LANDSCAPE PLAN & PLANT LIST

L101	OVERALL LANDSCAPE PLAN & PLANT LISTS
L102	LANDSCAPE ENLARGEMENT

ET02	LANDSCAPE ENHANCEMENT
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ARCHITECTURAL

A201	FLOOR PLAN
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A301	BUILDING ELEVATIONS
A302	ENLARGED EXTERIOR ELEVATIONS

A302	ENLARGED EXTERIOR ELEVATIONS
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MECHANICAL

M100	MECHANICAL PLAN
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The diagram consists of three large, overlapping circles arranged horizontally. The leftmost circle is labeled 'STRUCTURAL', the middle circle is labeled 'ARCHITECTURAL', and the rightmost circle is labeled 'MECHANICAL'. The circles overlap such that the 'ARCHITECTURAL' circle is in the center, overlapping with both the 'STRUCTURAL' and 'MECHANICAL' circles. The 'STRUCTURAL' and 'MECHANICAL' circles also overlap with each other. The overlapping areas create various shades of gray, representing the intersection of these disciplines.

[illegible]

<u>ARCHITECT:</u>	<u>GENERAL CONTRACTOR:</u>	<u>CONSULTANTS:</u>		
KEE ARCHITECTURE, INC	J.H. FINDORFF & SON, INC.	WYSER ENGINEERING <i>(CIVIL ENGINEERING)</i>	IMEG CORP <i>(STRUCTURAL, PLUMBING, HVAC, ELECTRICAL AND TECHNOLOGY)</i>	SAIKI DESIGN <i>(LANDSCAPE ARCHITECTS)</i>
621 WILLIAMSON STREET MADISON, WI 53703 (608) 255-9202	300 SOUTH BEDFORD STREET MADISON, WI 53703 (608) 257-5321	312 EAST MAIN STREET MOUNT HOREB, WI 53572 (608) 437-1980	1800 DEMING WAY, SUITE 200 MIDDLETON, WI 53562 (608) 223-9600	1110 S PARK STREET MADISON, WI 53715 (608)251-3600

PLAN/SECTION CUT	
	Brick
	Concrete
	Concrete Masonry Units (CMU)
	Earth/Compacted Fill
	Glass
	Gypsum Wall Board (GWB)
	Insulation (Batt/Loose)
	Insulation (Rigid)
	Insulation (Spray Foam)
	Metal
	Plastic Laminate (PLAM)
	Plywood
	Sand, Grout, Mortar
	Solid Surface
	Stone
	Wood (Rough)
	Wood (Blocking)
	Wood (Finish)

Symbol	Description
	Name Elevation
	Level Line / Datum Elevation
	Room
	Room Name & Number
	Partition Type Reference
	Building / Wall Section / Detail Reference
	Keyed Note
	Door Tag
	Exterior Elevation Reference
	Interior Elevation Reference
	Finish Symbol

	CITY OF FRANKLIN
	REVIEW

02/11/2020

REV	DESCRIPTION	DATE
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UW Credit Union
Franklin Branch

6611 S 27th Street
Franklin, Wisconsin - 53132

ZD12E

KEE
architecture

21 WILLIAMSON ST | MADISON WI 53703

G001

TITLE SHEET

NOTE:

1. THE WEST SYCAMORE STREET RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE CITY OF FRANKLIN AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF TRAFFIC ENGINEERING AND CITY ENGINEERING DEPARTMENTS.
2. THE SOUTH 27TH STREET RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) AND IS SUBJECT TO CHANGE AT ANY TIME PER THE RECOMMENDATION / PLAN OF APPLICABLE WISDOT DEPARTMENTS.
3. ALL NECESSARY PERMITS REQUIRED FROM THE CITY OF FRANKLIN, CITY OF MILWAUKEE (MILWAUKEE WATER WORKS) AND WISDOT FOR WORK IN THE RIGHT-OF-WAY MUST BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK.

SITE INFORMATION BLOCK:

SITE ADDRESS: 6611 27TH STREET
SITE ACREAGE: 1.54 AC
USE OF PROPERTY: FINANCIAL INSTITUTE
ZONING: PDD 13 - PLANNED DEVELOPMENT DISTRICT

TOTAL NUMBER OF PARKING STALLS : 26
NUMBER OF STALLS DESIGNATED ACCESSIBLE: 2

TOTAL NUMBER OF BIKE STALLS: 6

EXISTING IMPERVIOUS SURFACE AREA: 33,049 SQ.FT.
ROOFTOP: 6,992 SQ.FT.
PAVED: 26,057 SQ.FT.
EXISTING IMPERVIOUS SURFACE RATIO: 49.2%

PROPOSED IMPERVIOUS SURFACE AREA: 37,766 SQ.FT.
ROOFTOP: 5,320 SQ.FT.
PAVED: 32,446 SQ.FT.
PROPOSED IMPERVIOUS SURFACE RATIO: 56.3%

NET ADDITIONAL IMPERVIOUS AREA: 4,717 SQ. FT.

TOTAL SITE DISTURBANCE LIMITS: 61,447 SQ.FT. (1.41 AC.)
- AREA USED IN STORMWATER MANAGEMENT MODELING CALCULATIONS

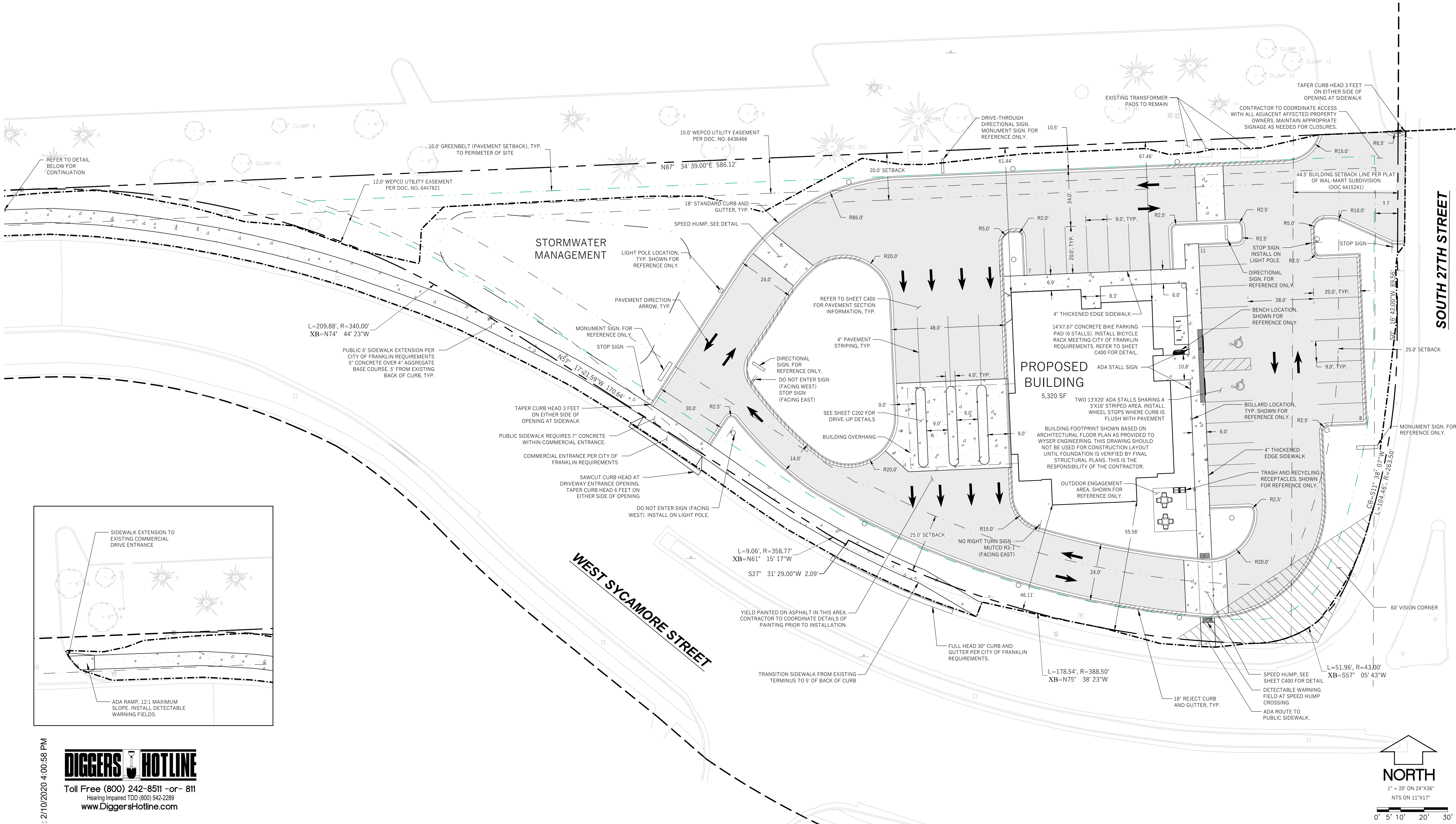
TOTAL DISTURBANCE LIMITS (INCLUDING ROW DISTURBANCE): 67,072 SQ.FT. (1.54 AC.)

LEGEND (PROPOSED)

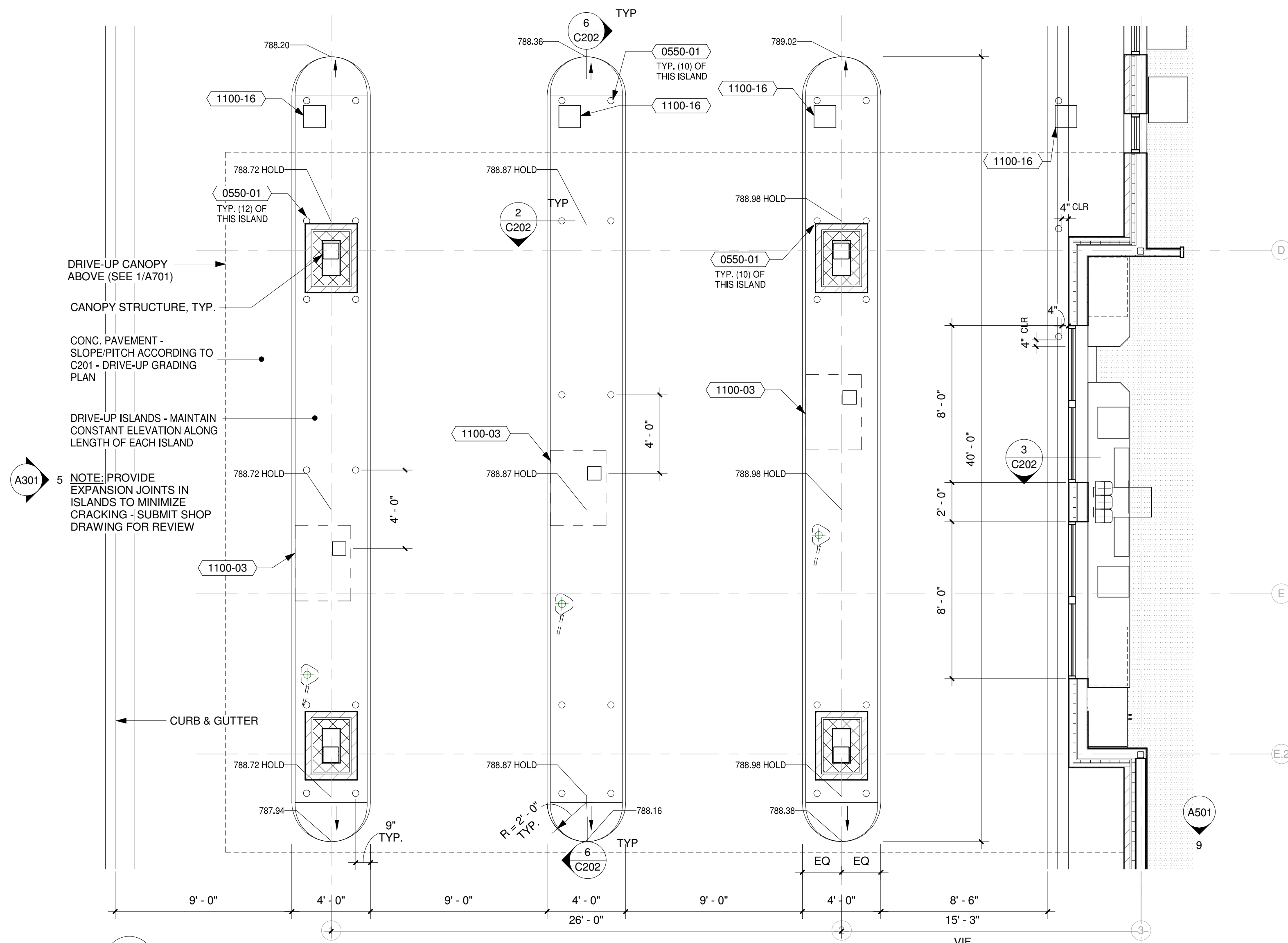
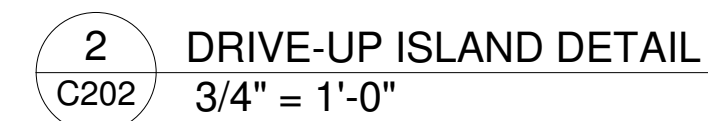
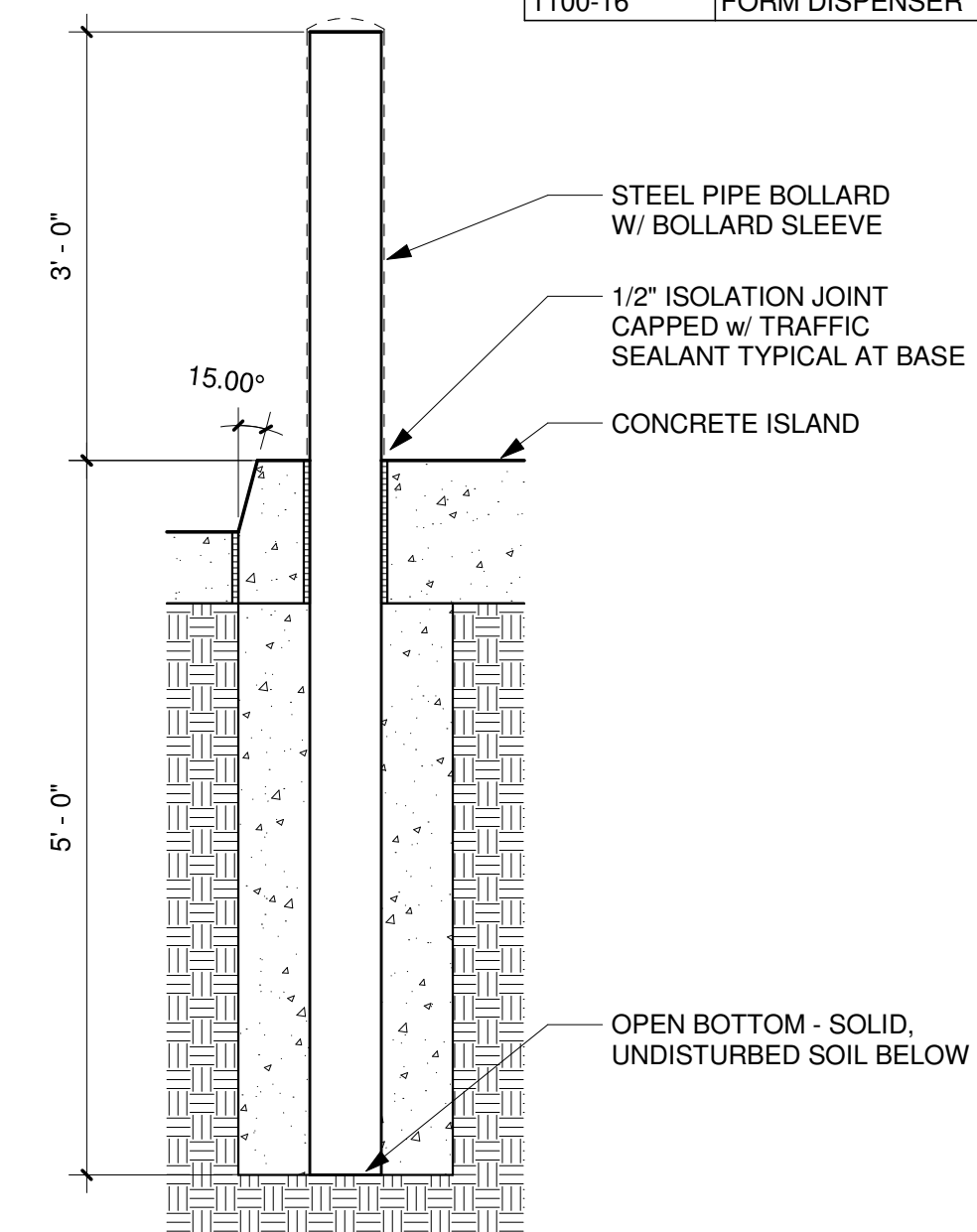
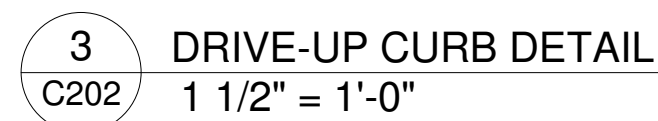
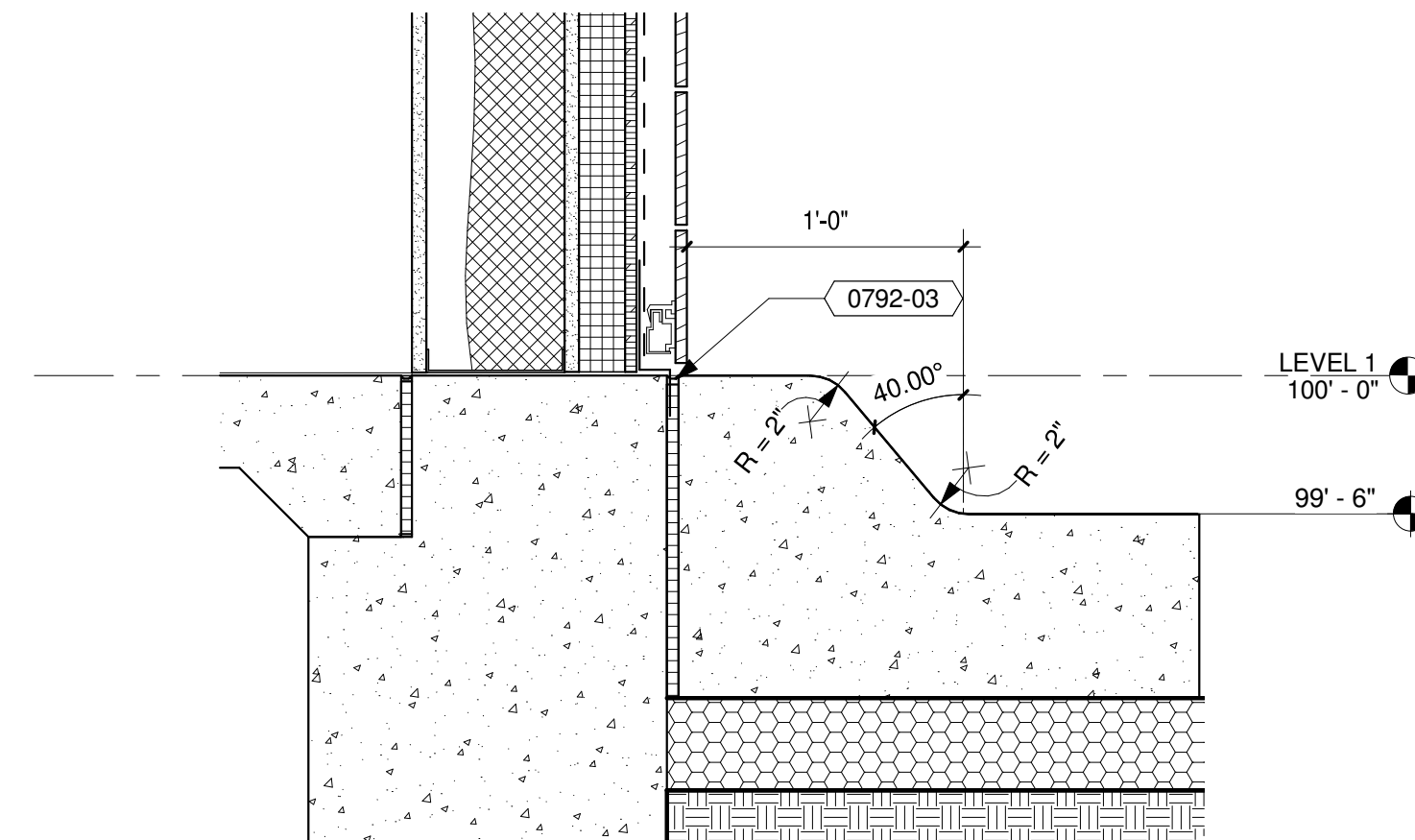
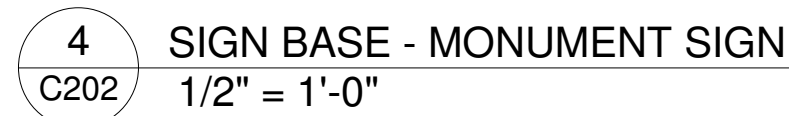
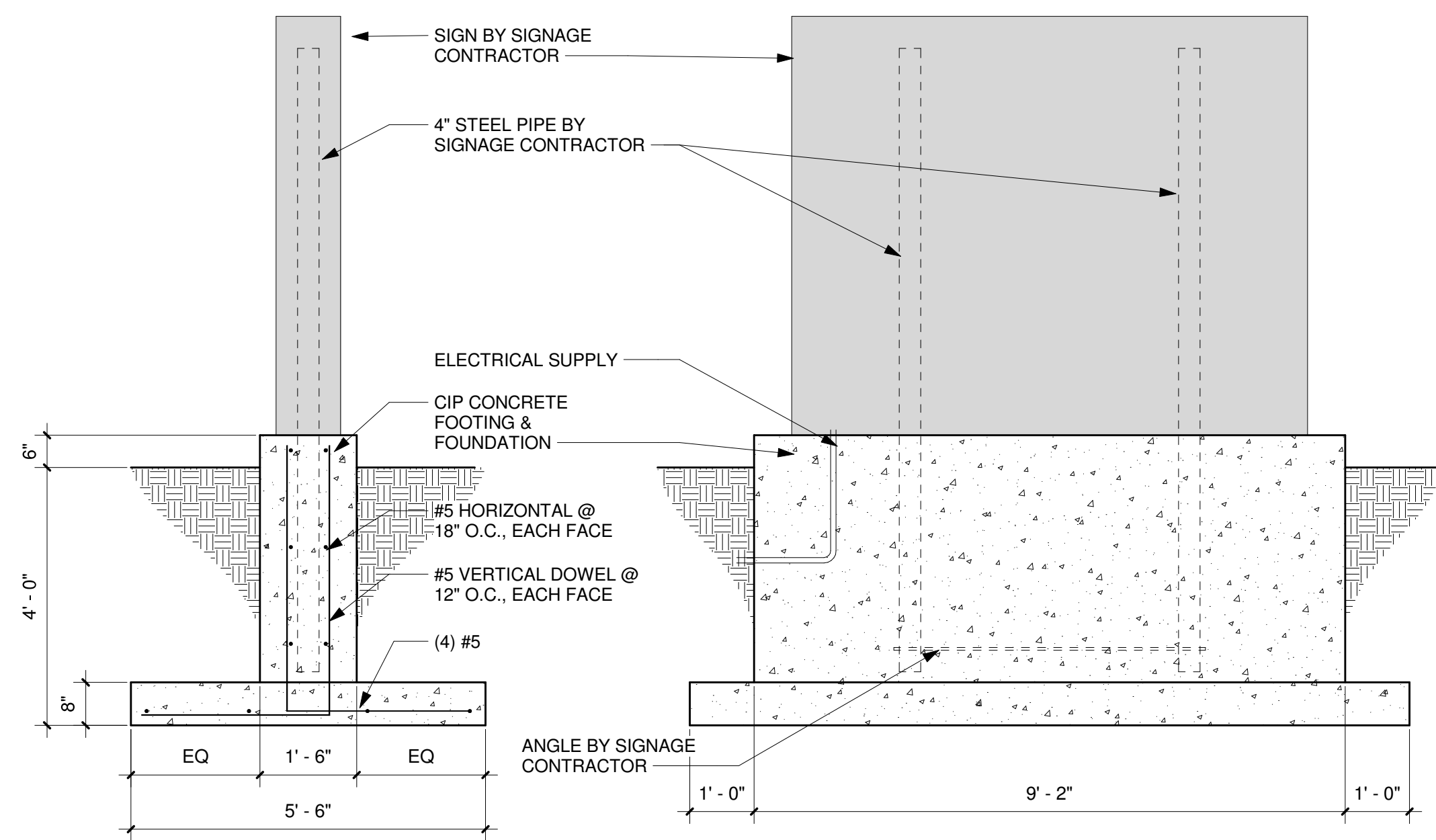
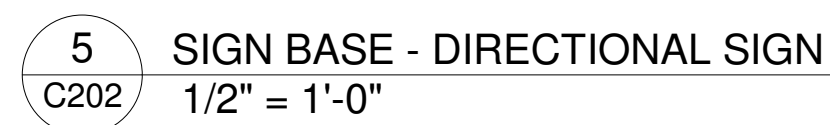
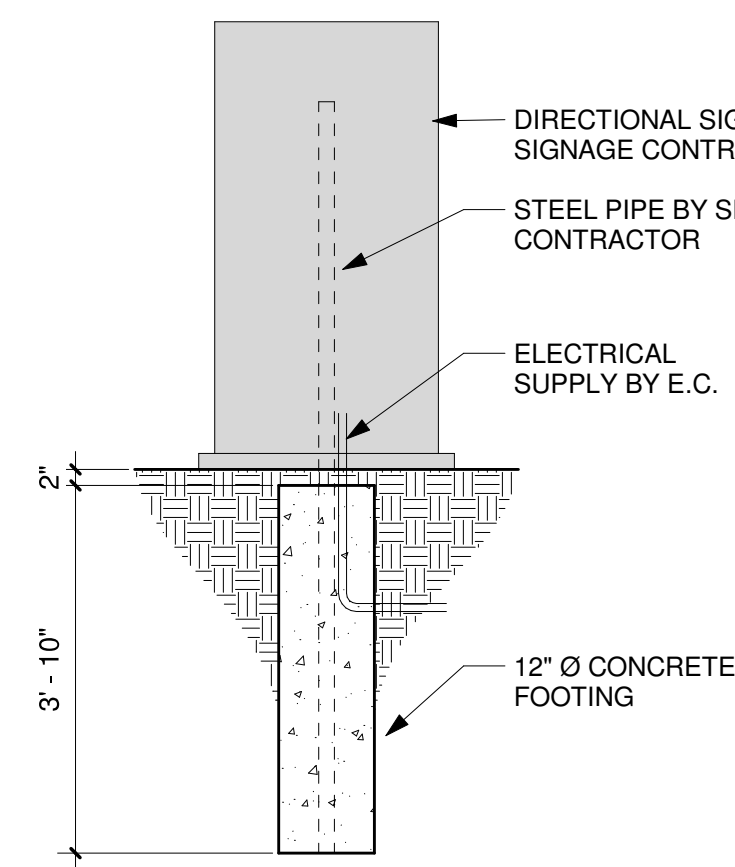
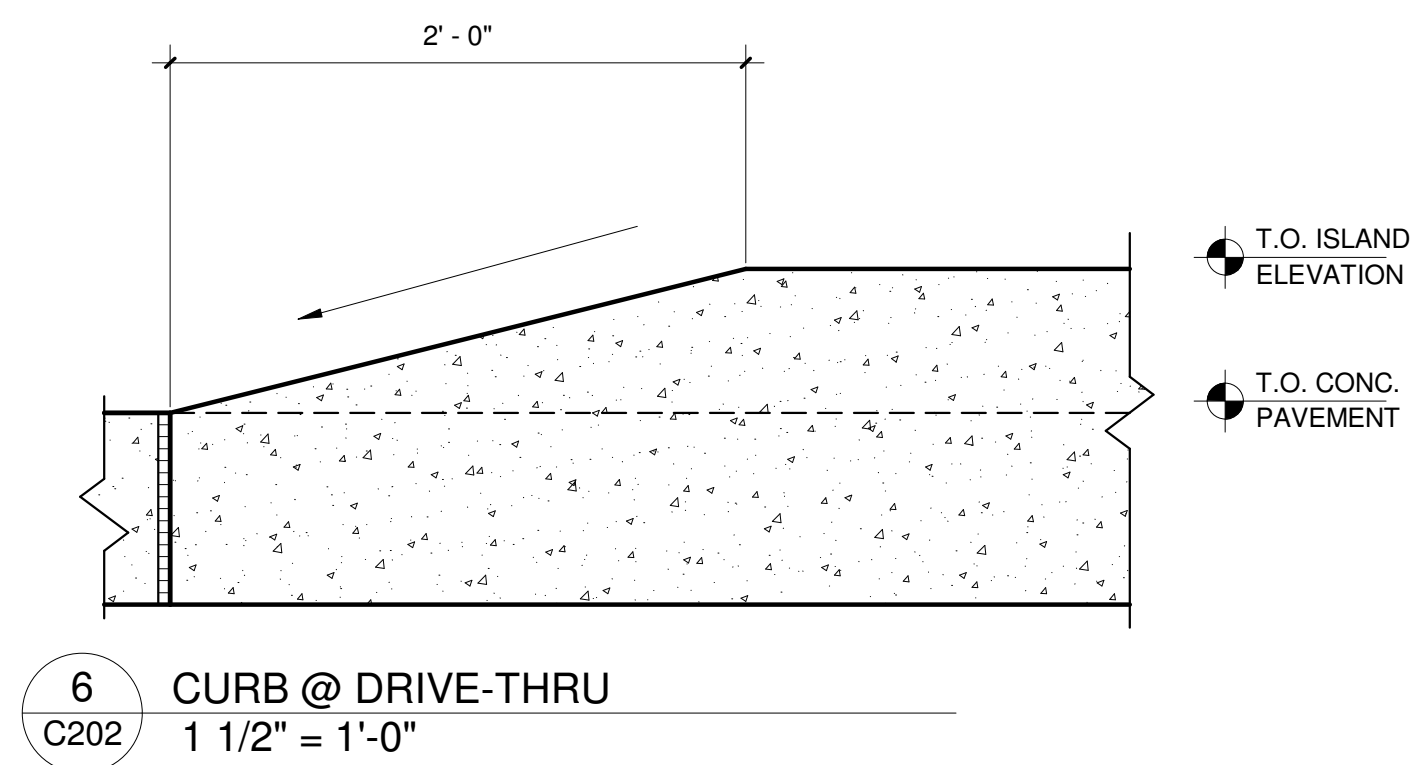
- PROPERTY BOUNDARY
- EASEMENT
- BUILDING FOOTPRINT
- SETBACK LINE
- LAND DISTURBANCE LIMITS
- 18" STANDARD CURB AND GUTTER
- 18" REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GREENBELT LIMIT (PAVEMENT SETBACK)
- STORMWATER MANAGEMENT

GENERAL NOTES

1. UNDERLYING SITE CONTOURS AND INFORMATION BASED ON TOPOGRAPHIC & UTILITY DATA AS PROVIDED TO WYSER ENGINEERING. WYSER ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY ARISE AS A RESULT OF ERRONEOUS OR INCOMPLETE INFORMATION PROVIDED BY OTHERS. CONTRACTOR TO CONFIRM ALL ELEVATIONS, GENERAL DRAINAGE AND EARTHWORK REQUIREMENTS PRIOR TO CONSTRUCTION.
2. THE BENCHMARK LOCATIONS ARE SHOWN FOR REFERENCE ONLY ON THIS PLAN. THE BENCHMARKS SHALL BE VALIDATED BY LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION. CONTRACTOR ASSUMES RISK ASSOCIATED WITH BENCHMARK ELEVATIONS UNTIL CONFIRMED.
3. HORIZONTAL DATUM REFERENCED IS NORTH AMERICAN DATUM OF 1983 (NAD83); VERTICAL DATUM REFERENCED IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. CONTRACTOR TO OBTAIN APPROPRIATE PERMITS FOR STREET OPENINGS & TO WORK WITHIN THE CITY'S LAND IF REQUIRED.
5. WYSER ENGINEERING SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER OR CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY REGULATORY AGENCIES.
6. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
7. ALL SANITARY SEWER CONNECTIONS, WORK IN WEST SYCAMORE STREET ROW, PUBLIC OUTLOTS AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH CITY OF FRANKLIN'S STANDARDS AND SPECIFICATIONS FOR DEVELOPMENT.
8. ALL WORK IN SOUTH 27TH STREET ROW SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS, LATEST EDITION.
9. ALL WATER MAIN CONNECTIONS SHALL BE IN ACCORDANCE WITH CITY OF MILWAUKEE (MILWAUKEE WATER WORKS) STANDARD SPECIFICATIONS.



KEYNOTES	
Key Value	Keynote Text
0550-01	METAL PIPE BOLLARD WITH BOLLARD SLEEVE
0792-03	TRAFFIC SEALANT
1100-03	DRIVE-UP ATM (PROVIDED & INSTALLED BY OTHERS) - DIMENSIONS SHOWN TO CENTER OF ELECTRICAL ROUGH-IN. CONFIRM ATM MODEL AND COORDINATE FINAL PLACEMENT DETAILS WITH OWNER.
1100-16	FORM DISPENSER



CITY OF FRANKLIN REVIEW

02/11/2020

REV	DESCRIPTION	DATE
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UW Credit Union
Franklin Branch

6611 S 27th Street
Franklin, Wisconsin - 53132

ZD12E

KEE
architecture

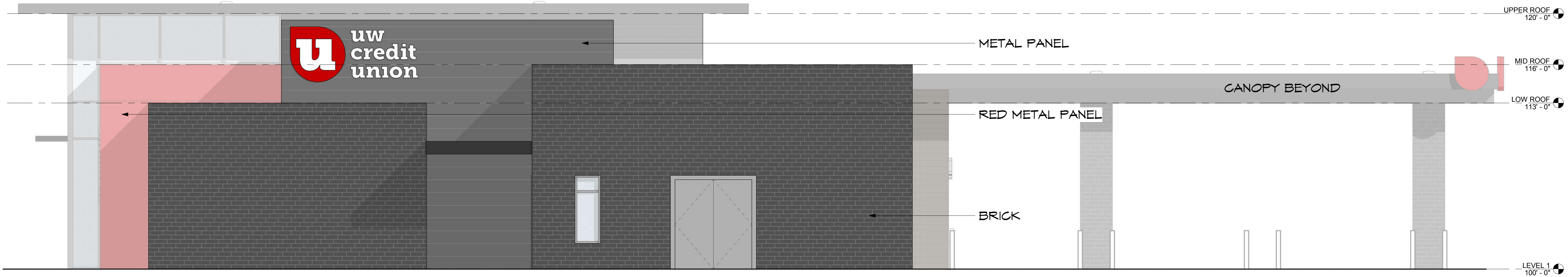
621 WILLIAMSON ST | MADISON WI 53703

C202

ENLARGED DRIVE-UP PLAN AND DETAILS



1 EAST
A301 1/4" = 1'-0"



2 NORTH
A301 1/4" = 1'-0"

SIGNAGE IS CONCEPTUAL - SUBJECT TO SEPARATE APPLICATION AND REVIEW

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A301

BUILDING ELEVATIONS



1 SOUTH
A302 1/4" = 1'-0"



2 WEST
A302 1/4" = 1'-0"

SIGNAGE IS CONCEPTUAL - SUBJECT TO SEPARATE APPLICATION AND REVIEW

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A302

BUILDING ELEVATIONS